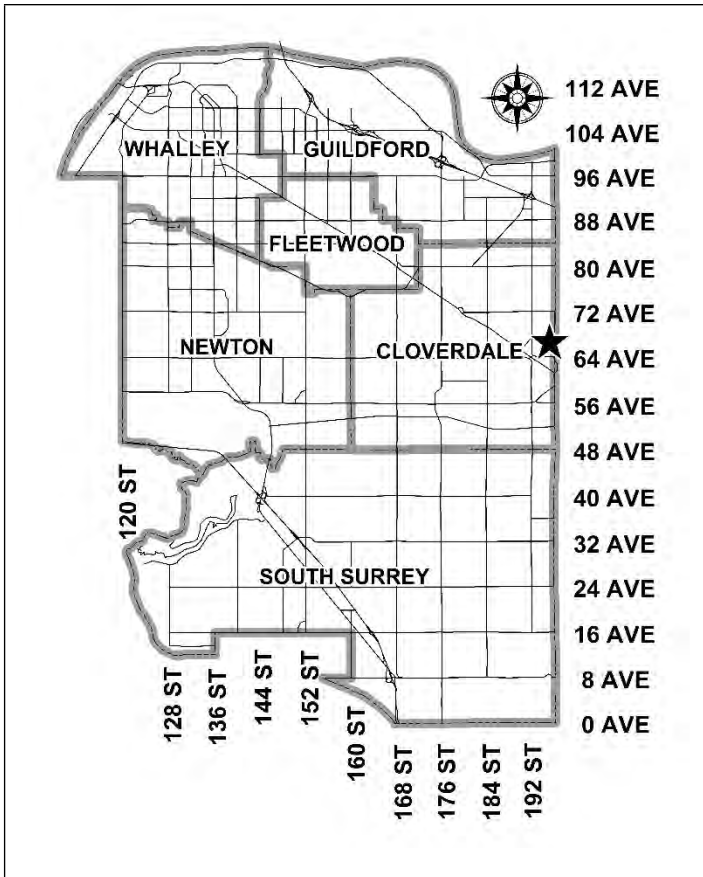


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7917-0349-00

Planning Report Date: April 6, 2020



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** of a portion from 22-45 u.p.a (High Density) to 30-70 u.p.a (High Density) and an amendment to the road network.
- **Rezoning** from RA to CD (based on RM-70) **Development Permit**

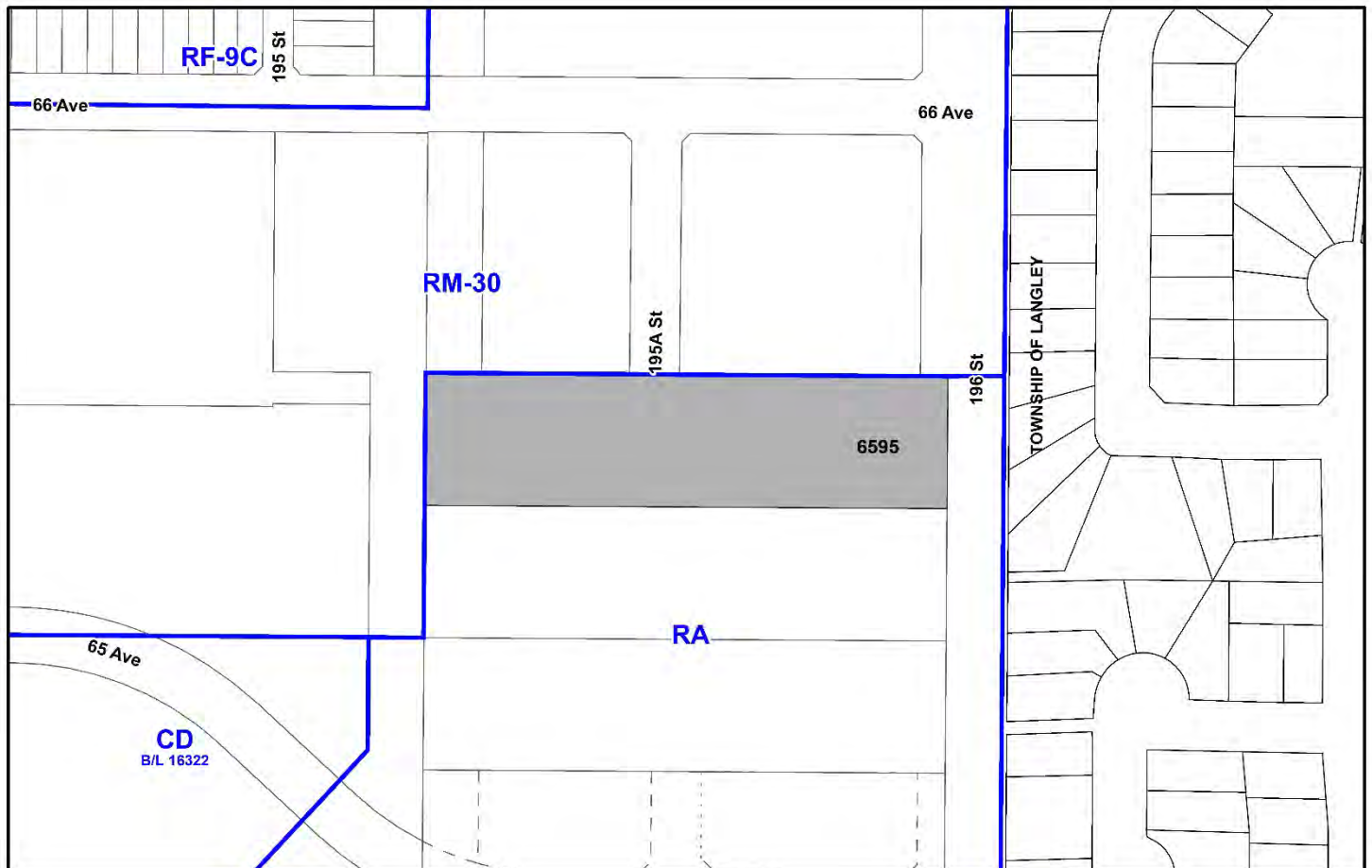
to permit the development of a 5-storey and a 6-storey apartment building.

LOCATION: 6595 - 196 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: 22-45 u.p.a (High Density)/Public Open Space/ Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential, which is required as part of the implementation process outlined in the East Clayton Neighbourhood Concept Plan (NCP).
- Proposing an amendment to the East Clayton Neighbourhood Concept Plan (NCP) from "22-45 u.p.a. (High Density)" to "30-70 u.p.a. (High Density)" in order to allow for 5 and 6 storey apartment buildings. The road network in the NCP is also proposed to be amended as part of this application to connect 195A Street between 65 Avenue and 66 Avenue and to create a new 65A Avenues east of 195A Street.

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment from Urban to Multiple Residential is to accommodate the density and built form envisioned in the East Clayton NCP.
- The proposed NCP amendment from "22-45 u.p.a. (High Density)" to "30-70 u.p.a. (High Density)" allows for smaller, more affordable units, and is consistent with the designation of recently approved development to the south. The proposal supports the objectives of the East Clayton NCP to develop a compact, diverse, and walkable community.
- The proposed NCP road network amendment eliminates the two envisioned 195A Street cul-de-sacs and replaces them with a through-road as well as creating 65A Avenue, east of 195A Street. This will create a more connected road network that will disperse vehicular traffic more effectively and provide better pedestrian linkages.
- The proposed building setbacks achieve a more urban, pedestrian streetscape in compliance with the East Clayton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The applicants have also responded to community concerns about the height of the proposed development increasing the northern setback from the adjacent townhome development and further stepping the top storeys of both proposed buildings back to improve privacy and access to sunlight.

- The proposed development achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high standard to achieve a positive urban experience between the proposed buildings and the public realm.
- The applicant has volunteered to dedicated 1,360 square metres of parkland to the City without compensation as a community benefit in support of the proposed NCP Amendment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential 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 Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0349-00, generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 196 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer along 196 Street;
 - (j) conveyance of proposed Lot 3, to the City, for Parks purposes (as a proposed community benefit);

- (k) registration of a Section 219 Restrictive Covenant to ensure implementation of sustainable design features as offered by the applicant for the project; and
 - (l) registration of access easements and maintenance agreements for shared amenity space between the two buildings on separate lots.
6. Council pass a resolution to amend the East Clayton NCP to redesignate portions of the land from "22-45 u.p.a. (High Density)" to "30-70 u.p.a. (High Density)" and to amend the road network when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Undeveloped Acreage Property	Urban / 22-45 u.p.a (High Density)	RA
North:	Townhomes	Urban / 22-45 u.p.a (High Density)	RM-30
East (Across 196 Street):	Township of Langley, single detached houses	N/A	N/A
South:	Acreage Property with Single Family Home	Urban / 22-45 u.p.a (High Density)	RA
West:	Park and Townhouses	Urban / 15-25 u.p.a. (Medium-High Density)	RA and RM-30

Context & Background

- The subject site is currently designated Urban in the OCP and "22-45 u.p.a (High Density)" and "Public Open Space / Park" in the East Clayton NCP. The site is currently zoned One-Acre Residential Zone (RA). There have been no previous development applications related to this property.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to amend the OCP from Urban to Multiple Residential, and the NCP from "22-45 u.p.a. (High Density)" to "30-70 u.p.a. (High Density)", as well as rezoning from RA to a "Comprehensive Development Zone (CD)", and a Form and Character Development Permit, to facilitate the development of 2 apartment buildings (one 5-storey and one 6-storey) on two lots. An additional lot (proposed Lot 3) is proposed to be conveyed to the City, without compensation, for a public park.

- Development details are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	8945.0 m ²
Road Dedication:	3525.3 m ²
Net Site Area:	5419.7 m ²
Number of Lots:	3
Building Height:	West Building 4-5 storeys (max 18.48 metres from average existing grade) East Building 4-6 storeys (max 19.63 metres from average existing grade)
Unit Density:	149.8 UPH Gross / 60.6 UPA (gross)
Floor Area Ratio (FAR):	1.23 (gross)
Total Floor Area	10,982.2 m ²
Residential Units:	134
Studio:	1
1-Bedroom:	34
1-Bedroom + Den	41
2-Bedroom:	42
2-Bedroom + Den	14
Townhouse (4 bedroom)	2
Total:	134

- The proposed floor area of the westernmost building on proposed Lot 2 is 4,571.4 m² and the proposed floor area of the easternmost building on proposed Lot 1 is 6,410.8 m² for a total combined floor area of 10,982.2 m².
- There are 56 units proposed for the westernmost building and 78 units proposed for the easternmost building for a total of 134 units.

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:**

4 Elementary students at Katzie Elementary School
2 Secondary students at Clayton Heights 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 Spring 2022.

Parks, Recreation & Culture:	Parks supports the conveyance of land as the as a community benefit requirement for the proposed OCP and NCP amendments.
Surrey Fire Department:	A Building Permit may not be issued until a Construction Fire Safety Plan has been submitted, reviewed and accepted by the Fire Department.
Advisory Design Panel:	The proposal was considered at the ADP meeting on February 13, 2020 and was supported. The applicant has resolved all of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.
Township of Langley:	The existing built form in the Township of Langley to the east of the proposed development project currently consists of two storey single family residential development. The proposed development should respond to this context in form, scale and design.

Transportation Considerations

- The west building is proposed to be accessed from the future 195A Street and the east building is proposed to be accessed from the future 65A Avenue. The applicant is being required to construct both frontages along 195A Street and 65A Avenue to the City's local road standard with sidewalks on both sides of the roads and on-street parking.
- The proposed development is located adjacent to the Katzie Greenway and is in close proximity to the on-street bike lanes on 194 Street and 64 Avenue.
- The subject site currently served by bus routes that run along 194 Street and 64 Avenue (Routes 364 and 370), with service on 64 Avenue expected to increase with population growth in the area. The subject site is also approximately one (1) kilometre from a future rapid transit station on Fraser Highway.

Parkland Considerations

- The western portion of the subject site is designated as "Public Open Space / Park" in the East Clayton NCP and is intended to form part of the north/south linear park (Katzie Greenway). The applicant has volunteered to dedicate 1,360 square metres of land on the west edge of the site in accordance with the NCP as a community benefit in support of the proposed NCP Amendment.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 2 of the BC Energy Step Code, and possibly Step 3 based upon the date of Building Permit issuance.

- In addition, the applicant has highlighted the following additional sustainable features:
 - Roughed-in EV charging infrastructure for up to 20% of total parking stalls;
 - LED fixtures and occupancy sensors throughout the development;
 - Low or dual flush toilets; and
 - Double glazed windows.

School Capacity Considerations

- The School District has advised that the Clayton area is one of the fastest growing communities in the City due to the build out of East Clayton and the redevelopment of Aloha Estates. To meet increasing demand, the district is constructing a new 565 student elementary school on 194 Street and 76 Avenue. Further, the District currently has a proposed 612 student elementary school which is currently in the planning stages and is targeted to open in Fall 2022.
- As part of the District's 2018/2019 Capital Plan submission to the Ministry of Education, a site expansion and capacity addition to the existing Clayton Elementary School was proposed with a targeted opening date of Fall 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Province.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is located within and complies with the General Urban Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is currently designated as Urban in the OCP. The Urban designation supports up to 72 units per hectare (30 upa) in approved Secondary Plan areas; however, this designation does not support any zone that achieves a Floor Area Ratio high enough to facilitate the proposed development.

Amendment Rationale

- The applicant is proposing to redesignate the site to Multiple Residential, which will allow for a Floor Area Ratio of up to 1.5, calculated on the gross site area. The proposed development's resultant Floor Area Ratio (FAR) is 1.23 calculated on the Gross Site Area.
- The proposed OCP amendment complies with the general intent of the East Clayton NCP which allows for the development of multiple residential apartments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process including the Township of Langley.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP:
 - 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)
 - A1.3 - Accommodate urban land development according to the following order of growth management priorities:
 - d. – Comprehensively-planned new neighbourhoods within approved Secondary Plan areas.

(The proposed development is located within an approved Secondary Plan area.)
 - A2.1 – Direct residential and mixed-use development into Surrey’s City Centre, Town Centres, Urban Centres, LRT Corridor Planning Areas along Frequent Transit Corridors and in Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.

(The proposed development is at a sufficient density to encourage transit service expansion and is located in a Secondary Plan area and will support the commercial node at 64th Avenue and 196 Street.)
 - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - support high-quality public transit investments
 - use infrastructure efficiently
 - provide housing options
 - provide amenities for residents.

(The proposed development is at a sufficient density to support transit investments and will utilize infrastructure more efficiently than the current OCP designation. It will provide greater housing options than are currently available in this quadrant of East Clayton and will contribute to the linear parkway envisioned in the East Clayton NCP.)
 - B4.5 – Direct higher residential densities to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities.

(The propose development is adjacent to an arterial roadway, a park, and is within 200-metres of a transit route on 194 Street.)

- 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.)

- C2.5 – Encourage development patterns, densities and designs that support transit services and that promote efficient walking and cycling.

(The proposed development is of sufficient density to support transit services and will also improve the pedestrian infrastructure adjacent to the site.)

Secondary Plans

Land Use Designation

- The subject site is currently designated as "22-45 u.p.a (High Density)" and "Public Open Space / Park" in the East Clayton NCP.

Amendment Rationale

- The applicant is proposing to amend the NCP by redesignating a portion of the subject site from "22-45 u.p.a (High Density)" to "30-70 u.p.a (High Density)" in order to allow for an up to 6-storey apartment form.
- The proposed NCP amendment from "22-45 u.p.a (High Density)" to "30-70 u.p.a (High Density)" allows for smaller units and is consistent with the designation of the adjacent developments approved to the south. The proposal supports the objectives of the East Clayton NCP to develop a compact, diverse and walkable community.
- A corresponding NCP amendment to the road network removes the two envisioned 195A Street cul-de-sacs and replaces them with a through-road as well as creating 65A Avenue, east of 195A Street. This will create a more connected road network that will disperse vehicular traffic more effectively and provide additional pedestrian routes.
- Since the approval of the East Clayton NCP in 2003, the housing market has changed significantly in the Metro Vancouver area due to increases in land and housing prices. The proposed NCP amendment is intended to provide smaller and more affordable housing units.
- The proposed density is permitted under the Multiple Residential Designation of the OCP and complies with the general intent and vision of the East Clayton NCP which allows an apartment form of development.
- The proposed gross density of the development before park and road dedications is less than 1.3.

- The applicant is proposing to dedicate 1,360 square metres of parkland to the City, without compensation, as a community benefit in support of the proposed NCP Amendment.

Themes/Objectives

- Principle 1 - Conserve land and energy by designing compact walkable neighbourhoods. This will encourage pedestrian activities where basic services (e.g., schools, parks, transit, shops, etc.) are within a five to six minute walk of their homes.

(The proposed development contributes to the creation of a compact walkable neighbourhood and will be within walking distance of the commercial node located at 64 Avenue and 196 Street, and transit routes on 194 Street.)

- Principle 2 - Provide different dwelling types (a mix of housing types, including a broad range of densities from single family homes to apartment buildings) in the same neighbourhood and even on the same street.

(The proposed development further diversifies the dwelling unit mix in this area of East Clayton.)

Community Amenity Contributions (CACs)

- Tier 1 - Contributions
 - On January 1, 2020, the City introduced new Capital Project Contributions (CAC's) as outlined in Corporate Report R224. The proposed development will be subject to the new Tier 1 Capital Plan Project CACs, as identified in Section B.2(a) of Schedule G of the Zoning Bylaw. The Capital Project contribution rates are phased in over 2 years, with rates increasing from \$1,000 to 1,500, to \$2,000 from January 1, 2020 to January 1, 2022 as outlined in Section B.4 of Schedule G of the Zoning Bylaw. The proposed development will provide the applicable per unit Tier 1 CAC at the time of building permit issuance.
- Tier 2 – Contributions
 - A Secondary Plan Amendment to the East Clayton NCP is proposed as part of this development. The applicant is proposed to dedicate to the City 1,360 square metres of parkland, without compensation, as a density bonus community benefit in support to the proposed NCP Amendment. The proposed parkland dedication addresses the Tier 2 CAC requirements for the project.

CD Bylaw

- The applicant proposes to rezone the subject 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 development on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone (RM-70)".

- The CD By-law is divided into three Blocks. Block A comprises the proposed parkland and will permit only open space. Blocks B and C are the two development sites (Lots 1 and 2) and are regulated accordingly in the CD By-law.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	Block A – Not applicable Block B – 264 u.p.h (107 u.p.a.) Block C – 237 u.p.h. (97u.p.a.)
Floor Area Ratio:	1.50	Block A – Not applicable Block B – 2.15 Block C – 1.95
Lot Coverage:	33%	Block A – Not applicable Block B – 52% Block C – 52%
Yards and Setbacks	7.5 metres from all lot lines.	Block A – Not applicable Block B <ul style="list-style-type: none"> • South - 5.0 m • North - 7.3 m • West - 5.0 m • East - 4.5 m Block C <ul style="list-style-type: none"> • South - 3.0 m • North - 7.7 m • West - 4.5 m • East - 11 m
Principal Building Height:	50 metres	Block A – Not applicable Block B - 18.6 m Block C - 19.8 m
Permitted Uses:	Multiple unit residential buildings, Ground-Oriented Multiple Unit Residential Buildings, and Child care centres, provided that they do not constitute a singular use on the lot.	Block A – Open Space Blocks B and C – Multiple unit residential buildings and ground-oriented multiple unit residential buildings.
Amenity Space		
Indoor Amenity:	3 m ² per dwelling unit	3 m ² per dwelling unit
Outdoor Amenity:	3 m ² per dwelling unit	3 m ² per dwelling unit
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	195	196
Residential Visitor:	28	28

Total:	223	224
Tandem (%):	0%	0%
Bicycle Spaces		
Residential Secure Parking:	170	229
Residential Visitor:	12	15

- The key differences between the RM-70 Zone and the proposed CD Bylaw are as follows:
 - The FAR density is increased in the CD By-law to allow up to 2.15 FAR (net density). The overall gross density of the development is less than 1.3.
 - The site coverage is higher in the CD By-law to reflect the proposed low-rise apartment form (4 to 6 storey type apartment).
 - The yard setbacks in the CD By-law are designed to meet current urban design standards that create a more urban pedestrian environment. Additionally, the setback along 196 Street incorporates the landscape buffer envisioned in the East Clayton NCP.
 - The principle building height in the CD By-law is significantly lower than the RM-70 Zone. The RM-70 Zone accommodates a high-rise form. The CD By-law limits the buildings' height to 6-storeys maximum, as proposed.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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, this 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 initially were sent on May 17, 2018 and updated February 12, 2020, and the Development Proposal Sign was installed on July 16, 2018. Staff received twenty-seven responses from neighbouring property owners to the initial referral and three (3) responses to the updated referral (*staff comments in italics*):

The public responses to the initial referral are summarized as follows:

- Residents raised concerns about the additional traffic being introduced into the area noting that on-street parking and congestion at rush hour was already an issue as there is limited transit service in the area. This issue was of particular concern to the residents of the townhouse development directly north of the subject site as 195A Street is now envisioned to run through the site instead of terminating in cul-de-sacs. The development to the north is a strata that is comprised of a hooked lot crossing 195A Street which requires residents to cross the road to pick-up their mail, use the amenity facilities, etc., as such, the potential for through traffic is of concern.

(The number of one-way trips on 195A Street as a continuous connection between 65 Avenue and 66 Avenue is anticipated to be generally similar to the number of trips on a cul-de-sac configuration, based on typical access and egress traffic patterns. The through connection of 195A Street is in keeping with the principles of the City's Transportation Strategic Plan and provides improved access and circulation for the neighbourhood. Given the length and character of the road, staff does not anticipate high vehicle speeds or high traffic volumes on 195A Street that would be atypical of other local roads in the neighbourhood.)

- One of the main themes of the comments received by staff were that the site should be developed as townhomes as apartments are too dense and the height being proposed was too high which would impact privacy. Many comments noted that when people moved into the area, they felt comfortable with the "22-45 u.p.a (High Density)" and many bought their dwellings based on that designation.

(The current "22-45 u.p.a. (High Density)" designation in the East Clayton NCP permits stacked townhouses, row houses, and/or garden apartments (up to 4-storeys). The subject proposal is consistent with the intent of the NCP, which accommodates up to an apartment form, but reflects additional unit density to accommodate smaller, more affordable units, and additional height on portions of the building, which is deemed to have merit given adjacent apartment development to the south, and the proximity of the site to transit including future rapid transit along Fraser Highway).

The applicants have also revised their initial design after receiving feedback from the adjacent land owners. The buildings have been setback further away from the townhomes to the north. The top floors of both buildings are also proposed to be stepped back an additional distance to minimize the impact on adjacent residents' privacy.)

- The impact on area schools was raised by residents, who noted that schools in the area are already overcrowded and suggested that this application would worsen that condition.

(The proposed application was forwarded to the Surrey School District for comment. Although the schools in East Clayton are over-capacity, the Surrey School District is constructing a new elementary school at 194 Street and 76 Avenue. A second new elementary school is in the tender phase and targeted to open in September 2022.)

- Approximately half of those who responded had concerns that the majority of the units would be purchased by investors and would be rented out. By extension, there was a concern that renters lead transient lifestyles and that this could further worsen an existing crime issue in the area.

(The City does not have the ability to restrict private owners from renting out their units. According to the 2018 Surrey Housing Profile report, the City of Surrey's has a 0.4% rental vacancy rate and the share of private households by tenure in condominium apartments in the Cloverdale Community which includes East Clayton is 25% renter occupied and 75% owner occupied.)

Some residents had concerns about the loss of trees and the impact to wildlife due to the removal of habitat.

(A portion of the lot (~15%) will be dedicated to the City as parkland and will form part of the north/south linear greenway envisioned in the NCP).

- The subject development application was reviewed by the Cloverdale Community Association (CCA). The CCA provided the following comments:
 - The Cloverdale Community Association has worked with the developer since 2018 and has been receptive to change requests. The CCA supports the project.
- The applicant has provided a letter of support for the proposed development from the Surrey Board of Trade.

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on July 30, 2018, which was facilitated by Brook Pooni Associates, Inc. According to the Summary Report submitted to the City, approximately 35 people attended the PIM and 21 comment forms were received.
 - Based on all of the comment forms received a breakdown of the responses are as follows:
 - 52% of responses clearly indicated project support or provided positive feedback;
 - 10% of responses expressed concern, but did not state direct opposition; and
 - 38% of responses voiced opposition or indicated lack of support for the project.
 - There were supportive comments around the efficient use of land, the creation of smaller and more affordable units, and the architectural design of the proposed buildings.
 - Concerns about the height and density, traffic and safety in relation to the extension of 195A Street and removal of the current cul-de-sac configuration, parking, and impacts on school capacity were identified as primary concerns.
 - In addition to the concerns noted, those in opposition to the proposed development expressed concerns about density and height and thought townhomes were more appropriate for the subject site. Additionally, concerns about the potential for renters were also identified.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and to the urban design guidelines in the East Clayton Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and partially complies with the design guidelines in the East Clayton Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to find design solutions that would address many of the concerns brought up through the public engagement process and to create a high-quality design that enhances the urban and pedestrian realm around the subject site.

- The proposed development will feature two buildings that respect the sloping topography of the site and the bisection of the site by 195A Street.
- The west building will appear as 5 storeys when viewed from the park at the west end of the site and will appear as 6 storeys when viewed from 195A Street.
- The east building will appear as 4 storeys when viewed from 195A Street and will appear as 6 storeys when viewed from 196 Street.
- The buildings have been sited with specific attention to ensuring privacy and compatibility with the surrounding development.
- The buildings are sited approximately 7.5 metres from the north property line, adjacent to the lower-scale townhouse development. The top storeys of both buildings are proposed to be stepped back an additional 6 metres from the north property line to minimize shadow and overlook impacts on the adjacent townhouse development.
- The massing of the buildings has been modulated to be more compatible with the lower-scale buildings in the area and the applicant has incorporated a variety of the materials and colours to create a visually interesting development.
- Every ground-level unit will have an entrance and private outdoor amenity space at grade in accordance with the OCP's Form and Character and East Clayton NCP's design guidelines.

Landscaping

- The landscaping for the proposed development includes pathways around the site, a variety of trees and shrubs, benches, raised planters, and outdoor lounging areas for the passive recreational use of the buildings' residents.
- The use of high retaining walls has been minimized as much as possible given the sloping topography of the site. Where retaining walls are proposed to be higher than typical, they are to be screened with additional planting.

Indoor Amenity

- The indoor amenity areas are distributed as follows:
 - In the west building, there is a multi-purpose indoor amenity area on the ground level connected to the outdoor amenity area. There is another indoor amenity room on the fifth floor that is also connected to a rooftop outdoor amenity area.
 - In the east building, there is a gym on the lower ground level and a multi-purpose indoor amenity area on the upper ground level. These indoor amenity areas are connected to the outdoor amenity areas.
- The proposed development requires 426 square metres of indoor amenity space under the Zoning By-law. The proposed indoor amenity space combined for both buildings is 533 square metres with 146 square metres in the west building and 387 square metres in the east building. The applicant is proposing a shared access and maintenance agreement between the two buildings on separate lots to accommodate shared use by residents of both buildings.

Outdoor Amenity

- The outdoor amenity areas are distributed as follows:
 - The west building has an outdoor amenity area located at ground level in the north yard as well as an outdoor amenity area located on a deck on the fifth floor of the building.
 - The east building has an outdoor amenity area located at ground level in the north yard.
 - The outdoor amenity areas will feature raised vegetable planters, benches, picnic tables, barbeques, children's play areas, and lounge areas with tables. The outdoor amenity areas will be landscaped with a variety of trees and shrubs, including Japanese Maples, Beech trees from a variety of species, flowering cherry trees, and hemlocks.
 - All outdoor amenity spaces are connected to indoor amenity area.
- The minimum requirements for outdoor amenity area have been exceeded for both buildings

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
 - Consider expanding green roof or amenity areas.
 - Consider locating accessible stalls adjacent to the elevator core.
 - Reconsider the north side elevations to create a more visually interesting façade facing the townhome neighbours to the north.

TREES

- Michael Harray, ISA Certified Arborist of Diamondhead Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	37	37	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	7	5	2
Cherry and Plum	4	4	0
English Oak	1	1	0
English Walnut	2	2	0
Paper Birch	1	1	0
Coniferous Trees			
Brewer's Spruce	1	1	0
Douglas Fir	2	0	2

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	18	14	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		88	
Total Retained and Replacement Trees		92	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there is a total of eighteen (18) mature trees on the site, excluding Alder and Cottonwood trees. Thirty-seven (37) existing trees, approximately 67% of the total trees on the site, are Alder and Cottonwood trees. It was determined that four (4) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of sixty-five (65) replacement trees on the site. The applicant is proposing eighty-eight replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on the future 65A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including European Beeches, Tricolour Beeches, Bruns Spruces, and Japanese Pink Snowbell Dwarf, and Mountain Hemlocks.
- In summary, a total of ninety-two (92) trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective, Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Proposed CD Bylaw
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Redesignation Map
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Comments from the Cloverdale Community Association
Appendix IX.	Aerial Photo
Appendix X.	ADP Comments and Response

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/cm

PROPOSED MULTI FAMILY DEVELOPMENT

6595-196 STREET,
SURREY, BRITISH COLUMBIA



NOTES:

2020-07-06	H	REVISED AS PER CITY COMMENTS
2020-07-07	G	REVISED AS PER CITY COMMENTS
2020-07-08	F	REVISED AS PER CITY COMMENTS
2020-07-17	E	REVISED AS PER CITY COMMENTS
2020-07-18	D	REVISED AS PER CITY COMMENTS
2020-07-22	C	REVISED AS PER CITY COMMENTS
2020-07-29	B	PUBLIC INFORMATION MEETING
2020-07-29	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z6
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info@dfarchitecture.ca

PROJECT INFO

LEGAL DESCRIPTION:
LOT 14 SECTION 15 TOWNSHIP 8 PLAN NWP2468 NWD PORTION N1/2

CIVIC ADDRESS:
6595-196 STREET
SURREY, BC

ZONING INFORMATION:

ZONE:

EXISTING: RA
PROPOSED: RA TO CD

LOT AREA:
GROSS SITE AREA

= 96,284 SFT (8,945 SMT)

DEDICATIONS

= 37,946 SFT (3,525.3 SMT)

NET SITE AREA

= 58,338 SFT (5,419.6 SMT)

PROJECT DIRECTORY

CLIENT:
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ARCHITECTURAL

A-001 COVER PAGE
A-002 PROJECT DATA
A-003 BUILDING HEIGHT CALCULATION
A-004 SITE CONTEXT
A-005 ARCHITECTURAL PRECEDENCE

A-100 SITE PLAN
A-101 BASE PLAN

A-200 TO A-214 BUILDING FLOOR PLANS
A-220 TO A-230 UNIT PLANS

A-300 TO A-305 ELEVATIONS
A-310 TO A-320 RENDERINGS

A-350 MATERIAL BOARD

A-400 TO A-403 SECTIONS

A-500 TO A-501 SHADOW STUDY

PROJECT:
PROPOSED MULTI-FAMILY
DEVELOPMENT
6595 196 STREET,
SURREY B.C.

CLIENT:

STEELIX BUILDERS GROUP LTD.
6595 196th STREET,
SURREY, B.C.

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DATE: APRIL 2018	
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COVER PAGE

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A-001	H

PROJECT DATA			
CVIC ADDRESS :	6595 196 STREET., SURREY, B.C.		
LEGAL DESCRIPTION :	LOT 14 SECTION 15 TOWNSHIP 8 PLAN NWP2468 NWD PORTION N1/2		
LOT INFO			
GROSS SITE AREA	96284.0 SQFT	8945.0 SQM	
DEDICATIONS			
ROAD & PARK DEDICATION	37890.0 SQFT	3520.0 SQM	
NET SITE AREA	58394.0 SQFT	5425.0 SQM	
ZONING			
EXISTING	RA		
PROPOSED	CD		
NCP	-		
OCF	-		
SETBACKS(BUILDING-1)			
NORTH (ALONG NEIGHBORING LOT)	25'11"	7.90 M	
SOUTH(ALONG 65A AVENUE)	9'-11"	3.02 M	
EAST(ALONG 196 STREET)	36'-4"	11.09 M	
WEST(ALONG PARK)	14'-9"	4.50 M	
SETBACKS(BUILDING-2)			
NORTH (ALONG NEIGHBORING LOT)	24'-7"	7.51 M	
SOUTH(ALONG NEIGHBORING LOT)	16'-5"	5.00 M	
EAST(ALONG 195A STREET)	14'-11"	4.54 M	
WEST(ALONG PARK)	16'-5"	5.00 M	
SITE COVERAGE			
PROPOSED	29524.0 SQFT	2742.9 SQM	50.6%

FAR CALCULATIONS (BUILDING 1)		
GROSS FLOOR AREA (EXCLUDING PARKING & INDOOR AMENITY)		
LEVEL	BUILDING 1	
LOWER LVL2	7,042.0 SQFT	
LOWER LVL1	9,303.0 SQFT	
MAIN FLOOR LVL	16,238.0 SQFT	
SECOND FLOOR LVL	15,901.0 SQFT	
THIRD FLOOR LVL	14,690.0 SQFT	
FOURTH FLOOR LVL	6,195.0 SQFT	
TOTAL (EXCLUDING INDOOR AMENITY)	69,369.0 SQFT	
	6410.8 SQM	

FAR CALCULATIONS (BUILDING 2)		
GROSS FLOOR AREA (EXCLUDING PARKING & INDOOR AMENITY)		
LEVEL	BUILDING 1	
MAIN FLOOR LVL	10,548.0 SQFT	
SECOND FLOOR LVL	10,523.0 SQFT	
THIRD FLOOR LVL	10,520.0 SQFT	
FOURTH FLOOR LVL	10,520.0 SQFT	
FIFTH FLOOR LVL	7,100.0 SQFT	
TOTAL (EXCLUDING INDOOR AMENITY)	49,211.0 SQFT	
	4571.4 SQM	
TOTAL GROSS AREA BUILDING 1 AND 2	118,580.0 SQFT	
	11016 SQM	
FAR PROPOSED	2.0	

AMENITY CALCULATION(BUILDING#1)				
INDOOR AMENITY		NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED		78	3	234.0 SQM
PROVIDED				
LOWER LEVEL-2				83.3 SQM
LOWER LVL-1				303.5 SQM
TOTAL				386.8 SQM
OUTDOOR AMENITY		NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED		78	3	234.0 SQM
PROVIDED				
LOWER LEVEL				124.0 SQM
MAIN FLOOR LEVEL				284.0 SQM
TOTAL				408.0 SQM

AMENITY CALCULATION(BUILDING#2)				
INDOOR AMENITY		NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED		56	3	168.0 SQM
PROVIDED				
MAIN FLOOR				83.5 SQM
FIFTH FLOOR				62.7 SQM
TOTAL				146.2 SQM
OUTDOOR AMENITY		NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED		56	3	168.0 SQM
PROVIDED				
MAIN FLOOR LEVEL				134.0 SQM
FIFTH FLOOR LEVEL				114.0 SQM
TOTAL				248.0 SQM

UNIT COUNT(BUILDING-1)								
UNIT TYPE	LOWER LVL2	LOWER LVL1	MAIN FLOOR LVL	SECOND FLOOR LVL	THIRD FLOOR LVL	FOURTH FLOOR LVL	TOTAL	PERCENTAGE
1-BEDROOM	3	4	3	3	2	0	15	19.2%
1-BEDROOM+DEN	0	2	8	8	8	4	30	38.5%
2-BEDROOM	2	3	7	7	3	3	25	32.1%
2-BEDROOM+DEN	0	1	1	1	4	0	7	9.0%
STUDIO UNIT	0	0	0	0	0	0	0	0.0%
TOWNHOUSE(4 B.R.)	1	0	0	0	0	0	1	1.3%
TOTAL ON EACH FLOOR	6	10	19	19	17	7	78	
TOTAL NO. OF UNITS							78.0	

UNIT SCHEDULE(BUILDING-1)											
UNIT TYPE	NO. OF BR'S	AREA	LOWER LVL2	LOWER LVL1	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL UNITS	TOTAL AREA	
UNIT-A	1+DEN	591.0 SQFT	0	2	5	5	5	2	19	11,229.0 SQFT	
UNIT-A1	1	576.0 SQFT	1	0	0	0	0	0	1	576.0 SQFT	
UNIT-A2	1	574.1 SQFT	1	0	0	0	0	0	1	574.1 SQFT	
UNIT-A2.1	1	574.1 SQFT	0	2	0	0	0	2	2	1,148.2 SQFT	
UNIT-A3	1+DEN	558.7 SQFT	0	0	1	1	1	1	4	2,234.8 SQFT	
UNIT-A3.1	1	558.7 SQFT	0	1	0	0	0	0	1	558.7 SQFT	
UNIT-B	2	941.0 SQFT	0	0	1	2	2	1	6	5,646.6 SQFT	
UNIT-B1	2	921.0 SQFT	0	0	1	0	0	0	1	921.0 SQFT	
UNIT-B1TWN(HOME)	4	1823.0 SQFT	1	0	0	0	0	0	1	1823.0 SQFT	
UNIT-B3	2	921.0 SQFT	0	1	0	0	0	0	1	921.0 SQFT	
UNIT-C	1	519.5 SQFT	1	0	0	0	0	0	1	519.5 SQFT	
UNIT-C1	1	503.1 SQFT	0	1	0	0	0	0	1	503.1 SQFT	
UNIT-C2	1	491.0 SQFT	0	0	1	0	0	0	1	491.0 SQFT	
UNIT-C3	1	491.0 SQFT	0	0	1	2	1	0	4	1,964.0 SQFT	
UNIT-D	2	793.0 SQFT	1	1	0	0	0	0	2	1,586.0 SQFT	
UNIT-D1	2	793.0 SQFT	0	0	1	1	0	0	2	1,586.0 SQFT	
UNIT-D2	2	783.0 SQFT	1	1	1	0	0	0	4	3,132.0 SQFT	
UNIT-E	2+DEN	977.5 SQFT	0	1	1	1	1	0	4	3,910.0 SQFT	
UNIT-E2	2	812.7 SQFT	0	0	1	1	1	1	4	3,250.8 SQFT	
UNIT-Q	1+DEN	567.0 SQFT	0	0	1	1	1	1	4	2,268.0 SQFT	
UNIT-R	1	566.0 SQFT	0	0	1	0	0	0	1	566.0 SQFT	
UNIT-R1	1	566.0 SQFT	0	0	0	1	1	0	2	1,132.0 SQFT	
UNIT-S	1	552.0 SQFT	0	0	1	1	1	0	3	1,656.0 SQFT	
UNIT-T	2	863.0 SQFT	0	0	1	1	1	0	3	2,589.0 SQFT	
UNIT-U	2	928.0 SQFT	0	0	1	1	1	0	3	2,784.0 SQFT	
UNIT-V	2	890.0 SQFT	0	0	0	0	1	2	1,780.0 SQFT		
TOTAL			6	10	19	19	17	7	78	55,349.2 SQFT	

OFF STREET PARKING(BUILDING#1)					
UNIT TYPE(BUILDING-1)	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY	
1-BEDROOM , 1- BEDROOM+DEN AND STUDIO	45	1.3	58.5		
2-BEDROM , 2-BEDROOM+DEN	32	1.5	48		
TOWNHOUSE (4 BED ROOM)	1	2	2		
VISITORS CAR PARK	78	0.2	15.6		124.0
TOTAL NO. OF PARKING REQUIRED					124
PARKING PROVIDED					
AT LOWER LVL-2		48			
AT PARKADE LVL-1		88			
TOTAL NO. OF PARKING PROVIDED					136
NO. OF SMALL CARS		17			12.40%
NO. OF ACCESSIBLE PARKING		3			2.10%
NO. OF E.V.		32			25.00%
BICYCLE SPACES					
		NO. OF UNITS	BICYCLE PER DWELLING	NO. OF BICYCLES	
REQUIRED		78	1.2+6	85.2	
PROVIDED				142	

UNIT COUNT(BUILDING-2)								
UNIT TYPE	LOWER LVL	MAIN FLOOR LVL	SECOND FLOOR LVL	THIRD FLOOR LVL	FOURTH FLOOR LVL	FIFTH FLOOR LVL	TOTAL	PERCENTAGE
1-BEDROOM	0	4	3	3	3	6	19	33.9%
1-BEDROOM+DEN	0	2	3	3	3	0	11	19.6%
2-BEDROOM	0	2	4	4	4	3	17	30.4%
2-BEDROOM+DEN	0	1	2	2	2	0	7	12.5%
STUDIO UNIT	0	1	0	0	0	0	1	1.8%
TOWNHOUSE(4 B.R.)	0	1	0	0	0	0	1	1.8%
TOTAL ON EACH FLOOR	0	11	12	12	12	9	56	
TOTAL NO. OF UNITS							56.0	

UNIT SCHEDULE(BUILDING-2)											
UNIT TYPE	NO. OF BR'S	AREA	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL UNITS	TOTAL AREA		
UNIT-F	2	984.3 SQFT	1	2	0	0	0	3	2,952.9 SQFT		
UNIT-F1	2	979.0 SQFT	1	1	0	0	0	2	1,958.0 SQFT		
UNIT-F2(TWNHOME)	4	1968.0 SQFT	1	0	0	0	0	1	1,968.0 SQFT		
UNIT-F3	2	984.3 SQFT	0	0	2	2	2	6	5,905.8 SQFT		
UNIT-F4	2	983.0 SQFT	0	0	1	1	0	2	1,966.0 SQFT		
UNIT-G	1+DEN	593.6 SQFT	2	2	2	2	0	8	4,748.8 SQFT		
UNIT-G1	1	522.0 SQFT	0	0	0	0	2	2	1,044.0 SQFT		
UNIT-G2	2+DEN	918.0 SQFT	1	0	0	0	0	1	918.0 SQFT		
UNIT-H	1	506.0 SQFT	2	3	3	3	1	12	6,072.0 SQFT		
UNIT-H1	1	527.0 SQFT	0	1	1	1	0	3	1,581.0 SQFT		
UNIT-H2	1	437.0 SQFT	0	0	0	0	2	2	874.0 SQFT		
UNIT-H3	1	528.0 SQFT	1	0	0	0	0	1	528.0 SQFT		
UNIT-H4	1	517.0 SQFT	1	0	0	0	0	1	517.0 SQFT		
UNIT-I	2+DEN	918.0 SQFT	0	1	1	1	0	3	2,754.0 SQFT		
UNIT-J	2+DEN	1057.0 SQFT	0	1	1	1	0	3	3,171.0 SQFT		
UNIT-K	2+DEN	973.0 SQFT	0	1	1	1	0	3	2,919.0 SQFT		
UNIT-L	STUDIO	441.0 SQFT	1	0	0	0	0	1	441.0 SQFT		
UNIT-M	1	453.0 SQFT	0	0	0	0	1	1	453.0 SQFT		
UNIT-N	2	816.6 SQFT	0	0	0	0	1	1	816.6 SQFT		
TOTAL			11	12	12	12	9	56	41,588.1 SQFT		

OFF STREET PARKING(BUILDING#2)				
UNIT TYPE(BUILDING-1)	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
1-BEDROOM , 1- BEDROOM+DEN AND STUDIO	31	1.3	40.3	
2-BEDROM , 2-BEDROOM+DEN	24	1.5	36	
TOWNHOUSE (4 BED ROOM)	1	2	2	
VISITORS CAR PARK	56	0.2	11.2	
TOTAL NO. OF PARKING REQUIRED			89.5	89.0
PARKING PROVIDED				
AT PARKADE LVL-1		31		
AT PARKADE LVL-2		35		
AT PARKADE LVL-3		35		
TOTAL NO. OF PARKING PROVIDED				101
NO. OF SMALL CARS		9		9%
NO. OF ACCESSIBLE PARKING		2		2%
NO. OF E.V		25		25%
BICYCLE SPACES				
		NO. OF UNITS	BICYCLE PER DWELLING	NO. OF BICYCLES
REQUIRED		56	1.2+6	73.2
PROVIDED				87

NOTES:

2020-07-16	R	REVISED AS PER CITY COMMENTS
2020-07-16	R	REVISED AS PER CITY COMMENTS
2020-07-16	E	REVISED AS PER CITY COMMENTS
2020-07-16	E	REVISED AS PER CITY COMMENTS
2020-07-16	R	REVISED AS PER CITY COMMENTS
2020-07-16	C	REVISED AS PER CITY COMMENTS
2020-07-16	R	PUBLIC INFORMATION MEETING
2020-07-16	R	PRELIMINARY WITH LAYOUT

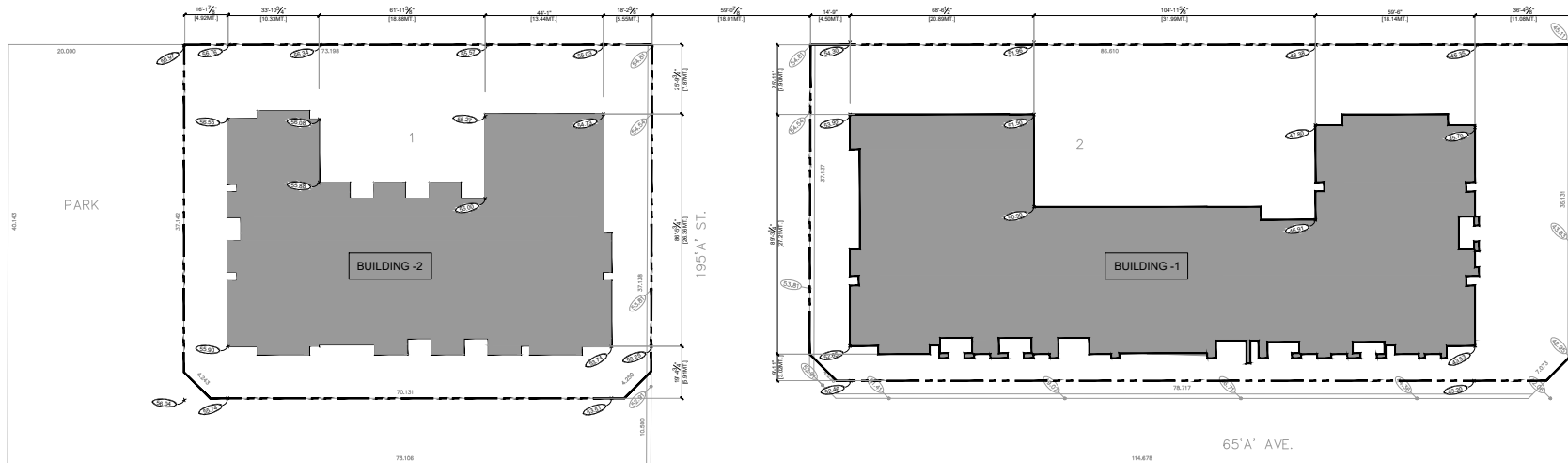


1205-4871 SHELL ROAD
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PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
6595 196 STREET,
SURREY B.C.

CLIENT:
STEELEX BUILDERS GROUP LTD.

BUILDING HEIGHT CALCULATION AS/ ZONING BYLAW(CITY OF SURREY)



HEIGHT CALCULATION:-

AVERAGE EXISTING GRADE (BUILDING 1)- $\frac{-53.92+52.65+43.53+45.70+47.80+46.91+50.90+51.50}{8} = 49.11M.$
 AVERAGE EXISTING GARDE:- 49.11M.
 PERMITTED MAX. BUILDING HEIGHT AS/RM-70= 50M.
 PROVIDED MAX. HEIGHT OF BUILDING 1(64.39M.-49.11)=15.28M.

AVERAGE EXISTING GRADE (BUILDING 2)- $\frac{-53.74+54.73+55.27+55.00+55.88+56.08+56.55+55.90}{8} = 55.39M.$
 AVERAGE EXISTING GRADE:- 55.39M
 PERMITTED MAX. BUILDING HEIGHT AS/RM-70= 50M.
 PROVIDED MAX. HEIGHT OF BUILDING 1(72.65M.-55.39)=17.26M.

2018-01-25	A	PRELIMINARY SITE LAYOUT
2018-07-10	B	PUBLIC INFORMATION MEETING
2018-08-02	C	REVISED AS PER P18 COMMENTS
2018-08-17	E	REVISED AS PER CITY COMMENTS
2018-09-28	F	REVISED AS PER CITY COMMENTS
2018-10-12	D	REVISED AS PER CITY COMMENTS
2018-10-22	C	REVISED AS PER P18 COMMENTS
2018-07-10	B	PUBLIC INFORMATION MEETING
2018-01-25	A	PRELIMINARY SITE LAYOUT



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PROJECT:
 PROPOSED MULTI-FAMILY
 DEVELOPMENT
 6995 196 STREET,
 SURREY B.C.

CLIENT:
 STEELIX BUILDERS GROUP LTD.
 6995 196TH STREET,
 SURREY, B.C.

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SCALE:	HTS
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

1 BUILDING HEIGHT CALCULATION
 -- N.T.S.

BUILDING HEIGHT CALCULATION

SITE STREETSCAPES



CONTEXT PLAN

STREETSCAPE - 1 ; FROM 195 A STREET



66TH AVENUE

6588, TOWNHOUSES, 195 A STREET

TOWN HOUSE
ENTRY

6595
SUBJECT LOT

STREETSCAPE - 2 ; FROM 196TH STREET



6595
SUBJECT LOT

6588, 196 STREET

66TH
AVENUE

NOTES:

2020-01-16	H	REVISED AS PER CITY COMMENTS
2019-11-17	D	REVISED AS PER CITY COMMENTS
2019-10-28	F	REVISED AS PER CITY COMMENTS
2019-09-17	E	REVISED AS PER CITY COMMENTS
2019-10-10	D	REVISED AS PER CITY COMMENTS
2019-09-10	C	REVISED AS PER CITY COMMENTS
2019-07-10	B	PUBLIC INFORMATION MEETING
2019-04-15	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
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PROJECT:
PROPOSED MULTI-FAMILY
DEVELOPMENT
6595 196 STREET,
SURREY B.C.

CLIENT:

STEELIX BUILDERS GROUP LTD.
6595 196th STREET,
SURREY, B.C.

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DATE:	APRIL 2018
SHEET TITLE:	

CONTEXT PLAN &
STREETSCAPES

DRAWING NO.:	A-004	H
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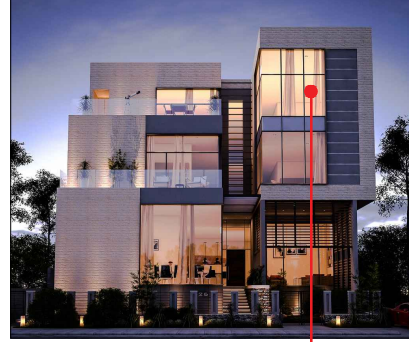
ARCHITECTURAL PRECEDENCE



Undercroft above surface parking ramp treated with attractive ceiling with longboard wood grain rectangular sections .



TWO STOREY brick elements are used to portray the character of townhouse which articulated with an emphasis on the vertical expression



Enlarged linear WINDOWS are used to reduce the overall massing of the building & with same time encourage overlook onto the street by creating indoor / outdoor permeability.

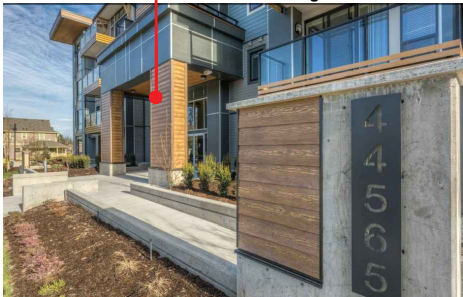


The main entrance of the building is enhanced with curtain wall & the stone cladded L-shape band that connect with the wrapped facade and soffit feature.

Full curtain wall on entrance has been provided to create the connectivity to the street and giving a sense of permeability.

The facade has been discontinued with the edge boxing and wrapping around the facade for a continuous and creating homogeneous appearance.

Wood- Stained rustic series hardie panel is used for aesthetic compatibility to the wood finish and noncombustibility. The scale and color of the material, relative to the volume of the wall areas and feature elements, informs and strengthens the relationship of the forested surroundings of the property, and the adjacency to the neighboring residential buildings.



The eye-catching Live wall can make a big impact decorating an urban environment made out of concrete, wood, brick. It is equally impressive in appearance as it is used for purveyors of good health.



NOTES:

2019-07-05	A	PRELIMINARY SITE LAYOUT
2019-07-10	B	PUBLIC INFORMATION MEETING
2019-08-02	C	REVISED AS PER P&R COMMENTS
2019-08-12	D	REVISED AS PER CITY COMMENTS
2019-09-17	E	REVISED AS PER CITY COMMENTS
2019-09-26	F	REVISED AS PER CITY COMMENTS
2019-10-07	G	REVISED AS PER CITY COMMENTS
2019-10-10	H	REVISED AS PER CITY COMMENTS



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PROJECT:
PROPOSED MULTI-FAMILY
DEVELOPMENT
6595 196 STREET,
SURREY B.C.

CLIENT:

STELIX BUILDERS GROUP LTD.
6595 196TH STREET,
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SCALE:	MTS
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

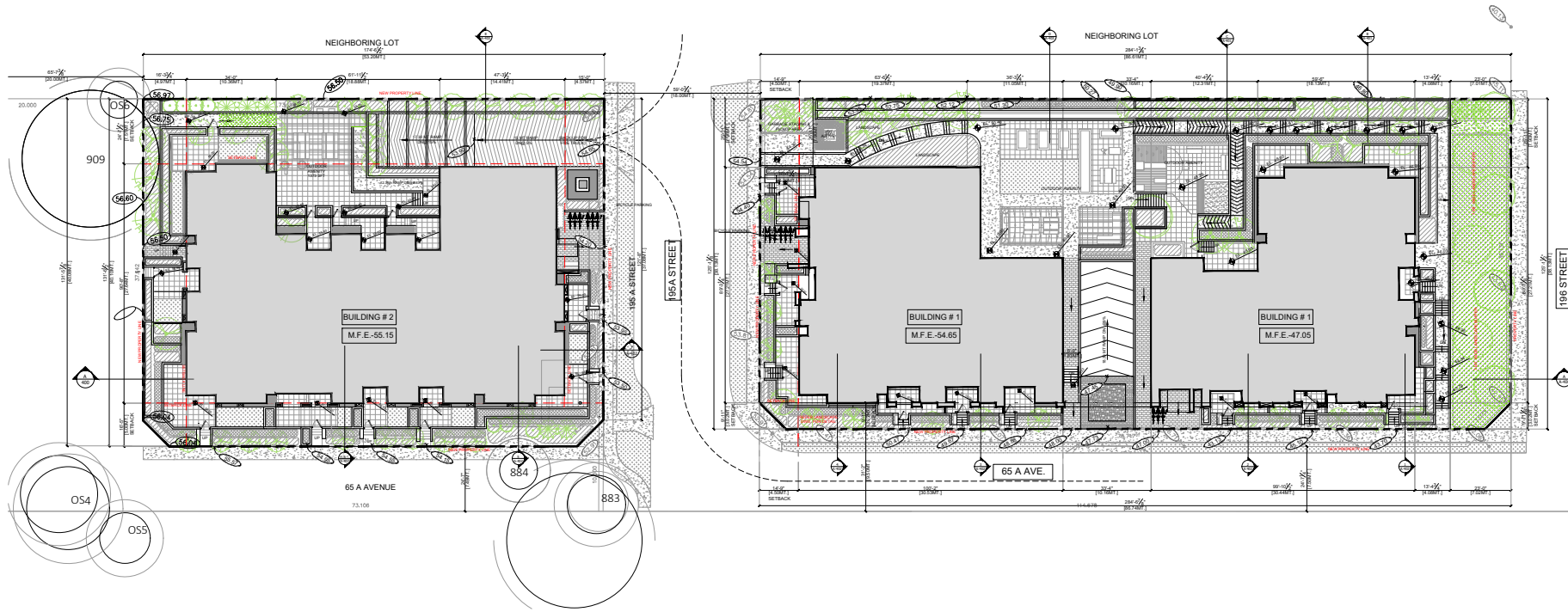
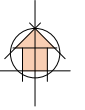
ARCHITECTURAL
PRECEDENCE

DRAWING NO.:

A-005

H

FORM AND ARCHITECTURE © 2018 DF ARCHITECTURE INC.



2019-07-16	A	PRELIMINARY SITE LAYOUT
2019-07-16	B	PUBLIC INFORMATION MEETING
2019-07-16	C	REVISED AS PER CITY COMMENTS
2019-07-17	D	REVISED AS PER CITY COMMENTS
2019-07-17	E	REVISED AS PER CITY COMMENTS
2019-07-18	F	REVISED AS PER CITY COMMENTS
2019-07-18	G	REVISED AS PER CITY COMMENTS
2019-07-18	H	REVISED AS PER CITY COMMENTS
2019-07-18	I	REVISED AS PER CITY COMMENTS
2019-07-18	J	REVISED AS PER CITY COMMENTS
2019-07-18	K	REVISED AS PER CITY COMMENTS
2019-07-18	L	REVISED AS PER CITY COMMENTS
2019-07-18	M	REVISED AS PER CITY COMMENTS
2019-07-18	N	REVISED AS PER CITY COMMENTS
2019-07-18	O	REVISED AS PER CITY COMMENTS
2019-07-18	P	REVISED AS PER CITY COMMENTS
2019-07-18	Q	REVISED AS PER CITY COMMENTS
2019-07-18	R	REVISED AS PER CITY COMMENTS
2019-07-18	S	REVISED AS PER CITY COMMENTS
2019-07-18	T	REVISED AS PER CITY COMMENTS
2019-07-18	U	REVISED AS PER CITY COMMENTS
2019-07-18	V	REVISED AS PER CITY COMMENTS
2019-07-18	W	REVISED AS PER CITY COMMENTS
2019-07-18	X	REVISED AS PER CITY COMMENTS
2019-07-18	Y	REVISED AS PER CITY COMMENTS
2019-07-18	Z	REVISED AS PER CITY COMMENTS



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SURREY B.C.

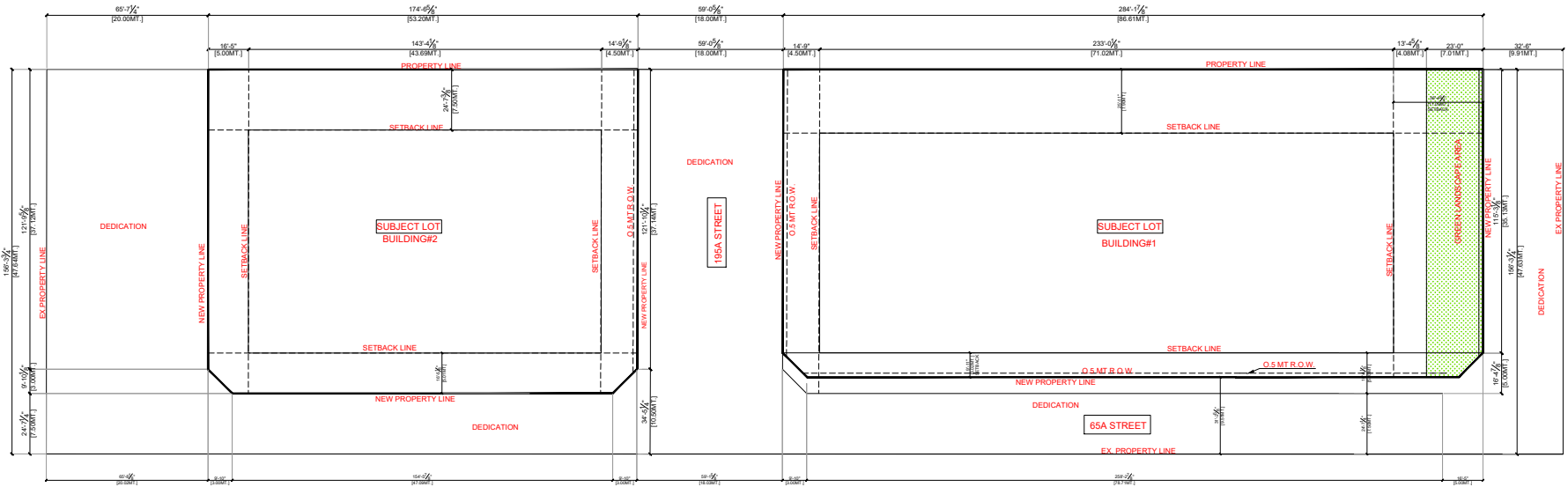
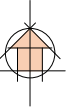
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JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

1 SITE LAYOUT
NTS

SITE PLAN
(BLDG #1 AND 2)



2018-01-16	A	PRELIMINARY SITE LAYOUT
2018-01-17	B	PUBLIC INFORMATION MEETING
2018-01-18	C	REVISED AS PER CITY COMMENTS
2018-01-19	D	REVISED AS PER CITY COMMENTS
2018-01-20	E	REVISED AS PER CITY COMMENTS
2018-01-21	F	REVISED AS PER CITY COMMENTS
2018-01-22	G	REVISED AS PER CITY COMMENTS
2018-01-23	H	REVISED AS PER CITY COMMENTS
2018-01-24	I	REVISED AS PER CITY COMMENTS
2018-01-25	J	REVISED AS PER CITY COMMENTS
2018-01-26	K	REVISED AS PER CITY COMMENTS
2018-01-27	L	REVISED AS PER CITY COMMENTS
2018-01-28	M	REVISED AS PER CITY COMMENTS
2018-01-29	N	REVISED AS PER CITY COMMENTS
2018-01-30	O	REVISED AS PER CITY COMMENTS
2018-01-31	P	REVISED AS PER CITY COMMENTS
2018-02-01	Q	REVISED AS PER CITY COMMENTS
2018-02-02	R	REVISED AS PER CITY COMMENTS
2018-02-03	S	REVISED AS PER CITY COMMENTS
2018-02-04	T	REVISED AS PER CITY COMMENTS
2018-02-05	U	REVISED AS PER CITY COMMENTS
2018-02-06	V	REVISED AS PER CITY COMMENTS
2018-02-07	W	REVISED AS PER CITY COMMENTS
2018-02-08	X	REVISED AS PER CITY COMMENTS
2018-02-09	Y	REVISED AS PER CITY COMMENTS
2018-02-10	Z	REVISED AS PER CITY COMMENTS

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ARCHITECTURE inc.

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DEVELOPMENT
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SURREY B.C.

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Scale:	N.T.S.
Job No.:	
Date:	APRIL 2018
Sheet Title:	

1 BASE PLAN
N.T.S.

BASE PLAN

NOTES:



KEY SECTION



2019-07-16	B	REVISED AS PER CITY COMMENTS
2019-07-16	D	REVISED AS PER CITY COMMENTS
2019-07-16	F	REVISED AS PER CITY COMMENTS
2019-07-17	E	REVISED AS PER CITY COMMENTS
2019-07-16	B	REVISED AS PER CITY COMMENTS
2019-07-16	C	REVISED AS PER CITY COMMENTS
2019-07-16	B	PUBLIC INFORMATION MEETING
2019-07-16	A	PRELIMINARY WITH LOT/STAKE



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SURREY B.C.

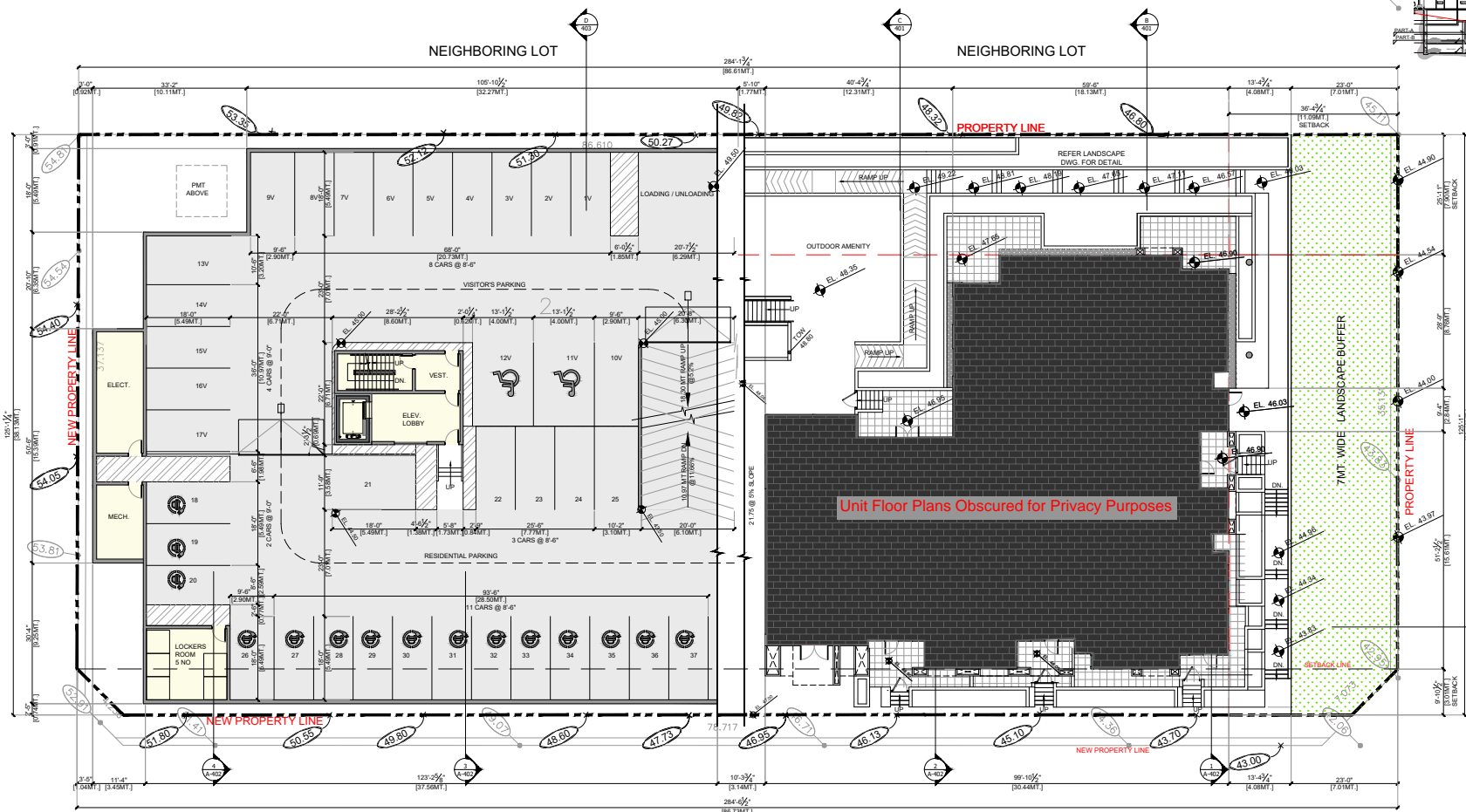
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SCALE:	3/32" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

**BUILDING 1
LOWER LEVEL 2
(PART-1)**

DRAWING NO.:	A-201	H
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Unit Floor Plans Obscured for Privacy Purposes

65A AVENUE/E.

114.678

1 LOWER LEVEL 2
3/32" = 1'-0"

DRAWING NO.:	A-201	H
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NOTES:



KEY PLAN



2019-07-16	B	REVISED AS PER CITY COMMENTS
2019-07-16	D	REVISED AS PER CITY COMMENTS
2019-07-16	E	REVISED AS PER CITY COMMENTS
2019-07-17	E	REVISED AS PER CITY COMMENTS
2019-07-18	B	REVISED AS PER CITY COMMENTS
2019-07-18	C	REVISED AS PER CITY COMMENTS
2019-07-18	B	PUBLIC INFORMATION MEETING
2019-07-18	A	PRELIMINARY WORK LOG



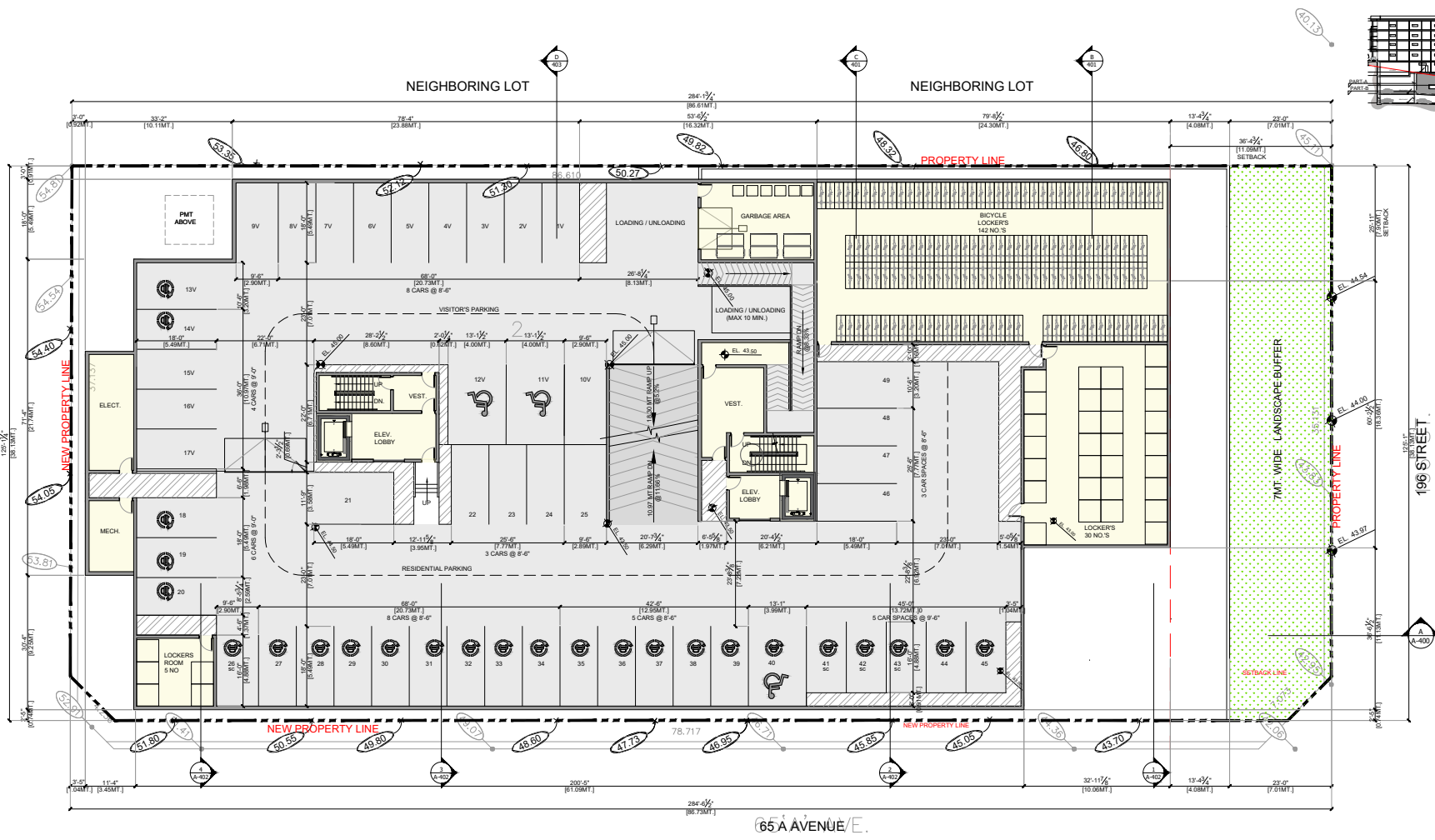
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SCALE:	3/32" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	



65A AVENUE/E.

114.678

1 LOWER LEVEL 2
3/32" = 1'-0"

BUILDING 1
LOWER LEVEL 2
(PART-2)

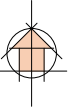
DRAWING NO.:
A-201.1 H

7. PLAN DEVELOPMENT AND DESIGN BY STELIX BUILDERS GROUP LTD. AND df ARCHITECTURE INC.

NOTES:



KEY PLAN



2018-01-16	A	PROPOSED AS PER CITY COMMENTS
2018-01-16	B	PROPOSED AS PER CITY COMMENTS
2018-01-16	C	PROPOSED AS PER CITY COMMENTS
2018-01-17	E	PROPOSED AS PER CITY COMMENTS
2018-01-18	F	PROPOSED AS PER CITY COMMENTS
2018-01-22	G	PROPOSED AS PER CITY COMMENTS
2018-01-22	C	PROPOSED AS PER CITY COMMENTS
2018-07-10	B	PUBLIC INFORMATION MEETING
2018-10-17	A	PRELIMINARY SITE LAYOUT



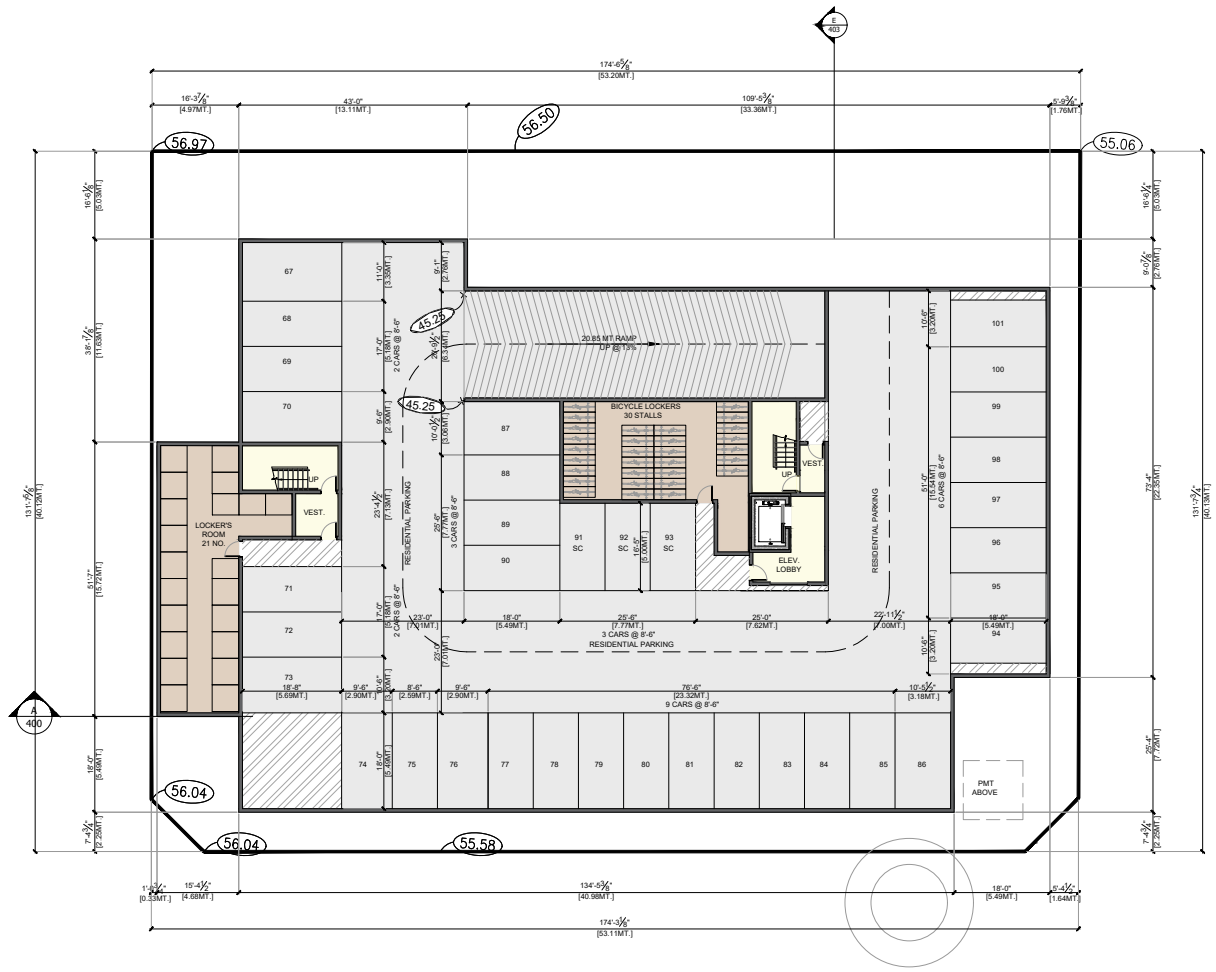
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PROJECT
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CHECKED:	RESSE
SCALE:	3/32" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	



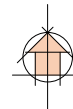
1 PARKADE LEVEL 3
3/32" = 1'-0"

BUILDING 2
PARKADE LEVEL 3

NOTES:



KEY PLAN



2020-01-16	A	PRELIMINARY SITE LAYOUT
2019-10-17	A	PRELIMINARY SITE LAYOUT
2019-07-10	B	PUBLIC INFORMATION MEETING
2019-06-12	C	REVISED AS PER CITY COMMENTS
2019-04-17	E	REVISED AS PER CITY COMMENTS
2019-03-28	E	REVISED AS PER CITY COMMENTS
2019-01-17	E	REVISED AS PER CITY COMMENTS
2018-11-02	F	REVISED AS PER CITY COMMENTS
2018-09-12	C	REVISED AS PER CITY COMMENTS



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PROJECT:
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DEVELOPMENT**
6595 196 STREET,
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CLIENT:

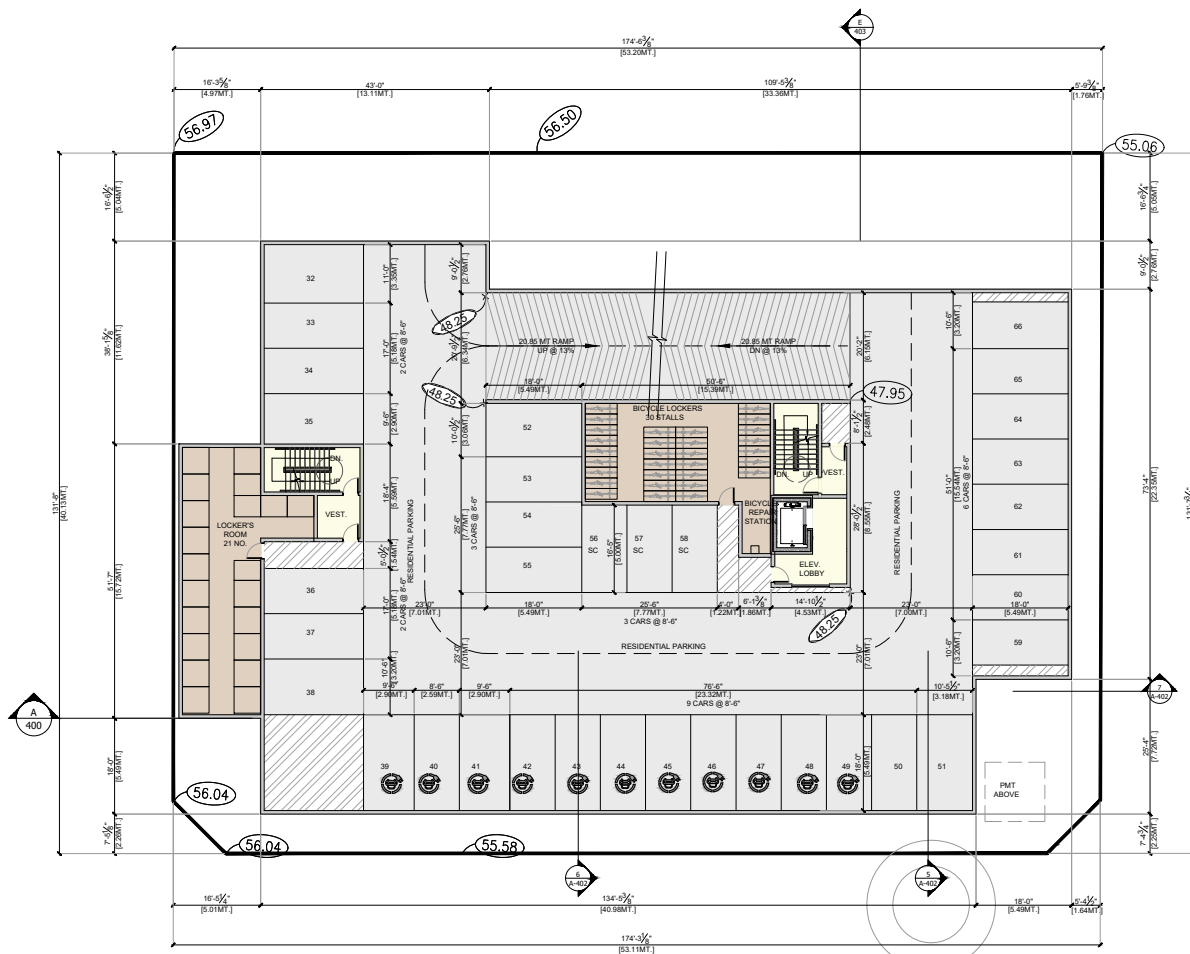
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CHECKED:	RESSE
SCALE:	3/32" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

**BUILDING 2
PARKADE LEVEL 2**

DRAWING NO.:	A-208
	H



1 PARKADE LEVEL 2
3/32" = 1'-0"



1 SOUTH ELEVATION ALONG 65A AVE. (BLDG#1)
3/32" = 1'-0"

NOTES:



1 KEY PLAN
N.T.S.

- SCHEDULE OF FINISHES -
- BRICK - MUTUAL MATERIALS
COLOR: GOAL CREEK
 - SMOOTH FINISH HARDIE PANEL PAINTED
COLOR - SW 7674 PEPPER CORN
WITH REVEAL SYSTEM Z 0
 - SMOOTH FINISH HARDIE PANEL PAINTED
COLOR - SW 7102 WHITE FLOUR
WITH REVEAL SYSTEM Z 0
 - RUSTIC SERIES HARDIE SIDING SHIP-LAP
COLOR: SUMMER WHEAT
 - CURTAIN WALL SYSTEM - SPANDREL GLASS WITH
OPACI COATING (SW 7674 PEPPER CORN)
 - POWDER COATED ALUMINUM RAILING WITH SAFETY
GLASS (TRANSPARENT COLOR TO MATCH - SW 6626
TRICOORN BLACK AND OPACI COAT TO MATCH SW
7674 PEPPER CORN)
 - PAINTED VINYL WINDOWS
COLOR TO MATCH - SW 7674 PEPPER CORN
 - SOFFIT - 6" RUSTIC SERIES HARDIE
COLOR: SUMMER WHEAT
 - SOFFIT
COLOR TO MATCH - SW 7102 WHITE FLOUR
 - GLASS AWNING
 - SOLID CORE WOOD DOORS PAINTED TO MATCH SW
7674 PEPPER CORN
 - POWDER COATED ALUMINUM 5'-0" HIGH PRIVACY
SCREEN WITH SAFETY GLASS
COLOR TO MATCH - SW 6508 TRICOORN BLACK
 - HARDIE PANEL REVEAL STRIMS/CLIPS COLOR TO
MATCH FACADE.
 - 6x6 WOOD POST WITH 15'0A PVC POST WRAP TO BE
PAINTED COLOR TO MATCH SW 7674 PEPPER CORN
(HARDIE SIDING)
 - LIVE GREEN WALL
 - STONE CLADDING-COLOR: SATVARI0
 - CONC. RETAINING WALLS(ARCHITECTURAL FINISH)

20-01-15	A	REVISED AS PER CITY COMMENTS
20-01-16	Q	REVISED AS PER CITY COMMENTS
20-01-16	E	REVISED AS PER CITY COMMENTS
20-01-17	E	REVISED AS PER CITY COMMENTS
20-01-18	A	REVISED AS PER CITY COMMENTS
20-01-18	C	REVISED AS PER CITY COMMENTS
20-01-20	B	PUBLIC INFORMATION MEETING
20-01-21	A	REVISIONARY WITH LAST SET



2 NORTH ELEVATION (BLDG#1)
3/32" = 1'-0"



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SCALE:	3/32" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

ELEVATIONS
(BUILDING#1)

DRAWING NO.:	A-300	H
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1 SOUTH ELEVATION ALONG 65A AVE. (BLDG#1) PART-A
3/32" = 1'-0"

NOTES:



1 KEY PLAN
1/8" = 10'

2019-01-15	A	PRELIMINARY WITH LOT/ST
2019-07-10	B	PUBLIC INFORMATION MEETING
2019-09-10	C	REVISED AS PER CITY COMMENTS
2019-10-10	D	REVISED AS PER CITY COMMENTS
2019-11-17	E	REVISED AS PER CITY COMMENTS
2019-12-10	F	REVISED AS PER CITY COMMENTS
2020-01-10	G	REVISED AS PER CITY COMMENTS
2020-01-15	H	REVISED AS PER CITY COMMENTS



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DRAWN:	RY
CHECKED:	
SCALE:	1/8" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

**PART ELEVATION
(BUILDING#1)**

DRAWING NO.:

A-301

H

1: PLAN AND ARCHITECTURE CONSULTANTS INC. 2018-04-10-10:00 AM

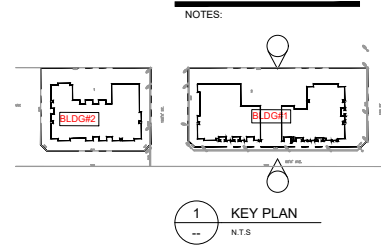


2 SOUTH ELEVATION ALONG 65A AVE. (BLDG#1) PART-B
3/32" = 1'-0"

SCHEDULE OF FINISHES -	
	1. BRICK - MUTUAL MATERIALS COLOR - COAL CREEK
	2. SMOOTH FINISH HARDIE PANEL PAINTED COLOR - SW 7674 PEPPERCORN WITH REVEAL SYSTEM 2.2
	3. SMOOTH FINISH HARDIE PANEL PAINTED COLOR - SW 7102 WHITE FLOUR WITH REVEAL SYSTEM 2.2
	4. RUSTIC SERIES HARDIE SIDING SHIP-LAP COLOR - SUMMER WHEAT
	5. CURTAIN WALL SYSTEM - SPANDREL GLASS WITH OPAC COATING (SW 7674 PEPPERCORN)
	6. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT) COLOR TO MATCH - (SW 4258 TRICORN BLACK) AND OPAC COAT TO MATCH (SW 7674 PEPPERCORN)
	7. PAINTED VINYL WINDOWS COLOR TO MATCH - SW 7674 PEPPERCORN
	8. SOFFIT - RUSTIC SERIES HARDIE COLOR - SUMMER WHEAT
	9. SOFFIT COLOR TO MATCH - SW 7102 WHITE FLOUR
	10. GLASS/RIMING
	11. SOLID CORE WOOD DOORS PAINTED TO MATCH SW 7674 PEPPERCORN
	12. POWDER COATED ALUMINUM 5'-0" HIGH PRIVACY SCREEN WITH SAFETY GLASS COLOR TO MATCH - SW 6258 TRICORN BLACK TO MATCH FACADE
	13. HARDIE PANEL REVEALS/TRIMSCLIPS COLOR TO MATCH FACADE
	14. 6x6 WOOD POST WITH 15/32" PVC POST WRAP TO BE PAINTED-COLOR TO MATCH-SW7674 PEPPERCORN (HARDIE SIDING)
	15. LIVE GREEN WALL
	16. STONE CLADDING-COLOR SATURIAD
	17. CONC. RETAINING WALL(S)ARCHITECTURAL FINISH)



1 NORTH ELEVATION (BLDG#1) PART-A
3/32" = 1'-0"



2020-01-28	R	REVISED AS PER CITY COMMENTS
2019-11-27	Q	REVISED AS PER CITY COMMENTS
2019-11-26	P	REVISED AS PER CITY COMMENTS
2019-09-17	E	REVISED AS PER CITY COMMENTS
2019-11-08	H	REVISED AS PER CITY COMMENTS
2019-10-02	C	REVISED AS PER CITY COMMENTS
2019-07-30	B	PUBLIC INFORMATION MEETING
2019-07-23	A	PRELIMINARY WITH LANDSTAFF



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DESIGNED:	
SCALE:	1/8" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

**PART ELEVATION
(BUILDING#1)**

DRAWING NO.:
A-302

H

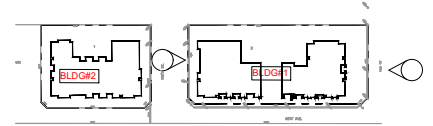
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2 NORTH ELEVATION (BLDG#1) PART-B
3/32" = 1'-0"

SCHEDULE OF FINISHES -	
	1. BRICK - MUTUAL MATERIALS COLOR - COAL CREEK
	2. SMOOTH FINISH HARDIE PANEL PAINTED COLOR - SW 7674 PEPPERCORN WITH REVEAL SYSTEM 2.2
	3. SMOOTH FINISH HARDIE PANEL PAINTED COLOR - SW 7102 WHITE FLOUR
	4. RUSTIC SERIES HARDIE SIDING SHIP-LAP COLOR - SUMMER WHEAT
	5. CURTAIN WALL SYSTEM - SPANDREL GLASS WITH OPAC COATING (SW 7674 PEPPERCORN)
	6. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT) COLOR TO MATCH - (SW 4258 TRICORN BLACK AND OPAC COAT TO MATCH (SW 7674 PEPPERCORN)
	7. PAINTED VINYL WINDOWS COLOR TO MATCH - SW 7674 PEPPERCORN
	8. SOFFIT - 6" RUSTIC SERIES HARDIE COLOR - SUMMER WHEAT
	9. SOFFIT COLOR TO MATCH - SW 7102 WHITE FLOUR
	10. GLASS/INSULATION
	11. SOLID CORE WOOD DOORS PAINTED TO MATCH SW 7674 PEPPERCORN
	12. POWDER COATED ALUMINUM 5'-0" HIGH PRIVACY SCREEN WITH SAFETY GLASS COLOR TO MATCH - SW 6528 TRICORN BLACK
	13. HARDIE PANEL REVEALS/TRIMS/CLIPS COLOR TO MATCH FACADE
	14. 6x6 WOOD POST WITH 15/32x PVC POST WRAP TO BE PAINTED-COLOR TO MATCH-SW7674 PEPPERCORN (HARDIE SIDING)
	15. LIVE GREEN WALL
	16. STONE CLADDING-COLOR SATURIAD
	17. CONC. RETAINING WALL(S)ARCHITECTURAL FINISH(S)

NOTES:



1 KEY PLAN
N.T.S.



1 WEST ELEVATION ALONG 195A AVE. (BLDG#1)
1/8" = 1'-0"

SCHEDULE OF FINISHES -

- BRICK - MUTUAL MATERIALS
COLOR - COAL GREY
- SMOOTH FRESH HARDIE PANEL PAINTED
WITH REVEAL SYSTEM 2.0
COLOR - SW 7674 PEPPERCORN
- SMOOTH FRESH HARDIE PANEL PAINTED
WITH REVEAL SYSTEM 2.0
COLOR - SW 7102 WHITE FLOUR
- RUSTIC SERIES HARDIE SIDING SHIP-LAP
COLOR - SUMMER WHEAT
- CURTAIN WALL SYSTEM - SPANDELE GLASS WITH
OPACI COATING (SW 7674 PEPPERCORN)
- POWDER COATED ALUMINUM RAILING WITH SAFETY
GLASS (TRANSPARENT) COLOR TO MATCH - (SW-6088
TRICORN BLACK JAND OPACI COAT TO MATCH (SW
7674 PEPPERCORN)
- PAINTED VINYL WINDOWS
COLOR TO MATCH - SW 7674 PEPPERCORN
- SOFFIT - 6" RUSTIC SERIES HARDIE
COLOR - SUMMER WHEAT
- SOFFIT
COLOR TO MATCH - SW 7102 WHITE FLOUR
- GLASS AWNING
- SOLID CORE WOOD DOORS PAINTED TO MATCH SW
7674 PEPPERCORN
- POWDER COATED ALUMINUM 6'-0" HIGH PRIVACY
SCREEN WITH SAFETY GLASS
COLOR TO MATCH - SW-6088 TRICORN BLACK
- HARDIE PANEL REVEALS/TRIM/CLIPS COLOR TO
MATCH FACADE
- 6x6 WOOD POST WITH 1/2" DIA PVC POST WRAP TO BE
PAINTED COLOR TO MATCH SW-7674 PEPPERCORN
(HARDIE SIDING)
- LIVE GREEN WALL
- STONE CLADDING - COLOR SATVARDIO
- CONC. RETAINING WALLS (ARCHITECTURAL FINISH)

2020-01-16	R	REVISED AS PER CITY COMMENTS
2019-11-12	Q	REVISED AS PER CITY COMMENTS
2019-10-28	B	REVISED AS PER CITY COMMENTS
2019-09-17	E	REVISED AS PER CITY COMMENTS
2019-11-12	R	REVISED AS PER CITY COMMENTS
2019-10-28	C	REVISED AS PER CITY COMMENTS
2019-07-26	B	PUBLIC INFORMATION MEETING
2019-07-23	A	PRELIMINARY WITH LOT/ST



1205-4871 SHELL ROAD
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info@dfarchitecture.ca

PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT
6995 196 STREET,
SURREY B.C.**

CLIENT:
**STELIX BUILDERS GROUP LTD.
6995 196th STREET,
SURREY, B.C.**

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DRAWN:	PV
CHECKED:	
SCALE:	3/32" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

ELEVATIONS
(BUILDING#1)

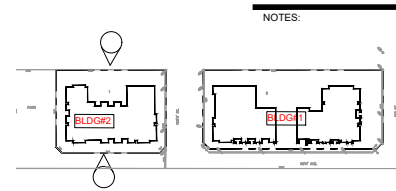
DRAWING NO.:	A-303	H
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2 EAST ELEVATION ALONG 196 ST. (BLDG#1)
1/8" = 1'-0"



1 SOUTH ELEVATION. (BLDG#2)
1/8" = 1'-0"



NOTES:

1 KEY PLAN
N.T.S.

SCHEDULE OF FINISHES -

- BRICK - MUTUAL MATERIALS
COLOR - GOAL CREEK
- SMOOTH FINISH HARDBE PANEL PAINTED
COLOR - SW 7674 PEPPER CORN
WITH REVEAL SYSTEM 2.0
- SMOOTH FINISH HARDBE PANEL PAINTED
COLOR - SW 7102 WHITE FLOUR
WITH REVEAL SYSTEM 2.0
- RUSTIC SERIES HARDBE SIDING SHIPLAP
COLOR - SUMMER WHEAT
- CURTAIN WALL SYSTEM - SPANDREL GLASS WITH
OPACI COATING (SW 7674 PEPPER CORN)
- POWDER COATED ALUMINUM RAILING WITH SAFETY
GLASS (TRANSPARENT) COLOR TO MATCH - (SW 6526
TRICOORN BLACK AND OPACI COAT TO MATCH SW
7674 PEPPER CORN)
- PAINTED VINYL WINDOWS
COLOR TO MATCH - SW 7674 PEPPER CORN
- SOFFIT - RUSTIC SERIES HARDBE
COLOR - SUMMER WHEAT
- SOFFIT
COLOR TO MATCH - SW 7102 WHITE FLOUR
- GLASS AWNING
- SOLID CORE WOOD DOORS PAINTED TO MATCH SW
7674 PEPPER CORN
- POWDER COATED ALUMINUM 0'-0" HIGH PRIVACY
SCREEN WITH SAFETY GLASS
COLOR TO MATCH - SW 6526 TRICOORN BLACK
- HARDBE PANEL REVEALS/TRIMS/CLIPS COLOR TO
MATCH FACADE.
- 6x6 WOOD POST WITH 15'0x4 PVC POST WRAP TO BE
PAINTED COLOR TO MATCH SW 7674 PEPPER CORN
(HARDBE SIDING)
- LIVE GREEN WALL
- STONE CLADDING-COLOR: SATVARIQ
- CONC. RETAINING WALLS(ARCHITECTURAL FINISH)

2020-07-16	H	REVISED AS PER CITY COMMENTS
2020-07-16	G	REVISED AS PER CITY COMMENTS
2020-07-16	I	REVISED AS PER CITY COMMENTS
2020-07-17	E	REVISED AS PER CITY COMMENTS
2020-07-18	D	REVISED AS PER CITY COMMENTS
2020-07-18	C	REVISED AS PER CITY COMMENTS
2020-07-18	B	PUBLIC INFORMATION MEETING
2020-07-18	A	PRELIMINARY WITH LAST SET



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**PROPOSED MULTI-FAMILY
DEVELOPMENT
6595 196 STREET,
SURREY B.C.**

CLIENT:

**STELLIX BUILDERS GROUP LTD.
6595 196TH STREET,
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CHECKED:	
SCALE:	1/8" = 1'-0"
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

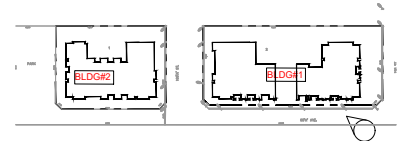
ELEVATIONS
(BUILDING#2)

DRAWING NO.:	A-304	H
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2 NORTH ELEVATION (BLDG#1)
1/8" = 1'-0"

NOTES:



1 KEY PLAN
N.T.S.



2020-01-28	A	REVISED AS PER CITY COMMENTS
2019-11-27	D	REVISED AS PER CITY COMMENTS
2019-11-26	F	REVISED AS PER CITY COMMENTS
2019-01-17	E	REVISED AS PER CITY COMMENTS
2019-11-15	D	REVISED AS PER CITY COMMENTS
2019-10-15	C	REVISED AS PER P18 COMMENTS
2019-07-30	B	PUBLIC INFORMATION MEETING
2019-07-23	A	PRELIMINARY SITE LAYOUT



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PROJECT:
**PROPOSED MULTI-FAMILY
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6595 196 STREET,
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SCALE:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

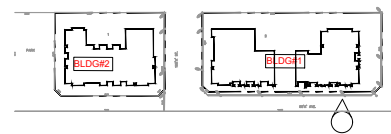
**RENDERINGS
(BUILDING-1)**

DRAWING NO.:	A-310
	H

1 VIEW ALONG 65A
N.T.S.

1: Scale: 1/8" = 1'-0" (1:20.32)

NOTES:



1 KEY PLAN
N.T.S.



2020-07-02	A	PRELIMINARY SITE LAYOUT
2019-10-23	A	PRELIMINARY SITE LAYOUT
2019-07-30	B	PUBLIC INFORMATION MEETING
2019-06-12	C	REVISED AS PER P.M. COMMENTS
2019-05-16	C	REVISED AS PER P.M. COMMENTS
2019-05-17	E	REVISED AS PER CITY COMMENTS
2019-05-08	F	REVISED AS PER CITY COMMENTS
2019-05-02	G	REVISED AS PER CITY COMMENTS
2019-04-10	D	REVISED AS PER CITY COMMENTS

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SCALE:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

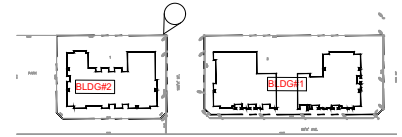
**RENDERINGS
(BUILDING-1)**

DRAWING NO.:	A-312
	H

1 VIEW (UNIT ENTRANCE)
N.T.S.

1:2000 (2000X2000) C:\PROJECTS\A-312\A-312-01.dwg

NOTES:



1 KEY PLAN
N.T.S.

2020-07-06	A	REVISED AS PER CITY COMMENTS
2019-07-02	B	REVISED AS PER CITY COMMENTS
2019-06-26	F	REVISED AS PER CITY COMMENTS
2019-05-17	E	REVISED AS PER CITY COMMENTS
2019-04-02	D	REVISED AS PER CITY COMMENTS
2019-03-02	C	REVISED AS PER CITY COMMENTS
2018-07-30	B	PUBLIC INFORMATION MEETING
2018-02-23	A	PRELIMINARY SITE LAYOUT



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SCALE:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

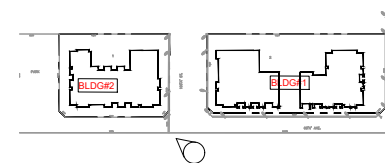
RENDERINGS
(BUILDING-2)

DRAWING NO.:	A-314	H
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1 VIEW (ALONG 195 A)
N.T.S.



NOTES:



1 KEY PLAN
N.T.S.



2020-01-16	A	ISSUED AS PER CITY COMMENTS
2019-11-17	D	ISSUED AS PER CITY COMMENTS
2019-10-28	F	ISSUED AS PER CITY COMMENTS
2019-09-17	E	ISSUED AS PER CITY COMMENTS
2019-10-10	D	ISSUED AS PER CITY COMMENTS
2019-09-10	C	ISSUED AS PER CITY COMMENTS
2019-07-30	B	PUBLIC INFORMATION MEETING
2019-03-27	A	PRELIMINARY SITE LAYOUT



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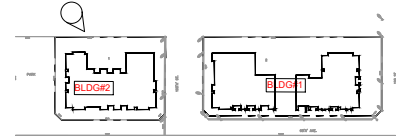
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CHECKED:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

RENDERINGS
(BUILDING-2)

1 VIEW (ALONG 195 A & 65 A)
N.T.S.

DRAWING NO.:	A-315	H
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NOTES:



1 KEY PLAN
NTS



2020-01-16	A	REVISED AS PER CITY COMMENTS
2019-11-12	D	REVISED AS PER CITY COMMENTS
2019-10-28	F	REVISED AS PER CITY COMMENTS
2019-09-17	E	REVISED AS PER CITY COMMENTS
2019-10-10	D	REVISED AS PER CITY COMMENTS
2019-09-10	C	REVISED AS PER CITY COMMENTS
2019-07-30	B	PUBLIC INFORMATION MEETING
2019-07-19	A	PRELIMINARY SITE LAYOUT



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DRAWN:	PV
CHECKED:	
SCALE:	NTS
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

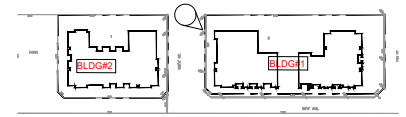
RENDERINGS
(BUILDING-2)

1 VIEW (REAR SIDE)
NTS

DRAWING NO.:	A-316	H
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1:0000 ARCHITECTURE CONSULTING INC. 2018-04-17 10:53 AM

NOTES:



1 KEY PLAN
N.T.S.



2020-01-26	A	REVISED AS PER CITY COMMENTS
2019-11-27	D	REVISED AS PER CITY COMMENTS
2019-11-26	F	REVISED AS PER CITY COMMENTS
2019-09-17	E	REVISED AS PER CITY COMMENTS
2019-11-18	D	REVISED AS PER CITY COMMENTS
2019-10-12	C	REVISED AS PER CITY COMMENTS
2019-07-30	B	PUBLIC INFORMATION MEETING
2019-03-29	A	PRELIMINARY SITE LAYOUT



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PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT
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CLIENT:

**STELIX BUILDERS GROUP LTD.
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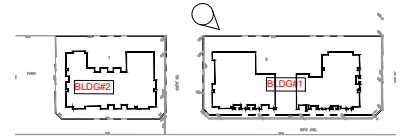
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CHECKED:	
SCALE:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

**RENDERINGS
(BUILDING-1)**

1 VIEW (ALONG 195A)
N.T.S.

DRAWING NO.:
A-317 **H**

NOTES:



1 KEY PLAN
N.T.S.



1 VIEW (REAR SIDE)
N.T.S.

2020-01-16	A	ISSUED AS PER CITY COMMENTS
2019-11-17	D	ISSUED AS PER CITY COMMENTS
2019-10-28	F	ISSUED AS PER CITY COMMENTS
2019-09-17	E	ISSUED AS PER CITY COMMENTS
2019-11-15	D	ISSUED AS PER CITY COMMENTS
2019-10-10	C	ISSUED AS PER CITY COMMENTS
2019-07-30	B	PUBLIC INFORMATION MEETING
2019-02-27	A	PRELIMINARY SITE LAYOUT



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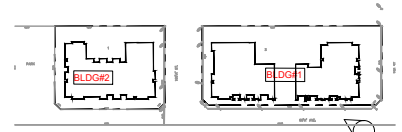
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DRAWN:	PV
CHECKED:	
SCALE:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

RENDERINGS
(BUILDING-1)

DRAWING NO.:	A-318	H
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NOTES:



1 KEY PLAN
N.T.S.



2020-01-16	H	REVISED AS PER CITY COMMENTS
2019-07-17	D	REVISED AS PER CITY COMMENTS
2019-06-26	F	REVISED AS PER CITY COMMENTS
2019-01-17	E	REVISED AS PER CITY COMMENTS
2019-11-08	D	REVISED AS PER CITY COMMENTS
2019-09-02	C	REVISED AS PER CITY COMMENTS
2019-07-30	B	PUBLIC INFORMATION MEETING
2019-04-23	A	PRELIMINARY SITE LAYOUT



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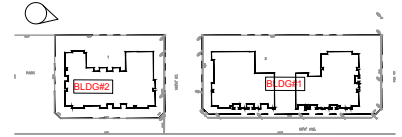
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SCALE:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

RENDERINGS
(BUILDING-1&2)

1 VIEW (ALONG 65A)
N.T.S.

DRAWING NO.:	A-319	H
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NOTES:



1 KEY PLAN
N.T.S.



2020-07-06	H	REVISED AS PER CITY COMMENTS
2020-07-02	G	REVISED AS PER CITY COMMENTS
2020-06-26	F	REVISED AS PER CITY COMMENTS
2020-06-17	E	REVISED AS PER CITY COMMENTS
2020-06-10	D	REVISED AS PER CITY COMMENTS
2020-06-02	C	REVISED AS PER CITY COMMENTS
2020-07-20	B	PUBLIC INFORMATION MEETING
2020-06-23	A	PRELIMINARY SITE LAYOUT



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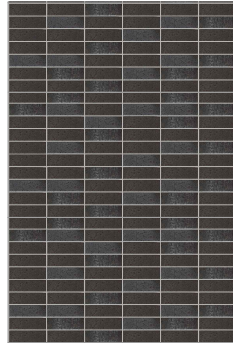
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DRAWN:	PV
CHECKED:	
SCALE:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

**RENDERINGS
(BUILDING-1& 2)**

1 AERIAL VIEW
N.T.S.

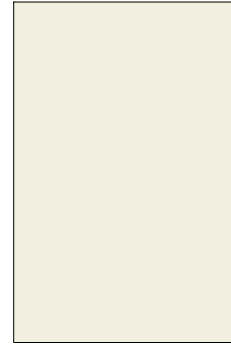
DRAWING NO.:
A-320 **H**



1. BRICK- MUTUAL MATERIAL
COLOR- EBONY



2. SMOOTH FINISH HARDIE PANEL PAINTED
COLOR - SW 7674 PEPPERCORN WITH
REVEAL SYSTEM 2.0



3. SMOOTH FINISH HARDIE PANEL PAINTED
COLOR - SW 7102 WHITE FLOUR
WITH REVEAL SYSTEM 2.0



4. RUSTIC SERIES HARDIE SIDING SHIP-LAP
COLOR: SUMMER WHEAT

NOTES:



16. STONE CLADDING- COLOR: SATVARIO

- 6. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT) COLOR TO MATCH - (SW-6258 TRICORN BLACK)AND OPACI COAT TO MATCH (SW 7674 PEPPERCORN)
- 7. PAINTED VINYL WINDOWS COLOR TO MATCH - SW 7674 PEPPERCORN
- 8. SOFFIT - 6" RUSTIC SERIES HARDIE COLOR - SUMMER WHEAT
- 9. SOFFIT- COLOR TO MATCH - SW 7102 WHITE FLOUR
- 10. GLASS AWNING
- 11. SOLID CORE WOOD DOORS PAINTED TO MATCH SW 7674 PEPPERCORN
- 12. POWDER COATED ALUMINUM 5'-0" HIGH PRIVACY SCREEN WITH SAFETY GLASS COLOR TO MATCH - SW 6258 (TRICORN BLACK)
- 13. HARDIE PANEL REVEALS/TRIMS/CLIPS COLOR TO MATCH FACADE.
- 14. 6x6 WOOD POST WITH 15"DIA PVC POST WRAP TO BE PAINTED-COLOR TO MATCH-SW7674PEPPERCORN (HARDIE)
- 15. LIVE GREEN WALL
- 17. CONC. RETAINING WALLS (ARCHITECTURAL FINISH)



5. CURTAIN WALL SYSTEM - SPANDREL GLASS WITH OPACI COATING (SW 7674 PEPPERCORN)



2020-01-16	A	PRELIMINARY SITE LAYOUT
2019-11-19	A	PRELIMINARY SITE LAYOUT
2019-11-12	A	PRELIMINARY SITE LAYOUT
2019-10-16	A	PRELIMINARY SITE LAYOUT
2019-07-10	B	PUBLIC INFORMATION MEETING
2019-06-12	C	REVISED AS PER CITY COMMENTS
2019-06-12	C	REVISED AS PER CITY COMMENTS
2019-05-17	E	REVISED AS PER CITY COMMENTS
2019-05-08	F	REVISED AS PER CITY COMMENTS
2019-05-08	F	REVISED AS PER CITY COMMENTS
2019-01-16	D	REVISED AS PER CITY COMMENTS



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA, V6V 3Z9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED MULTI-FAMILY
DEVELOPMENT
6595 196 STREET,
SURREY B.C.

CLIENT:

STELIX BUILDERS GROUP LTD.
6595 196th STREET,
SURREY, B.C.

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DRAWN:	PV
CHECKED:	JESSE
SCALE:	N/A
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

MATERIAL BOARD

DRAWING NO.:	A-350	H
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1
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VIEW ALONG 144 STREET

NOTES:



1 MARCH 21, 10:00 AM
UTC -7:00



2 MARCH 21, 12:00 PM
UTC -7:00



3 MARCH 21, 2:00 PM
UTC -7:00



2018-07-26	A	PRELIMINARY SITE LAYOUT
2018-07-26	B	PUBLIC INFORMATION MEETING
2018-08-02	C	REVISED AS PER P&R COMMENTS
2018-08-16	D	REVISED AS PER CITY COMMENTS
2018-08-17	E	REVISED AS PER CITY COMMENTS
2018-08-28	F	REVISED AS PER CITY COMMENTS
2018-09-10	G	REVISED AS PER CITY COMMENTS
2018-09-11	H	REVISED AS PER CITY COMMENTS



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CHECKED:	
SCALE:	N.T.S.
JOB No.:	
DATE:	APRIL 2018
SHEET TITLE:	

SHADOW ANALYSIS

DRAWING NO.:	A-500	H
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FILED: 2018-04-23 10:00 AM DRAWING NO. A-500 SHEET 1 OF 1

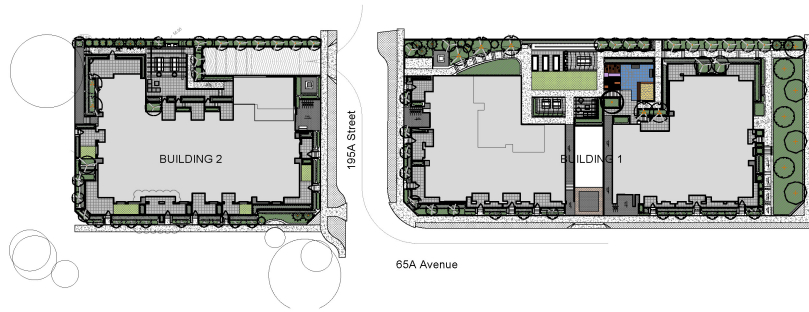
196 St Proposed Multi-Family Development

Issued for ADP

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 102 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-355 Kingway Vancouver, British Columbia, V5T 3J7 Primary project contact: Travis Martin travis@vdz.ca 604-546-0924 Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604-546-1920	Steelix Builders Group Project Owner Contact: Parm Dhallival 6595 196 Street Surrey, B.C. 778-242-9923 steelixbuildersgroup@gmail.com	DF Architecture Inc. Project Building Architecture Contact: Jessie Arora 1205-4871 Shell Road Richmond, B.C. V6X 3Z6 604-284-6194 jessie@dfarchitecture.ca
Legal Address and Description:		
Lot 14 Section 15 Township 8 Plan NWP2468 NWD Portion N1/2		

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02A	SITE PLAN - EAST
L-02B	SITE PLAN - WEST
L-02C	SITE PLAN - AMENITY SPACES
L-03A	PLANTING PLAN - EAST
L-03B	PLANTING PLAN - WEST
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS



1 SITE PLAN OVERVIEW
 Scale: 1:500



2 LOCATION MAP
 NTS

No.	By:	Description	Date
3	TM	Issued for ADP	Mar 30, 2020
2	TM	Issued for ADP	Jan 17, 2020
1	TM	Issued for Review	Oct 10, 2019

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 Proposed Multi-Family Development
 196 Street

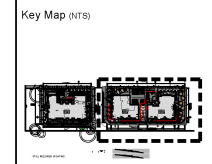
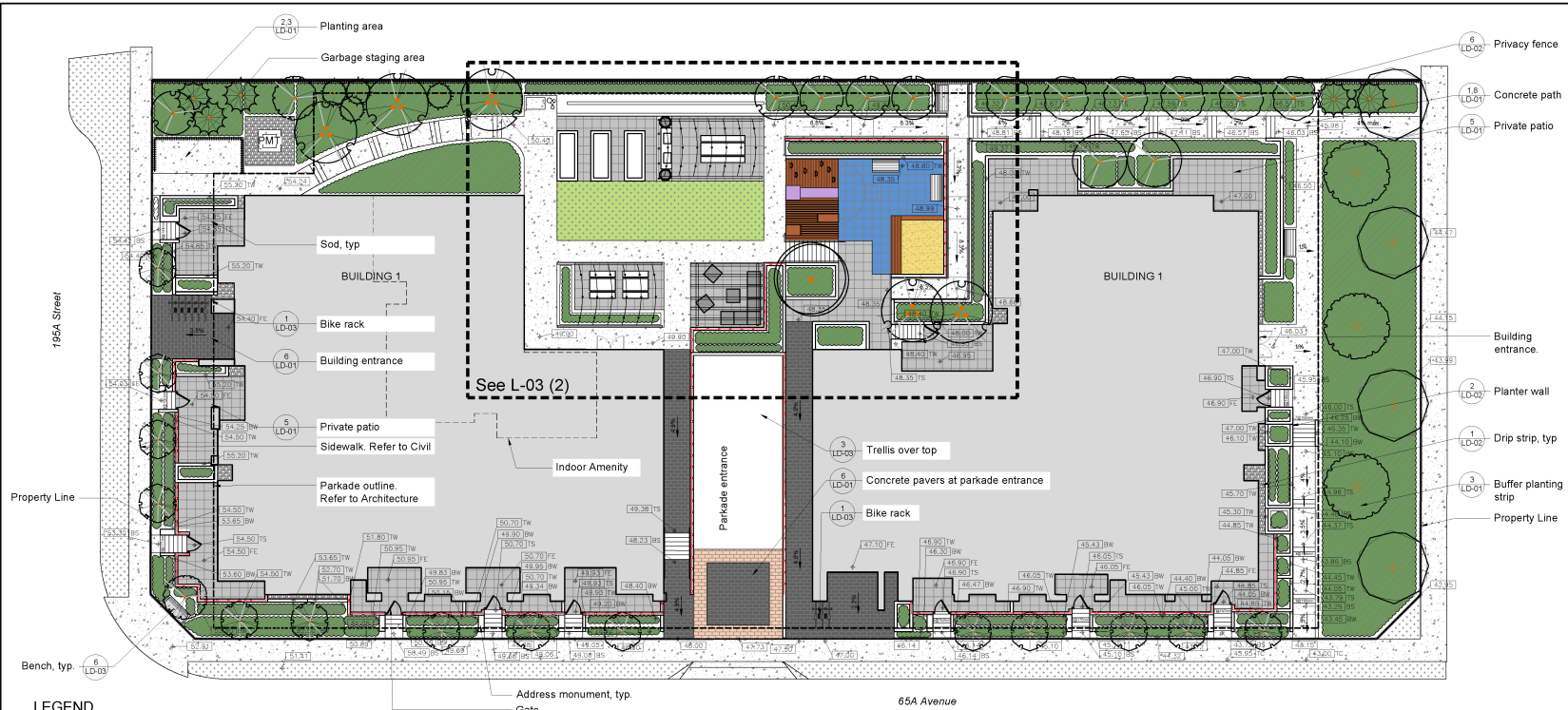
Location:
 6595 196 Street,
 SURREY B.C.

Project Application #: 17-0349

Drawn: TS	Stamp:
Checked: TM	
Approved: DJ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE APPROVED BY THE CONSULTANT BEFORE BEING USED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONTRACTOR.

Drawing Title: COVER PAGE
 Drawing #: DP2019-40
 Drawing #: L-01



LEGEND

KEY	REF.	DESCRIPTION
	4.8 LD-01	CONCRETE SLAB
	REFER TO CIVIL	CONCRETE SIDEWALK
	1 LD-02	DRIP STRIP
	6 LD-01	UNIT PAVERS Pattern: Weather Bond Colour: TBD Manufacturer: TBD
	3 LD-02	RUBBER SURFACING Rubber Tile 600x600mm
	5 LD-01	HYDRAPRESSED SLAB Pattern: Dark Bone Colour: Refer to Rev. Manufacturer: Aquaford Concrete Size: 800x800mm
	2.3 LD-01	HEDGE PLANTING
		SHRUB PLANTING
		EXISTING TREE
	1 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	2 LD-03	RAISED VEGETABLE PLANTER
	6 LD-03	BENCH

	6 LD-03	BENCH
	5 LD-03	PICNIC SET Refer to plan and detail for size
		POT PLANTER 24" H 24" D
		GATE
	2.5 LD-02	RETAINING WALL
	1 LD-01	BIKE RACK
	4 LD-03	LOUNGE AND COFFEE TABLE
	7 LD-02	GUARDRAIL FENCE
	6 LD-02	PRIVACY FENCE
	7 LD-03	SLIDE

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	COVT	SIZE	NATIVE	QTY
	Acer palmatum / Japanese Maple	B&B	2.5m ht		4
	Cercidiphyllum japonicum / Katsura Tree	B&B	60m cal		7
	Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	60m cal.		4
	Fagus sylvatica 'Dawycok Gold' / European Beech	B&B	60m cal.		27
	Fagus sylvatica 'Red Obelisk' / Fastigate Purple Beech	B&B	60m cal.		5
	Fagus sylvatica 'Tricolor' / Tricolor Beech	B&B	60m cal.		12
	Picea omorika 'Brun's' / Brun's Spruce	B&B	2.5m ht		10
	Prunus x yedensis 'Akebono' / Flowering Cherry	B&B	60m cal.		1
	Syrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	60m cal.		7
	Syrax japonicus 'Snowcone' / Japanese Snowbell	B&B	60m cal.		3
	Tsuga mertensiana / Mountain Hemlock	B&B	2.5m ht	Locality Native	11



No.	By:	Description	Date
3	TM	Issued for ADP	Mar 30, 2020
2	TM	Issued for ADP	Jan 17, 2020
1	TM	Issued for Review	Oct 10, 2019

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 Proposed Multi-Family Development
 196 Street

Location:
 6555 196 Street,
 SURREY B.C.

Project Application #: 17-0349

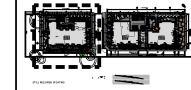
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Z:\PROJECTS\2019\196 STREET\CONCEPTUAL\02A SITE PLAN - EAST.DWG

LEGEND

KEY	REF.	DESCRIPTION
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	REFER TO CIVIL	CONCRETE SIDEWALK
	1 LD-02	DRIP STRIP
	6 LD-01	UNIT PAVERS Pattern: Granite Blend Colour: TBD Manufacturer: TBD
	3 LD-02	RUBBER SURFACING Rubber Type 600x600mm
	5 LD-01	HYDRAPRESSED SLAB Pattern: Black Bond Colour: Refer to Plan Manufacturer: Alabaster Concrete Size: 600x600mm
	2.3 LD-01	HEDGE PLANTING
	2.3 LD-01	SHRUB PLANTING
	+	EXISTING TREE
	1 LD-01	PROPOSED TREE
	REFER TO TREE SCHEDULE	SCD See Critical Landscape Notes for Specifications
	2 LD-03	RAISED VEGETABLE PLANTER
	6 LD-03	BENCH
	5 LD-03	PICNIC SET Refer to plan and detail for size
	●	POT PLANTER 24" H 24" D
	∨	GATE
	2.5 LD-02	RETAINING WALL
	1 LD-03	BIKE RACK
	4 LD-03	LOUNGING AND COFFEE TABLE
	7 LD-02	GUARDRAIL FENCE
	6 LD-02	PRIVACY FENCE
	7 LD-03	SLIDE

Key Map (N.T.S)



NO.	By:	Description	Date
3	TM	Issued for ADP	Mar 30, 2020
2	TM	Issued for ADP	Jan 17, 2020
1	TM	Issued for Review	Oct 10, 2019

REVISIONS TABLE FOR DRAWINGS			
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NO.	By:	Description	Date
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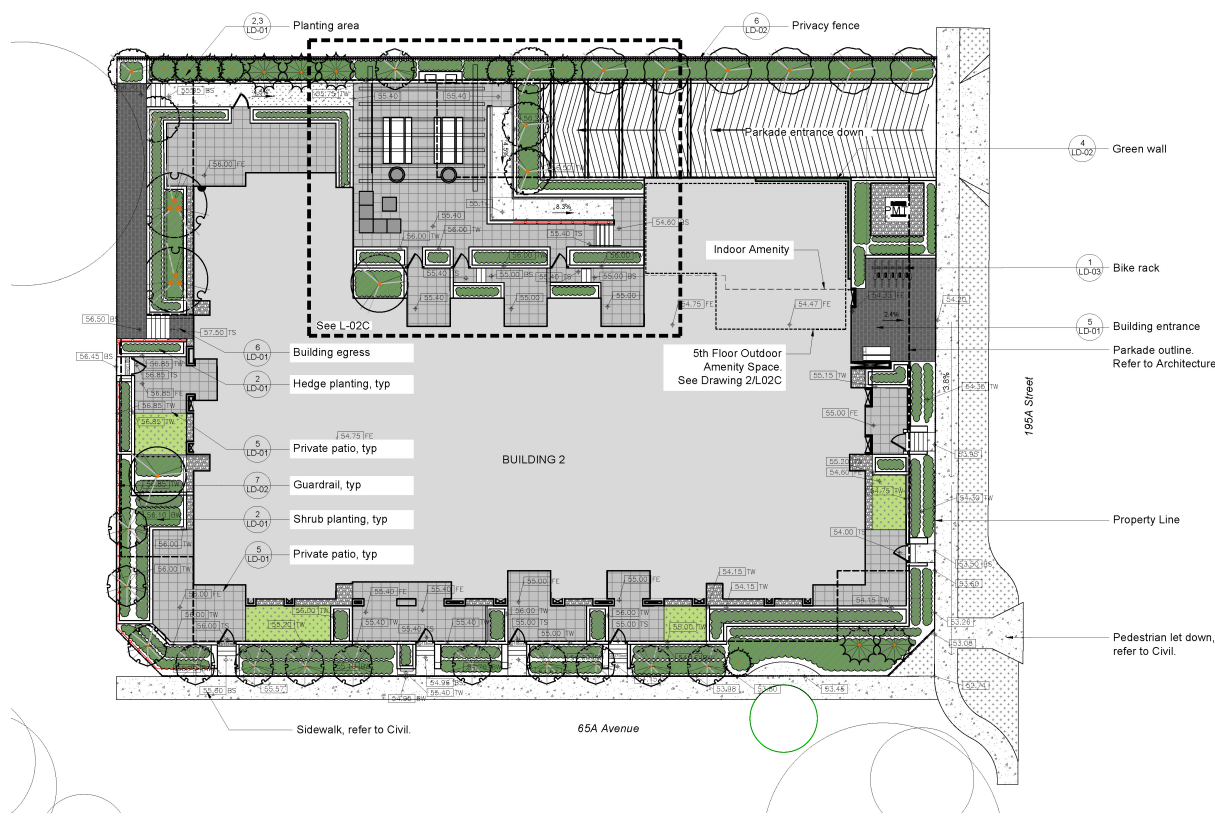
REVISIONS TABLE FOR SHEET			
NO.	By:	Description	Date

Project:
 Proposed Multi-Family Development
 196 Street

Location:
 6595 196 Street,
 SURREY B.C.

Project Application #: 17-0349

Drawn: TS	Stamp:
Checked: TM	
Approved: DJ	Original Sheet Size: 24"x36"
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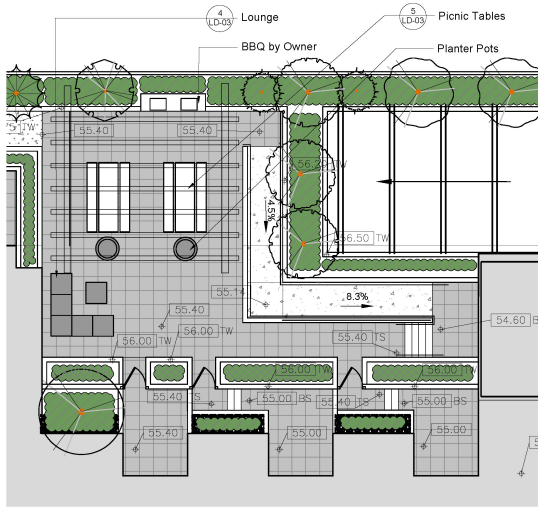
TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	NATIVE	QTY
	Acer palmatum / Japanese Maple	B&B	2.5m ht		4
	Cercidiphyllum japonicum / Katsura Tree	B&B	60m cal.		7
	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	B&B	60m cal.		4
	Fagus sylvatica 'Dawyck Gold' / European Beech	B&B	60m cal.		27
	Fagus sylvatica 'Red Obelisk' / Fastgate Purple Beech	B&B	60m cal.		5
	Fagus sylvatica 'Tricolor' / Tricolor Beech	B&B	60m cal.		12
	Picea omorika 'Bruno' / Bruno Spruce	B&B	2.5m ht		10
	Prunus x yedoensis 'Akebono' / Flowering Cherry	B&B	60m cal.		1
	Styrax japonicus 'Pink Chimes' / Japanese Pink Snowbell Dwarf	B&B	60m cal.		7
	Styrax japonicus 'Snowcone' / Japanese Snowbell	B&B	60m cal.		3
	Tsuga mertensiana / Mountain Hemlock	B&B	2.5m ht	Locally Native	11



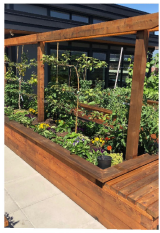
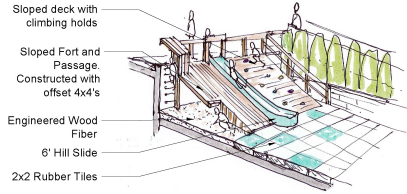
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Drawing Title: **SITE PLAN - WEST**
 Drawing #: **L-02B**
 DP2019-40



1 AMENITY SPACE - WEST
Scale 1:100

HILL PLAY AND SLIDE FEATURE: AMENITY SPACE - EAST

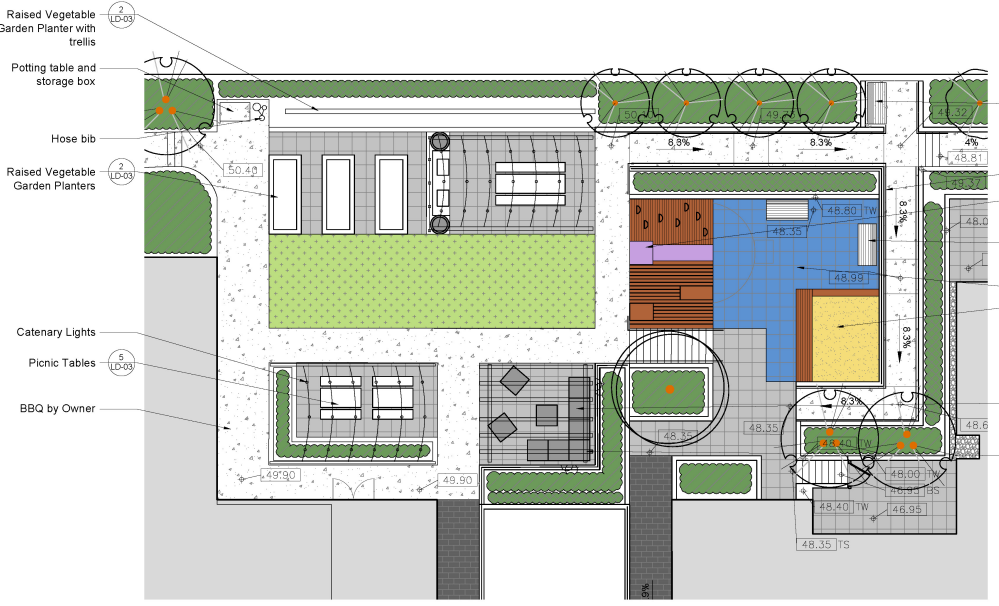
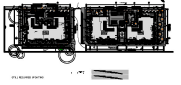


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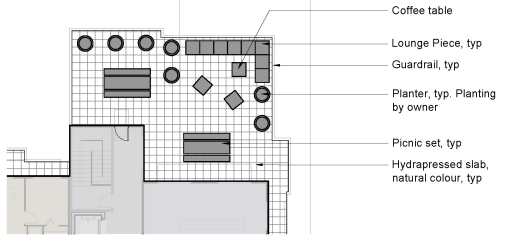
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[Symbol]	REFER TO CIVIL	CONCRETE SIDEWALK
[Symbol]	1 LD-02	DRIP STRIP
[Symbol]	6 LD-01	UNIT PAVERS Pattern: Stretcher Bond Colour: TBD Manufacturer: TBD
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[Symbol]	+	EXISTING TREE
[Symbol]	1 LD-01	PROPOSED TREE Size: Critical Landscape Notes for Specifications
[Symbol]	2 LD-03	RAISED VEGETABLE PLANTER

[Symbol]	6 LD-03	BENCH
[Symbol]	5 LD-03	PICNIC SET Refer to plan and detail for size
[Symbol]	2.5 LD-02	RETAINING WALL
[Symbol]	1 LD-03	BIKE RACK
[Symbol]	4 LD-03	LOUNGE AND COFFEE TABLE
[Symbol]	7 LD-02	GUARDRAIL FENCE
[Symbol]	6 LD-02	PRIVACY FENCE
[Symbol]	7 LD-03	SLIDE

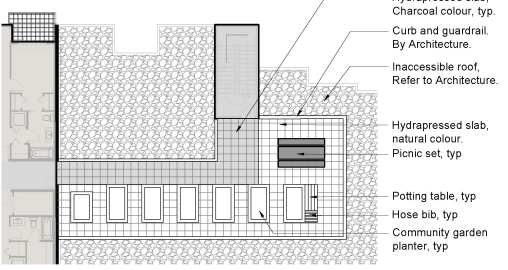
Key Map (N/T/S)



2 AMENITY SPACE - EAST
Scale 1:100



3 AMENITY SPACE - 5th FLOOR AMENITY OUTDOOR SPACE, BUILDING 2
Scale 1:100



4 AMENITY SPACE - 4th FLOOR AMENITY OUTDOOR SPACE, BUILDING 1
Scale 1:150

REVISIONS TABLE FOR DRAWINGS			
No.	By	Description	Date
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2	TM	Issued for ADP	Jan. 17, 2020
1	TM	Issued for Review	Oct. 10, 2019

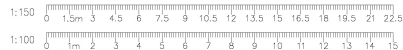
REVISIONS TABLE FOR SHEET			
No.	By	Description	Date
1	TM	Re-issued for ADP	Jan. 28, 2020

Project:
Proposed Multi-Family Development
196 Street

Location:
6595 196 Street,
SURREY B.C.

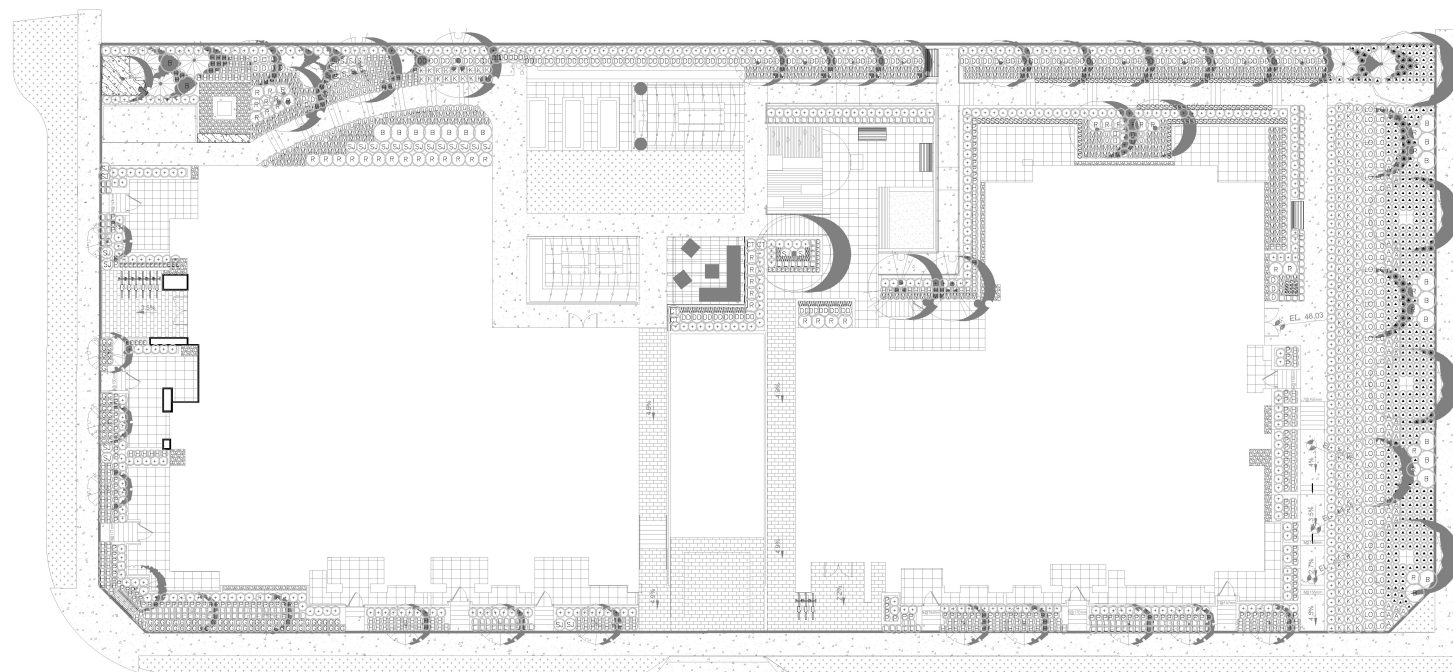
Project Application #: 17-0349

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Checked: TM	
Approved: DJ	Original Sheet Size: 24"x36"
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Drawing Title: SITE PLAN - AMENITY SPACES
VDZ Project #: DP2019-40
Drawing #: L-02C



196 Street

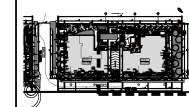
65 A Avenue

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
D	Azalea japonica 'Blue danube' / 'Blue Danube' Azalea - Magenta	#3		0.60m	19
A	Azalea japonica 'Hiro Crimson' / 'Hiro Crimson' Japanese Azalea	#3		0.60m	45
B	Berberis thunbergii 'Rose Glow' / 'Rose Glow' Barberry	#2		1.20m	20
G	Buxus sempervirens 'Green Mountain' / 'Green Mountain' Boxwood	#3		0.45m	88
U	Gaultheria shallon / 'Santal'	#5	Locally Native	0.45m	304
D	Lonicera pileata 'Moss Green' / 'Moss Green' Honeysuckle	#2		0.75m	92
DD	Nandina domestica 'Harbour Dwarf' / 'Dwarf' Heavenly Bamboo	#3		0.75m	146
A	Potentilla tridentata 'Nuuk' / 'White' Cinquefoil	#2		0.45m	413
R	Rhododendron x 'Ramapo' / 'Ramapo' Rhododendron	#3		0.90m	72
H	Sarcococca hookeriana humilis / 'Sweet Box'	#2		0.45m	356
S	Skimmia japonica / 'Skimmia'	#2		0.75m	59
T	Taxus x media 'Hicksii' / 'Hicks' Yew	1.2m ht.		0.60m	869
FERNS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
S	Blechnum spicant / 'Deer Fern'	#2		0.30m	222
M	Polystichum munium / 'Western Sword Fern'	#2	Locally Native	0.45m	559

GRASSES	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
C	Calamagrostis x acutiflora 'Karl Foerster' / 'Feather Reed Grass'	#2		0.60m	194
P	Pennisetum alopecuroides 'Hameln' / 'Hameln Dwarf Fountain Grass'	#3		0.40m	433
PERENNIALS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
W	Echinacea purpurea 'PowWow' / 'PowWow' Coneflower	#1		0.30m	84
L	Lavandula angustifolia 'Hidcoté' / 'Hidcoté' Lavender	#1		0.45m	284
H	Rudbeckia fulgida 'Little Goldstar' / 'Black-Eyed Susan'	#1		0.30m	110
VINES	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
CT	Clematis montana / 'Anemone' Clematis	#2		0.75m	4
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
	Arctostaphylos uva-ursi 'Vancouver Jade' / 'Vancouver Jade Bearberry'	#1	Locally Native	300mm	124

Key Map (NTS)



NO.	BY	DESCRIPTION	DATE
3	TM	Issued for ADP	Mar 30, 2020
2	TM	Issued for ADP	Jan 17, 2020
1	TM	Issued for Review	Oct 10, 2019

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NO.	BY	DESCRIPTION	DATE
1	TM	Re-issued for ADP	Jan 28, 2020

REVISIONS TABLE FOR SHEET

Project:
Proposed Multi-Family Development
196 Street

Location:
6595 196 Street,
SURREY B.C.

Project Application #: 17-0349

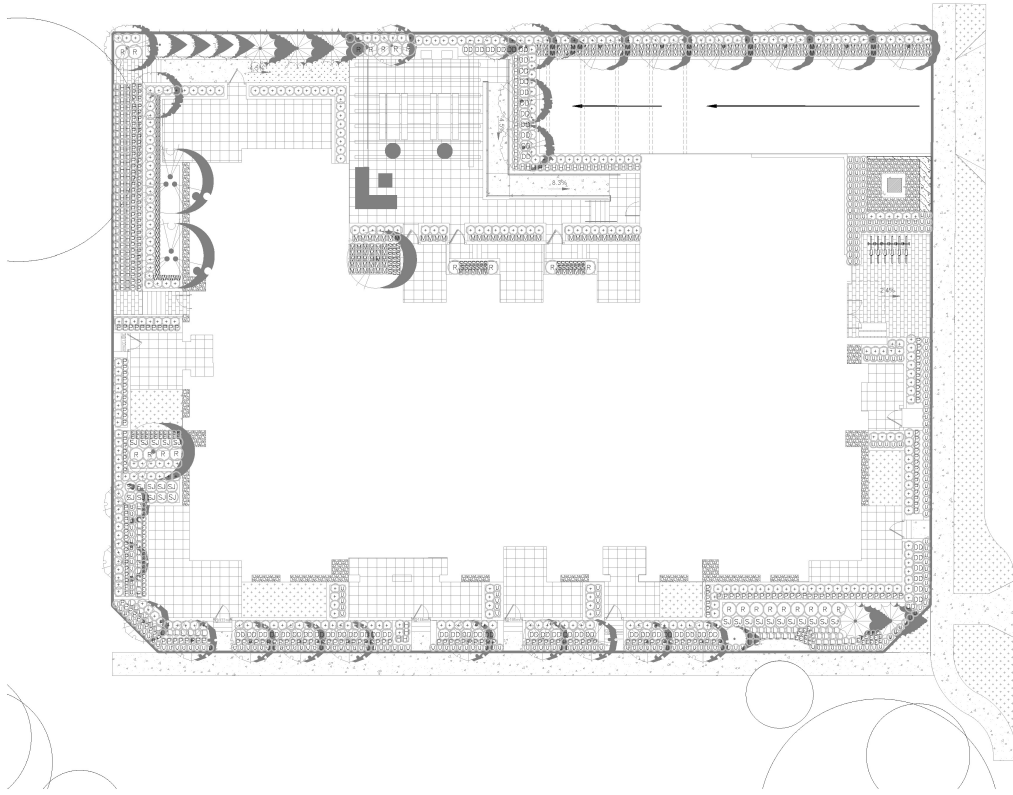
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Checked: TM	
Approved: DJ	
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Z:\PROJECTS\2019\2019-46-6991-196 STREET\CONCEPTUAL\LANDSCAPE\PLANNING PLAN - EAST.DWG

Drawing Title: **PLANTING PLAN - EAST**
 Drawing #: **L-03A**
 Project #: **DP2019-40**
 North Arrow:

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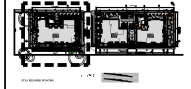


PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
(D)	Azalea japonica 'Blue Danube' / 'Blue Danube' Azalea - Magenta	#3		0,60m	19
(A)	Azalea japonica 'Hino Crimson' / Hino Crimson Japanese Azalea	#3		0,60m	45
(B)	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	#2		1,20m	20
(C)	Buxus sempervirens 'Green Mountain' / Green Mountain Boxwood	#3		0,45m	88
(U)	Gaultheria shallon / Salal	#5	Locally Native	0,45m	304
(LO)	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	#2		0,75m	92
(DD)	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	#3		0,75m	146
(▲)	Potentilla tridentata 'Nuuk' / White Cinquefoil	#2		0,45m	413
(R)	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3		0,60m	72
(H)	Sarcococca hookeriana humilis / Sweet Box	#2		0,45m	356
(S)	Skimmia japonica / Skimmia	#2		0,75m	59
(Y)	Taxus x media 'Hicksii' / Hicks Yew	1.2m ht.		0,60m	869
FERNS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
(S)	Blechnum spicant / Deer Fern	#2		0,30m	222
(M)	Polystichum munium / Western Sword Fern	#2	Locally Native	0,45m	559
GRASSES	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
(K)	Calamagrostis x scutiflora 'Karl Foerster' / Feather Reed Grass	#2		0,60m	194
(P)	Pennisetum alopecuroides 'Hamelii' / Hamelii Dwarf Fountain Grass	#3		0,40m	433
PERENNIALS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
(W)	Echinacea purpurea 'PowWow' / PowWow Coneflower	#1		0,30m	84
(L)	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1		0,45m	28
(E)	Rutbeckia fulgida 'Little Goldstar' / Black-Eyed Susan	#1		0,30m	110
VINES	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
(C)	Clematis montana / Anemone Clematis	#2		0,75m	4
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
(Hatched)	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Bearberry	#1	Locally Native	300mm	124

VDZ+A
LANDSCAPE ARCHITECTURE | ENVIRONMENTAL | URBAN FORESTRY
FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 102-5581 Church St | 102-355 Kingway
 Fort Langley, BC | Vancouver, BC
 V5M 2R8 | V5T 3J7
 www.vdz.ca 604-882-0024

Key Map (NTS)



NO.	By:	Description	Date
3	TM	Issued for ADP	Mar 30, 2020
2	TM	Issued for ADP	Jan 17, 2020
1	TM	Issued for Review	Oct 10, 2019

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REVISIONS TABLE FOR SHEET

Project:
 Proposed Multi-Family Development
 196 Street
 Location:
 6595 196 Street,
 SURREY B.C.
 Project Application #: 17-0349

Drawn: TS	Stamp:
Checked: TM	
Approved: DJ	
Scale: 1:100	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETAINED AT THE COMPLETION OF THE WORK. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED BEFORE CONSTRUCTION UNLESS OTHERWISE INDICATED FOR THE CONTRACTOR.



Drawing Title:

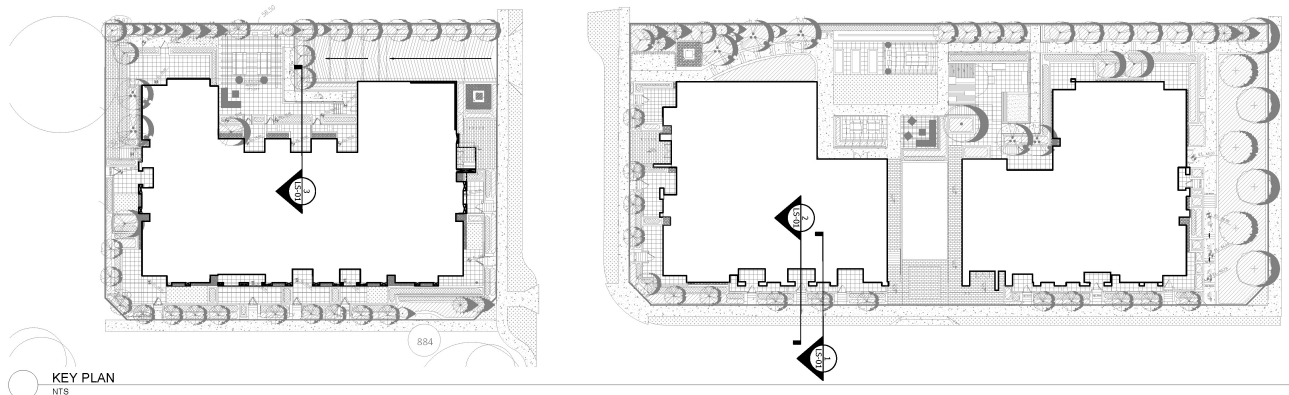
PLANTING PLAN - WEST

Drawing #:

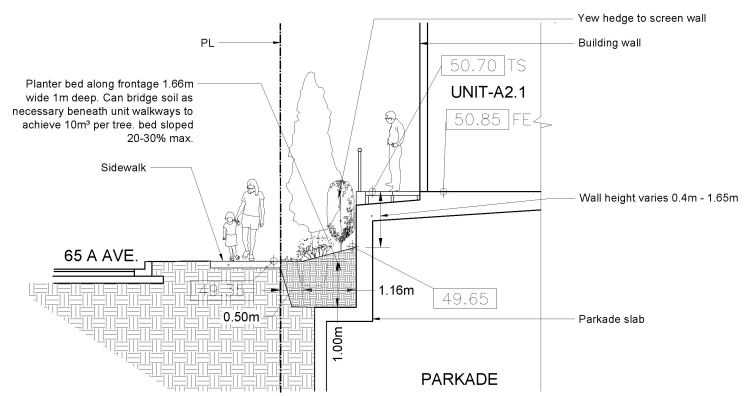
DP2019-40

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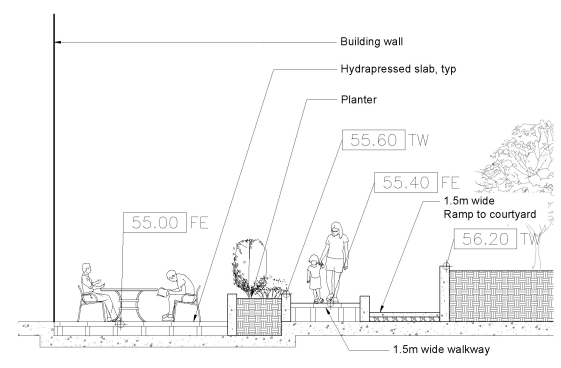
L-03B



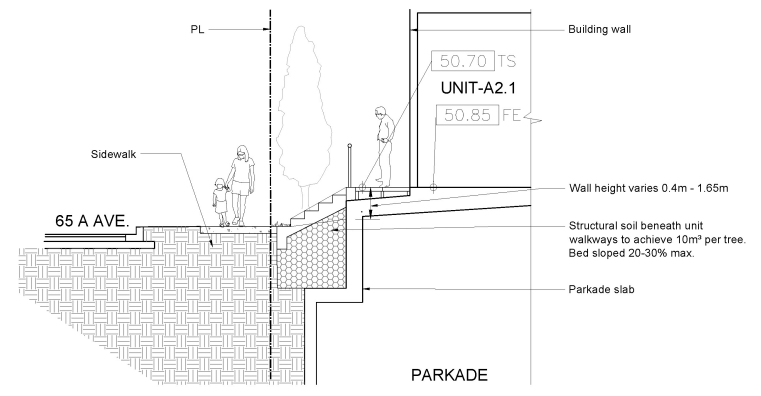
KEY PLAN
NTS



1 TYPICAL SECTION: PLANTING AND SOIL DESIGN ON 65A AVE
Scale 1:50



3 BUILDING 2: PATIO AND WALKWAY SECTION
Scale 1:50



2 TYPICAL SECTION: PLANTING AND SOIL DESIGN AT STAIR LOCATIONS ON 65A AVE
Scale 1:50

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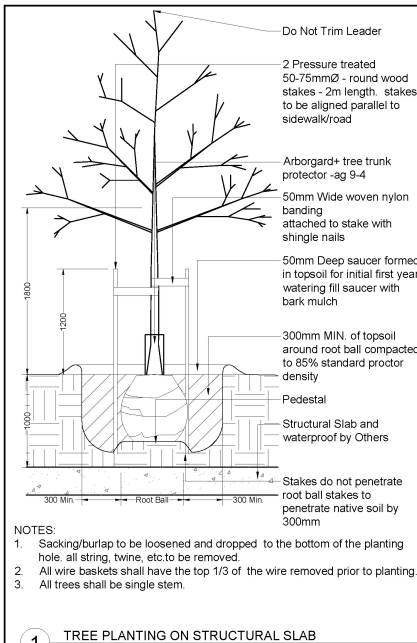
Project Application #: 17-0349

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Approved: DJ	
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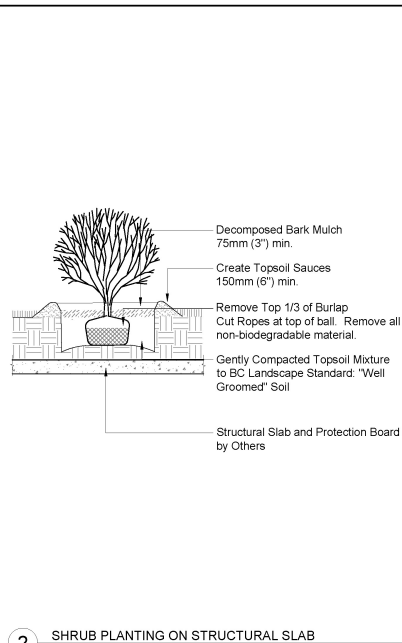
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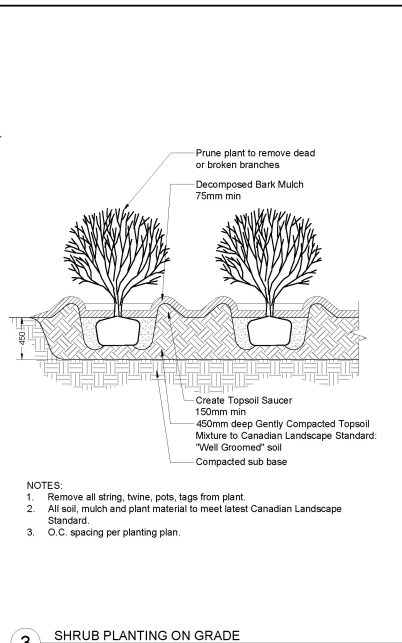
Z:\PROJECTS\DEVELOPMENT\PRINACT\2019-46-6991_196 STREET\CONSTRUCTION\SECTION\1 SECTIONS.DWG



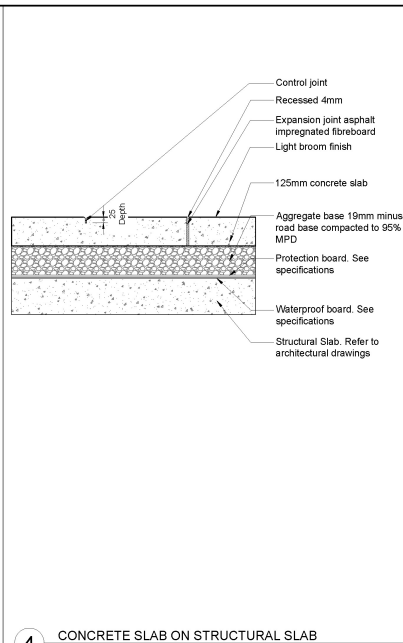
1 TREE PLANTING ON STRUCTURAL SLAB
Scale 1:25



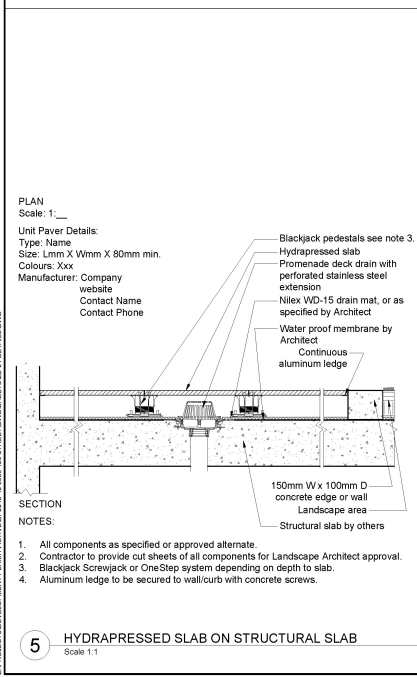
2 SHRUB PLANTING ON STRUCTURAL SLAB
Scale 1:25



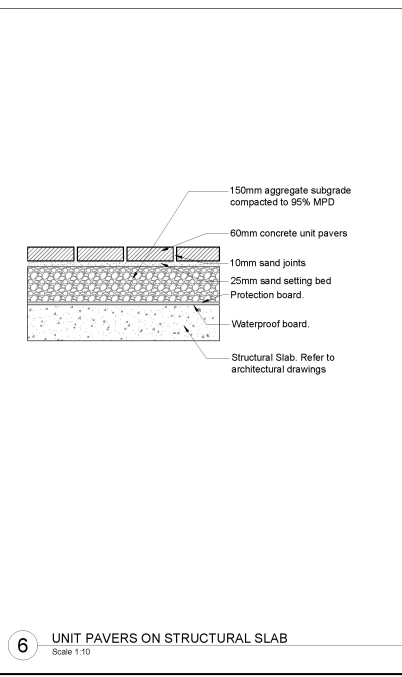
3 SHRUB PLANTING ON GRADE
Scale 1:25



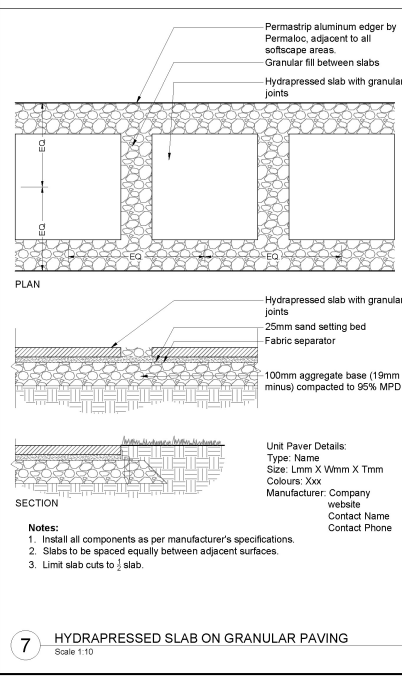
4 CONCRETE SLAB ON STRUCTURAL SLAB
Scale 1:10



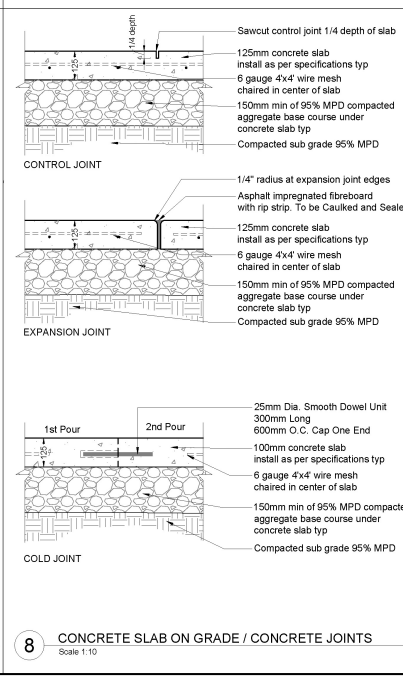
5 HYDRAPRESSED SLAB ON STRUCTURAL SLAB
Scale 1:1



6 UNIT PAVERS ON STRUCTURAL SLAB
Scale 1:10



7 HYDRAPRESSED SLAB ON GRANULAR PAVING
Scale 1:10

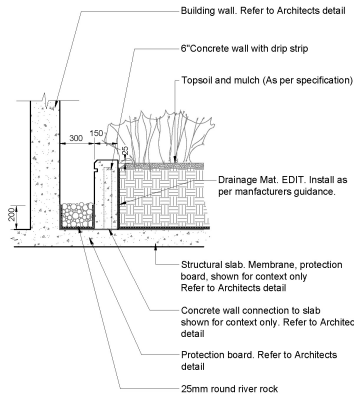


8 CONCRETE SLAB ON GRADE / CONCRETE JOINTS
Scale 1:10

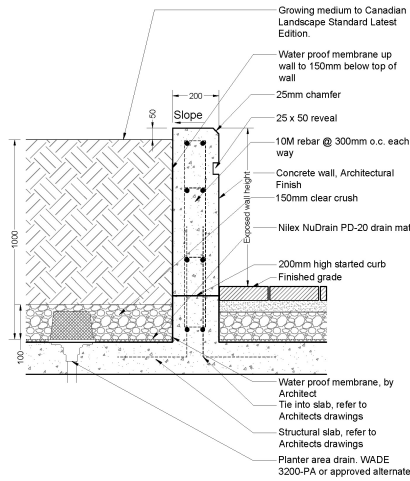
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Approved:	DJ	Original Sheet Size: 24"x36"
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1 DRIP STRIP
Scale 1:20

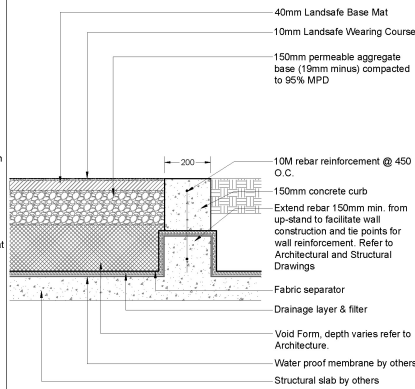


- NOTES:
1. Coordinate wall tie in to slab with Architect and Structural Engineer.
 2. All walls over 1.2m in height will need to be Structurally Engineered.
 3. All planters to be connected to Slab drainage system.

2 PLANTER RETAINING WALL
Scale 1:10

- Notes:
1. Contractor to install engineered wood fiber play surface, filter fabric and drainage system as per manufacturers specifications.
 2. Provide Additional Depth as Required in Accordance of Toy Heights and Manufactures Specifications.

3 RUBBER SURFACING ON SLAB
Scale 1:10



Simon Fraser University

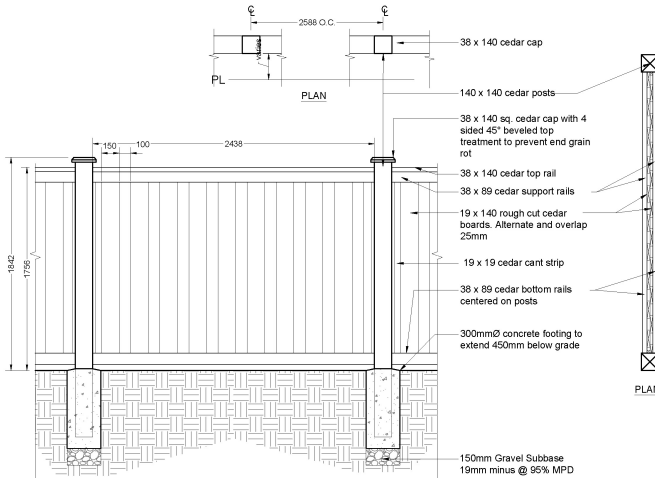
GREEN WALL SYSTEM
System: Versa XT
Type: To Ground / Frame Option
Model: XTC-344
Supplier: GSKY Plant Systems
www.gsky.com
julian@landscapeforms.com
1-561-894-8686 x. 1007
(Jean-Pierre Simons)

4 GREEN WALL SYSTEM
NTS



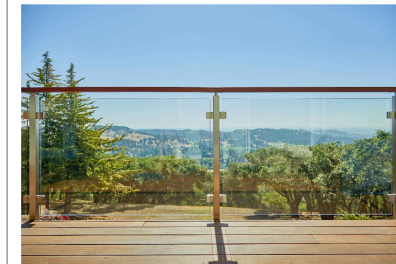
- 50mm Granite Cap, Flame Finished, 25mm Overhang
- 25mm x 25mm reveal
- Concrete wall, Architectural Finish
- Width 400mm, Height Varies 0.9m-1.2m

5 INDIVIDUAL UNIT MONUMENT
Scale 1:20



- Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guidelines part 3.1.2.
 2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

6 CEDAR PRIVACY FENCE
Scale 1:20



GURADRAIL

Model: VIEWRAIL
Mount: As per manufacturer's specifications and instructions.
Materials: Glass panels, Stainless Steel mounts and rail.
Manufacturer: Viewrail
<https://www.viewrail.com> (866) 261-8013

7 GUARDRAIL
NTS

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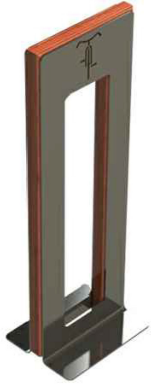
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BIKE RACK
 Model: Inox Bike Rack
 Mount: Ground
 Capacity: 2 Bikes
 Materials: Ipe Wood, Stainless Steel
 Manufacturer: Paris Site Furnishings
 www.psmf.com 1-800-387-6318

1 BIKE RACK
 NTS



2 RAISED VEGETABLE PLANTER
 NTS



3 TRELIS
 NTS



4 LOUNGE SET
 NTS



PICNIC TABLE
 Model: Harpo 69" (x2)
 Size: 69" x 32.5" x 32.5"
 Model: Harpo 118" (x3)
 Size: 118" x 32.5" x 32.5"
 Materials: Wood, Powder Coated Aluminum
 Manufacturer: Landscape Forms
 www.landscapeforms.com
 julia@landscapeforms.com
 1-800-430-6206 x 1326
 (Julia Ryan)

PICNIC BENCH
 Model: Harpo Wide Wood 69" (backless) (x4)
 Size: 69" x 17" x 18"
 Model: Harpo Wide Wood 118" (backless) (x6)
 Size: 118" x 17" x 18"

Materials: Wood, Powder Coated Aluminum
 Manufacturer: Landscape Forms
 www.landscapeforms.com
 julia@landscapeforms.com
 1-800-430-6206 x 1326
 (Julia Ryan)

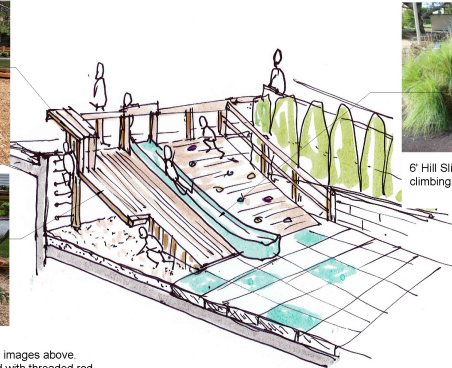


BENCH
 Model: Harpo Wide Wood 69"
 Size: 69" x 17" x 31"
 Materials: Wood, Powder Coated Aluminum
 Backed: Yes
 Armrests: Yes
 Manufacturer: Landscape Forms
 www.landscapeforms.com
 julia@landscapeforms.com
 1-800-430-6206 x 1326
 (Julia Ryan)

6 BENCH
 NTS



Hill Fort
 Method of Construction reference images above.
 Use of overlapping 4x4's fastened with threaded rod.



6' Hill Slide and sloped deck with climbing handholds

7 HILL PLAY AND SLIDE
 NTS

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SUBDIVISION PLAN OF NORTH HALF LOT 14
SECTION 15, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN 2468

PLAN EPP _____

PRELIMINARY

City of Surrey BCGS 92G.017

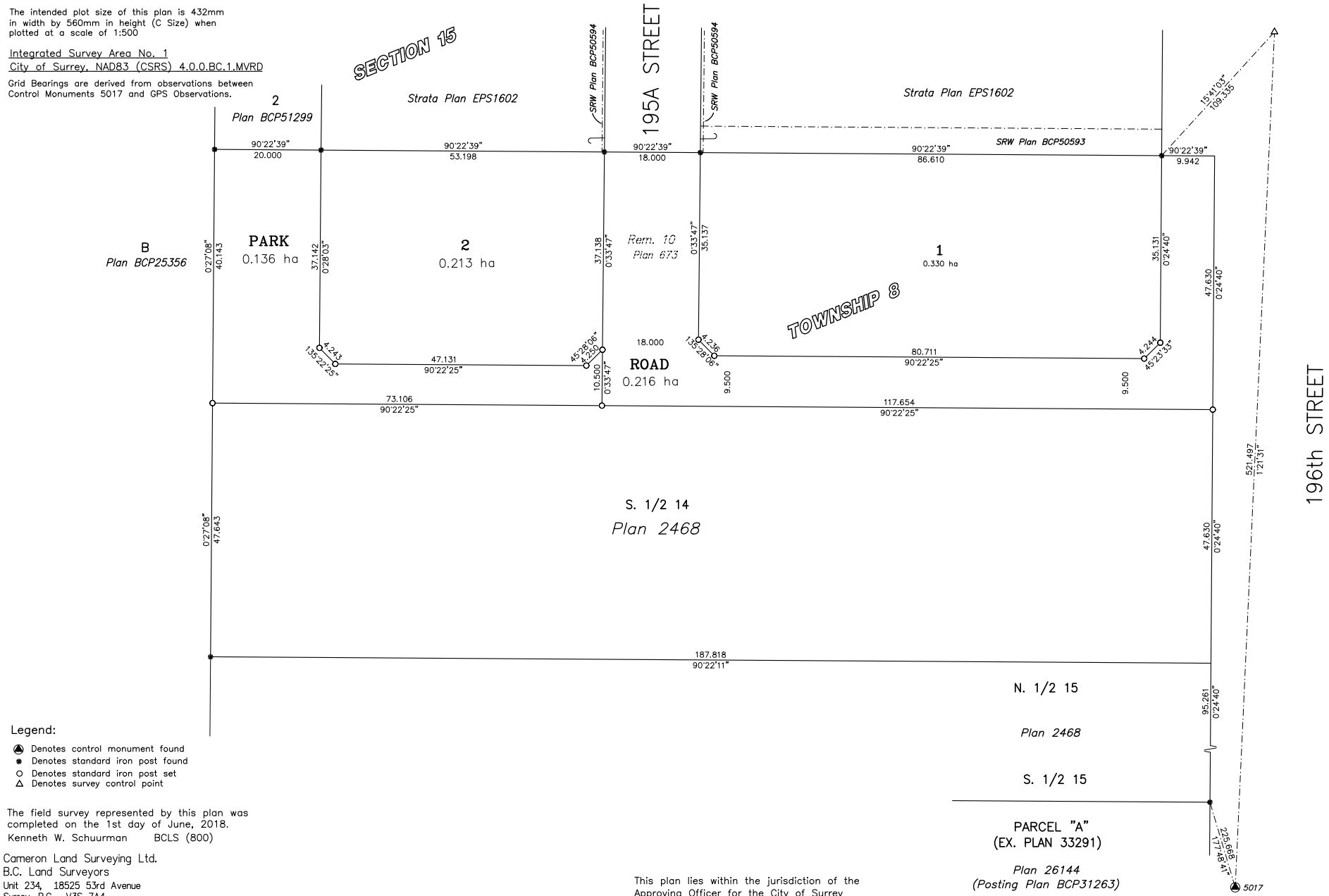


SCALE - 1 : 500
All distances are in metres

The intended plot size of this plan is 432mm
in width by 560mm in height (C Size) when
plotted at a scale of 1:500

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

Grid Bearings are derived from observations between
Control Monuments 5017 and GPS Observations.



- Legend:
- ▲ Denotes control monument found
 - Denotes standard iron post found
 - Denotes standard iron post set
 - △ Denotes survey control point

The field survey represented by this plan was
completed on the 1st day of June, 2018.
Kenneth W. Schuurman BCLS (800)

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234, 18525 53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 5940-SUB

This plan lies within the jurisdiction of the
Approving Officer for the City of Surrey

This plan lies within the Metro Vancouver Regional District

N. 1/2 15
Plan 2468
S. 1/2 15
PARCEL "A"
(EX. PLAN 33291)
Plan 26144
(Posting Plan BCP31263)

5017

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

FROM: **Development Engineer, Engineering Department**

DATE: **March 31, 2020** PROJECT FILE: **7817-0349-00**

RE: **Engineering Requirements
Location: 6595 196 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 9.942-metre along 196 Street.
- Dedicate 18.0-metres along 195A Street.
- Dedicate 9.5-metres half flex road for 65A Avenue.
- Dedicate 3.0-metre x 3.0-metre corner cuts at the intersections of 65A Avenue at 195A Street and at 196 Street.
- Register 0.5-metre statutory right-of-way along property lines of all frontages.
- Register SRW for temporary turnaround on proposed Lot 2.

Works and Services

- Construct 195A Street to the through local road standard.
- Construct northside of 65A Avenue to a unique 9.5-metre half road (ultimately 14.5-metre flex road).
- Construct storm main along 195A Street and 65A Avenue.
- Construct watermains along 195A Street, 196 Street, and 65A Avenue.
- Construct sanitary mains to service the development.
- Register all legal documents as required through the detailed design stage.

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP AMENDMENT/NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment and NCP Amendment, and to the issuance of the Development Permit beyond those noted above.



Jeff Pang, P.Eng.
Development Engineer
SK2

APPENDIX III



February 26, 2020

Planning

School Enrolment Projections and Planning Update:

Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates.

As of September 2019, Katzie Elementary has 16 portables on site used for enrolling spaces. To meet the increasing demand for enrolling space in this area, the district is constructing a new 565 capacity elementary, Maddaugh Road, located at 19405 76 Avenue. And, currently in tender is a second new 612 capacity elementary school, Regent Road, targeted to open September 2022.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Katzie Elementary will continue to feed the Clayton Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 17-0349-00 REVISED

SUMMARY

The proposed 2 townhouse units and 142 highrise units are estimated to have the following impact on the following schools:

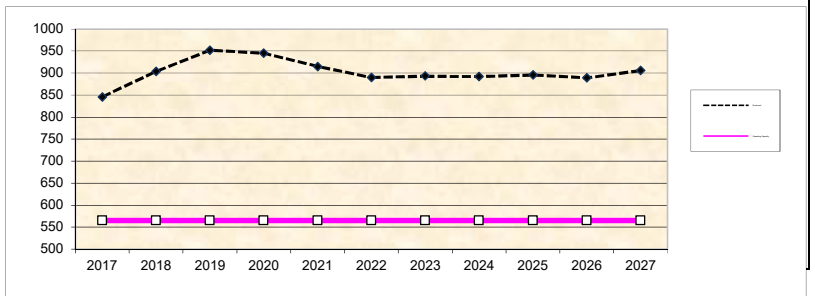
Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

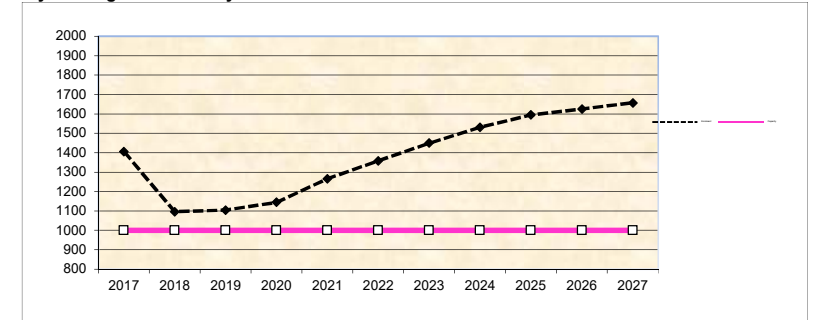
September 2019 Enrolment/School Capacity

Katzie Elementary	
Enrolment (K/1-7):	109 K + 843
Operating Capacity (K/1-7)	76 K + 489
Clayton Heights Secondary	
Enrolment (8-12):	1104
Capacity (8-12):	1000

Katzie Elementary



Clayton Heights 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.

CITY OF SURREY

BYLAW NO. 20055

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)

Parcel Identifier: 005-198-186
 The North Half of Lot 14 Section 15 Township 8 New Westminster District Plan 2468
 (6595 - 196 Street)
 (hereinafter referred to as the "*Lands*")

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

A. Intent

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

The *Lands* are divided into Blocks A, B, and C as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Kenneth Schuurman, B.C.L.S. on the 30th day of March, 2020.

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

Open space.

2. BLOCKS B & C

Multiple unit residential buildings and ground-oriented multiple unit residential buildings.

C. Lot Area

Not applicable to this Zone.

D. Density

1. BLOCK A

Not applicable to this Block.

2. BLOCK B

- (a) For the purposes of *building* construction, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2(b) and D.2(c) of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) The *floor area ratio* shall not exceed 2.15 and the *unit density* shall not exceed 264 *dwelling units* per hectare (107 u.p.a); and
- (c) The indoor *amenity space* required in Sub-section J.1 (b) is excluded from the calculation of *floor area ratio*.

3. BLOCK C

- (a) For the purposes of *building* construction, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq.m, whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.3(b) and D.3(c) of this Zone if amenity contributions (specifically affordable housing, capital projects,

police, fire, libraries, parks and where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of "Surrey Zoning By-law, 1993, No. 12000", as amended;

- (b) The *floor area ratio* shall not exceed 1.95 and the *unit density* shall not exceed 237 *dwelling units* per hectare (97 u.p.a); and
- (c) The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. BLOCK A

Not applicable to this Block.

2. BLOCKS B & C

The *lot coverage* shall not exceed 52%.

F. Yards and Setbacks

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

Use	Setback	South <i>Yard</i>	North <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>
<u>BLOCK A</u>		Not applicable to this Block			
<u>BLOCK B</u>					
<i>Principal Buildings</i>		5.0 m	7.3 m	5.0 m	4.5 m
<i>Accessory Buildings and Structures</i>		(16 ft.)	(24 ft.)	(16 ft.)	(15 ft.)
<u>BLOCK C</u>					
<i>Principal Buildings</i>		3.0 m	7.7 m	4.5 m	11.0 m
<i>Accessory Buildings and Structures</i>		(10 ft.)	(25 ft.)	(15 ft.)	(36 ft.)

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

2. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of "Surrey Zoning By-law, 1993, No. 12000", as amended, stairs with more than three risers may encroach into the *setbacks*.
3. Notwithstanding the definition of *setback* in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, decks, porches and roof overhangs may encroach up to 2.0 metres [6.6 ft.] into the required *setbacks* and architectural elements including pilasters, arches, and posts may encroach up to 1.5 metres [4.9 ft.] into the required *setbacks*.

G. Height of Buildings

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

BLOCK A

Not applicable to this Block.

BLOCK B

1. *Principal buildings:* The *building height* shall not exceed 18.6 metres [61 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

BLOCK C

1. *Principal buildings:* The *building height* shall not exceed 19.8 metres [65 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
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 *Parking Facility Underground* may be located up to 0.5 metres [2 ft.] from the *front lot line* or *lot line* along a *flanking street*.

I. Landscaping

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

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended, 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*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*; and
 - (c) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
1,300 sq.m. [0.32 acre]	20 metres [66 ft.]	25 metres [82 ft.]

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

L. Other Regulations

In addition to all statutes, 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-45 Zone 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. *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-45 Zone.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20055".

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 .

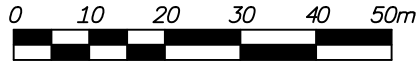
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. _____
OF THE NORTH HALF OF LOT 14, SECTION 15, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT, PLAN 2468**

City of Surrey BCGS 92G.017



SCALE 1 : 1000

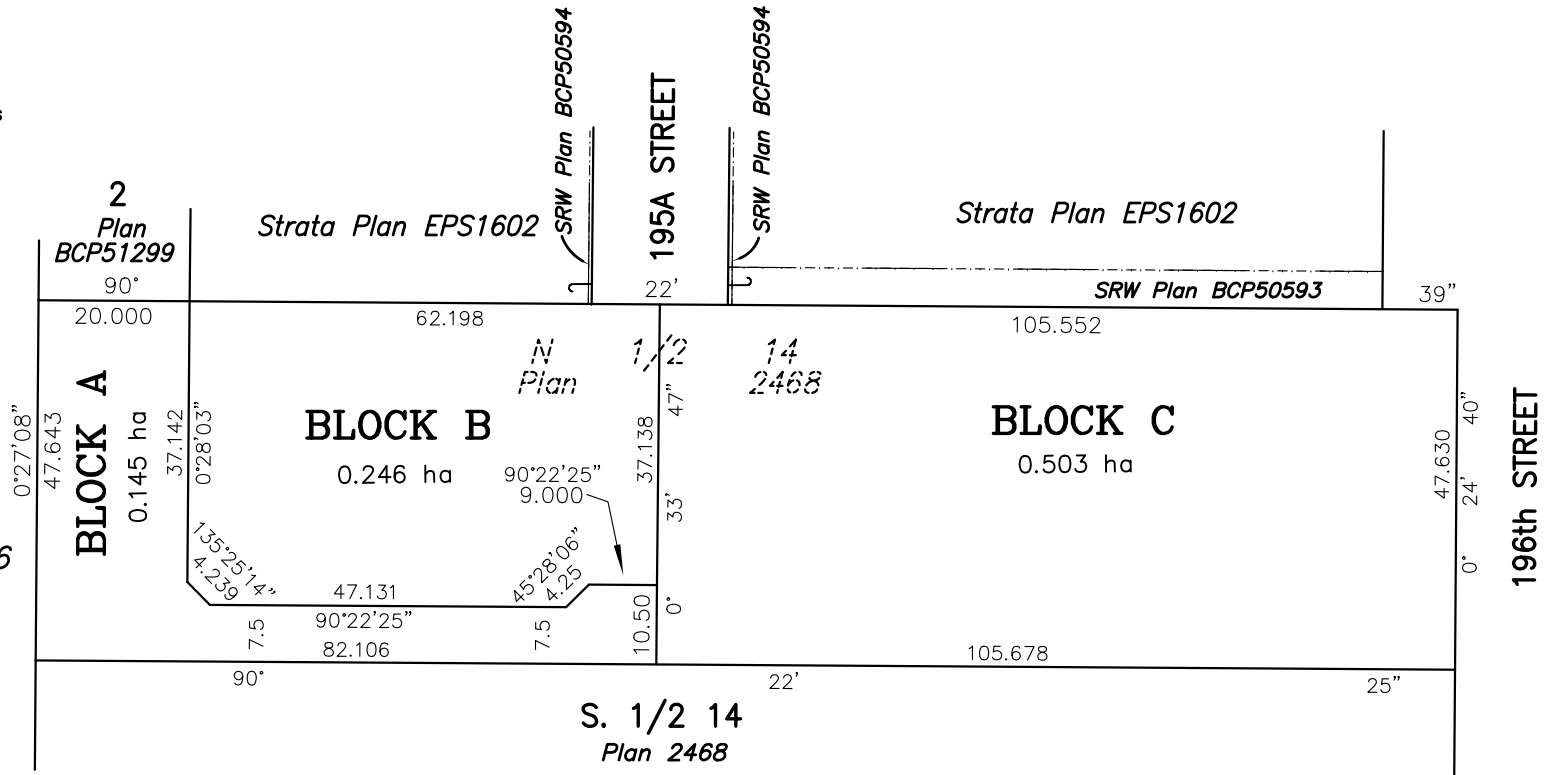
All distances are in metres

Legend:

ha Denotes hectare
m² Denotes square metres



B
Plan BCP25356



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206, 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
File: 5940-BYLAW

This plan lies within the jurisdiction of the
Approving Officer for the City of Surrey

This plan lies within the Metro Vancouver Regional District


Certified correct this 30th day
of March, 2020.

Kenneth W. Schuurman
BCLS (800)

Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	7917-0349-00
Address:	6595 196 Surrey, BC
Registered Arborist:	Michael Harrhy, B.Sc., MSFM ISA Certified Arborist (PN-8025A) ISA Qualified Tree Risk Assessor (TRAQ) Forester in Training Biologist in Training
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)	55
Protected Trees to be Removed	51
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{37}{37} \times \text{one (1)} = 37$ - All other Trees Requiring 2 to 1 Replacement Ratio $14 \times \text{two (2)} = 28$	65
Replacement Trees Proposed	88
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{2}{2} \times \text{one (1)} = 2$ - All other Trees Requiring 2 to 1 Replacement Ratio $1 \times \text{two (2)} = 2$	4
Replacement Trees Proposed	0
Replacement Trees in Deficit	4

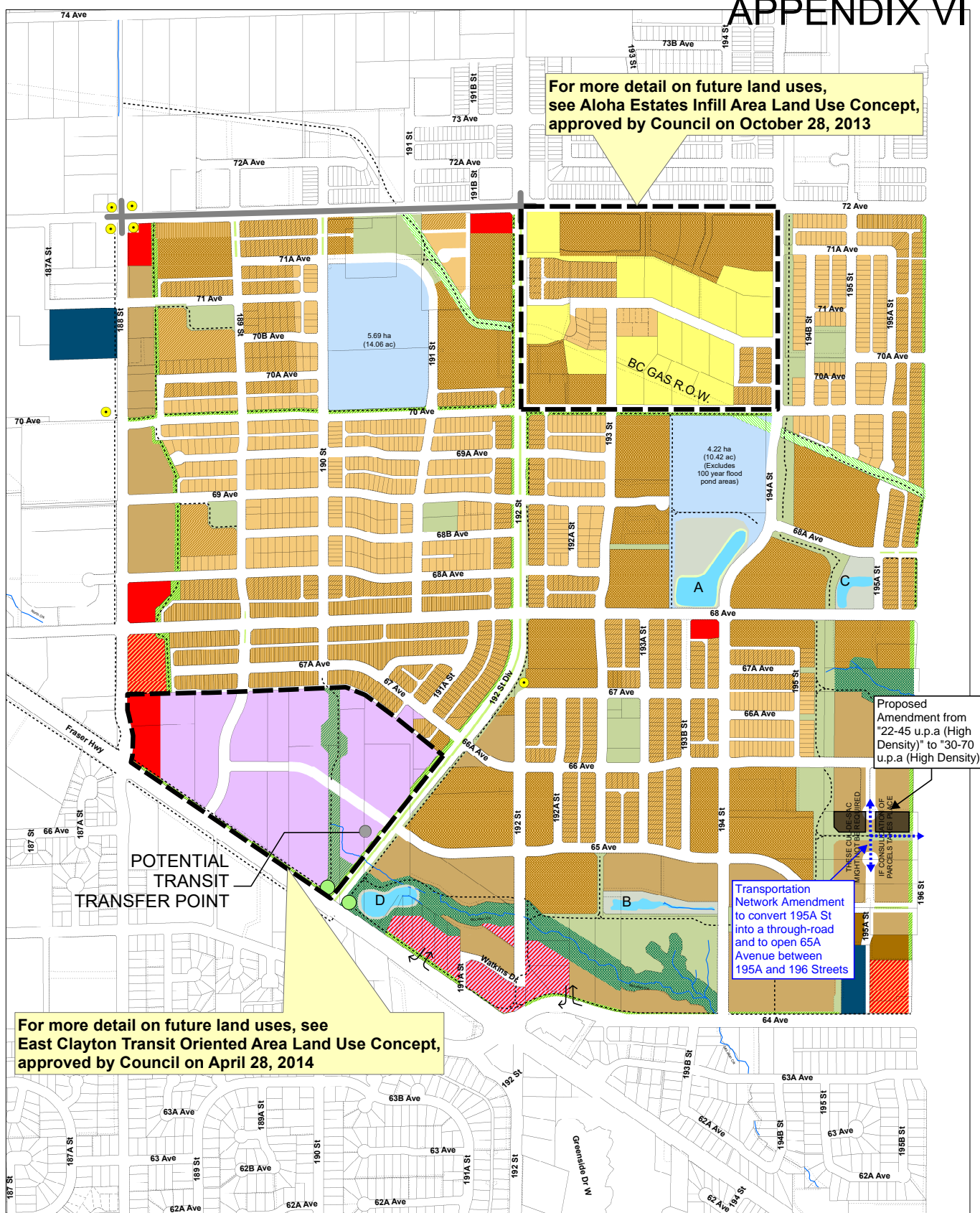
Summary prepared and submitted by:


Arborist

March 18, 2020

Date

For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013



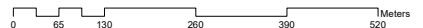
For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

- Half Acre Residential
- 6-10 u.p.a. (Low Density)
- 10-15 u.p.a. (Medium Density)
- 10-15 u.p.a. Special Residential
- 15-25 u.p.a. (Medium-High Density)
- 22-45 u.p.a. (High Density)
- 30-70 u.p.a. (High Density)
- Business Park
- Neighbourhood Commercial
- Commercial / Residential
- Specialty Community - Oriented Commercial
- Utility - Open Space
- Institutional (church, schools, civic buildings, seniors housing, etc.)
- Storm Water Ponds (100 year flood event)
- Storm Water Pond on Private Property
- School & Park
- Riparian Protection Area
- Natural Area
- Public Open Space / Park
- Open Space / Park on Private Property
- Special Setback and Landscaping Buffers (landscaped area on private property)
- Urban Landmark / Reference Point
- Neighbourhood Gateway Feature
- Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W.

EAST CLAYTON LAND USE PLAN

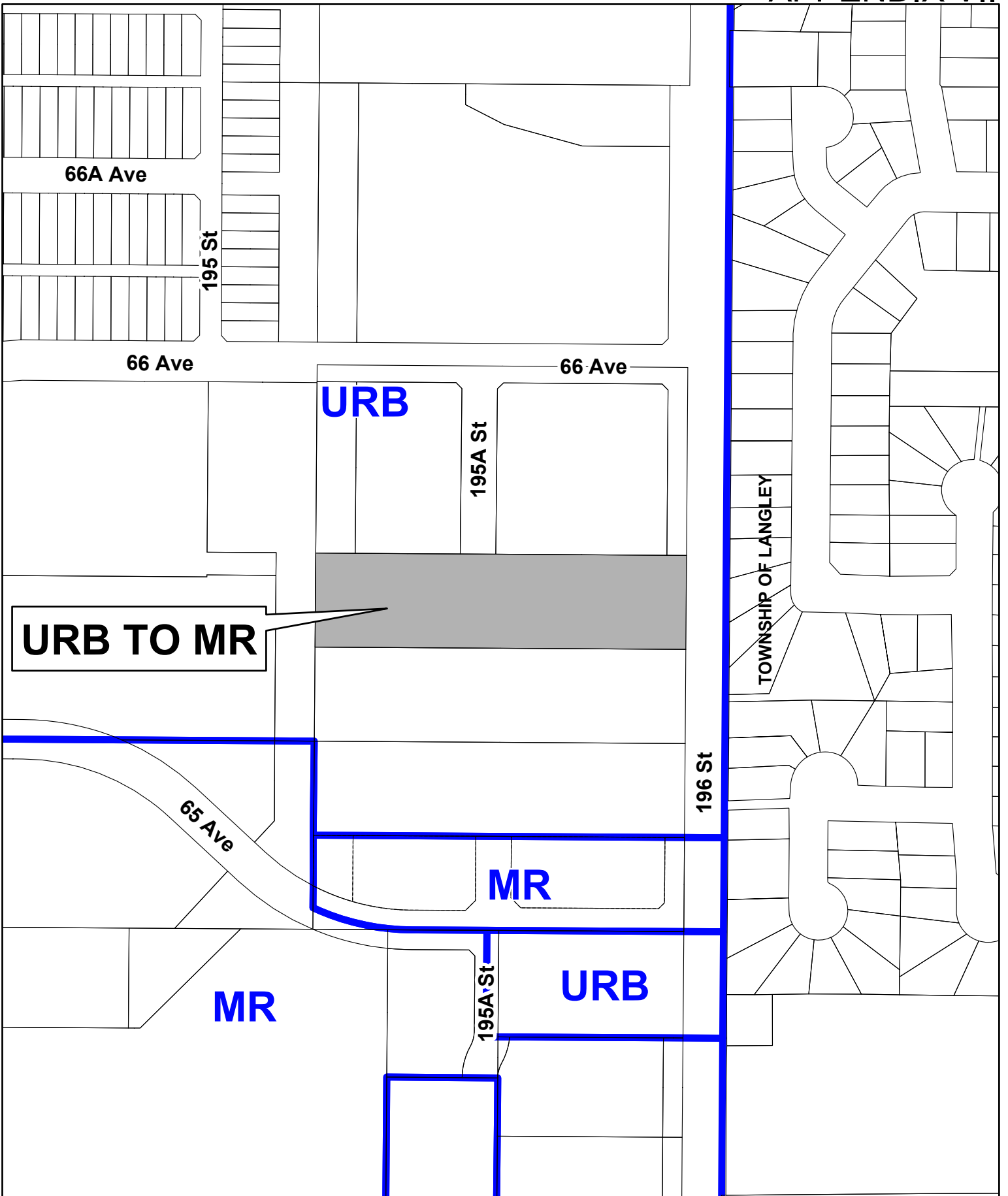
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R05-0481. Amended 17 May 2019



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.







Cloverdale Community Association

Website: www.cloverdalecommunity.org

March 12, 2020

Christopher Wilcott
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7917-0349-00 / 6595-196 Street

Dear Mr. Wilcott:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

Since the last time the developer met with us in 2018 before and after the PIM and with the recent changes with public transportation coming for Fraser Hwy, the developer provided us with an update and made some changes as per our request. Furthermore, we understand the developer has also worked with the City Planning Department and staff are now supportive of the project.

The developer has worked very hard with us since we had concerns in the past and with the changes made recently, we are fully in support of this project.

Please keep us updated with any changes which may occur after this letter has been received by you since this letter only applies to the current proposal and therefore we reserve the right to rescind the letter if changes are made without our support/comments.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

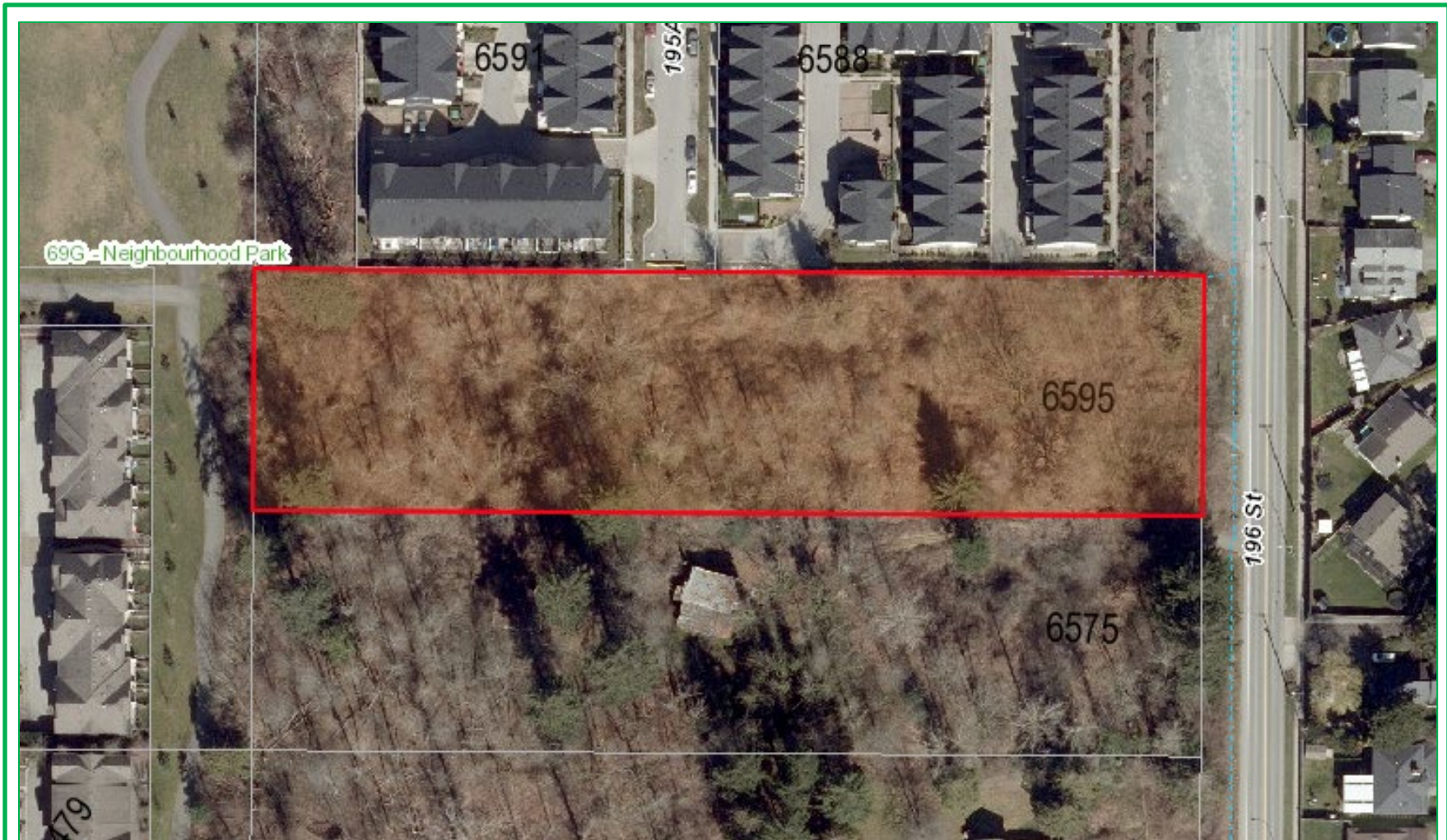
Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors



7917-0349-00 | Aerial View of Subject Site



JESSIE ARORA

ARCHITECT AIBC, SAA, AAA, MRAIC, RA

PRINCIPAL

TEL: 604 284 5194

FAX: 604 284 5131

INFO@DFARCHITECTURE.CA

1205 - 4871 SHELL ROAD, RICHMOND, B.C., CANADA V6X 3Z6

March 17, 2020

Christopher Wilcott

MCIP, RPP | Planner

Planning & Development Department

Area Planning & Development- North Division

City of Surrey

Re: DP Application - 6595 – 196 Street, Surrey, BC

With reference to your email dated the 12th of March 2020, we are herewith enclosing a response to the points (highlighted in red below) as noted by you.

Key Points:

- Consider making all entries accessible.
 - **Noted & All entries are accessible.**
- Consider further development of building elevations.
 - **Noted & revised the Elevations as discussed with Planning.**
- Consider expanding green roof or amenity area.
 - **Have revised the upper floor to reflect the same.**
- Consider pavers in lieu of lawn at townhome patios.
 - **Noted & revised accordingly.**
- Consider locating the BBQ away from the building.
 - **Noted & landscape consultants will take care of it.**
- Recommend more benches next to the amenity ramp.
 - **Noted & landscape consultants will take care of it.**
- Consider making some units adaptable.
 - **As/zoning bylaw they are not required & owners declined to provide any adoptable units.**

- Consider allowing natural light into circulation spaces.
 - Have revised the floor layouts to reflect the same. Please refer dwg.no.A-203 to A-206.
- Consider locating accessible stalls adjacent to the elevator core.
 - Noted & revised. Please refer dwg.no.A-201.
- Consider automated entry hardware.
 - Noted & will provide in door schedule in BP drawings.

Site

- Consider altering the lawn portions to pavers in building 2.
 - Have revised the lawn portion. Please refer dwg. no.A-210.
- Elevation change between patios and ramps may require guardrails.
 - Noted. Please refer dwg. no.A-201.
 -
- Consider how a guardrail on ramps will be incorporated into design, if required.
 - Noted. Please refer dwg. no.A-201.
- Recommend a community garden for building 2.
 - Noted.
- Consider pushing the BBQ area away from the building on building 2.
 - Noted & landscape drawings will be revised accordingly.

Form and Character

- Consider opening up windows in the corridors.
 - Have revised the floor layout to reflect the same. Please refer dwg. no. A-200 to A-214.
- Recommend making the inaccessible flat roof to amenity or green roof.
 - Have revised the roof plan to accommodate small portion of outdoor amenity area as discussed with Planning. Please refer dwg. no.A-206.
- Reconsider north side elevations for townhome neighbours to the north.
 - Have updated the north elevations as discussed with Planning. Please refer dwg. no.A-300,302,304.
- The corridor widths are appreciated.
 - Noted.
- The response to the concerns of neighbours is appreciated (step backs).
 - Noted.

- Recommend altering the dark material as it appears extensive and heavy.
 - As discussed with Planning brick color looks dark in renderings. Please refer dwg. no.A-311 for detail view of brick cladding.
- Consider storage space in parkade.
 - Noted.

Landscape

- Consider further design of green roof area on inaccessible portions.
- Consider seating along ramps in the amenity area.
 - Noted & landscape consultants will update landscape drawings accordingly.

CPTED

- No specific issues were identified.
 - Noted & will be incorporated/ implemented.

Sustainability

- Recommend storm water management strategy.
 - Noted.

Accessibility

- Recommend that the designated disabled parking stalls be located close to elevator.
 - Noted & all disabled parking stalls are near to the elevator.
- Recommend balconies be assessable.
 - Since there are no adaptable units & balconies need not be accessible.
- Consider reducing pedestrian ramp slopes 5% or less.
 - All pedestrian ramps are accessible.
- Consider the elevator and entrance call button panel to be placed horizontally.
 - Noted.
- Recommend that the entrance door be power operated.
 - Noted & all entry door to the lobby will be power operated.
- Recommend that the amenity restrooms be accessible.
 - Amenity restrooms are accessible.

Hope this covers all the points raised by the City, do let us know if you need any further information

Regards

Jessie Arora

Architect AIBC, SAA, AAA, MRAIC, RA

RE:	Advisory Design Panel Minutes – February 13, 2020	
PROJECT NAME:	6595 196th Street – Proposed Multi-Family Development	
PROJECT NUMBER:	City file: 17-0349	VDZ: DP2019-40
ATTENTION:	Christopher Wilcott	Christopher.Wilcott@surrey.ca
Name	City of Surrey Planning and Development	

ATTACHED DOCUMENTS

QUANTITIES	DESCRIPTION	DATE ON TITLEBLOCK
Electronic	Landscape ADP Submission drawings - pdf	2020-03-30

Below is the response to ADP comments that are relevant to landscape items. These comments were not numbered in the minutes and appear in they order they were listed. Similar comments are placed together and bulleted.

February 13, 2020 Minutes:

Item #	COMMENT	RESPONSE
1	<ul style="list-style-type: none"> a) Consider expanding green roof or amenity area. b) Consider further design of green roof area on inaccessible portions. 	<p>This project has a significant portion of outdoor spaces on slab and supports a landscape buffer on 196 Street. At grade planting whether on or off-slab has been maximized while allowing space for necessary walkways and other program items. Building #2 has a substantial green wall feature at the main entrance.</p> <p>To accommodate requests for additional roof amenities building 1 is now providing a 4th floor outdoor space that provides for urban gardening and an outdoor eating area. See drawing 4/L-02C.</p>
2	<ul style="list-style-type: none"> a) Consider pavers in lieu of lawn at townhome patios. b) Consider altering the lawn portions to pavers in building 2. 	<p>Three patios on building #2 were acknowledged as having lawn spaces that were too small. These three yards have been updated to have enlarged patios.</p>
3	<ul style="list-style-type: none"> a) Consider locating the BBQ away from the building. b) Consider pushing the BBQ area away from the building on building 2. 	<p>This comment relates to the BBQ on building #1 which was located close to the building in a shaded space. As a result of the comments the building #1 amenity has been adjusted to accommodate the BBQ dining area at the north edge of the site. Along with this reconfiguration the garden planter layout has been</p>

		adjusted, and a larger open lawn has been created to better visually and physically connect the upper and lower amenity spaces.
4	<p>a) <i>Recommend more benches next to the amenity ramp.</i></p> <p>b) <i>Consider seating along ramps in the amenity area.</i></p>	<p>Three benches have been added to create personal and social opportunities and rest spaces along inclines throughout the site.</p> <ol style="list-style-type: none"> 1. Corner of Site at 195 'A' St. and 65 'A' Ave. Oriented towards the sidewalk. 2. Amenity area adjacent ramp at north property line. A small alcove was created as a rest point along this ramp system. It looks east towards 196 Street. 3. East walking path overlooking landscape buffer at 196th Street.
5	<p>a) <i>Elevation change between patios and ramps may require guardrails.</i></p> <p>b) <i>Consider how a guardrail on ramps will be incorporated into design, if required.</i></p>	<p>See Detail 7/LD-02. This was part of the original ADP Submission. It is a metal post guardrail with glass insets to maintain visibility. This will be used on street facing patios and areas where ramps or stairs require a guardrail. The guardrails are acknowledged on plans L-02A and L-02B with a red fence linetype.</p>
6	<p><i>Consider reducing pedestrian ramp slopes 5% or less.</i></p>	<p>The sloping of the accessible paths on this site have been thoroughly considered. Most paths are at or below 5%, however in order to maintain usable spaces within the central amenity of building #1, an 8% slope ramp system is required. A bench has been added to middle of this system to provide opportunity for rest.</p>

Please let me know if you have any further questions.



Travis Martin

Landscape Architect

Copy: via email

Piyush Verma DF Architecture
Zubin Billimoria DF Architecture
Jessie Arora DF Architecture
Parm Dahliwal Steelix Developments
Nicholas Lai
David Jerke VDZ + A Landscape Architects