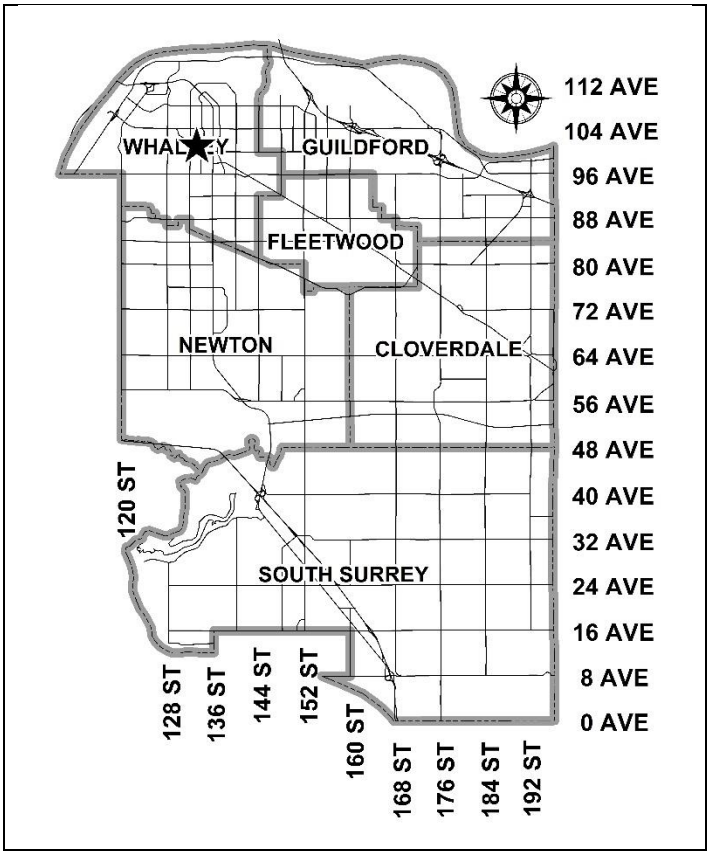


City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7919-0004-00

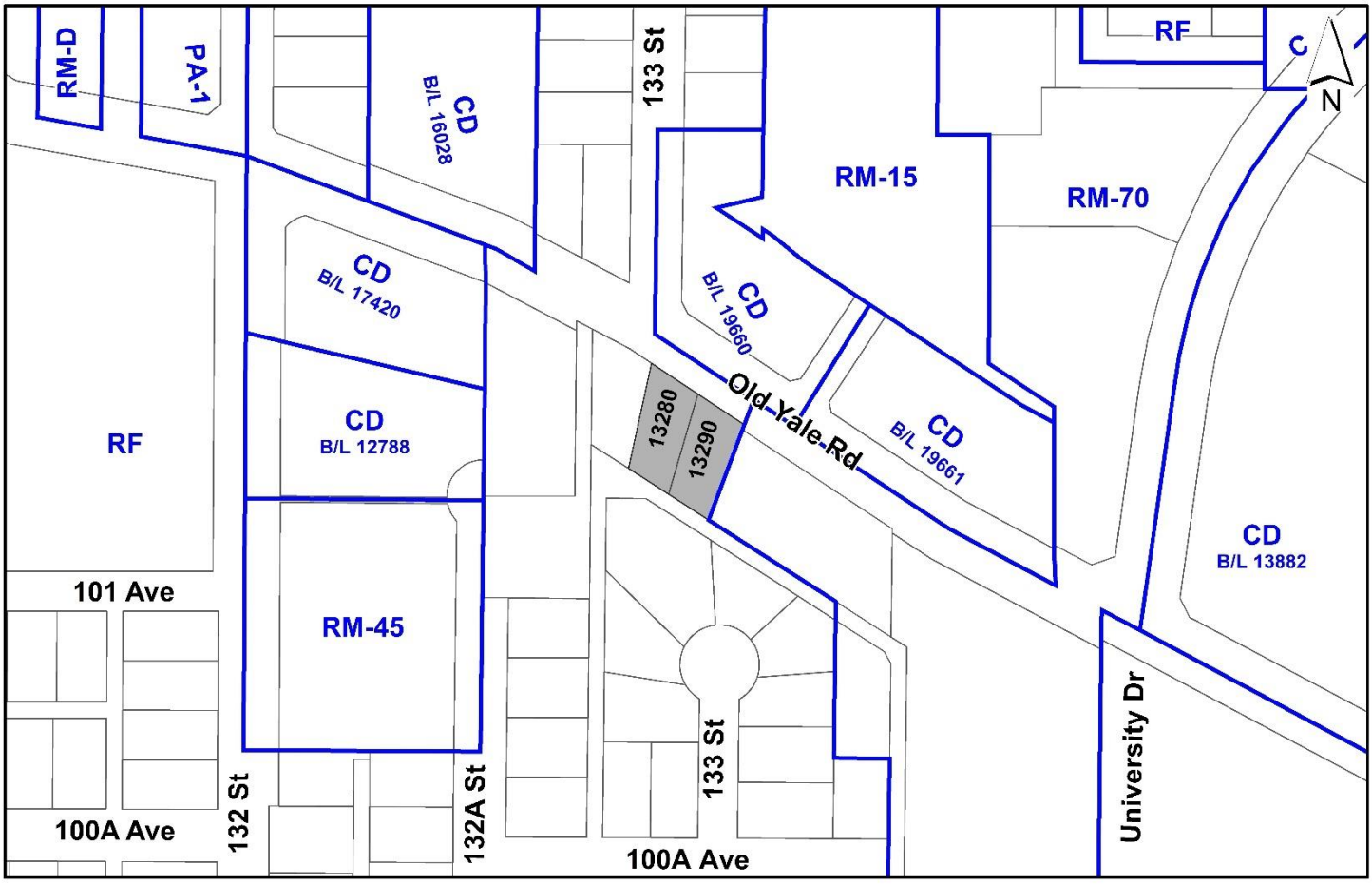
Planning Report Date: April 12, 2021

PROPOSAL:

- **Rezoning** from RF to CD
- **Development Permit**

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

LOCATION:	13290 - Old Yale Road 13280 - Old Yale Road
ZONING:	RF
OCP DESIGNATION:	Multiple Residential
CITY CENTRE PLAN DESIGNATION:	Residential Low to Mid Rise up to 2.5 FAR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to draft Development Permit for Form and Character**.**

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the "Residential Low to Mid Rise up to 2.5 FAR" designation in the City Centre Plan
- The proposed density and building form are appropriate for this part of Surrey City Centre and serves as an appropriate transition between the higher density core to the north and the existing single family to the south.
- The proposed building has an attractive design with unique form and massing, high-quality architectural design features, with a high-quality durable material palette appropriate for the City Centre.
- The site is within walking distance (500 metres) from the Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain Stations.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7919-0004-00 generally in accordance with the attached drawings (Appendix I).

3. 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;

    (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

    (i) registration of a right-of-way for public rights-of-passage for the public plaza area;

    (j) submission of an acoustical report for the units adjacent to Old Yale Road and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

    (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and

    (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant single family lots	Residential Low to Mid Rise up to 2.5 FAR	RF
North (Across Old Yale Road):	Future high-rise residential tower and townhouses, under construction	Residential Mid to High Rise up to 3.5 FAR	CD (Bylaw No. 19660)
East:	Existing 4-storey apartment building	Residential Low to Mid Rise up to 2.5 FAR	RM-70
South (Across lane):	Existing single family dwellings under Application No. 7919-0096-00 (pre-Council)	Residential Low to Mid Rise up to 2.5 FAR	RF
West:	City-owned lot with single family dwelling.	Residential Low to Mid Rise up to 2.5 FAR, future road	RF

Context & Background

- The subject site is a 1,518 square metre site, consisting of 2 adjoining properties, located on the south side of Old Yale Road at 133 Street in the West Village District of Surrey City Centre.

- The subject site is designated Multiple Residential in the Official Community Plan (OCP), Residential Low to Mid Rise up to 2.5 FAR in the City Centre Plan and is zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:

    - Consolidation of the existing 2 lots into 1 lot;
    - Rezoning; and
    - a Detailed Development Permit for a 6-storey residential apartment building.

- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Undevelopable Area: Net Site Area:	1,518 square metres 162 square metres 1,356 square metres
Number of Lots:	1
Building Height:	6 storeys / 22 metres
Unit Density:	155 UPA
Floor Area Ratio (FAR):	2.44 (gross) and 2.75 (net)
Floor Area	
Residential: Commercial: Total:	3,710 square metres 3,710 square metres
Residential Units:	
Studio: 1-Bedroom: 1-Bedroom + Den: 2-Bedroom: 3-Bedroom: Total:	8 16 15 6 6 51

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:** 3 Elementary students at Old Yale Elementary School 3 Secondary students at Kwantlen Park Secondary School (Appendix III)
Parks, Recreation & Culture:	Parks has no concerns with the proposed development**.**
Surrey Fire Department:	The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

Advisory Design Panel:	The proposal was considered at the ADP meeting on January 28, 2021 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- Vehicle access to the underground parking garage is via the existing 6-metre wide lane along the south property line of the site.

- The applicant will be required to dedicate approximately 3.4 metres for the completion of Old Yale Road to the unique arterial road standard.

- The City has acquired the adjacent property at 13270 Old Yale Road toward the completion of the future 133A Street Local Through Road.

- The property is located within roughly 500 metres of the Surrey Central SkyTrain and has access to bus service along Old Yale Road.

- The applicant is proposing to exceed the parking requirements in the Zoning Bylaw and has also proposed to voluntarily provide two car share vehicles as part of the development.

Sustainability Considerations

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

- In addition, the applicant has highlighted the following additional sustainable features:

    - The building will be connected to the City's District Energy system; and
    - The applicant is proposing to provide 2 car share stalls.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:

    - Growth Management
        - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
        - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
    - Centres, Corridors and Neighbourhoods:
        - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
        - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
    - Ecosystems
        - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The proposal complies with the Residential Low to Mid Rise up to 2.5 FAR designation in the City Centre Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles in the City Centre Plan:

    - Encourage Housing Diversity: by providing a variety of housing forms and a range of unit sizes and types.
    - Create Vibrant Urban Spaces: with high quality architectural aesthetics and amenities such as plazas to encourage people to interact with the public realm.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed a 6-storey residential building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	2.75
Lot Coverage:	33%	45%
Yards and Setbacks	7.5 metres	East: 3 metres West: 3 metres South: 4.5 metres North: 4.5 metres
Principal Building Height:	50 metres	22 metres
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings and ground-oriented multiple unit residential buildings
Amenity Space:		
Indoor Amenity:	153 square metres	The proposed 129 square metres [+ $16,000 CIL] meets the Zoning By-law requirement.
Outdoor Amenity:	153 square metres	The proposed 153 square metres meets the Zoning By-law requirement.

Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	46	50
Residential Visitor:	5	5
Total:	51	55
Accessible:	1	5
Bicycle Spaces		
Residential Secure Parking:	61	67
Residential Visitor:	6	6

- The proposed CD By-law is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted land-uses, density, lot coverage, minimum building setbacks and off-street parking requirements.

- The permitted land use is intended to accommodate the proposed 6-storey apartment building.

- If calculated based on gross site area, the floor area ratio (FAR) is 1.60 which complies with the maximum permitted 2.50 FAR for "Multiple Residential" designated properties in the OCP, in select areas, and the Residential Low to Mid Rise up to 2.5 FAR designation in the City Centre Plan. If calculated on the net site area, the FAR is 2.75. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.75 (net) in the CD By-law.

- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 45% in the CD By-law to accommodate the proposed built form. The proposed lot coverage is typical for a 6-storey apartment building on a smaller site.

- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.

- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located 0.0 metre from all street frontages. As a result, the CD By-law will include provisions that will allow for the underground parking facility to extend to within 0.0 metre of the lot line along all street frontages.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance ($1,500 per unit if completed by December 31, 2021; and $2,000 per unit if completed after January 1, 2022).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 18, 2019, and the Development Proposal Signs were installed on May 27, 2019. Staff received no responses from residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

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

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the City Centre Plan.

- The applicant has worked with staff to ensure an appropriate interface between land-uses as well as further refine the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm.

- The applicant proposes to construct a 6-storey apartment building directly adjacent to the street frontages (i.e. Old Yale Road, future 133A Street and southern lane) in order to encourage a more pedestrian-friendly streetscape and urban public realm.

- The proposed building façade is articulated by the interplay of frames/planes with a forefront floating fibre cement. The ground-floor units are oriented toward the street with front door access and usable semi-private outdoor space.

- The building orientation ensures that units will provide greater observation of public realms with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.

- The proposed buildings reflect an urban and contemporary building form with a flat roof.

- The unit mix is proposed to consist of 8 studios, 16 one-bedroom, 15 one-bedroom plus den, 6 two-bedroom and 6 three-bedroom.

- The dwelling units will range in size from 39 square metres for a studio unit to 98 square metres for a three-bedroom unit.

<u>Landscaping</u>

- Along the street interfaces and the corner plaza, landscaping treatments consist of hardscaping with bench seating and planters.

- The ground floor residential interfaces along Old Yale Road and the future 133A Street consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".

- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas located on the ground level and roof top.

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 153 square metres of indoor amenity space to serve the residents of the proposed 51-unit apartment building. Of this 153-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.

- The applicant proposes 129 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 153 square metre total indoor amenity space requirement for the project.

- The applicant has agreed to provide a monetary contribution of $16,000 (based on $2,000 per unit, if completed by December 31, 2021) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended. Cash-in-lieu contributions for indoor amenity space are increased on an annual basis and must be paid at the rate in effect at the time of Final Adoption.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 153 square metres of outdoor amenity space to serve the residents of the proposed 51 units.

- The applicant is proposing 153 square metres of outdoor amenity, meeting the minimum requirement.

- The applicant is proposing a ground-floor patio area in addition to a rooftop amenity area.

- The outdoor amenity on the rooftop will consist of casual seating, dining areas, lounge furniture and a children's play area.

Outstanding Items

The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, including:

- Adjust the patio elevations to comply with the Form and Character Development Permit guidelines in the OCP. The OCP requires that main floor levels be set at a minimum of 0.6 metre and a maximum of 1.2 metres above the sidewalk grade.
- Continue to develop and refine the corner plaza design.
- Mechanical vent location in front of the patio entry needs further study.
- Coordinate the landscape and architectural drawings.

TREES

- Stuart G. Goode, ISA Certified Arborist of Goode Aboriculture Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash	1	1	0
Maple	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
Spruce	2	2	0
Western Hemlock	1	1	0
Western Red Cedar	3	3	0
Total (excluding Alder and Cottonwood Trees)	**10**	**10**	

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**15**
Total Retained and Replacement Trees	**15**
Contribution to the Green City Program	**$2,000**

- The Arborist Assessment states that there is a total of 10 mature trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that no 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 2 to 1 replacement ratio for all trees. This will require a total of 20 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site, the deficit of 5 replacement trees will require a cash-in-lieu payment of $2,000**,** representing $400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted along the street frontages. This will be determined by the Engineering Department during the servicing design review process.

- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of $2,000 to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System Bylaw" (see Appendix VII for location). The District Energy (DE) System consists of three primary components:

    - Community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;

    - Distribution piping that links the community energy centres with buildings connected to the system; and

    - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.

- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's District Energy (DE) system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.

- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.

- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.

- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.

- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System Bylaw".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Aerial Photos
Appendix VI.	ADP Comments and Response
Appendix VII.	District Energy Map

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/cm

APPENDIX I

NORTH ELEVATION FACING OLD YALE ROAD

BUILDING MAIN ENTRY / EXIT

APLIN MARTIN

Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

SUBMISSION TO ADP
MARCH 10, 2021
SURREY FILE #19-0004-00

ARCHITECT:
ANDY IGEL, AIBC, AAA,AIA, MRAIC,NCARB
APLIN & MARTIN CONSULTANTS LTD.

REV	DATE	DESCRIPTION	DR	RV
11	MAR. 05.21	REVISED & RE-ISSUED AS PER COMMENTS BY COS	ML	AI
10	JAN. 19.21	REVISED & RE-ISSUED AS PER COMMENTS BY COS	ML	AI
9	NOV. 24.20	REVISED & RE-ISSUED AS PER COMMENTS BY COS	ML	VC
8	OCT. 08.20	REVISED & RE-ISSUED AS PER COMMENTS BY COS	AG/ML	VC
7	AUG. 31.20	REVISED & RE-ISSUED AS PER COMMENTS BY COS	AG/ML	VC
6	JUN. 19.20	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG/ZG	VC
5	FEB. 14.20	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG/ZG	AI
4	JAN. 14.20	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG/ZG	AI
3	SEP. 09.19	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG	AI
2	APR. 18.19	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG	AI
1	JAN. 04.19	ISSUED FOR DEVELOPMENT PERMIT	AG	AI

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PROJECT:

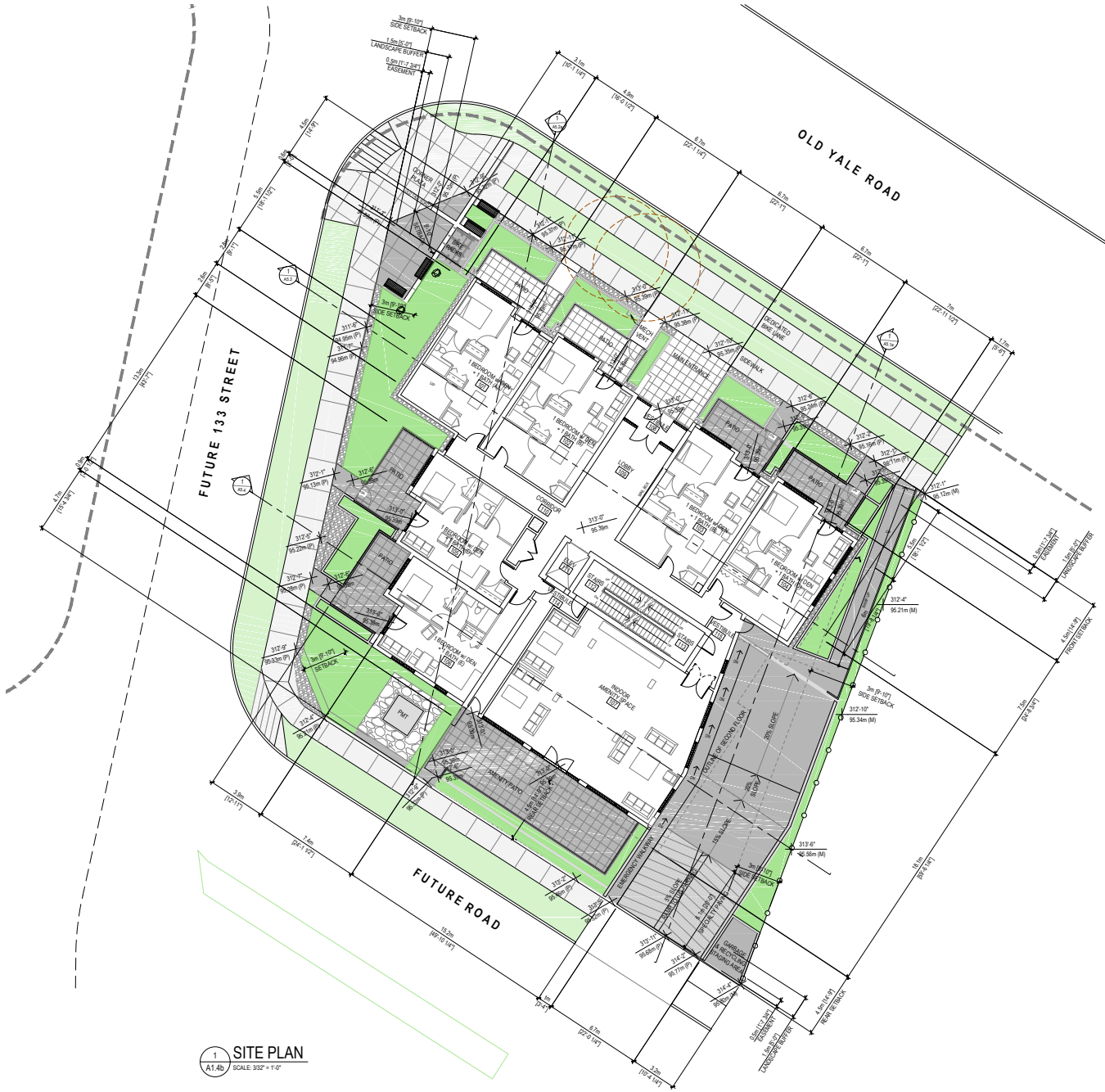
6-STOREY MULTIPLE
RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD
SURREY, BC

SHEET TITLE:

PERSPECTIVES

SCALE	REVISION
N.T.S.	
DRAWING NO.	PROJECT NO.
A0.9	17-744



1 A1.4b SITE PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK
- PROPOSED FENCE
- PROPOSED TREES, REFER TO LANDSCAPE
- TREE PROTECTION ZONE
- EXCAVATION BUFFER ZONE

APLIN MARTIN

Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

TRUE NORTH | PROJECT NORTH

0 5 10

SUBMISSION TO ADP
JANUARY 28, 2021
SURREY FILE: #19-0004-00

ARCHITECT:
ANDY IGEL, AIBC,AAA, AIA, MRAIC, NCARB
APLIN & MARTIN CONSULTANTS LTD.

REV	DATE	DESCRIPTION	DR	RV
12	MAR.05.21	REVISED & RE-ISSUED AS PER COMMENTS BY COS	RS/ML	AI
11	JAN. 19.21	REVISED & RE-ISSUED AS PER COMMENTS BY COS	RS/ML	AI
10	NOV.24.20	ISSUED FOR ADP	RS/ML	VC
9	OCT. 13.20	REVISED & RE-ISSUED AS PER COMMENTS BY COS	RS/ML	VC
8	AUG.31.20	REVISED & RE-ISSUED AS PER COMMENTS BY COS	AG/ML	VC
7	JUN.19.20	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG/RS	VC
6	FEB.14.20	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	RS/ZG	AI
5	JAN.14.20	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	RS/ZG	AI
4	DEC. 10.19	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG/ZG	AI
3a	SEP.17.19	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG	AI
3	SEP.09.19	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG	AI
2	APR.18.19	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG	AI
1	JAN.04.19	ISSUED FOR DEVELOPMENT PERMIT	AG	AI

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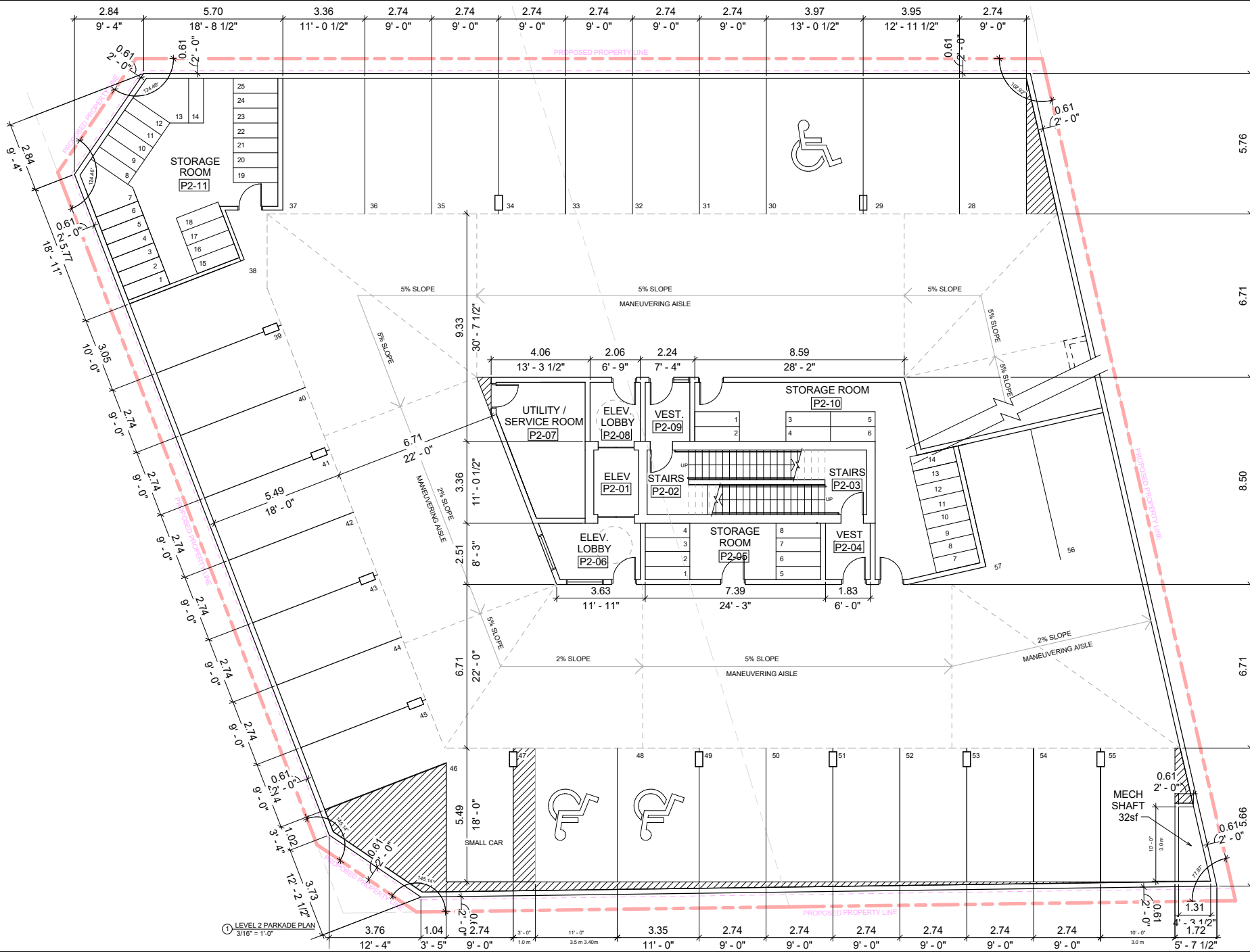
PROJECT:
6-STOREY MULTIPLE RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD
SURREY, BC

SHEET TITLE:
SITE PLAN ULTIMATE ROAD

SCALE:	REVISION
3/32" = 1'-0"	1
DRAWING NO.	PROJECT NO.
A1.4b	17-744



1 LEVEL 2 PARKADE PLAN
3/16" = 1'-0"

APLIN MARTIN
Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

TRUE NORTH
PROJECT NORTH
0 2.5 5

SUBMISSION TO ADP
MARCH 10, 2021
SURREY FILE #19-0004-00

ARCHITECT:
ANDY IGEL, AIBC, AAA,AIA, MRAIC,NCARB
APLIN & MARTIN CONSULTANTS LTD.

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11	MAR.05.21	REVISED & RE-ISSUED AS PER COMMENTS BY CCS	ML	AI
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8	OCT.08.20	REVISED & RE-ISSUED AS PER COMMENTS BY CCS	AG/ML	VC
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3	SEP.09.19	REVISED & RE-ISSUED FOR DEVELOPMENT PERMIT	AG	AI
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1	JAN.04.19	ISSUED FOR DEVELOPMENT PERMIT	AG	AI

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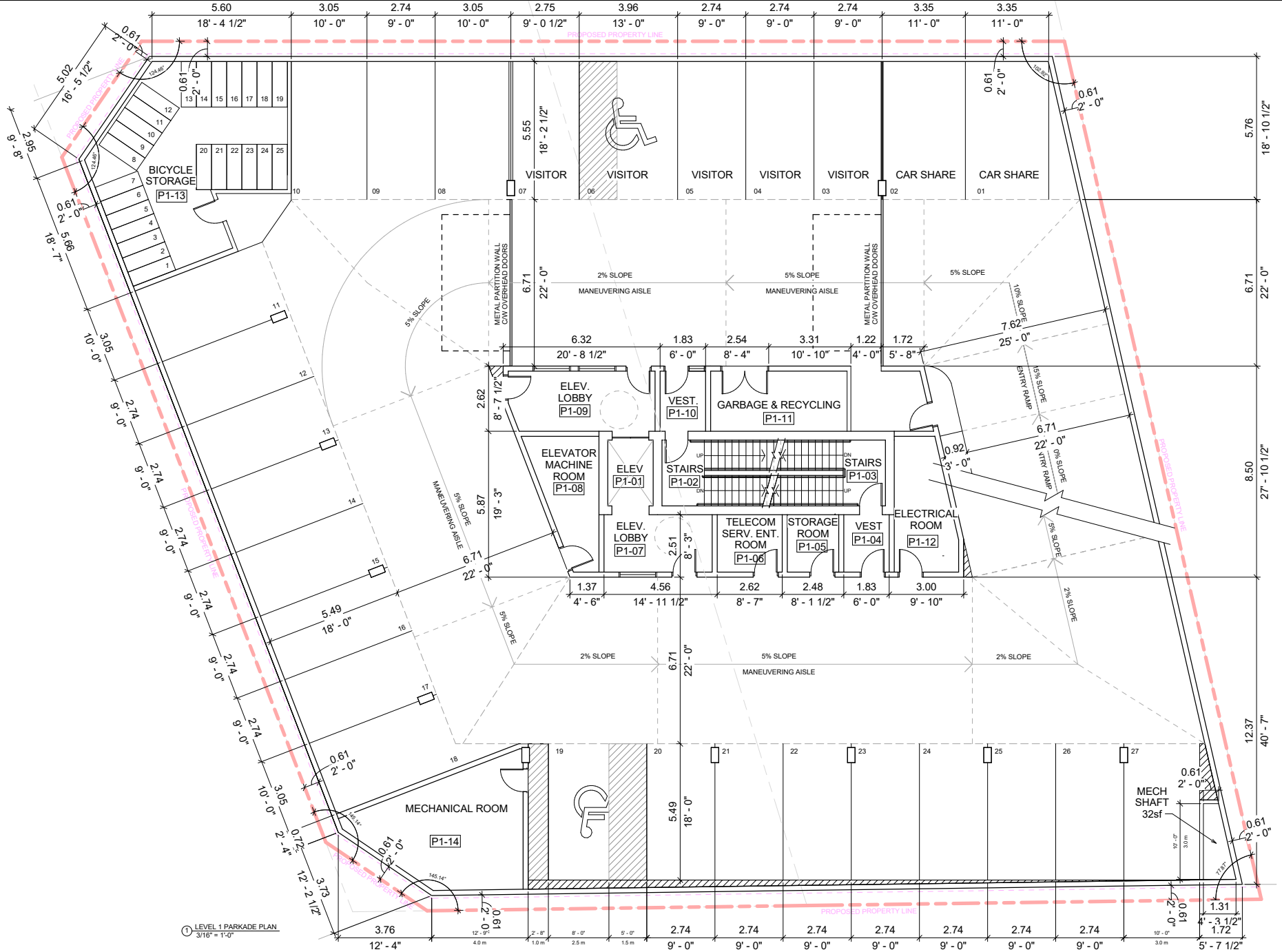
PROJECT:
6-STOREY MULTIPLE RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD
SURREY, BC

SHEET TITLE:
LEVEL 2 PARKADE PLAN

SCALE: 3/16" = 1'-0"
REVISION:
DRAWING NO.: A2.1
PROJECT NO.: 17-744



1 LEVEL 1 PARKADE PLAN
3/16" = 1'-0"

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Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
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TRUE NORTH
PROJECT NORTH

0 2.5 5

SUBMISSION TO ADP
MARCH 10, 2021
SURREY FILE #19-0004-00

ARCHITECT:
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PROJECT:
6-STOREY MULTIPLE RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD
SURREY, BC

SHEET TITLE:
LEVEL 1 PARKADE PLAN

SCALE	REVISION
3/16" = 1'-0"	
DRAWING NO.	PROJECT NO.
A2.2	17-744

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201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

1 NORTH ELEVATION (OLD YALE ROAD)
3/16" = 1'-0"

MATERIALS LEGEND:

01 PRE-FINISHED METAL FLASHING
- VICWEST: CHARCOAL

02 PRE-FINISHED ALUMINUM VENTED SOFFIT
- LUX: DARK CHERRY

03 PRE-FINISHED ALUM. HORIZONTAL WALL CLADDING
- LUX: DARK CHERRY

04 FIBER CEMENT PANEL W/ REVEAL SYSTEM
- HARDIEPANEL VERTICAL SIDING SMOOTH:
BENJAMIN MOORE CC-30 OXFORD WHITE

05 FIBER CEMENT PANEL W/ REVEAL SYSTEM
- HARDIEPANEL VERTICAL SIDING SMOOTH:
BENJAMIN MOORE 2134-30 IRON MOUNTAIN

06 VINYL SLIDING PATIO DOOR
- STARLINE WINDOWS: 8500 SERIES

07 FIBER CEMENT 12" TRIM BOARD
- HARDIETRIM: BENJAMIN MOORE 2134 IRON MTN

08 INSULATED METAL DOOR
- PAINTED: BENJAMIN MOORE 2124-30 DEEP SILVER

09 BUILDING SIGNAGE & UNIT NUMBERS
NON-ILLUMINATED ALUMINUM CHANNEL LETTERS
- VICWEST: QC 16069 BONE WHITE

10 DOUBLE GLAZED ALUMINUM WINDOW WALL
-STARLINE WINDOWS: 9000 SERIES
CLEAR GLAZING / BLACK FRAME

11 HORIZONTAL SLIDING VINYL WINDOW
- STARLINE WINDOWS: 6000 SERIES
CLEAR GLAZING / BLACK FRAME

12 ALUMINUM AND GLASS RAILING
- CLEAR GLAZING / BLACK FRAME

13 BRICK VENEER
- IXL : 751 TWILIGHT

14 FIBERGLASS ENTRY DOOR
- NOVATECH: VOG / BENJAMIN MOORE
2124 30 DEEP SILVER

15 CONCRETE PLANTER
- DULUX - PERMA-CRETE
MASONRY COATING
- GRAY

16 DECORATIVE METAL PANEL

SUBMISSION TO ADP
MARCH 10, 2021
SURREY FILE #19-0004-00

ARCHITECT:
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PROJECT:
6-STOREY MULTIPLE RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD
SURREY, BC

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE:	REVISION
3/16" = 1'-0"	
DRAWING NO.	PROJECT NO.
A4.1	17-744

APLIN MARTIN

Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
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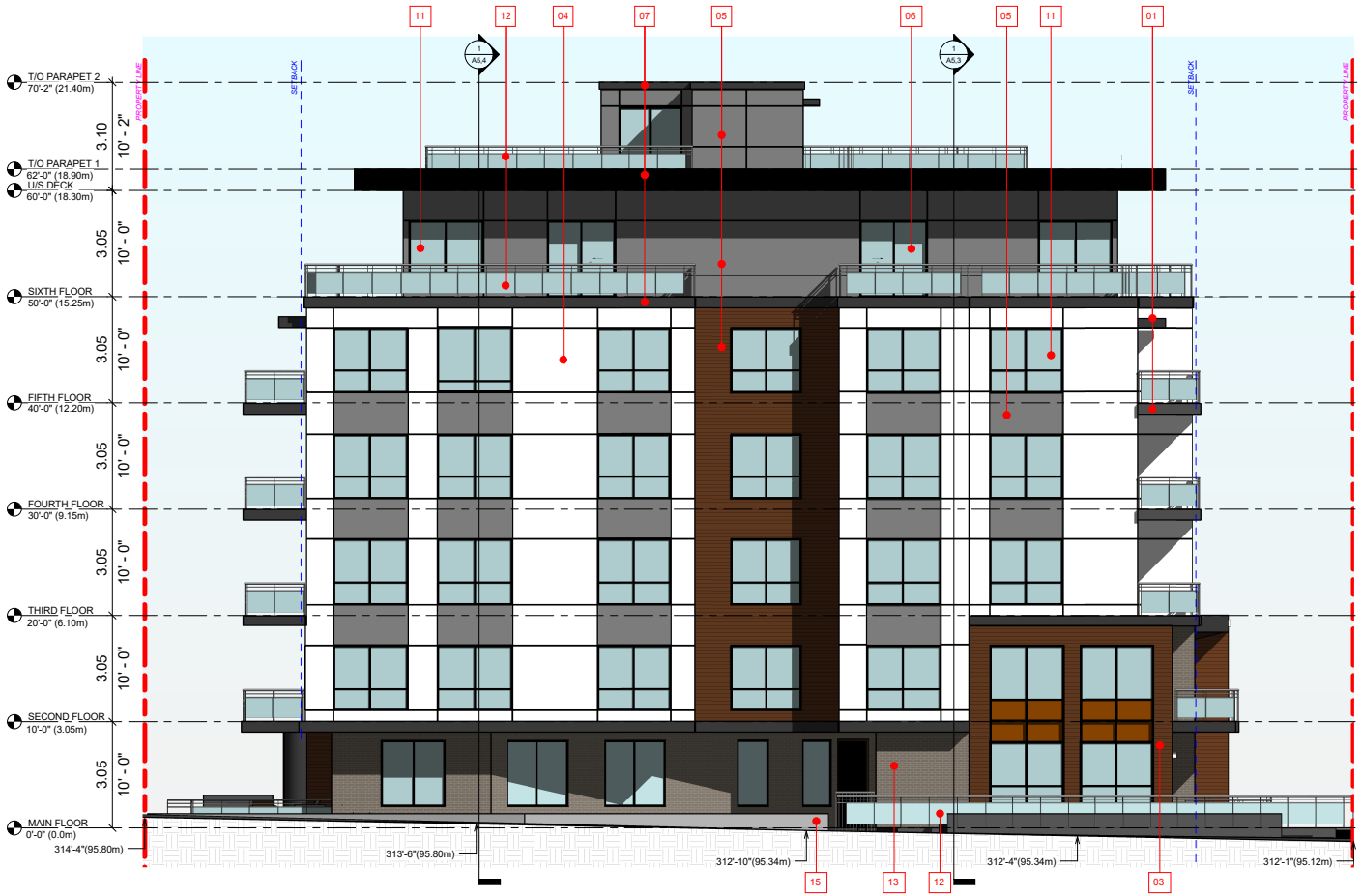

1 EAST ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND:

01 PRE-FINISHED METAL FLASHING
- VICWEST: CHARCOAL

02 PRE-FINISHED ALUMINUM VENTED SOFFIT
- LUX: DARK CHERRY

03 PRE-FINISHED ALUM. HORIZONTAL WALL CLADDING
- LUX: DARK CHERRY

04 FIBER CEMENT PANEL W/ REVEAL SYSTEM
- HARDIEPANEL VERTICAL SIDING SMOOTH:
BENJAMIN MOORE CC-30 OXFORD WHITE

05 FIBER CEMENT PANEL W/ REVEAL SYSTEM
- HARDIEPANEL VERTICAL SIDING SMOOTH:
BENJAMIN MOORE 2134-30 IRON MOUNTAIN

06 VINYL SLIDING PATIO DOOR
- STARLINE WINDOWS: 8500 SERIES

07 FIBER CEMENT 12" TRIM BOARD
- HARDIETRIM: BENJAMIN MOORE 2134 IRON MTN

08 INSULATED METAL DOOR
- PAINTED: BENJAMIN MOORE 2124-30 DEEP SILVER

09 BUILDING SIGNAGE & UNIT NUMBERS
NON-ILLUMINATED ALUMINUM CHANNEL LETTERS
- VICWEST: QC 16069 BONE WHITE

10 DOUBLE GLAZED ALUMINUM WINDOW WALL
-STARLINE WINDOWS: 9000 SERIES
CLEAR GLAZING / BLACK FRAME

11 HORIZONTAL SLIDING VINYL WINDOW
- STARLINE WINDOWS: 6000 SERIES
CLEAR GLAZING / BLACK FRAME

12 ALUMINUM AND GLASS RAILING
- CLEAR GLAZING / BLACK FRAME

13 BRICK VENEER
- IXL : 751 TWILIGHT

14 FIBERGLASS ENTRY DOOR
- NOVATECH: VOG / BENJAMIN MOORE
2124 30 DEEP SILVER

15 CONCRETE PLANTER
- DULUX - PERMA-CRETE
MASONRY COATING
- GRAY

16 DECORATIVE METAL PANEL

SUBMISSION TO ADP
MARCH 10, 2021
SURREY FILE #19-0004-00

ARCHITECT:
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PROJECT:
6-STOREY MULTIPLE
RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD
SURREY, BC

SHEET TITLE:
EXTERIOR
ELEVATIONS

SCALE	REVISION
3/16" = 1'-0"	
DRAWING NO.	PROJECT NO.
A4.2	17-744

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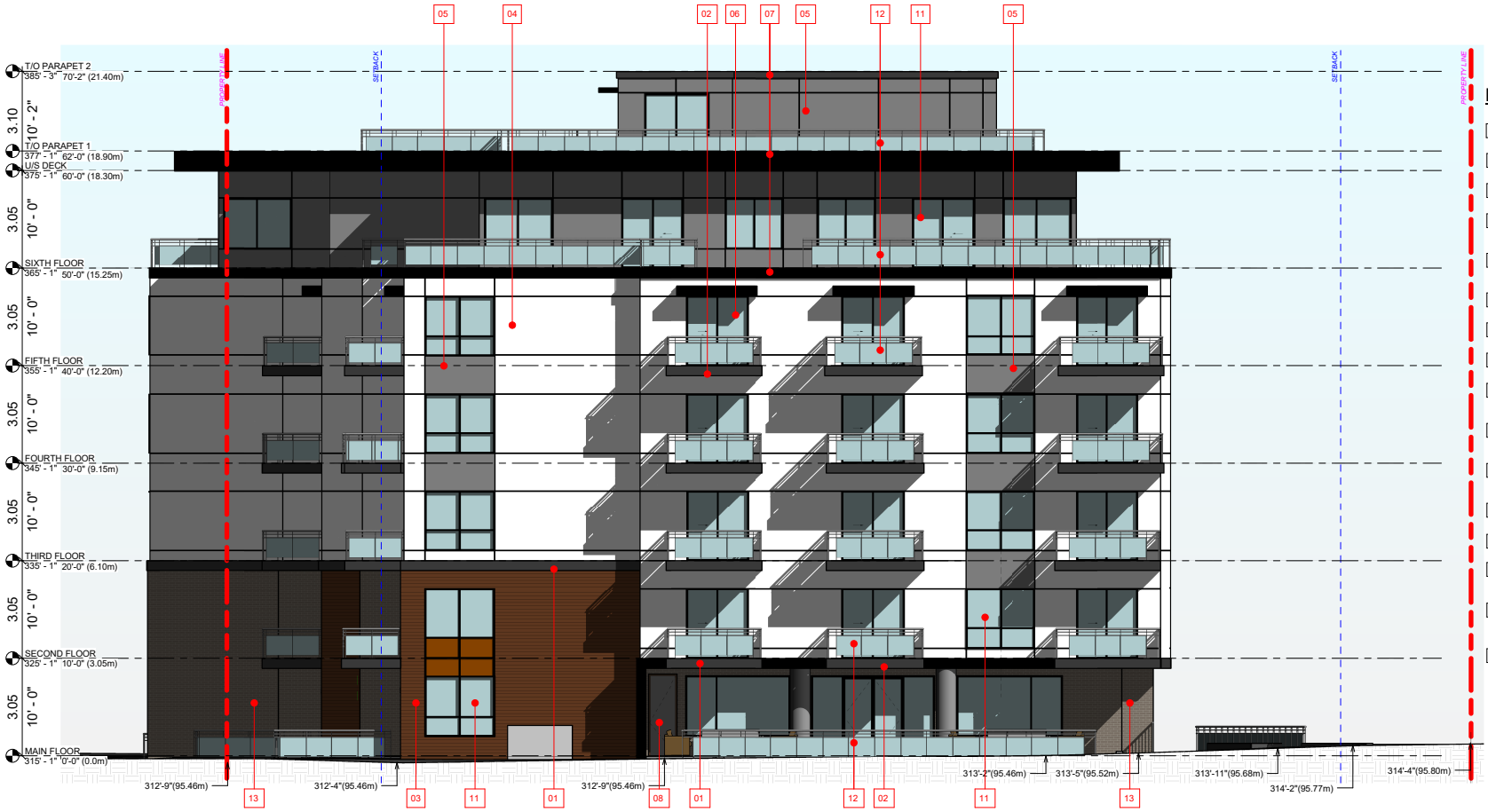

1 SOUTH ELEVATION (LANE)
3/16" = 1'-0"

MATERIALS LEGEND:

01 PRE-FINISHED METAL FLASHING
- VICWEST: CHARCOAL

02 PRE-FINISHED ALUMINUM VENTED SOFFIT
- LUX: DARK CHERRY

03 PRE-FINISHED ALUM. HORIZONTAL WALL CLADDING
- LUX: DARK CHERRY

04 FIBER CEMENT PANEL W/ REVEAL SYSTEM
- HARDIEPANEL VERTICAL SIDING SMOOTH: BENJAMIN MOORE CC-30 OXFORD WHITE

05 FIBER CEMENT PANEL W/ REVEAL SYSTEM
- HARDIEPANEL VERTICAL SIDING SMOOTH: BENJAMIN MOORE 2134-30 IRON MOUNTAIN

06 VINYL SLIDING PATIO DOOR
- STARLINE WINDOWS: 8500 SERIES

07 FIBER CEMENT 12" TRIM BOARD
- HARDIETRIM: BENJAMIN MOORE 2134 IRON MTN

08 INSULATED METAL DOOR
- PAINTED: BENJAMIN MOORE 2124-30 DEEP SILVER

09 BUILDING SIGNAGE & UNIT NUMBERS
NON-ILLUMINATED ALUMINUM CHANNEL LETTERS
- VICWEST: QC 16069 BONE WHITE

10 DOUBLE GLAZED ALUMINUM WINDOW WALL
-STARLINE WINDOWS: 9000 SERIES
CLEAR GLAZING / BLACK FRAME

11 HORIZONTAL SLIDING VINYL WINDOW
- STARLINE WINDOWS: 6000 SERIES
CLEAR GLAZING / BLACK FRAME

12 ALUMINUM AND GLASS RAILING
- CLEAR GLAZING / BLACK FRAME

13 BRICK VENEER
- IXL : 751 TWILIGHT

14 FIBERGLASS ENTRY DOOR
- NOVATECH: VOG / BENJAMIN MOORE 2124 30 DEEP SILVER

15 CONCRETE PLANTER
- DULUX - PERMA-CRETE MASONRY COATING
- GRAY

16 DECORATIVE METAL PANEL

SUBMISSION TO ADP
MARCH 10, 2021
SURREY FILE #19-0004-00

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PROJECT:
6-STOREY MULTIPLE RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD
SURREY, BC

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE	REVISION
3/16" = 1'-0"	
DRAWING NO.	PROJECT NO.
A4.3	17-744

APLIN MARTIN
Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

1 WEST ELEVATION (FUTURE 133 STREET)
3/16" = 1'-0"

MATERIALS LEGEND:

01 PRE-FINISHED METAL FLASHING
- VICWEST: CHARCOAL

02 PRE-FINISHED ALUMINUM VENTED SOFFIT
- LUX: DARK CHERRY

03 PRE-FINISHED ALUM. HORIZONTAL WALL CLADDING
- LUX: DARK CHERRY

04 FIBER CEMENT PANEL W/ REVEAL SYSTEM
- HARDIEPANEL VERTICAL SIDING SMOOTH: BENJAMIN MOORE CC-30 OXFORD WHITE

05 FIBER CEMENT PANEL W/ REVEAL SYSTEM
- HARDIEPANEL VERTICAL SIDING SMOOTH: BENJAMIN MOORE 2134-30 IRON MOUNTAIN

06 VINYL SLIDING PATIO DOOR
- STARLINE WINDOWS: 8500 SERIES

07 FIBER CEMENT 12" TRIM BOARD
- HARDIETRIM: BENJAMIN MOORE 2134 IRON MTN

08 INSULATED METAL DOOR
- PAINTED: BENJAMIN MOORE 2124-30 DEEP SILVER

09 BUILDING SIGNAGE & UNIT NUMBERS
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- VICWEST: QC 16069 BONE WHITE

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-STARLINE WINDOWS: 9000 SERIES
CLEAR GLAZING / BLACK FRAME

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- STARLINE WINDOWS: 6000 SERIES
CLEAR GLAZING / BLACK FRAME

12 ALUMINUM AND GLASS RAILING
- CLEAR GLAZING / BLACK FRAME

13 BRICK VENEER
- IXL : 751 TWILIGHT

14 FIBERGLASS ENTRY DOOR
- NOVATECH: VOG / BENJAMIN MOORE 2124 30 DEEP SILVER

15 CONCRETE PLANTER
- DULUX - PERMA-CRETE MASONRY COATING
- GRAY

16 DECORATIVE METAL PANEL

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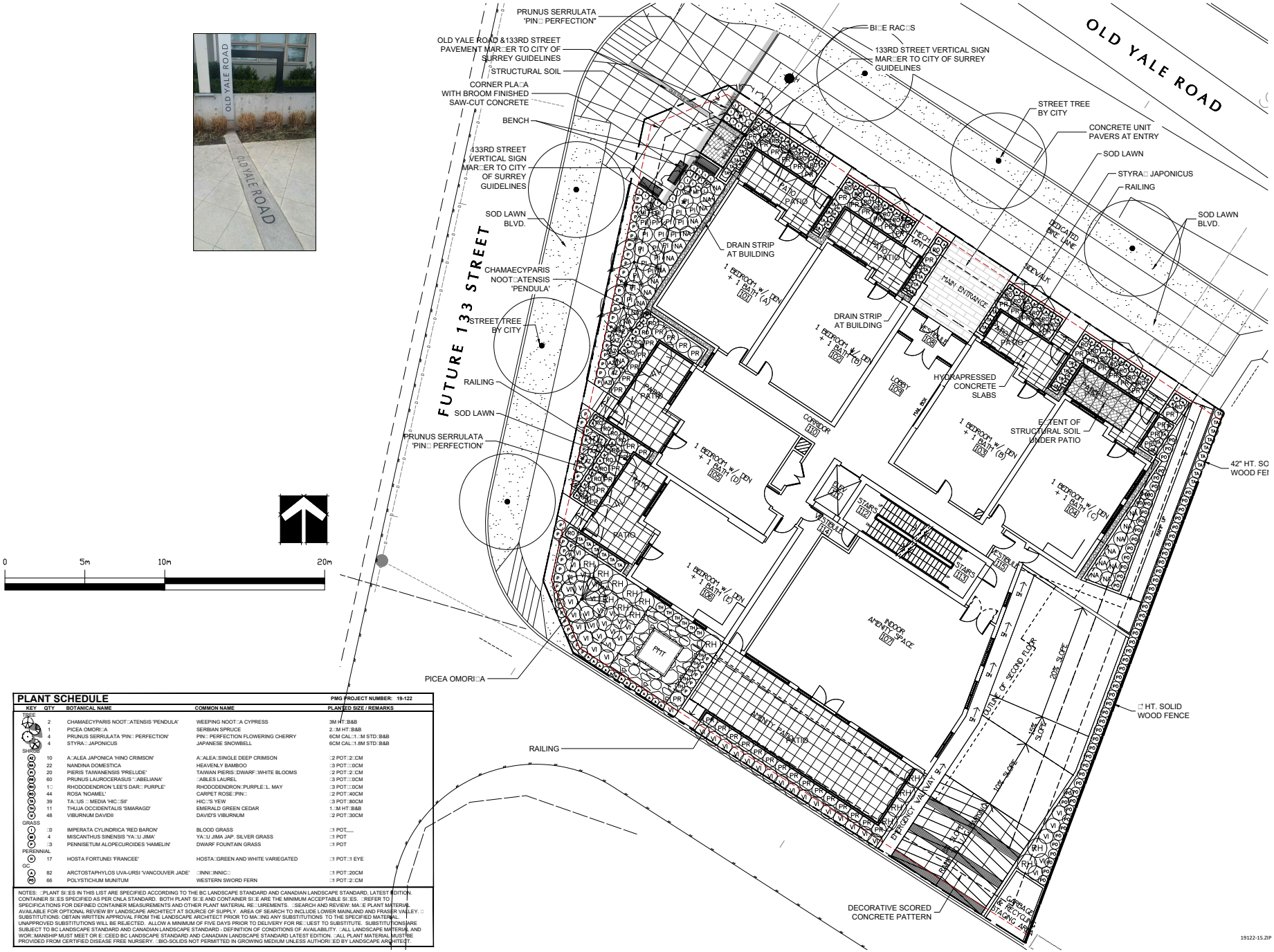
PROJECT:
6-STOREY MULTIPLE RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD
SURREY, BC

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE	REVISION
3/16" = 1'-0"	
DRAWING NO.	PROJECT NO.
A4.4	17-744



PLANT SCHEDULE

PMG PROJECT NUMBER: 19-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	CHAMAECYPARIS NOOT□ATENSIS 'PENDULA'	WEEPING NOOT□A CYPRESS	3M HT□B&B
	1	PICEA OMORI□A	SERBIAN SPRUCE	2.□M HT□B&B
	4	PRUNUS SERRULATA 'PIN□ PERFECTION'	PIN□ PERFECTION FLOWERING CHERRY	6CM CAL□1.□M STD□B&B
	4	STYRA□ JAPONICUS	JAPANESE SNOWBELL	6CM CAL□1.8M STD□B&B
SHRUB				
	10	A□ALEA JAPONICA 'HINO CRIMSON'	A□ALEA□SINGLE DEEP CRIMSON	□2 POT□2□CM
	22	NANDINA DOMESTICA	HEAVENLY BAMBOO	□3 POT□□0CM
	20	PIERIS TAIWANENSIS 'PRELUDE'	TAIWAN PIERIS□DWARF□WHITE BLOOMS	□2 POT□2□CM
	60	PRUNUS LAUROCERASUS '□ABELIANA'	□ABLES LAUREL	□3 POT□□0CM
	1□	RHODODENDRON 'LEE'S DAR□ PURPLE'	RHODODENDRON□PURPLE□L MAY	□3 POT□□0CM
	44	ROSA 'NOAMEL'	CARPET ROSE□PIN□	□2 POT□40CM
	39	TA□US □MEDIA 'HIC□SII'	HIC□S YEW	□3 POT□80CM
	11	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.□M HT□B&B
	48	VIBURNUM DAVIDII	DAVID'S VIBURNUM	□2 POT□30CM
GRASS				
	□0	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	□1 POT□□□
	4	MISCANTHUS SINENSIS 'YA□U JIMA'	YA□U JIMA JAP. SILVER GRASS	□1 POT
	□3	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	□1 POT
PERENNIAL				
	17	HOSTA FORTUNEI 'FRANCEE'	HOSTA□GREEN AND WHITE VARIEGATED	□1 POT□1 EYE
GC				
	82	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	□INNI□INNIC□	□1 POT□20CM
	66	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	□1 POT□2□CM

NOTES: □PLANT SI□ES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SI□ES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SI□E AND CONTAINER SI□E ARE THE MINIMUM ACCEPTABLE SI□ES. □REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL RE□UIREMENTS. □SEARCH AND REVIEW: MA□E PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. □ SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MA□ING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR RE□UEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. □ALL LANDSCAPE MATERIAL AND WOR□MANSHIP MUST MEET OR E□CEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. □ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. □BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORI□ED BY LANDSCAPE ARCHITECT.

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pmg LANDSCAPE ARCHITECTS
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□ 604 294-0011 □□ 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
14	21.MAR.08	CITY COMMENTS & NEW SITE PLAN	YR
13	21.JAN.16	NEW CIVIL PLAN	YR
12	20.NOV.16	CITY COMMENTS	YR
11	20.OCT.09	NEW ROOF PLAN	YR
10	20.AUG.25	NEW SITE PLAN	YR
9	20.JUN.25	NEW ROOF PLAN	DO
8	20.JUN.18	NEW SITE PLAN	DO
7	20.JUN.04	REVISE SECTIONS	DO
6	20.MAY.25	NEW SITE PLAN	DO
5	20.MAR.17	CITY COMMENTS	DO
4	20.FEB.14	NEW ROOF PLAN	DO
3	20.FEB.11	NEW SITE PLAN	DO
-	20.JAN.14	RE-ISSUED FOR DP	MCY
2	19.DEC.17	NEW SITE PLAN / CITY COMMENTS	DO
1	19.SEP.05	NEW SITE PLAN	DO

CLIENT:

PROJECT:

6-STOREY MULTIPLE RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	19.JUL.23	DRAWING NUMBER:	
SCALE:	1:100		**L1**
DRAWN:	DO		
DESIGN:	DO		
CH□D:	MCY		**OF 5**

19122-15.ZIP

PMG PROJECT NUMBER: **19-122**

PLANT SCHEDULE

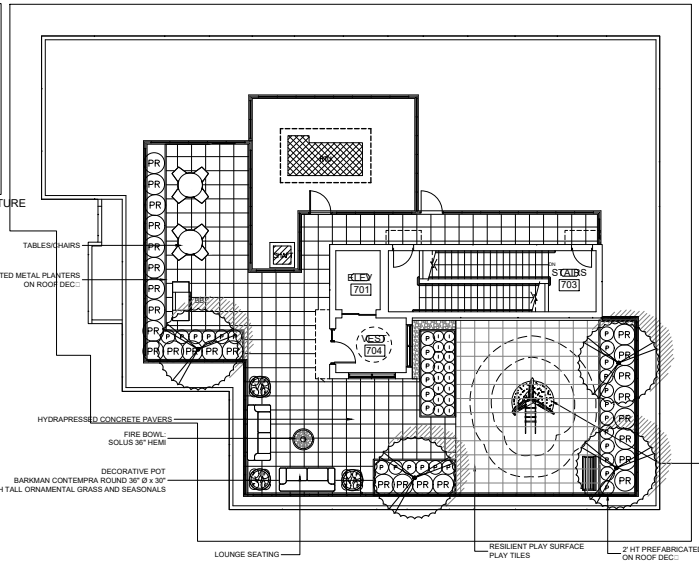
PMG PROJECT NUMBER: 19-122

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
S	4	ACER PALMATUM □□.r.□□□	JAPANESE MAPLE	□7 POT
SHRUBS				
PR	26	PRUNUS LAUROCERASUS '□ABELIANA'	□ABLES LAUREL	□3 POT□□0CM
M	4	VACCINIUM CORYMBOSUM	BLUEBERRY	□2 POT□□0CM
GRASS				
I	16	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	□1 POT
P	30	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	□1 POT
GC				
F	16	FRAGARIA □ ANANASSA	GARDEN STRAWBERRY	9CM POT

NOTES: □PLANT SI□ES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SI□ES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SI□E AND CONTAINER SI□E ARE THE MINIMUM ACCEPTABLE SI□ES. □REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL RE□UIREMENTS. □SEARCH AND REVIEW MA□E PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. □SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MA□ING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR RE□UEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. □ALL LANDSCAPE MATERIAL AND WOR□MANSHIP MUST MEET OR E□CEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. □ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. □BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORI□ED BY LANDSCAPE ARCHITECT.

BAR□MAN CONTEMPRA

□OMPAN TRIPLE SHIFTER PLAY STRUCTURE



SOLUS HEMI FIRE BOWL

0 5m 10m 20m

19122-15.ZIP

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pmg LANDSCAPE ARCHITECTS

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NO.	DATE	REVISION DESCRIPTION	DR.
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2	19.DEC.17	NEW SITE PLAN / CITY COMMENTS	DO
1	19.SEP.05	NEW SITE PLAN	DO

CLIENT:

PROJECT:

6-STOREY MULTIPLE RESIDENTIAL BUILDING

13280 & 13290 OLD YALE RD SURREY, BC

DRAWING TITLE:

ROOF DECK LANDSCAPE

DATE: 20.JAN.13
SCALE: 1:100
DRAWN: DO
DESIGN: DO
CH□D: MCY

DRAWING NUMBER: **L4** OF 5

PMG PROJECT NUMBER: **19-122**

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 06, 2021** PROJECT FILE: **7819-0004-00**

RE: **Engineering Requirements**
Location: 13280 & 13290 Old Yale Road

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.442m along Old Yale Road.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

Works and Services

- Construct south side of Old Yale Road.
- Construct east side of 133 Street.
- Construct Green Lane.
- Implement recommendations of geo-technical report.
- Construct storm main within 133 Street and the Green Lane.
- Construct minimum 250mm sanitary main along Old Yale Road, if applicable.
- Construct minimum 250mm water main along 133 Street.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing third party utilities.
- Pay applicable sanitary latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of $27,578.25 is required.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.

Jeff Pang, P.Eng.
Development Engineer

HB4

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

March 18, 2021

Planning

School Enrolment Projections and Planning Update:

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

Old Yale Road catchment serves the central business district of Surrey. The timing of future high rise development in this area, with good market conditions could impact the enrolment growth upwards from the projections below. As of September 2020, the elementary was operating at 95% capacity. The school requires 2 portables to manage this growth. This catchment is being monitored over the next several years as the projected growth in the area has yet to arrive as projected last year. As part of the 2021/22 Capital Plan, the District is requesting a 10-classroom addition. No capital funding has been approved at this time.

As of September 2020, Kwantlen Park Secondary is currently operating at 119% with 11 portables on site used for enrolling classes. In March 2020, the Ministry of Education supported a 300-capacity addition to move from capital plan request to preparation of a feasibility study.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0004 00

SUMMARY

The proposed 51 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	3
Secondary Students:	3

September 2020 Enrolment/School Capacity

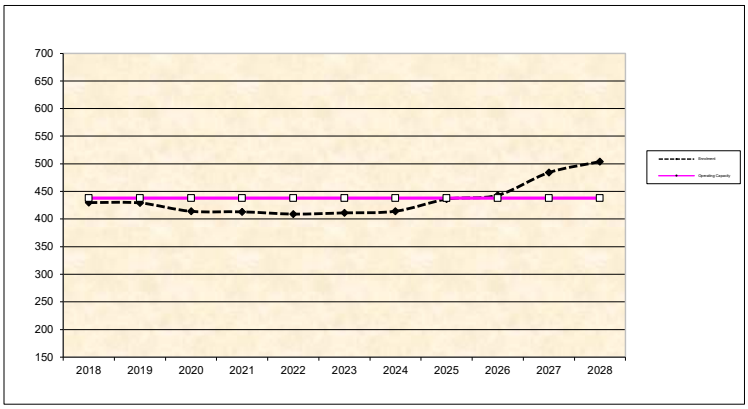
Old Yale Road Elementary	
Enrolment (K/1-7):	56 K + 358
Operating Capacity (K/1-7)	19 K + 419
Kwantlen Park Secondary	
Enrolment (8-12):	1501
Capacity (8-12):	1200

Projected population of school-age children for this development:	9

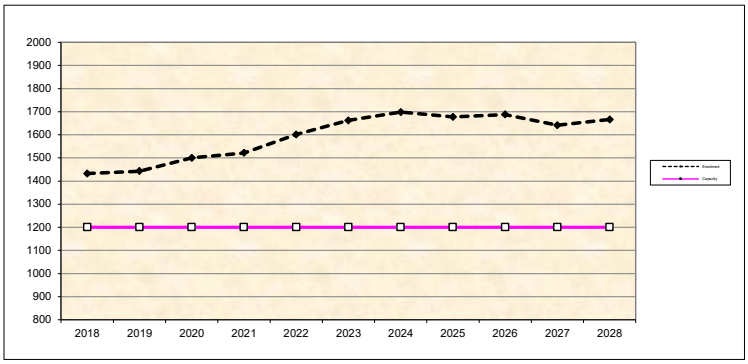
***Population**: The projected population of children aged 0-19 Impacted by the development.*

***Enrolment:** The number of students projected to attend the Surrey School District ONLY.*

Old Yale Road Elementary



Kwantlen Park Secondary



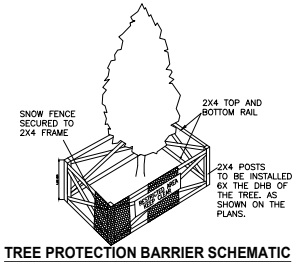
** Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.*
Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

APPENDIX IV

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ROOT PROTECTION ZONE (RPZ)
- TREE PROTECTION BARRIER (TPB)
- TREE CANOPY AREA (TCA)
- REPLACEMENT TREE
- BC HYDRO CONNECTION
- SANITARY CONNECTION
- STORM WATER CONNECTION
- GAS CONNECTION
- WATER CONNECTION

ABBREVIATIONS
S = Shared tree C = City tree O = Off-site tree

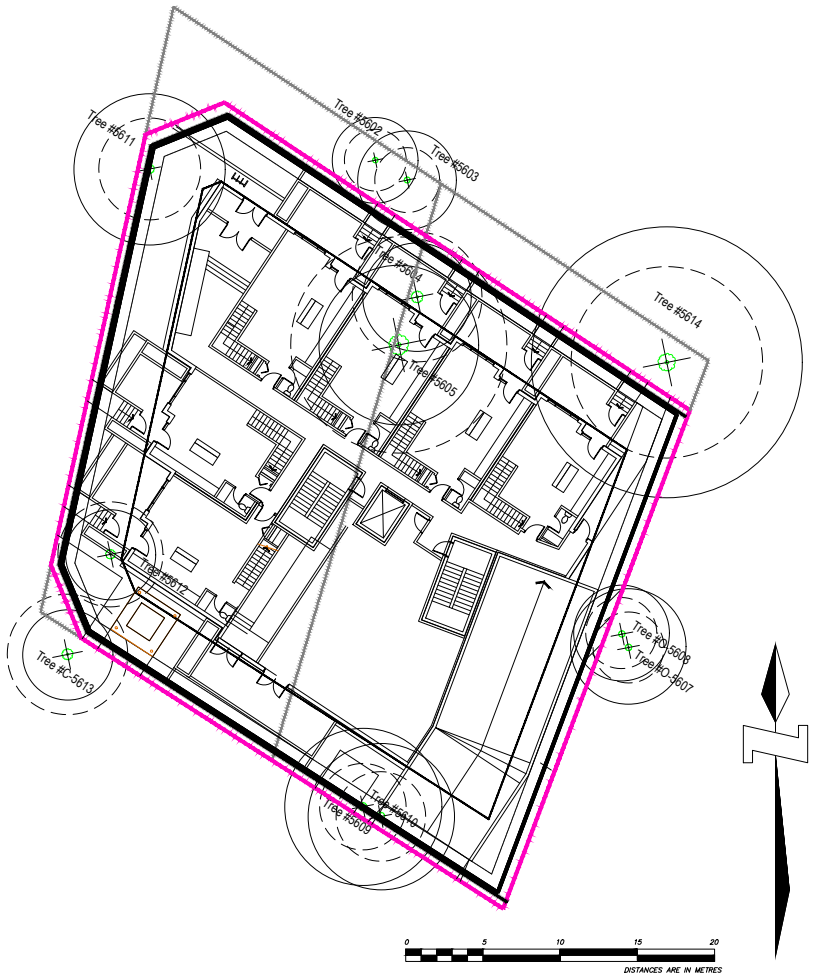


TREE PROTECTION BARRIER SCHEMATIC

ARBORIST NOTES & RECOMENDATIONS

* All replacement trees should conform to and meet BCLNA/BCSLA landscaping & ISA Standards.
* Replacement coniferous trees must be 3m in height and deciduous trees must be 8cm in caliper size.
* Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
* Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner.
* Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines.
* Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
* Arborist supervision is required any time work is carried out within any tree protection barrier
* Tree stumps are not to be removed by excavator around retained onsite and neighboring trees. Remove stumps with a stump grinder.

Tag #	Surveyed	Location	Common & *Botanical* Name	DBH (cm)	Ht (m)	LCR (%)	Observations	Recommendations	Retention Suitability	Retain/ Remove	Tree Protection zone (m)
5611	Yes	On-site	Western Hemlock *Tsuga heterophylla*	30+20	14	70	Specimen forks 1m AGL into 2 stems with a wide union and nice taper. Visually in good health and condition.	Remove specimen to accommodate proposed site plans.	High	Remove	3.3
5602	Yes	On-site	Spruce *Picea sp.*	30	12	80	The specimen has a slight lean with several surface roots. Shared canopy with tree #5603. Next to sidewalk.	Remove specimen to accommodate proposed site plans.	Medium	Remove	2
5603	Yes	On-site	Spruce *Picea sp.*	33	14	80	Specimen forks 3m AGL with a crack in the union. Forks again one of the stems. Shared canopy. Next to sidewalk.	Remove specimen to accommodate proposed site plans.	Low	Remove	2.1
5604	Yes	On-site	Western Red Cedar *Thuja plicata*	64	21	75	Specimen forks 3m AGL with a narrow union into 3 stems. Shared canopy with tree #5605 and next to asphalt driveway. Visually in good health and condition.	Remove specimen to accommodate proposed site plans.	Medium	Remove	4.2
5605	Yes	On-site	Western Red Cedar *Thuja plicata*	108	27	75	Mature specimen forks 2m AGL into 2 stems with a narrow union. Forks again at 6m AGL into 2 stems and 3 narrow unions. Shared canopy and next to asphalt driveway. Visually in good health and condition.	Remove specimen to accommodate proposed site plans.	Medium	Remove	7
5614	Yes	On-site	Douglas Fir *Pseudotsuga menziesii*	95	30	95	Mature specimen forks 15m AGL into 2 stems with large buttress roots next to the sidewalk. Several large surface roots above turf on the property side. Co-dominant stem growing 30cm diameter growing 3m AGL, and another co-dominant stem 24m AGL. Visually in good health and condition.	Remove specimen to accommodate proposed site plans.	Medium	Remove	6.2
5607	Yes	Off-site	Portuguese laurel *Prunus sp.*	35	11	80	Neighboring specimen growing along the property line. Next to concrete retaining wall. Several surface roots. Shared Canopy with tree #5608. Pruned hard in past for building and walkway clearance.	Remove specimen to accommodate proposed site plans. Removal will require permission from neighboring property owner.	Low	Remove	2.3
5608	Yes	Off-site	Portuguese laurel *Prunus sp.*	36	11	80	Neighboring specimen forks 1.5m AGL into 5 stems. Shared canopy with tree #5607. Pruned hard in past for building and walkway clearance.	Remove specimen to accommodate proposed site plans. Removal will require permission from neighboring property owner.	Low	Remove	2.3
5609	Yes	On-site	Western Red Cedar *Thuja plicata*	43	12	80	The specimen has wound located at the base of the tree. Forks with narrow union 6m AGL. Next to overhead power lines and laneway. Topped at 10m AGL with several leaders growing from topping wound. Shared canopy with tree #5610. Visually in good health and condition.	Remove specimen to accommodate proposed site plans.	Low	Remove	2.8
5610	Yes	On-site	Ash Tree *Fraxinus sp.*	22+22	9	50	Specimen visually in good health and condition. Next to laneway and overhead power lines. Shared canopy.	Remove specimen to accommodate proposed site plans.	Medium	Remove	2.9
5612	Yes	On-site	Weeping Willow *Salix babylonica*	52	6	0	Specimen topped and playhouse built at top of the tree, see "image 5".	Remove specimen to accommodate proposed site plans.	Low	Remove	3.4
5613	Yes	City	Maple Tree *Acer sp.*	15+20+25	8	60	City specimen located next to laneway. Topped at 6m AGL with several leaders. Under overhead power lines.	Remove specimen to accommodate proposed site plans. Removal will require permission from City of Surrey.	Low	Remove	3.9



GOODE ARBORICULTURE CONSULTING

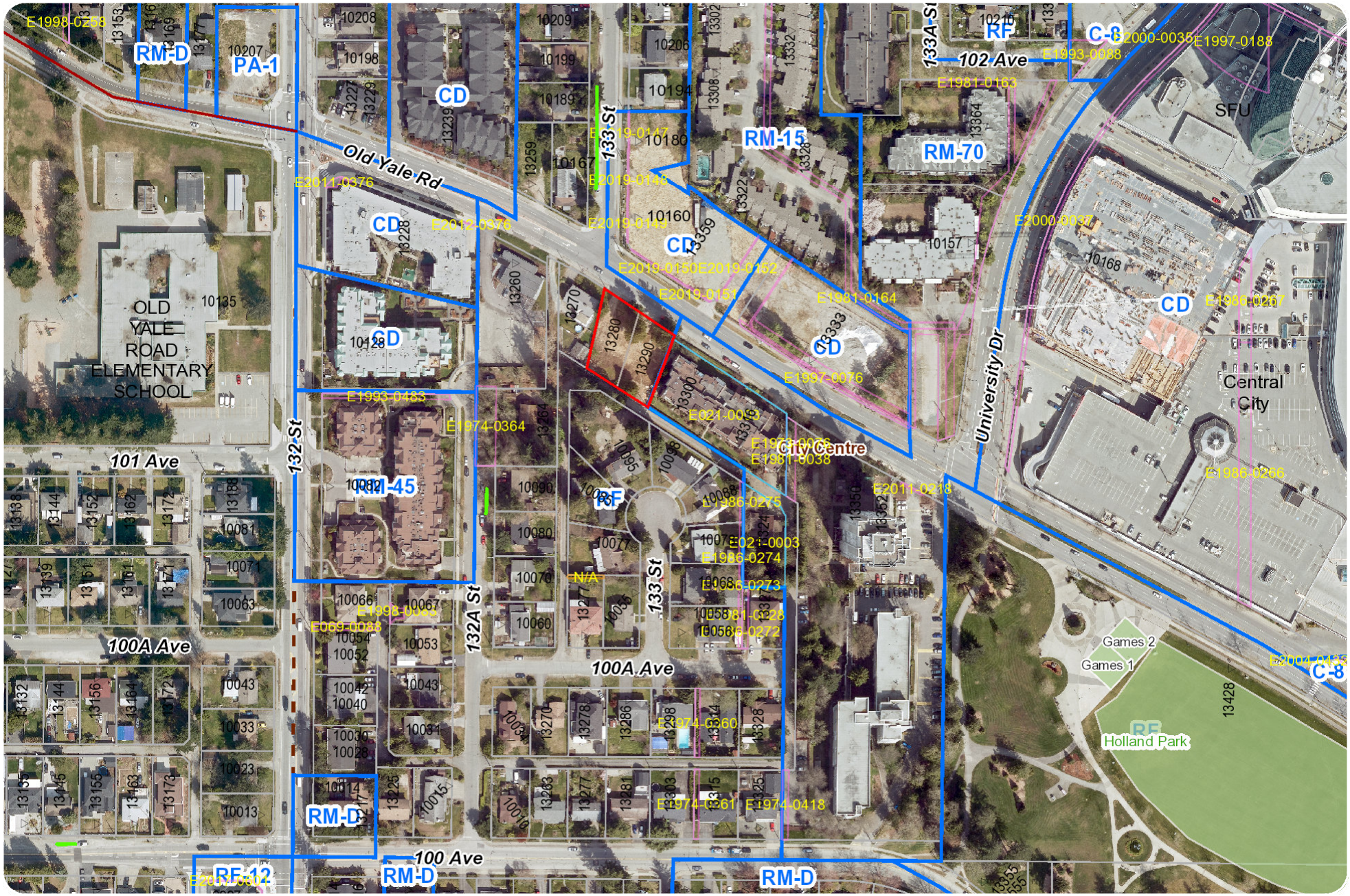
GOODE ARBORICULTURE CONSULTING

161 172nd Street, Surrey B.C.
7783174360
info@goodearboriculture.com

SITE ADDRESS:	13280 & 13290 Old Yale Road, Surrey BC
PROJECT #:	226b
DATE:	September 6, 2019
ARBORIST:	Stuart Goode
SCALE:	
REVISION #:	2

City of Surrey Mapping Online System

APPENDIX V



Enter Map Description

Scale: 1:2,624

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

0 0.0175 0.035 0.07 0.105
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Map created on: 2021-03-29

Advisory Design Panel Minutes

Location: Virtual
Thursday, January 28, 2021
Time: 3:00 pm

Present:	**Guests:**	**Staff Present:**
Panel Members:	Andrew Danielson, VDZ+A	A. McLean, City Architect
R. Drew, Chair	Andy Igel, Aplin Martin	N. Chow, Urban Design Planner
J. Packer	Awtar Madan, 1171794 B.C. Ltd.	S. Maleknia, Urban Design Planner
M. Heeney	Baljit Johal, Mortise Construction	C. Eagles, Administrative Assistant
M. Pasqua	Caelan Griffiths, PMG Landscape Architects	
M. Patterson	Goldy Brar, Peace Enterprises Ltd.	
R. Dhall	Jesse Arora, DF Architecture	
S. Slot	Mary Chan-Yip, PMG Landscape Architects	
T. Bunting	Rajinder Warraich, Flat Architecture	
W. Chong	Zubin Billimoria , DF Architecture	

A. RECEIPT OF MINUTES

It was Moved by R. Dhall
Seconded by W. Chong
That the minutes of the Advisory Design Panel meeting of January 14, 2021 be received.
Carried

B. NEW SUBMISSIONS

1. Time: 3:00 p.m.

File No.:	7919-0004-00
Address:	13280 & 13290 Old Yale Road
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD (based on RM-70) and a Development Permit to allow for the development of a 6-storey residential apartment building consisting of 51 residential units and 2 levels of underground parking.
Developer:	Goldy Brar, Peace Enterprises Ltd.
Architect:	Andy Igel, Aplin Martin
Landscape Architect:	Mary Chan-Yip, PMG Landscape Architects
Planner:	Leita Martin
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff support the project. Staff asked the Panel to provide comments on interfacing, landscaping, and architectural expression of the building.

M. Patterson entered the meeting at 3:10 p.m.

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

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

Carried

Key Points:

- Consider further development of the lobby expression and differentiate from residential expression.
  (1) The development of the lobby expression is more inviting and has better circulation. A feature canopy extending from main floor level to third floor level creates better weather protection to the main entry and exit. And a continuous exterior cedar panel from the main floor to fifth floor represents central access to the building.

- Consider relocating the lobby away from the corner and toward a more central location (elevator) relate to the indoor amenity.
  (2) The lobby location is positioned to the centre of the building with wider circulation space. And relates to the elevator and indoor amenity.

- Recommend better integration of the corner lobby and the plaza landscaping.
  (3) Refer to landscape dwg. L1

- Recommend further development and discipline of the facades such as the transitions between the brick and the cement panel.
  (4) The brick façade maintained at a constant height from ground level up to third floor level. And the white cement panel maintained at a constant height from third floor level up to the top of the fifth floor.
  Except where second floor level cantilever floor along the east and south of the building, the brick facade maintained at a height from ground floor to second floor level. And the white cement panel maintained at a height from second floor level to fifth floor.

- Reconsider the use of white panels as weathering may be a problem.
  (5) Sam has advised A&M to keep the white cement panel as it creates a distinct character to other developments.

- Consider different glazing expression for the lobby.
  (6) A lightweight decorative exterior wall panel expresses a distinct feature to main entry and exit of the building.

- Consider using colour to strongly accentuate the architectural expression.
  (7) Sam has advised A&M to keep the white panel as it creates a distinct character to other developments. And a continuous cedar siding and grey cement panel along the recessed walls accentuate the architectural expression.

- Recommend expanding the amount of rooftop amenity.
  (8) Sam has advised A&M to keep the rooftop amenity locations. And has advised to re-locate vestibule entrance to the west.

- Consider reorganizing the rooftop amenity to avoid conflict with the stair access points.
  (9) A&M have relocated the fire exit door to north side of the staircase to avoid conflict with play area. Sam has advised A&M to keep the rooftop amenity layout and has advice to re-locate the vestibule entrance to the west.

- Consider developing the indoor amenity to accommodate social gatherings, like a kitchen.
  (10) A kitchen counter, sink and microwave has been added for social gathering.

- Consider relocating the PMT towards the ramp.
  (11) Sam has advised A&M to keep the current PMT location and add a landscape buffer between PMT and outdoor amenity.

- Recommend stormwater retention strategies.
  (12) The civil engineer has advice that the requirements for storm water management are dictated by the engineering department. As a result, this is an offsite requirement however it needs to be addressed onsite either with detention around the site or detention inside the building. Typically, when there is no space that is not overtop of structure then civil would provide an onsite design calculation for the tank system (ie: permitted flow release information, detention sizing, etc.). The design itself would be provided by the onsite team. Typically, when there is no space around the building the detention volume is incorporated into the building design (with design coordination between the mech and the architect.) if there's space around the perimeter of the building the landscape could be involved. Surface landscape could also help to reduce the conventional detention that is required.

- Consider increasing the amount of outdoor amenity at grade (larger patio) by, perhaps carving space out of the building.
  (13) Sam has advised A&M to keep the outdoor amenity space, the rooftop amenity will suffice the outdoor space.

- Consider rearranging seating to promote social interaction in outdoor spaces.
  (14) The seating has been rearranged to promote better interaction to indoor and outdoor amenity spaces.

- Recommend that 5% of units be accessible including balcony thresholds.
  (15) The propose development is 100% accessible units, the owner has chosen SAFERHOME STANDARDS.

- Consider exceeding minimum requirements for accessible parking.
  (16) +2 accessible parking stall has been at parkade level 1 & 2 exceeding the minimum requirements.

- Consider wave-activated operator for doors.
  (17) A&M will consider a wave-activated operator for doors at the design development stage.

- Consider audible elevator communication.
  (18) A&M will consider an audible elevator communication at the design development stage.

- Consider providing 1.7 m corridor widths to allow for opposing passage for strollers or wheelchairs.
  (19) A&M have considered adjusting the corridor width, but the unit layouts are all in compact spaces. A&M have maintained the minimum clear width of 1500mm.

- Consider performing energy and thermal comfort modeling and utilizing it as a design tool.
  (20) The owner has provided a Preliminary Energy Step Code Compliance Report. It will be updated once the revised design has been accepted by the CoS.

- Consider providing overhangs at the top floor especially on the south and west elevations.
  (21) Roof overhangs have been provided at all exposed balcony doors at fifth floor and throughout sixth floor.

- Consider ways to promote the use of stairs such as adding glazing.
  (22) Tempered vision glass will be added at the fire exit door by the lobby.

Site

- The outdoor amenity on the ground level seems narrow, consider more usable space.
  (23) Sam has advised A&M to keep the outdoor amenity space, a rooftop amenity will suffice the outdoor space.

- Further review/develop the plaza concept.
  (24) Refer to landscape dwg. L1

Form and Character

- The articulation of the building from 1 to 5 is supported.

- Consider further articulation on the sixth floor.
  (25) By adding roof overhangs throughout sixth floor and assigning a grey cement panel has enhanced the overall appearance and it does not look like it has been left out.

- Consider further treatment or study of the façade and, consider providing a more consistent transition between the different façade materials, especially between the brick base and upper levels.
  (26) Same response to item #4

- Consider reducing and simplifying the number of materials used on the façade.
  (27) The majority of materials have been used on the façade are white cement panels. Bricks are assigned only at the townhouse expression and indoor amenity. A continuous cedar siding and grey cement panel along the recessed walls accentuate the architectural expression.

- The strong elements do not seem to come together, consider orchestrating the materials better.
  (28) Same response to item #4

- Consider long term maintenance and weathering (staining) when selecting facade materials.
  (29) Same response to item #5

- Consider adding natural light into the ground floor corridor by adding glazing at both ends.
  (30) A&M considered adding a window at east and west side of the corridor 111 at ground floor. And the west side window maintained constant natural light from ground to fifth floor.

- Consider relocating the entrance near the elevators to the middle of the Old Yale Road face of the building.
  (31) Same response to item #2

- The lobby sequence to the elevator is problematic. Consider re-programming of interior ground floor area. There are too many elements happening within the lobby area. Consider making it a larger space and integrate with the outside plaza.
  (32) Same response to item #2

- Recommend further design development to upper floor weather protection to doors open to sky; consider adding an overhang that translates to the elevation.
  (33) Same response to item #21

- Consider rain covering over the patio doors.
  (34) Same response to item #21

Landscape

- Considering the location of the lobbies, consider more transparency with the streetscape.
  (35) Same response to item #1

- Explore simplification of the roof architectural elements to allow for expanded exterior amenity spaces. Consider location of the exit path from stairwell to avoid conflict with play area.
  (36) The fire exit door has been relocated to north side of the staircase to avoid conflict with play area. Sam has advised A&M to keep the rooftop amenity layout and re-locate the vestibule entrance to the west.

- At the ground floor lobby consider minor adjustment of the planters and benches to allow for greater opportunities for social interaction. Benches at 90 degrees to each other.
  (37) Refer to landscape dwg. L1

- At the ground floor amenity deck consider adjustment to planter walls to allow for planting of trees along this edge to help buffer the amenity space from the lane. Provide a gate to enclose the amenity space.
  (38) Refer to landscape dwg. L1, Landscape consultant has assigned landscape buffer at all sides of amenity patio. And a future street tree will be positioned across the amenity patio for privacy and buffer.

CPTED

- No specific issues were identified.

Sustainability
(39) N/A

- Recommend energy modeling as early in the process.
  (40) Same response to item #20

- Consider over hangs on the top floor to the south and west for thermal comfort issues.
  (41) Same response to item #21

- Consider ways to promote the use of stairs as opposed to the elevator, such as glazing in the stairwell or architectural treatment within the walkway area.
  (42) Same response to item #22

- Consider rain covering over the patio doors.
  (43) Same response to item # 21

Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.
  (44) Same response to item #15

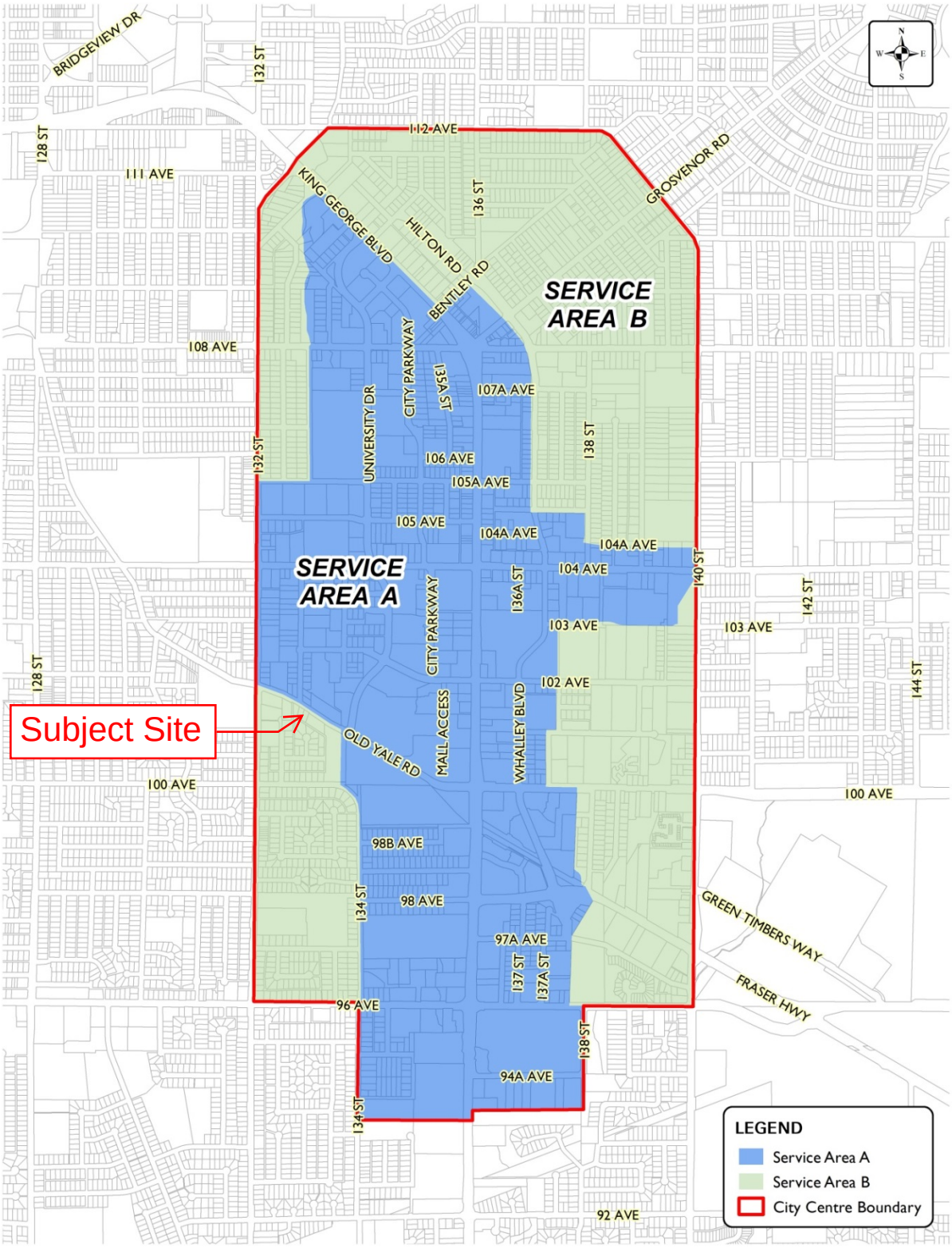
- Recommend visible fire alarms.
  (45) A&M will consider visible fire alarms at the design development stage.

- Recommend exceeding disabled parking stalls.
  (46) Same response to item #16

- Recommend that the entrance door be power operated including wave censored buttons.
  (47) A&M will consider entrance door to be power operated.

- Consider automated floor columns in the elevators, with circular hand railings, and tactile buttons.
  (48) A&M will consider automated floor columns in the elevators, with circular hand, railings and tactile buttons.

- Consider 1800 mm wide walkways.
  (49) A&M have looked to consider 1800mm wide walkway, the only way to achieve this is to reduce the indoor amenity space.



Map 265 District Energy City Centre Service Areas