

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7917-0146-00
 7917-0146-01

Planning Report Date: May 31, 2021

PROPOSAL:

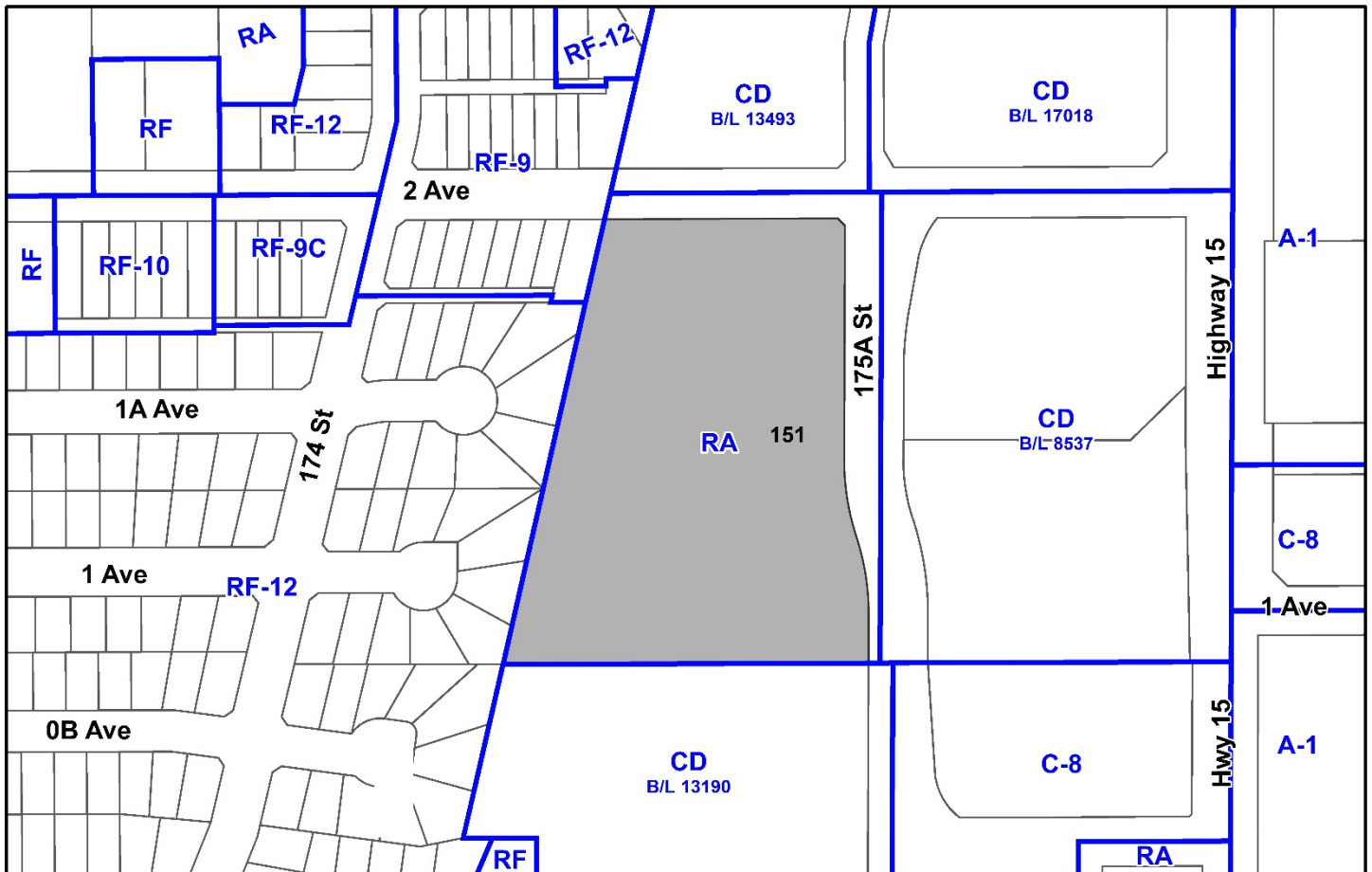
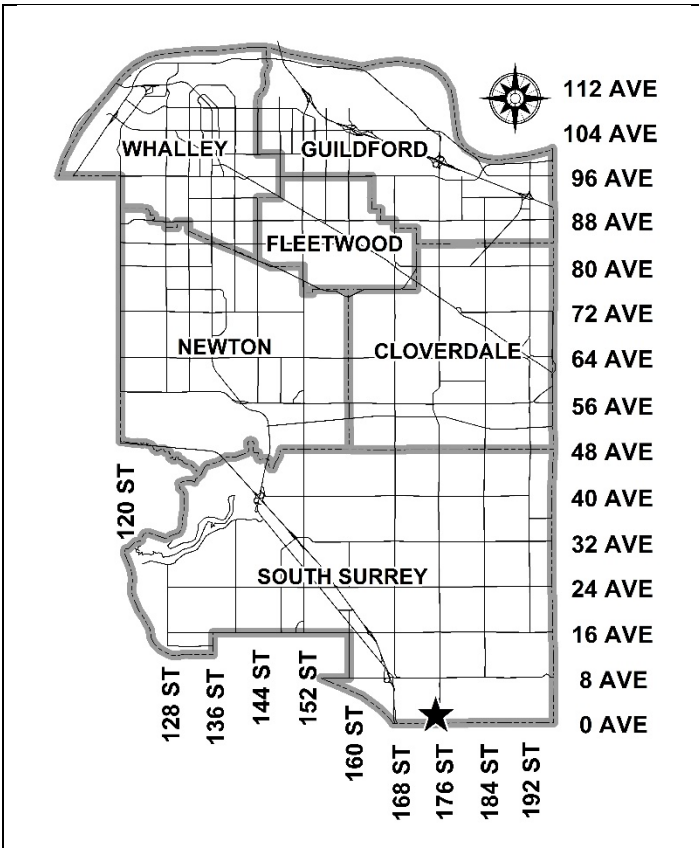
- **Development Permit**
- **Development Variance Permit**

to permit the development of two self-storage buildings.

LOCATION: 151 - 175A Street

ZONING: RA

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the maximum height permitted in the IB-3 Zone from 14 metres to 15.6 metres for a proposed self-storage building on the south portion of the site.
- The applicant is also proposing to vary the setback provisions of CD Zone (By-law No. 20083) for the proposed mixed-use apartment building on the north portion of the site, from 4.0 metres to 2.4 metres for the upper floors for the north setback and from 4.0 metres to 2.5 metres for the main floor and to 0.5 metres for the upper floors to the northeast corner cut.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant has already made application for:
 - An Official Community Plan (OCP) amendment from Commercial to Multiple Residential for a portion of the northern part of the site;
 - A rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" for the northern portion of the site and to "Business Park 3 Zone (IB-3)" for the southern portion of the site;
 - A Form and Character Development Permit in order to construct 28 townhouse units, two 5-storey apartment buildings containing some ground floor commercial units and 64 residential units on the north portion of the site; and
 - A General Development Permit for Form and Character for two self-storage buildings on the south portion of the site.

The above proposal was presented to Council on May 4, 2020 (Appendix IV) and received Third Reading on May 25, 2020. Subsequently, the applicant decided to pursue a detailed Development Permit for two self-storage buildings on the south portion of the site. The subject Additional Planning Comments report is therefore seeking Council's approval to draft a detailed Development Permit for the self-storage buildings. The General Development Permit previously proposed by the applicant is now unnecessary as the detailed Development Permit is being brought forward for Council's consideration instead.

- The proposed height variance is for the easterly self-storage building, which is located farthest away from the existing single family small neighbourhood to the west. The applicant is proposing substantial building setbacks with ample landscaping around the perimeter of the site so the proposed height variance will not negatively impact any of the neighbouring properties.
- The setback variance proposed for the mixed-use apartment building on the north portion of the site is for a setback relaxation for the upper floors on the north elevation (2 Avenue) and to the corner cut at the intersection of 2 Avenue and 175A Street. These setback variances were overlooked when the CD Zone (By-law No. 20083) was brought forward for Council's consideration on May 4, 2020.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council cancel General Development Permit No. 7917-0146-01 for Form and Character for the southern portion of the site (self-storage buildings) that received Approval to Draft at the May 4, 2020 Regular Council – Land Use meeting.
2. Council authorize staff to draft detailed Development Permit No. 7917-0146-01 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0146-01 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of the IB-3 Zone allowed from 14 metres to 15.6 metres for the proposed self-storage Building 1 on the south portion of the site;
 - (b) to vary the setback provisions of CD Zone (By-law No. 20083) for the proposed mixed-use apartment building on the north portion of the site as follows:
 - from 4.0 metres to 2.4 metres for the upper floors for the north setback; and
 - from 4.0 metres to 2.5 metres for the main floor from the northeast corner cut and to 0.5 metres for the upper floors from the northeast corner cut.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of the associated Development Application No. 7917-0146-00, including Final Adoption of Rezoning By-law No. 20087;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP | Existing Zone |
|--------------|---------------------|--|---------------|
| Subject Site | Vacant treed parcel | South portion: Mixed Employment. North portion: Commercial | RA |

| Direction | Existing Use | OCP | Existing Zone |
|----------------------------|--|------------------|-------------------------------|
| North (Across 2 Avenue): | Townhouse development | Urban | CD (By-law No. 13493) |
| East (Across 175A Street): | Commercial businesses. One parcel is under Development Application No. 19-0349 (pre-Council) for a mixed use commercial/residential building, including a hotel. | Commercial | CD (By-law Nos. 8537 & 15120) |
| South: | Pacific Border RV Park | Mixed Employment | CD (By-law No. 13190) |
| West: | Single family residential small lots | Urban | RF-12 & RF-9 |

Context & Background

- The subject site consists of a 2.2 hectare parcel (151 – 175A Street) located near the Pacific Highway (176 Street) border crossing. The site is vacant and is heavily treed and mainly flat. There is a Class B watercourse north of the site in the 2nd Avenue road allowance.
- The parcel is zoned "One-Acre Residential Zone (RA)" and is split-designated Mixed Employment and Commercial in the Official Community Plan (OCP). The property is also split-designated General Urban and Mixed Employment in Metro Vancouver's Regional Growth Strategy (RGS).
- The applicant has already made application for:
 - An Official Community Plan (OCP) amendment from Commercial to Multiple Residential for a portion of the northern part of the site;
 - A rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" for the northern portion of the site and to "Business Park 3 Zone (IB-3)" for the southern portion of the site;
 - A Form and Character Development Permit in order to construct 28 townhouse units, two 5-storey apartment buildings containing some ground floor commercial units and 64 residential units on the north portion of the site; and
 - A General Development Permit for Form and Character for two self-storage buildings on the south portion of the site.

- The above proposal was presented to Council on May 4, 2020 and received Third Reading on May 25, 2020. Subsequently, the applicant decided to pursue a detailed Development Permit for the south portion (self-storage buildings) of the site. The subject Additional Planning Comments report is therefore seeking Council's approval to draft a detailed Development Permit for the self-storage buildings. The General Development Permit previously sought by the applicant is now unnecessary as the detailed Development Permit is being brought forward for Council's consideration instead.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a detailed Development Permit for two self-storage buildings on the south portion of the site.

Referrals

| | |
|-------------------------|--|
| Engineering: | The Engineering Department has no objection to the project. The applicant is to complete the Engineering requirements identified in the May 4, 2020 Planning Report. |
| Surrey Fire Department: | No concerns. |
| Advisory Design Panel: | The application was not referred to the ADP but was reviewed by staff and found satisfactory. |

Transportation Considerations

- The applicant is proposing two vehicular accesses to the south portion of the site, both from 175A Street.
- Both 2 Avenue and 175A Street are local roads and the site is accessible without utilizing Highway No. 15 (176 Street) or 2 Avenue further to the east, where 2 Avenue is a truck route for border traffic.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The southern portion of the site is designated Mixed Employment in the Metro Vancouver Regional Growth Strategy (RGS). The proposed self-storage use complies with the Mixed Employment designation.

Official Community Plan

- The southern portion of the site is designated Mixed Employment in the Official Community Plan (OCP). The applicant's self-storage proposal on the south portion of the site complies with the Mixed Employment designation.

Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 3 Zone (IB-3)" and parking requirements.

| IB-3 Zone | Permitted and/or Required | Proposed |
|----------------------------|---------------------------|---|
| Floor Area Ratio: | 1.00 | 1.00 |
| Lot Coverage: | 60% | 29% |
| Yards and Setbacks | | |
| North: | 7.5m | 20.5m |
| East (175A Street): | 7.5m | 7.5m |
| South: | 7.5m | 18.0m |
| West: | 7.5m | 23.1m |
| Height of Buildings | | |
| Principal buildings: | 14.0m | Building 1: 15.6m; Building 2: 11.6m |
| Accessory buildings: | 6.0m | n/a |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls | | |
| Industrial: | 58 | 58 |

Height Variance

- The applicant is requesting to vary the height from 14 metres to 15.6 metres for the eastern self-storage building (Building 1). The variance is requested due to increased floor-to-floor heights for structural and mechanical requirements. The applicant also responded to staff's request to break up the building silhouette (massing) by providing more variation in the building massing which involved slightly increasing the height of the main building and lowering the height of the glazed box at the southeast corner.
- The proposed height variance is for the easterly self-storage Building 1, which is located farthest away from the existing single family small lot neighbourhood to the west. The applicant is proposing substantial building setbacks with ample landscaping around the perimeter of the site so the proposed height variance will not negatively impact any of the neighbouring properties.
- Staff support the requested height variance to proceed for consideration.

Setback Variance on North Portion of Site

- The applicant is requesting the following variance on the north portion of the site:
 - to vary the setback provisions of CD Zone (By-law No. 20083) for the proposed mixed-use apartment building on the north portion of the site as follows:
 - from 4.0 metres to 2.4 metres for the upper floors for the north setback; and
 - from 4.0 metres to 2.5 metres for the main floor from the northeast corner cut and to 0.5 metres for the upper floors from the northeast corner cut.
- The setback variance proposed for the mixed-use apartment building on the north portion of the site is for setback relaxations for the upper floors on the north elevation (2 Avenue) and to the corner cut at the intersection of 2 Avenue and 175A Street. These setback variances were overlooked when the CD Zone (By-law No. 20083) was brought forward for Council's consideration on May 4, 2020. The setbacks proposed for this mixed use building reflect current urban design standards that create a more urban pedestrian environment and allow for a higher level of interaction between the mixed use building and the public realm.
- Staff support the requested variances on the north portion of the site to proceed for consideration.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.25% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption as part of the Rezoning Application currently at Third Reading.

PUBLIC ENGAGEMENT

- Development Proposal Signs advising of the proposed detailed Development Permit for the self-storage buildings were installed on May 12, 2021. Staff received no responses regarding the proposed detailed Development Permit.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The applicant is now proposing a detailed Development Permit for the proposed self-storage use in the south portion of the site. This portion of the site is designated Mixed Employment in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS). This portion of the site is proposed to be rezoned to "Business Park 3 Zone (IB-3)", which permits the self-storage use, which is considered to be a warehouse use.

- The proposed self-storage facility is an appropriate use given the site's OCP and RGS designations. The property to the south is also designated Mixed Employment in both the OCP and RGS and may be expected to redevelop as such in the future. Additionally, self-storage is a low impact use which is also appropriate given the existing single family dwellings located to the west and the proposed residential units on the north portion of the site.
- The applicant is proposing to develop two self-storage buildings on the site, with a combined floor area of 11,127 square meters, which provides a floor area ratio (FAR) of 1.00.
- The applicant is proposing a significant landscape buffer on the perimeter of the site. A landscaped buffer ranging from approximately 9 metres to 20 metres in width is proposed on the western portion of the site, which interfaces with the existing single family residential dwellings. A 6-metre wide landscape buffer is proposed on both the north and south property lines, with a 7.5-metre wide landscape buffer proposed along 175A Street.
- The buildings are proposed to be located in the central portion of the site, which reduces the impact of the proposed 3- and 4-storey massing on adjacent properties. The lower building (Building 2) is proposed on the western portion of the site, which interfaces with the existing single family dwellings to the west. Building 2 is proposed to be set back 23 metres from the western property line. The higher building (Building 1) is located on the eastern portion of the site, nearer to 175A Street.
- For the building fronting 175A Street, Building 1, the applicant is proposing a significant amount of glazing to enhance the facades, particularly on the east and south sides. The applicant is also proposing a greenscreen wall-mounted vertical trellis system on the street-facing elevation to enhance the street-facing facade.
- For both buildings, the applicant is proposing to use a two-tone colour scheme to break up the massing. In addition, colourful overhead doors on the ground floor bring an element of visual interest to the facades. The primary material proposed is tilt-up concrete (gray/white), with accents of glazing, brick veneer (dark gray), hardi-panel (white), longboard siding (orange).
- A caretaker suite is proposed in the southwest corner of Building 1. The suite extrudes from the building, providing articulation and also allowing for better site surveillance. A roof deck on top of the caretaker suite is proposed to provide some outdoor balcony space for the caretaker.
- The applicant is proposing to provide 58 parking spaces. Fifty-six (56) spaces are required for the self-storage use and 2 spaces are required for the caretaker's suite. The proposed parking meets the Zoning By-law requirements.

Signage

- The applicant is proposing internally illuminated fascia signage, in compliance with the Sign By-law. Two of the fascia signs are 0.38 metres in height and consist of individually illuminated channel letter signs mounted on a metal sign band. The third sign is an upper floor fascia on the east elevation of Building 1 and consists of lettering recessed into the tilt-up panel.

- No free-standing signage is proposed.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide attractive landscaping features, and a combination of plantings that will provide visual interest and screening throughout the year.
- The applicant is proposing a significant landscape buffer on the perimeter of the site. A landscaped buffer ranging from approximately 9 metres to 20 metres in width is proposed on the western portion of the site, which interfaces with the existing single family residential dwellings. A 6-metre wide landscape buffer is proposed on both the north and south property lines, with a 7.5-metre wide landscape buffer proposed along 175A Street.
- Several outdoor seating areas with picnic tables for employees are proposed. Bioswales are proposed in the western and southern landscape buffer areas. Decorative paving is proposed at the vehicular site entrances. A pathway system provides pedestrian circulation around the site. Bench seating and bike racks enhance the outdoor environment on the site.
- A 1.8-metre high wood screening fence is proposed on the north, west and south property lines. A vehicle gate is proposed at both vehicular entrances for security. A screened garbage enclosure is proposed in the southwest portion of the site.

TREES

- Peter Mennel, ISA Certified Arborists of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the southern (self-storage) portion of the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|---|-----------|-----------|----------|
| Alder and Cottonwood Trees | | | |
| Alder/Cottonwood | 102 | 102 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Birch | 1 | 1 | 0 |
| Maple, Bigleaf | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Spruce | 8 | 8 | 0 |
| Western Red Cedar | 56 | 56 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 66 | 66 | 0 |

| | |
|--|------------|
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | 234 |
| Total Retained and Replacement Trees | 234 |
| Contribution to the Green City Program | \$0 |

- The Arborist Assessment states that there is a total of 66 mature trees on the south (self-storage) portion of the site, excluding Alder and Cottonwood trees. One hundred two (102) existing trees, approximately 61% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees could be retained on the south (self-storage) portion of the site because, as the applicant's arborist advised: "much of the area is poorly drained resulting in shallow rooted trees as seen on the blowdown in the area. Most of the conifers around the perimeter are poorly conditioned western redcedars in poor and declining health leaving them unsuitable for preservation."
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 234 replacement trees on the site. The applicant is proposing 234 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including maples, cypress, dogwood, and Douglas-fir.
- In summary, a total of 234 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

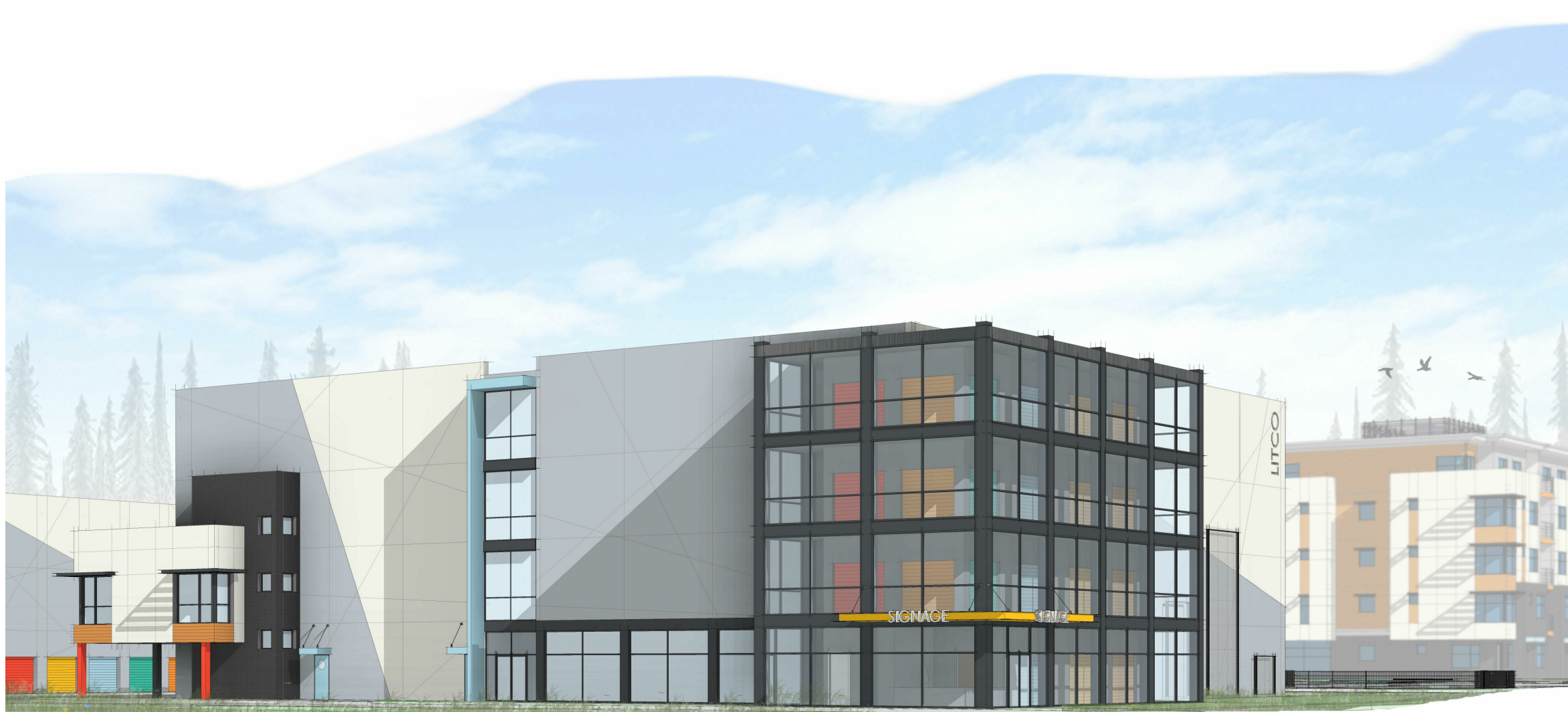
The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Proposed Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix II. | Summary of Tree Survey and Tree Preservation |
| Appendix III. | Development Variance Permit No. 7917-0146-01 |
| Appendix IV. | May 4, 2020 7917-0146-00 Planning Report |

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KB/cm



AA LITCO
SELF STORAGE

151 - 175A STREET, SURREY (PARCEL II)

RENDERING

| | | |
|---------------|--|-------------|
| MAY 19, 2021 | REVS TO SIGNAGE, TREES | EK |
| MAY 13, 2021 | REVISED PER CITY COMMENTS | EK |
| MAR. 24, 2021 | RE-ISSUE FOR DP SURREY FILE # 17-0146 | EK |
| OCT 26 2020 | ISSUED FOR DETAILED DP | EK |
| REV | DATE | DESCRIPTION |
| | | BY |

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

1820 SCALE:
MAR 24, 2021

A0.1



PERSPECTIVE - BLDG 1 from southeast-175A



PERSPECTIVE - BLDG 1 from northeast-175A



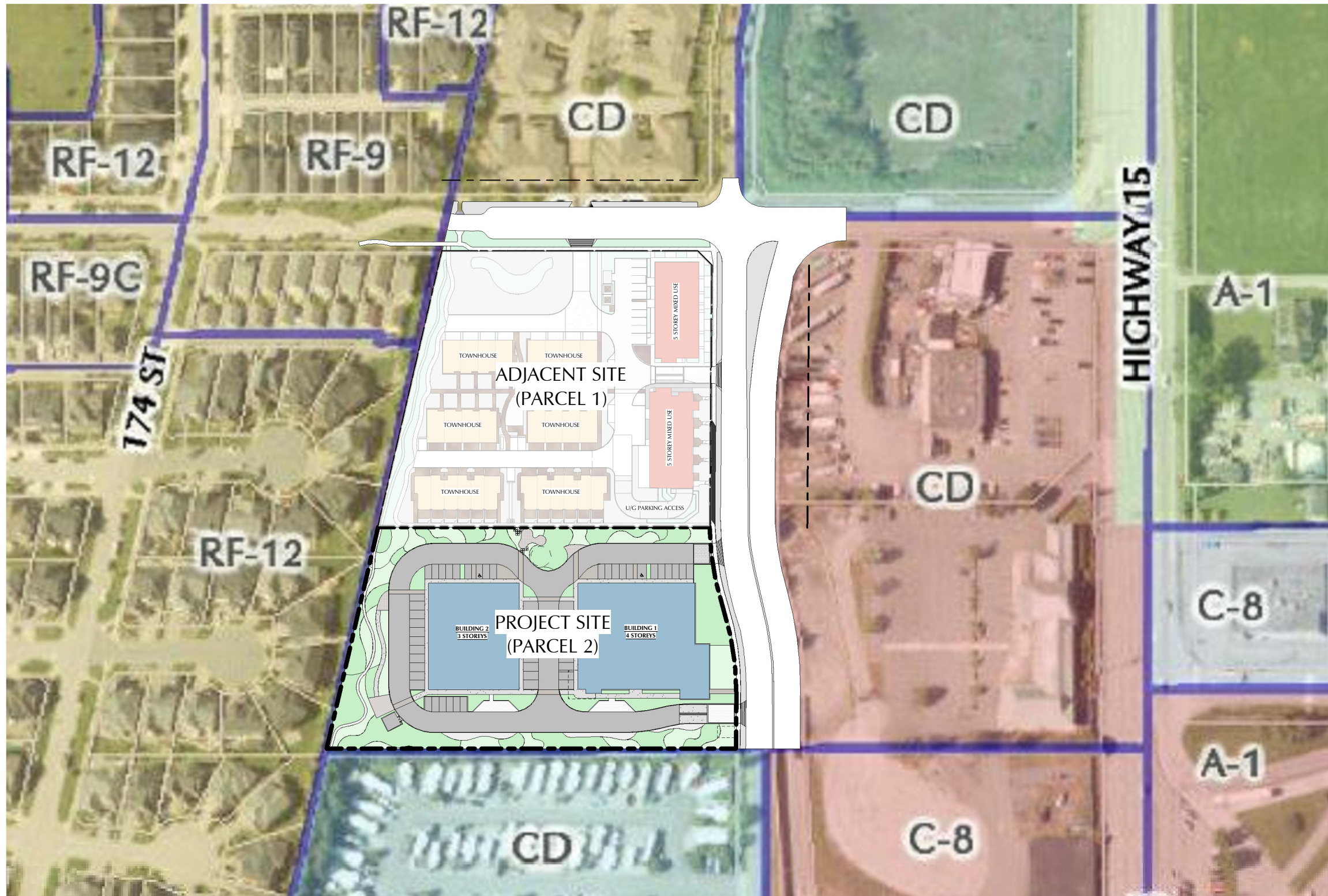
PERSPECTIVE - BLDG 2 from southeast



PERSPECTIVE - BLDG 2 from northwest



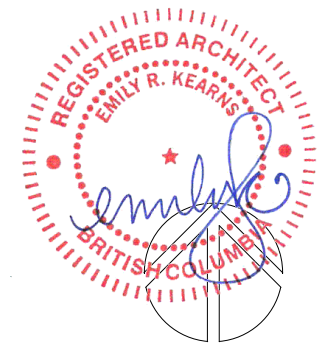
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| OCT 26 2020 | ISSUED FOR DETAILED DP | EK |
| REV | DATE | DESCRIPTION |
| | | BY |



ZONING BOUDARY

OCP DESIGNATIONS

- AGRICULTURAL
- URBAN
- COMMERCIAL
- INDUSTRIAL
- MIXED EMPLOYMENT



1
A0.3

CONTEXT PLAN
SCALE: 1/64" = 1'-0"

LITCO
SELF STORAGE

151 - 175A STREET, SURREY (PARCEL II)

CONTEXT PLANS

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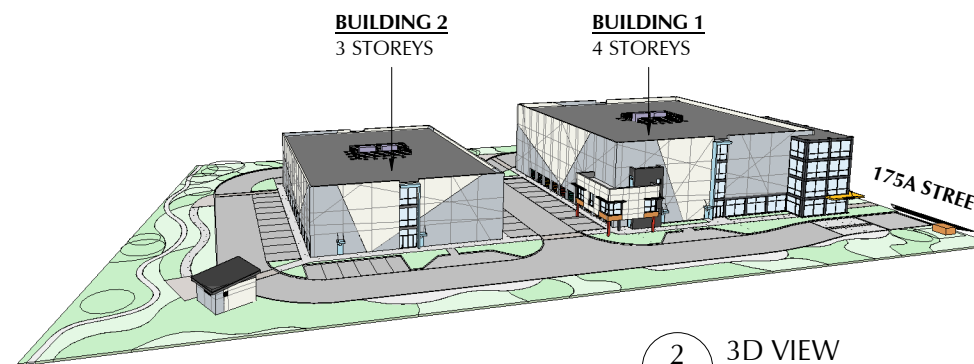
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1820 SCALE: 1/64" = 1'-0"
MAR 24, 2021

A0.3



1 SITE PLAN
A1.1 SCALE: 3/64" = 1'-0"



2 3D VIEW
A1.1 SCALE:

SYNOPSIS

LEGAL DESCRIPTION

TOPOGRAPHIC SITE PLAN OF:
LOT 3 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
NWD PLAN EPP44786

CIVIC ADDRESS

151 - 175A STREET, SURREY B.C.

ZONING

CURRENT ZONING
RA
PROPOSED ZONING
IB-3 PROPOSED USE = MINI STORAGE

SITE AREA

11,125 SM / 119,748.50 SF 1.1125 ha / 2.749 ACRES

SITE COVERAGE

ALLOWABLE: **0.60**
PROVIDED: 3,183.1 SM / 11,125 SM = **0.29**

BUILDING HEIGHT

ALLOWABLE: **14M MAX** *REQUEST FOR VARIANCE TO 15.54M
PROVIDED: BUILDING 2 (3 STOREYS) = 11.58M
BUILDING 1 (4 STOREYS) = 15.54M

PROPOSED SETBACKS

NORTH 19.67 FT (6.00 M) REQUIRED LANDSCAPE BUFFER
67.26 FT (20.51 M) PROPOSED BLDG SETBACK
EAST 24.59 FT (7.50 M) REQ'D/PROP'D BLDG SETBACK
9.84 FT (3.00 M) REQUIRED LANDSCAPE BUFFER
SOUTH 19.68 FT (6.00 M) LANDSCAPE BUFFER
59.21 FT (18.05 M) PROPOSED BLDG SETBACK
WEST 19.68 FT (6.00 M) LANDSCAPE BUFFER
75.95 FT (23.15 M) PROPOSED BLDG SETBACK

FLOOR AREA RATIO:

ALLOWABLE: **1.00**

PROVIDED:
BLDG 1: 7,238.7m²
(INCL. 10.49m² OFFICE + 116.77m² SUITE)
BLDG 2: 3,888.6m²
TOTAL 11,127.3m²

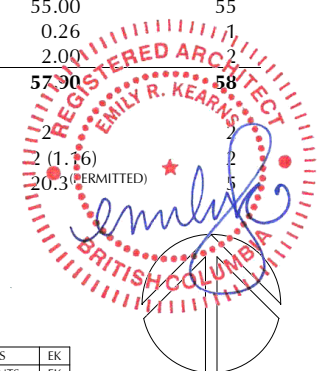
11,127.3 SM / 11,125 M = **1.00**

PARKING

STANDARD: 11,000m²/100m²x0.5
OFFICE: 10.49m²/100m²x2.5
CARETAKER'S SUITE:
TOTAL

| | REQUIRED | PROVIDED |
|-------------------|--------------|-----------|
| STANDARD | 55.00 | 55 |
| OFFICE | 0.26 | 1 |
| CARETAKER'S SUITE | 2.00 | 2 |
| TOTAL | 57.26 | 58 |

LOADING
ACCESSIBLE STALLS
SMALL CARS 0.35x58



| REV | DATE | DESCRIPTION | BY |
|---------------|------|--|----|
| MAY 19, 2021 | | REVS TO SIGNAGE, TREES | EK |
| MAY 13, 2021 | | REVISED PER CITY COMMENTS | EK |
| MAR. 24, 2021 | | RE-ISSUE FOR DP SURREY FILE # 17-0146 | EK |
| FEB 22 2021 | | REV SYNOPSIS, BLDG AREAS | EK |
| OCT 26 2020 | | ISSUED FOR DETAILED DP | EK |

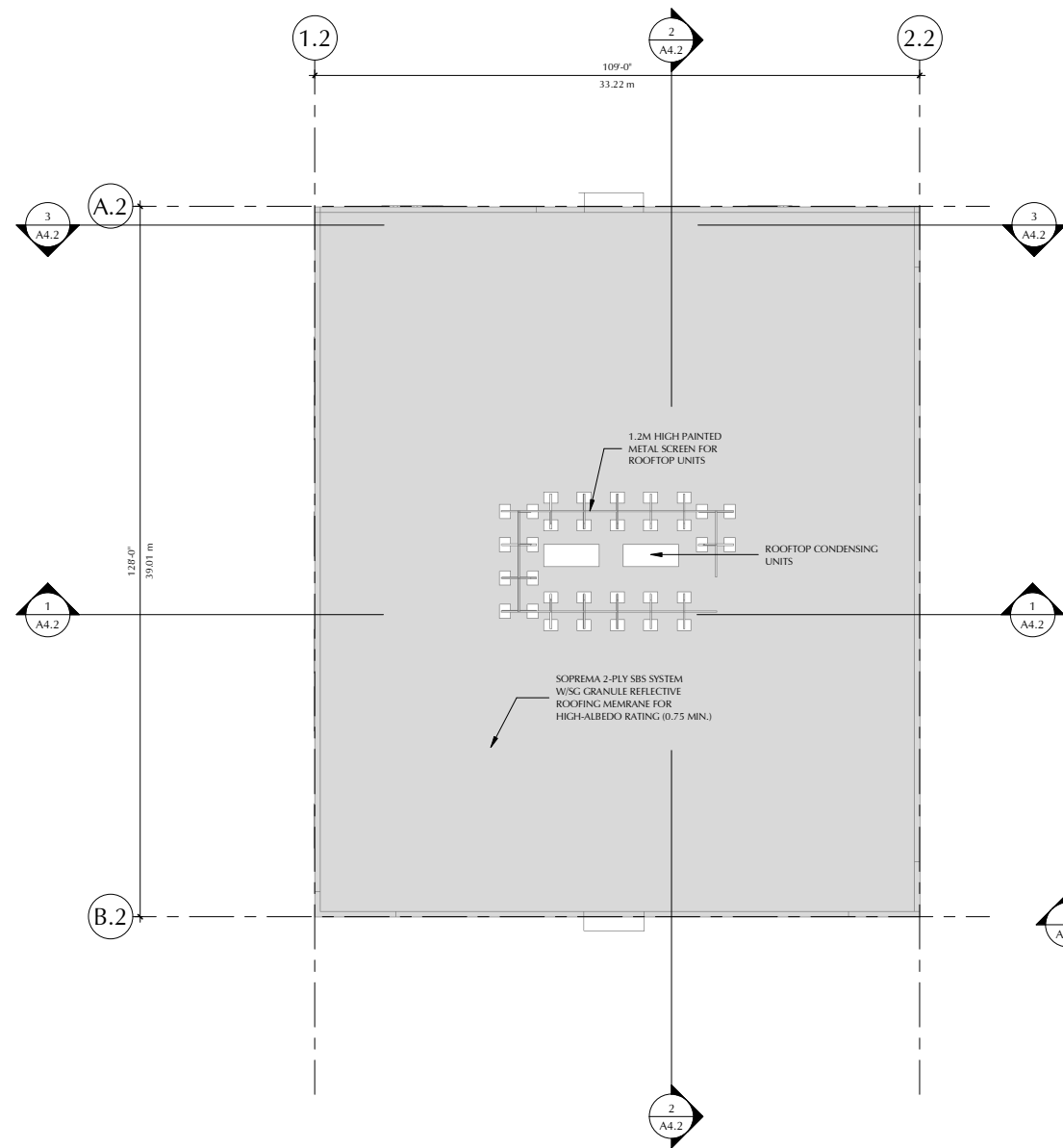


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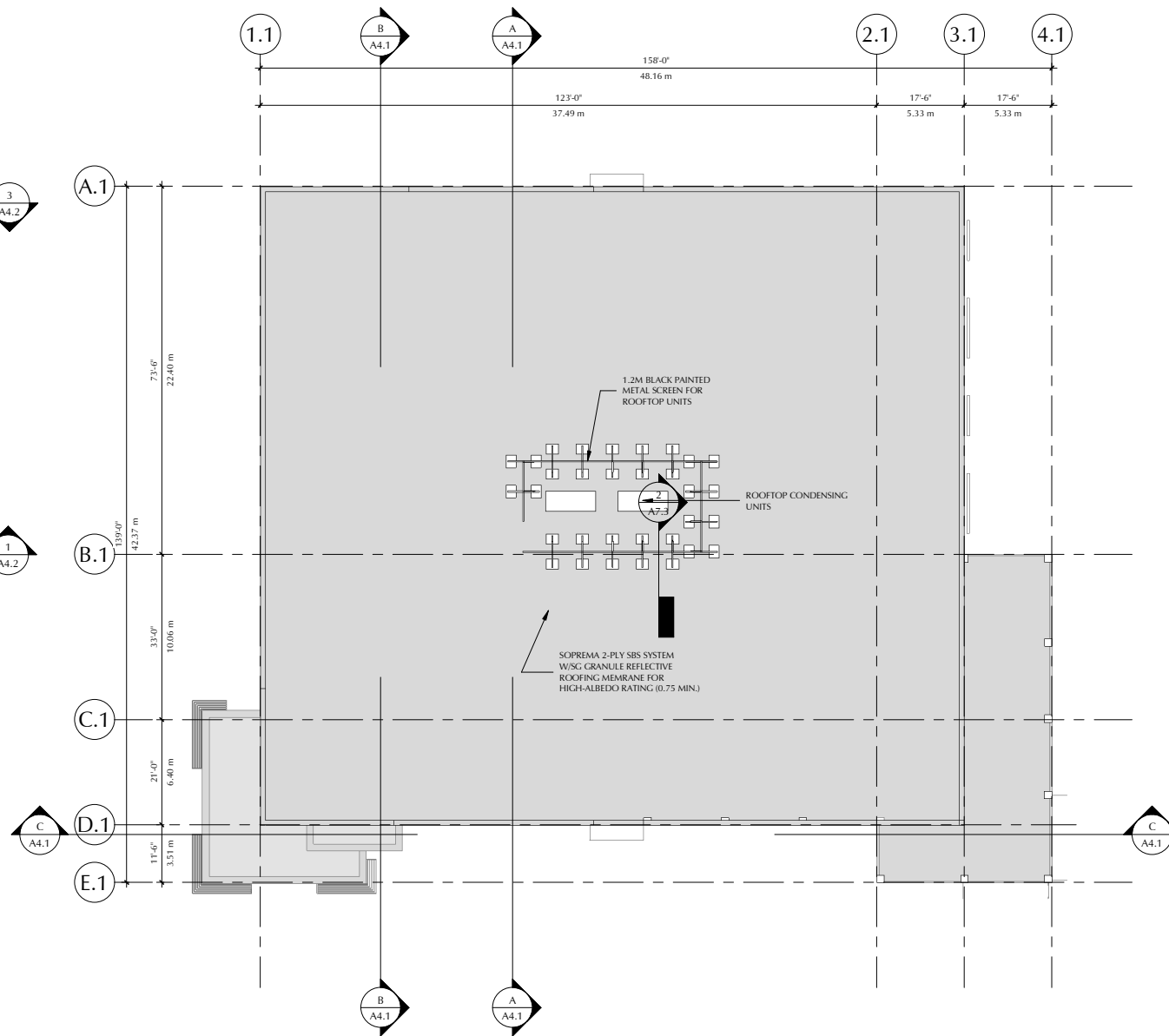
151 - 175A STREET, SURREY (PARCEL II) SITE PLAN / SYNOPSIS
Development For DOUGLAS GREEN DEVELOPMENTS LTD.

1820 SCALE: As indicated
MAR 24, 2021

A1.1



BLDG 2 ROOF PLAN



BLDG 1 ROOF PLAN

1 ROOF
A2.4 SCALE: 1/16" = 1'-0"



151 - 175A STREET, SURREY (PARCEL II)

ROOF PLAN

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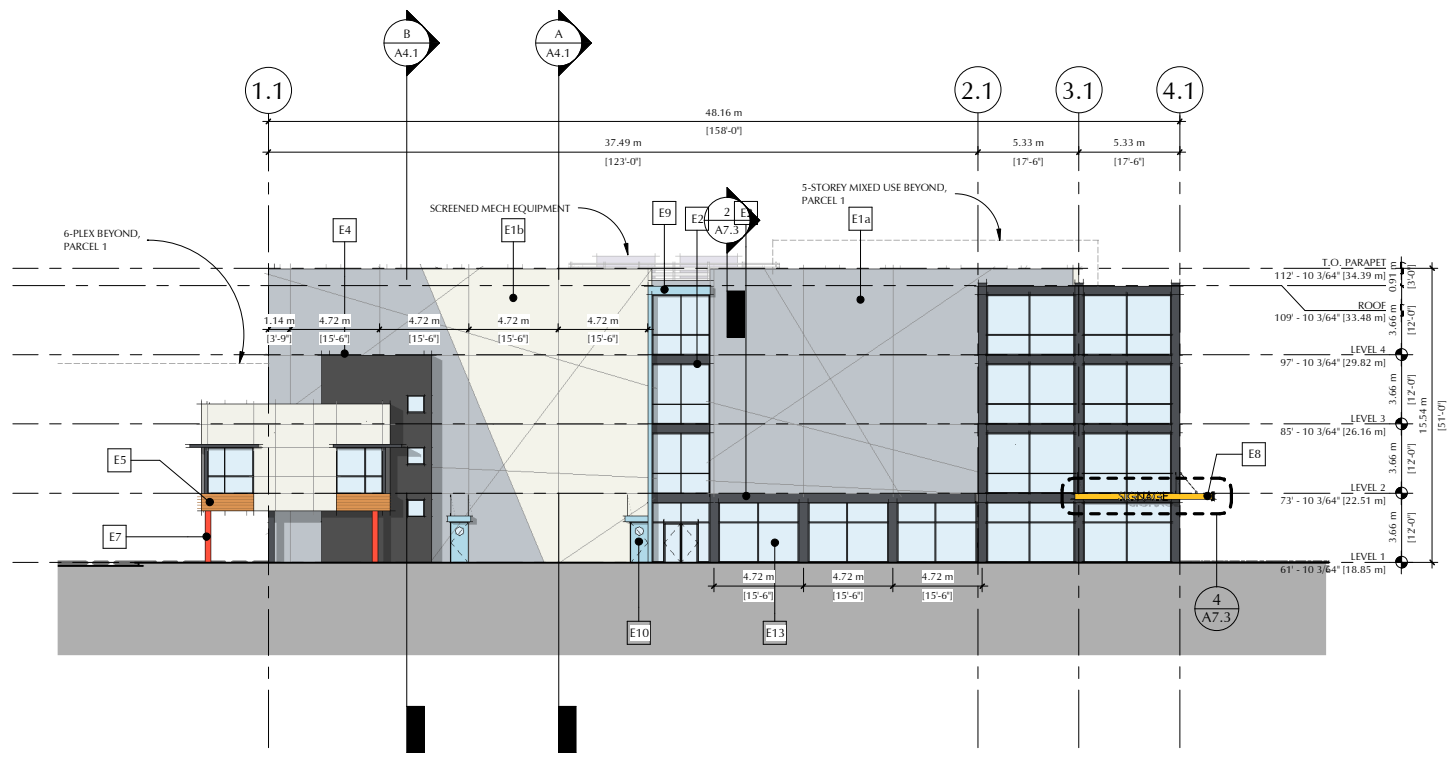
Development For DOUGLAS GREEN DEVELOPMENTS LTD.

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|-----|---------------|--|----|
| REV | DATE | DESCRIPTION | BY |
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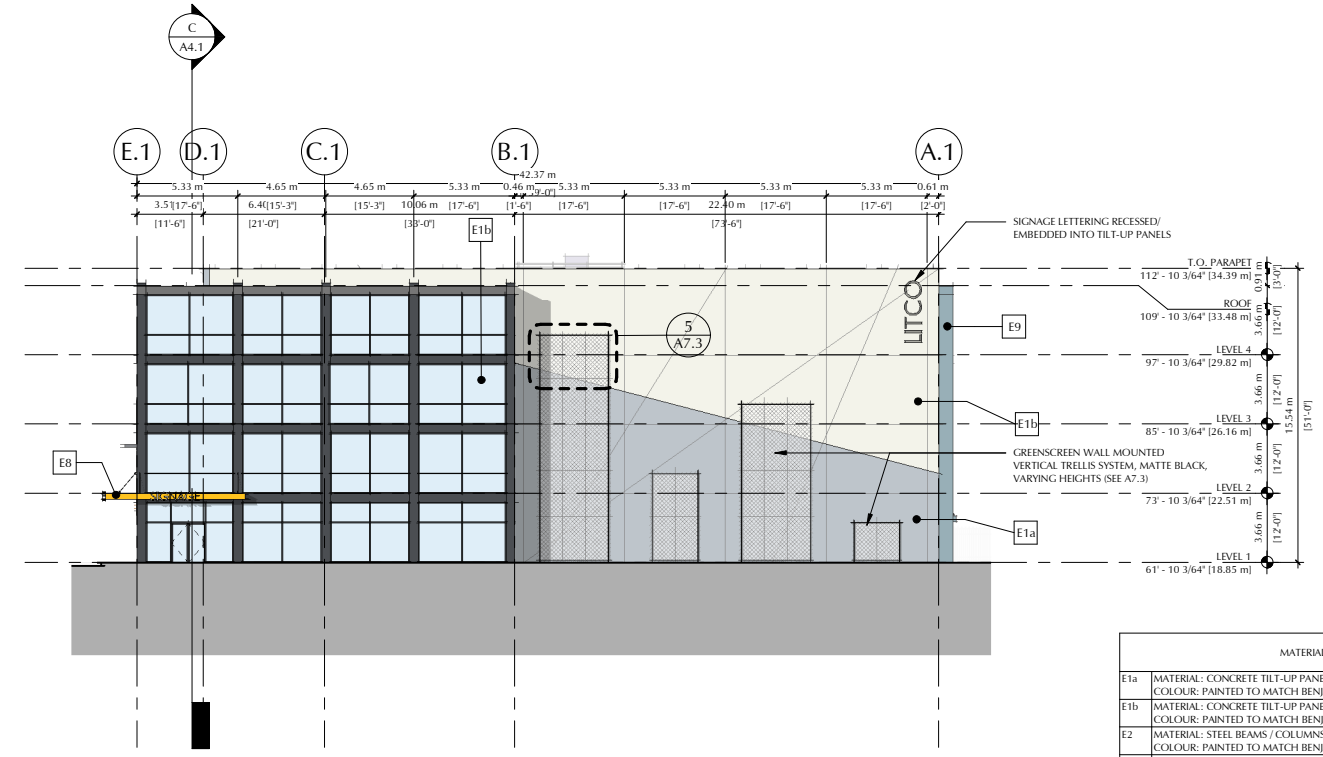
1820 SCALE: 1/16" = 1'-0"
MAR 24, 2021



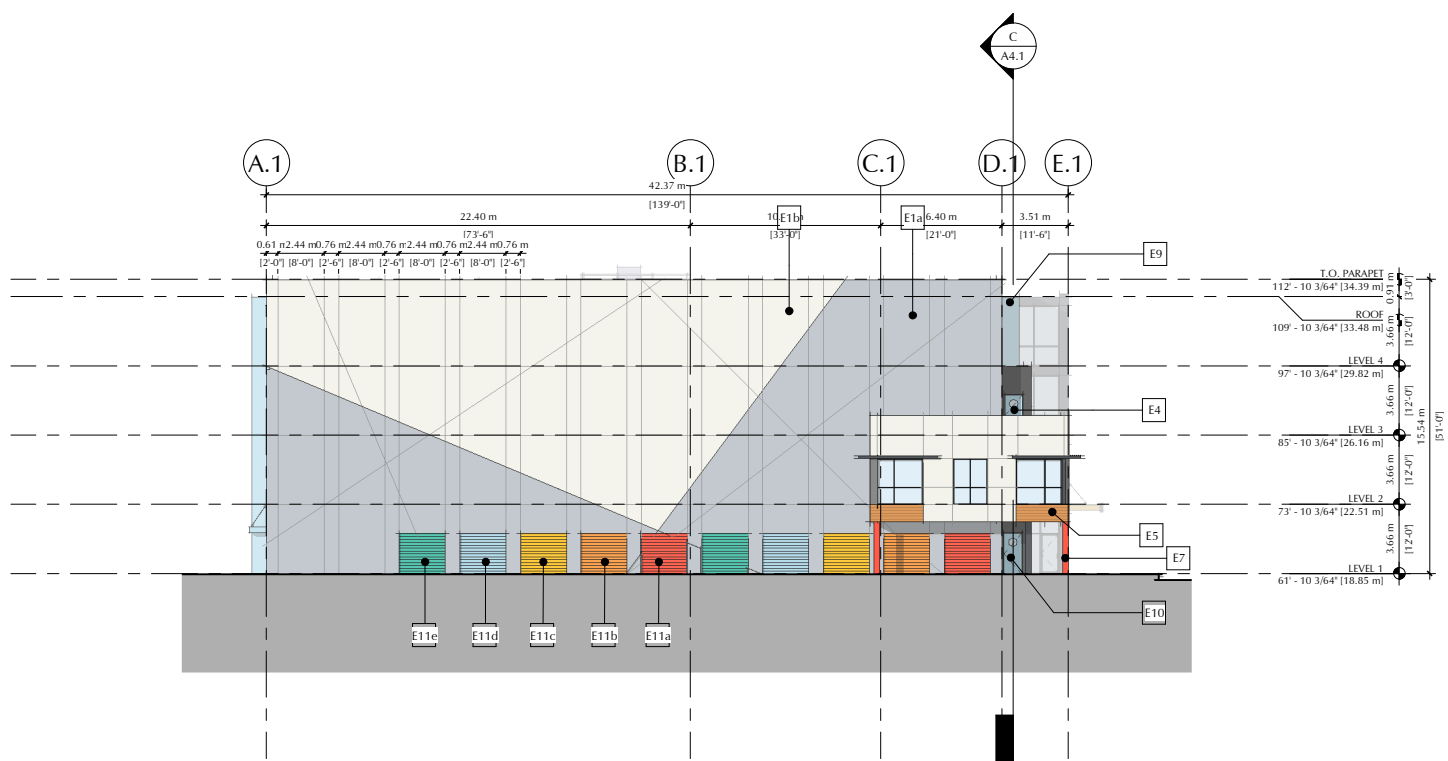
A2.4



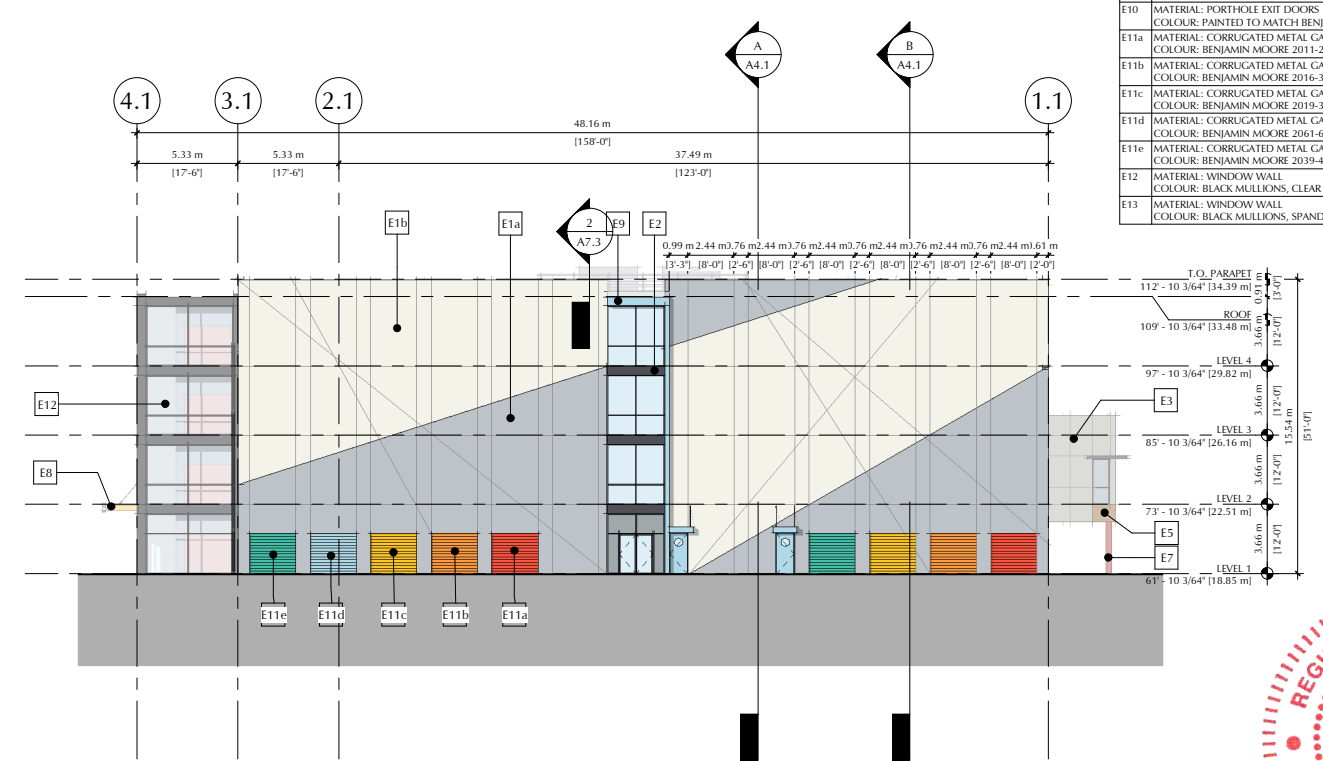
1 SOUTH ELEVATION-BLDG 1
A3.1 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION-BLDG 1 (175A Street)
A3.1 SCALE: 1/16" = 1'-0"



3 WEST ELEVATION-BLDG 1
A3.1 SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION-BLDG 1
A3.1 SCALE: 1/16" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|--|
| E1a | MATERIAL: CONCRETE TILT-UP PANELS CW CONTROL JOINTS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-50 CRAY TIMBERWOLF |
| E1b | MATERIAL: CONCRETE TILT-UP PANELS CW CONTROL JOINTS COLOUR: PAINTED TO MATCH BENJAMIN MOORE OC 17 WHITE DOVE |
| E2 | MATERIAL: STEEL BEAMS (COLUMNS) WINDOW WALL COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR |
| E3 | MATERIAL: HARDI REVEAL 2.0 PANEL SYSTEM (REVEALS TO MATCH) COLOUR: BENJAMIN MOORE OC 17 WHITE DOVE |
| E4 | MATERIAL: EMBEDDED THIN BRICK FORM LINER ON TILT-UP PANEL COLOUR: MUTUAL MATERIALS EBONY |
| E5 | MATERIAL: LONGBOARD SIDING COLOUR: LIGHT FIR |
| E7 | MATERIAL: COLUMN COLOUR: PAINTED TO MATCH 2011-20 BLAZING ORANGE |
| E8 | MATERIAL: METAL SIGNBAND FASCIA COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E9 | MATERIAL: METAL WRAPPED FIN COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E10 | MATERIAL: PORTHOLE EXIT DOORS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E11a | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |
| E11b | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2016-30 CARROT STICK |
| E11c | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E11d | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |
| E11e | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E11f | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2039-40 TEAL BLAST |
| E12 | MATERIAL: WINDOW WALL COLOUR: BLACK MULLIONS, CLEAR GLASS |
| E13 | MATERIAL: WINDOW WALL COLOUR: BLACK MULLIONS, SPANDREL PANEL |



151 - 175A STREET, SURREY (PARCEL II)

ELEVATIONS

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12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

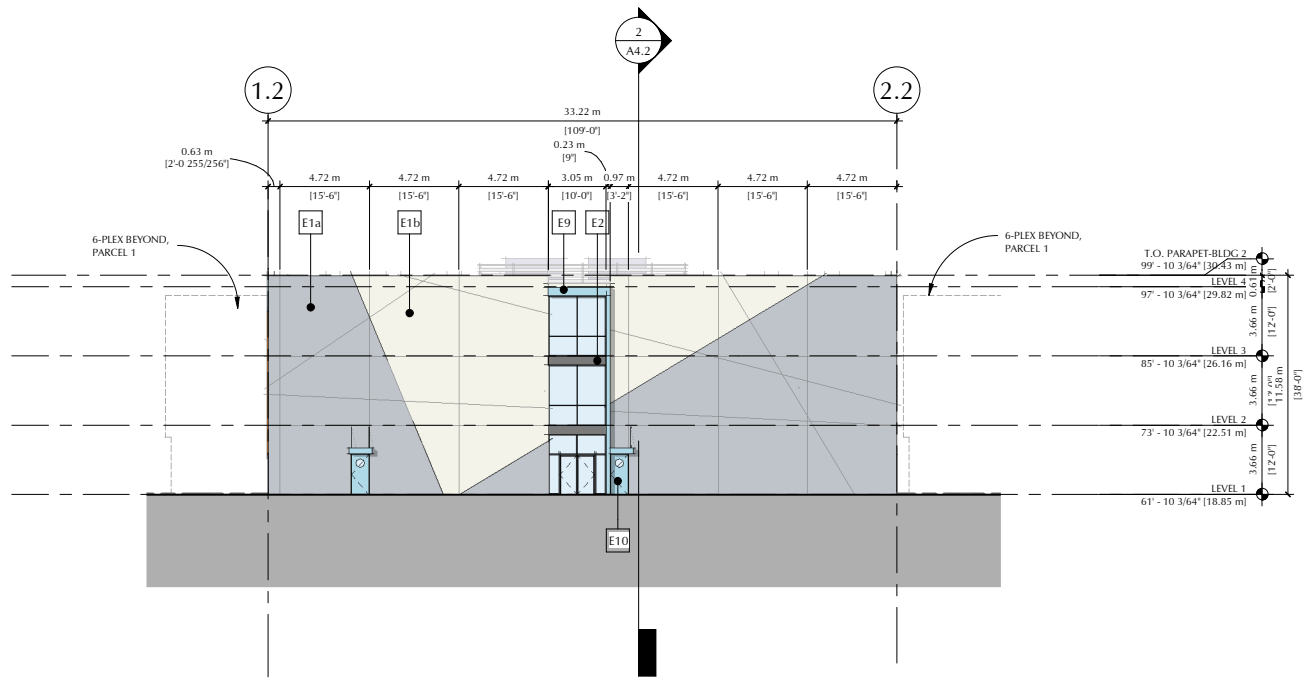
Development For DOUGLAS GREEN DEVELOPMENTS LTD.

| REV | DATE | DESCRIPTION | BY |
|-----|---------------|--|----|
| | MAY 19, 2021 | REVS TO SIGNAGE, TREES | EK |
| | MAY 13, 2021 | REVISED PER CITY COMMENTS | EK |
| | MAR. 24, 2021 | RE-ISSUE FOR DP SURREY FILE # 17-0146 | EK |
| | OCT 26 2020 | ISSUED FOR DETAILED DP | EK |

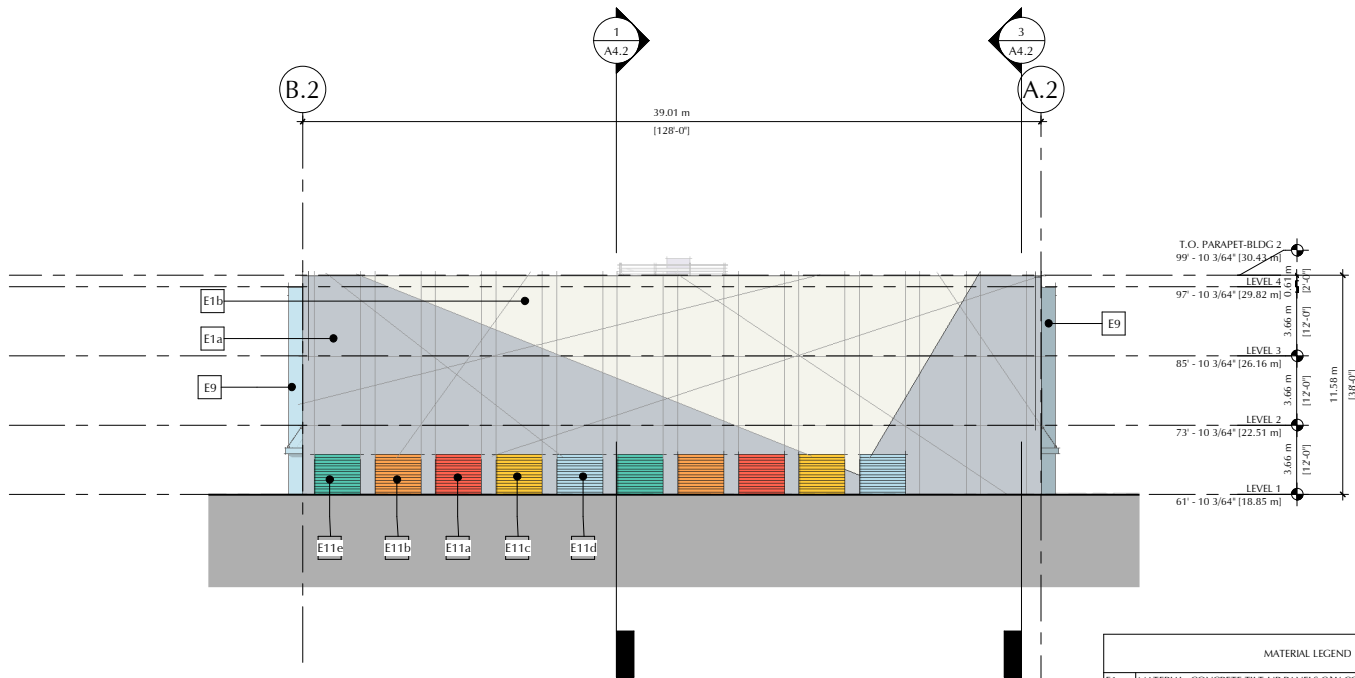
1820 SCALE: 1/16" = 1'-0"
MAR 24, 2021



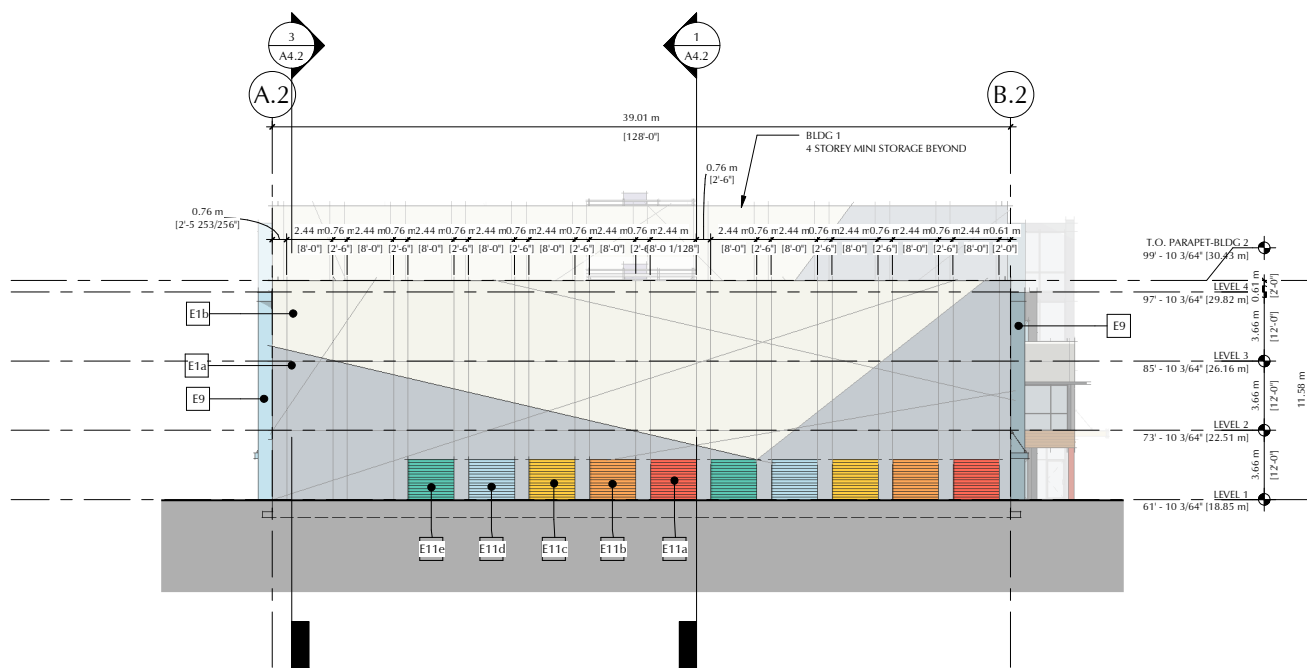
A3.1



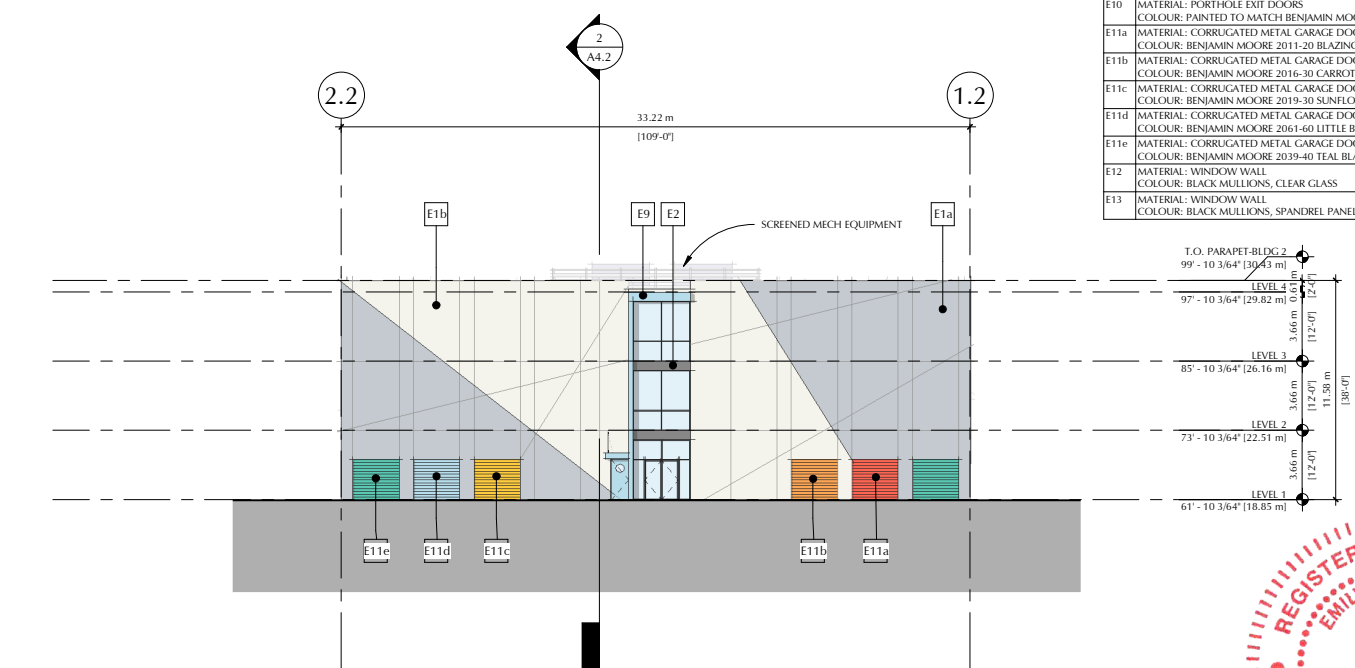
1 SOUTH ELEVATION-BLDG 2
A3.2 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION-BLDG 2
A3.2 SCALE: 1/16" = 1'-0"



3 WEST ELEVATION-BLDG 2
A3.2 SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION-BLDG 2
A3.2 SCALE: 1/16" = 1'-0"

| MATERIAL LEGEND | | |
|-----------------|--|---|
| E1a | MATERIAL: CONCRETE TILT-UP PANELS CW CONTROL JOINTS | COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-50 GRAY TIMBERWOLF |
| E1b | MATERIAL: CONCRETE TILT-UP PANELS CW CONTROL JOINTS | COLOUR: PAINTED TO MATCH BENJAMIN MOORE OC 17 WHITE DOVE |
| E2 | MATERIAL: STEEL BEAMS / COLUMNS WINDOW WALL | COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR |
| E3 | MATERIAL: HARDI REVEAL 2.0 PANEL SYSTEM (REVEALS TO MATCH) | COLOUR: BENJAMIN MOORE OC 17 WHITE DOVE |
| E4 | MATERIAL: EMBEDDED THIN BRICK FORM LINER ON TILT-UP PANEL | COLOUR: MUTUAL MATERIALS EBONY |
| E5 | MATERIAL: LONGBOARD SIDING | COLOUR: LIGHT FIR |
| E7 | MATERIAL: COLUMN | COLOUR: PAINTED TO MATCH 2011-20 BLAZING ORANGE |
| E8 | MATERIAL: METAL SIGNBAND FASCIA | COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E9 | MATERIAL: METAL WRAPPED FIN | COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E10 | MATERIAL: PORTHOLE EXIT DOORS | COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E11a | MATERIAL: CORRUGATED METAL GARAGE DOORS | COLOUR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |
| E11b | MATERIAL: CORRUGATED METAL GARAGE DOORS | COLOUR: BENJAMIN MOORE 2016-30 CARROT STICK |
| E11c | MATERIAL: CORRUGATED METAL GARAGE DOORS | COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E11d | MATERIAL: CORRUGATED METAL GARAGE DOORS | COLOUR: BENJAMIN MOORE 2016-60 LITTLE BOY BLUE |
| E11e | MATERIAL: CORRUGATED METAL GARAGE DOORS | COLOUR: BENJAMIN MOORE 2039-40 TEAL BLAST |
| E12 | MATERIAL: WINDOW WALL | COLOUR: BLACK MULLIONS, CLEAR GLASS |
| E13 | MATERIAL: WINDOW WALL | COLOUR: BLACK MULLIONS, SPANDREL PANEL |



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151 - 175A STREET, SURREY (PARCEL II)

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

ELEVATIONS

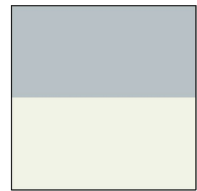
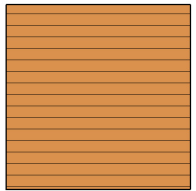

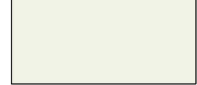



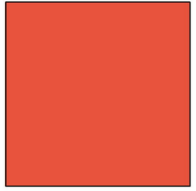

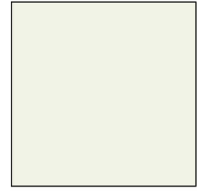


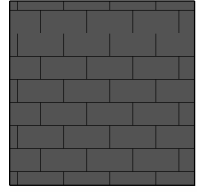





| | | |
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| MAY 19, 2021 | REVS TO SIGNAGE, TREES | EK |
| MAY 13, 2021 | REVISED PER CITY COMMENTS | EK |
| MAR. 24, 2021 | RE-ISSUE FOR DP | EK |
| | SURREY FILE # 17-0146 | |
| OCT 26 2020 | ISSUED FOR DETAILED DP | EK |
| REV | DATE | DESCRIPTION |
| | | BY |

1820 SCALE: 1/16" = 1'-0"
MAR 24, 2021



A3.2



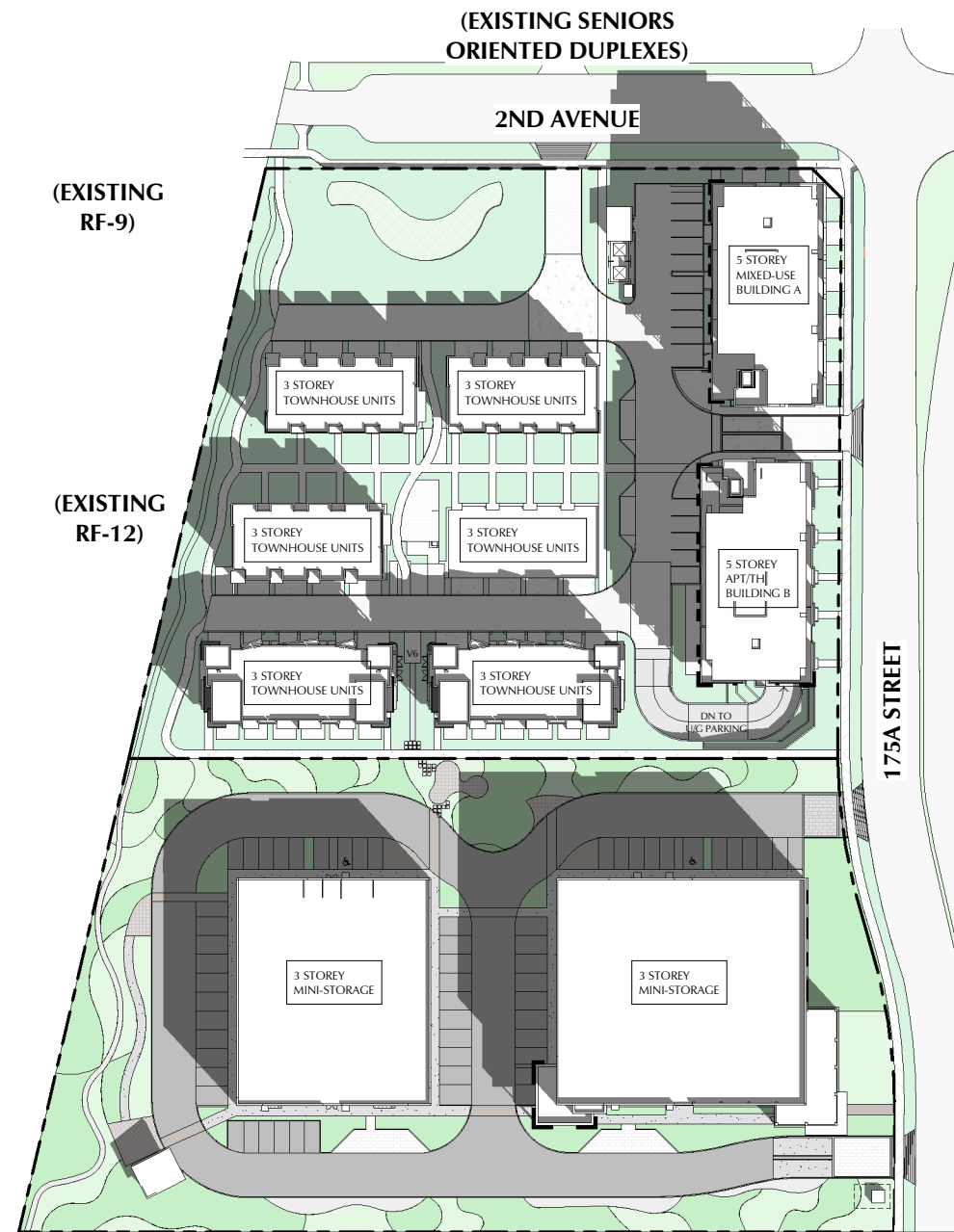
| | | | | | |
|--|---|--|--|--|---|
|  <p>E1a</p> | <p>MATERIAL: CONCRETE TILT-UP PANELS C/W CONTROL JOINTS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-50 GRAY TIMBERWOLF</p> |  <p>E5</p> | <p>MATERIAL: LONGBOARD SIDING COLOUR: LIGHT FIR</p> |  <p>E10</p> | <p>MATERIAL: PORTHOLE EXIT DOORS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE</p> |
|  <p>E1b</p> | <p>COLOUR: PAINTED TO MATCH BENJAMIN MOORE OC 17 WHITE DOVE</p> |  <p>E6</p> | <p>MATERIAL: SOLAR LOUVRES COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR</p> |  <p>E11a</p> | <p>MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2011-20 BLAZING ORANGE</p> |
|  <p>E2</p> | <p>MATERIAL: STEEL BEAMS / COLUMNS / WINDOW WALL COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR</p> |  <p>E7</p> | <p>MATERIAL: COLUMN COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2011-20 BLAZING ORANGE</p> |  <p>E11b</p> | <p>COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2016-30 CARROT STICK</p> |
|  <p>E3</p> | <p>MATERIAL: HARDI REVEAL 2.0 PANEL SYSTEM (REVEALS TO MATCH) COLOUR: BENJAMIN MOORE OC 17 WHITE DOVE</p> |  <p>E8</p> | <p>MATERIAL: METAL SIGNBAND FASCIA COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER</p> |  <p>E11c</p> | <p>COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2019-30 SUNFLOWER</p> |
|  <p>E4</p> | <p>MATERIAL: EMBEDDED THIN BRICK FORM LINER ON TILT-UP PANEL COLOUR: MUTUAL MATERIALS EBONY</p> |  <p>E9</p> | <p>MATERIAL: METAL WRAPPED FIN COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE</p> |  <p>E11d</p> | <p>COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE</p> |
| | | | |  <p>E11e</p> | <p>COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2039-40 TEAL BLAST</p> |
| | | | |  <p>E12</p> | <p>MATERIAL: WINDOW WALL COLOUR: BLACK MULLIONS, CLEAR GLASS</p> |
| | | | |  <p>E13</p> | <p>MATERIAL: WINDOW WALL COLOUR: BLACK MULLIONS, SPANDREL PANEL</p> |



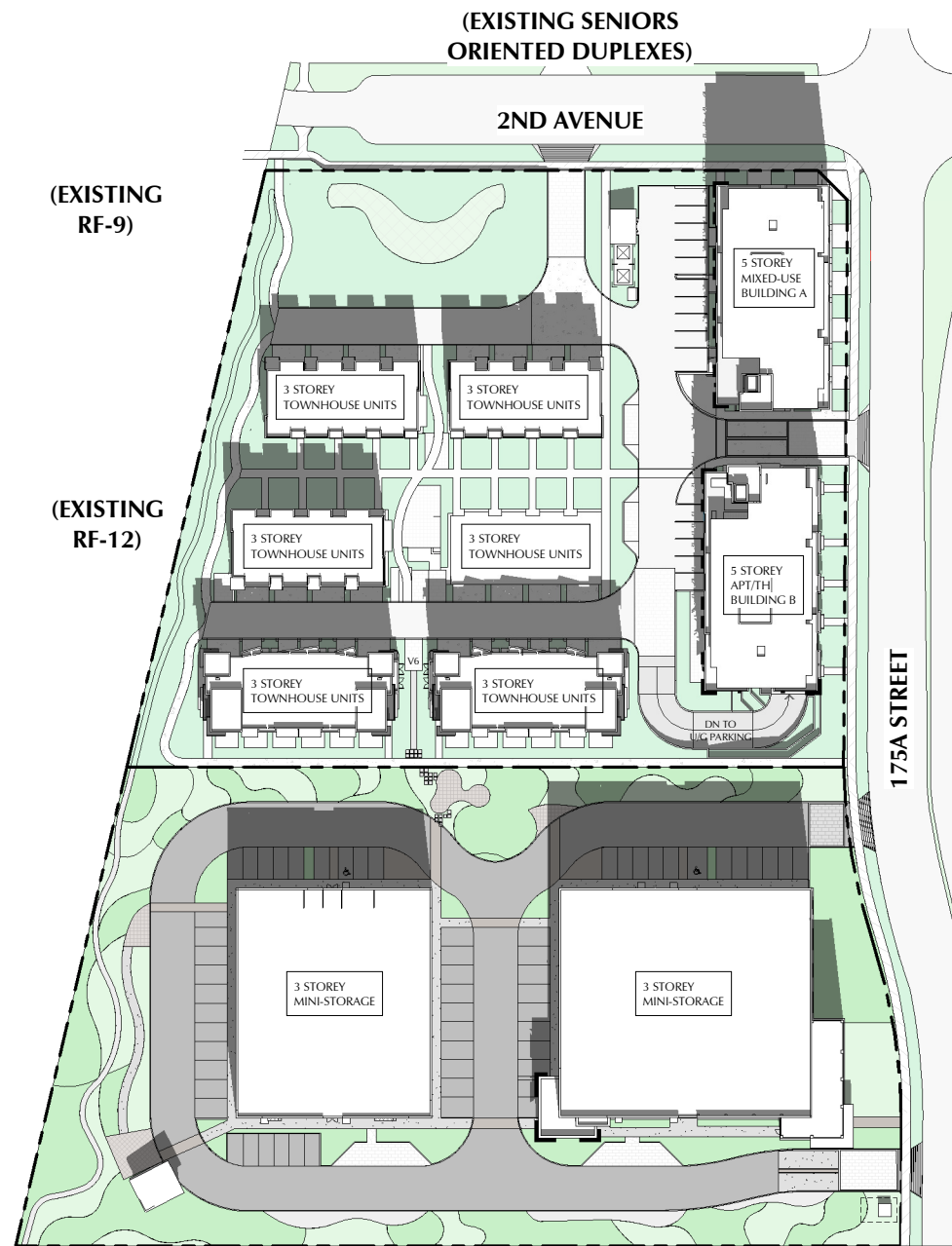
151 - 175A STREET, SURREY (PARCEL II)

COLOUR BOARD

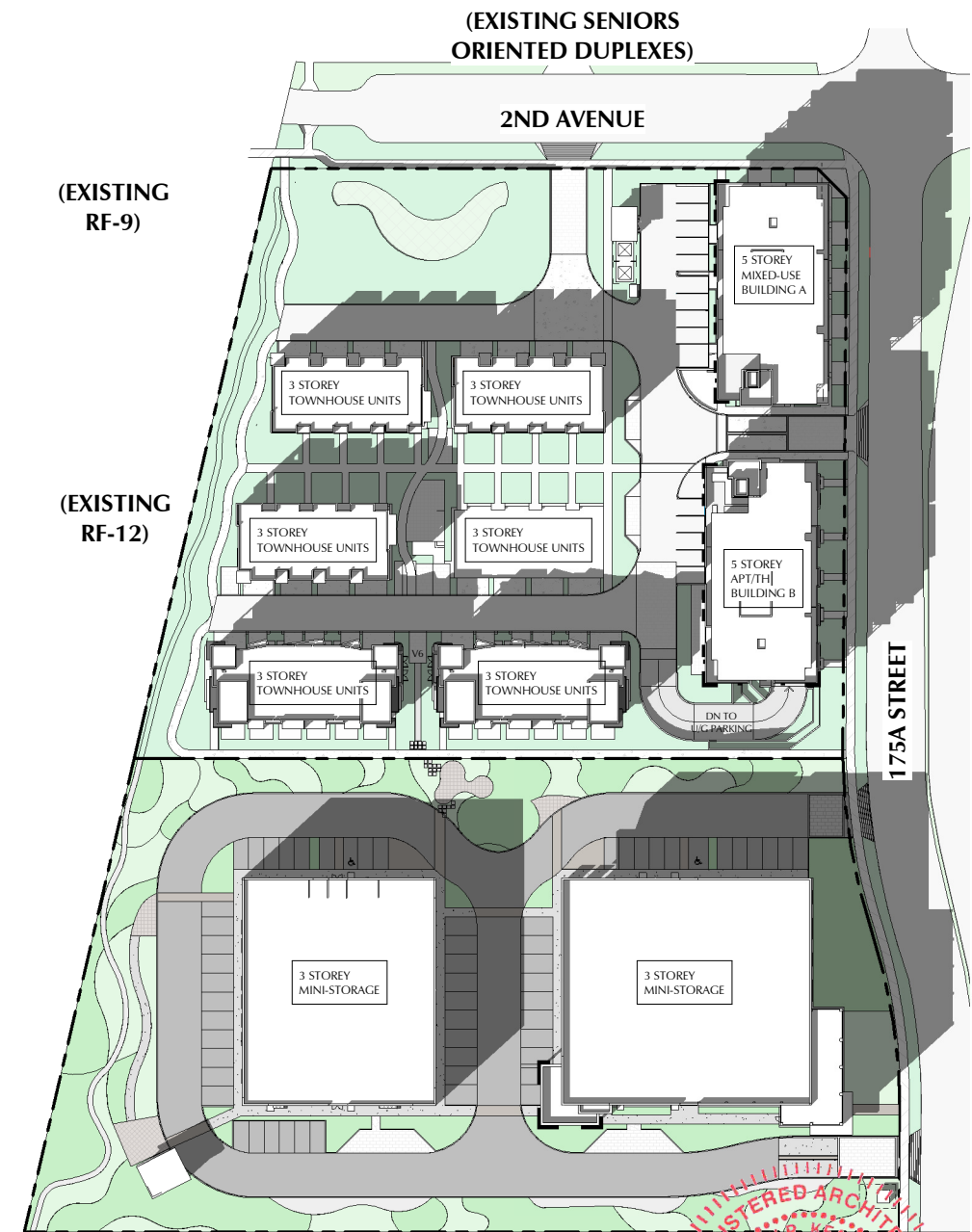
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| REV | DATE | DESCRIPTION | BY |
| | MAY 19, 2021 | REVS TO SIGNAGE, TREES | EK |
| | MAY 13, 2021 | REVISED PER CITY COMMENTS | EK |
| | MAR. 24, 2021 | RE-ISSUE FOR DP SURREY FILE # 17-0146 | EK |
| | OCT 26 2020 | ISSUED FOR DETAILED DP | EK |



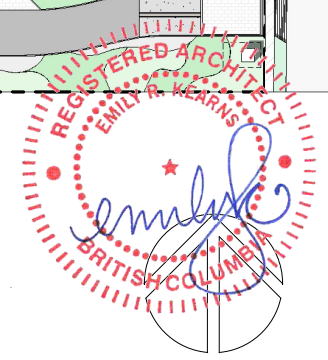
1 SPRING EQUINOX - 10AM
A7.1 SCALE: 1" = 50'-0"



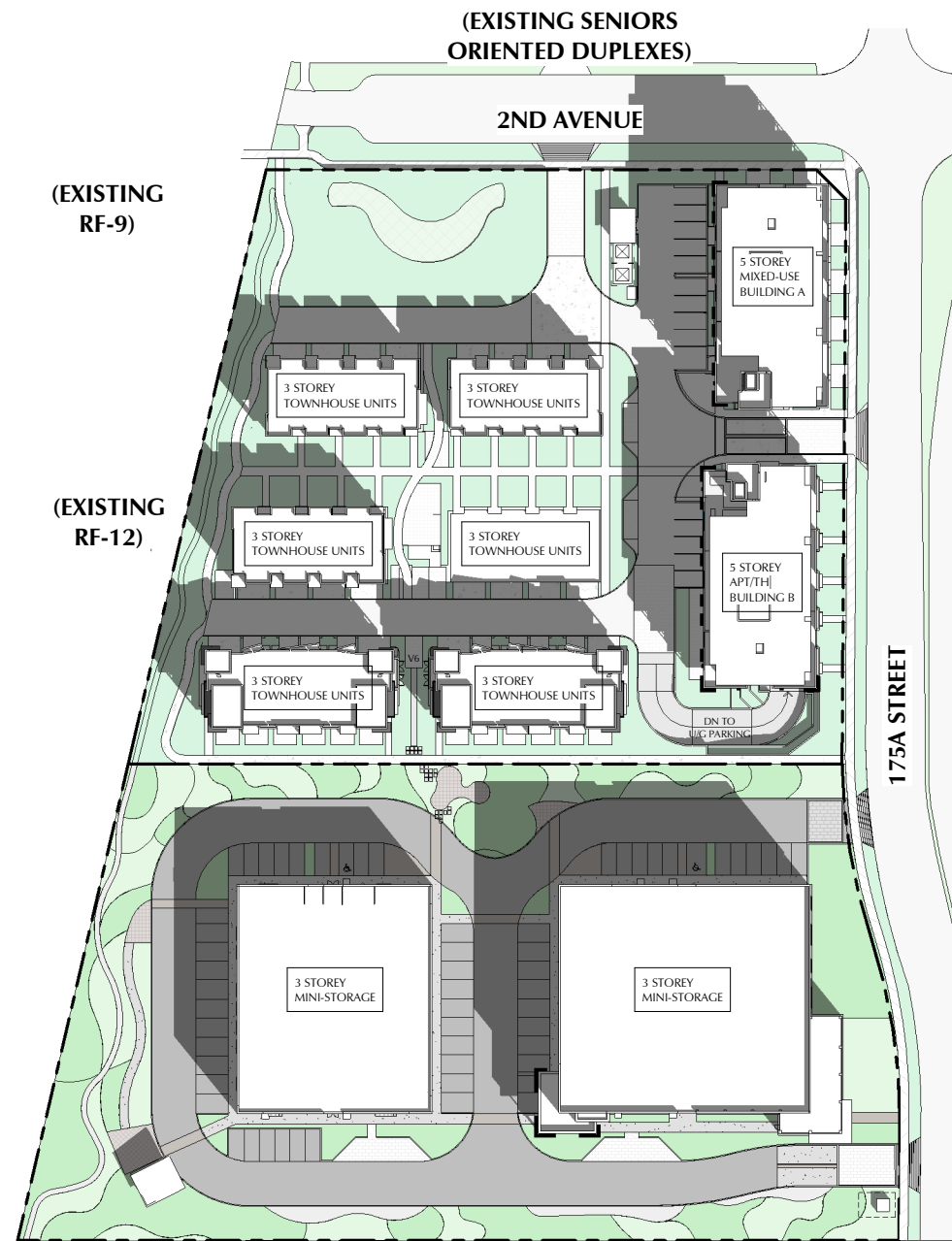
2 SPRING EQUINOX - 12PM
A7.1 SCALE: 1" = 50'-0"



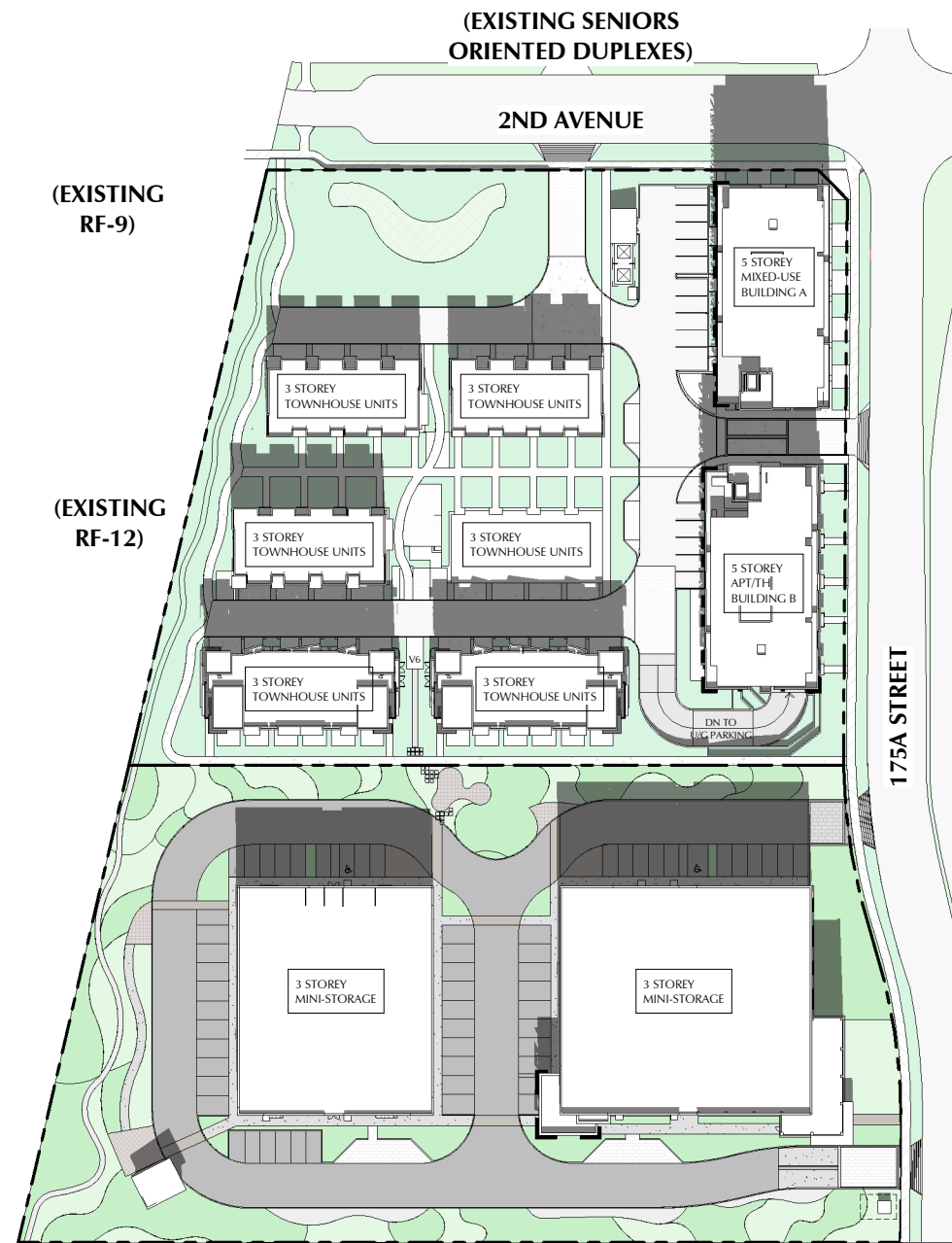
3 SPRING EQUINOX - 2PM
A7.1 SCALE: 1" = 50'-0"



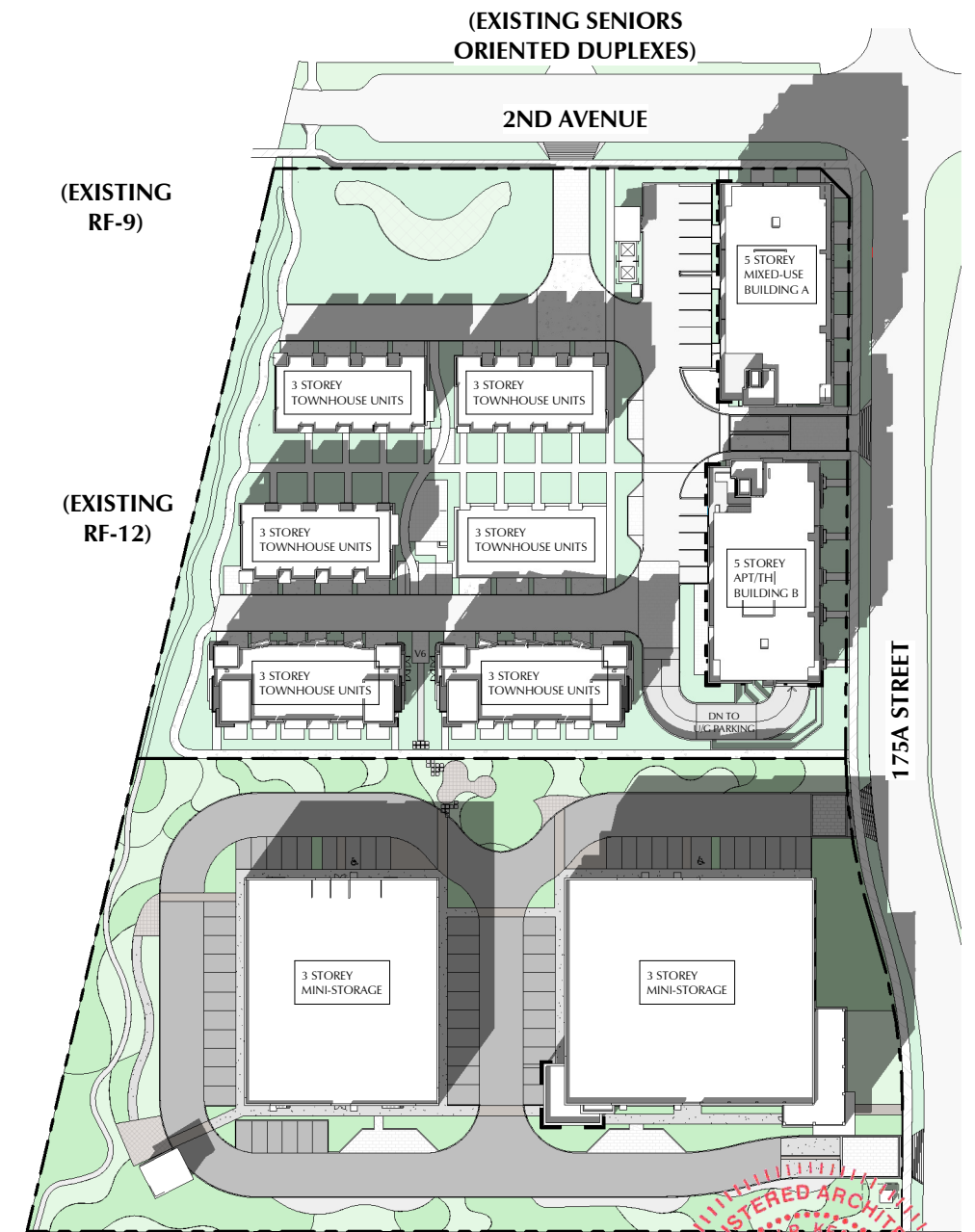
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| REV | DATE | DESCRIPTION | BY |
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| | OCT 26 2020 | ISSUED FOR DETAILED DP | EK |



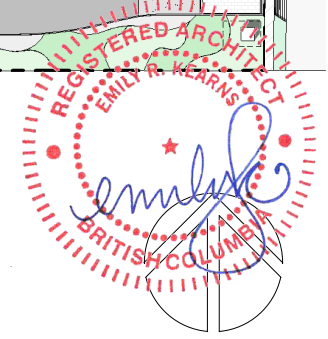
1 FALL EQUINOX - 10AM
A7.2 SCALE: 1" = 50'-0"



2 FALL EQUINOX - 12PM
A7.2 SCALE: 1" = 50'-0"



3 FALL EQUINOX - 2PM
A7.2 SCALE: 1" = 50'-0"



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151 - 175A STREET, SURREY (PARCEL II)

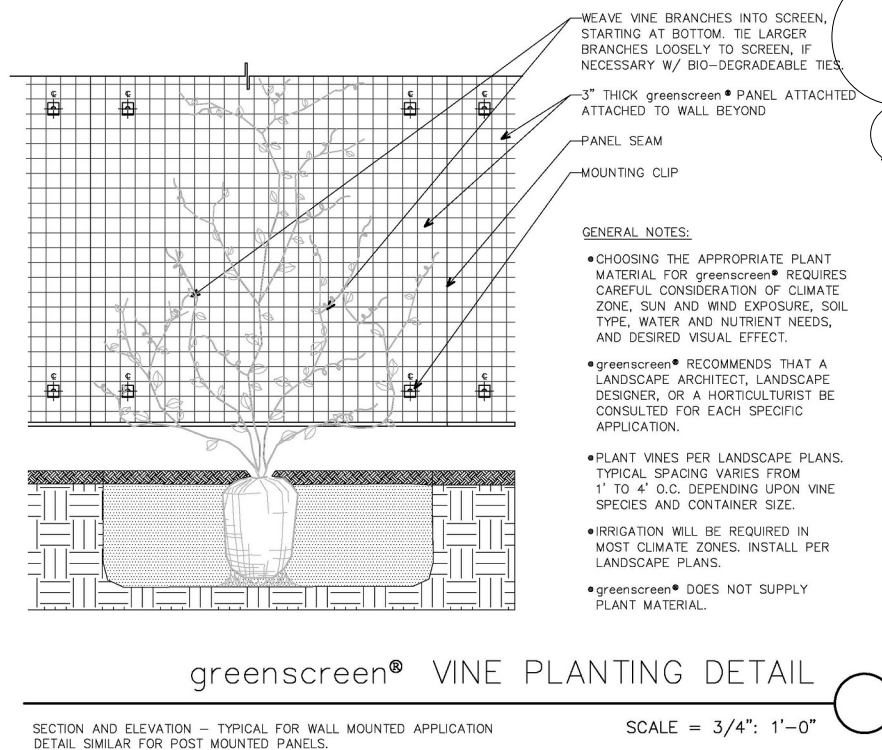
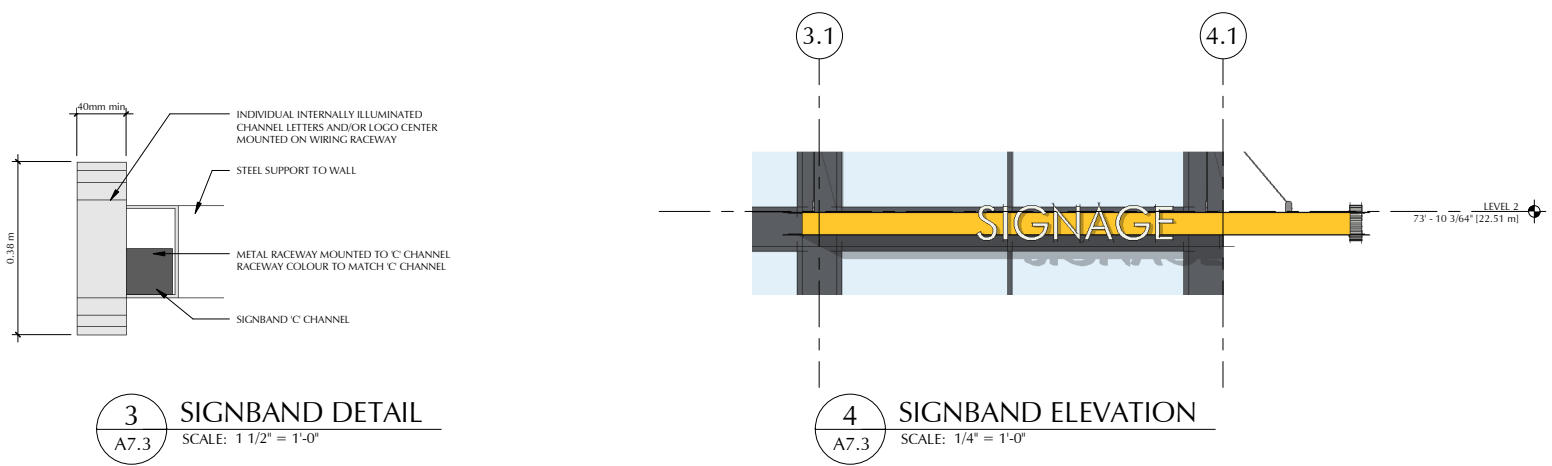
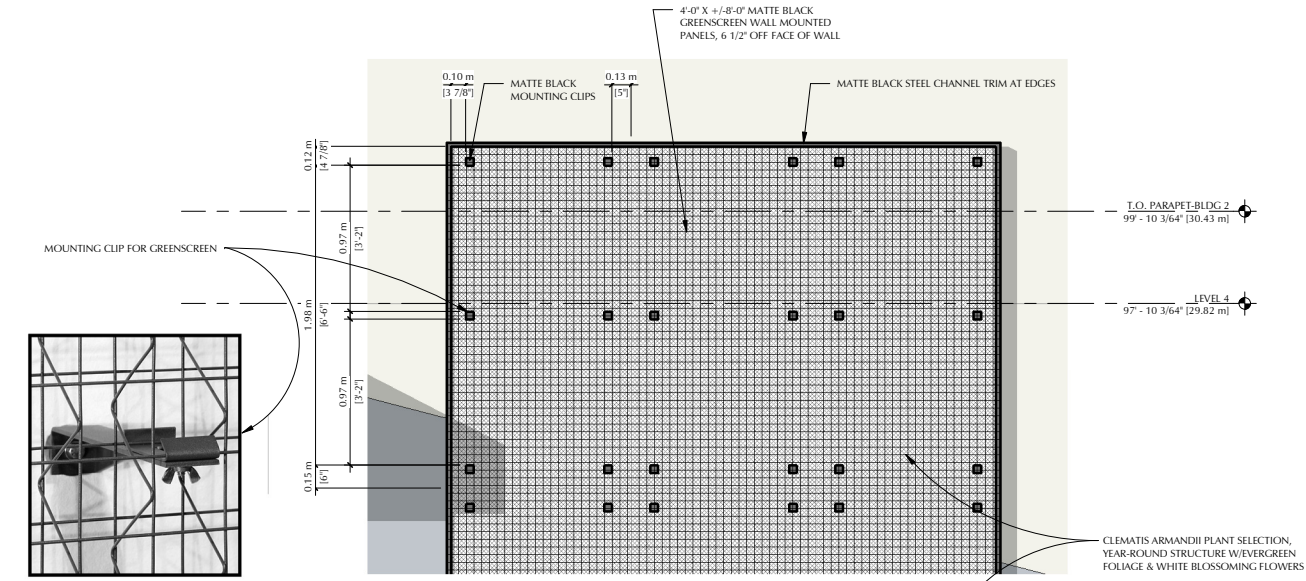
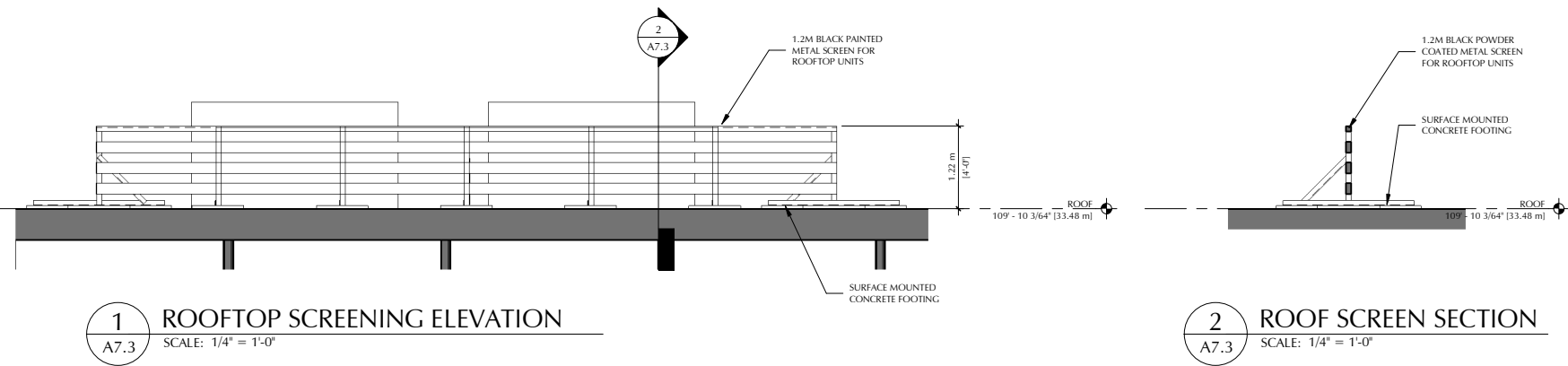
SHADOW STUDY

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

| | | | |
|---------------|------|---------------------------|----|
| REV | DATE | DESCRIPTION | BY |
| MAY 19, 2021 | | REVS TO SIGNAGE, TREES | EK |
| MAY 13, 2021 | | REVISED PER CITY COMMENTS | EK |
| MAR. 24, 2021 | | RE-ISSUE FOR DP | EK |
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| OCT 26 2020 | | ISSUED FOR DETAILED DP | EK |

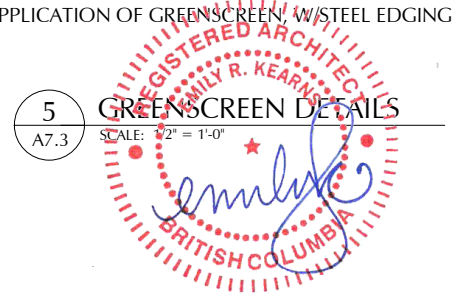
1820 SCALE: 1" = 50'-0"
MAR 24, 2021

A7.2



- GENERAL NOTES:**
- CHOOSING THE APPROPRIATE PLANT MATERIAL FOR greenscreen® REQUIRES CAREFUL CONSIDERATION OF CLIMATE ZONE, SUN AND WIND EXPOSURE, SOIL TYPE, WATER AND NUTRIENT NEEDS, AND DESIRED VISUAL EFFECT.
 - greenscreen® RECOMMENDS THAT A LANDSCAPE ARCHITECT, LANDSCAPE DESIGNER, OR A HORTICULTURIST BE CONSULTED FOR EACH SPECIFIC APPLICATION.
 - PLANT VINES PER LANDSCAPE PLANS. TYPICAL SPACING VARIES FROM 1' TO 4' O.C. DEPENDING UPON VINE SPECIES AND CONTAINER SIZE.
 - IRRIGATION WILL BE REQUIRED IN MOST CLIMATE ZONES. INSTALL PER LANDSCAPE PLANS.
 - greenscreen® DOES NOT SUPPLY PLANT MATERIAL.

greenscreen® VINE PLANTING DETAIL
SECTION AND ELEVATION - TYPICAL FOR WALL MOUNTED APPLICATION
DETAIL SIMILAR FOR POST MOUNTED PANELS.
SCALE = 3/4": 1'-0"



LITCO
SELF STORAGE

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

151 - 175A STREET, SURREY (PARCEL II)

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

DETAILS

| REV | DATE | DESCRIPTION | BY |
|--------------|------|---------------------------|----|
| MAY 19, 2021 | | REVS TO SIGNAGE, TREES | EK |
| MAY 13, 2021 | | REVISED PER CITY COMMENTS | EK |

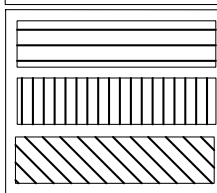
1820 SCALE: As indicated
MAR 24, 2021

A7.3

DESIGN THEME PARCEL 2:

ORGANIC FORMS WITH LOW MAINTENANCE DROUGHT TOLERANT PLANTINGS : INTEGRATING RETAINED TREES : CAPTURING WATER ; BIRD AND BEE FRIENDLY HABITAT

PLANTING DRIFTS



DROUGHT TOLERANT GRASSES



LOW MAINTENANCE PLANTINGS



BIRD FRIENDLY
(LAYERS OF SEED PRODUCING PLANTS)



RUSSIAN SAGE
(POLLEN FOR BEES)



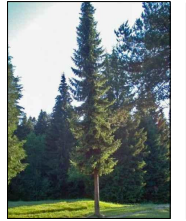
DROUGHT TOLERANT AND SEED BEARING



COLOUR



COLOUR



EVERGREEN



FLOWERING



SHADE TREES

PLANT PALETTE

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V3M 3L7
Tel: 604.553.0044
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Email: office@m2la.com



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|--------------|----------------------------------|-------|
| 25 | MAY 20 2018 | REV AS PER ARB REPORT | BN |
| 24 | APR 14 2018 | REV AS PER NEW SITE PLAN/FP | GB |
| 23 | APR 03 2018 | REV AS PER NEW SITE PLAN/FP | GB |
| 22 | MAR 23 2018 | REV AS PER NEW SITE PLAN/FP | GB |
| 21 | MAR 08 2018 | ISSUED FOR DP-PARCEL 2 | BN,JK |
| 20 | FEB 22 2018 | ISSUED FOR BP | BN |
| 19 | DEC 22 2017 | REV AS PER NEW SITE PLAN/FP | GB |
| 18 | APR 4 2017 | REV AS PER NEW SITE PLAN | BN |
| 17 | OCT 4 2016 | REV AS PER ADP COMMENTS | BN |
| 16 | AUG 18 2016 | POST ADP COMMENTS | TK |
| 15 | JUNE 18 2016 | ADP SET | TK |
| 14 | JAN 12 2016 | PER LATEST CITY COMMENTS | TK |
| 13 | JAN 06 2016 | REV AS PER NEW SITE PLAN | BN |
| 12 | MAY 14 2015 | RE-ISSUE FOR DP | TK |
| 11 | MAR 20 2015 | REV AS PER CITY COMMENTS | JK |
| 10 | MAR 20 2015 | REV AS PER CITY COMMENTS | JK |
| 9 | JAN 14 2015 | DP SUBMISSION PER ARCA COMMENTS | TK |
| 8 | DEC 21 2014 | RE-ISSUED FOR DP | TK |
| 7 | DEC 02 2014 | REV AS PER NEW ARCH PLAN | JK |
| 6 | JUL 27 2014 | PARTIAL DP SUBMISSION | TK |
| 5 | JUL 23 2014 | PARCEL 2 (PARTIAL) DP SUBMISSION | TK |
| 4 | JUL 10 2014 | PARCEL ONE OF READY | TK |
| 3 | JUL 3 2014 | PARCEL 1 PLANTING PLAN | TK |
| 2 | JUNE 24 2014 | ROOFTOP GARDEN DESIGN | TK |
| 1 | MAY 14 2014 | PRELIMINARY DESIGN | TK |

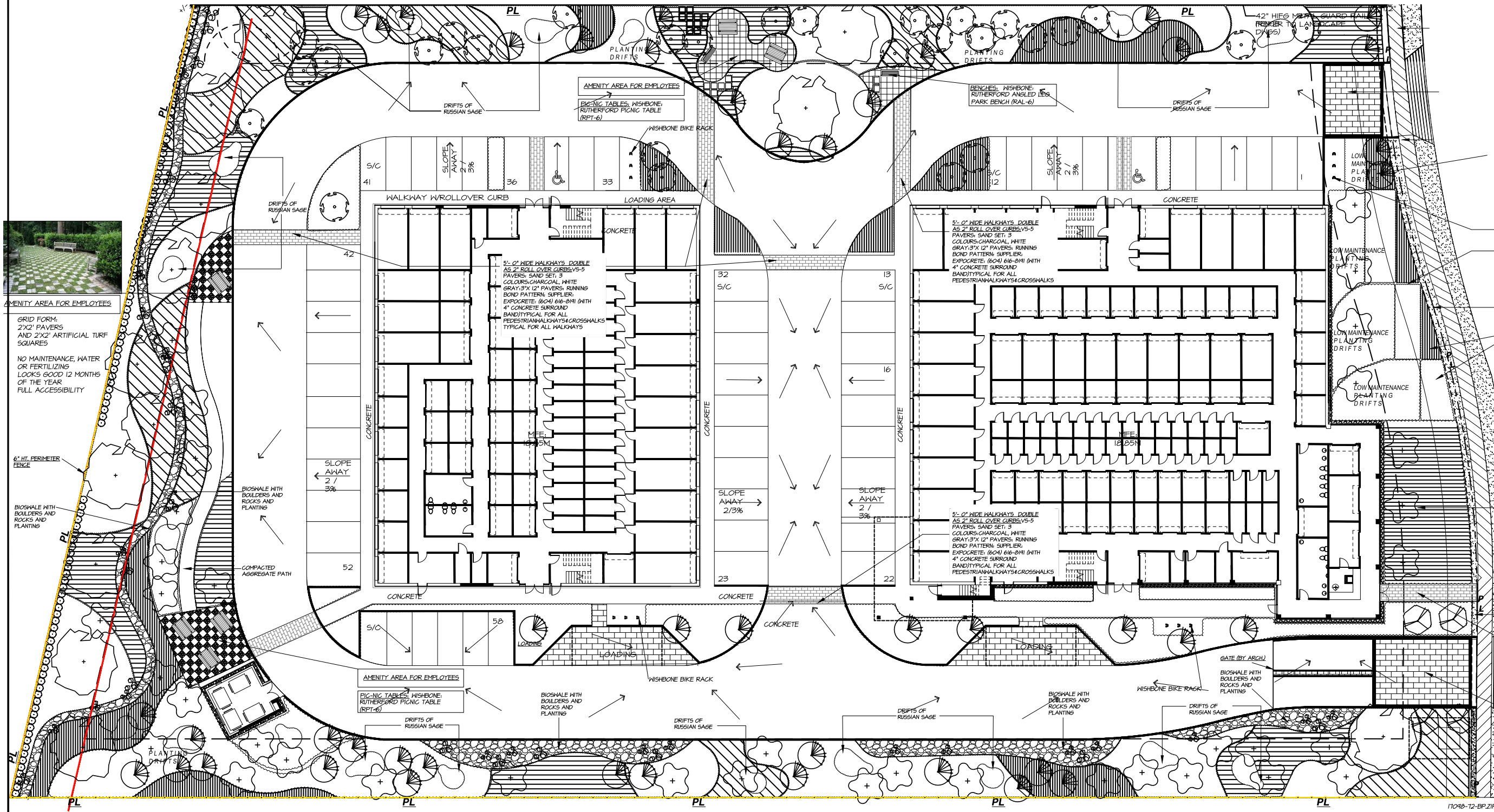
NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
DOUGLAS GREEN
PARCEL 2
151-175A ST (SOUTH BLD)
SURREY, BC

DRAWING TITLE:
KEY PLAN

DATE: MAY 22 2018 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: TK
DESIGN: TK
CHK'D: MM
M2LA PROJECT NUMBER: 17098



17098-12-BP.ZIP



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



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|--------------|----------------------------------|-------|
| 25 | MAY 20 2018 | REV AS PER ARB REPORT | BN |
| 24 | APR 11 2018 | REV AS PER NEW SITE PLAN/VP | GB |
| 23 | APR 10 2018 | REV AS NEW SITE PLAN/VP | GB |
| 22 | MAR 23 2018 | REV AS PER NEW SITE PLAN/VP | GB |
| 21 | MAR 8 2018 | ISSUED FOR DP-PARCEL 2 | BN/LC |
| 20 | FEB 22 2018 | ISSUED FOR BP | GB |
| 19 | DEC 22 2018 | REV AS PER NEW SITE PLAN/VP | BN |
| 18 | APR 4 2018 | REV AS PER NEW SITE PLAN | BN |
| 17 | OCT 4 2018 | REV AS PER ADP COMMENTS | BN |
| 16 | AUG 8 2018 | POST ADP COMMENTS | TK |
| 15 | JUNE 18 2018 | ADP SET | TK |
| 14 | JUN 12 2018 | PER LATEST CITY COMMENTS | TK |
| 13 | JUN 06 2018 | REV AS PER NEW SITE PLAN | BN |
| 12 | MAY 18 2018 | RE-ISSUED FOR DP | TK |
| 11 | MAR 20 2018 | RE-ISSUED FOR DP | JS |
| 10 | MAR 20 2018 | REV AS PER CITY COMMENTS | JS |
| 9 | JAN 1 2018 | DP SUBMISSION PER ARCH COMMENTS | TK |
| 8 | DEC 3 2018 | RE-ISSUED FOR DP | TK |
| 7 | DEC 03 2018 | REV AS PER NEW ARCH PLAN | JS |
| 6 | JULY 27 2018 | PARTIAL DP SUBMISSION | TK |
| 5 | JULY 23 2018 | PARCEL 2 (PARTIAL) DP SUBMISSION | TK |
| 4 | JULY 10 2018 | PARCEL ONE DP READY | TK |
| 3 | JULY 3 2018 | PARCEL 1 PLANTING PLAN | TK |
| 2 | JUNE 24 2018 | ROOFTOP GARDEN DESIGN | TK |
| 1 | MAY 24 2018 | PRELIMINARY DESIGN | TK |

SEAL:

PROJECT:
**DOUGLAS GREEN
PARCEL 2
151-175A ST (SOUTH BLD)
SURREY, BC**

DRAWING TITLE:
**SITE PLAN
WEST**

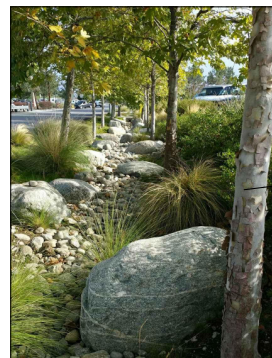
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| DESIGN: TK | |
| CHKD: MM | OF 8 |

M2LA PROJECT NUMBER: 17098

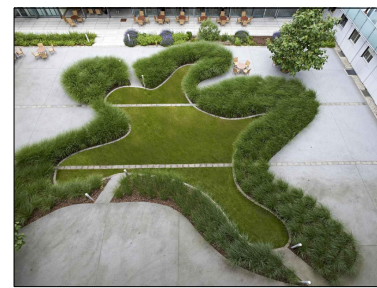
- 20' WIDE BUFFER:
LAYERS OF:**
1. DECIDUOUS AND EVERGREEN TREES
 2. COLOURFUL EVERGREEN HEDGING
 3. ORNAMENTAL GRASSES AND PERENNIALS



HEDGING AND TREES
ALONG PROPERTY LINE
CONSISTENT PLANT
PALETTE PER PARCEL 1



SWALE



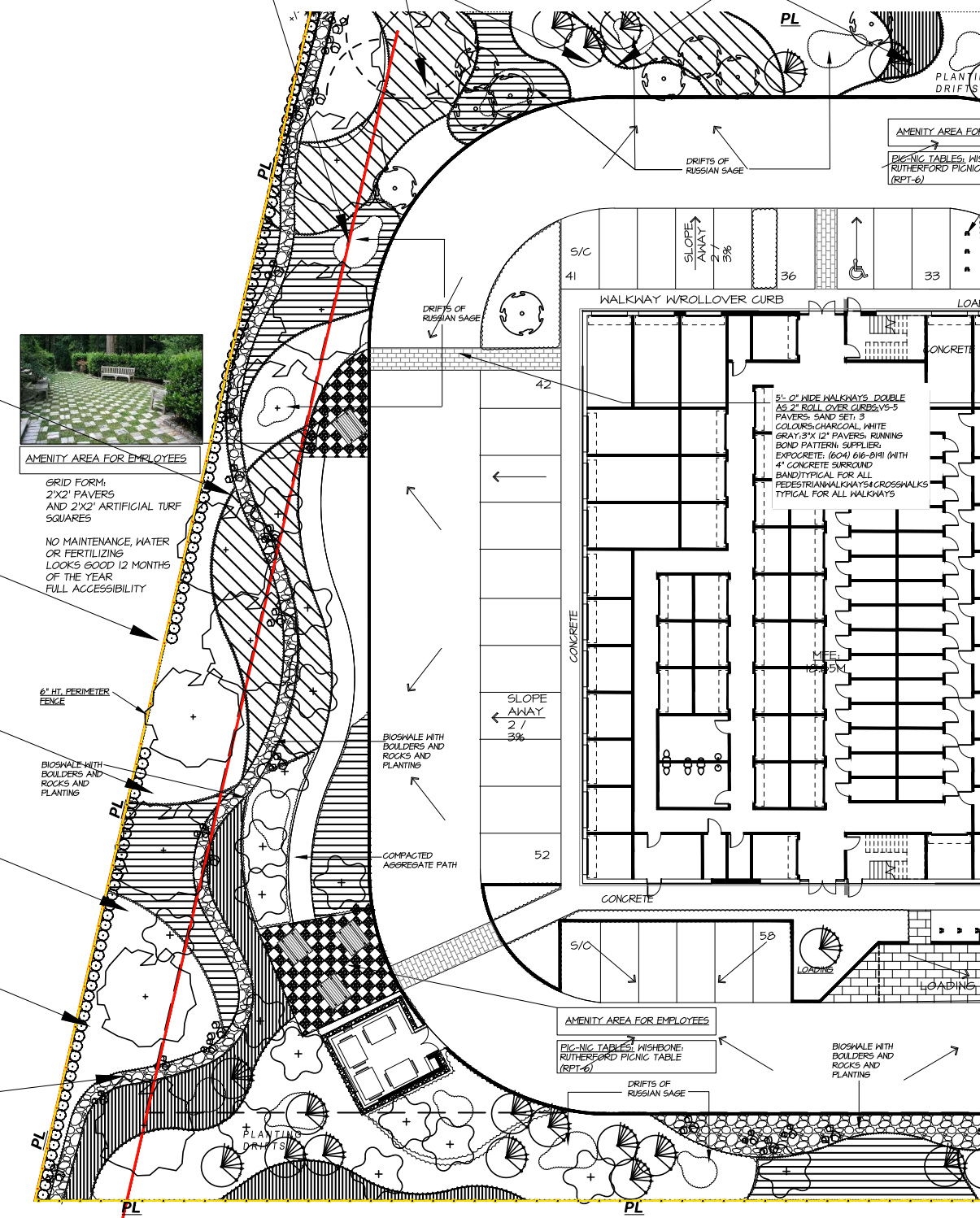
ORGANIC SHAPED AMENITY AREAS



LOW MAINTENANCE PLANTING DRIFTS



BIRD AND BEE FRIENDLY PLANTING

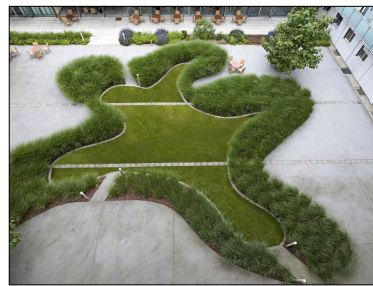


IRRIGATION NOTE:
ALL LANDSCAPE AREAS,
INCLUDING PLANTERS ARE
TO HAVE HI-EFFICIENCY
DRIP IRRIGATION SYSTEM.
PLEASE PRESENT A DESIGN
BUILD DRAWING TO
LANDSCAPE ARCHITECTS
FOR REVIEW AND SIGN OFF
PRIOR TO INSTALLATION.

COORDINATION WITH ARBORIST - NOTE:
- LANDSCAPE PREPARATORY WORK AND
CONSTRUCTION WITHIN AND IN CLOSE
ADJACENCY TO ANY TREE SHALL REQUIRE LOW
IMPACT METHODS AND MATERIALS TO BE USED
TO MITIGATE ROOT AND SOIL IMPACTS. ALL
HIGH WORKS ARE TO BE COORDINATED WITH
THE PROJECT ARBORIST IN ADVANCE OF
CONSTRUCTION AND SUPERVISED AT THE
DISCRETION OF THE PROJECT ARBORIST IN
ACCORDANCE WITH ARBORICULTURAL BEST
MANAGEMENT PRACTICES.
- CONTACT TO LANDSCAPE ARCHITECT AND
ARBORIST IN ORDER TO REVIEW THE SOIL
DEPTH FOR PLANTING WITHIN THE TREE.
**SOIL LAYER DEPTHS MIN. 1000 SOIL AROUND
TREE:**
- 12" LAYER OF SAND/MULCH CAN BE
SPREAD IN OPEN AREAS IF NEEDED.
- OR, POLES FROM 18" TO 1" DIA. IN 4" DIA.
DIAMETER NO PLANTING AREA FROM CENTRE OF
TRUNK.
OR, SIMPLY LEAVE AS IS, DO NOT SPREAD MULCH
MATERIAL AS IT MAY CONTAIN HERBICIDES.
- PROJECT ARBORIST MUST BE ON SITE TO
SUPERVISE ALL CONSTRUCTION AND PLANTING
AROUND ALL CRITICAL ROOT ZONE AREAS.
CONTRACTOR MUST GIVE ARBORIST 12 HOURS IN
ADVANCE NOTIFICATION.
HAND DIG POSTS WITH ARBORIST 12 HOURS IN
ADVANCE NOTIFICATION IF NECESSARY, ADJUST
LOCATION OF POSTS.

MATERIALS & LIGHTING LEGEND

| IMAGE | KEY | DESCRIPTION |
|-------|---|-------------|
| | NAME: TEXADA HYDRA-PRESSED SLAB SUPPL: ABBOTSFORD CONCRETE SIZE: 24" X 24" X 2" COLOUR: NATURAL | |
| | NAME: V5-S PAVERS SUPPL: EXPOCRETE (804) 616-0111 SIZE: 3" X 12" PAVERS COLOUR: CHARCOAL, WHITE AND MEDIUM GRAY PATTERN: RUNNING BOND | |
| | NAME: ECO DUBLIN (804) SUPPL: EXPOCRETE (804) 616-0111 SIZE: ALL THREE SIZES COLOUR: CHARCOAL, GRAY, WHITE PATTERN: RUNNING BOND | |
| | SOD LAWN | |
| | BOLLARD LIGHTING BY HINKLEY LIGHTING 56070K-SHELTER-30" 6W LED | |
| | 6" HT. PERIMETER FENCE | |
| | 36" HT. GROSS BRACE HIDDEN FENCE | |



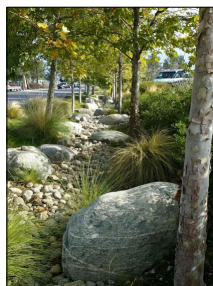
ORGANIC SHAPED AMENITY AREAS



LOW MAINTENANCE PLANTING DRIFTS



BIRD AND BEE HABITAT PLANTING



BIOSWALE (ALONG WEST AND SOUTH PL)

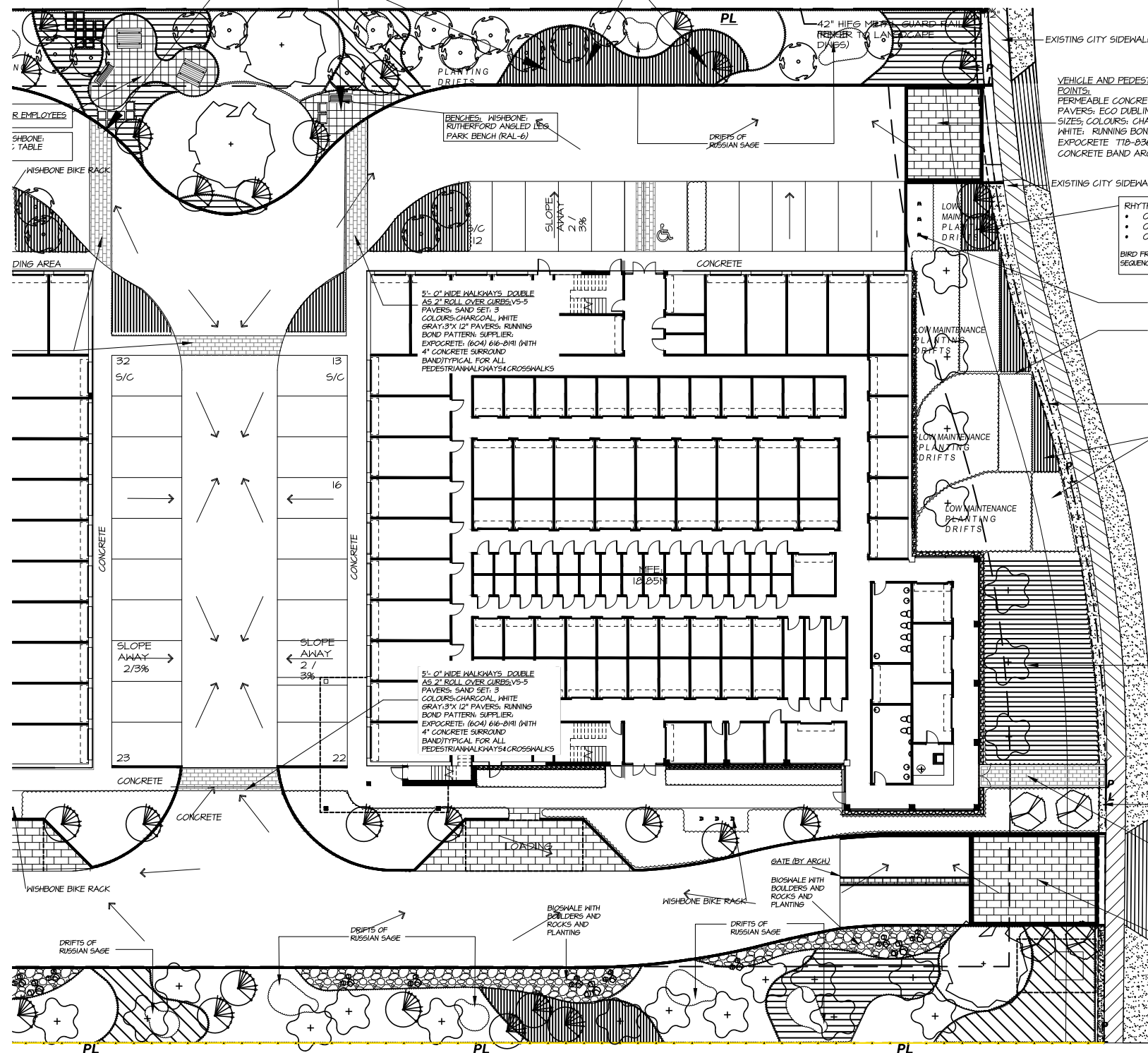
PLANT SCHEDULE

M2 JOB NUMBER: 17 098

Table with 4 columns: KEY, QTY, BOTANICAL NAME, COMMON NAME, PLANTED SIZE / REMARKS. Lists various plants like Acer platanoides, Acer rubrum, and Calamagrostis.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMTA STANDARDS...

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



EXISTING CITY SIDEWALK, VEHICLE AND PEDESTRIAN ENTRY POINTS, PERMEABLE CONCRETE UNIT PAVERS, ECO DUBLIN: ALL THREE SIZES, COLOURS: CHARCOAL, GRAY, WHITE...

IRRIGATION NOTE: ALL LANDSCAPE AREAS, INCLUDING PLANTERS ARE TO HAVE HI-EFFICIENCY DRIP IRRIGATION SYSTEM...

COORDINATION WITH ARBORIST: NOTE: LANDSCAPE PREPARATION WORK AND CONSTRUCTION WITHIN AND IN DIRECT...

MATERIALS & LIGHTING LEGEND table with columns for IMAGE, KEY, and DESCRIPTION. Lists materials like Texas hydrapressed slab and Eco Dublin pavers.



LARGE EXPANSE OF ORNAMENTAL GRASS DIRECTLY IN FRONT OF ARCHITECTURAL WINDOWS

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

Revision table with columns: NO., DATE, REVISION DESCRIPTION, DR. Lists revisions from 1 to 25.

SEAL: _____

PROJECT: DOUGLAS GREEN PARCEL 2 151-175A ST (SOUTH BLD) SURREY, BC

DRAWING TITLE: SITE PLAN EAST

Table with columns: DATE, SCALE, DRAWN, DESIGN, CHKD, DRAWING NUMBER. Includes drawing number L3.

M2LA PROJECT NUMBER: 17098

17098-12-BP.ZIP



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 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|--------------|----------------------------------|-------|
| 25 | MAY 20 2018 | REV AS PER ARB REPORT | BN |
| 24 | APR 14 2018 | REV AS PER NEW SITE PLAN/DP | GB |
| 23 | APR 07 2018 | REV AS NEW SITE PLAN/DP | GB |
| 22 | MAR 23 2018 | REV AS PER NEW SITE PLAN/DP | GB |
| 21 | MAR 08 2018 | ISSUED FOR DP-PARCEL 2 | BN/JC |
| 20 | FEB 22 2018 | ISSUED FOR BP | BN |
| 19 | DEC 22 2017 | REV AS PER NEW SITE PLAN/DP | GB |
| 18 | APR 9 2017 | REV AS PER NEW SITE PLAN | BN |
| 17 | OCT 4 2016 | REV AS PER ADP COMMENTS | BN |
| 16 | AUG 8 2016 | POST ADP COMMENTS | TK |
| 15 | JUNE 15 2016 | ADP SET | TK |
| 14 | JAN 12 2016 | PER LATEST CITY COMMENTS | TK |
| 13 | JAN 06 2016 | REV AS PER NEW SITE PLAN | BN |
| 12 | MAY 14 2015 | RE-ISSUED FOR DP | TK |
| 11 | MAR 20 2015 | RE-ISSUED FOR DP | JS |
| 10 | MAR 02 2015 | REV AS PER CITY'S COMMENTS | JS |
| 9 | JAN 14 2015 | DP SUBMISSION PER ARCH COMMENTS | TK |
| 8 | DEC 2 2014 | RE-ISSUED FOR DP | TK |
| 7 | DEC 02 2014 | REV AS PER NEW ARCH PLAN | JS |
| 6 | JUL 27 2014 | PARTIAL DP SUBMISSION | TK |
| 5 | JUL 23 2014 | PARCEL 2 (PARTIAL) DP SUBMISSION | TK |
| 4 | JUL 10 2014 | PARCEL ONE DP READY | TK |
| 3 | JUL 3 2014 | PARCEL 1 PLANTING PLAN | TK |
| 2 | JUNE 24 2014 | ROOFTOP GARDEN DESIGN | TK |
| 1 | MAY 21 2014 | PRELIMINARY DESIGN | TK |

NO. DATE REVISION DESCRIPTION DR.

SEAL:

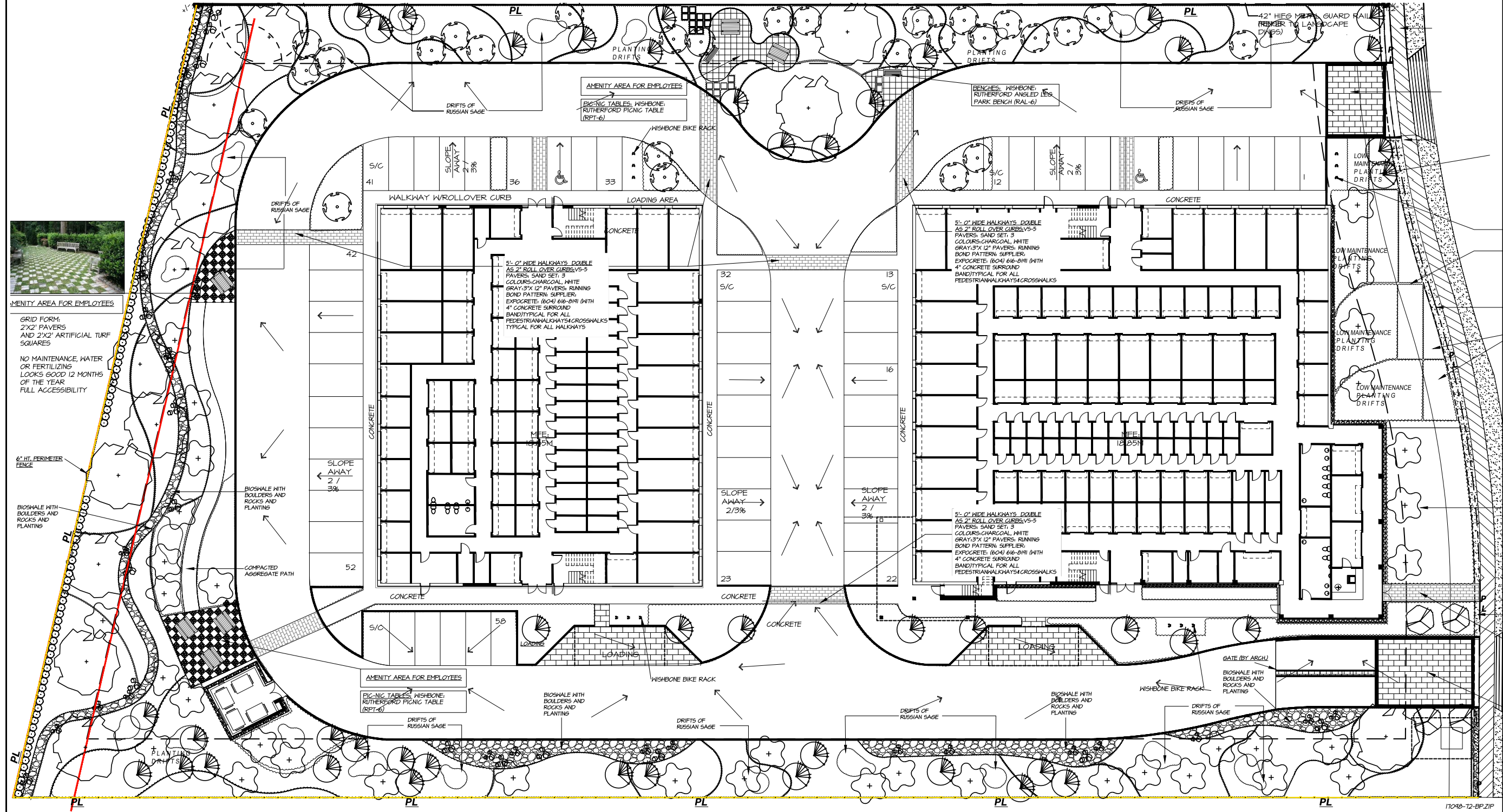
PROJECT:
 DOUGLAS GREEN
 PARCEL 2
 151-175A ST (SOUTH BLD)
 SURREY, BC

DRAWING TITLE:
TREE PLAN

| | |
|--------------------|-----------------|
| DATE: MAY 22 2018 | DRAWING NUMBER: |
| SCALE: 1/16"=1'-0" | L4 |
| DRAWN: TK | |
| DESIGN: TK | |
| CHK'D: MM | |

IRRIGATION NOTE:
 ALL LANDSCAPE AREAS, INCLUDING PLANTERS ARE TO HAVE HI-EFFICIENCY DRIP IRRIGATION SYSTEM. PLEASE PRESENT A DESIGN BUILD DRAWING TO LANDSCAPE ARCHITECTS FOR REVIEW AND SIGN OFF PRIOR TO INSTALLATION.

COORDINATION WITH ARBORIST - NOTE:
 LANDSCAPE PREPARATORY WORK AND CONSTRUCTION WITHIN AND IMMEDIATELY ADJACENT TO ANY TREE WILL REQUIRE LONG IMPACT METHODS AND MATERIALS TO BE USED TO MINIMIZE ROOT AND SOIL IMPACTS. ALL HIGH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCEMENT AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORISTICAL BEST MANAGEMENT PRACTICES.
 CONTRACT TO LANDSCAPE ARCHITECT AND ARBORIST IN ORDER TO REVIEW THE SOIL TESTING FOR PLANTING WITHIN THE TREE.
 DO NOT ALTER GRADES NOR ADD SOIL AROUND TREES.
 A 3" THICK LAYER OF BARK MULCH CAN BE SPREAD IN OPEN AREAS IF NEEDED.
 OR, PROTECT PLANT IN FOOT, MAINTAIN A 10" DIAMETER NO PLANTING AREA FROM CENTRE OF TREE.
 OR, SIMPLY LEAVE AS IS. DO NOT SPREAD MULCH AS IT MAY CONTAIN GRASSES.
 PROJECT ARBORIST MUST BE ON SITE TO SUPERVISE ALL CONSTRUCTION AND PLANTING AROUND ALL CRITICAL ROOT ZONE AREAS.
 CONTRACTOR MUST GIVE ARBORIST 24 HOURS IN ADVANCE NOTIFICATION.
 HAND DIRT ROOTS WITH ARBORIST ON SITE TO REVERSE IMPACT. IF NECESSARY, ADJUST LOCATION OF ROOTS.



AMENITY AREA FOR EMPLOYEES
 GRID FORM:
 2'X2' PAVERS
 AND 2'X2' ARTIFICIAL TURF
 SQUARES
 NO MAINTENANCE, WATER
 OR FERTILIZING
 LOOKS GOOD 12 MONTHS
 OF THE YEAR
 FULL ACCESSIBILITY

6" HT. PERIMETER FENCE
 BIOSWALE WITH BOULDERS AND ROCKS AND PLANTING
 BIOSWALE WITH BOULDERS AND ROCKS AND PLANTING
 COMPACTED AGGREGATE PATH

AMENITY AREA FOR EMPLOYEES
 PICNIC TABLES, WISHBONE, RUTHERFORD PICNIC TABLE (RPT-6)
 DRIFTS OF RUSSIAN SAGE

BIOSWALE WITH BOULDERS AND ROCKS AND PLANTING
 DRIFTS OF RUSSIAN SAGE
 DRIFTS OF RUSSIAN SAGE
 DRIFTS OF RUSSIAN SAGE



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 V3M 3L7
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 Fax: 604.553.0045
 Email: office@m2la.com



| NO. | DATE | REVISION DESCRIPTION | DR. |
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| 22 | MAR 23 2018 | REV AS PER NEW SITE PLAN/PP | GB |
| 21 | MAR 08 2018 | ISSUED FOR DP-PARCEL 2 | BN/LC |
| 20 | FEB 22 2018 | ISSUED FOR BP | BN |
| 19 | DEC 22 2017 | REV AS PER NEW SITE PLAN/PP | GB |
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| 15 | JUNE 18 2016 | ADP SET | TK |
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| 11 | MAR 24 2016 | RE-ISSUED FOR DP | JG |
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| 3 | JUL 13 2015 | PARCEL 1 PLANTING PLAN | TK |
| 2 | JUN 24 2015 | ROOFTOP GARDEN DESIGN | TK |
| 1 | MAY 24 2015 | PRELIMINARY DESIGN | TK |

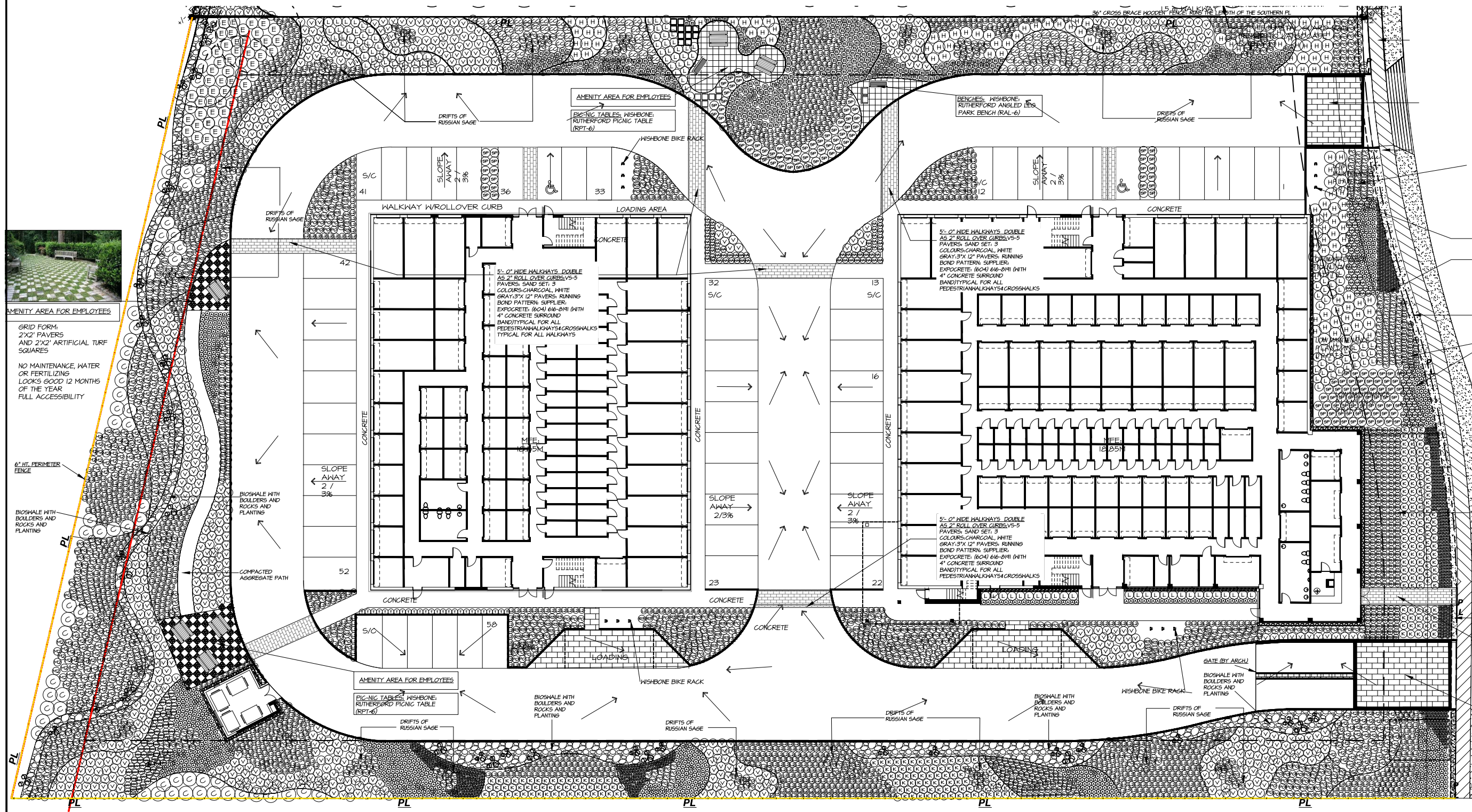
NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
 DOUGLAS GREEN
 PARCEL 2
 151-175A ST (SOUTH BLD)
 SURREY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: MAY 22 2018
 SCALE: 1/16"=1'-0"
 DRAWN: TK
 DESIGN: TK
 CHKD: MM
 DRAWING NUMBER:
L5
 OF 8
 M2LA PROJECT NUMBER: 17098



AMENITY AREA FOR EMPLOYEES
 GRID FORM:
 2'X2' PAVERS
 AND 2'X2' ARTIFICIAL TURF
 SQUARES
 NO MAINTENANCE, WATER
 OR FERTILIZING
 LOOKS GOOD 12 MONTHS
 OF THE YEAR
 FULL ACCESSIBILITY

6' HT. PERIMETER FENCE
 BIOSHALE WITH BOLDERS AND PLANTING



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| 21 | MAR 08 2018 | ISSUED FOR DP-PARCEL 2 | BN/LC |
| 20 | FEB 22 2018 | ISSUED FOR BP | BN |
| 19 | DEC 22 2017 | REV AS PER NEW SITE PLAN/VP | GB |
| 18 | APR 4 2017 | REV AS PER NEW SITE PLAN | BN |
| 17 | OCT 4 2016 | REV AS PER ADP COMMENTS | BN |
| 16 | AUG 8 2016 | POST ADP COMMENTS | TK |
| 15 | JUNE 18 2016 | ADP SET | TK |
| 14 | JAN 12 2016 | PER LATEST CITY COMMENTS | TK |
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| 11 | MAR 20 2015 | RE-ISSUED FOR DP | JS |
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| 8 | DEC 31 2014 | RE-ISSUED FOR DP | TK |
| 7 | DEC 02 2014 | REV AS PER NEW ARCH PLAN | JS |
| 6 | JULY 21 2014 | PARTIAL DP SUBMISSION | TK |
| 5 | JULY 21 2014 | PARCEL 2 (PARTIAL) DP SUBMISSION | TK |
| 4 | JULY 10 2014 | PARCEL ONE DP READY | TK |
| 3 | JULY 3 2014 | ROOFTOP PLANTING PLAN | TK |
| 2 | JUNE 24 2014 | ROOFTOP GARDEN DESIGN | TK |
| 1 | MAY 24 2014 | PRELIMINARY DESIGN | TK |

NO. DATE REVISION DESCRIPTION DR.

SEAL:

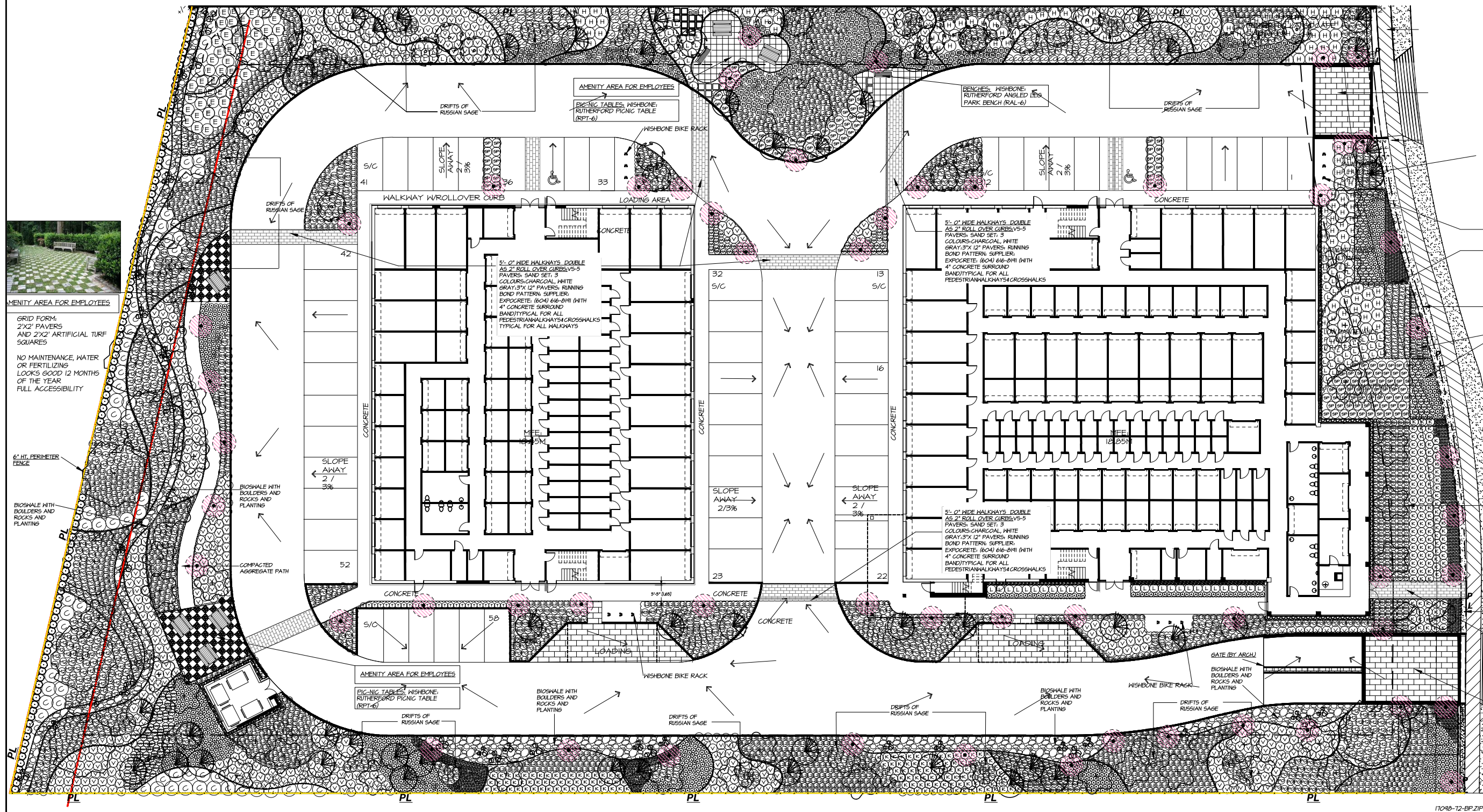
PROJECT:
 DOUGLAS GREEN
 PARCEL 2
 151-175A ST (SOUTH BLD)
 SURREY, BC

DRAWING TITLE:
MATERIAL / LIGHTING PLAN

| | |
|----------------------|-----------------|
| DATE: MAY 22 2018 | DRAWING NUMBER: |
| SCALE: 1/16"=1'-0" | L6 |
| DRAWN: TK | |
| DESIGN: TK | |
| CHKD: MM | OF 8 |
| M2LA PROJECT NUMBER: | 17098 |

MATERIALS & LIGHTING LEGEND

| IMAGE | KEY | DESCRIPTION |
|-------|---|-------------|
| | NAME: TEXADA HYDRAPRESSED SLAB SUPPLIER: ARBOSTORF CONCRETE SIZE: 24" X 24" X 2" COLOR: NATURAL | |
| | NAME: V5-5 PAVERS SUPPLIER: EXPOCRETE (604) 616-8191 SIZE: 3" X 12" PAVERS COLOR: CHARCOAL, WHITE AND MEDIUM GRAY PATTERN: RUNNING BOND | |
| | NAME: ECO DABLUM SUPPLIER: EXPOCRETE (604) 616-8191 SIZE: ALL THREE SIZES COLOR: CHARCOAL, GRAY, WHITE PATTERN: RUNNING BOND | |
| | SOD LAWN | |
| | BOLLARD LIGHTING BY HINCLEY LIGHTING 556078K-GIETEK-50" 5W LED | |
| | 6' HT. PERIMETER FENCE | |
| | 36" HT. CROSS BRACE HIDDEN FENCE | |



AMENITY AREA FOR EMPLOYEES
 GRID FORM, 2'X2' PAVERS AND 2'X2' ARTIFICIAL TURF SQUARES
 NO MAINTENANCE, WATER OR FERTILIZING LOOKS GOOD 12 MONTHS OF THE YEAR FULL ACCESSIBILITY

WISHBONE SITE FURNISHINGS
 #109-27090 GLOUCESTER WAY
 LANGLEY, BC V4V 3Y5
 TOLL FREE: 1-866-626-0476
 PHONE: (604) 626-0476
 FAX: (604) 626-0496
 www.wishboneid.com

SELECT DESIRED POWDER COATED COLOR:
 PHANTOM BRONZE, FINE TEXTURED BLACK, PEWTER, LOW GLOSS BLACK, CHOCOLATE BROWN, LOW GLOSS BLACK, ROSEAU BROWN, CARDINAL BLACK, METALLIC SILVER, WHITE, FOREST GREEN, SELECT DESIRED CUSTOMIZED SOLUTIONS, CUSTOM POWDER COATING (SETUP CHARGES MAY APPLY), GIFTING PROGRAM (CUSTOM INSET BRONZE PLATES), LED LIGHTING (W/ALUMINUM HOUSING), OPTIONAL 30" TABLE MODEL (RT-30), CENTER ARM, BRATE BLOCKS, INSET 1" STAINLESS STEEL BOLT DOWN KIT

SELECT DESIRED RECYCLED PLASTIC LAMINAR COLORS:
 SAND, GREEN, GRAY, BLACK, REDWOOD, WALNUT

SELECT DESIRED LENGTH:
 6' (RAL-4), 8' (RAL-4), 10' (RAL-4), 12' (RAL-4)

SELECT DESIRED RECYCLED PLASTIC SLATS DURABLE POWDER COATED ALUMINUM FRAME LONG LASTING STAINLESS STEEL HARDWARE TOTAL HEIGHT: 37" (915MM) SEAT HEIGHT: 17" (430MM) SEAT DEPTH: 17" (430MM) TOTAL LENGTH: 72" (1830MM) WEIGHT: 35 LBS (16 KG) RECYCLED CONTENT: 70% RECYCLED CONTENT BY WEIGHT

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/66 AND ENTER REFERENCE NUMBER 4285-024.

PARK BENCHES
 ALUMINUM ANODIZED LEG PARK BENCH (RAL-4)

17/17 NTS

17 WISHBONE PARK BENCH
 3/16" = 1'-0"

WISHBONE SITE FURNISHINGS
 #109-27090 GLOUCESTER WAY
 LANGLEY, BC V4V 3Y5
 TOLL FREE: 1-866-626-0476
 PHONE: (604) 626-0476
 FAX: (604) 626-0496
 www.wishboneid.com

SELECT DESIRED RECYCLED PLASTIC LAMINAR COLORS:
 SAND, GREEN, GRAY, BLACK, REDWOOD, WALNUT

SELECT DESIRED LENGTH:
 6' (RAL-4), 8' (RAL-4), 10' (RAL-4), 12' (RAL-4)

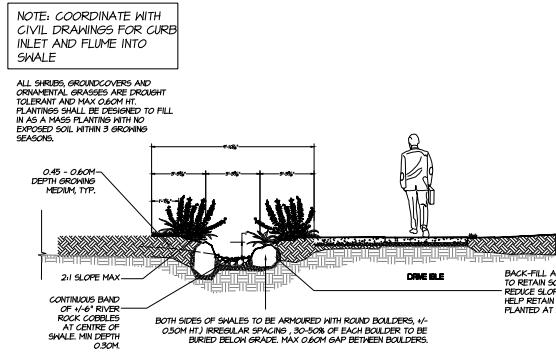
SELECT DESIRED RECYCLED PLASTIC SLATS DURABLE POWDER COATED ALUMINUM FRAME LONG LASTING STAINLESS STEEL HARDWARE TOTAL HEIGHT: 37" (915MM) SEAT HEIGHT: 17" (430MM) SEAT DEPTH: 17" (430MM) TOTAL LENGTH: 72" (1830MM) WEIGHT: 35 LBS (16 KG) RECYCLED CONTENT: 70% RECYCLED CONTENT BY WEIGHT

NOTES:
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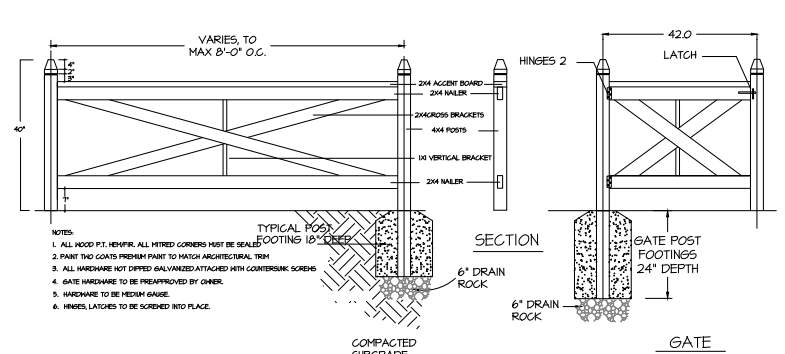
PICNIC TABLES
 ALUMINUM ANODIZED LEG PICNIC TABLE (RAL-4)

17/17 NTS

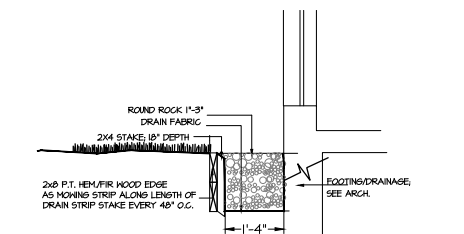
17 WISHBONE PICNIC BENCH
 3/16" = 1'-0"



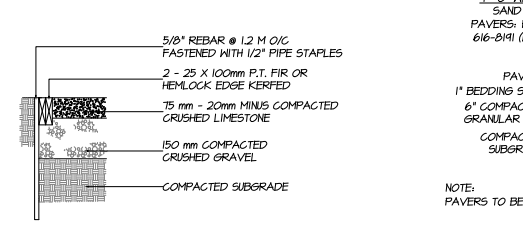
17 SWALE CROSS SECTION
 3/16" = 1'-0"



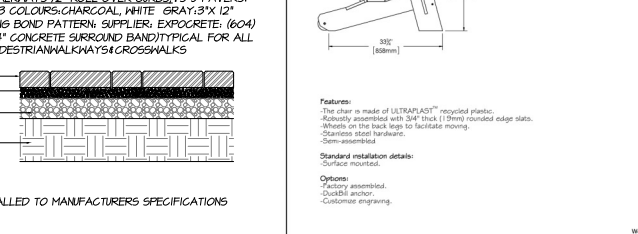
17 36" CROSS BRACE FENCE
 1/2" = 1'-0"



17 DRAIN STRIPS
 1/2" = 1'-0"



17 COMPACTED AGGREGATE PATH
 3/16" = 1'-0"



17 CONCRETE UNIT PAVER TYP.
 3/16" = 1'-0"

RE-PLAST
 New York Series - Chair #CN

Features:
 - The chair is made of ULTRAFAST™ recycled plastic.
 - Assembly is made with 3/4" thick 1" round rounded edge slats.
 - Slats on the back legs to facilitate moving.
 - Stain and fade resistant.

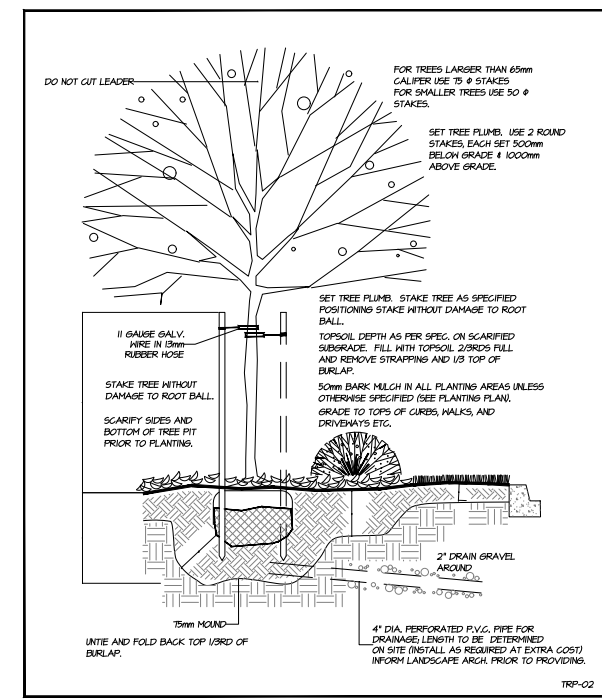
Standard installation details:
 - Surface mounted.

Options:
 - Factory assembled.
 - Quick fit anchor.
 - Custom engraving.

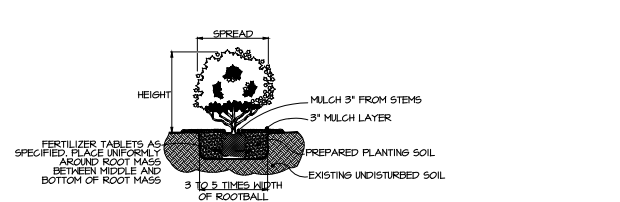
Weight: 11.95 LB

8/17

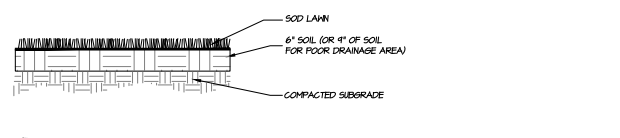
17 WHISHBONE CHAIR
 NTS



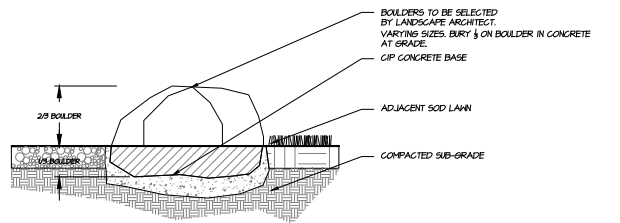
17 CONCRETE UNIT PAVER TYP.
 3/16" = 1'-0"



17 CONCRETE UNIT PAVER TYP.
 3/16" = 1'-0"



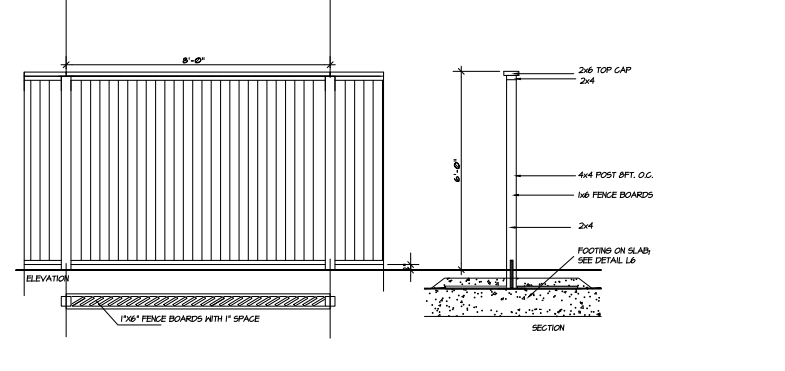
17 CONCRETE UNIT PAVER TYP.
 3/16" = 1'-0"



17 CONCRETE UNIT PAVER TYP.
 3/16" = 1'-0"

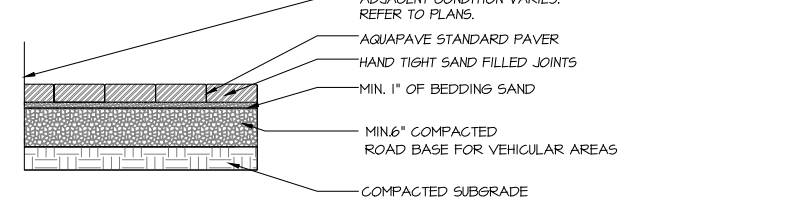


17 WISHBONE BIKE RACK
 NTS

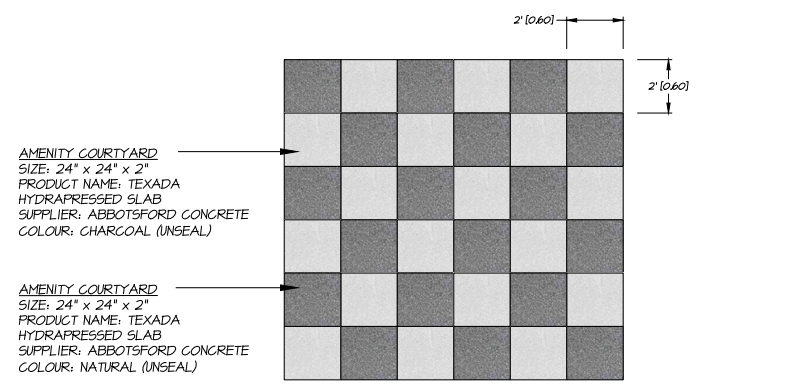


17 6' LOUVERED PRIVACY SCREEN
 3/8" = 1'-0"

NAME: AQUAPAVE STANDARD
 SUPPLIER: ABBOTSFORD CONCRETE
 SIZE: 8 3/8" x 4 1/2" x 3 1/8"
 COLOUR: NATURAL
 PATTERN: STACKED BOND



17 CONCRETE UNIT PAVER TYP.
 3/16" = 1'-0"



17 AMENITY GRID PATTERN:
 2' X 2' NATURAL SLAB AND 2' X 2' CHARCOAL SLAB

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M2
 LANDSCAPE ARCHITECTURE

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

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-------------|----------------------------------|-------|
| 25 | NOV 20 2023 | REV AS PER ARB REPORT | BN |
| 24 | APR 14 2023 | REV AS PER NEW SITE PLAN/BP | GB |
| 23 | APR 07 2023 | REV AS NEW SITE PLAN/BP | GB |
| 22 | MAR 23 2023 | REV AS PER NEW SITE PLAN/BP | GB |
| 21 | MAR 08 2023 | ISSUED FOR DP-PARCEL 2 | BN,LC |
| 20 | FEB 22 2023 | ISSUED FOR BP | BN |
| 19 | DEC 22 2020 | REV AS PER NEW SITE PLAN/BP | GB |
| 18 | APR 9 2020 | REV AS PER NEW SITE PLAN | BN |
| 17 | OCT 4 2019 | REV AS PER ADP COMMENTS | BN |
| 16 | AUG 8 2019 | POST ADP COMMENTS | TK |
| 15 | JUN 18 2019 | ADP SET | TK |
| 14 | JUN 12 2019 | PER LATEST CITY COMMENTS | TK |
| 13 | JUN 06 2019 | REV AS PER NEW SITE PLAN | BN |
| 12 | MAY 14 2019 | RE-ISSUE FOR DP | TK |
| 11 | MAR 21 2019 | RE-ISSUE FOR DP | JG |
| 10 | MAR 02 2019 | REV AS PER CITY'S COMMENTS | JG |
| 9 | JUN 4 2018 | DP SUBMISSION PER ARCH COMMENTS | TK |
| 8 | DEC 1 2018 | RE-ISSUED FOR DP | TK |
| 7 | DEC 01 2018 | REV. AS PER NEW ARCH PLAN | JG |
| 6 | JUL 27 2018 | PARTIAL DP SUBMISSION | TK |
| 5 | JUL 23 2018 | PARCEL 2 (PARTIAL) DP SUBMISSION | TK |
| 4 | JUL 10 2018 | PARCEL ONE DP READY | TK |
| 3 | JUL 3 2018 | PARCEL 1 PLANTING PLAN | TK |
| 2 | JUN 24 2018 | ROOFTOP GARDEN DESIGN | TK |
| 1 | MAY 24 2018 | PRELIMINARY DESIGN | TK |

NO. DATE REVISION DESCRIPTION DR.

PROJECT:
 DOUGLAS GREEN
 PARCEL 2
 151-175A ST (SOUTH BLD)
 SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

| | |
|----------------------|-----------------|
| DATE: MAY 22 2018 | DRAWING NUMBER: |
| SCALE: | L7 |
| DRAWN: TK | |
| DESIGN: TK | |
| CHK'D: MM | |
| M2LA PROJECT NUMBER: | 17098 |

17098-T2-BP.ZIP

Tree Preservation Summary

Surrey Project No: TBD


Address: 151 - 175A Street

Registered Arborist: Vanessa Melney and Peter Mennel

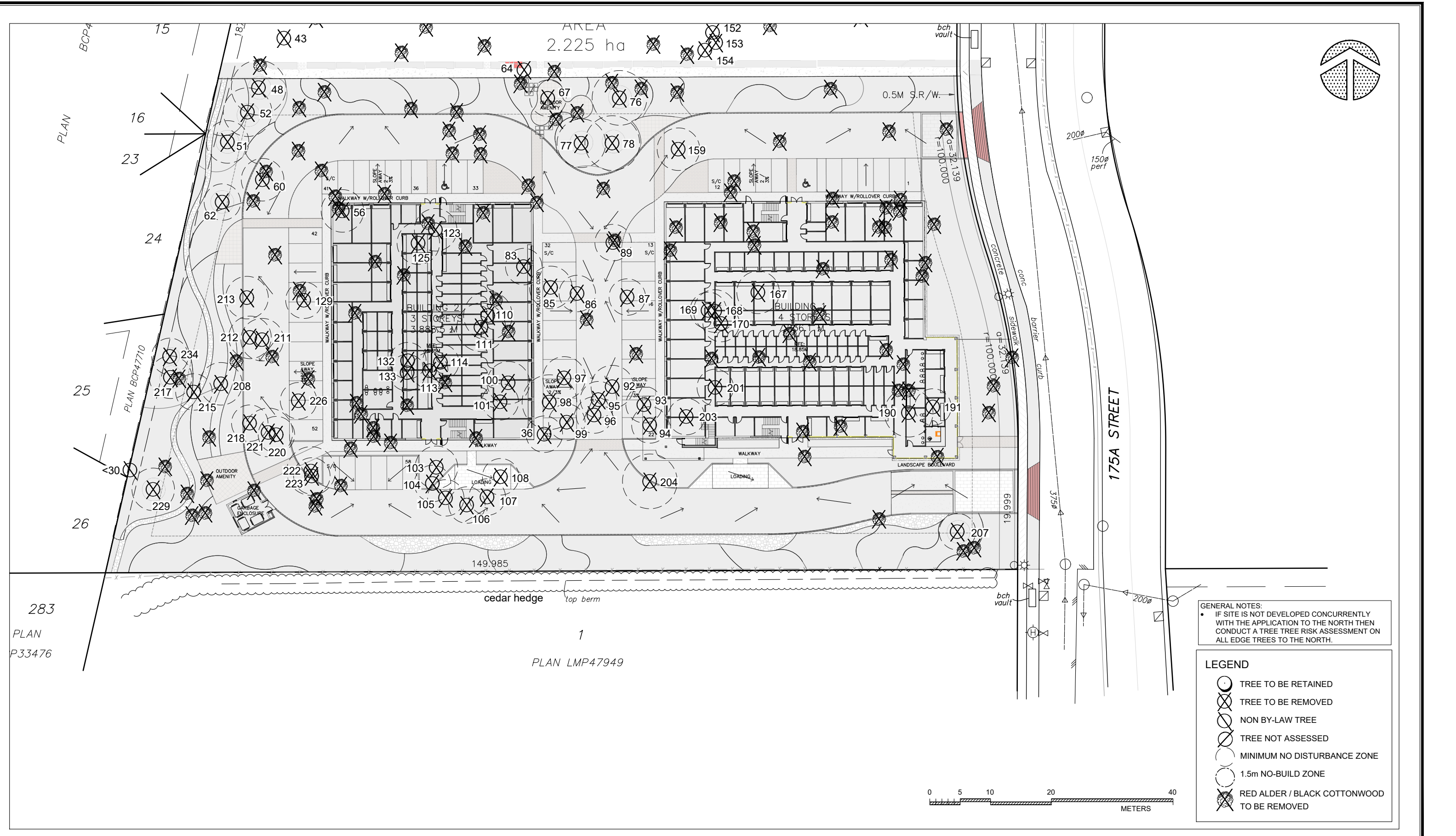
| On-Site Trees | Number of Trees |
|--|-----------------|
| Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 168 |
| Protected Trees to be Removed | 168 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 102 X one (1) = <u>102</u> - All other Trees Requiring 2 to 1 Replacement Ratio 66 x two (2) = <u>132</u> | 234 |
| Replacement Trees Proposed | 234 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | NA |

| Off-Site Trees | Number of Trees |
|---|-----------------|
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |

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

| | |
|--|--------------------|
| Signature of Arborist:  | Date: May 11, 2021 |
|--|--------------------|



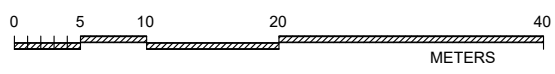


GENERAL NOTES:

- IF SITE IS NOT DEVELOPED CONCURRENTLY WITH THE APPLICATION TO THE NORTH THEN CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES TO THE NORTH.

LEGEND

| | |
|--|--|
| | TREE TO BE RETAINED |
| | TREE TO BE REMOVED |
| | NON BY-LAW TREE |
| | TREE NOT ASSESSED |
| | MINIMUM NO DISTURBANCE ZONE |
| | 1.5m NO-BUILD ZONE |
| | RED ALDER / BLACK COTTONWOOD TO BE REMOVED |



| NO. | DATE | BY | REVISION |
|-----|----------|----|-----------|
| 1 | MAY05/21 | MK | SITE PLAN |
| | | | |
| | | | |

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
151 - 175A STREET (SOUTH)
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

DRAWN MK
 SCALE AS SHOWN
 DATE SEPTEMBER 22, 2016

T-1
 SHEET 1 OF 2

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0146-01

Issued To:

(the Owner)

Address of Owner:

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

Parcel Identifier: 029-495-865
Lot 3 Section 32 Block 1 North Range 1 East New Westminster District Plan EPP44786
151 - 175A Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - to vary the maximum building height of the IB-3 Zone allowed from 14 metres to 15.6 metres for the proposed self-storage Building 1 on the south portion of the site.

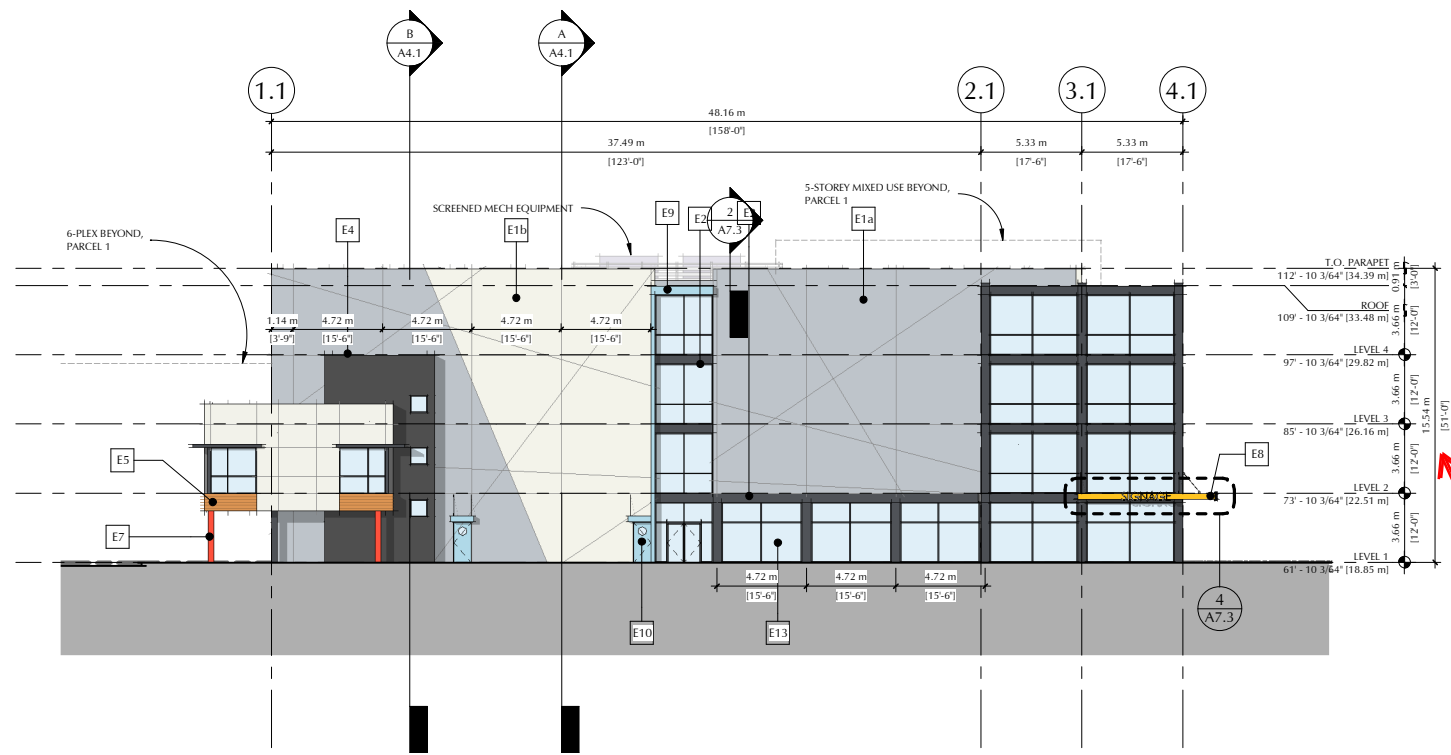
5. Surrey Zoning By-law, 1993, No. 12000, as amended by Comprehensive Development Zone (By-law No. 20083), is varied as follows:
 - to vary the setback provisions for the proposed mixed-use apartment building on the north portion of the site as follows:
 - from 4.0 metres to 2.4 metres for the upper floors for the north setback; and
 - from 4.0 metres to 2.5 metres for the main floor from the northeast corner cut and to 0.5 metres for the upper floors from the northeast corner cut.
6. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

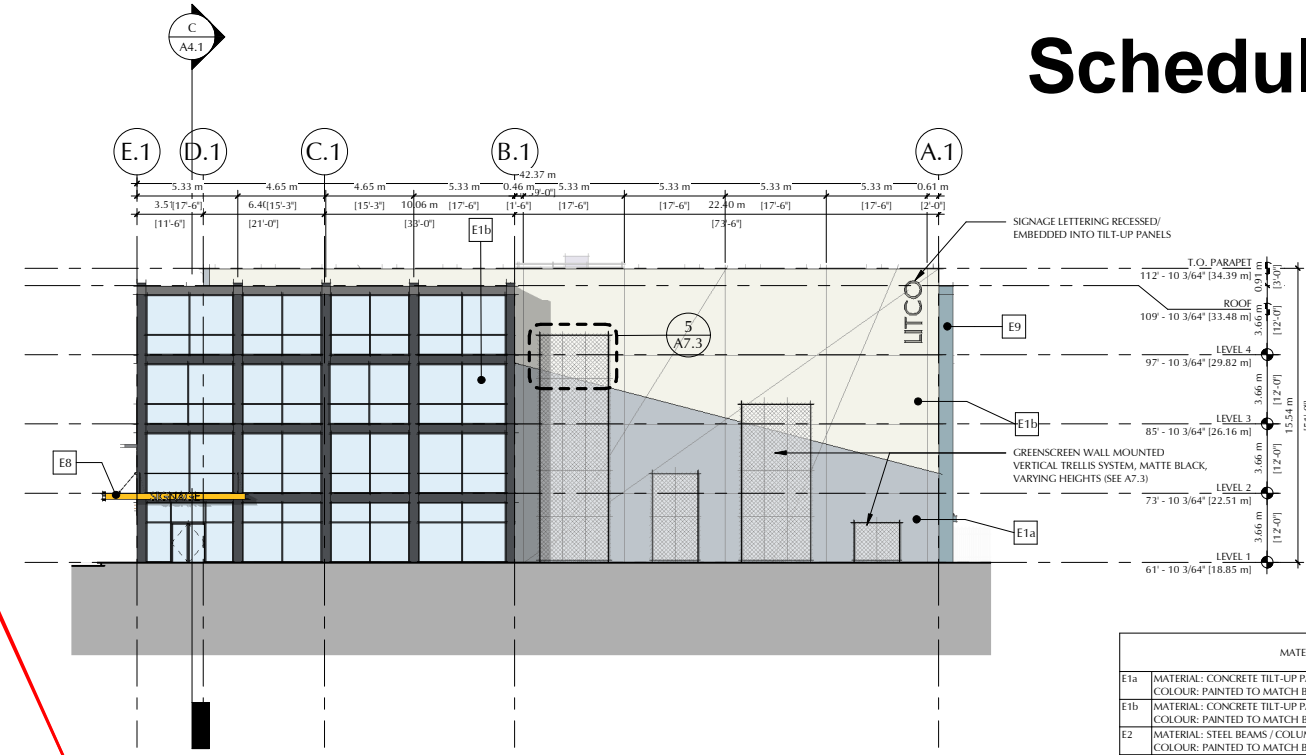
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A



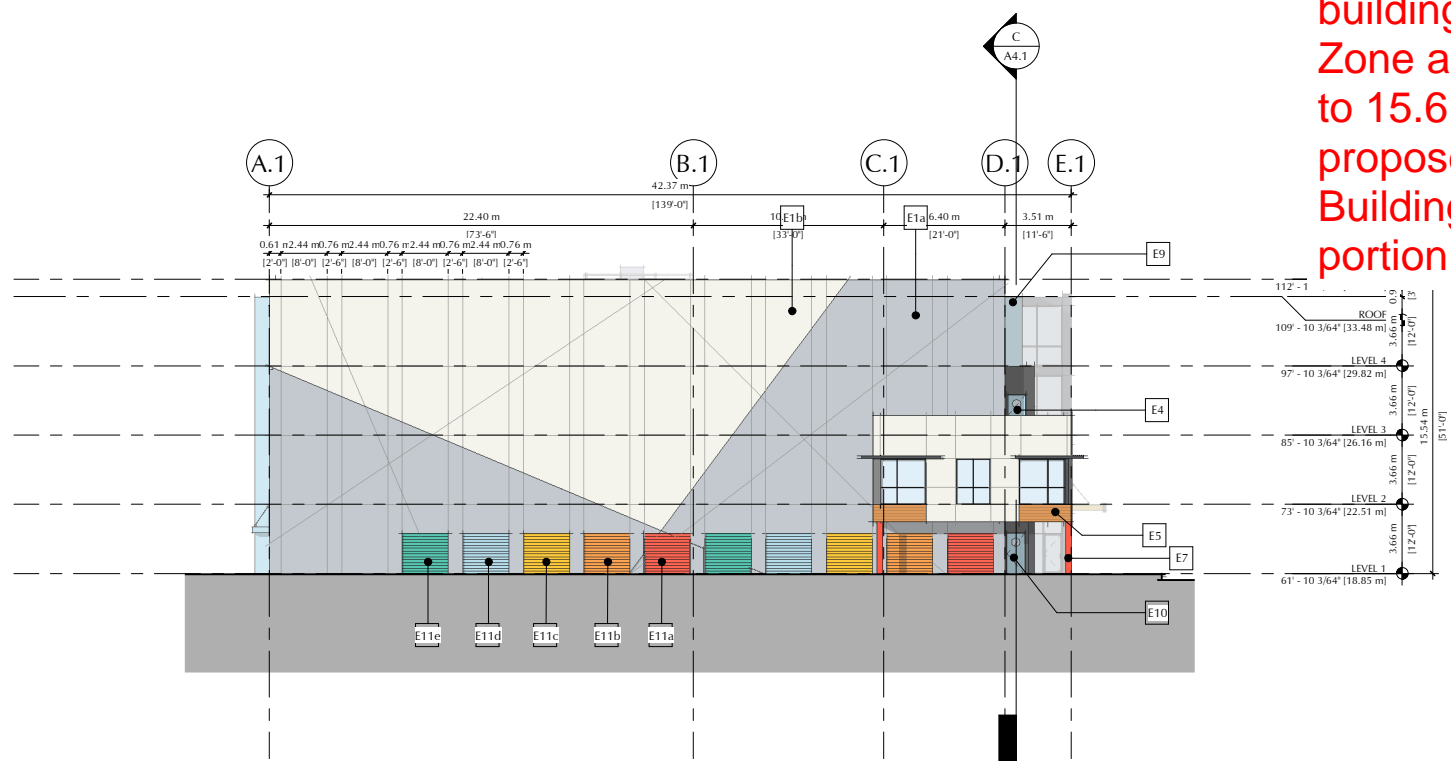
1 SOUTH ELEVATION-BLDG 1
A3.1 SCALE: 1/16" = 1'-0"



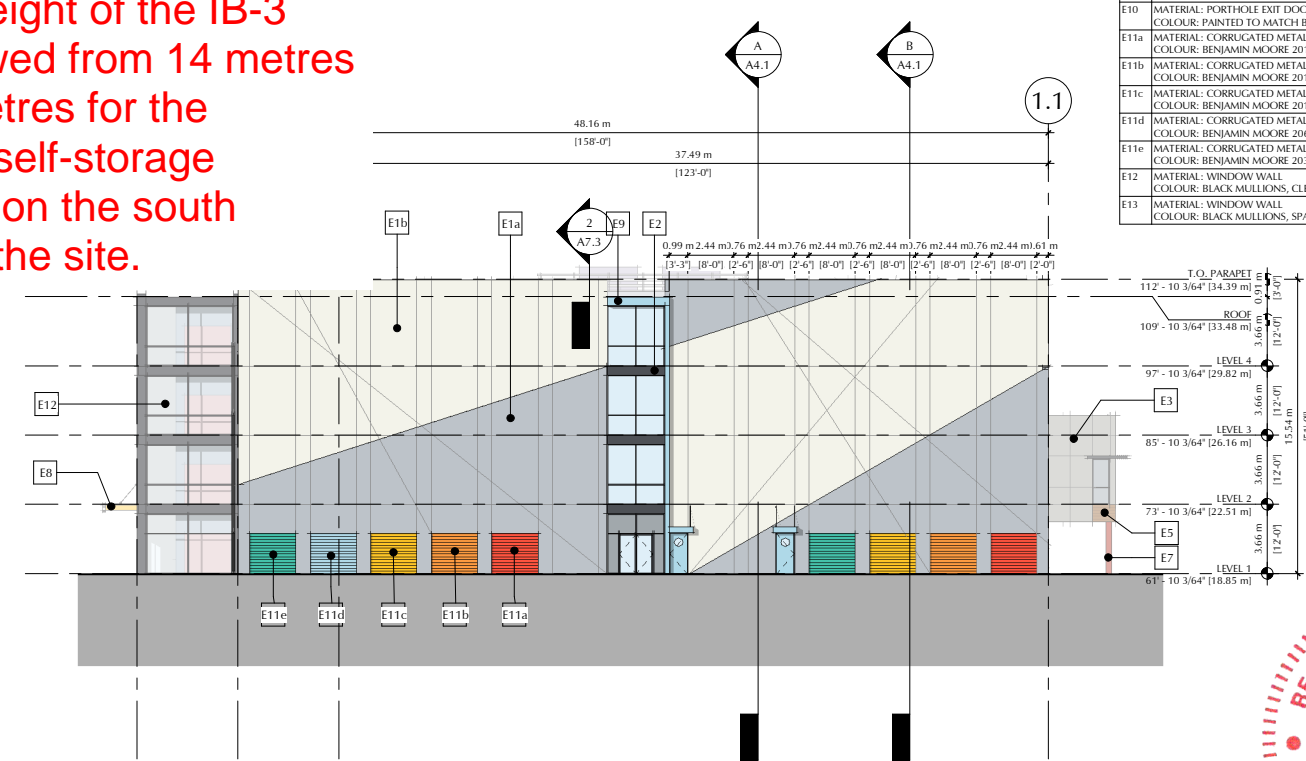
2 EAST ELEVATION-BLDG 1 (175A Street)
A3.1 SCALE: 1/16" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|--|
| E1a | MATERIAL: CONCRETE TILT-UP PANELS CW CONTROL JOINTS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-50 CRAY TIMBERWOLF |
| E1b | MATERIAL: CONCRETE TILT-UP PANELS CW CONTROL JOINTS COLOUR: PAINTED TO MATCH BENJAMIN MOORE OC 17 WHITE DOVE |
| E2 | MATERIAL: STEEL BEAMS (COLUMNS) WINDOW WALL COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR |
| E3 | MATERIAL: HARDI REVEAL 2.0 PANEL SYSTEM (REVEALS TO MATCH) COLOUR: BENJAMIN MOORE OC 17 WHITE DOVE |
| E4 | MATERIAL: EMBEDDED THIN BRICK FORM LINER ON TILT-UP PANEL COLOUR: MUTUAL MATERIALS EBONY |
| E5 | MATERIAL: LONGBOARD SIDING COLOUR: LIGHT FIR |
| E7 | MATERIAL: COLUMN COLOUR: PAINTED TO MATCH 2011-20 BLAZING ORANGE |
| E8 | MATERIAL: METAL SIGNBAND FASCIA COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E9 | MATERIAL: METAL WRAPPED FIN COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E10 | MATERIAL: PORTHOLE EXIT DOORS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E11a | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |
| E11b | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2016-30 CARROT STICK |
| E11c | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E11d | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E11e | MATERIAL: CORRUGATED METAL GARAGE DOORS COLOUR: BENJAMIN MOORE 2039-40 TEAL BLAST |
| E12 | MATERIAL: WINDOW WALL COLOUR: BLACK MULLIONS, CLEAR GLASS |
| E13 | MATERIAL: WINDOW WALL COLOUR: BLACK MULLIONS, SPANDREL PANEL |

DVP to vary the maximum building height of the IB-3 Zone allowed from 14 metres to 15.6 metres for the proposed self-storage Building 1 on the south portion of the site.



3 WEST ELEVATION-BLDG 1
A3.1 SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION-BLDG 1
A3.1 SCALE: 1/16" = 1'-0"



Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

151 - 175A STREET, SURREY (PARCEL II)

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

ELEVATIONS

| REV | DATE | DESCRIPTION | BY |
|-----|---------------|---------------------------|----|
| | MAY 19, 2021 | REVS TO SIGNAGE, TREES | EK |
| | MAY 13, 2021 | REVISED PER CITY COMMENTS | EK |
| | MAR. 24, 2021 | RE-ISSUE FOR DP | EK |
| | | SURREY FILE # 17-0146 | |
| | OCT 26 2020 | ISSUED FOR DETAILED DP | EK |
| | | | |

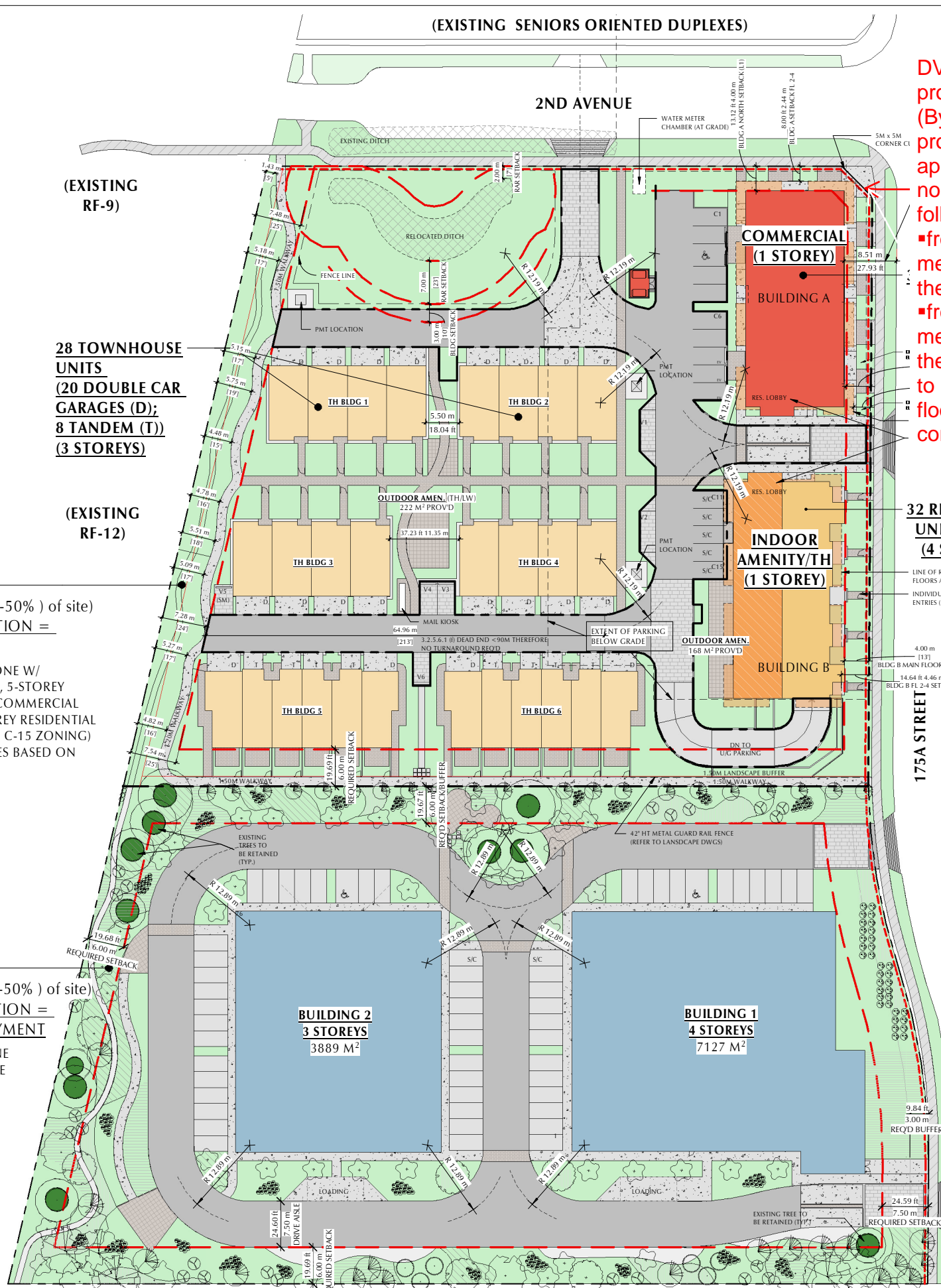
1820 SCALE: 1/16" = 1'-0"
MAR 24, 2021



A3.1

DVP to vary the setback provisions of CD Zone (By-law No. 20083) for the proposed mixed-use apartment building on the north portion of the site as follows:

- from 4.0 metres to 2.4 metres for the upper floors for the north setback; and
- from 4.0 metres to 2.5 metres for the main floor from the northeast corner cut and to 0.5 metres for the upper floors from the northeast corner cut.



PARCEL 1
2.75 ACRES (+/-50%) of site
OCP DESIGNATION = COMMERCIAL
PROPOSED CD ZONE W/ LIVE/WORK UNITS, 5-STOREY MIXED-USE APT. (COMMERCIAL AT GRADE, 4 STOREY RESIDENTIAL ABOVE-BASED ON C-15 ZONING) AND TOWNHOMES BASED ON RM-30

PARCEL 2
2.75 ACRES (+/-50%) of site
OCP DESIGNATION = MIXED EMPLOYMENT
PROPOSED IL ZONE MINI-STORAGE USE GENERAL DP

| LEGEND | |
|----------------|---------------------------------|
| [Color swatch] | TOWNHOUSES 3 STOREY |
| [Color swatch] | TOWNHOUSES 2 STOREY (IN BLDG B) |
| [Color swatch] | APARTMENT 1 STOREY COMMERCIAL |
| [Color swatch] | APARTMENT 4 STOREY RESIDENTIAL |
| [Color swatch] | APARTMENT RESIDENTIAL AMENITY |
| [Color swatch] | INDUSTRIAL 3-4 STOREYS |

1 SITE PLAN
A6 SCALE: 1/32" = 1'-0"

SYNOPSIS

LEGAL DESCRIPTION
TOPOGRAPHIC SITE PLAN OF:
LOT 3 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
NWD PLAN EPP44786

CIVIC ADDRESS
151 - 175A STREET, SURREY B.C.

ZONING
CURRENT ZONING RA
PROPOSED ZONING
PARCEL 1: CD PROPOSED USE = TH, COMM. & APT.
PARCEL 2: IB-3 PROPOSED USE = MINI STORAGE

SITE AREA
0.5M S. R/W: 138.35 SM 1,489.19 SF 0.03 ACRES
PARCEL 1: 11,018.79 SM 118,605.31 SF 2.73 ACRES
PARCEL 2: 11,083.70 SM 119,304.00 SF 2.74 ACRES
GROSS AREA: 22,248.83 SM 239,484.41 SF 5.50 ACRES

SITE COVERAGE
PARCEL 1: 3,382.04 SM / 11,018.79 SM = 0.31
PARCEL 2: 3,077.82 SM / 11,083.70 SM = 0.28

BUILDING HEIGHT
PARCEL 1:
TH: 3 STOREYS = 11M MAX
MU APARTMENT: 5 STOREYS = 18M MAX
PARCEL 2:
MINI STORAGE (3/4 STOREYS) = 14M MAX

PROPOSED SETBACKS

| PARCEL 1: | NORTH | EAST | SOUTH | WEST |
|-----------|--|--|---|---|
| | 13.12 FT (4.00 M) REQUIRED BLDG SETBACK (L1) | 13.12 FT (4.00 M) REQUIRED BLDG SETBACK (L1) | 19.69 FT (6.00 M) REQUIRED BLDG SETBACK | 4.92 FT (1.50 M) REQUIRED DRIVE AISLE SETBACK |
| | | | 19.69 FT (6.00 M) REQUIRED LANDSCAPE BUFFER | 24.59 FT (7.50 M) REQUIRED BLDG SETBACK |
| | | | | 19.69 FT (6.00 M) REQUIRED LANDSCAPE BUFFER |
| PARCEL 2: | NORTH | EAST | SOUTH | WEST |
| | 19.67 FT (6.00 M) REQUIRED LANDSCAPE BUFFER | 67.26 FT (20.51 M) PROPOSED BLDG SETBACK | 24.59 FT (7.50 M) REQ'D/PROPD BLDG SETBACK | 9.84 FT (3.00 M) REQUIRED LANDSCAPE BUFFER |
| | | | 19.68 FT (6.00 M) LANDSCAPE BUFFER | 58.89 FT (17.95 M) PROPOSED BLDG SETBACK |
| | | | | 19.68 FT (6.00 M) LANDSCAPE BUFFER |
| | | | | 75.95 FT (23.15 M) PROPOSED BLDG SETBACK |

FLOOR AREA RATIO*

| PARCEL 1: | COMM. | RES. | TOTAL |
|----------------|-----------|-------------|--------------|
| TOWNHOMES: | - | 4,596.18 SM | 4,596.18 SM |
| MU APARTMENTS: | 513.89 SM | 5,301.93 SM | 5,815.82 SM |
| | 513.89 SM | 9,898.11 SM | 10,412.00 SM |

PROPOSED = 10,412.00 SM / (11,018.79 SM - 542.38 SM (UNDEV. AREA)) = 0.99
*NOT INCLUDING INDOOR AMENITY

PARCEL 2: INDUSTRIAL

| | |
|---------|--------------|
| BLDG 1: | 7,126.56 SM |
| BLDG 2: | 3,888.56 SM |
| TOTAL: | 11,015.12 SM |

PROPOSED = 11,015.12 SM / 11,083.70 SM = 1.00
*42 1BED + 11 2BED + 6 3BED + 5 THS

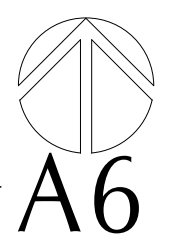
DENSITY
PROPOSED = 64 APARTMENT UNITS
= 28 TOWNHOUSE UNITS
TOTAL = 92 UNITS / 2.75 ACRES = 33.46 UPA

PARKING REQUIREMENTS

| PARCEL 1: | MU APARTMENTS | REQUIRED | PROVIDED |
|-----------|--|------------------|---|
| | COMM: 513.89 SM / 100SM x 3 | 15.4 | 15 @ GRADE |
| | TH 5 x 2.0 | 10.0 | 10 *3 W/ENERGIZED ELEC OUTLET (20%) |
| | 1BED: 42 x 1.3 | 54.6 | 55 |
| | 2BED+: 17 x 1.5 | 25.5 | 27 |
| | VISITOR: 64 UNITS x 0.2 | 12.8 | 14 *7 W/ENERGIZED ELEC OUTLET (50%) |
| | ACCESSIBLE: (3.0) | (3.0) | (3.0) *2 IN U/G, 1 @ GRADE FOR COMM |
| | TOTAL | 118.3 | 121 (92/14 RES/VIS PROV'D U/G) |
| PARCEL 2: | INDUSTRIAL | REQUIRED | PROVIDED |
| | STANDARD STALLS: 11,015.12m ² /100m ² x1 + OFFICE (9.29m ² /100m ² x3) | 111 | 56* *REQUESTING 0.5/100M ² RATIO FOR PARKING CALCULATION REQ'T |
| | LOADING: | 2 | 2 |
| | SMALL CARS: 0.35x110 | 38.5 | 2 |
| | ACCESSIBLE: | (2.0) *ALLOWABLE | (2.0) *1 FOR BLDG 1; 1 FOR BLDG 2 |
| | TOTAL | 61.6 | 62 *3 W/ENERGIZED ELEC OUTLET (50%) |

AMENITY

| PARCEL 1: | INDOOR: | REQUIRED | PROVIDED |
|-----------|-------------------------------------|-------------------|---|
| | 92 UNITS x 3.0 SM *64 APTS + 28 THS | 276 SM (2,971 SF) | 295 SM *PROVIDED ON MAIN FLOOR (218M ²) & 5TH FLOOR (77M ²) OF APT |
| | OUTDOOR: | 276 SM (2,971 SF) | 508 SM *PROVIDED IN TH MEWS (222M ²), ON MF OF APT (163M ²) & ON 5TH FLOOR OF APTS (123M ²) |





INTER-OFFICE MEMO

TO: Mayor & Council

FROM: General Manager, Planning & Development Department

DATE: May 4, 2020 FILE: 7917-0146-00

RE: Agenda Item B.10, Regular Council – Land Use, May 4, 2020
Development Application No. 7917-0146-00
151 – 175A Street

The Development Variance Permit associated with Development Application No. 7917-0146-00, which is Agenda Item B.10 on the May 4, 2020 Regular Council – Land Use meeting agenda, proposes a reduction in the amount of required parking for the proposed self-storage use on the southern portion of the site.

The parking requirement for the self-storage use in Zoning By-law No. 12000 was amended in 2019 under Corporate Report No. R077 (https://www.surrey.ca/bylawsandcouncilibrary/CR_2019-R077.pdf) which identified a parking rate for the self-storage use of 0.5 spaces per 100 square metres of gross floor area. Development Variance Permit No. 7917-0146 is proposing the same parking rate for the proposed self-storage use on the southern portion of the site, and therefore Development Variance Permit No. 7917-0146-00 is not required.

Given the change to the Zoning By-law, Development Variance Permit No. 7917-0146 is out of order and should be removed from consideration as part of Development Application No. 7917-0146-00.

SOL

Jean Lamontagne
General Manager
Planning & Development Department

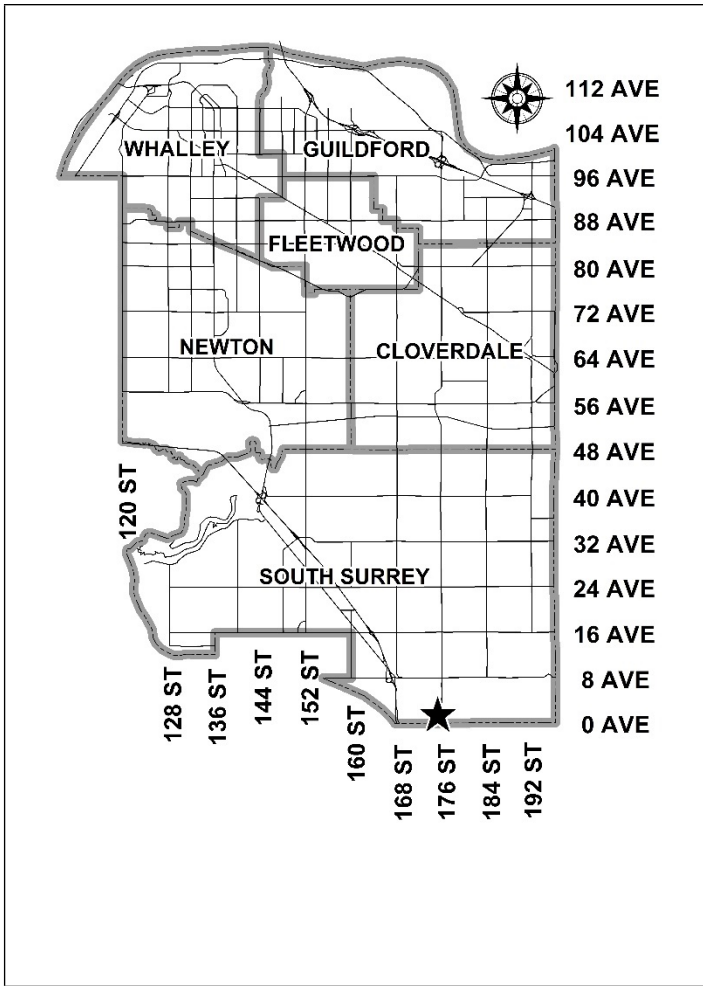
c.c. - City Manager
- City Clerk

CLERKS DEPT.
MAR 4, 2020
7917-0146-00
B.10 RCLU May 4, 20

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0146-00
 7917-0146-01

Planning Report Date: May 4, 2020



PROPOSAL:

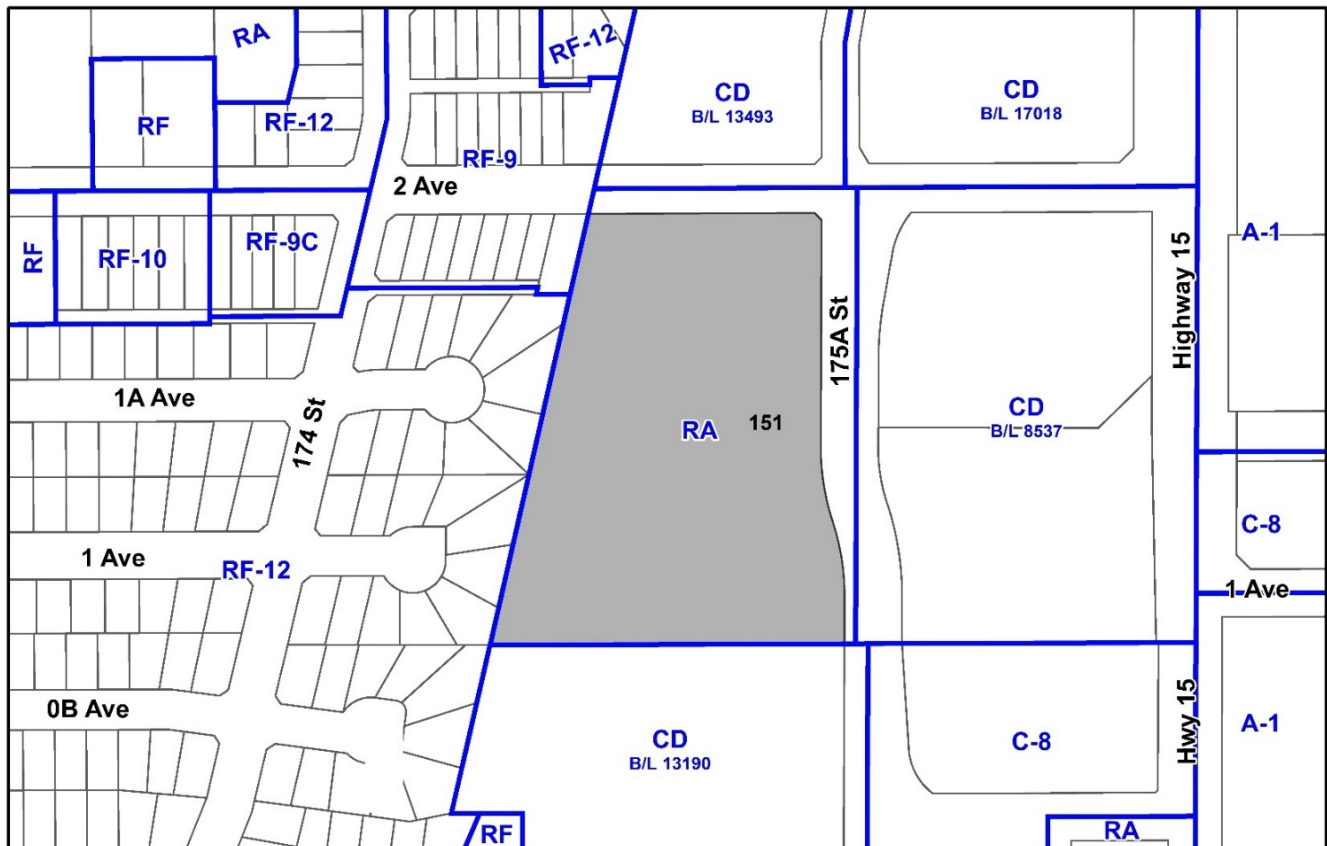
- **OCP Amendment** for a portion from Commercial to Multiple Residential
- **Rezoning** from RA to IB-3 and CD
- **Detailed Development Permit for the North Portion**
- **General Development Permit for the South Portion**
- **Development Variance Permit**

to permit the development of a mixed commercial residential development inclusive of two 5-storey apartment buildings with ground floor commercial space and 64 apartment units, 28 townhouse units and two self-storage buildings.

LOCATION: 151 - 175A Street

ZONING: RA

OCP DESIGNATION: Mixed Employment & Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit No. 7917-0146-00 for Form and Character for the north portion of the site and Sensitive Ecosystems.
- Approval to draft a General Development Permit No. 7917-0146-01 for Form and Character for the southern industrial portion of the site.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Commercial to Multiple Residential for a portion of the site.
- The applicant is proposing a variance to reduce the parking requirement for the two proposed self-storage buildings on the southern portion of the site.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment and General Urban designations in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Official Community Plan (OCP) Mixed Employment designation on the south portion of the site, and partially complies with the Commercial designation on the north portion of the site. The proposed amendment for a portion of the north portion of the site (shown as Blocks C and D in Appendix I) from Commercial to Multiple Residential will allow for a more appropriate interface with the existing residential uses within the Douglas community to the west.
- The applicant provided a market feasibility study in support of their proposed OCP amendment from Commercial to Multiple Residential for a portion of the north part of the site. The study noted the below constraints:
 - The Douglas neighbourhood is small in terms of population and does not warrant a second commercial site located at the subject property;
 - Although the subject site's location is about 150 metres from Highway No. 15, the degree of separation and lack of visibility from the highway limits the level of patronage reasonably expected from outside the Douglas neighbourhood; and

- The existing nearby small commercial site to the northeast (with exposure along Highway No. 15) has been struggling to attract and retain tenants since it was developed approximately 6 years ago.
- The applicant's proposed mix of townhouse and apartment units provides increased diversity in housing type options in the Douglas neighbourhood and also promotes aging in place for Douglas residents as many people in single family dwellings often "downsize" to townhouse or apartment units.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed buildings and the public realm.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the proposed OCP amendment.
- With respect to the proposed parking variance, self-storage facilities have a low parking demand. The self-storage facility use is not specified in the Zoning By-law; it is considered to be a warehouse use. General warehouse uses have a higher parking demand than self-storage facilities; given this there is justification to reduce the parking requirement for the self-storage facility use. It is noted that the City has previously accepted similar or lower parking ratios for self-storage facilities elsewhere in the City.
- The proposed Development Variance Permit (DVP) specifies that the parking reduction is for warehouse uses limited to mini-storage facilities. Therefore, if the mini-storage facility is converted to a warehouse use in the future, the warehouse parking rate will apply.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to:
 - (a) Amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the subject site from Commercial to Multiple Residential as shown in Appendix VII, and a date for Public Hearing be set; and
 - (b) Amend the Official Community Plan Figure 42: Major Employment Areas for the subject site by removing the Commercial designation for Blocks C and D as shown in Appendix VIII, and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the portion of the subject site shown as Block E in the zoning block plan attached in Appendix I from "One-Acre Residential Zone" (RA) to "Business Park 3 Zone" (IB-3) and a date be set for Public Hearing.
4. A By-law be introduced to rezone the portion of the subject site shown as Blocks A, B, C and D in the zoning block plan attached in Appendix I from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7917-0146-00 for Form and Character and Sensitive Ecosystems, including a comprehensive sign design package, for the northern portion of the site generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
6. Council authorize staff to draft General Development Permit No. 7917-0146-01 for form and character for the southern portion of the site (self-storage building) (Appendix I).
7. Council approve Development Variance Permit No. 7917-0146-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required number of parking spaces for the mini storage warehouse use from 1 parking space per 100 square metres of floor area for warehousing and 3 parking spaces per 100 square metres of floor area for associated office use to 0.5 space per 100 square metres of floor area for both warehousing and the associated office component, for the proposed self-storage buildings on the southern portion of the site.
8. 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) approval from the Ministry of Transportation & Infrastructure;
- (d) input from Fisheries and Oceans Canada;
- (e) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for relocation of a Class B watercourse along 2 Avenue;
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) submission of a finalized Ecosystem Development Plan to the satisfaction of the General Manager, Planning and Development Department ;
- (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the proposed Official Community Plan amendment, to the satisfaction of the General Manager, Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art and Tier 1 Community Amenity Contributions, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (l) registration of an Environmental Protection Restrictive Covenant to protect the proposed relocated Class B watercourse; and
- (m) submission of an acoustical report for the units adjacent to 175A Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|--------------|----------------------|--|---------------|
| Subject Site | Vacant treed parcel. | South portion: Mixed Employment. North portion: Commercial | RA |

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------|--|------------------|-------------------------------|
| North (Across 2 Avenue): | Townhouse development. | Urban | CD (By-law No. 13493) |
| East (Across 175A Street): | Commercial businesses. One parcel is under Development Application No. 19-0349 (pre-Council) for a mixed use commercial/residential building, including a hotel. | Commercial | CD (By-law Nos. 8537 & 15120) |
| South: | Pacific Border RV Park. | Mixed Employment | CD (By-law No. 13190) |
| West: | Single family residential small lots. | Urban | RF-12 & RF-9 |

Context & Background

Site

- The subject site consists of a 2.2 hectare parcel (151 – 175A Street) located near the Pacific Highway (176 Street) border crossing. The site is vacant and is heavily treed and quite flat. There is a Class B watercourse north of the site in the 2nd Avenue road allowance.
- The parcel is zoned "One-Acre Residential Zone (RA)" and is split-designated Mixed Employment and Commercial in the Official Community Plan (OCP). The property is also split-designated General Urban and Mixed Employment in Metro Vancouver's Regional Growth Strategy (RGS).
- The subject property was previously "hooked" and formed a single legal parcel with the Tudor Inn site located on the east side of 175A Street at 155/187 – 176 Street. In February 2015, the subject site was subdivided to "unhook" it from 155/187 – 176 Street (Development Application No. 7912-0277-00).
- The subject site is bordered to the west by a single family small lot subdivision and to the south by the Pacific Border RV Park. To the north, across 2 Avenue, lies the Douglas Pointe townhouse complex, and to the east, across 175A Street, is a commercial site containing a duty-free store and the Tudor pub.

Previous Application: 7915-0328-00

- A previous applicant made an application in 2015 on the subject site (Development Application No. 7915-0328-00), proposing an OCP amendment from Mixed Employment and Commercial to Urban for the entire site and a rezoning from "One-Acre Residential Zone" (RA) to "Multiple Residential 15 Zone" (RM-15) to permit development of a townhouse complex. The application also involved a Metro Vancouver Regional Growth Strategy (RGS) amendment from Mixed Employment to General Urban for the southern portion of the site, as the Mixed Employment designation does not permit residential development.

- The application was considered by Council on December 14, 2015 as a "Stage 1" planning report recommending that the application be referred back to staff to work with the applicant to develop a proposal that complies with the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy (RGS). Council supported staff's recommendation and the application was subsequently closed by the applicant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - An Official Community Plan (OCP) amendment from Commercial to Multiple Residential for a portion of the northern part of the site;
 - A rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" for the northern portion of the site and to "Business Park 3 Zone (IB-3)" for the southern portion of the site;
 - A Form and Character Development Permit in order to construct 28 townhouse units, two 5-storey apartment buildings containing some ground floor commercial units and 64 residential units on the north portion of the site;
 - A General Development Permit for Form and Character for two self-storage buildings on the south portion of the site;
 - A Sensitive Ecosystem Development Permit to ensure appropriate landscaping and interface between the relocated Class B watercourse and the development portion of the site in the northwest corner of the site (shown as Block A in Appendix I); and
 - A Development Variance Permit to reduce the parking requirement for the proposed self-storage buildings on the southern portion of the site.
- The applicant is also proposing to subdivide the parcel into 2 lots, with the northern lot to be zoned Comprehensive Development (CD) Zone and the southern lot to be zoned Business Park 3 (IB-3) Zone.

| | Proposed |
|--------------------------------|---|
| Lot Area | |
| Gross Site Area: | 22,248 sq.m. |
| Road Dedication: | 0 |
| Undevelopable Area: | 0 |
| Net Site Area: | 22,248 sq.m. |
| Number of Lots: | 2 |
| Building Height: | Self-storage: 18 m.; Apartments: 18 m.; Townhouses: 13 m. |
| Unit Density: | North Parcel: 88 uph (36 upa) |
| Floor Area Ratio (FAR): | North Parcel: 0.99; South Parcel: 1.00 |

| Proposed | |
|---------------------------|----------------------------|
| Floor Area | |
| Residential: | North Parcel: 9,898 sq.m. |
| Commercial: | North Parcel: 514 sq.m. |
| Industrial: | South Parcel: 11,015 sq.m. |
| Total: | 21,427 sq.m. |
| Residential Units: | |
| Studio: | 0 |
| 1-Bedroom: | 42 |
| 2-Bedroom: | 15 |
| 3-Bedroom +: | 35 |
| Total: | 92 |

Referrals

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

School District: **The School District has provided the following projections for the number of students from this development:**

12 Elementary students at Hall's Prairie Elementary School
 8 Secondary students at Earl Marriott Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2022.

Parks, Recreation & Culture: No concerns.

Department of Fisheries and Oceans (DFO): The project will require a Project Review by DFO, as the applicant is proposing a Change Approval Process application with FLNRORD.

Ministry of Transportation & Infrastructure (MOTI): No concerns. Preliminary approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the *Transportation Act*.

Ministry of Forests, Lands, Natural Resources and Rural Development (FLNRORD): A Change Approval Process application is required under the *Water Sustainability Act* (WSA) with respect to the Class B watercourse located in the 2 Avenue road allowance. The applicant is proposing to relocate the watercourse from its existing location to an onsite location, as shown in Appendix I. The applicant will be making application to FLNRORD.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on June 29, 2019 and was conditionally supported. The applicant has resolved all of the outstanding items from the ADP review.

Transportation Considerations

- The applicant is proposing two vehicular accesses to the north portion of the site, from 2 Avenue and from 175A Street, and two vehicular accesses to the south portion of the site, both from 175A Street.
- Both 2 Avenue and 175A Street are local roads and the site is accessible without utilizing Highway No. 15 (176 Street) or 2 Avenue further to the east, where 2 Avenue is a truck route for border traffic.

Natural Area Considerations

- There is a small existing Class B watercourse within the existing 2nd Avenue road allowance that the applicant is proposing to relocate on-site. It is necessary that this watercourse be moved so that the south side of 2nd Avenue can be finished to a typical local road standard (i.e. curb, gutter, sidewalk, street lights, boulevard trees). The applicant will be making application to the Ministry of Forests, Lands, Natural Resources and Rural Development (FLNRORD) and Fisheries and Oceans Canada (DFO) to facilitate the watercourse relocation.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The northern portion of the site is designated General Urban and the southern portion of the site is designated Mixed Employment in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant's residential and commercial uses proposed on the north portion of the site comply with the General Urban designation on that portion of the site and the self-storage proposal on the south portion of the site complies with the Mixed Employment designation (which does not allow for any residential uses) on that portion of the site.

Official Community Plan

OCP Land Use Designation

- The northern portion of the site is designated Commercial and the southern portion of the site is designated Mixed Employment in the Official Community Plan (OCP).

- The applicant's self-storage proposal on the south portion of the site complies with the Mixed Employment designation (which does not allow for any residential uses) on that portion of the site.
- The proposed residential and commercial uses on the north portion of the site partially comply with the Commercial designation on that portion of the site. The mixed use apartment building in the northwest corner (Block B in Appendix I) is permitted under the Commercial designation, but the apartment building and townhouse units (Blocks C and D, respectively, in Appendix I), require an amendment from Commercial to Multiple Residential.

OCP Amendment Rationale

- The subject site is uniquely located within Surrey, with close proximity to an international border crossing (the Douglas border crossing) and also adjacent to the largely residential Douglas neighbourhood. The site does not have high visibility from any major roads, which is often key to the success of a commercial site.
- The applicant indicated concerns that a commercial plaza occupying the north half of the property would not be viable. The applicant commissioned Site Economics Consulting Ltd. to do a market feasibility study for commercial uses at this location. The study noted the following constraints:
 - The Douglas neighbourhood is small in terms of population and does not warrant a second commercial site in Douglas at the subject property;
 - Although the subject site's location is about 150 metres from Highway No. 15, the degree of separation and lack of visibility from the highway limits the level of patronage reasonably expected from outside the Douglas neighbourhood; and
 - The existing nearby small commercial site to the northeast (with exposure along Highway No. 15) has been struggling since it was developed approximately 6 years ago to attract and retain tenants.
- The applicant is proposing 514 square metres of commercial space in the ground floor level of the apartment building proposed in the northeast corner, in an effort to provide some commercial space on the site. The northeast corner provides the highest visibility and exposure and is why the commercial space is proposed at this location.
- The applicant indicates that providing approximately 92 residential units will help support the existing commercial development to the northeast of the subject site and also the proposed commercial space on the subject site.
- The proposed development will be subject to the Tier 2 Capital Plan Project Community Amenity Contributions (CACs) for the proposed OCP amendment, as described in the Community Amenity Contribution section of this report. Staff negotiated a contribution of \$220,000 with the applicant prior to the adoption of the new CAC policy adopted by Council on December 16, 2019 and will be collecting this amount prior to final adoption.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided italics):

- A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy (RGS) (2011)*.

(The proposed development complies with the RGS designation.)

- A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - provide housing options; and
 - provide amenities for residents.

(The proposed development will provide commercial amenities for Douglas residents and townhouse and apartment living options in the Douglas area.)

- B2.14 – Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.

(The required residential parking for the proposed apartment units is proposed to be underground.)

- C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is of a sufficient density to utilize existing infrastructure systems efficiently.)

- E1.6 – Support the infill and redevelopment on under-utilized properties within Commercial, Mixed Employment and Industrial land designations.

(The proposal redevelops a vacant piece of land with some employment uses proposed.)

Zoning – Southern Portion of the Site (Self-storage Building)

- The applicant proposes to rezone the southern portion of subject site from "One-Acre Residential Zone (RA)" to "Business Park 3 Zone (IB-3)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 3 Zone (IB-3)" and parking requirements.

| IB-3 Zone | Permitted and/or Required | Proposed |
|----------------------------|----------------------------------|-----------------|
| Floor Area Ratio: | 1.00 | 1.00 |
| Lot Coverage: | 60% | 28% |
| Yards and Setbacks | | |
| North: | 7.5m | 20.5m |
| East (175A Street): | 7.5m | 7.5m |
| South: | 7.5m | 17.9m |
| West: | 7.5m | 23.1m |
| Height of Buildings | | |
| Principal buildings: | 14.0m | 14.0m |
| Accessory buildings: | 6.0m | n/a |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls | | |
| Industrial: | 110 | 56 (DVP needed) |

Parking Variance

- The required number of parking spaces for the self-storage component of the project is 111, using the parking requirement for warehouses uses, which is 1 space per 100 square metres of gross floor area plus 3 spaces per 100 square metres for the associated office. The applicant is proposing to provide 56 parking spaces for the self-storage buildings.
- The applicant is proposing a Development Variance Permit to reduce the minimum required number of parking spaces for the mini storage warehouse use from 1 parking space per 100 square metres of floor area for warehousing and 3 parking spaces per 100 square metres of floor area for associated office use to 0.5 space per 100 square metres of floor area for both warehousing and the associated office component, for the proposed self-storage building on the southern portion of the site.
- The self-storage facility use is not specified in the Zoning By-law; it is considered to be a warehouse use. Warehouse uses have a higher parking requirement than self-storage facilities; given this there is justification to reduce the parking requirement for the self-storage facility use. Self-storage buildings typically have a low intensity of use in terms of number of employees and visits by customers.
- The proposed Development Variance Permit specifies that the parking reduction is for warehouse uses limited to self-storage facilities. Therefore, if the self-storage facility is converted to a warehouse use in the future, the DVP will not be applicable and the standard warehouse parking rate will apply.

- The City has previously accepted similar or lower parking ratios for mini-storage facilities. For example, a similar variance was granted for a mini-storage facility at 17848 – 65A Avenue under Development Application No. 7915-0192-00. In this case, a parking ratio of one (1) parking space per 450 square metres of floor area was used.
- The proposed variance is in support of the proposed self-storage use, to align the proposed General Development Permit with the proposed IB-3 Zone.
- Staff support the requested variance to proceed for consideration.

CD By-law – Northern Portion of the Site

- The applicant proposes to rezone the northern portion of the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 28 townhouse units, two 5-storey apartment buildings containing some ground floor commercial space and 64 apartment units on the northern portion of the site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 30 Zone (RM-30)", the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 70 Zone (RM-70)".
- The proposed CD Zone has 4 blocks:
 - Block A: Open space. This is the proposed location of the Class B watercourse that the applicant is proposing to relocate onsite from the 2 Avenue road allowance;
 - Block B: Mixed use apartment building (based on RM-70 and C-5);
 - Block C: Apartment building (based on RM-70); and
 - Block D: Townhouse units (based on RM-30).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the the "Multiple Residential 30 Zone (RM-30)", the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 70 Zone (RM-70)" and the proposed CD By-law is illustrated in the following table:

| Zoning | RM-30 Zone (Part 22) | RM-70 Zone (Part 24) | C-5 Zone (Part 35) | Proposed CD Zone |
|------------------------------------|---|-------------------------|---|--|
| Unit Density: | 75 uph | n/a | n/a | n/a |
| Floor Area Ratio: | 1.00 | 1.50 | 0.50 | Block B: 1.82 Block C: 1.44 Block D: 0.79 |
| Lot Coverage: | 45% | 33% | 50% | Block B: 50% Block C: 40% Block D: 45% |
| Yards and Setbacks | 7.5m | 7.5m | 7.5m | North (2 Avenue): 4.0m East (175A Street): 4m for ground floor and 2.5m for upper floors South: 6.0m West: 7.5m |
| Principal Building Height: | 11.0m | 50.0m | 9.0m | Block B: 18.0m Block C: 18.0m Block D: 11.0m |
| Permitted Uses: | Multiple unit residential buildings, ground-oriented multiple unit residential buildings, and child care centres. | Same as RM-30. | Retail stores, limited personal service uses, eating establishments, pub, office uses, general service uses, indoor recreation, community services, child care centres. | Block A: Open Space. Block B: Multiple unit residential buildings and C-5 uses except for general service uses and community services. Block C: Same as RM-30. Block D: Ground-oriented multiple unit residential buildings and child care centres. |
| Amenity Space | | | | |
| Indoor Amenity: | 3.0 sq.m. per unit | 3.0 sq.m. per unit | n/a | The proposed 295 sq.m. meets the Zoning By-law requirement. |
| Outdoor Amenity: | 3.0 sq.m. per unit | 3.0 sq.m. per unit | | The proposed 508 sq.m. meets the Zoning By-law requirement. |
| Parking (Part 5) | | Required | | Proposed |
| Number of Stalls | | | | |
| Commercial: | | 15 | | 15 |
| Residential Ground-Oriented: | | 56 | | 56 |
| Residential Apartment: | | 91 | | 93 |
| Residential Visitor: | | 18 | | 20 |
| Total: | | 180 | | 184 |
| Tandem (%): | | <50% | | 29% |
| Bicycle Spaces - Apartments | | | | |
| Residential Secure Parking: | | 77 | | 77 |
| Residential Visitor: | | 12 | | 12 |

- The key differences between the RM-30, RM-70 and C-5 Zones and the proposed CD Bylaw are as follows:
 - Block B (Mixed commercial residential apartment):
 - The FAR density is increased in the CD By-law from the 1.5 floor area ratio (FAR) permitted in the RM-70 Zone to allow up to 1.82 FAR (net density).
 - The site coverage is higher in the CD By-law than the RM-70 Zone to reflect the proposed low-rise apartment form (4 to 6 storey type apartment).
 - The yard setbacks in Block B are designed to meet current urban design standards that create a more urban pedestrian environment.
 - The principal building height in Block B is significantly lower than the RM-70 Zone. The RM-70 Zone accommodates a high-rise form. The CD By-law limits the building's height to 5-storeys maximum, as proposed.
 - Most of the commercial uses in the C-5 Zone are permitted in Block B, except for general service uses and community services.
 - Block C (Apartment):
 - The FAR density is decreased in the CD By-law from the 1.5 floor area ratio (FAR) permitted in the RM-70 Zone to allow up to 1.44 FAR (net density).
 - The site coverage is higher in the CD By-law than the RM-70 Zone to reflect the proposed low-rise apartment form (4 to 6 storey type apartment).
 - The yard setbacks in Block C are designed to meet current urban design standards that create a more urban pedestrian environment.
 - The principal building height in Block C is significantly lower than the RM-70 Zone. The RM-70 Zone accommodates a high-rise form. The CD By-law limits the building's height to 5-storeys maximum, as proposed.
 - Block D (Townhouses):
 - The FAR density is decreased in the CD By-law from the 1.0 floor area ratio (FAR) permitted in the RM-30 Zone to allow up to 0.79 FAR (net density).
 - The south yard setback in Block D proposed at 6.0 metres allows for a sufficient rear yard space and separation from the proposed self-storage buildings to the south. The self-storage buildings are proposed to be set back 20.5 metres from the northern lot.
- Although Block B has a floor area ratio (FAR) higher than 1.5 FAR it is noted that the overall floor area ratio (FAR) for the northern portion of the site is 0.99. The northern portion of the site is proposed to be one lot with a FAR of 0.99, and as such, the FAR complies with both the Commercial and Multiple Residential Official Community Plan designations.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$2,000/unit if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Building Permit issuance.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed Official Community Plan (OCP) amendment that is proposed on the northern portion of the site from Commercial to Multiple Residential for Blocks C and D (Appendix I).
- Staff negotiated a contribution of \$220,000 with the applicant prior to the adoption of the new CAC policy by Council on December 16, 2019 and will be collecting this amount prior to final adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As the subject application was instream on April 10, 2018, the contribution does not apply.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 13, 2018, and the Development Proposal Signs were installed on September 25, 2018. Staff received 10 phone calls, 8 emails and 1 petition from the Douglas Pointe townhome complex, located across 2 Avenue from the subject site. The petition expressed concerns about the number of units proposed and resultant traffic concerns. Three (3) of the callers were curious about the proposal and did not indicate any concerns.
- Concerns identified by area respondents included issues related to increased traffic in the area, the proposed 5-storey height being out of character with the Douglas area, lack of

school capacity, any commercial on subject site likely wouldn't be successful, and loss of trees onsite.

- The South Campbell Heights Neighbourhood Association wrote in support of the proposed development.
- The Little Campbell Watershed Society (LCWS) indicated concern about the proposed tree loss that would result were the site to be redeveloped, wanted to ensure that proper onsite stormwater management best practices would be followed, and did not support the conversion of employment lands to residential uses, as this may put pressure to convert other "greenfield" sites in the Little Campbell watershed to employment uses. (*staff comments in italics*):

(The majority of trees on the site are not suitable for retention. The applicant will be keeping the trees on the south portion of the site, until such time as a Development Permit is proposed for the self-storage buildings. The applicant is proposing 190 replacement trees on the north portion of the site.

The proposed 5-storey building height is proposed for the eastern portion of the site, which is the farthest location from the existing single family residential located to the west of the subject site. The applicant has demonstrated through the shadow study in Appendix I that the proposed 5-storey buildings are not anticipated to overshadow the single family dwellings to the west or the townhouse complex north of 2 Avenue.

In terms of traffic concerns, both 2 Avenue and 175A Street are local roads and the site is accessible without utilizing Highway No. 15 (176 Street) or 2 Avenue further to the east, where 2 Avenue is a truck route for border traffic.

The School District has indicated that a new school is anticipated to open in Douglas in September 2020, and there will be surplus space available in the new school. The proposed employment uses on the site will not impact the new Douglas school capacity.)

Public Information Meeting

- The applicant held a Public Information Meeting on July 11, 2018. According to the Summary Report submitted to the City, approximately 86 people attended the PIM and 68 comment forms were received. Sixty-three (63) comment sheets indicated support while 5 comment sheets indicated opposition.
- The concerns mentioned in the 5 comment sheets indicating opposition are similar to the above-described concerns (ie. traffic, density).
- The comments mentioned in the 63 supportive comment sheets indicated that the project would provide affordable housing options in the area (especially for younger families), the variety of units (townhouse and apartment) was appreciated, self-storage was needed in the area, the commercial space will provide more commercial options for Douglas residents, and the design was appealing.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows along 2nd Avenue. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- An Ecosystem Development Plan, prepared by Ian Whyte, *P. Ag.*, of Envirowest Consultants, and dated April 9, 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit prior to Final reading.
- There will be some accepted risk, as it has not yet been completely proven out how wide or deep the new ditch will need to be, and this will directly impact how large the encumbrance on the property will be. The applicant is aware that should the encumbrance prove larger than anticipated that this may result in changes to the site plan, including for loss of units.
- The applicant has had initial discussions with the BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) regarding the Class B (yellow-coded) watercourse. The applicant is proposing to relocate the Class B watercourse onto the subject site as an enhanced channel in the northwest portion of the site, to allow for the completion of the 2 Avenue roadworks.
- The proposed relocation requires a Water Sustainability Act (WSA) change approval by the BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD). The project will require a Project Review by Fisheries and Oceans Canada (DFO). Approvals from FLNRORD and DFO will be required prior to bringing the project forward to Council for final adoption.
- As there is some uncertainty in terms of what FLNRORD and DFO may determine through their review processes, the applicant has prepared 2 options that would allow the project to move forward under either option:
 - Option 1 (preferred option): the watercourse is relocated onto the subject site, as shown in the Appendix I site plan. This is the applicant's preferred option. In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7.0 metres from development, as measured from the top of bank. The proposed setbacks in Option 1 comply with the requirements outlined in the Zoning By-law.

The riparian area will be private property and protected through the registration of an Environmental Restrictive Covenant against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
 - Option 2: the watercourse is retained in its current location within the 2 Avenue road allowance, as shown in the Appendix II site plan. In this scenario Block A (as shown in Appendix 1) is conveyed to the City to allow for sidewalk and Engineering works to

"bypass" the retained watercourse. It is staff's preference that Option 1 be supported by FLNRORD, but either option is viable from a servicing perspective.

- Under either Option 1 or 2 described above, the proposed rezoning by-laws and the Development Permit would still be viable and able to proceed, once approvals have been granted by FLNRORD and DFO. The applicant has agreed to the requirements under either scenario and has committed to resolving these a condition of approval should Council support the subject proposal.

Form and Character Development Permit Requirement (North Portion of Site)

- The proposed development is subject to a Development Permit for Form and Character. The applicant is proposing a detailed Development Permit for the northern portion of the site and a General Development Permit for the proposed self-storage use on the southern portion of the site. This section of the report deals with the detailed Development Permit, while the General Development Permit is discussed further below in a separate section.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP).

Townhouse Design

- The applicant is proposing six 3-storey ground-oriented townhouse buildings containing 28 townhouse units on the north portion of the site. Sixteen (16) ground-oriented townhouse units are proposed to be 4-bedroom units with the remaining 12 townhouse units having 3 bedrooms. The proposed units range in size from 141 square metres to 179 square metres.
- The site plan reflects an effort to provide a sensitive interface with the existing single family lots to the west of the subject site, through the use of a side yard interface and a landscaped 7.5-metre wide buffer. The townhouse units are organized around a central outdoor amenity space, with walking paths providing pedestrian connections throughout the site and also to the surrounding sidewalks on 2 Avenue and 175A Street.
- The architectural design concept for the townhouses utilizes a contemporary design vocabulary that pays homage to the commercial character of Apartment A and the Mixed Employment-designated proposed self-storage facility on the south portion of the site. The elevations provide articulation and volumetric massing elements. Flat roofs are proposed, enhancing the contemporary look.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include hardie panels (white), hardie siding (grey), and longboard siding (light fir). Metal guardrails with frosted glass inset are proposed for the balconies.

Apartments A and B Design

- The applicant is proposing one 5-storey mixed use building (Apartment A), containing approximately 514 square metres of ground floor commercial space and 32 apartment units, and one 5-storey apartment building (Apartment B) containing 5 ground floor townhouse units and 27 apartment units, on the northeast portion of the site.

- Of the approximately 64 units proposed in the two buildings, 42 units are proposed as 1-bedroom units, 17 units as 2-bedroom units, and 5 units (the ground floor townhouse units in Building A) as 3-bedroom units. The applicant is proposing to provide 6 adaptable units (10% of units). Adaptable units are designed in such a way that they can be easily modified in the future to be accessible for occupants with disability or mobility constraints.
- The 2 proposed apartment buildings are to be located in the northeast corner of the site, so as not to be located away from the existing single family dwellings located west of the subject site. The mixed-use building, Building A, has a strong street presence at the intersection of 2 Avenue and 175A Street. Building B is proposed to be located south of Building A, oriented to 175A Street. The shadow plans provided in Appendix I indicates that there will be no overshadowing of adjacent properties from proposed Buildings A and B.
- The commercial units in Building A are located on the first floor of the building and are oriented to have unit entrances engage onto the street. A split commercial sidewalk on 2nd Avenue and 175th Street is proposed, which provides an inner sidewalk adjacent to the commercial units and an outer sidewalk for unobstructed pedestrian passage closer to the street. Both street frontages have a double row of trees which is coordinated with the split sidewalk, benches and bicycle racks.
- Each commercial retail unit (CRU) in Building A will also have access from the at-grade parking at the rear and, although not street-facing, these facades have been designed to have a "front façade" appearance.
- The ground floor of Building B is proposed to consist of townhouse units facing 175A Street and an indoor amenity space facing west into the complex. The two-floor townhouse units have both a door to the internal hallway, and also an exterior door to the sidewalk, which promotes interaction with the public realm and provides casual surveillance.
- The applicant is proposing to provide 1 level of underground parking, which will provide for the required resident and visitor parking for Apartments A and B. Fifteen (15) at grade parking spaces for the commercial space are proposed on the west side of Buildings A and B.
- The primary residential entrances for both buildings are located along the drive aisle between the two buildings. There is a small lobby and a mail pick-up area proposed for both buildings.
- The design incorporates CPTED principles, including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors in stairwell and parkade lobbies.
- The design of both buildings is contemporary. This is exemplified by the generous amount of retail glazing at street-level and continuous weather protection, which both enhance the public realm. A strong street-wall is established, which uses a refined material palette and a cleanly organized façade.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials are similar to the townhouse units, and include hardie panels (white), hardie siding (grey), longboard siding (light fir) and brick (ebony). Metal guardrails are proposed for the balconies.

- An acoustical report and noise mitigation measures for the units fronting 175A Street will be required as part of the finalized Development Permit.

Indoor Amenity

- The Zoning By-law requires that 276 square metres of both indoor and outdoor amenity space be provided for the residential units in both proposed buildings, based on the requirement of 3 square metres per dwelling unit.
- The proposed 295 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. The indoor and outdoor amenity space is to be shared between the townhouse and apartment units. The primary indoor amenity space is located on the ground floor of Building B. This approximately 218 square metre amenity space consists of a lounge and informal gathering space. The large lounge/kitchen area opens directly onto the outdoor amenity space. The indoor amenity space is functional as it can be programmed in a variety of ways to meet the needs of the residents.
- The applicant is also proposing two 38 square metre guest suites on the fifth floor of each apartment building. The guest suites will be available for short term rental for strata members and their guests.

Outdoor Amenity

- The applicant is proposing a total of 508 square metres of outdoor amenity space, which is substantially more than the area required under the Zoning By-Law. One outdoor amenity area is located centrally within the townhouse portion of the site, and contains outdoor seating, picnic tables, a barbeque and an outdoor table tennis set. Another outdoor amenity area is located adjacent to the indoor amenity area in Building B, and contains outdoor seating, picnic tables and a barbeque.
- The applicant is also providing two smaller outdoor amenity areas on the fifth floor of each apartment building. These amenity spaces will offer views to the west and provide outdoor seating and a natural gas firepit.

Signage

- The applicant is proposing fascia signage and projecting (blade) signage for the commercial retail units. The fascia signage is generally 0.38 metres in height and consists of individually illuminated channel letter signs mounted on a metal sign band. The blade signs are approximately 0.61 metres by 0.61 metres and contain waterjet cut aluminum letters, or painted lettering on an aluminum backer and are non-illuminated.
- Both Buildings A and B are proposed to have a channel letter identification identifying the lobby entrance for visitors. The applicant is not proposing any free-standing signs on the property.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year. A significant landscape buffer (7.5 metres wide) is provided along the western property line to enhance the interface with the existing single family dwellings to the west.
- Decorative paving is proposed at the vehicular site entrances and the entrance to the underground parkade. All visitor parking areas utilize permeable pavers. A pathway system provides pedestrian access around the site and connections to adjacent sidewalks. Bench seating and bike racks enhance the outdoor environment on the site.
- No fences are proposed along the street frontages as the applicant is using landscaping to demarcate private space from the public realm. A low 0.9 metre (3 ft.) high wood fence is proposed at the south property line and a cypress hedge, adjacent to the existing fence, is proposed along the western property line.

General Development Permit Requirement (South Portion of Site)

- The applicant is proposing a General Development Permit for the proposed self-storage use in the south portion of the site. This portion of the site is designated Mixed Employment in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS). This portion of the site is proposed to be rezoned to "Business Park 3 Zone (IB-3)", which permits the self-storage use, which is considered to be a warehouse use.
- The proposed General Development Permit (DP) will be used to guide future development on the south portion of the subject site. A future detailed DP will be needed for the ultimate development on the site and will be required before a Building Permit can be issued for the self-storage buildings. The General DP establishes the guidelines to evaluate the future DP, and includes parameters for the detailed site, building, massing and landscape design.
- The proposed self-storage facility is an appropriate use given the site's OCP and RGS designations. The property to the south is also designated Mixed Employment in both the OCP and RGS and may be expected to redevelop as such in the future. Additionally, self-storage is a low impact use and this is also appropriate given the existing single family dwellings located to the west and the proposed residential units on the north portion of the site.
- The applicant is proposing to develop two self-storage buildings on the site, with a combined floor area of 11,015 square meters, which provides a floor area ratio (FAR) of 1.00.
- The applicant is proposing a parking variance from 110 parking spaces to 56 parking spaces, as discussed above. Self-storage buildings typically have a low intensity of use in terms of number of employees and visits by customers. The proposed Development Variance Permit specifies that the parking reduction is for warehouse uses limited to self-storage facilities. Therefore, if the self-storage facility is converted to a warehouse use in the future, the DVP will not be applicable and the standard warehouse parking rate will apply. The proposed DVP is in support of the proposed self-storage use, to align the proposed General Development Permit with the proposed IB-3 Zone.

- Building 1 along 175A Street is proposed to be a 4-storey building while Building 2 on the western portion of the site is proposed to be 3-storeys, in an effort to have the larger massing located farther from the existing single family residential dwellings to the west. Building 2 is proposed to be set back 23 metres from the western property line.
- The applicant is proposing a significant landscape buffer on the perimeter of the site. A landscaped buffer ranging from approximately 9 metres to 20 metres in width is proposed on the western portion of the site, which interfaces with the existing single family residential dwellings. A 6 metre wide landscape buffer is proposed on both the north and south property lines, with a 7.5 metre wide landscape buffer proposed along 175A Street.

TREES

- Vanessa Melney, ISA Certified Arborists of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|--|-----------|------------|-----------|
| Alder and Cottonwood Trees | | | |
| Alder/Cottonwood | 232 | 150 | 82 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Birch | 1 | 0 | 0 |
| Hornbeam | 1 | 0 | 0 |
| Maple, Hedge | 1 | 0 | 0 |
| Maple, Bigleaf | 2 | 1 | 0 |
| Coniferous Trees | | | |
| Hemlock, Western | 1 | 1 | 0 |
| Spruce | 11 | 4 | 7 |
| Western Red Cedar | 69 | 12 | 57 |
| Total (excluding Alder and Cottonwood Trees) | 86 | 18 | 68 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 190 | |
| Total Retained and Replacement Trees | | 258 | |

- The Arborist Assessment states that there is a total of 86 mature trees on the site, excluding Alder and Cottonwood trees. Two hundred thirty-two existing trees, approximately 73% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 68 non-Alder/Cottonwood trees can be retained as part of this development proposal, as the trees on the south portion (General Development Permit) are not proposed to be removed until a detailed Development Permit is considered for that portion of the site. The proposed

tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 186 replacement trees on the site. The applicant is proposing 190 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including maples, cypress, dogwood, spruce and fir.
- In summary, a total of 258 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|----------------|--|
| Appendix I. | Zoning Block Plan, Proposed Subdivision Layout, Option 1 Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix II. | Option 2 Site Plan |
| 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. | OCP Amendment – Figure 3 |
| Appendix VIII. | OCP Amendment – Figure 42 |
| Appendix IX. | ADP Comments and Response |
| Appendix X. | Development Variance Permit No. 7917-0146-00 |

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KB/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOT 3 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
NEW WESTMINSTER DISTRICT PLAN EPP44786**

Appendix I

CITY OF SURREY

BCGS MAPSHEET 92G.007

SCALE = 1:750



"ALL DISTANCES ARE IN METRES"

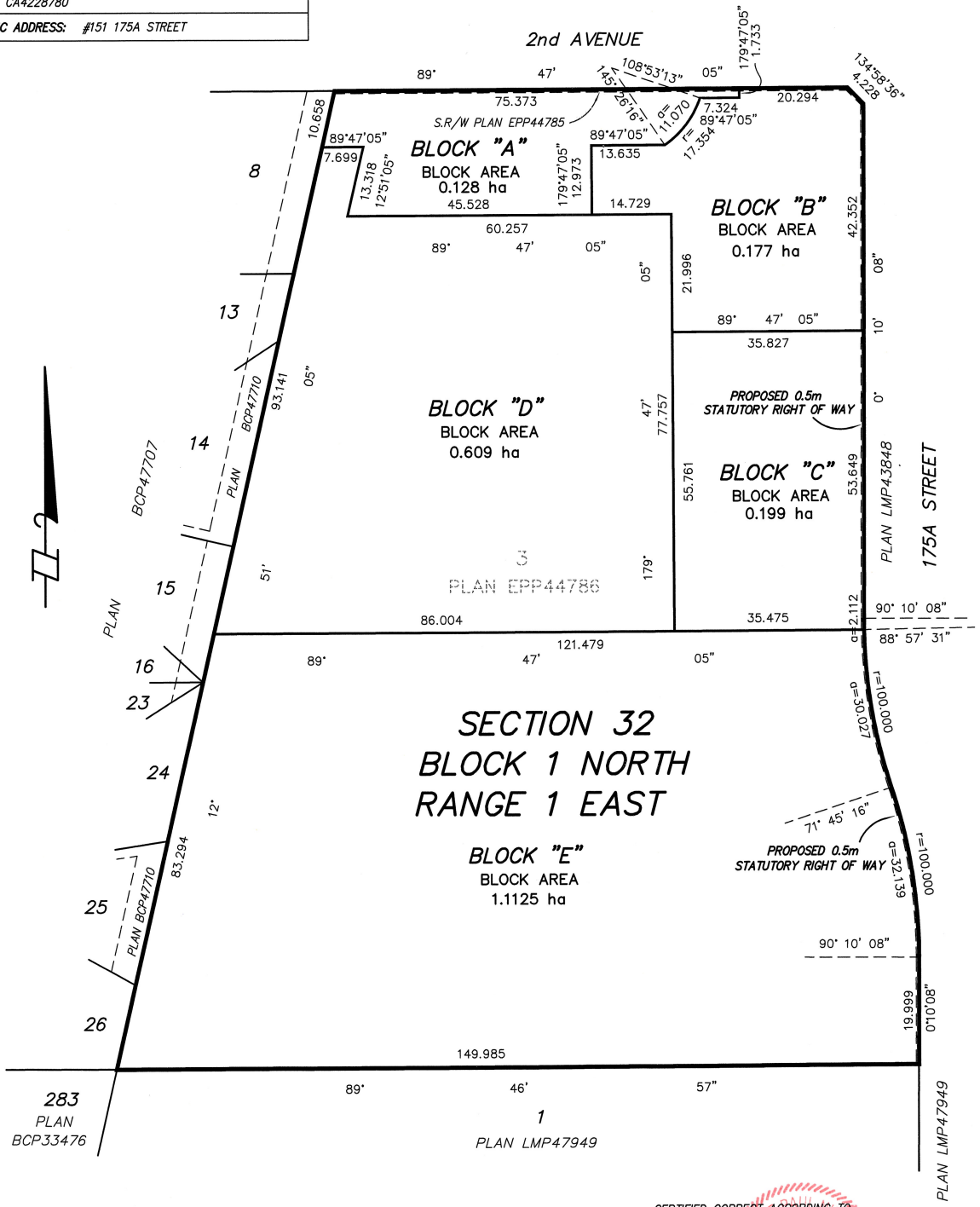
BOOK OF REFERENCE

| LOT | DESCRIPTION | PLAN | AREA | BLOCK |
|---------------|--------------------|----------|-----------|-----------|
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 0.128 ha | BLOCK "A" |
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 0.177 ha | BLOCK "B" |
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 0.199 ha | BLOCK "C" |
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 0.609 ha | BLOCK "D" |
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 1.1125 ha | BLOCK "E" |

P.I.D. 029-495-865

SUBJECT PROPERTY MAY BE AFFECTED BY
STATUTORY RIGHT OF WAY CA4169003 (PLAN EPP44785)
COVENANTS BN293487, BN293489, BV94261, CA4169007
AND CA4228780

CIVIC ADDRESS: #151 175A STREET



**SECTION 32
BLOCK 1 NORTH
RANGE 1 EAST**

BLOCK "E"
BLOCK AREA
1.1125 ha

BLOCK "C"
BLOCK AREA
0.199 ha

BLOCK "D"
BLOCK AREA
0.609 ha

BLOCK "B"
BLOCK AREA
0.177 ha

BLOCK "A"
BLOCK AREA
0.128 ha

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 24th DAY OF APRIL 2020

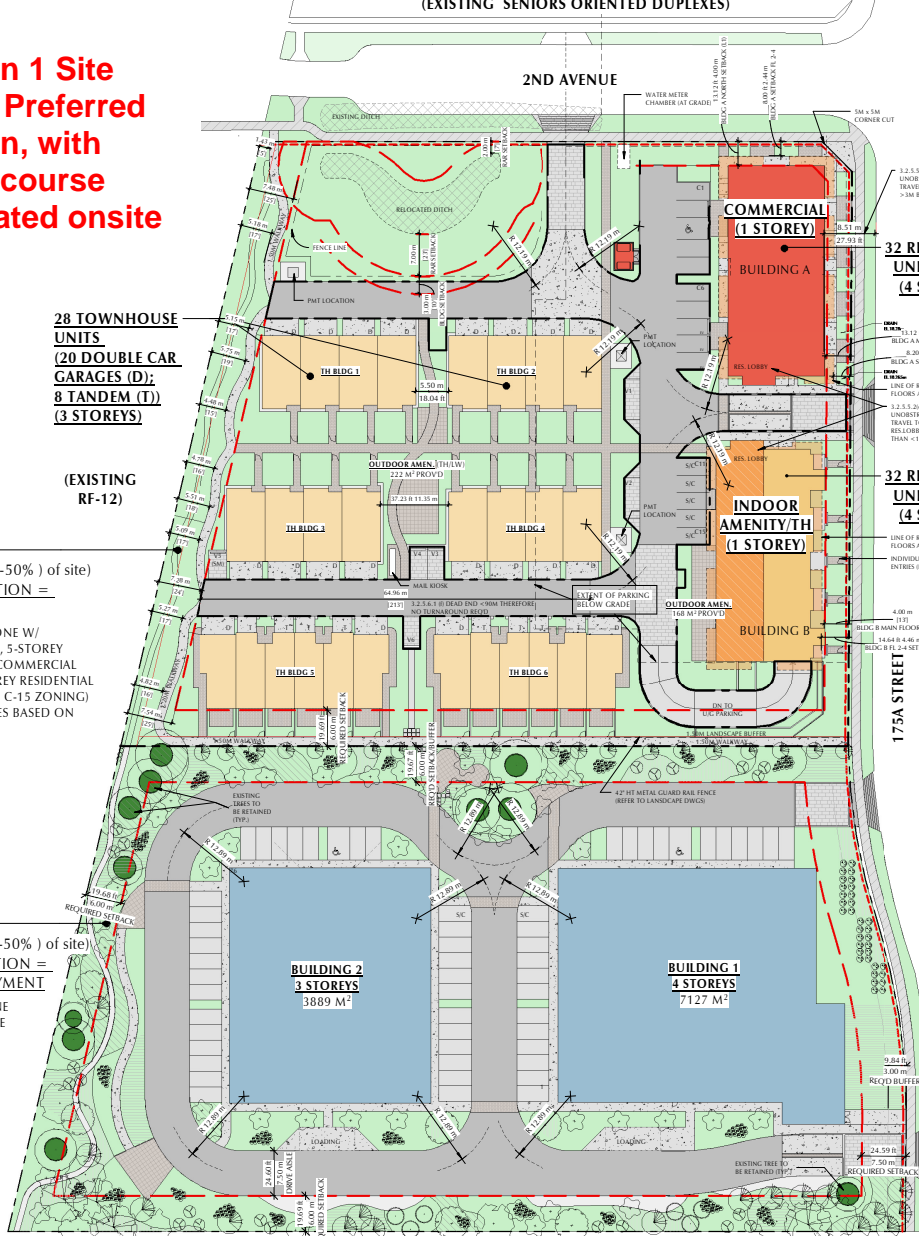
Gene Paul Nikula
GENE PAUL NIKULA - BCL(S)(803)

SOUTH FRASER LAND SURVEYING LTD.
202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 161097-BLOCK PLAN-2020-2

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

161097-BLOCK PLAN-2020-2

Option 1 Site Plan: Preferred Option, with watercourse relocated onsite



28 TOWNHOUSE UNITS
(20 DOUBLE CAR GARAGES (D); 8 TANDEM (T))
(3 STOREYS)

(EXISTING RF-12)

PARCEL 1
2.75 ACRES (+/-50%) of site
OCP DESIGNATION = **COMMERCIAL**

PROPOSED CD ZONE W/ LIVE/WORK UNITS, 5-STOREY MIXED-USE APT. (COMMERCIAL AT GRADE, 4 STOREY RESIDENTIAL ABOVE-BASED ON C-15 ZONING) AND TOWNHOMES BASED ON RM-30

PARCEL 2
2.75 ACRES (+/-50%) of site
OCP DESIGNATION = **MIXED EMPLOYMENT**

PROPOSED IL ZONE MINI-STORAGE USE GENERAL DP

32 RESIDENTIAL UNITS ABOVE (4 STOREYS)

32 RESIDENTIAL UNITS ABOVE (4 STOREYS)

BUILDING 2
3 STOREYS
3889 M²

BUILDING 1
4 STOREYS
7127 M²

| LEGEND | |
|--------|------------------------------------|
| | TOWNHOUSES 3 STOREY |
| | TOWNHOUSES 2 STOREY (IN BLDG B) |
| | APARTMENT 1 STOREY COMMERCIAL |
| | APARTMENT 4 STOREY RESIDENTIAL |
| | APARTMENT RESIDENTIAL AMENITY |
| | INDUSTRIAL 3-4 STOREYS |

1 SITE PLAN
SCALE: 1/32" = 1'-0"

SYNOPSIS

LEGAL DESCRIPTION
TOPOGRAPHIC SITE PLAN OF:
LOT 3 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
NWD PLAN EPP44786

CIVIC ADDRESS
151 - 175A STREET, SURREY B.C.

ZONING
CURRENT ZONING: RA
PROPOSED ZONING:
PARCEL 1: CD PROPOSED USE = TH, COMM. & APT.
PARCEL 2: IB-3 PROPOSED USE = MINI STORAGE

SITE AREA
0.5M S. R/W: 138.35 SM 1,489.19 SF 0.03 ACRES
PARCEL 1: 11,018.79 SM 118,605.31 SF 2.73 ACRES
PARCEL 2: 11,083.70 SM 119,304.00 SF 2.74 ACRES
GROSS AREA: 22,248.83 SM 239,484.41 SF 5.50 ACRES

SITE COVERAGE
PARCEL 1: 3,382.04 SM / 11,018.79 SM = 0.31
PARCEL 2: 3,077.82 SM / 11,083.70 SM = 0.28

BUILDING HEIGHT
TH: 3 STOREYS = 11M MAX
MU APARTMENT: 5 STOREYS = 18M MAX
PARCEL 2: MINI STORAGE (3/4 STOREYS) = 14M MAX

| PROPOSED SETBACKS | | | |
|-------------------|----------|-----------|------------------------------|
| PARCEL 1: | | | |
| NORTH | 13.12 FT | (4.00 M) | REQUIRED BLDG SETBACK (L1) |
| EAST | 13.12 FT | (4.00 M) | REQUIRED BLDG SETBACK (L1) |
| SOUTH | 19.69 FT | (6.00 M) | REQUIRED BLDG SETBACK |
| | 4.92 FT | (1.50 M) | REQUIRED DRIVE AISLE SETBACK |
| WEST | 24.59 FT | (7.50 M) | REQUIRED BLDG SETBACK |
| | 19.69 FT | (6.00 M) | REQUIRED LANDSCAPE BUFFER |
| PARCEL 2: | | | |
| NORTH | 19.67 FT | (6.00 M) | REQUIRED LANDSCAPE BUFFER |
| | 67.26 FT | (20.51 M) | PROPOSED BLDG SETBACK |
| EAST | 24.59 FT | (7.50 M) | REQ'D/PROPD BLDG SETBACK |
| | 9.84 FT | (3.00 M) | REQUIRED LANDSCAPE BUFFER |
| SOUTH | 19.68 FT | (6.00 M) | LANDSCAPE BUFFER |
| | 58.89 FT | (17.95 M) | PROPOSED BLDG SETBACK |
| WEST | 19.68 FT | (6.00 M) | LANDSCAPE BUFFER |
| | 75.95 FT | (23.15 M) | PROPOSED BLDG SETBACK |

| FLOOR AREA RATIO* | | | |
|-------------------|-----------|-------------|--------------|
| PARCEL 1: | COMM. | RES. | TOTAL |
| TOWNHOMES: | - | 4,596.18 SM | 4,596.18 SM |
| MU APARTMENTS: | 513.89 SM | 5,301.93 SM | 5,815.82 SM |
| | 513.89 SM | 9,898.11 SM | 10,412.00 SM |

PROPOSED = 10,412.00 SM / (11,018.79 SM - 542.38 SM (UNDEV. AREA)) = **0.99**
*NOT INCLUDING INDOOR AMENITY

| PARCEL 2: | | | |
|------------|--------------|--|--|
| INDUSTRIAL | 7,126.56 SM | | |
| BLDG 2: | 3,888.56 SM | | |
| TOTAL | 11,015.12 SM | | |

PROPOSED = 11,015.12 SM / 11,083.70 SM = **1.00**
*42 3BED + 11 2BED + 6 3BED + 5 TH

DENSITY
PROPOSED = 64 APARTMENT UNITS
= 28 TOWNHOUSE UNITS
TOTAL = 92 UNITS / 2.75 ACRES = **33.46 UPA**

| PARKING REQUIREMENTS | | | |
|----------------------|-----------------------|----------|--------------------------------------|
| PARCEL 1: | | | |
| MU APARTMENTS | | REQUIRED | PROVIDED |
| COMM: | 513.89 SM / 100SM x 3 | 15.4 | 15 @ GRADE |
| TH | 5 x 2.0 | 10.0 | 10 W/BERGEGIZED ELEC OUTLET (20%) |
| 1BED: | 42 x 1.3 | 54.6 | 55 |
| 2BED+: | 17 x 1.5 | 25.5 | 27 |
| VISITOR: | 64 UNITS x 0.2 | 12.8 | 14 ** W/BERGEGIZED ELEC OUTLET (30%) |
| ACCESSIBLE: | | (3.0) | (3.0) ** 2 @ LUC_1 @ GRADE FOR COMM. |
| TOTAL | | 118.3 | 121 (92/14 RESVIS PROVID U/C) |
| TOWNHOUSES | | | |
| VISITOR: | 28 UNITS x 0.2 | 5.6 | 6 |
| 2 PER UNIT: | 2 x 28 UNITS | 56.0 | 56 ** W/BERGEGIZED ELEC OUTLET (30%) |
| TOTAL | | 61.6 | 62 |

| PARCEL 2: | | | |
|----------------------|--|------------------|--|
| INDUSTRIAL | STANDARD STALLS: 11,015.12m ² /100m ² x1 + OFFICE (9.29m ² /100m ² x3) | REQUIRED | PROVIDED |
| | | 111 | 56* ** REQUESTING 0.5 PERCENT RATIO FOR PARKING CALCULATION REQD |
| LOADING: | | 2 | 2 |
| SMALL CARS: 0.35x110 | | 38.5 | 2 |
| ACCESSIBLE: | | (2.0) *ALLOWABLE | (2.0) ** FOR BLDG 1: 1 FOR BLDG 2 |

| AMENITY PARCEL 1: | | | |
|-------------------|--|-------------------|--|
| INDOOR: | 92 UNITS x 3.0 SM *64 APES + 28 THS | REQUIRED | PROVIDED |
| | | 276 SM (2,971 SF) | 295 SM *PROVIDED IN TH MAIN FLOOR (218M ²) & 5TH FLOOR (77M ²) OF APT |
| OUTDOOR: | 92 UNITS x 3.0 SM *64 APES + 28 THS | REQUIRED | PROVIDED |
| | | 276 SM (2,971 SF) | 508 SM *PROVIDED IN TH MAIN FLOOR (223M ²), ON 4TH OF APT (163M ²) & ON 5TH FLOOR (62M ²) OF APT (123M ²) |



Ankenman Associates Architects Inc.
1521 Beecher St., Crescent Beach, BC V4A 3A7

151 - 175A STREET, SURREY

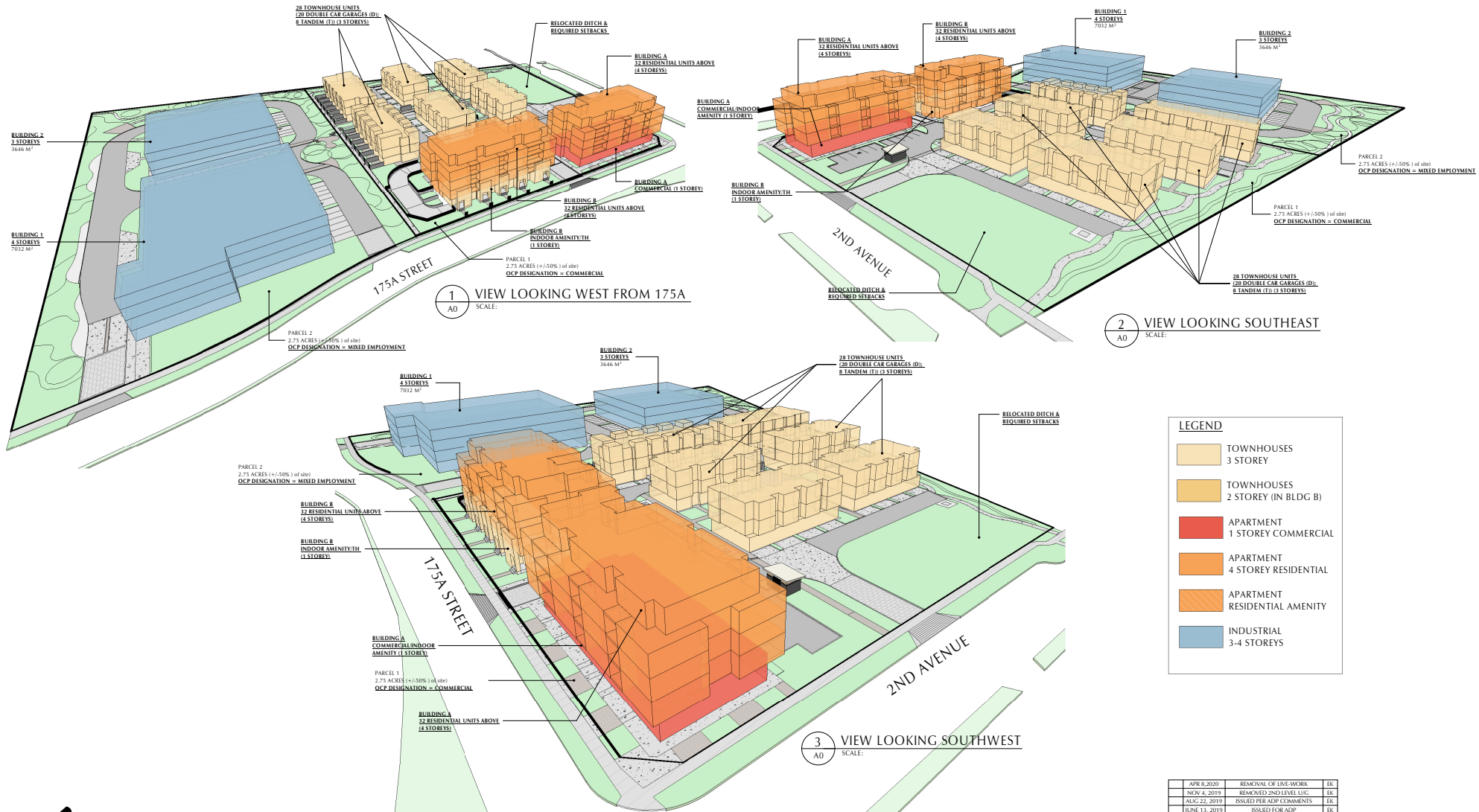
SITE LAYOUT & SYNOPSIS

1611

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

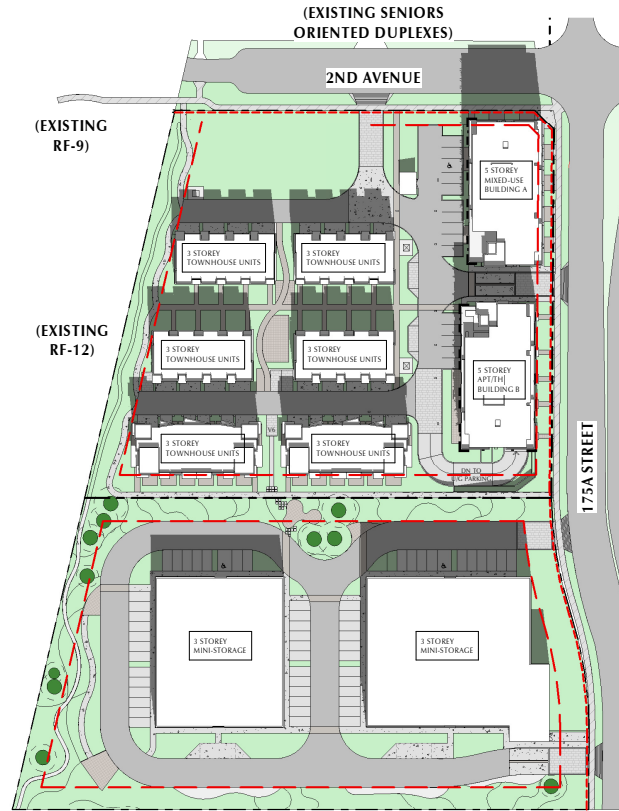
SCALE: As indicated
APR 22, 2020







1 SPRING EQUINOX - 10AM
 AB SCALE: 1" = 50'-0"



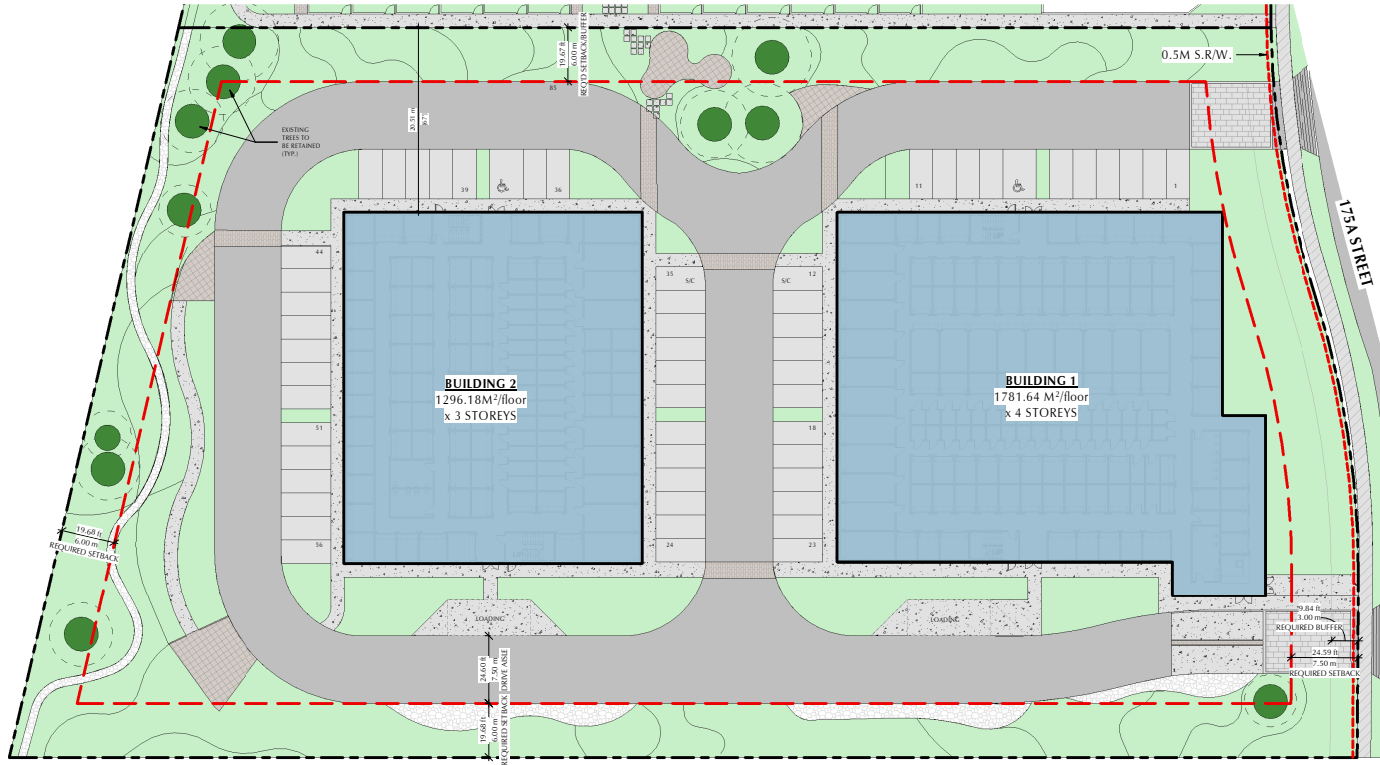
2 SPRING EQUINOX - 12PM
 AB SCALE: 1" = 50'-0"



3 SPRING EQUINOX - 2PM
 AB SCALE: 1" = 50'-0"

| | | |
|---------------|---------------------------|-------------|
| APR 8, 2020 | REMOVAL OF LIVE WORK | DK |
| NOV 4, 2019 | REMOVED 2ND LEVEL LUG | DK |
| OCT 10, 2019 | REVISED PER CITY COMMENTS | DK |
| AUG 22, 2019 | ISSUED PER ADP COMMENTS | DK |
| JUNE 11, 2019 | ISSUED FOR ADP | DK |
| JUNE 06, 2019 | REVS PER CITY COMMENTS | DK |
| REV | DATE | DESCRIPTION |





SYNOPSIS

LEGAL DESCRIPTION

TOPOGRAPHIC SITE PLAN OF:
 LOT 3 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
 NWD PLAN EPP44786

CIVIC ADDRESS

151 - 175A STREET, SURREY B.C.

ZONING

CURRENT ZONING
 RA

PROPOSED ZONING
 IB-3

PROPOSED USE = MINI STORAGE

SITE AREA

11,083.70 SM / 119,304.00 SF 2.74 ACRES

SITE COVERAGE

ALLOWABLE: 0.60
 PROVIDED: 3,077.82 SM / 11,083.70 SM = 0.28

BUILDING HEIGHT

ALLOWABLE: 14M MAX
 PROVIDED: MINI STORAGE (3/4 STOREYS) = 14M MAX

PROPOSED SETBACKS

NORTH 19.67 FT (6.00 M) REQUIRED LANDSCAPE BUFFER
 67.26 FT (20.51 M) PROPOSED BLDG SETBACK

EAST 24.59 FT (7.50 M) REQ'D/PROPD BLDG SETBACK
 9.84 FT (3.00 M) REQUIRED LANDSCAPE BUFFER

SOUTH 19.68 FT (6.00 M) LANDSCAPE BUFFER
 58.89 FT (17.95 M) PROPOSED BLDG SETBACK

WEST 19.68 FT (6.00 M) LANDSCAPE BUFFER
 75.95 FT (23.15 M) PROPOSED BLDG SETBACK

FLOOR AREA RATIO:

ALLOWABLE: 1.00

PROVIDED:
 BLDG 1: 7,126.56 SM
 BLDG 2: 3,888.56 SM
 TOTAL 11,015.12 SM

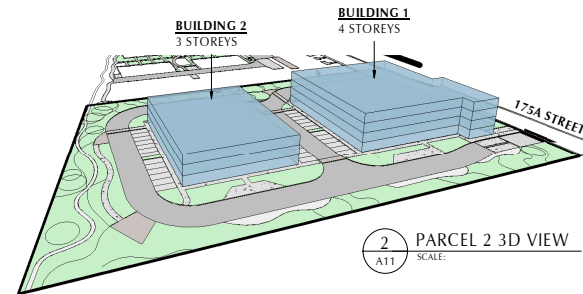
11,015.12 SM / 11,083.70 SM = 1.00

PARKING

| | REQUIRED | PROVIDED |
|--------------------------------------|---------------|----------|
| STANDARD STALLS: 11,015.12m²/100m²x1 | 110 | 56* |
| OFFICE: 9.29m²/100m²x3 | 1 | |
| LOADING | 2 | 2 |
| SMALL CARS: 0.35x110 | 38.5(ALLOWED) | 2 |

*REQUESTING A 0.3/100M² RATIO FOR PARKING CALCULATION REQUIREMENT

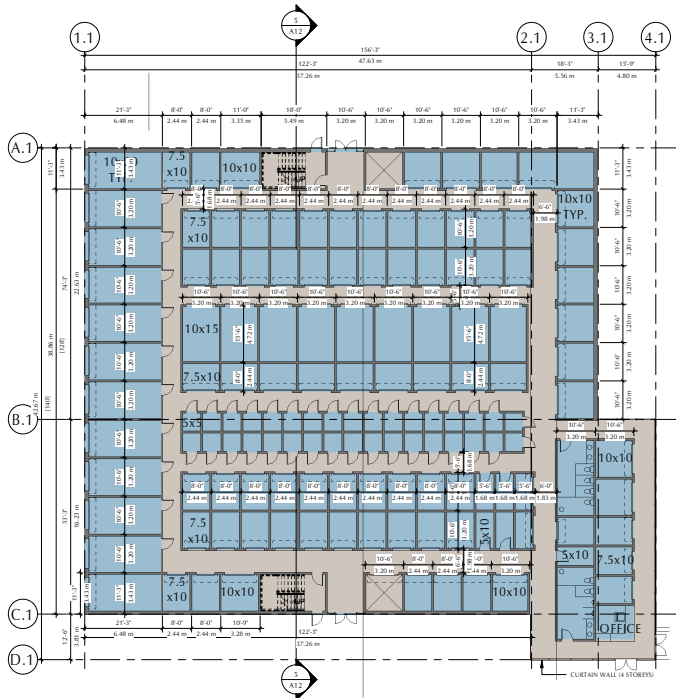
1 PARCEL 2 - SITE PLAN
 SCALE: 3/8" = 1'-0"



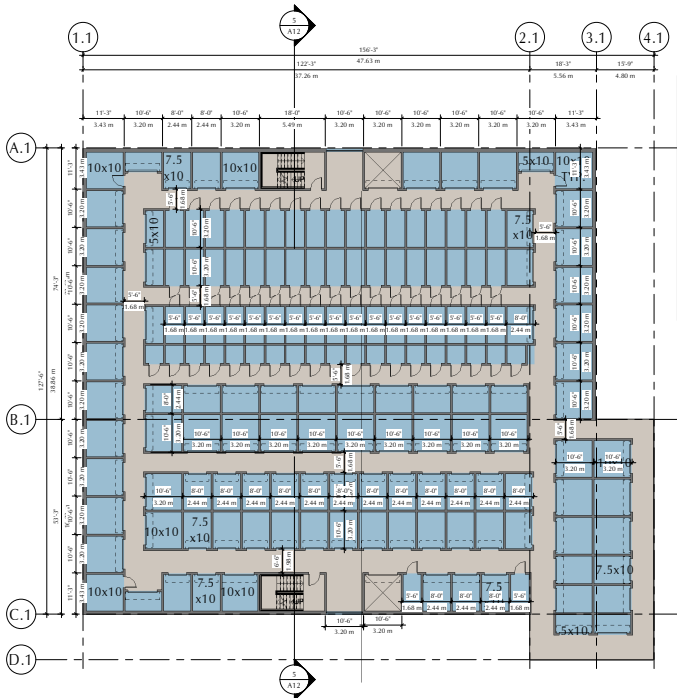
2 PARCEL 2 3D VIEW
 SCALE:



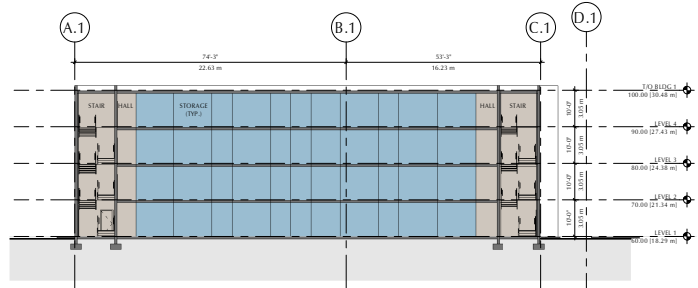
| REV | DATE | DESCRIPTION | BY |
|-----|--------------|----------------------------|----|
| | NOV 4, 2019 | REMOVED 2ND LEVEL LUC | DK |
| | OCT 10, 2019 | REVISED PER CITY COMMENTS | DK |
| | JUN 06, 2019 | REVISED PER CITY COMMENTS | DK |
| | MAY 10, 2019 | REVISED PER CITY COMMENTS | DK |
| | MAR 20, 2019 | REVISED PER CITY COMMENTS | DK |
| | JAN 28, 2019 | REVS PARCEL 2 | DK |
| | DEC 2, 2018 | RESUBMIT PER CITY COMMENTS | DK |
| | OCT 18, 2018 | REVISED PARCEL 2 | DK |
| | | | |



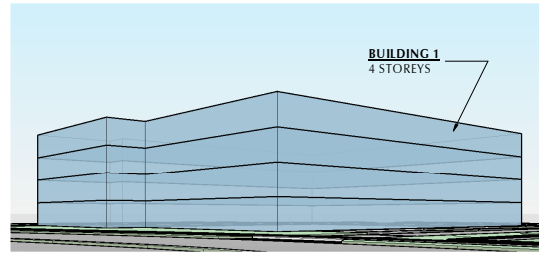
1 LEVEL 1 - BLDG 1
SCALE: 1/16" = 1'-0"



2 LEVEL 2 - BLDG 1 (LEVELS 3 & 4 SIMILAR)
SCALE: 1/16" = 1'-0"



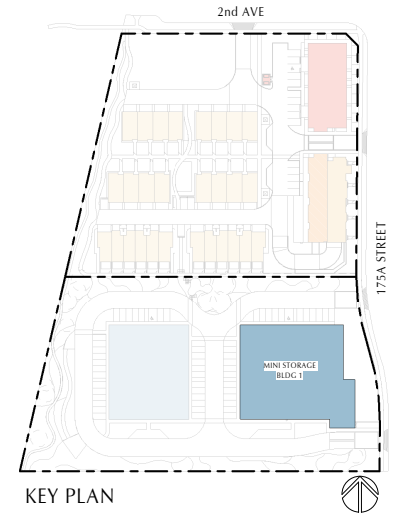
5 SECTION - BLDG 1
SCALE: 1/16" = 1'-0"



6 PERSPECTIVE - BLDG 1 from northeast-175A
SCALE:

STORAGE COUNTS:

| | L1 | L2 | L3 | L4 | TOTAL | % |
|--------------|------------|------------|------------|------------|------------|-------------|
| 5x5: | 34 | 19 | 19 | 19 | 91 | 14.0 |
| 5x10: | 7 | 60 | 60 | 60 | 187 | 28.8 |
| 7.5x10: | 64 | 48 | 48 | 48 | 208 | 32.1 |
| 10x10: | 15 | 42 | 42 | 42 | 141 | 21.7 |
| 15x10: | 9 | 0 | 0 | 0 | 9 | 1.4 |
| 20x10: | 13 | 0 | 0 | 0 | 13 | 2.0 |
| TOTAL | 142 | 169 | 169 | 169 | 649 | 100% |

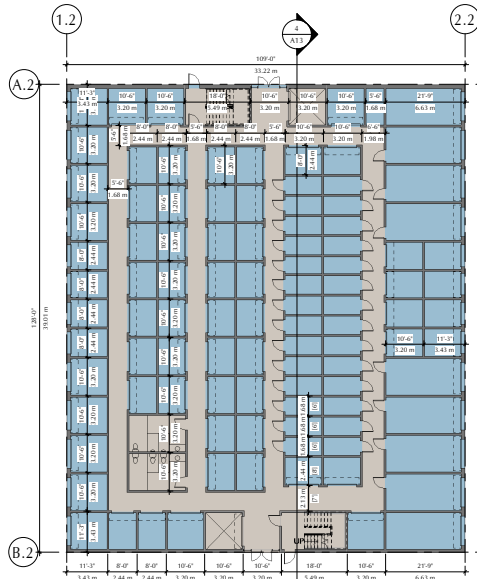


KEY PLAN

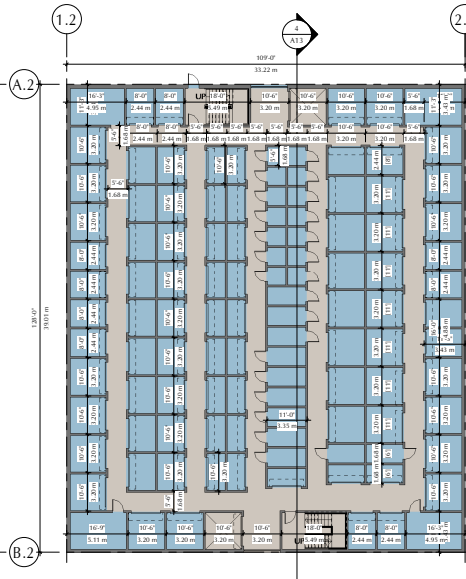
BUILDING 1

| | |
|--------------|-----------------------------------|
| LEVEL 1: | 1,781.64 SM (19,177.44 SF) |
| LEVEL 2: | 1,781.64 SM (19,177.44 SF) |
| LEVEL 3: | 1,781.64 SM (19,177.44 SF) |
| LEVEL 4: | 1,781.64 SM (19,177.44 SF) |
| TOTAL | 7,126.56 SM (76,709.76 SF) |

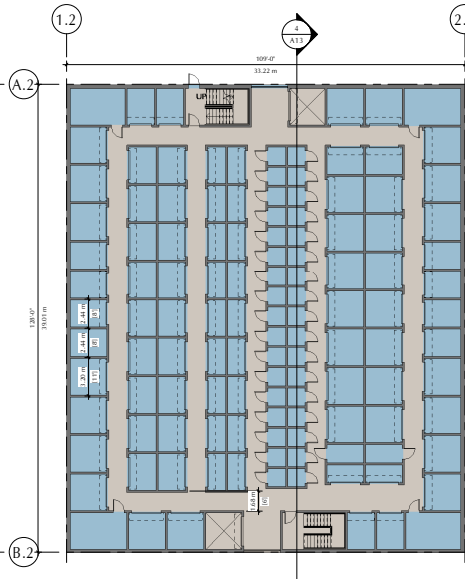
| | | |
|--------------|---------------------------|-------------|
| NOV 4, 2019 | REMOVED 2ND LEVEL LUC | DK |
| OCT 10, 2019 | REVISED PER CITY COMMENTS | DK |
| JUN 06, 2019 | REVISED PER CITY COMMENTS | DK |
| MAY 10, 2019 | REVS PER CITY COMMENTS | DK |
| MAR 20, 2019 | REVS PER CITY COMMENTS | DK |
| JAN 28, 2019 | REVS PARCEL 2 | DK |
| FEB 27, 2018 | REISSUE PER CITY COMMENTS | DK |
| OCT 18, 2018 | REVISED PARCEL 2 | DK |
| REV | DATE | DESCRIPTION |



1 LEVEL 1 - BLDG 2
SCALE: 1/16" = 1'-0"



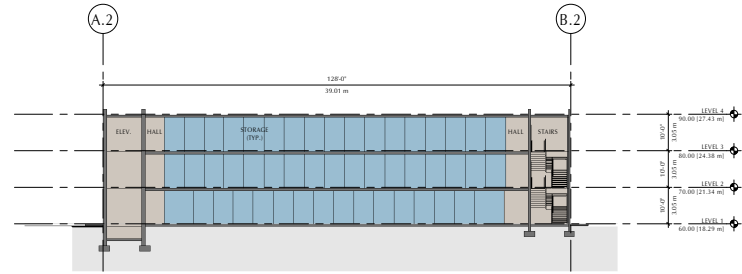
2 LEVEL 2 - BLDG 2
SCALE: 1/16" = 1'-0"



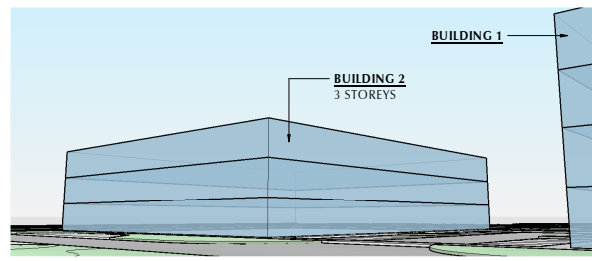
3 LEVEL 3 - BLDG 2
SCALE: 1/16" = 1'-0"

STORAGE COUNTS:

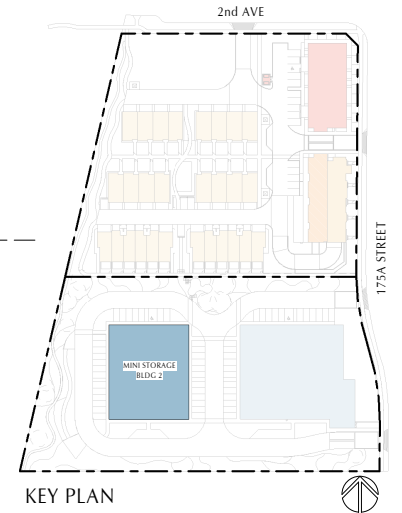
| | L1 | L2 | L3 | TOTAL | % |
|--------------|------------|------------|------------|------------|-------------|
| 5x5: | 0 | 14 | 34 | 48 | 14.1 |
| 5x10: | 29 | 32 | 22 | 83 | 24.4 |
| 7.5x10: | 50 | 32 | 32 | 114 | 33.5 |
| 10x10: | 14 | 32 | 32 | 78 | 22.9 |
| 15x10: | 0 | 4 | 4 | 8 | 2.4 |
| 20x10: | 9 | 0 | 0 | 9 | 2.7 |
| TOTAL | 102 | 114 | 124 | 340 | 100% |



4 SECTION - BLDG 2
SCALE: 1/16" = 1'-0"



5 PERSPECTIVE - BLDG 2 from southeast
SCALE:



KEY PLAN

BUILDING 2

| | |
|--------------|-----------------------------------|
| LEVEL 1: | 1,296.18 SM (13,952.04 SF) |
| LEVEL 2: | 1,296.18 SM (13,952.04 SF) |
| LEVEL 3: | 1,296.18 SM (13,952.04 SF) |
| TOTAL | 3,888.56 SM (41,856.12 SF) |



1 NORTH EAST PERSPECTIVE - BLDG A
SCALE: A0.0



2 NORTH WEST PERSPECTIVE - BLDG A
SCALE: A0.0



3 SOUTH EAST PERSPECTIVE - BLDG A
SCALE: A0.0



4 SOUTH WEST PERSPECTIVE - BLDG A
SCALE: A0.0



DOUGLAS GREEN

5-STORY MIXED-USE, 151-175A ST, SURREY

RENDERING

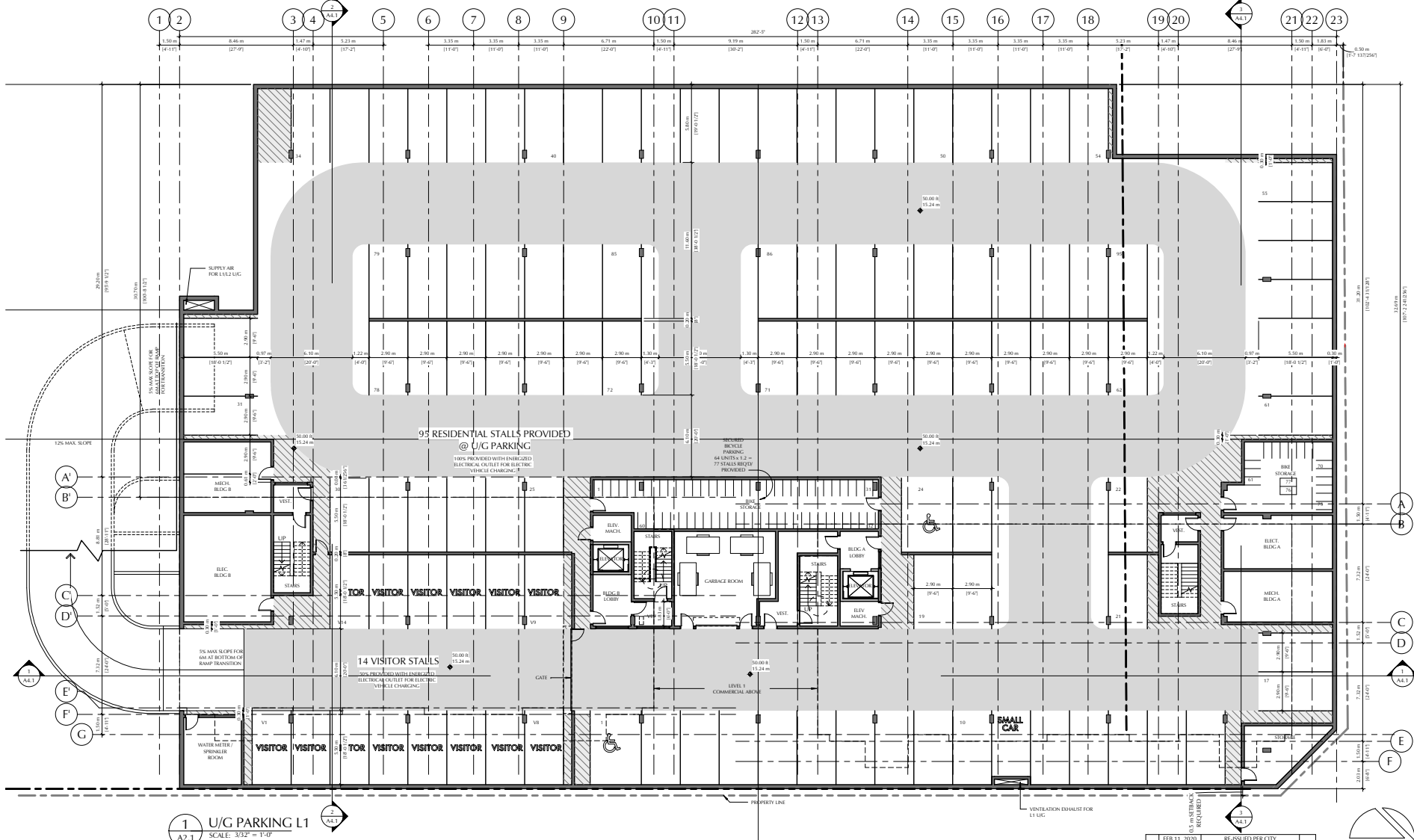
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

| | | |
|---------------|-----------------------------|-------------|
| FEB 6, 2020 | RE-ISSUED PER CITY | EK |
| NOV 4, 2019 | REMOVED 2ND LEVEL LG | EK |
| OCT 10, 2019 | RE-ISSUED PER CITY COMMENTS | EK |
| AUG 22, 2019 | ISSUED PER ADP COMMENTS | EK |
| JUNE 11, 2019 | ISSUED FOR ADP | EK |
| JUNE 6, 2019 | RE-ISSUED PER CITY COMMENTS | EK |
| MAY 10, 2019 | RE-ISSUED PER CITY COMMENTS | EK |
| MAR 20, 2019 | RE-ISSUED PER CITY COMMENTS | EK |
| DEC 21, 2018 | RE-ISSUED PER CITY COMMENTS | EK |
| REV | DATE | DESCRIPTION |

1611 SCALE:
FEB 11, 2020

A0.0



1 U/G PARKING L1
SCALE: 3/32" = 1'-0"

| REV | DATE | DESCRIPTION | BY |
|---------------|------|-----------------------------|----|
| FEB 11, 2020 | | RE-ISSUED PER CITY | EK |
| FEB 6, 2020 | | RE-ISSUED PER CITY | EK |
| NOV 4, 2019 | | REMOVED 2ND LEVEL LIG. | EK |
| OCT 10, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| AUG 22, 2019 | | ISSUED PER ADP COMMENTS | EK |
| JUNE 11, 2019 | | ISSUED FOR ADP | EK |
| JUNE 6, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| MAY 10, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| MAR 20, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |



DOUGLAS GREEN

5-STORY MIXED-USE, 151-175A ST, SURREY U/G PARKING L1

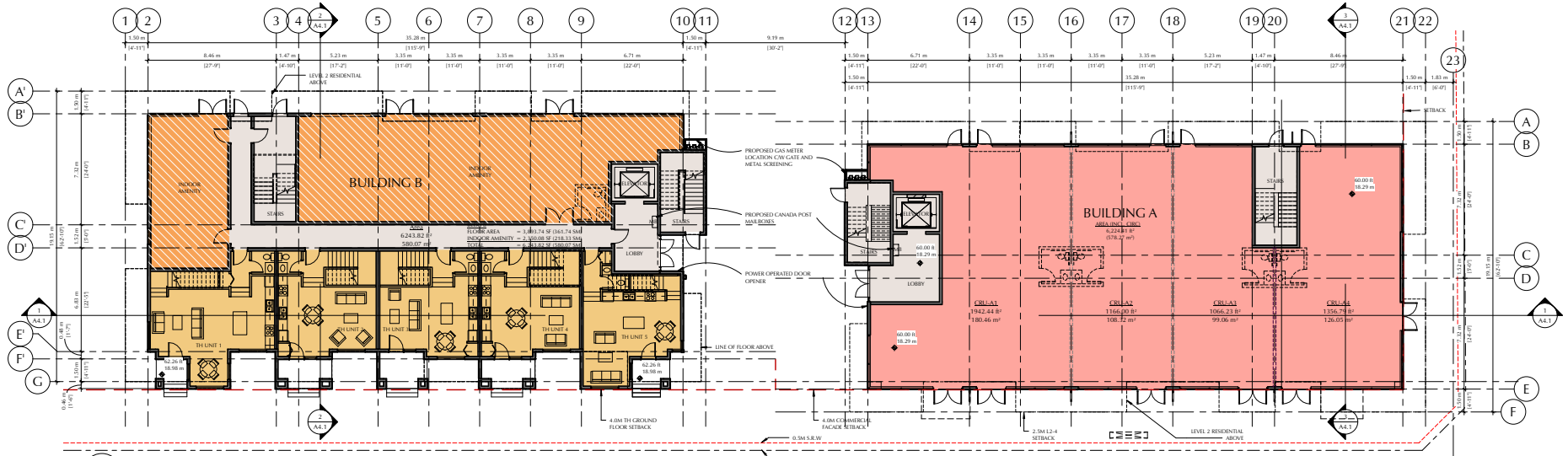
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For **DOUGLAS GREEN DEVELOPMENTS LTD.**

1611 SCALE: 3/32" = 1'-0"
FEB 11, 2020



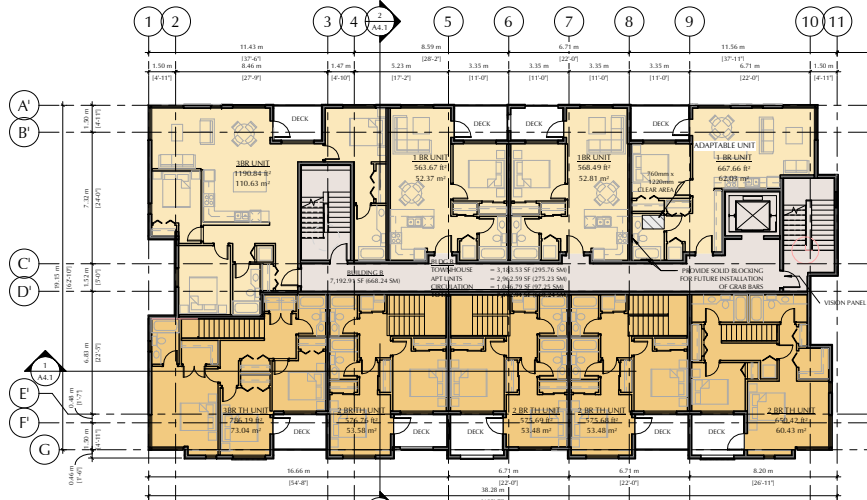
A2.1



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

INDOOR AMENITY REQUIRED
 AS PER SEE PLAN = 192 sq' (AP) + 102 sq' (DB) = 294.00 sq'
PROVIDED
 LEVEL 1 = 216.33 sq'
 LEVEL 2 = 78.60 sq'
TOTAL = 294.93 sq'

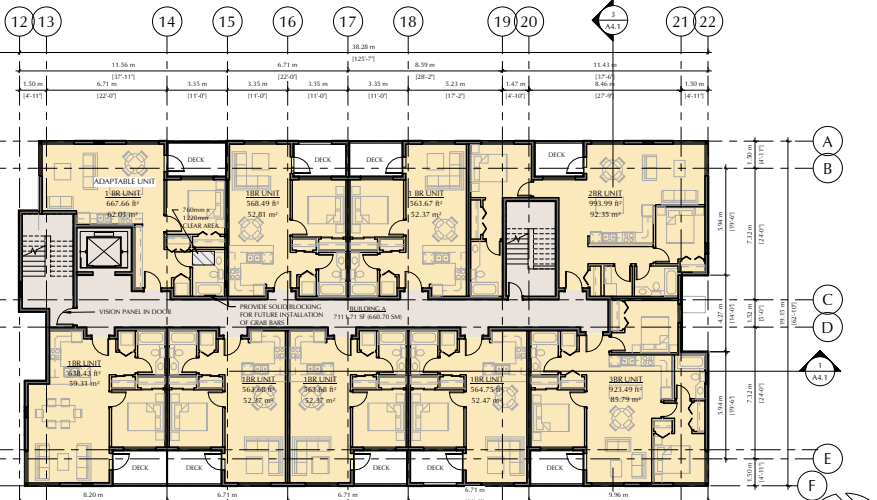
COMMERCIAL AREA REQUIRED = 100.00 m² + 108.32 m² + 99.06 m² + 126.05 m² = 533.80 m² (5) STALLS (100 sq' x 5)
REQUIRED PROVIDED Pkg. = 13.4 (15) STALLS



2 L2 RESIDENTIAL
SCALE: 3/32" = 1'-0"

BUILDING B UNITS PER FLOOR
 1 BED = 1 UNITS
 1 BED = 1 UNITS
 2 BED/STY TH = 1 UNITS
 2 BED/STY TH = 1 UNITS
TOTAL = 4 UNITS

BUILDING A - BUILDING B
 18 UNITS PER FLOOR



BUILDING A UNITS PER FLOOR
 1 BED = 7 UNITS
 1 BED = 1 UNITS
 2 BED = 4 UNITS
 2 BED = 1 UNITS
TOTAL = 13 UNITS

| REV | DATE | DESCRIPTION | BY |
|---------------|------|-----------------------------|----|
| FEB 6, 2020 | | RE-ISSUED PER CITY | EK |
| NOV 4, 2019 | | RE-AMENDED 2ND LEVEL LAG | EK |
| OCT 10, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| AUG 22, 2019 | | ISSUED PER ADP COMMENTS | EK |
| JUNE 11, 2019 | | ISSUED FOR ADP | EK |
| JUNE 6, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| MAY 10, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| MAR 20, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |



DOUGLAS GREEN

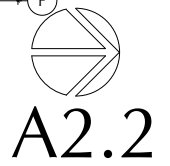
5-STORY MIXED-USE, 151-175A ST, SURREY

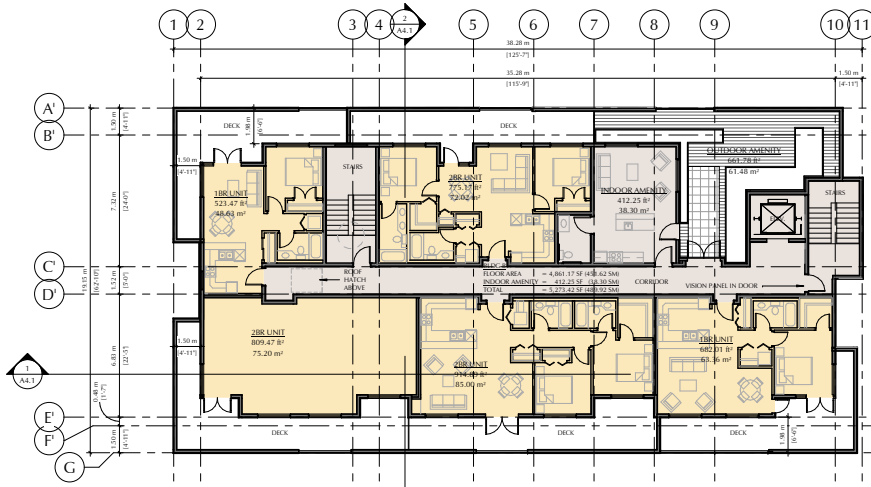
FLOOR PLANS

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

1611 SCALE: 3/32" = 1'-0"
FEB 11, 2020

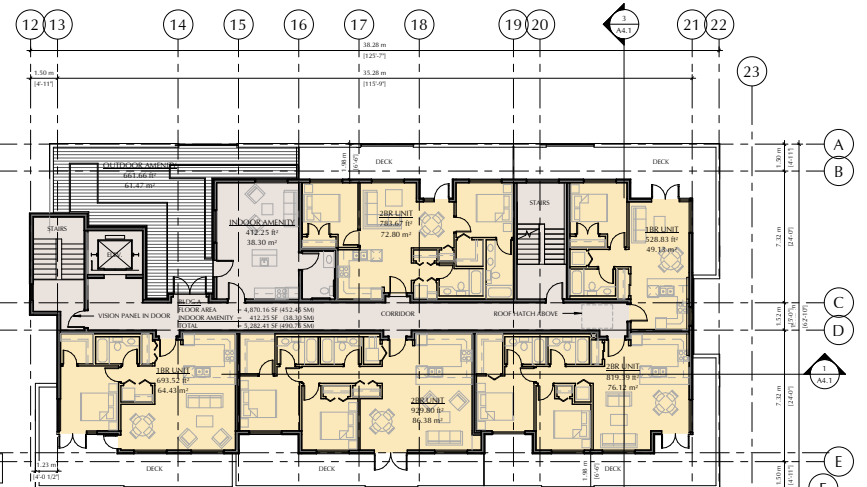




1 L5 RESIDENTIAL
SCALE: 3/32" = 1'-0"

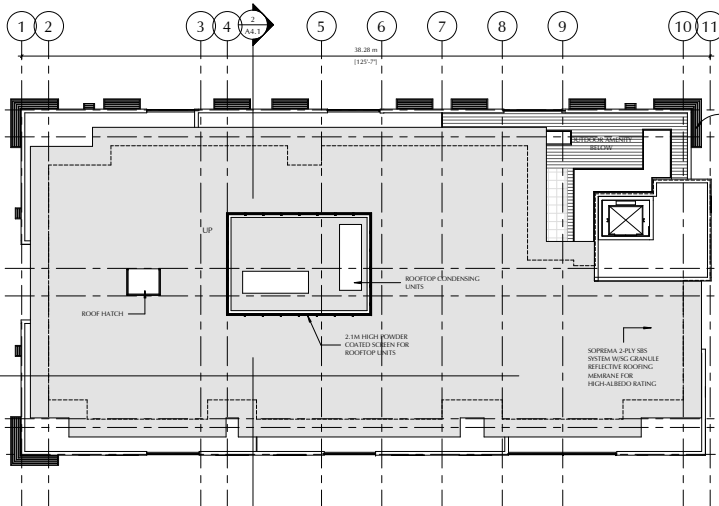
BUILDING A - LEVEL 5 UNITS
1 BRD = 2
2 BRD = 1
TOTAL = 3

BUILDING A - BUILDING B
LEVELS 5, 10 UNITS
1 BRD = 2
2 BRD = 1
TOTAL = 3

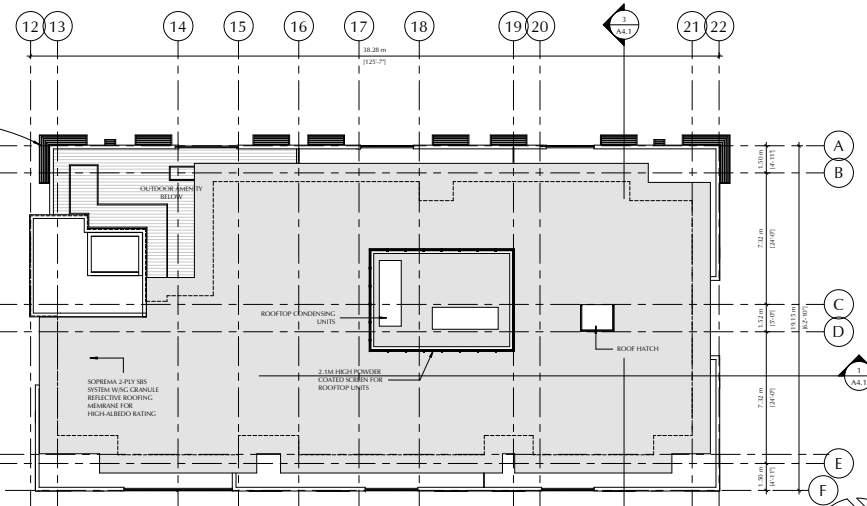


BUILDING A LEVEL 5 UNITS
1 BRD = 2
2 BRD = 1
TOTAL = 3

BUILDING B - BUILDING B
LEVELS 2, 3, 4 & 10 TOTAL
1 BRD = 19 + 21 = 40 UNITS
2 BRD = 9 + 6 = 15 UNITS
4 BRD = 4 + 3 = 7 UNITS
TOTAL = 64 UNITS



2 BLDG A - ROOF
SCALE: 3/32" = 1'-0"



DOUGLAS GREEN

5-STOREY MIXED-USE, 151-175A ST, SURREY

FLOOR PLANS

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Development For DOUGLAS GREEN DEVELOPMENTS LTD.

| REV | DATE | DESCRIPTION | BY |
|---------------|------|-----------------------------|----|
| FEB 6, 2020 | | RE-ISSUED PER CITY | EK |
| NOV 4, 2019 | | REMOVED 2ND LEVEL LUG | EK |
| OCT 10, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| AUG 22, 2019 | | ISSUED PER ADP COMMENTS | EK |
| JUNE 11, 2019 | | ISSUED FOR ADP | EK |
| JUNE 6, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| MAY 10, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| MAR 20, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |

1611 SCALE: 3/32" = 1'-0"
FEB 11, 2020



A2.4



1 EAST ELEVATION (175A ST)
A3.1 SCALE: 3/32" = 1'-0"

3 BLDG B - SOUTH ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

2 BLDG B - NORTH ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|--|
| E1 | MATERIAL: LONGBOARD SIDING/SOFFIT @ 5TH FLOOR COLOUR: LIGHT FIR |
| E2 | MATERIAL: HARDIE REVEAL 2.0 PANEL SYSTEM REVEALS TO MATCH HARDIE SOFFIT SMOOTH PROFILE COLOUR: BENJAMIN MOORE OC 17 WHITE DOVE |
| E3 | MATERIAL: HARDIE SIDING COLOUR: BENJAMIN MOORE 2126-20 GRAY TIMBERWOLF |
| E4 | MATERIAL: ALUMINUM CLADDING/ALS CIV TEMPERED GLASS PANELS COLOUR: CLADDING: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR GLASS: CLEAR GLASS |
| E5 | MATERIAL: FASGA 1 COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E6 | MATERIAL: FASGA 2 COLOUR: BENJAMIN MOORE 2016-30 CARROT STICK |
| E7 | MATERIAL: FASGA 3 COLOUR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |
| E8 | MATERIAL: VINYL WINDOWS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR |
| E9a | MATERIAL: ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS |
| E9b | MATERIAL: ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS COLOUR: MULLION/PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR GLAZING: TRANSPARENT |
| E9c | MATERIAL: ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS COLOUR: MULLION/PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR GLAZING: TRANSLUCENT |
| E10 | MATERIAL: ROOF TOP SCREENING/ALS METRE ENCLOSURE/SCALAR LOULRES COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR |
| E11 | MATERIAL: PORCH HOLE DOORS (EXT STAIR LOBBY); METAL SIGN BAND COLOUR: TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E12 | MATERIAL: METAL MATERIALS COLOUR: EBONY THIN BRICK |

| REV | DATE | DESCRIPTION | BY |
|-----|---------------|-----------------------------|----|
| | FEB 11, 2020 | RE-ISSUED PER CITY | JK |
| | FEB 6, 2020 | RE-ISSUED PER CITY | JK |
| | NOV 4, 2019 | REMOVED 2ND LEVEL LC | JK |
| | OCT 10, 2019 | RE-ISSUED PER CITY COMMENTS | JK |
| | AUG 22, 2019 | ISSUED PER ADP COMMENTS | JK |
| | JUNE 11, 2019 | ISSUED FOR ADP | JK |
| | JUNE 6, 2019 | RE-ISSUED PER CITY COMMENTS | JK |
| | MAY 10, 2019 | RE-ISSUED PER CITY COMMENTS | JK |
| | MAR 20, 2019 | RE-ISSUED PER CITY COMMENTS | JK |
| | DEC 21, 2018 | RE-ISSUED PER CITY COMMENTS | JK |



DOUGLAS GREEN

5-STORY MIXED-USE, 151-175A ST, SURREY

ELEVATIONS

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12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

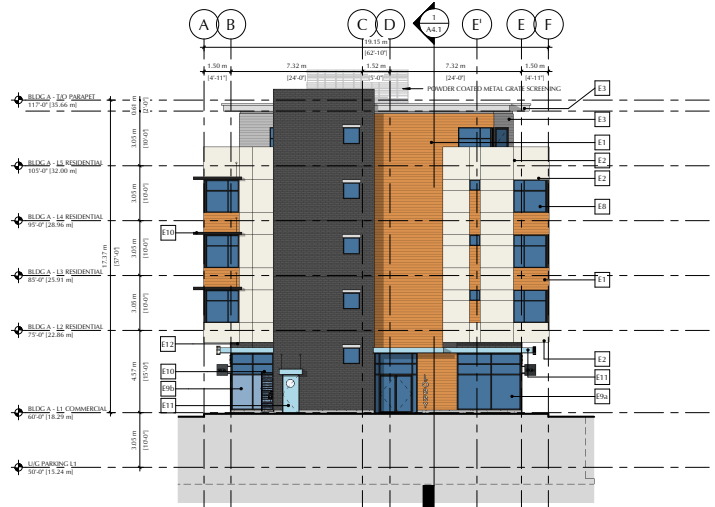
Development For DOUGLAS GREEN DEVELOPMENTS LTD.

1611 SCALE: 3/32" = 1'-0"
FEB 11, 2020

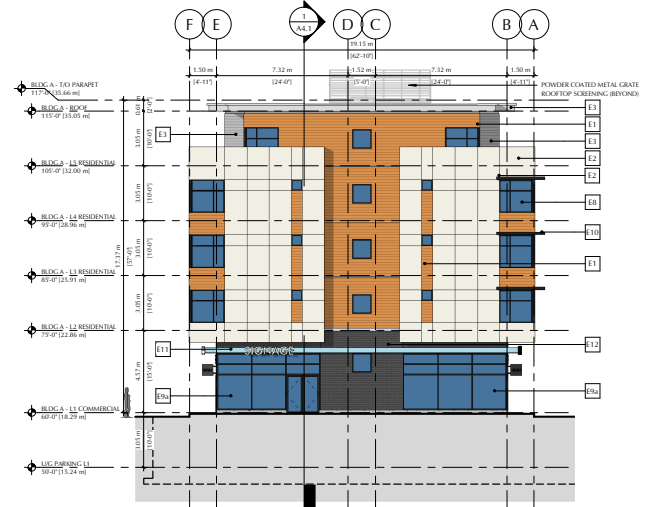
A3.1



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



2 BLDG A - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 BLDG A - NORTH ELEVATION (2ND AVE)
SCALE: 3/32" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|--|
| E1 | MATERIAL: LONGBOARD SIDING/SOFFIT @ 5TH FLOOR COLOUR: LIGHT FIR |
| E2 | MATERIAL: HARDIE REVEAL 2.0 PANEL SYSTEM (REVEALS TO MATCH) HARDIE SOFFIT SMOOTH PROFILE COLOUR: BENJAMIN MOORE OC 17 WHITE DOVE |
| E3 | MATERIAL: HARDIE SIDING COLOUR: BENJAMIN MOORE 2126-20 GRAY TIMBERWOLF |
| E4 | MATERIAL: ALUMINUM CLAREBELL'S CW TEMPERED GLASS PANELS COLOUR: CLAREBELL PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR GLASS: CLEAR GLASS |
| E5 | MATERIAL: FASGA 1 COLOUR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E6 | MATERIAL: FASGA 2 COLOUR: BENJAMIN MOORE 2016-30 CARROT STICK |
| E7 | MATERIAL: FASGA 3 COLOUR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |
| E8 | MATERIAL: VINYL WINDOWS COLOUR: PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR |
| E9a | MATERIAL: ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS |
| E9b | MATERIAL: ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS COLOUR: MULLION-PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR GLAZING: TRANSPARENT |
| E9c | MATERIAL: ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS COLOUR: MULLION-PAINTED TO MATCH BENJAMIN MOORE 2126-20 RACCOON FUR GLAZING: TRANSLUCENT |
| E10 | MATERIAL: ROOF TOP SCREENING (AS MATCH ENCLOSED SCALAR LOURES) GLAZING: TRANSPARENT |
| E11 | MATERIAL: PORTHOLE DOORS (EXT STAIR LOBBY); METAL SIGN BAND COLOUR: TO MATCH BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E12 | MATERIAL: MUTUAL MATERIALS COLOUR: EBONY THIN BRICK |

| REV | DATE | DESCRIPTION | BY |
|---------------|------|-----------------------------|----|
| FEB 11, 2020 | | RE-ISSUED PER CITY | EK |
| FEB 6, 2020 | | RE-ISSUED PER CITY | EK |
| NOV 4, 2019 | | REMOVED 2ND LEVEL LC | EK |
| OCT 10, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| AUG 22, 2019 | | ISSUED PER ADP COMMENTS | EK |
| JUNE 11, 2019 | | ISSUED FOR A-0-P | EK |
| JUNE 6, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| MAY 10, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| MAR 20, 2019 | | RE-ISSUED PER CITY COMMENTS | EK |
| DEC 21, 2018 | | RE-ISSUED PER CITY COMMENTS | EK |



DOUGLAS GREEN

5-STOREY MIXED-USE, 151-175A ST, SURREY

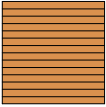

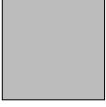









ELEVATIONS

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

1611 SCALE: 3/32" = 1'-0"
FEB 11, 2020

A3.2

-  **E1 MATERIAL:** LONGBOARD SIDING / SOFFIT @ 5TH FLOOR
COLOUR: LIGHT FIR
-  **E2 MATERIAL:** HARDI REVEAL 2.0 PANEL SYSTEM (REVEALS TO MATCH)
HARDI SOFFIT SMOOTH PROFILE
COLOUR: BENJAMIN MOORE
OC 17 WHITE DOVE
-  **E3 MATERIAL:** HARDI SIDING
COLOUR: BENJAMIN MOORE
2126-50 GRAY TIMBERWOLF
(FASCIA @ 5TH FLOOR ROOF PAINTED TO MATCH)
-  **E4 MATERIAL:** ALUMINUM GUARDRAILS C/W TEMPERED GLASS PANELS
COLOUR: GUARDRAIL: PAINTED TO MATCH BEN MOORE
2126-20 RACCOON FUR
GLASS: CLEAR GLASS
-  **E5 MATERIAL:** FASCIA 1
COLOUR: BENJAMIN MOORE
2019-30 SUNFLOWER
-  **E6 MATERIAL:** FASCIA 2
COLOUR: BENJAMIN MOORE
2016-30 CARROT STICK
-  **E7 MATERIAL:** FASCIA 3
COLOUR: BENJAMIN MOORE
2011-20 BLAZING ORANGE
-  **E8 MATERIAL:** VINYL WINDOWS
COLOUR: PAINTED TO MATCH BEN MOORE
2126-20 RACCOON FUR
-  **E9 MATERIAL:** ALUMINUM THERMALLY BROKEN STOREFRONT WINDOWS
COLOUR: PAINTED TO MATCH BEN MOORE
2126-20 RACCOON FUR
GLAZING: 9A = TRANSPARENT / 9B = TRANSLUCENT
-  **E10 MATERIAL:** ROOF TOP SCREENING/GAS METRE ENCLOSURE/ SOLAR LOUVRES
COLOUR: PAINTED TO MATCH BEN MOORE
2126-20 RACCOON FUR
-  **E11 MATERIAL:** PORTHOLE DOORS (EXIT STAIR/LOBBY)/METAL SIGN BAND
COLOUR: TO MATCH BENJAMIN MOORE
2061-60 LITTLE BOY BLUE
-  **E12 MATERIAL:** MUTUAL MATERIALS
COLOUR: EBONY THIN BRICK



DOUGLAS GREEN

5-STOREY MIXED-USE, 151-175A ST, SURREY COLOUR BOARD

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

| | | |
|---------------|-----------------------------|-------------|
| FEB 6, 2020 | RE-ISSUED PER CITY | EK |
| SEP 4, 2019 | REMOVED 2ND LEVEL LIG | EK |
| OCT 10, 2019 | RE-ISSUED PER CITY COMMENTS | EK |
| AUG 22, 2019 | ISSUED PER ADP COMMENTS | EK |
| JUNE 11, 2019 | ISSUED FOR ADP | EK |
| JUNE 6, 2019 | RE-ISSUED PER CITY COMMENTS | EK |
| REV | DATE | DESCRIPTION |

1611 SCALE: As indicated
FEB 11, 2020

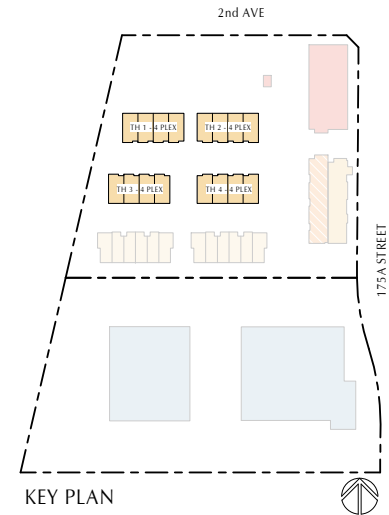
A3.3



1 TH 1-VIEW FROM NORTH-WEST
SCALE: A0.0

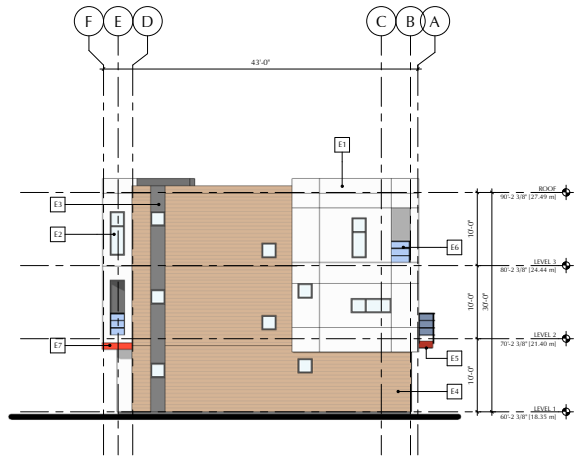


2 TH 1-VIEW FROM SOUTH-EAST
SCALE: A0.0



KEY PLAN

| | | |
|--------------|----------------------------|-------------|
| NOV 4, 2019 | REVISED FAR CALCS | EK |
| MAY 10, 2019 | RE-ISSUE PER CITY COMMENTS | EK |
| Mar 20 2019 | REISSUED PER CITY COMMENTS | EK |
| DEC 21, 2018 | RE-ISSUE PER CITY COMMENTS | EK |
| 1 | CITY REVS | |
| NOV 7 2016 | | |
| REV | DATE | DESCRIPTION |

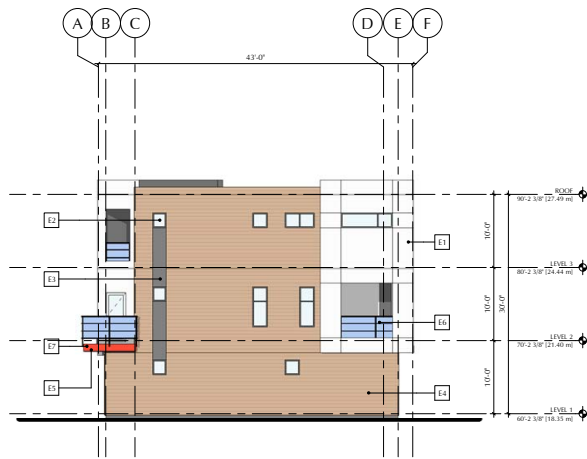


1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|---|
| E1 | MATERIAL: HARDBE REVEAL 2.0 PANEL SYSTEMS COLOUR: BENJAMIN MOORE OC-17 WHITE DOVE |
| E2 | MATERIAL: VINYL WINDOWS COLOUR: BLACK |
| E3 | MATERIAL: HARDBE SIDING 'TRUE GRAIN SERIES' COLOUR: FISHER COATING 'SHOW SLUG BAN' |
| E4 | MATERIAL: LONGBOARD COLOUR: LIGHT FIR |
| E5 | MATERIAL: LONGBOARD SOFFIT COLOUR: LIGHT FIR |
| E6 | MATERIAL: METAL CLADRAIL WITH FROSTED GLASS INSET COLOUR: PAINTED BLACK |
| E7 | MATERIAL: PAINTED WOOD FASCIA COLOUR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |
| E8 | MATERIAL: PAINTED ENTRY DOOR COLOUR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |



2 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (FACING MEWS)
A3.1 SCALE: 1/8" = 1'-0"

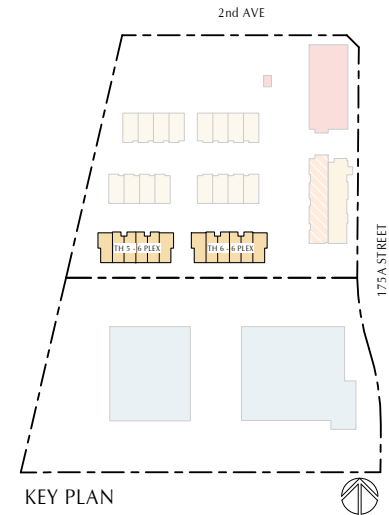
| | | |
|---------------|----------------------------|-------------|
| NOV 4, 2019 | REVISED FAR CALCS | DK |
| MAY 10, 2019 | RE-ISSUE PER CITY COMMENTS | DK |
| Mar 20 2019 | RE-ISSUE PER CITY COMMENTS | DK |
| DEC. 21, 2018 | RE-ISSUE PER CITY COMMENTS | DK |
| 1 | NOV 7, 2016 | CITY REVS |
| REV | DATE | DESCRIPTION |



2 TH BLDG 5-6PLEX-VIEW FROM SOUTH EAST
A0.0 SCALE:



1 TH BLDG 5-6PLEX-VIEW FROM NORTH EAST
A0.0 SCALE:



TOWNHOUSE - 6 PLEX
(BLDG 5/BLDG 6 MIRRORED)
151-175A STREET, SURREY B.C.

VIEWS

| REV | DATE | DESCRIPTION | BY |
|---------------|------|----------------------------|----|
| Nov. 4, 2019 | | REVISED FAR CALCS | EK |
| MAY 10, 2019 | | RE-ISSUE PER CITY COMMENTS | EK |
| MAR 20, 2019 | | REISSUED PER CITY COMMENTS | EK |
| DEC. 21, 2018 | | RE-ISSUE PER CITY COMMENTS | EK |

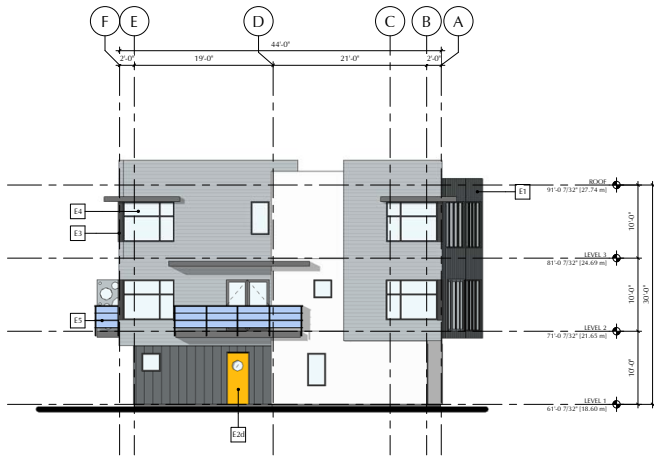
AW DOUGLAS GREEN

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For DOUGLAS GREEN DEVELOPMENTS LTD.

1611 SCALE: 1" = 80'-0"
MAY 10, 2019

A0.0



1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|---|
| E1 | MATERIAL: HARSH REVEAL 2.0 PANEL SYSTEM COLOR: BEN MOORE 21266-20 RACCOON FLUR |
| E2a | MATERIAL: PAINTED ENTRY DOORS COLOR: BENJAMIN MOORE 2068-10 MAJESTIC VIOLET |
| E2b | MATERIAL: PAINTED ENTRY DOORS COLOR: BENJAMIN MOORE 2061-60 LITTLE BOY BLUE |
| E2c | MATERIAL: PAINTED ENTRY DOORS COLOR: BENJAMIN MOORE 2011-20 BLAZING ORANGE |
| E2d | MATERIAL: PAINTED ENTRY DOORS COLOR: BENJAMIN MOORE 2019-30 SUNFLOWER |
| E3 | MATERIAL: CORNER TRIM COLOR: PAINTED TO MATCH BLACK WINDOWS |
| E4 | MATERIAL: VINYL WINDOWS COLOR: BLACK |
| E5 | MATERIAL: METAL GUARDRAIL WITH FROSTED GLASS INSET COLOR: PAINTED BLACK |

| REV | DATE | DESCRIPTION | BY |
|---------------|------|----------------------------|----|
| Nov. 4, 2019 | | REVISED FAR CALCS | DK |
| MAY 10, 2019 | | RE-ISSUE PER CITY COMMENTS | DK |
| MAR 20, 2019 | | REVISED PER CITY COMMENTS | DK |
| DEC. 21, 2018 | | RE-ISSUE PER CITY COMMENTS | DK |



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



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-------------|---------------------------|-----|
| 10 | APR 4 2020 | REV. AS PER NEW SITE PLAN | BN |
| 11 | APR 4 2020 | REV. AS PER ACP COMMENTS | BN |
| 12 | MAR 20 2020 | POST-LAUNCH COMMENTS | TR |
| 13 | JAN 20 2020 | ADD SET | TR |
| 14 | MAR 20 2020 | PER LATEST CITY COMMENTS | TR |
| 15 | JAN 20 2020 | REV. AS PER NEW SITE PLAN | TR |
| 16 | MAR 20 2020 | REV. AS PER CITY COMMENTS | TR |
| 17 | MAR 20 2020 | REV. AS PER CITY COMMENTS | TR |
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| 100 | MAR 20 2020 | REV. AS PER CITY COMMENTS | TR |

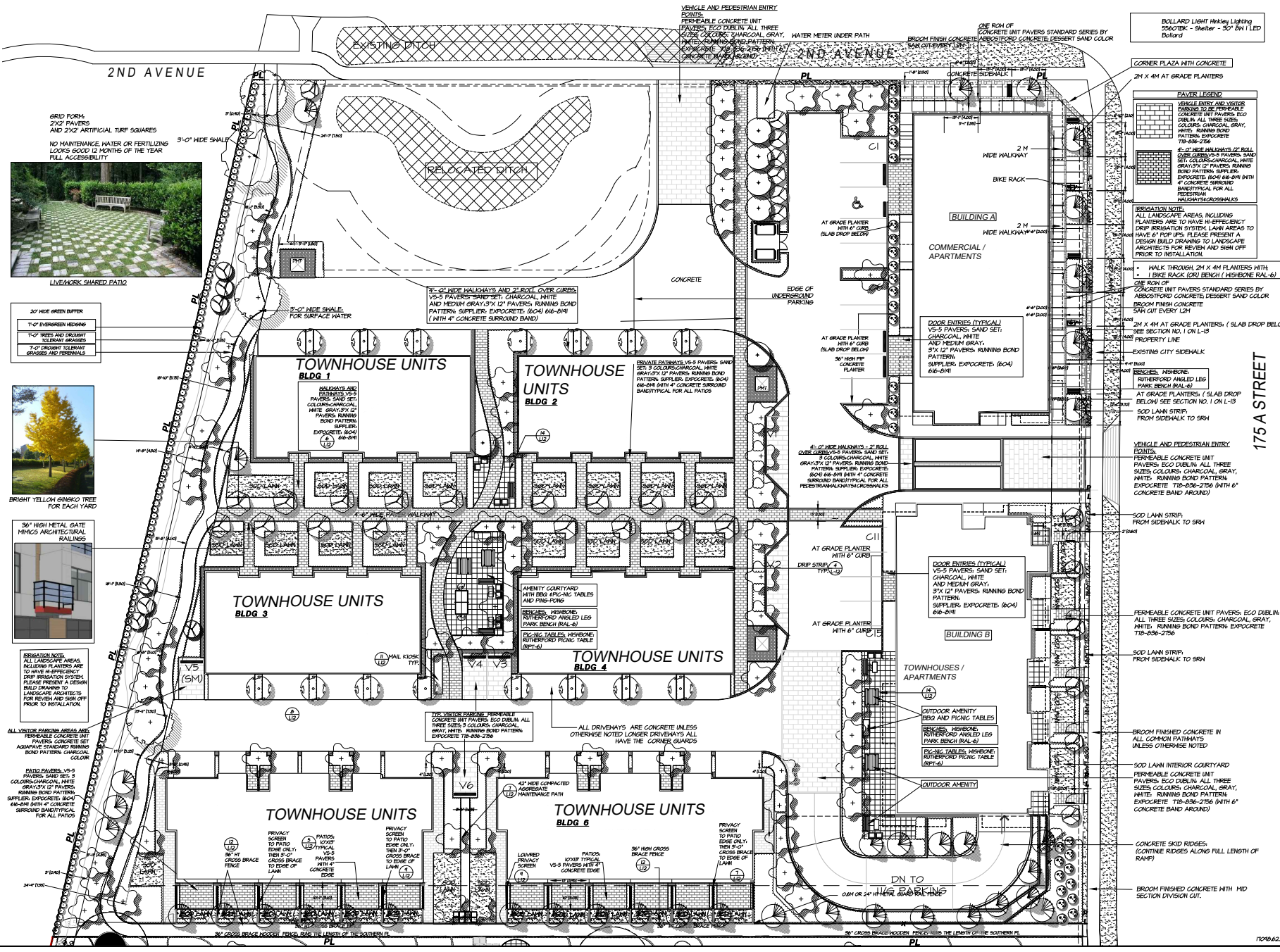
NO. DATE REVISION DESCRIPTION DR.

UNDER DEVELOPMENT

DOUGLAS GREEN
151 175 A STREET SURREY,
BC

DRAWING TITLE:
**SITE PLAN
PARCEL 1**

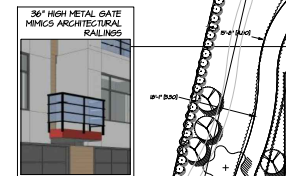
| | | | |
|---------------------|--------------|-----------------|----|
| DATE: | MAY 22 2019 | DRAWING NUMBER: | |
| SCALE: | 1/8" = 1'-0" | DRAWN: | TK |
| DESIGN: | TK | CHECKED: | MM |
| MLA PROJECT NUMBER: | | | |



GRID FORM
2'X2' PAVERS
AND 2'X2' ARTIFICIAL TURF SQUARES
NO MAINTENANCE WATER OR FERTILIZING
LOOKS GOOD 12 MONTHS OF THE YEAR
FULL ACCESSIBILITY



- 20' WIDE GREEN BUFFER
- 7'-0" OF BURNING BUSH
- 7'-0" OF TREES AND SHRUBS
TOLERANT GRASSES
- 7'-0" OF BROWN TURTLEDOVE
GRASSES AND PERENNIALS



IRRIGATION NOTE:
ALL LANDSCAPE AREAS
INCLUDING PLANTERS ARE
TO HAVE AN EFFICIENCY
DRIP IRRIGATION SYSTEM.
PLEASE PRESENT A DESIGN
BUILD DRAWING TO
LANDSCAPE ARCHITECTS
FOR REVIEW AND SIGN OFF
PRIOR TO INSTALLATION.

ALL EXISTING DRIVING AREAS ARE
PERMEABLE CONCRETE UNIT
PAVERS. ECO DUBLIN. ALL
THREE SIZES. COLORS: CHARCOAL,
GRAY, WHITE. RUNNING BOND
PATTERN. EXPOCRETE (604)
616-2111

PATIO PAVERS, V5-5
PAVERS. SAND SET. 3
COLORS: CHARCOAL, WHITE
GRAY. 3X12" PAVERS.
RUNNING BOND PATTERN.
SUPPLIER: EXPOCRETE (604)
616-2111 WITH 4" CONCRETE
SURROUND (MANDATORY FOR ALL PATIOS)

36" CROSS BRACE (WOODEN) FENCE. 36" CROSS BRACE (WOODEN) FENCE. 36" CROSS BRACE (WOODEN) FENCE. 36" CROSS BRACE (WOODEN) FENCE.

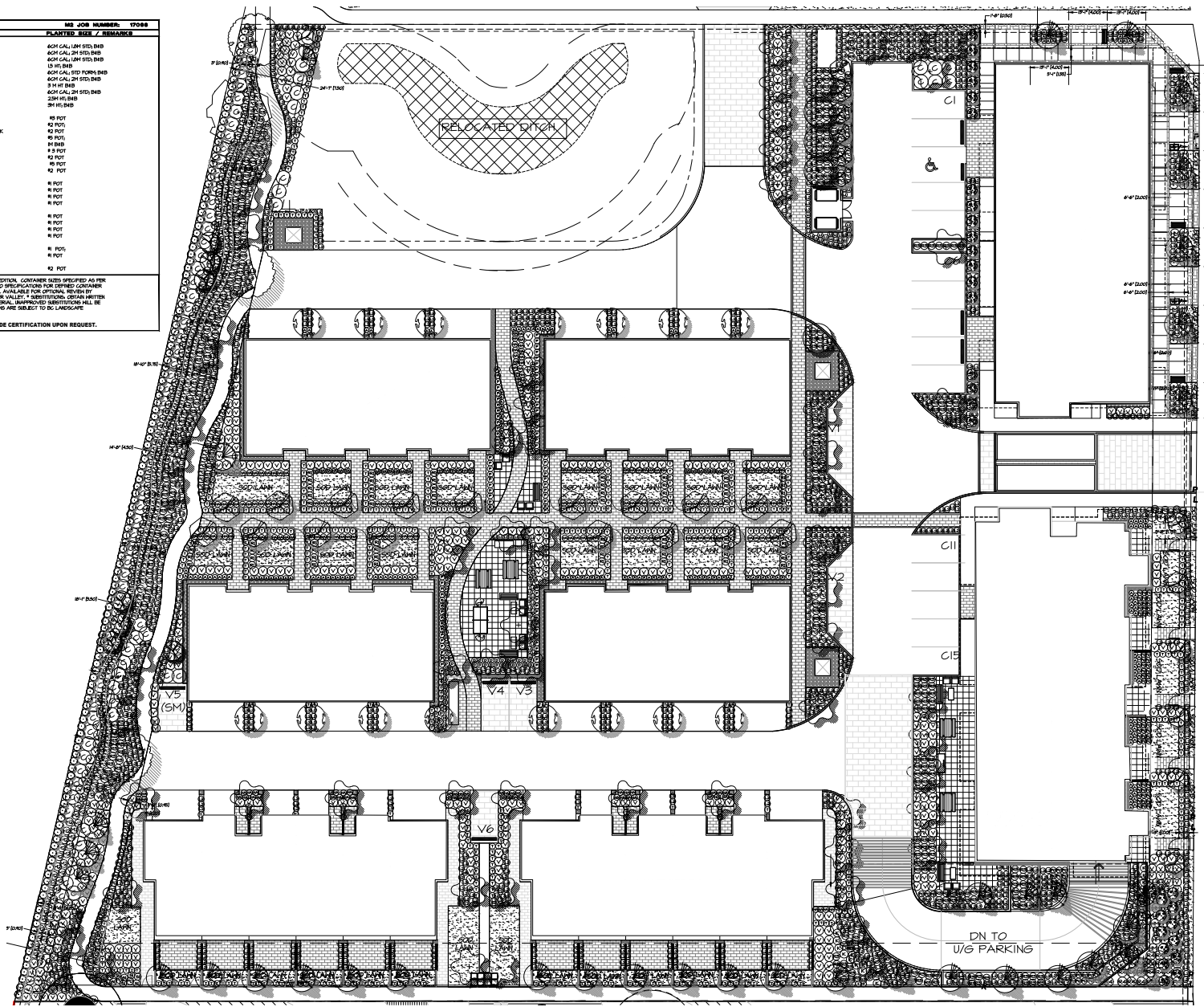
175 A STREET

175A.02.2P

| REV | QTY | BOTANICAL NAME | COMMON NAME | PLANTED | SIZE / REMARKS |
|-----|-----|--------------------------|--------------------|---------|----------------|
| 1 | 1 | ACER PLATANOIDES | NORWAY GLACE MAPLE | 40H CAL | 10H STD B&D |
| 2 | 1 | ACER RUBRUM | RED MAPLE | 40H CAL | 2H STD B&D |
| 3 | 1 | CERCOPHYLLUM LANCEOLATUM | LANCE-OAK | 40H CAL | 10H STD B&D |
| 4 | 1 | QUERCUS FUSCATA | BLACK OAK | 10H STD | B&D |
| 5 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |
| 6 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |
| 7 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |
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| 95 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |
| 96 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |
| 97 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |
| 98 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |
| 99 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |
| 100 | 1 | QUERCUS LAEVIS | WHITE OAK | 40H CAL | 10H STD B&D |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OREA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR SPINES/CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * DESIGN AND PROVIDE PLANT MATERIAL AVAILABLE FOR OPTIONS. REVIEW BY LANDSCAPE ARCHITECT: 15% SCALE OF SITE PLAN. AREA OF DESIGN TO INCLUDE LAWN, HILLSIDE AND PRUNING VALLEY. * SUBSTITUTIONS OF PLANT MATERIAL ARE SUBJECT TO APPROVAL FROM THE LANDSCAPE ARCHITECT. PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * PLANT MATERIAL TO BE DELIVERED FOR INSPECTION TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * DEFINITION OF CONDITIONS OF AVAILABILITY.

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



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V3M 3L7
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Email: office@m2la.com



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-------------|----------------------------|-----|
| 10 | APR 4 2020 | REV. AS PER NEW SITE PLAN | RN |
| 11 | OCT 4 2021 | REV. AS PER ACP COMMENTS | RN |
| 12 | MAR 8 2021 | POST ACP COMMENTS | TK |
| 13 | JAN 22 2021 | ACP SET | TK |
| 14 | MAR 20 2021 | PER LATEST CITY COMMENTS | TK |
| 15 | JAN 08 2021 | REV. AS PER NEW SITE PLAN | RN |
| 16 | MAR 20 2021 | RE-ISSUE FOR DP | JK |
| 17 | MAR 20 2021 | RE-ISSUE FOR DP | JK |
| 18 | MAR 20 2021 | REV. AS PER CITY COMMENTS | JK |
| 19 | MAR 20 2021 | RE-ISSUE FOR ACP COMMENTS | TK |
| 20 | MAR 20 2021 | RE-ISSUE FOR DP | JK |
| 21 | MAR 20 2021 | REV. AS PER NEW ANGLE PLAN | JK |
| 22 | MAR 20 2021 | PARTIAL DP SUBMISSION | TK |
| 23 | MAR 20 2021 | PARTIAL DP SUBMISSION | TK |
| 24 | MAR 20 2021 | PARCEL ONE DP READY | TK |
| 25 | MAR 20 2021 | PARCEL 1 PLANTING PLAN | TK |
| 26 | MAR 20 2021 | ROOFTOP GARDEN DESIGN | TK |
| 27 | MAR 20 2021 | PRELIMINARY DESIGN | TK |

NO. DATE REVISION DESCRIPTION DR.

PROJECT:
DOUGLAS GREEN
151 175 A STREET SURREY,
BC

DRAWING TITLE:
PARCEL 1 OVERALL PLANTING PLAN

| | |
|----------------------|-----------------|
| DATE: MAY 22 2019 | DRAWING NUMBER: |
| SCALE: 1/8" = 1'-0" | L3 |
| DRAWN: TK | |
| DESIGN: TK | |
| CHK'D: M4 | OF 15 |
| M2LA PROJECT NUMBER: | 17098 |

DESIGN THEME PARCEL 2 :



PLANT PALETTE

REPLACEMENT TREES: BOTH PARCELS
RE: URED 150
PROPOSED 300

RETAINED TREES:

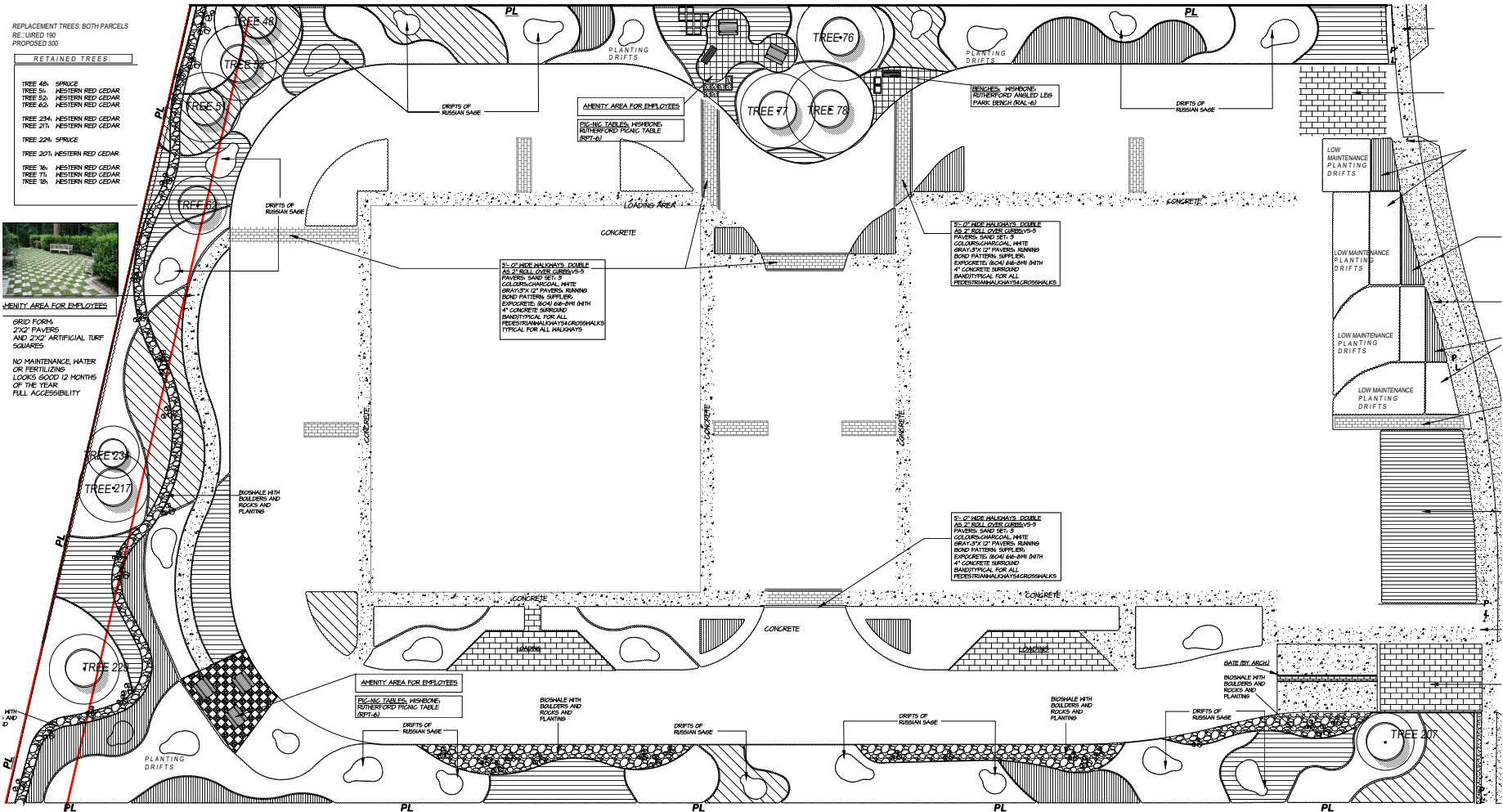
- TREE 46: SPRUCE
- TREE 50: WESTERN RED CEDAR
- TREE 52: WESTERN RED CEDAR
- TREE 53: WESTERN RED CEDAR
- TREE 234: WESTERN RED CEDAR
- TREE 217: WESTERN RED CEDAR
- TREE 224: SPRUCE
- TREE 207: WESTERN RED CEDAR
- TREE 76: WESTERN RED CEDAR
- TREE 77: WESTERN RED CEDAR
- TREE 78: WESTERN RED CEDAR



AMENITY AREA FOR EMPLOYEES

GRID FORM,
2'X2' PAVERS
AND 2'X2' ARTIFICIAL TURF
SQUARES

NO MAINTENANCE, WATER
OR FERTILIZING
LOOKS GOOD 12 MONTHS
OF THE YEAR
FULL ACCESSIBILITY



DESIGNED BY: [unreadable]
DRAWN BY: [unreadable]
CHECKED BY: [unreadable]
DATE: [unreadable]



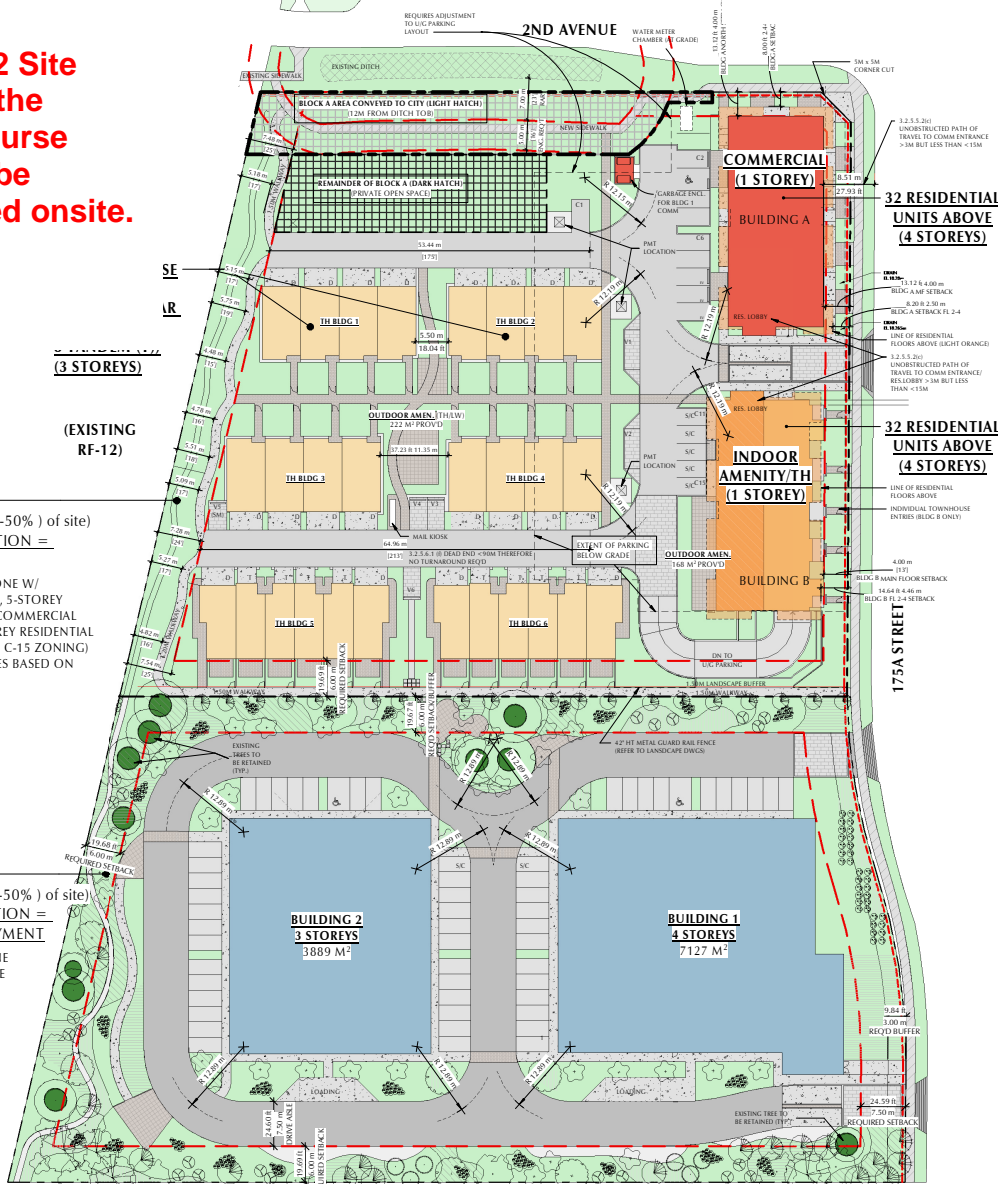
| | | | |
|----|------------|--------------------------------|----|
| 17 | 10/14/2016 | REV AS PER ACP COMMENTS | EN |
| 16 | 10/10/2016 | POST ACP COMMENTS | TK |
| 15 | 10/10/2016 | ADD SET | TK |
| 14 | 10/10/2016 | PER LATEST CITY COMMENTS | TK |
| 13 | 10/08/2016 | REV AS PER NEW SITE PLAN | EN |
| 12 | 10/08/2016 | RE-ISSUE FOR DP | TK |
| 11 | 10/08/2016 | RE-ISSUE FOR DP | JK |
| 10 | 10/08/2016 | REV AS PER CITY COMMENTS | TK |
| 9 | 10/08/2016 | DP SUBMISSION PER ACP COMMENTS | TK |
| 8 | 10/08/2016 | RE-ISSUE FOR DP | TK |
| 7 | 10/08/2016 | REV AS PER NEW ARCHIT PLAN | JK |
| 6 | 10/08/2016 | PARTIAL DP SUBMISSION | TK |
| 5 | 10/08/2016 | PARCEL 2 PARTIAL DP SUBMISSION | TK |
| 4 | 10/08/2016 | PARCEL ONE DP READY | TK |
| 3 | 10/08/2016 | PARCEL 1 PLANTING PLAN | TK |
| 2 | 10/08/2016 | ROOFTOP GARDEN DESIGN | TK |
| 1 | 10/08/2016 | PRELIMINARY DESIGN | TK |

DOUGLAS GREEN
151 175 A STREET SURREY,
BC

PARCEL 2 SITE PLAN

MAY 22 2016
1/8" = 1'-0"
TK
L1 (PARCEL 2)

Option 2 Site Plan: If the watercourse cannot be relocated onsite.



PARCEL 1
2.75 ACRES (+/-50%) of site
OCP DESIGNATION = **COMMERCIAL**
PROPOSED CD ZONE W/ LIVE/WORK UNITS, 5-STORY MIXED-USE APT. (COMMERCIAL AT GRADE, 4 STOREY RESIDENTIAL ABOVE-BASED ON C-15 ZONING) AND TOWNHOMES BASED ON RM-30

PARCEL 2
2.75 ACRES (+/-50%) of site
OCP DESIGNATION = **MIXED EMPLOYMENT**
PROPOSED IL ZONE MINI-STORAGE USE GENERAL DP

ALT. SYNOPSIS

LEGAL DESCRIPTION

TOPOGRAPHIC SITE PLAN OF:
LOT 3 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
NWD PLAN EPP44786

CIVIC ADDRESS

151 - 175A STREET, SURREY B.C.

ZONING

CURRENT ZONING
RA

PROPOSED ZONING

PARCEL 1: CD PROPOSED USE = TH, COMM. & APT.
PARCEL 2: IB-3 PROPOSED USE = MINI STORAGE

SITE AREA

0.5M S. R/W: 138.35 SM 1,489.19 SF 0.03 ACRES
PARCEL 1: 11,018.79 SM 118,605.31 SF 2.73 ACRES
PARCEL 2: 11,083.70 SM 119,304.00 SF 2.74 ACRES
GROSS AREA: 22,248.83 SM 239,484.41 SF 5.50 ACRES

- AREA CONVEYED TO CITY IN PARCEL 1

709.50 SM (7,636.94 SF)
NET AREA: 21,539.33 SM 231,847.47 SF 5.32 ACRES

SITE COVERAGE

PARCEL 1: 3,382.04 SM / 10,309.29 SM = **0.33**
PARCEL 2: 3,077.82 SM / 11,083.70 SM = **0.28**

BUILDING HEIGHT

PARCEL 1:
TH: 3 STOREYS = **11M MAX**
MU APARTMENT: 5 STOREYS = **18M MAX**
PARCEL 2:
MINI STORAGE (3/4 STOREYS) = **14M MAX**

PROPOSED SETBACKS

| PARCEL 1: | | PARCEL 2: | |
|--------------|---|--------------|---|
| NORTH | 13.12 FT (4.00 M) REQUIRED BLDG SETBACK (L1) | NORTH | 19.67 FT (6.00 M) REQUIRED LANDSCAPE BUFFER |
| EAST | 13.12 FT (4.00 M) REQUIRED BLDG SETBACK (L1) | EAST | 67.26 FT (20.51 M) PROPOSED BLDG SETBACK |
| SOUTH | 19.69 FT (6.00 M) REQUIRED BLDG SETBACK | SOUTH | 24.59 FT (7.50 M) REQ'D/PROP'D BLDG SETBACK |
| WEST | 4.92 FT (1.50 M) REQUIRED DRIVE AISLE SETBACK | WEST | 9.84 FT (3.00 M) REQUIRED LANDSCAPE BUFFER |
| | 24.59 FT (7.50 M) REQUIRED BLDG SETBACK | | 19.68 FT (6.00 M) LANDSCAPE BUFFER |
| | 19.69 FT (6.00 M) REQUIRED LANDSCAPE BUFFER | | 58.89 FT (17.95 M) PROPOSED BLDG SETBACK |
| | | | 19.68 FT (6.00 M) LANDSCAPE BUFFER |
| | | | 75.95 FT (23.15 M) PROPOSED BLDG SETBACK |

FLOOR AREA RATIO*

| PARCEL 1: | COMM. | RES. | TOTAL |
|----------------|-----------|-------------|--------------|
| TOWNHOMES: | - | 4,596.18 SM | 4,596.18 SM |
| MU APARTMENTS: | 513.89 SM | 5,301.93 SM | 5,815.82 SM |
| | 513.89 SM | 9,898.11 SM | 10,412.00 SM |

PROPOSED = 10,412.00 SM / 10,309.29 SM = **1.01**
*NOT INCLUDING INDOOR AMENITY

| PARCEL 2: | INDUSTRIAL | RES. | TOTAL |
|-----------|--------------|------|--------------|
| BLDG 1: | 7,126.56 SM | - | 7,126.56 SM |
| BLDG 2: | 3,888.56 SM | - | 3,888.56 SM |
| TOTAL: | 11,015.12 SM | - | 11,015.12 SM |

PROPOSED = 11,015.12 SM / 11,083.70 SM = **1.00**

| DENSITY | |
|----------|--|
| PROPOSED | = 64 APARTMENT UNITS *42 3BD + 11 2BD + 6 3BD + 5 TH |
| | = 28 TOWNHOUSE UNITS |
| TOTAL | 92 UNITS / 2.75 ACRES = 33.46 UPA |

PARKING REQUIREMENTS

| PARCEL 1: | | REQUIRED | PROVIDED |
|----------------------|-----------------------|----------|---------------------------------------|
| MU APARTMENTS | | | |
| COMM: | 513.89 SM / 100SM x 3 | 15.4 | 15 @ GRADE |
| TH | 5 x 2.0 | 10.0 | 10 |
| 1BED: | 42 x 1.3 | 54.6 | 55 |
| 2BED+: | 17 x 1.5 | 25.5 | 26 |
| VISITOR: | 64 UNITS x 0.2 | 12.8 | 14 *7 W/ENERGIZED ELEC. OUTLET (0.90) |
| ACCESSIBLE: | | (3.0) | (3.0) *2 IN LIC. 1 @ GRADE FOR COMM. |
| TOTAL | | 118.3 | 120 (91/14 RES/VS PROVID U/LG) |
| TOWNHOUSES | | | |
| VISITOR: | 28 UNITS x 0.2 | 5.6 | 6 |
| 2 PER UNIT: | 2 x 28 UNITS | 56.0 | 56 *5 W/ENERGIZED ELEC. OUTLET (0.90) |
| TOTAL | | 61.6 | 62 |

| PARCEL 2: | | REQUIRED | PROVIDED |
|-------------------|---|----------|-----------------------------------|
| INDUSTRIAL | | | |
| STANDARD STALLS: | 11,015.12m ² /100m ² x1 + OFFICE (9.29m ² /100m ² x3) | 111 | 56* |
| LOADING: | | 2 | 2 |
| SMALL CARS: | 0.35x110 | 38.5 | 2 |
| ACCESSIBLE: | | (2.0) | (2.0) *1 FOR BLDG 1; 1 FOR BLDG 2 |

AMENITY

| PARCEL 1: | | REQUIRED | PROVIDED |
|-----------------|-------------------------------------|-------------------|---|
| INDOOR: | 92 UNITS x 3.0 SM *44 APTS + 28 THS | 276 SM (2,971 SF) | 295 SM *REMOVED ON MAIN FLOOR (234M ²) & 5TH FLOOR (77M ²) OF APT |
| OUTDOOR: | 92 UNITS x 3.0 SM *44 APTS + 28 THS | 276 SM (2,971 SF) | 1155 SM *PROVIDED IN TH AREAS (224M ²), REMAINDER OF BLOCK A (642M ²) ON 4 TH OF APT (184M ²) & ON 5 TH FLOOR OF APTS (1522M ²) |



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

FROM: **Development Engineer, Engineering Department**

DATE: **April 22, 2020** PROJECT FILE: **7817-0146-00**

RE: **Engineering Requirements
Location: 151 175A St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.0 x 5.0m corner cut at the intersection of 2 Avenue and 175A Street.
- Road dedication may be required for 2 Avenue subject to watercourse relocation approval.
- Register a 0.5m SRW for sidewalk maintenance along 2 Avenue and 175A Street.

Works and Services

- Construct south side of 2 Avenue.
- Construct a 10.0m radius traffic button at the intersection of 2 Avenue and 175A Street.
- Provide utilities service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP AMENDMENT/DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Engineer

LR1

April 3, 2020

Planning

School Enrolment Projections and Planning Update:

As of September 2019, Hall's Prairie Elementary had 6 portables on site to meet the growing in-catchment demand. Construction of the new Site 180 Douglas Elementary school has begun and is targeted to open in the fall of 2020. There will be surplus space available in the new school.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is in construction; and is targeted to open for September 2021. The new elementary school will continue to Earl Marriott Secondary school.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0146 00 (Updated April 3, 2020)

SUMMARY

The proposed 34 townhouse units and 64 lowrise units are estimated to have the following impact on the following schools:

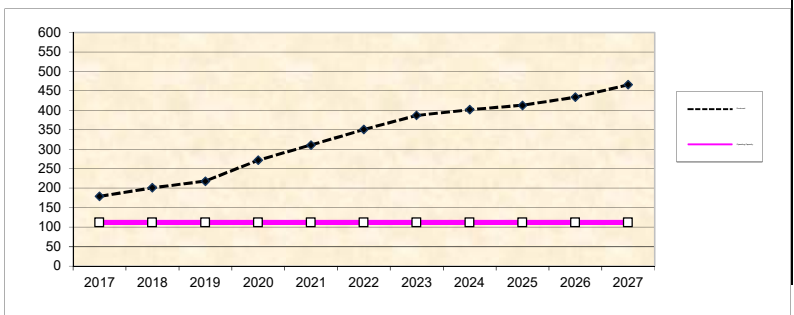
Projected # of students for this development:

| | |
|----------------------|----|
| Elementary Students: | 12 |
| Secondary Students: | 8 |

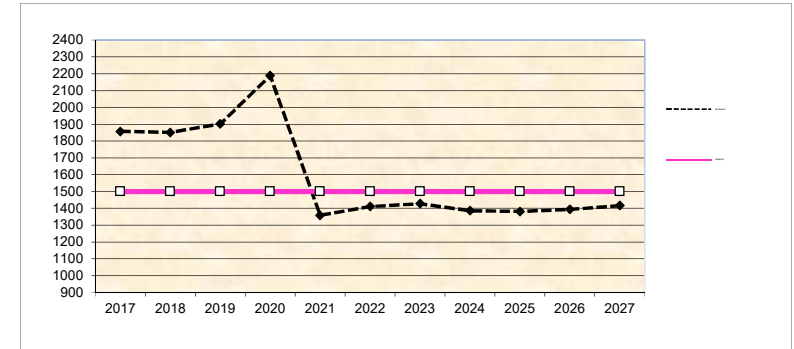
September 2019 Enrolment/School Capacity

| | |
|----------------------------------|------------|
| Hall's Prairie Elementary | |
| Enrolment (K/1-7): | 41 K + 177 |
| Operating Capacity (K/1-7) | 19 K + 93 |
| Earl Marriott Secondary | |
| Enrolment (8-12): | 1902 |
| Capacity (8-12): | 1500 |

Hall's Prairie Elementary



Earl Marriott Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BYLAW NO. 20083

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 029-495-865
 Lot 3 Section 32 Block 1 North Range 1 East New Westminster District Plan EPP44786

Portion of 151 - 175A Street

As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gene Paul Nikula, B.C.L.S. on the 24th day of April, 2020, containing 1.11 hectares, called Blocks A, B, C and D.

(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 *ground-oriented multiple unit residential buildings*, medium *density multiple unit residential buildings*, with related *amenity spaces* and ancillary commercial uses, developed in accordance with a *comprehensive design*, where *density bonus* is provided.

The *Lands* are divided into Blocks A, B, C and D as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A.

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. Block A
 - (a) *Open space.*
2. Block B
 - (a) *Multiple unit residential buildings*, provided that this use does not constitute a singular use in this Block.
 - (b) The following *accessory uses*, provided that such uses form an integral part of a *multiple unit residential buildings* in this Block:
 - i. *Personal service uses* excluding *body rub parlors*;
 - ii. Office uses excluding the following:
 - a. *Social escort services*; and
 - b. *Methadone clinics*;
 - iii. *General service use* excluding the following:
 - a. *Funeral parlours*;
 - b. *Banks and drive-through banks*;
 - c. *Veterinary clinics*; and
 - d. *Adult education institutions*;
 - iv. *Retail stores* excluding the following:
 - a. *Adult entertainment stores*;
 - b. *Secondhand stores* and *pawnshops*;
 - c. *Convenience stores*; and
 - d. *Retail warehouses*;
 - v. *Eating establishments*, excluding *drive-through restaurants*, provided that the *gross floor area* of the *eating establishment* does not exceed 150 square metres [1,615 sq.ft.];

vi. Indoor *recreational facilities*; and

vii. *Child care centres*.

3. Block C

(a) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

(b) *Child care centres*, provided that such centres:

i. Do not constitute a singular use in this Block; and

ii. Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit* in this Block.

4. Block D

(a) *Ground-oriented multiple unit residential buildings.*

(b) *Child care centres*, provided that such centres:

i. Do not constitute a singular use in this Block; and

ii. Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit* in this Block.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres [3,230 sq.ft.], whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.3 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries and parks) are provided in accordance with Schedule G, Sections A and B of "Surrey Zoning By-law, 1993, No. 12000", as amended.

2. For the purpose of this Section, and notwithstanding the definitions of *floor area ratio* and *unit density* in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, the calculation of *floor area ratio* shall be based on the area of the Block.

3. The maximum *floor area ratio* shall be as follows:

(a) Block A: Not applicable;

- (b) Block B: 1.82;
 - (c) Block C: 1.44; and
 - (d) Block D: 0.79
4. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1 of this Zone.
5. 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

1. For the purpose of this Section, and notwithstanding the definition of *lot coverage* in Part 1 Definitions of “Surrey Zoning By-law, 1993, No. 12000”, as amended, the calculation of *lot coverage* shall be based on the area of the Block.
2. The maximum *lot coverage* shall be as follows:
- (a) Block A: Not applicable;
 - (b) Block B: 50%;
 - (c) Block C: 40%; and
 - (d) Block D: 45%.
3. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.2 of this Zone.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*, and measurements are determined as per Part 1 Definitions of “Surrey Zoning By-law, 1993, No. 12000”, as amended:
 - (a) North (2 Avenue): 4.0 metres [13 ft.];
 - (b) East (175A Street): 4.0 metres [13 ft.] for the ground floor and 2.5 metres [8 ft.] for upper floors;
 - (c) South: 6.0 metres [20 ft.]; and
 - (d) West: 7.5 metres [25 ft.].
2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings and structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding Sub-section A.3 (d) of Part 5 Off-Street Parking and Loading/Unloading of “Surrey Zoning By-law, 1993, No. 12000”, as amended, the underground *parking facility* shall not be located within 0.5 metre [2 ft.] of the *front lot line* or the *lot line* along a *flanking street*.

G. Height of Buildings

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

1. The maximum *building height* for *principal buildings* shall not exceed:
 - (a) Block A: Not applicable;
 - (b) Block B: 18.0 metres [59 ft.];
 - (c) Block C: 18.0 metres [59 ft.]; and
 - (d) Block D: 11.0 metres [43 ft.].
2. The maximum *building height* for *accessory buildings and structures* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of “Surrey Zoning By-law, 1993, No. 12000”, as amended.
2. Parking within the required *setbacks* is not permitted.

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. 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*.
3. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.

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*;
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and
 - (c) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *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

1. *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> |
|---------------------------|----------------------|----------------------|
| 100 sq.m. [0.025 acre] | 5 metres [16 ft.] | 5 metres [16 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.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

In addition to all statutes, bylaws, 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-30 Zone for Block D, and the RM-70 Zone for Blocks B and C 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 Bylaw, 2012, No. 17850, as amended.

8. For Block D, *building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. For Block B, *building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion.
10. For Block C, *building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
11. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
12. Development permits may be required in accordance with the "Surrey Official Community Plan By-law, 2013, No. 18020", as amended.
13. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000", Amendment Bylaw, 2020, No. 20083".

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

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

PASSED THIRD READING 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 ZONING BYLAW No. 19292
OF LOT 3 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
NEW WESTMINSTER DISTRICT PLAN EPP44786**

Schedule A

CITY OF SURREY

BCGS MAPSHEET 92G.007

SCALE = 1:750



"ALL DISTANCES ARE IN METRES"

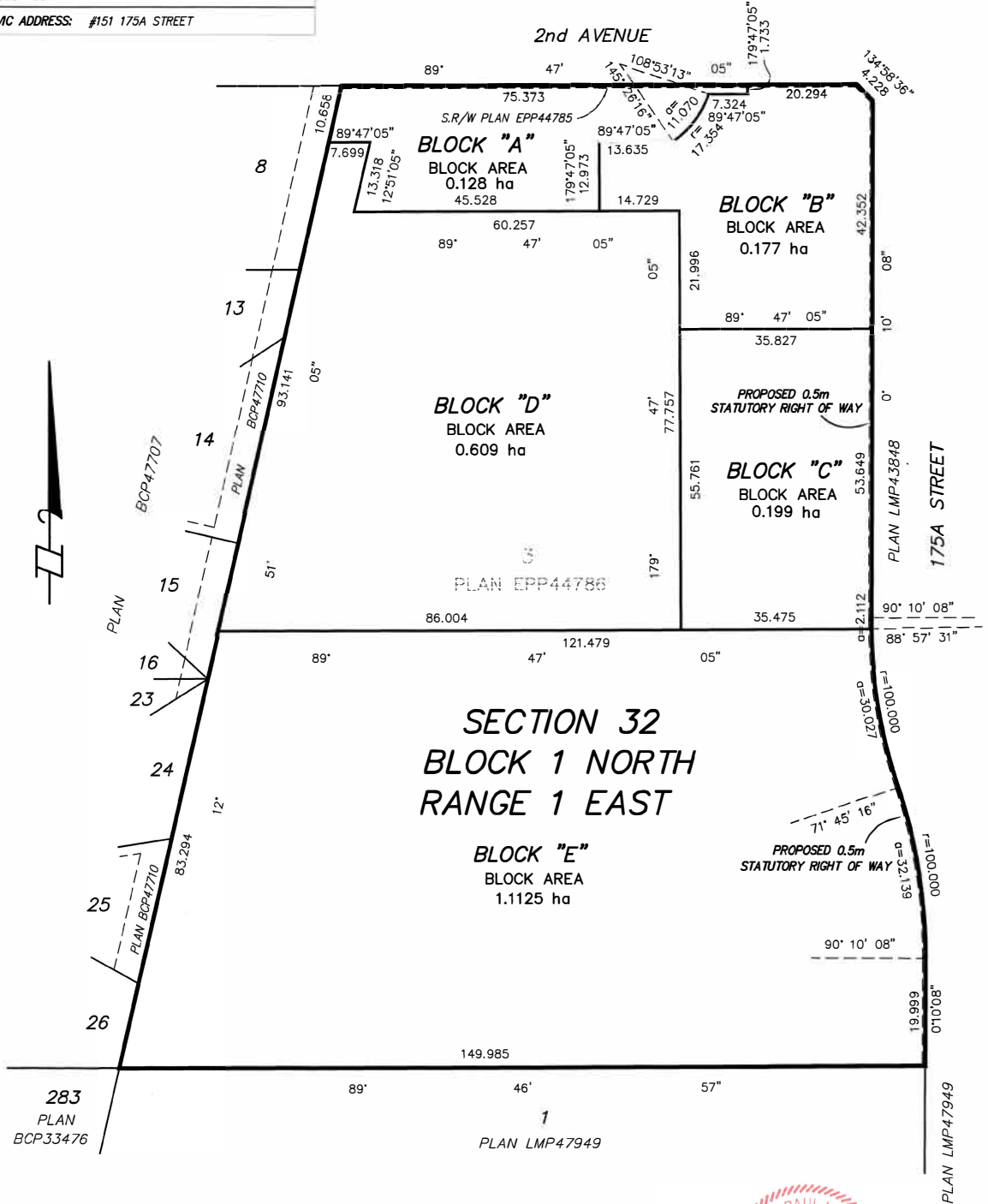
BOOK OF REFERENCE

| LOT | DESCRIPTION | PLAN | AREA | BLOCK |
|---------------|--------------------|----------|----------|-----------|
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 0.128 ha | BLOCK "A" |
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 0.177 ha | BLOCK "B" |
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 0.199 ha | BLOCK "C" |
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 0.609 ha | BLOCK "D" |
| PART OF LOT 3 | SECTION 32 B1N R1E | EPP44786 | 1.125 ha | BLOCK "E" |

P.I.D. 029-495-865

SUBJECT PROPERTY MAY BE AFFECTED BY STATUTORY RIGHT OF WAY CA4169003 (PLAN EPP44785) COVENANTS BN293487, BN293489, BV94261, CA4169007 AND CA4228780

CIVIC ADDRESS: #151 175A STREET



SOUTH FRASER LAND SURVEYING LTD.
202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 161097-BLOCK PLAN-2020-2

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 24th DAY OF APRIL 2020

Gene Paul Nikula
GENE PAUL NIKULA, BOLS(803) 161097-BLOCK PLAN-2020-2

Tree Preservation Summary

Surrey Project No: 17-0146-00


Address: 151 - 175A Street

Registered Arborist: Vanessa Melney and Peter Mennel

| On-Site Trees | Number of Trees |
|---|-----------------|
| Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 318 |
| Protected Trees to be Removed | 168 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 150 |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 150 X one (1) = <u>150</u> - All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = <u>36</u> | 186 |
| Replacement Trees Proposed | 190 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | NA |

| Off-Site Trees | Number of Trees |
|---|-----------------|
| Protected Off-Site Trees to be Removed | 0 |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |

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

| | |
|--|---------------------|
| Signature of Arborist:  | Date: April 9, 2020 |
|--|---------------------|





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

151 - 175A STREET
 SURREY, B.C.

REVISIONS:

| NO. | DATE | BY | REVISION |
|-----|----------|----|---------------------|
| 1 | JUN20/17 | MK | SITE PLAN |
| 2 | JAN19/18 | MK | CITY COMMENTS |
| 3 | DEC10/18 | MK | SITE PLAN |
| 4 | DEC14/18 | MK | UNDERGROUND PARKING |
| 5 | JUL02/19 | MK | REVISIONS |
| 6 | APR08/20 | MK | SITE PLAN |

GENERAL NOTES:
 • CONDUCT TREE RISK ASSESSMENT AT NEW FOREST EDGE POST LAND CLEARING.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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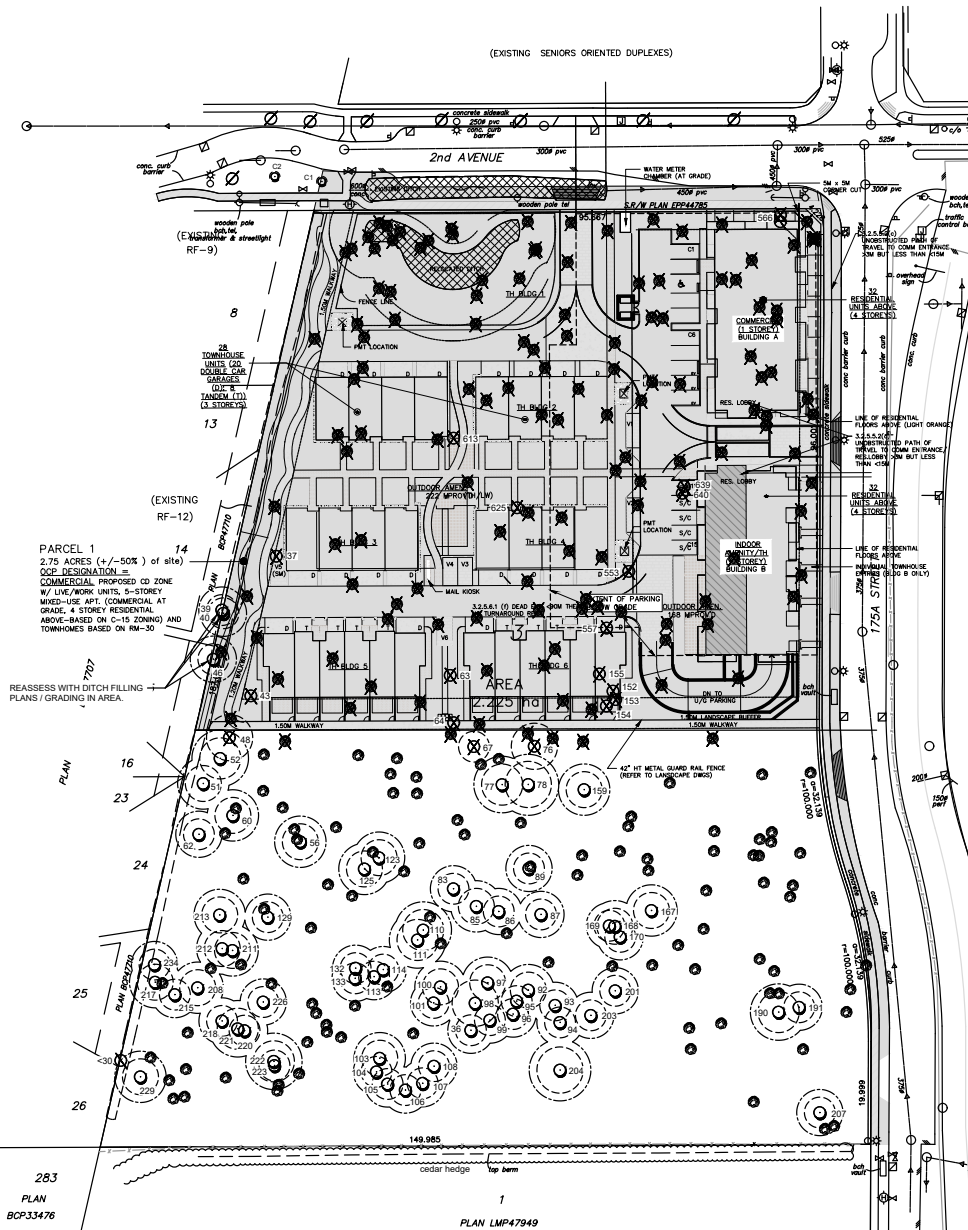
DRAWN
 MK

SCALE
 AS SHOWN

DATE
 SEPTEMBER 22, 2016

T - 1
 SHEET 1 OF 2

(EXISTING SENIORS ORIENTED DUPLEXES)



PARCEL 1
 2.75 ACRES (+/-50%) of site)
 OCP DESIGNATION = COMMERCIAL PROPOSED CD ZONE
 W/ LIVE/WORK UNITS, 3-STOREY MIXED-USE APPL. (COMMERCIAL AT GRADE, 4 STOREY RESIDENTIAL ABOVE-BASED ON C-15 ZONING) AND TOWNHOMES BASED ON RM-50

283
 PLAN
 BCP33476

1
 PLAN LMP47949

NOTE: ALL RETAINED TREES ARE TO BE REASSESSED WITH FUTURE DEVELOPMENT PLANS AND UNDERGO A TREE RISK ASSESSMENT.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- RED ALDER / BLACK COTTONWOOD TO BE RETAINED
- RED ALDER / BLACK COTTONWOOD TO BE REMOVED

ME

COM
TO
MR

2 Ave

COM

175A St

174 St

1A Ave

URB

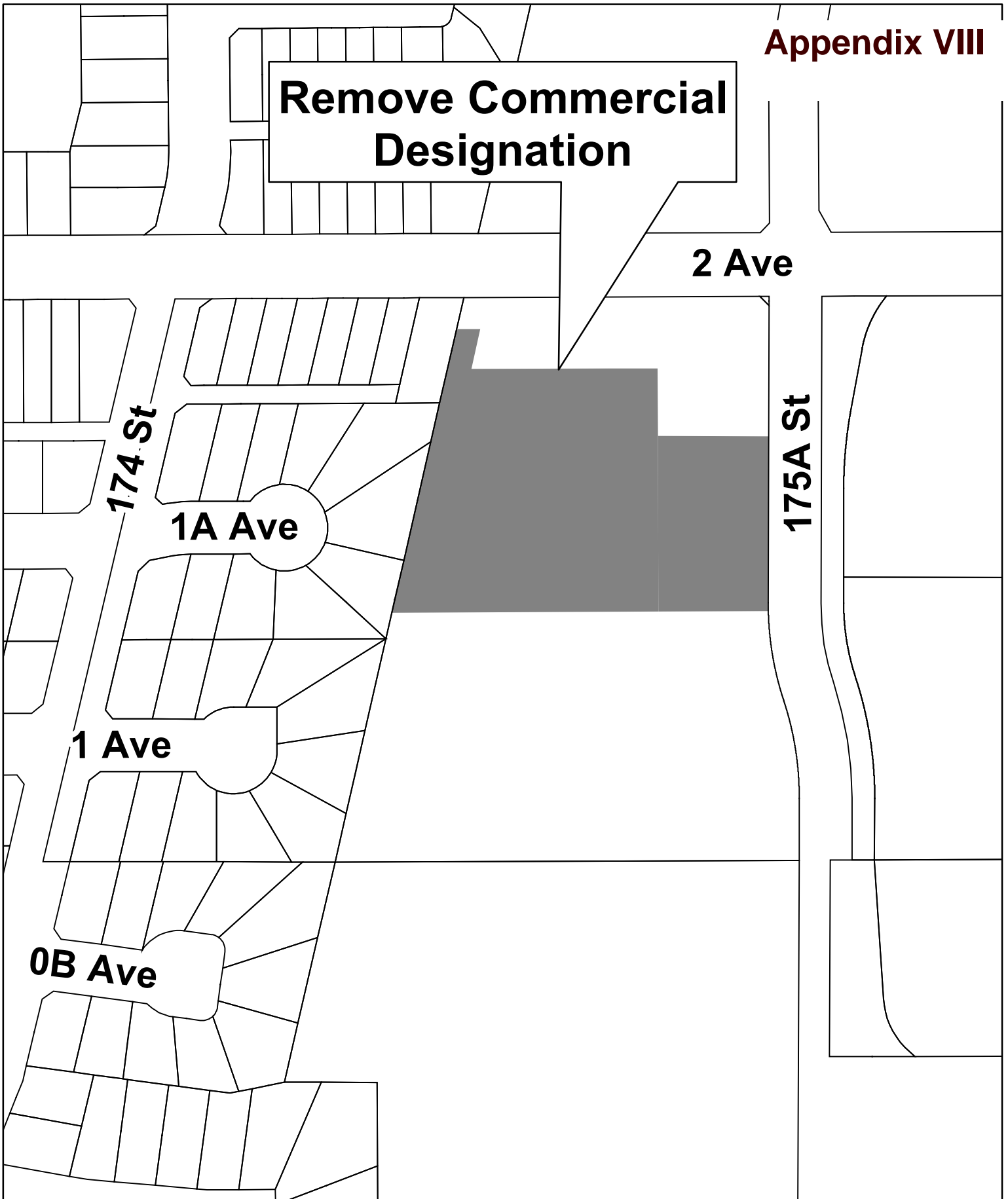
1 Ave

ME

0B Ave



Remove Commercial Designation



Present:

Chair - R. Drew
Panel Members:
A. Callison
A. Llanos
G. Borowski
I. MacFadyen
M. Patterson
R. Sethi
S. Standfield

Guests:

David Rose, PD Group Landscape Architecture Ltd
Derek Lee, PWL
Emily Kearns, Ankenmen Associates Architects Inc.
Jun He, New Great Land
Manjit Lit, Douglas Green Developments
Meredith Mitchell, M2 Landscape Architecture
Parshotam Goel, Peace Park Developments Ltd
Renante Solivar, MCMP Architects
Voytek Grzbowicz, WG Architecture Inc.

Staff Present:

F. Wong, Associate Planner
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
C. Eagles, Administrative Assistant

NEW SUBMISSIONS

2. 5:30 p.m.

File No.: 7917-0146-00
Address: 151 – 175A Street in Douglas
New or Resubmit: New
Last Submission Date: N/A
Description: Partial OCP Amendment, Rezoning and detailed Development Permit to permit two 5-storey apartment buildings (one building with ground floor commercial), 6 live-work townhouse units, 26 townhouse units on north lot. General DP for self-storage building on the south lot.

Developer: Manjit Lit, Douglas Green Developments
Architect: Emily Kearns, Ankenmen Associates Architects Inc.
Landscape Architect: Meredith Mitchell, M2 Landscape Architecture
Planner: Keith Broersma
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff support the buildings' use, form and density, but are keen on seeing the visual appearance of massing kept to a low-scale and that the commercial component is resilient, pedestrian friendly and attractive to the Douglas neighbourhood.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski
Seconded by M. MacFayden
That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant
address the following issues to the satisfaction of the Planning & Development
Department and, at the discretion of Planning staff, resubmit the project to the
ADP for review.

Carried
With R. Sethi opposed.

Key Points:

- **Enhance the residential lobby entries.**
Please find attached revised drawings which show fully glazed lobbies on both Building A & B
- **Provide universal access to townhouse suites.**
We have provided 2'-0" grade change between the townhouse units and grade as per the OCP requirements and direction from COS's Urban Design team.
- **More deliberate with ground floor transitions.**
All ground floor transitions are transitioned appropriately for the context
- **Increase window area for ground floor amenity.**
Please find attached revised drawings which show larger windows on the west face of Building B at the Indoor Amenity
- **Other options for parkade access.**
We have left the parking access as originally designed, as it has been approved by COS's Engineering Department. Its current location limits the number of access points close together on 151A street and is tucked in at the end of Building B creating minimal impact on the ground plane for the rest of the development. Also, changing the access point will require us to remove at least 2 units from Building B to provide a suitable ramp slope, which is not desirable.
- **Increase outdoor amenity area at grade.**
We meet and exceed the City's requirements for outdoor amenity space and so therefore have not increased our provided OA.
- **Increase roof top outdoor amenity area.**
We meet and exceed the City's requirements for outdoor amenity space and so therefore have not increased our provided OA.
- **Alternative paving pattern in lieu of checkerboard.**
Checkerboard pattern in Outdoor Amenity areas has been changed to only hardscape pattern, no grass
- **Reconsider location of residential garbage.**
We have located the residential garbage in a centralized, secured location for ease of access for the building's occupants.
- **Target some level of the BC Energy Step Code.**
We will target the required level of the Step Code based on current City initiatives.

Site:

- **Concerns about the success of the commercial units; consider reorienting the commercial units to face 2 Avenue.**
We have located mixed-use Building A & B on the north-south axis to limit the impact of the larger 5-storey buildings on the neighbouring single-family homes to the west and strata to the north. We feel that orienting the mixed-use Building A (and thus the commercial units) along 2nd Ave would have a negative impact on the existing homes regarding massing transition, overshadowing and light.
- **Encourage enlarging the outdoor amenity area adjacent to the ground floor indoor amenity area.**
We presently exceed the City's requirements for outdoor amenity space and enlarging the OA area at grade near Building B would require removing a commercial parking stall & relocating it underground, which is not practical.
- **Recommend opening the ground level indoor amenity more towards the outdoor amenity area.**
We have added larger windows on the west face of Building B at the Indoor Amenity space, so as to open the ground level IA more towards the adjacent OA.
- **Concerns with purpose of the small upper storey amenity area; recommend enlarging it.**
We feel the proposed Indoor Amenity on the top floor serves the purpose of providing gathering space adjacent to the Outdoor Amenity area with a sitting room, kitchen and accessible washroom. We also currently meet the City's requirements for indoor amenity space, so have not increased the area.
- **Recommend alternative location of vehicle ramp at the south edge of the south building as it appears to be problematic; the space could be used for green space instead.**
See the above response for 'Other options for parkade access'.
- **Recommend providing less surface parking in favour of more landscaping.**
See the above response for 'Encourage enlarging the outdoor amenity area adjacent to the ground floor indoor amenity area'.
- **Reconsider garbage room location and provide a garbage staging area.**
The garbage room in its present location allows residents of both buildings to access the garbage room conveniently and securely.
- **Consider cutting a site section through the highway.**

Form and Character:

- **The building envelope appears complicated.**
A lot of thought was put into the design of the building envelope, and we feel it is straight forward, not complex
- **Suggest refinement of the rules for massing changes from volumes to planes.**
Volumes change to planes on the 5th floor, where they are not visible from the ground plane, and reflect the programming of the upper unit balconies.
- **Recommend that the massing of the upper panelized boxes be refined at**

the guard rail.

Same comment as above

- Consider fixing the transition of materials, such as the fibre cement panel corner details and long board.
We feel the transition of materials on the building adds texture to the façade and is applied in a pattern that works with the rhythm of the building.
- Recommend resolving how the townhouse brick expression hits the upper level.
See the attached revised renderings which allow the brick to terminate at the interior most wall.
- Consider consolidated E2 colour in elevations and refrain from using the brick.
We have implemented a brick podium on the advice of the COS Urban Design team.
- Consider using E2 colour at all grays in lieu of E3.
E2 colour has been replaced at all grays on hardi-reveal panels levels 2-4
- Consider using E3 for fiber cement siding on the uppermost storey.
E3 colour (Ben Moore 2126-50 'Gray Timberwolf') applied on fibre-cement siding of uppermost storey.
- Consider allowing natural light into the corridors.
Added vision panels on doors in Level 2-5 exit corridors to allow some ambient light into the corridor.
- Consider enhancing the appearance of the residential lobby entrances to be more meaningful, such as adding more glazing.
As per 'Key Points' section above, lobbies on both Building A & B are fully glazed.
- Recommend maintaining the quality and type of material as project moves forward.
Noted.
- Consider a two-sided elevator to provide at grade access to the units.
Individual/paired elevators for each townhouse unit are not financially feasible.
- Consider relocating the garbage enclosure to be included in the building.
The at-grade Garbage Enclosure is for the Commercial units and is not practical to have it located within the residential underground garage. The intention is to keep the commercial and residential uses separate.
- Consider refining the complex stepping and fencing of the parking ramp wall.
The stepping of the wall to the underground allows for landscaped planting areas to break-up an otherwise large and monotonous concrete wall. The fencing ensures the public does not fall into the parking ramp area.
- Recommend incorporating the design of any mechanical vents, structure now not later.
Mechanical vents are incorporated into the CRU's, which would influence the appearance of the exterior. Interior Mechanical & Structural elements will be addressed at the Building Permit stage.

Landscape:

- Concerns of south expose landscape taken by asphalt.
Due to the orientation of the site, the parking ramp is tucked in at the south to reduce its impact on the overall site. See our rebuttal in the 'Key Points' section 'Other options for parkade access'. The overall site does take advantage of the south orientation in that there are many south facing backyards proposed in the townhouses to the west.
- Consider a planting palette that provides more structure through the winter such as evergreen material.
Current planting palette includes approximately 75% evergreen material, and additional evergreens have been added to the upper amenity area.
- Consider alternative planting than grass for upper amenity space such as evergreen.
See above response, additional evergreen plants added into the upper amenity space.
- The amenity area paving is problematic and limits the use and increases maintenance. Consider two types of pavers for main area that could break down at edges to incorporate grass.
Two types of pavers have been added to the amenity areas and the lawn has been removed.
- Recommend increasing the hard surface area in upper amenity to accommodate BBQs and furniture.
BBQs have been added to Upper Amenity Areas.
- Consider more hardscaping at the upper outdoor amenity to accommodate tables.
Hard surface areas have been increased to allow for more seating.
- Consider a lower sloping wall adjacent to the drive aisle and one larger planting area with architectural treatment of the exposed building wall.
See above response to section 'Consider refining the complex stepping and fencing of the parking ramp wall'.

CPTED:

- No specific issues were identified.

Sustainability:

- Consider Section 4 of the BC Energy Code.
As per the 'Key Points' section, we will target the required level of the BC Energy Code based on current City requirements.
- Western units may overheat; recommend providing passive solar shading.
Triple glazing is being contemplated on the western units to provide some passive solar shading

Accessibility:

- Consider removing the steps into townhouse.
As per the 'Key Points' section 'Provide universal access to townhouse suites', we have provided 2'-0" grade change between the townhouse units and grade as per the OCP requirements and direction from COS's Urban Design team.

- The checkerboard turf pavers create a barrier for wheelchair access.
Checkerboard pattern in Outdoor Amenity areas has been changed to only hardscape pattern, no grass
- Recommend that the amenity restrooms and showers be accessible.
Amenity restrooms are accessible. No showers are provided within the amenity spaces.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0146-00

Issued To:

(the "Owner")

Address of Owner:

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

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

Parcel Identifier: 029-495-865

Lot 3 Section 32 Block 1 North Range 1 East New Westminster District Plan EPP44786
151 - 175A Street

(the "Land")

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

Parcel Identifier:

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

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

- (a) to reduce the minimum required number of parking spaces for the self-storage warehouse use from 1 parking space per 100 square metres of floor area for warehousing and 3 parking spaces per 100 square metres of floor area for associated office use to 0.5 space per 100 square metres of floor area for both warehousing and the associated office component, for the proposed self-storage buildings on the southern portion of the site.

- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

- 9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

SYNO

LEGAL DESCRIPTION

TOPOGRAPHIC SITE PLAN OF:
LOT 3 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST
NWD PLAN EPP44786

CIVIC ADDRESS

151 - 175A STREET, SURREY B.C.

ZONING

CURRENT ZONING
RA

PROPOSED ZONING

IB-3 PROPOSED USE = MINI STORAGE

SITE AREA

11,083.70 SM / 119,304.00 SF 2.74 ACRES

SITE COVERAGE

ALLOWABLE: 0.60

PROVIDED: 3,077.82 SM / 11,083.70 SM = 0.28

BUILDING HEIGHT

ALLOWABLE: 14M MAX

PROVIDED: MINI STORAGE (3/4 STOREYS) = 14M MAX

PROPOSED SETBACKS

NORTH 19.67 FT (6.00 M) REQUIRED LANDSCAPE BUFFER
67.26 FT (20.51 M) PROPOSED BLDG SETBACK

EAST 24.59 FT (7.50 M) REQ'D/PROPD BLDG SETBACK
9.84 FT (3.00 M) REQUIRED LANDSCAPE BUFFER

SOUTH 19.68 FT (6.00 M) LANDSCAPE BUFFER
58.89 FT (17.95 M) PROPOSED BLDG SETBACK

WEST 19.68 FT (6.00 M) LANDSCAPE BUFFER
75.95 FT (23.15 M) PROPOSED BLDG SETBACK

FLOOR AREA RATIO:

ALLOWABLE: 1.00

PROVIDED:

BLDG 1: 7,126.56 SM

BLDG 2: 3,888.56 SM

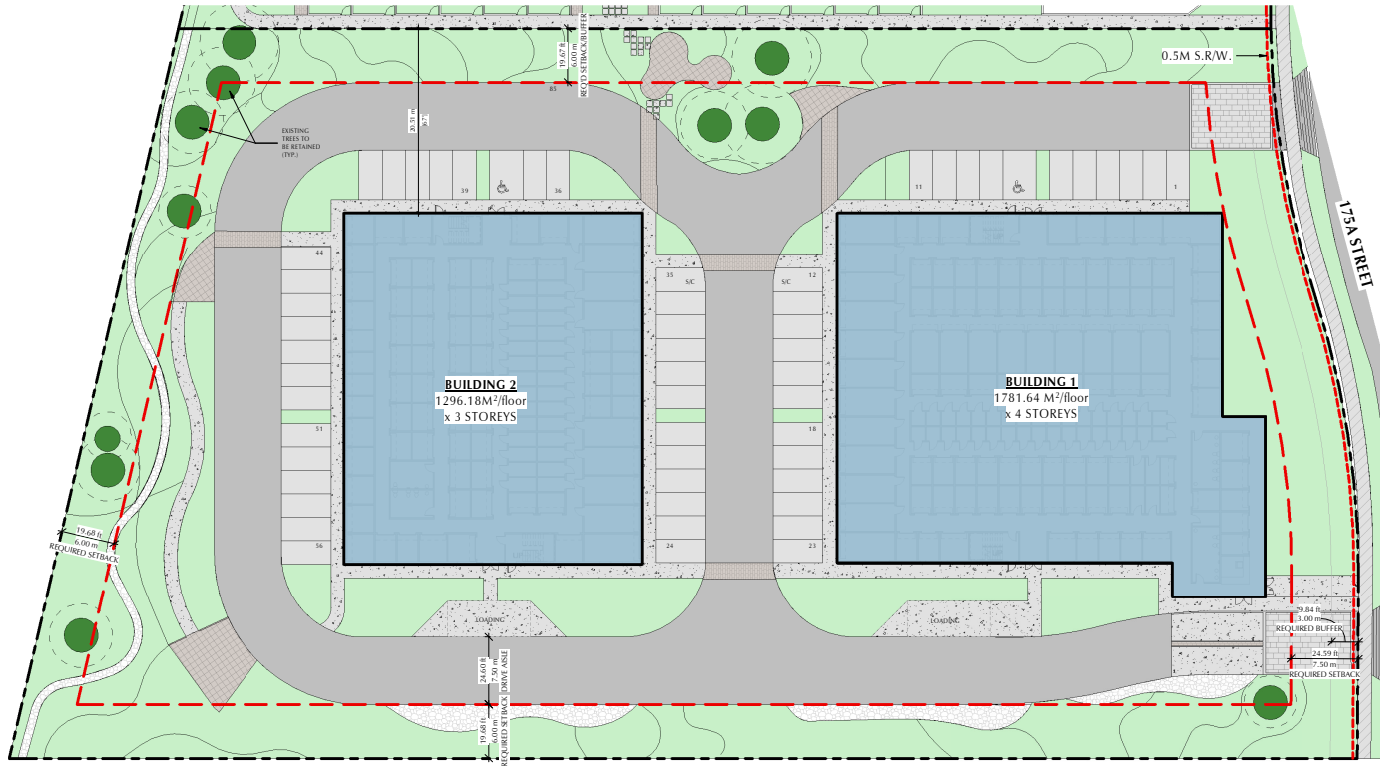
TOTAL 11,015.12 SM

11,015.12 SM / 11,083.70 SM = 1.00

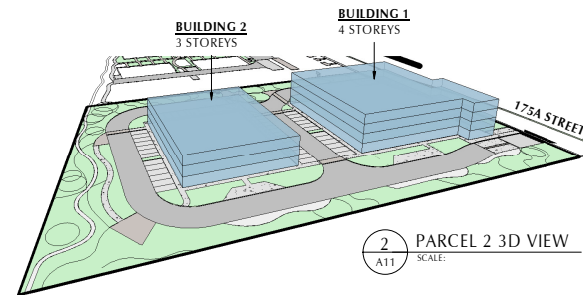
PARKING

| | REQUIRED | PROVIDED |
|--|---------------|----------|
| STANDARD STALLS: 11,015.12m ² /100m ² x1 | 110 | 56* |
| OFFICE: 9.29m ² /100m ² x3 | 1 | |
| LOADING | 2 | 2 |
| SMALL CARS: 0.35x110 | 38.5(ALLOWED) | 2 |

*REQUESTING A 0.3/100M² RATIO FOR PARKING CALCULATION REQUIREMENT



1 PARCEL 2 - SITE PLAN
SCALE: 3/8" = 1'-0"



2 PARCEL 2 3D VIEW
SCALE:

| | | |
|--------------|-------------------------------|-------------|
| NOV 4, 2019 | REMOVED 2ND LEVEL LUC | DK |
| OCT 10, 2019 | REVISED PER CITY COMMENTS | DK |
| JUN 06, 2019 | REVISED PER CITY COMMENTS | DK |
| MAY 10, 2019 | REVISED PER CITY COMMENTS | DK |
| MAR 20, 2019 | REVISED PER CITY COMMENTS | DK |
| JAN 28, 2019 | REVS PARCEL 2 | DK |
| DEC 2, 2018 | RESUBMITTED PER CITY COMMENTS | DK |
| OCT 18, 2018 | REVISED PARCEL 2 | DK |
| REV | DATE | DESCRIPTION |

