

City of Surrey PLANNING & DEVELOPMENT REPORT Application No.: 7919-0177-00

Planning Report Date: May 15, 2023

# PROPOSAL:

- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation.
- Rezoning from RF and RM-D to CD (based on RM-70)
- Development Permit

To permit the development of three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

**LOCATION:** 11037/11049/11057/11069 Ravine Road

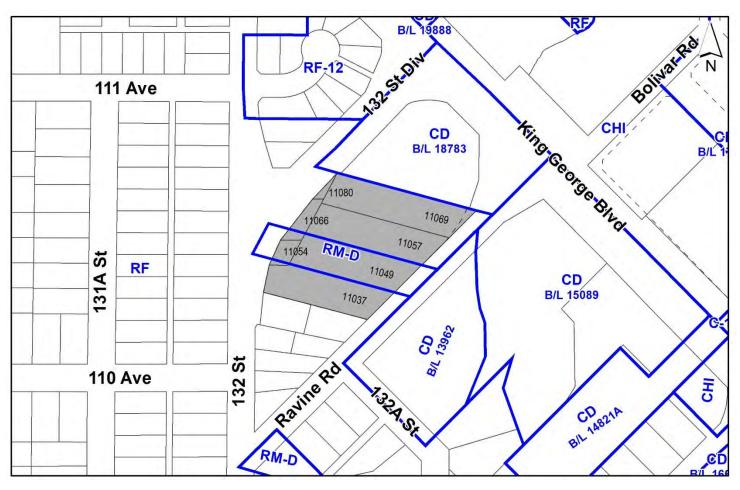
11054/11066/11080 - 132 Street

**ZONING:** RF and RM-D

**OCP DESIGNATION:** Multiple Residential

**CCP DESIGNATION:** Low to Mid Rise Residential (2.5

FAR Gross)



# **RECOMMENDATION SUMMARY**

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

# DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• Requires a text amendment to "Table 7A: Land Use Designation Exemptions" of the Official Community Plan (OCP) to allow for the proposed density of 2.7 Floor Area Ratio (FAR) within the Multiple Residential designation.

# RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant is proposing an OCP Text Amendment to increase the allowable Floor Area Ratio (FAR) under the Multiple Residential designation from 2.5 to 2.7 FAR. The requested OCP Text Amendment has merit given that the proposed development conforms to the goal of achieving higher density in and around existing SkyTrain stations within Surrey City Centre. The applicant will be required to satisfy Tier 2 Capital Projects Community Amenity Contribution requirements, on a per square foot basis, for proposed density in excess of 2.5 FAR.
- The proposal complies with the "Low to Mid Rise Residential" designation in the Surrey City Centre Plan.
- The proposed density and 6-storey building form are appropriate for this part of Surrey City Centre and serves as an appropriate transition between the higher densities to the south and existing single family to the north. The proposed development is within walking distance (approximately 750 metres) from the Gateway SkyTrain station.
- The proposed buildings have an attractive design with contemporary form and massing, durable material palette and high-quality architectural design features appropriate for Surrey City Centres.
- The proposed setbacks and built form achieve a more urban, pedestrian landscape in compliance with the Surrey City Centre Plan and in compliance 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 amend OCP Table 7A: Land Use Designation Exemptions by adding the following site specific notation:

Bylaw No.	Land Use	Site Specific	Site Specific
	Designation	Property	Permission
"Bylaw #	Multiple Residential	11054 – 132 Street	Density permitted up
xxxxx			to 2.7 FAR"
		11066 – 132 Street	
		11080 – 132 Street	
		11037 Ravine Road	
		11049 Ravine Road	
		11057 Ravine Road	
		11069 Ravine Road	

and a date be set for Public Hearing.

- 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 <u>Local Government Act</u>.
- 3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
- 4. Council authorize staff to draft Development Permit No. 7919-0177-00 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 plan 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) submission of an acoustical report for units adjacent to 132 Street and 132 Street Diversion and registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures;
- (i) payment of Tier 2 Capital Projects Community Amenity Contributions, on a per square metre basis, for proposed density in excess of 2.5 FAR (Gross); and
- (j) 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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, 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 and duplex lots.	Low to Mid Rise Residential	RF and RM-D
North:	6-storey apartment building (Ledgeview)	Low to Mid Rise Residential	CD (Bylaw No. 18783)
East (Across Ravine Road):	City-owned park lot (11C- Greenbelt) containing Bolivar Creek and Townhouses (Kinsmen Ravine Estates)	Creek Buffer and Low to Mid Rise Residential	CD (Bylaw No. 15089) and CD (Bylaw No. 13962)
South:	Single family lots.	Low to Mid Rise Residential	RF
West (Across 132 Street):	Single family small urban lots.	Urban Residential	RF-12

# **Context & Background**

- The 0.922-hectare subject site, comprised of four (4) single family residential lots, one (1) duplex lot and two (2) lots that are split-zoned between single family residential and duplex zoning, between Ravine Road and 132 Street Diversion in the Gateway district of City Centre.
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the City Centre Plan and contains seven existing lots that are currently zoned "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)".

- There are several development applications in to the north-east and south of the subject site, between 109 Avenue and 111 Avenue, including:
  - Development Application No. 7915-0390-00 (11077 Ravine Road) for a 6-storey apartment building containing 156 dwelling units, which was granted Final Adoption by Council on October 23, 2017;
  - O Development Application No. 7921-0341-00 (10970 132 Street and 10984/10986 Ravine Road) for a 6-storey apartment building containing 76 dwelling units, which was granted Third Reading by Council on March 6, 2023;
- The City's mapping software (COSMOS) identifies a Class C watercourse within the north portion of Ravine Road, directly adjacent to the subject site. The applicant has retained a Qualified Environmental Professional (QEP) who has confirmed the watercourse classification and that it is not considered a stream under the <a href="Water Sustainability Act">Water Sustainability Act</a>. As such, no additional setbacks or protection measures are required, and the watercourse is proposed to be infilled as part of the Ravine Road improvements.
- Bolivar Creek, a Class A (red-coded) Natural Stream, runs south-to-north within a naturalized corridor to the east of Ravine Road, approximately 34 metres from the subject site. The project QEP has confirmed that the entirety of the proposed development falls outside of the Provincial RAPR SPEA associated with Bolivar Creek, approximately 10.7 metres as measured from the top of the ravine bank. As Ravine Road provides an effective, permanent barrier against any further encroachment and as the majority of the riparian area associated with Bolivar Creek falls within existing City-owned parkland (11C- Greenbelt) no Sensitive Ecosystem Development Permit is required as part of the subject application.

# **DEVELOPMENT PROPOSAL**

# **Planning Considerations**

- To permit the development of three, 6-storey apartment buildings containing 319 units over two (2) levels of shared underground parking in City Centre, the applicant has requested the following:
  - o **OCP Text Amendment** to allow a higher density of 2.7 FAR in the Multiple Residential designation for the consolidated site;
  - o **Rezoning** from RF and RM-D to CD (based on RM-70);
  - o **Detailed Development Permit** for Form and Character; and
  - **Subdivision (Consolidation)** from seven (7) lots to one (1) lot.

	Proposed
Lot Area	
Gross Site Area:	9,519.6 sq.m.
Road Dedication:	299.6 sq.m.
Undevelopable Area:	N/A
Net Site Area:	9,220 sq.m.

	Proposed		
Number of Lots:	1		
Building Height:	Maximum 23.0 m.		
Floor Area Ratio (FAR):	2.7 FAR (Gross); 2.7 FAR (Net)		
Floor Area			
Residential:	25,026 sq.m.		
Residential Units:			
1-Bedroom:	64 dwelling units (20.0% of total units)		
1-Bedroom + Den:	183 dwelling units (57.3% of total units)		
2-Bedroom:	52 dwelling units (16.3% of total units)		
2-Bedroom + Den:	5 dwelling units (1.6% of total units)		
3-Bedroom:	15 dwelling units (4.8% of total units)		
Total:	319 dwelling 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 advised that there will be

> approximately 43 of school-age children generated by this development, of which the School District has provided the

following expected student enrollment.

26 Elementary students at K.B. Woodward Elementary School 10 Secondary students at Kwantlen Park Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private

schools, home school or different school districts.

Parks, Recreation & Culture:

No concerns.

Parks accepts the removal of twelve (12) City trees as recommended by the project Arborist. Tree compensation, at a 2 to 1 ratio, is required and will be administered via Trees and Landscaping through the Green City Program.

The closest active park is Poplar Park and is 250 metres away, and the closest natural area is C - 11 Greenbelt and is directly across Ravine Road from the development site.

Surrey Fire Department: The Surrey Fire Department has no concerns with the proposed

development. However, there are several items which will be required to be addressed through the subsequent Building Permit

process.

Advisory Design Panel: The proposal was considered at the ADP meeting on January 26,

2023, 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**

# Road Network and Infrastructure:

- The applicant is required to provide the following road dedication and improvements as part of the subject development application:
  - o Dedication and construction of 132 Street;
  - o Dedication and construction of Ravine Road; and
  - o Register a 0.5-metre wide statutory right-of-way along all street frontages for sidewalk maintenance.

# **Traffic Impacts:**

• The proposed development is anticipated to generate approximately one to two vehicle trips per minute in the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis (TIA) is not required as the proposal is consistent with the Surrey City Centre Plan and a comprehensive TIA is currently being conducted as part of the Surrey City Centre Plan update process.

# Access

Access to the two levels of shared underground parking is proposed from Ravine Road on the
east side of the subject consolidated site.

# **Transit and/or Active Transportation Routes:**

- The subject site is within walking distance (approximately 750 metres) from the Gateway SkyTrain station.
- The subject site is located approximately 50 metres (~1 to 2 minute walk) from the following TransLink services routes along King George Boulevard:
  - o Route No. 321 (White Rock Centre/Newton Exchange/Surrey Central Station); and
  - o Route No. N19 (Downtown/Surrey Central Station Nightbus)

• The subject site is within close proximity (approximately 50 metres) from the BC Parkway greenway which runs along the south side of King George Boulevard.

# **Sustainability Considerations**

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

# **POLICY & BY-LAW CONSIDERATIONS**

# **Regional Growth Strategy**

• The proposed development complies with the "General Urban" and "Urban Centres (Surrey Metro Centre)" land use designations of the subject site in Metro Vancouver's Regional Growth Strategy (RGS).

# **Official Community Plan**

# Land Use Designation and Amendment Rationale

- The subject site is designated "Multiple Residential" in the Official Community Plan.
- In accordance with the OCP, the "Multiple Residential" designation supports a maximum floor area ratio (FAR) of up to 2.5 for sites within the City Centre Plan area. However, bonus densities may be granted in select areas in exchange for the provision of sufficient community amenities in accordance with City Council and Planning & Development Department policies.
- The applicant is requesting an increase in allowable FAR under the "Multiple Residential" designation from 2.5 to 2.7, which is required in order to allow the form of development proposed.
- The requested OCP Amendment has merit given the existing pattern of multiple residential development in this portion of City Centre, the applicants ability to demonstrate an appropriately designed 6-storey residential form on the consolidated site as well as the proximity of the subject site (approximately 650 metres) from the Gateway SkyTrain station.
- In addition, the proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per sq. m. flat rate for the floor area above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption

# **Themes/Policies**

- The proposed development is compliant with the following OCP themes/policies:
  - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A<sub>1</sub>);
  - o Accommodate higher density development into Surrey's City Centre and near Frequent Transit Corridors at densities sufficient to encourage commercial development and transit service expansions (A2);
  - o Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability (A<sub>3</sub>);
  - o Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B<sub>3</sub>);
  - Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B<sub>4</sub>);
  - o Encourage the development of accessible and adaptable units (F<sub>3</sub>); and
  - o Promote affordable family housing in City Centre by encouraging a mix of unit types including two-bedroom and three-bedroom apartments in new developments (F<sub>3</sub>).

# **Secondary Plans**

# <u>Land Use Designation</u>

• The proposed development complies with the "Low to Mid Rise Residential" designation of the subject site in the City Centre Plan.

# CD By-law

- The applicant proposed to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the three proposed 6-storey residential buildings 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)"
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone		
Unit Density:	N/A	N/A		
Floor Area Ratio:	1.50	2.7		
Lot Coverage:	33.0%	80%		
Yards and Setbacks	7.5 metres from all lot lines	North: 3.5 metres		
		East: 4.5 metres		
		South: 6.0 metres		
		West: 4.5 metres		
Principal Building Height:	50 metres			

Permitted Uses:  Amenity Space	<ul> <li>Multiple unit residential buildings.</li> <li>Ground-oriented multiple unit residential buildings.</li> <li>Child care centres.</li> </ul>	Multiple unit residential buildings.	
Indoor Amenity:	957 square metres	The proposed 698 m² plus \$261,000.00 cash-in-lieu contribution meets the Zoning Bylaw requirement.	
Outdoor Amenity:	957 square metres	The proposed 2,150 m² meets the Zoning Bylaw requirement.	
Parking (Part 5)	Required	Proposed	
Number of Stalls			
Residential:	287	350	
Residential Visitor:	32	45	
Total:	319	395	
Small-Car (%):			
Bicycle Spaces			
Residential Secure Parking:	383	388	
Residential Visitor:	18	18	

- The applicant is proposing an OCP Text Amendment to increase the allowable Floor Area Ratio (FAR) under the Multiple Residential designation from 2.5 to 2.7 FAR, when calculated on the gross and net site area. 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 2.70 (net) in the proposed CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 80% in the proposed CD Bylaw in order to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirements along all lot lines, including street frontages, for the proposed development is supported given that it will allow for a more urban, pedestrian-oriented streetscape.
- Part 5 Off-Street Parking and Loading/Unloading of the Surrey Zoning Bylaw 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 a minimum of 0.5 metres from all street frontages. As a result, the proposed CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.5 metres of all lot lines.

# **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 Final Subdivision Approval. The current rate is \$2,136.00 per dwelling unit.
- In addition, the proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

# 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 \$1,068 per new 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 provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

## PUBLIC ENGAGEMENT

• Pre-notification letters were sent on March 7, 2023, and the Development Proposal Signs were installed on March 14, 2023. To date, staff have received no written, telephone or email responses from neighbouring residents.

# **DEVELOPMENT PERMITS**

# Form and Character Development Permit Requirement

• The proposed development is subject to a Development Permit for Form and Character as well as the urban design guidelines in the Surrey 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 Surrey City Centre Plan.
- The applicant is proposing three, 6-storey apartment buildings, containing 319 market strata dwelling units, located around a central courtyard and over two (2) levels of shared underground parking. The proposal also includes 13 adaptable units located throughout the proposed development.
- The proposed 6-storey apartment complex incorporates both building massing and design aesthetics that are generally in accordance with the vision for this part of Surrey City Centre. This portion of the Gateway neighbourhood is envisioned as a medium-density, medium-height residential neighbourhood of 4- to 6-storey apartments and townhouses to allow for the preservation of views to the Gateway SkyTrain node as well as to ensure an appropriate interface with Bolivar Creek and other naturalized areas.
- The building orientation, following both the curvilinear 132 Street frontage and more linear Ravine Road frontage, ensures that units will provide greater observation of the public realm with active rooms facing toward the street while still providing an adequate mixture of privacy and overlook to the central courtyard.
- The buildings are designed to "step down" the site and incorporate low-slope roofs that are punctuated by inset bays topped with angular dormers that provide for both vertical and horizontal variation as well as visual interest.
- Vertical expression is incorporated into the building elevations to both provide for enhanced visual interest and to break-up the building massing. The two-storey "townhouse expression" incorporates brick cladding (light beige) and inset horizontal fiber cement planks (brown). The middle three storeys are finished with horizontal fiber cement planks (brown) while the top storey is finished with fiber cement panels (light beige). Large wooden columns extend between three to four storeys supporting both the extended balconies and roof dormer elements.
- Entrance lobbies for each of the proposed buildings are further highlighted by two-storey glazing and individual canopies supported by oversized wooden posts which mirror the vertical wooden structural elements noted above.
- Large windows and cantilevered balconies with clear-glass railings provide additional light to the individual dwelling units.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. For more details, please see the Indoor and Outdoor Amenity Space sections in this report.
- The applicant has worked with staff to:
  - o Improve the building siting and site plan concept;
  - Simplify and reduce the proposed massing in strategic locations throughout the subject site;

- Ensure an appropriate building scale and setbacks from adjacent land uses, including both the existing 6-storey apartment building to the north and single family lots to the south and west of the subject site; and
- o Refinement of the proposed urban public realm interface and edge treatments, responding to the topography of the subject site.

# Landscaping

- The landscape plans include a mixture of trees, shrubs, and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishings.
- Street-facing, ground-level dwelling units each have access to a semi-private, raised patio space which are screened from the adjacent public sidewalk through a combination of low landscaped retaining walls, low-lying shrubs and individual trees. Each patio can be accessed either through the dwelling unit or via a gated, street-level entrance.
- Extensive landscaping as well as a meandering internal pathway is proposed along the north lot line, adjacent to the existing 6-storey apartment complex at 11077 Ravine Road.
- See the Outdoor Amenity section below regarding landscaping in association with the proposed on-site outdoor amenity spaces.

# **Indoor Amenity**

- The Surrey Zoning Bylaw requires the applicant to provide a minimum of 3.0 square metres of amenity space per dwelling 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 Surrey Zoning Bylaw requirement, the proposed development must provide 957 square metres of indoor amenity space to serve the residents of the proposed 319-unit apartment building complex. Of this 957-square metre requirement, a minimum of 74 square metres of indoor amenity space, per building, must be provided on site, and the remaining indoor amenity space requirement can be addressed through a cash-in-lieu contribution.
- The applicant proposed 698 square metres of indoor amenity space thereby requiring cash-inlieu for the proposed shortfall in accordance with City Council policy.
- The applicant is proposing the following ground floor indoor amenity spaces throughout the project:
  - O A 242-square metre games room, multi-purpose lounge, and communal kitchen area as well as a 44.6-square metre meeting room in Building 1;
  - o A 129-square metre multi-purpose games room/lounge, 71-square metre fitness/yoga studio and 72-square metre meeting room and office facility in Building 2; and
  - o A 81-square metre multi-purpose games room/lounge and 59-square metre fitness and yoga studio.

# Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit, the proposed development must provide a total of 957 square metres of outdoor amenity space to serve the residents of the proposed 319-unit apartment building complex.
- The applicant is proposing 2,150 square metres of outdoor amenity space, exceeding the minimum requirement.
- All of the proposed outdoor amenity space is proposed within the central courtyard complex
  which can be accessed through the adjacent indoor amenity spaces, private ground floor
  patios and access pathways from both 132 Street and Ravine Road. The proposed outdoor
  amenity space consists of tiered children's play areas, community garden plots, a multipurpose exterior patio, a central "great lawn" with covered gazebo and extensive planting
  throughout.

# Advisory Design Panel

ADP Date: January 26, 2023

- The applicant has generally resolved most of the outstanding items from the ADP review (see Appendix VI for details). The following items have now been addressed to the satisfaction of staff:
  - Refinement of the massing and transparency of the "wing" elements of the proposed buildings;
  - o Refinement of the interaction between proposed indoor amenity and outdoor amenity spaces as well as the inclusion of additional outdoor covered spaces;
  - o Improve privacy between street-facing units and the public realm through the inclusion of additional landscaping; and
  - o Improvement of the expression and identifiability of the proposed building entries.
- The applicant and staff will continue to work on the following items:
  - Coordinate and further develop the public realm interface, including grading and edge conditions; and
  - o Further refine details of the architectural elevations, material application and roof elements.
- The completion of any additional revisions, to the satisfaction of Planning & Development staff, will be finalized prior to Council consideration of the Final Adoption of the Rezoning Bylaw associated with the subject development application.

# TREES

 Cody Laschowski, ISA Certified Arborist of Diamond Head 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	Ex	isting	Remove	Retain		
Deciduous Trees						
American Elm		1	1	0		
Black Poplar		1	1	0		
Black Walnut		1	1	0		
Silver Maple		1	1	0		
Sweetgum		2	2	0		
Tulip Tree		11	11	0		
	Conifer	rous Trees				
Dawn Redwood		2	2	0		
Douglas-fir		12	12	0		
Western Red Cedar		2	2	0		
Total (On-site and within 132 Street Boulevard)		33	33	О		
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	Total Replacement Trees Proposed (excluding Boulevard Street Trees)  98					
Total Retained and Replacement T	98					
Contribution to the Green City Pro		Not require	d			

- The Arborist Assessment states that there are a total of 33 protected trees impacted by the proposed development, twenty-one (21) private on-site trees and twelve (12) City trees along the south side of 132 Street directly adjacent to the subject site. There are no Alder or Cottonwood trees. It was determined that none of the 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.
- Twenty (20) of the 33 protected trees identified by the project Arborist were given a "health and structural rating" of poor, dying or dead.
- Parks accepts the removal of twelve (12) City trees with compensation, at a 2 to 1 replacement ratio, administered through the Planning & Development Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 66 replacement trees on the site. The applicant is proposing 98 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 132 Street Diversion and Ravine Road. 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 Dwarf White Fir, Bloodgood Japanese Maple, Crimson Sentry Maple, Starlight Dogwood, Dawyck Purople European Beech, Emerald Sentinel Sweetgum, Elizabeth Magnolia, Persian Spire Parrotia, Serbian Spruce, Austrian Black Pine, Mountain Sentinel Aspen, Canada Red Cherry and Japanese Stewartia.
- In summary, a total of 98 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

# **CITY ENERGY**

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy (DE) System consists of three primary components:
  - o Community energy centres, city operated facilities that generate thermal heat energy for distribution through a piped hot water network;
  - Distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out FAR equal to or greater than 2.5 will be required to incorporate hydronic thermal energy systems for all space heating and hot water heating in the building and to allow for future connection to the City's district energy system.
- 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. Further, the project is required to be compatible for a future connection to the City's DE System.
- There may be an opportunity to connect this building directly to the DE system and avoid the cost of heat generation equipment in the building. Engineering staff will work with the applicant to determine the best strategy for this building.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

Application No.: 7919-0177-00

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# INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. 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. Surrey City Centre Plan

Appendix VI. ADP Comments and Response

Appendix VII. District Energy Map

approved by Ron Gill

Don Luymes General Manager

Planning and Development

CL/ar

# APPENDIX I



DESIGN :	DRAWN:		DATE:	Mar. A 23		SCALE:	1" = 30.0
T: QUADRA HOLDINGS(KING GEORGE)LTD.		ECT : APARTMENT PROJECT	11037/44/57/69 Ravine Rd & 11054/66/80 132 St		T CONTENTS .	COVER SHEET	

# barnett dembek



PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkit

CLIENT N	10. SHEET NO. AC-O.O
PROJECT	NO. REV. NO.
2100	23

# PROPOSED 319 UNIT APARTMENT DEVELOPMENT

11037/49/57/69 Ravine Rd & 11054/66/80 132 STREET DIVERSION. SURREY B.C.

## RESPONSE SUBMISSION TO ADP COMMENTS

CITY OF SURREY FILE NUMBER 19-0177

## CONSULTANTS

ARCHITECT

BARNETT DEMBEK ARCHITECTS INC. 135 - 7536 - 130 STREET, SURREY, BC V3W 1H8

TEL. (604) 597-7100 FAX. (604) 597-2099 EMAIL: mdembek@bdarkitex.com ATT: MACIEJ DEMBEK

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3D VIEWS

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SITE PLAN

SITE PLAN -

SECTIONS

SECTIONS

SECTIONS SECTIONS

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LD-06 PLANTING DETAILS

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LD-OIA HARDSCAPE DETAILS

NORTHWEST

64 UNITS

183 UNITS

52 UNITS

5 UNITS

15 UNITS

SITE PLAN - NORTHEAST

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L-04D

UNIT BREAKDOWN

2 BED

3 BED

I BED & DEN

2 BED & DEN

CONCEPT SCHEMATIC PLAN

SURREY CITY CENTRAL CONTEXT PLAN

LANDSCAPE VAN DER ZALM & ASSOCIATES INC. PO Box 461 102 - 9181 Church Street Fort Langley, BC VIM 2R8 TEL. (604) 882-0024 EMAIL: MARK®VDZ.CA ATT: MARK VAN DER ZALM

DEVELOPMENT DATA

## SITE AREA :

GR055: 102,468 S.F. 2,352 AC 9,519,6 M2 0,952 Ha ROAD DEDICATION: 3225 S.F. 0.074 AC 299,6 M2 0,030 Ha. 99243 S.F. 9220.0 M2 NET. 2.278 AC 0.922 Ha.

6R055 : NET:

FAST 4 6m

DENSITY: 140 U.P.A. 346 U.P.H.A. ( 319 UNITS )

SITE COVERAGE:

GR055: 78,335 S.F. 7,217.6 M2 78,335 S.F. 7,217.6 M2

BUILDING HEIGHT:

6 STOREY 22,29m BUILDING #I BUILDING #2 6 STOREY 22.88m BUILDING #3

SETBACKS

BUILDING #I BUILDING #2 BUILDING #3 SOUTH 6.lm SOUTH 6.lm NORTH 4.9m EAST 4.8m WEST 4.5m WEST

AMENITY: REQUIRED:

10,301 S.F. 957 m2 OUTDOOR 10,301 S.F. 457 m2

PROVIDED : INDOOR

7518 S.F. 698 M2 OUTDOOR : 23.152 S.F. 2.150.9 M2

MAXIMUM ALLOWED :

319 UNITS x I.I = 350.9 VISITOR 0.2 x 319 UNITS = 63.8 414.7 PARKING STALLS

MINIMUM ALLOWED:

319 UNITS x 0.9 =

VISITOR 0.1 x 319 UNITS = 31.9 319,0 PARKING STALLS

44 VISITOR PARKING STALLS PROVIDED . 327 RESIDENTIAL PARKING STALLS TOTAL 37I PARKING STALLS

BICYCLE LOCKERS:

SUBJECT SITE

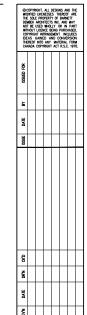
12 LOCKERS PER INIT = 3I4 v 12 = 3828 LOCKERS

PROVIDED:

125 LOCKERS 263 STORAGE BAY TOTAL

SMALL CAR: 88 (28%)



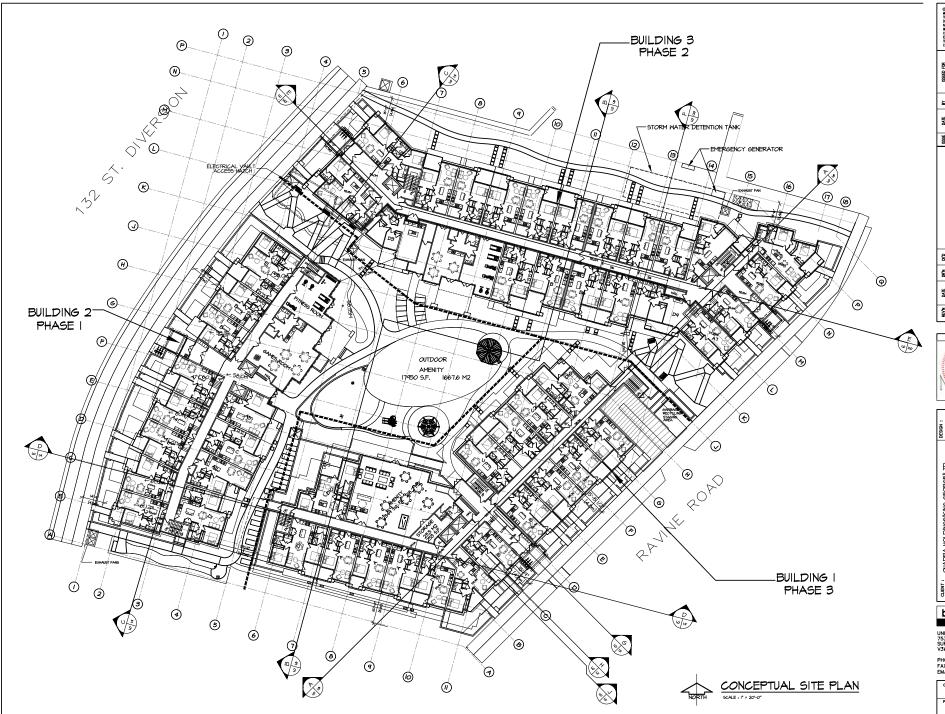


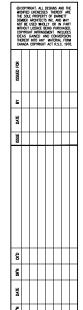


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PROJECT NO. 21003	REV. NO.





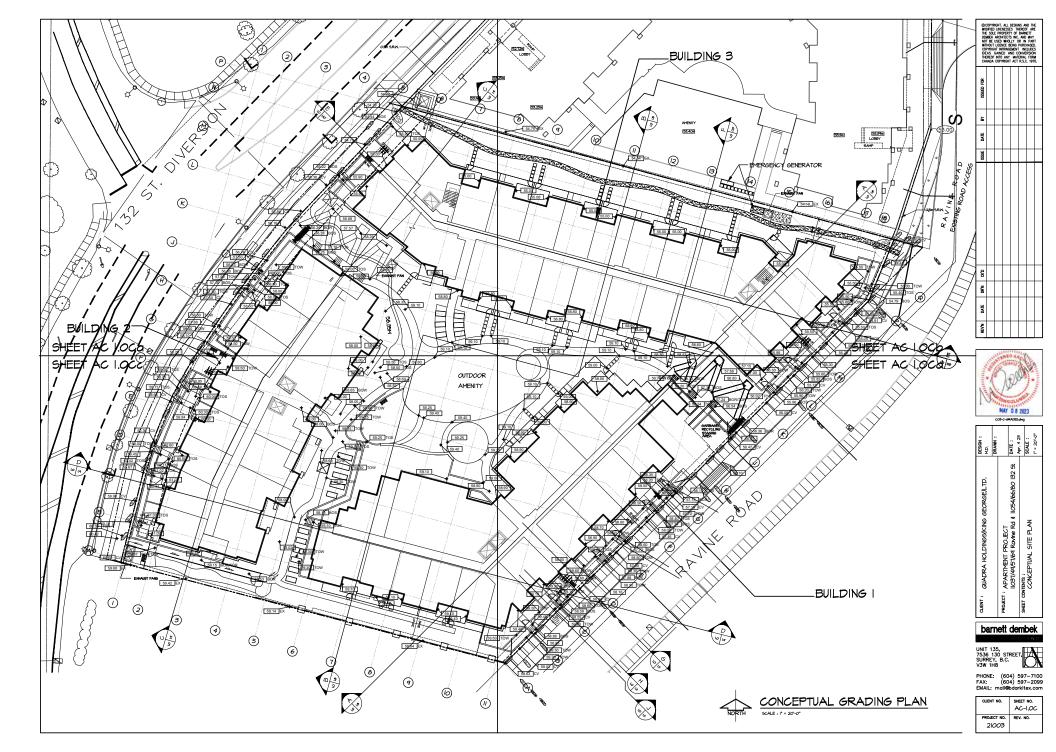


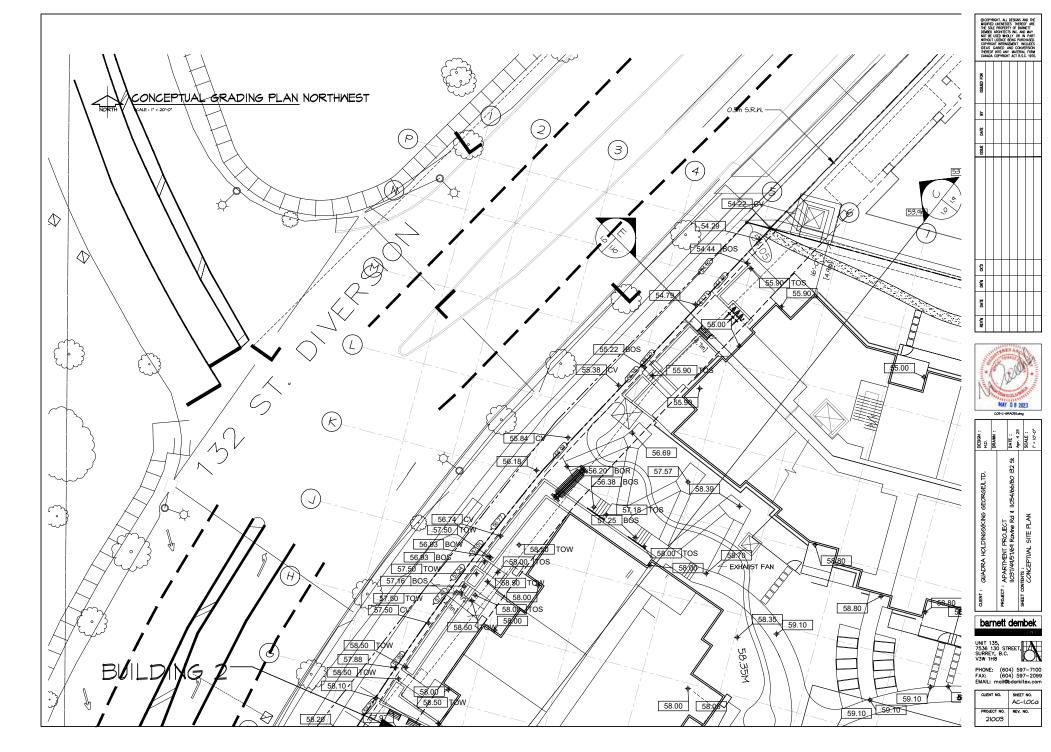
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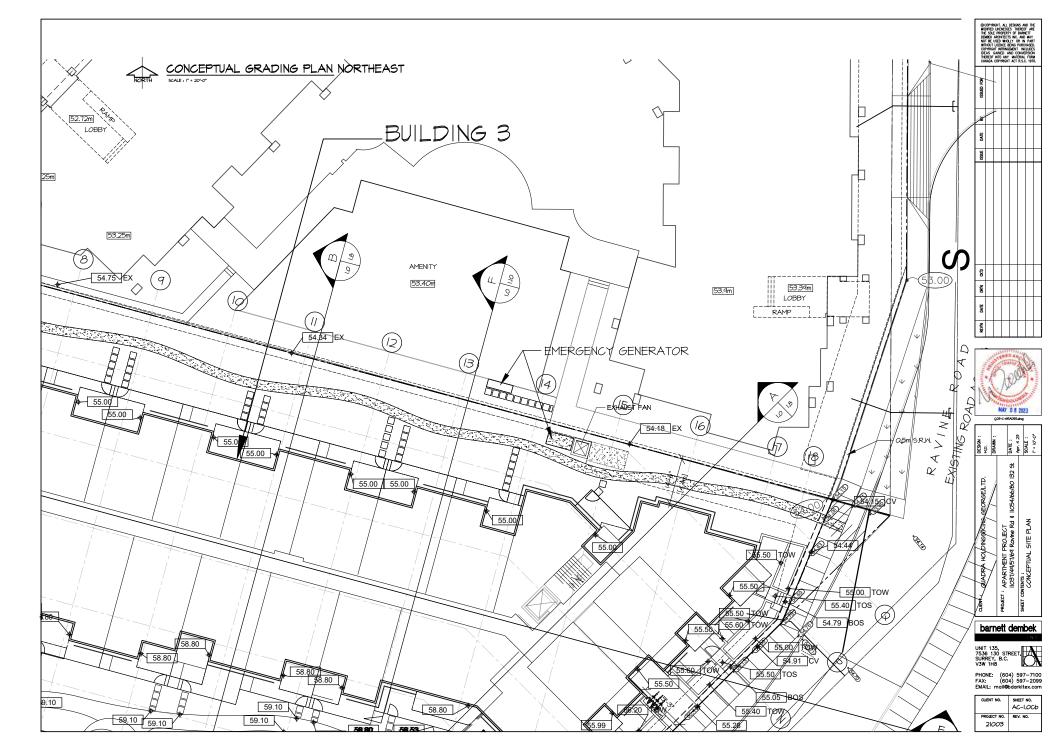
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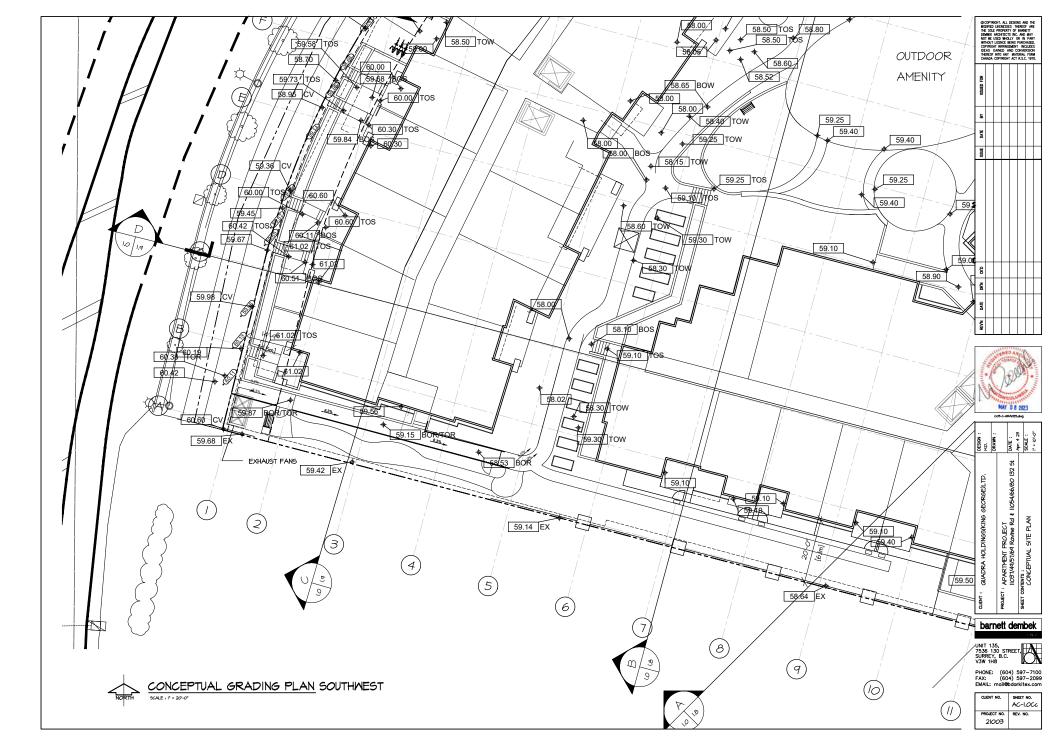
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

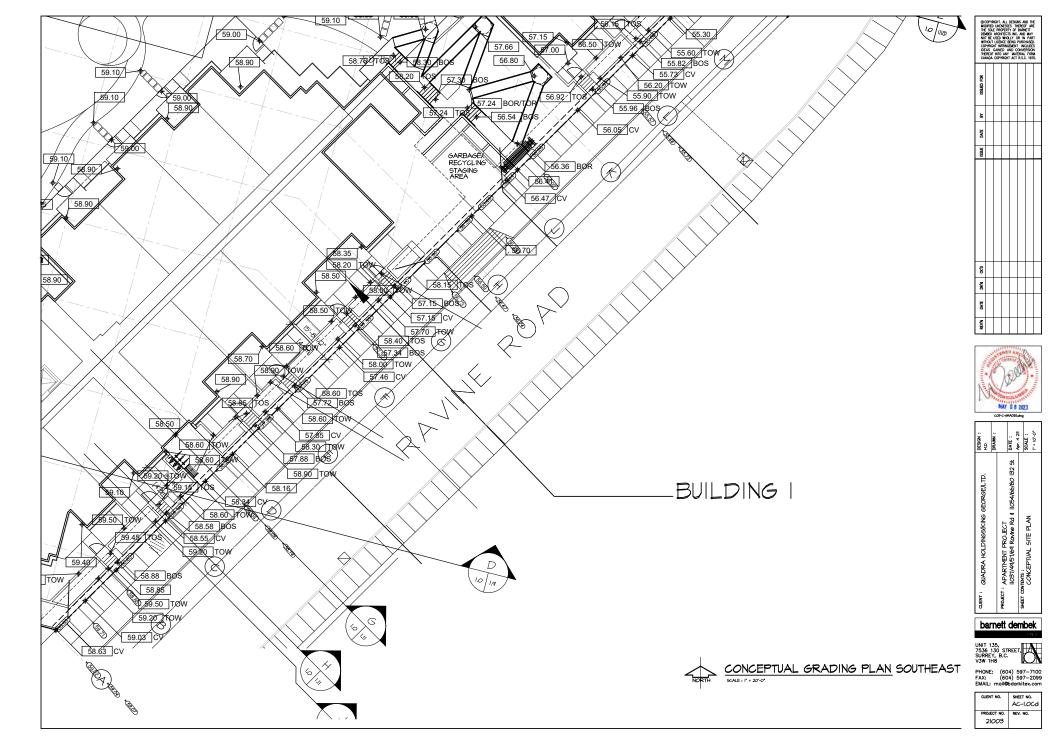
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QUADRA HOLDINGS(KING GEORGE)LTD.
APARTMENT PROJECT
11037/44/51/64 Ravine Rd & 11054/66/80 132 St DATE:
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# barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mall@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-I.I
PROJECT NO.	REV. NO.
21003	

CONTEXT PLAN
SCALE : 1" = 60"-0"









DECEMBER 21, 10:00 AM







JUNE 21, 12:00 AM \*DST

JUNE 21, 10:00 AM



SEPTEMBER 2I, I2:00 AM



DECEMBER 21, 12:00 AM



MARCH 2I, 2:00 PM \*DST



JUNE 21, 2:00 PM \*DST



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\*\*\*INSTANCE RAVIE RA # 1054/66/80 132 54

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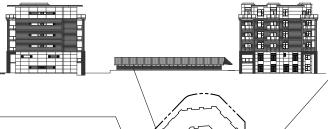


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CONTEXT PLAN











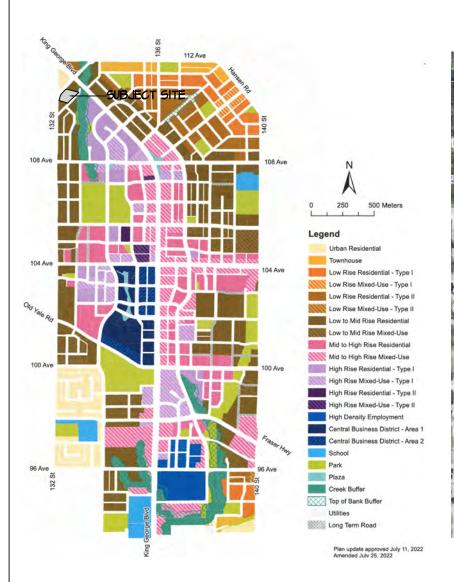
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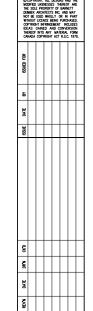
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REV. NO.







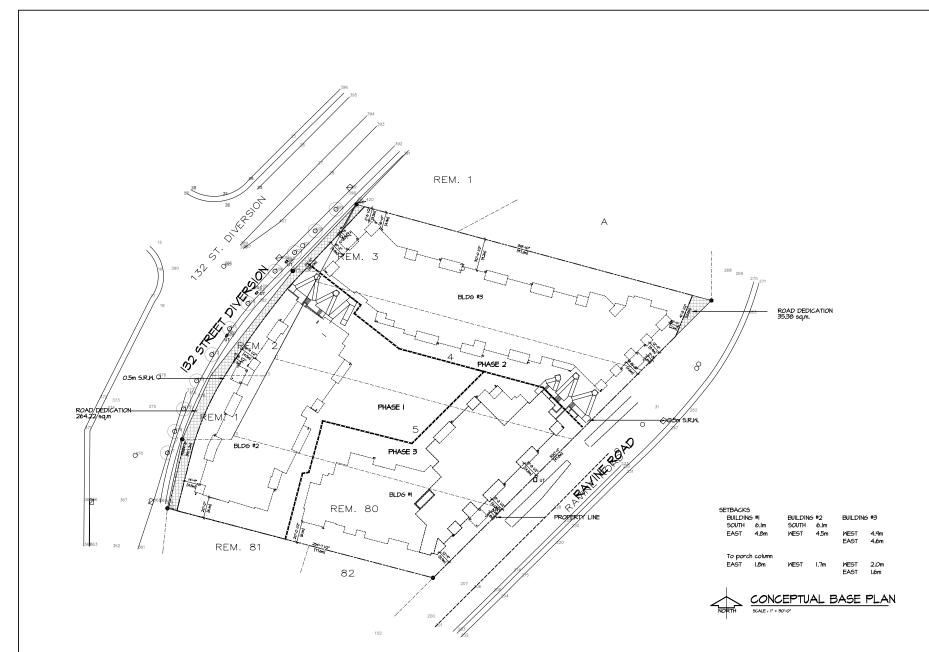


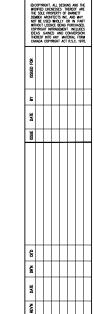
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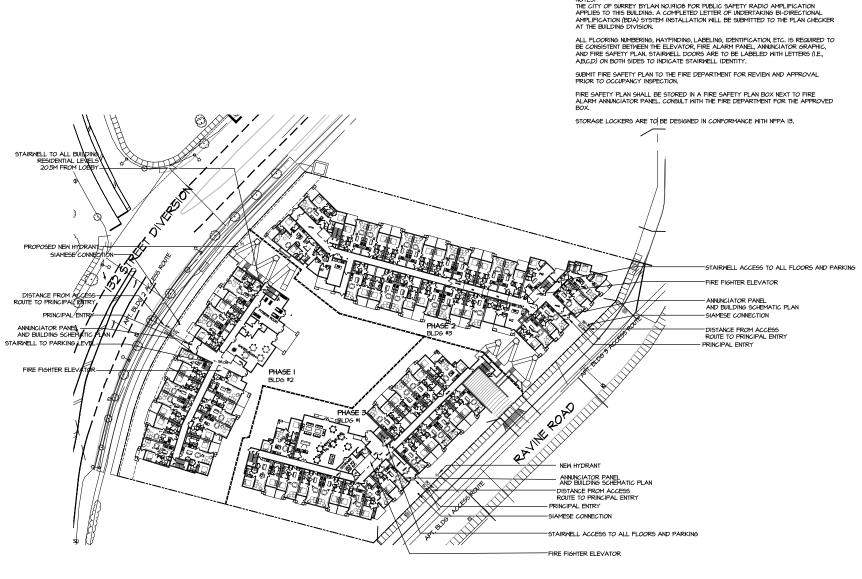
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UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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PROJECT NO. 21003	REV. NO.



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UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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PROJECT NO.	REV. NO.
21003	





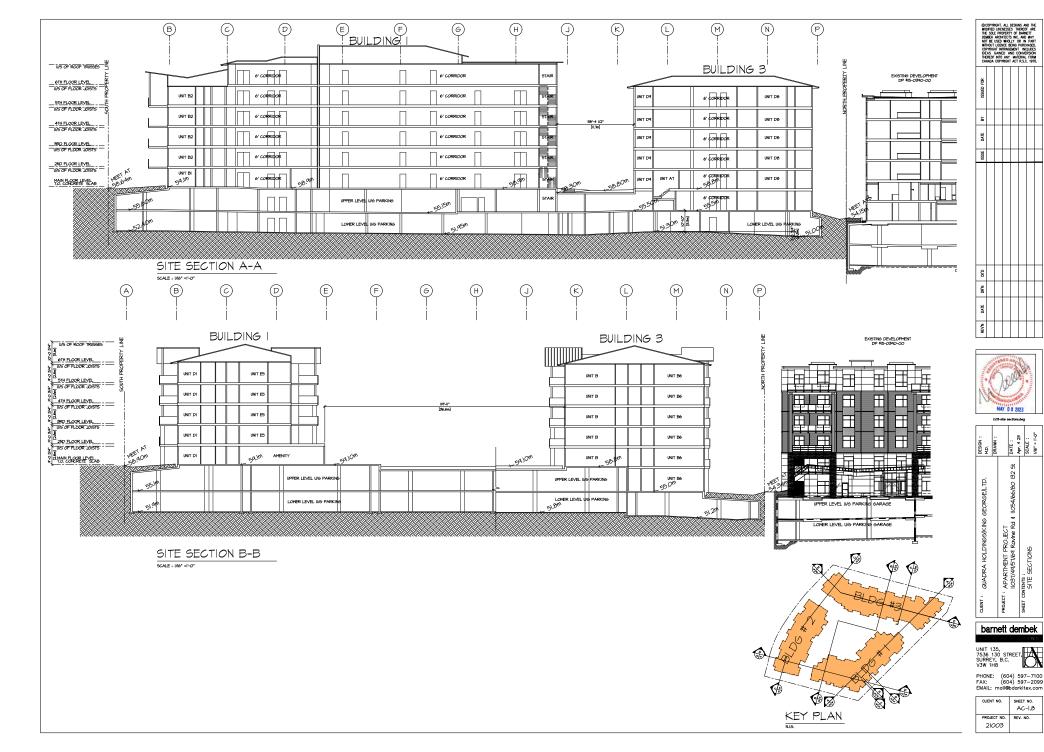


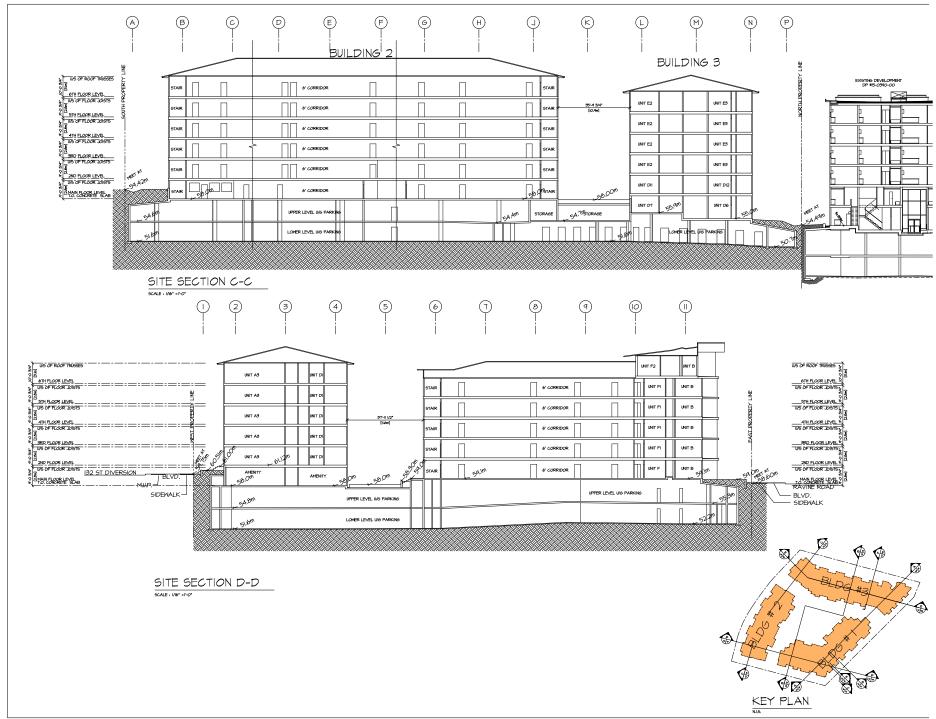
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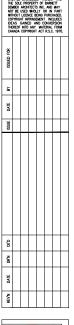
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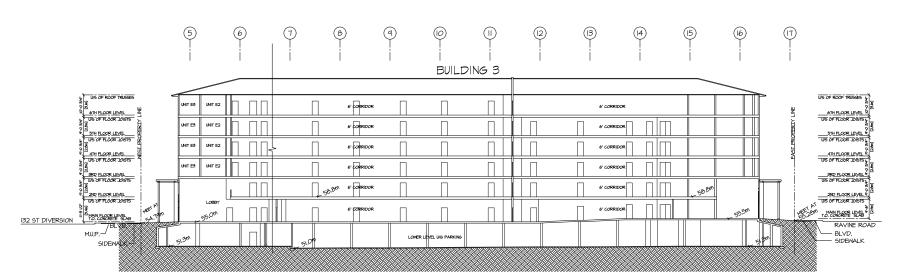
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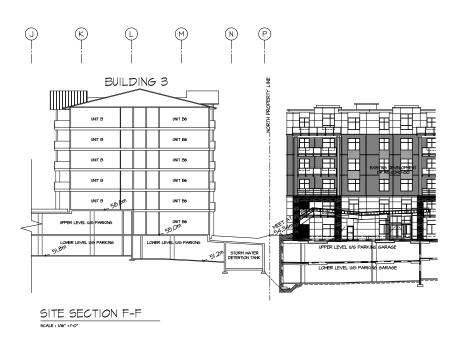
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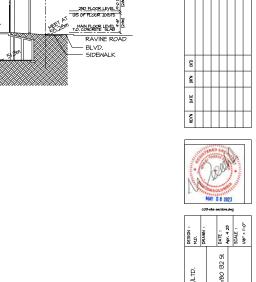
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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	AC-1.9
PROJECT NO.	REV. NO.
21003	



SITE SECTION E-E





KEY PLAN

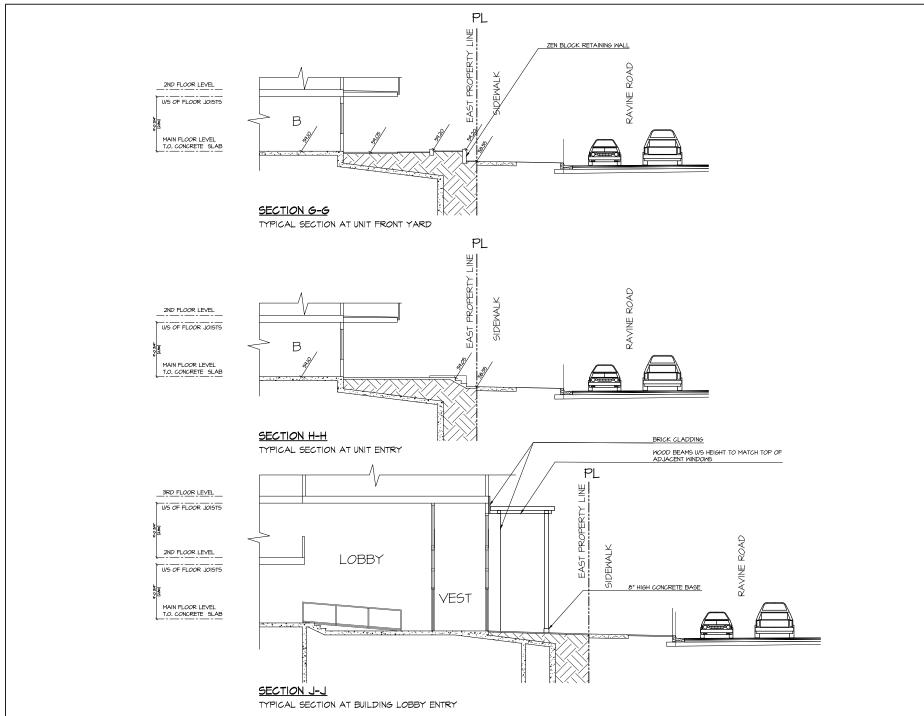


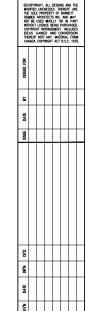
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UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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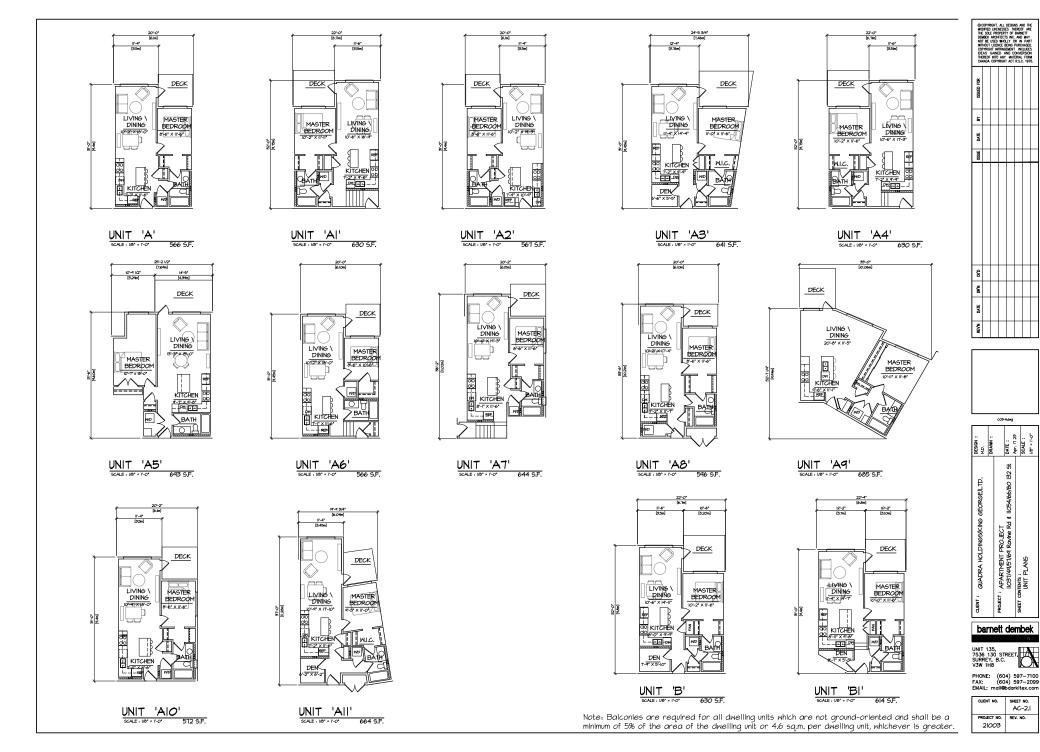
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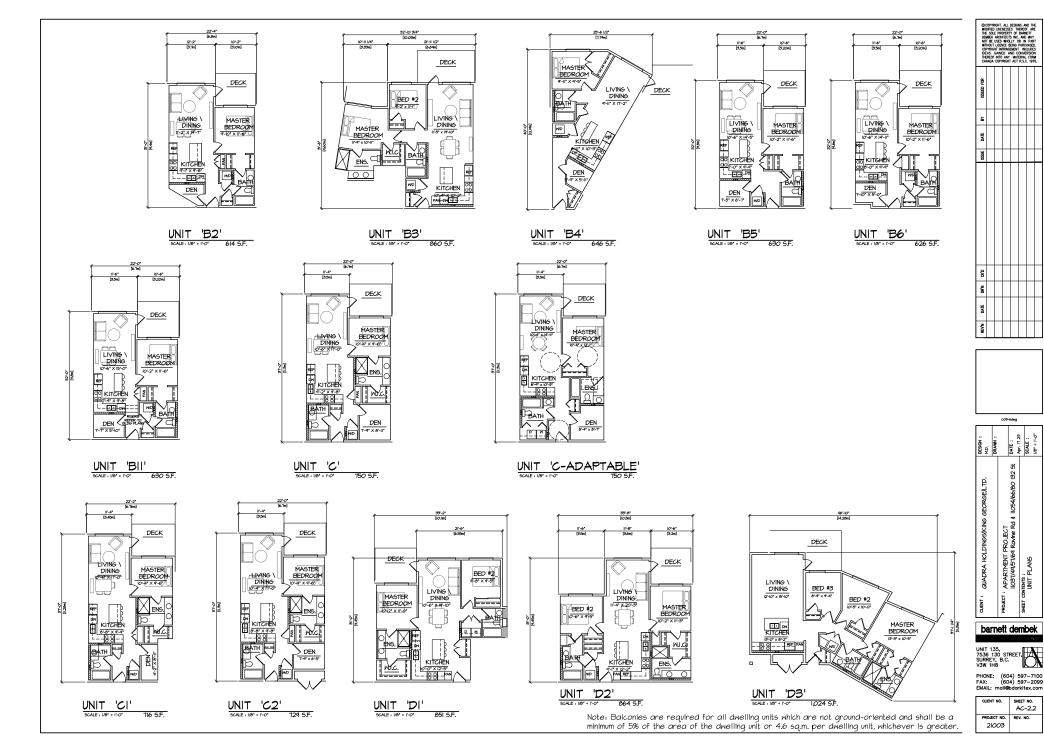
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

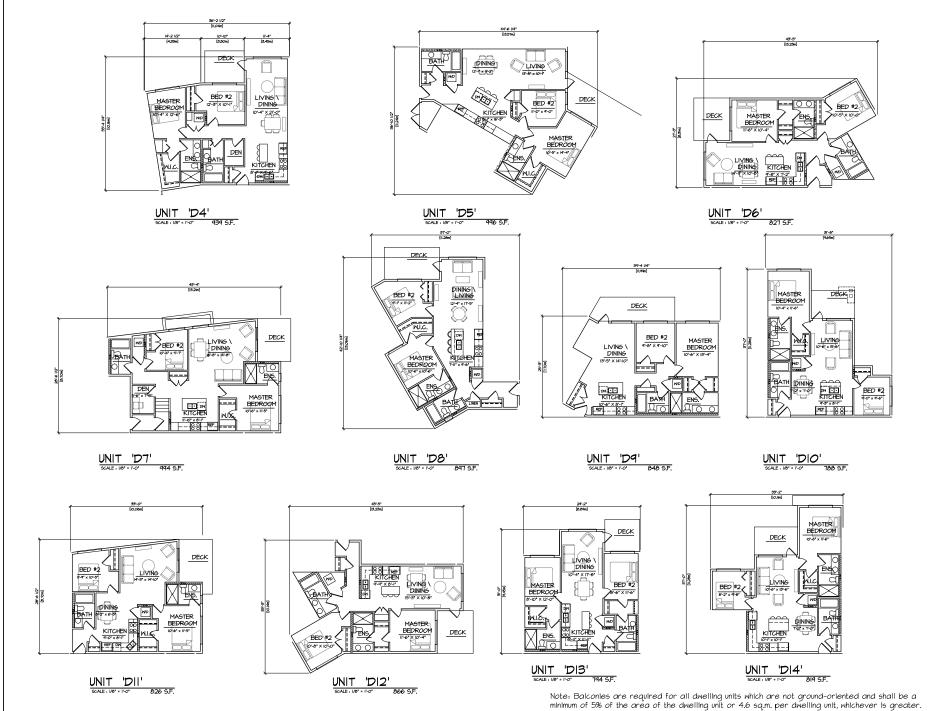
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PROJECT NO.	REV. NO.
21003	

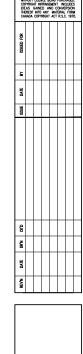


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AC-2.I



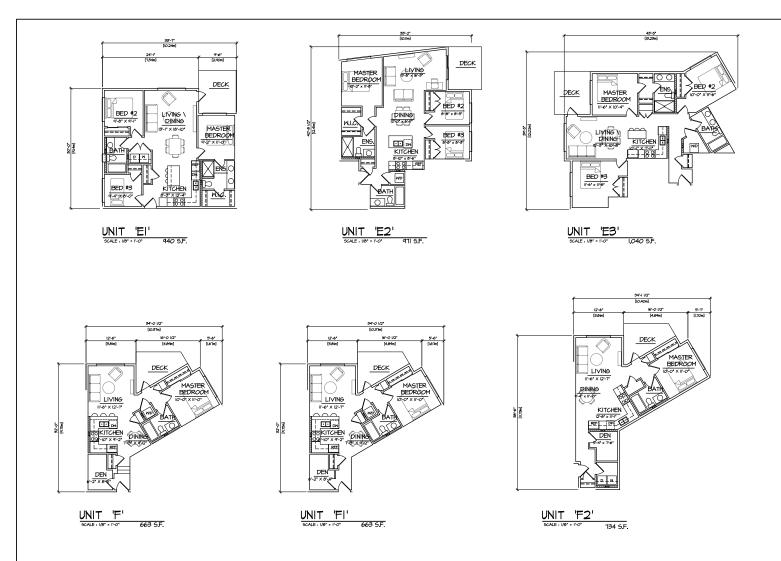




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UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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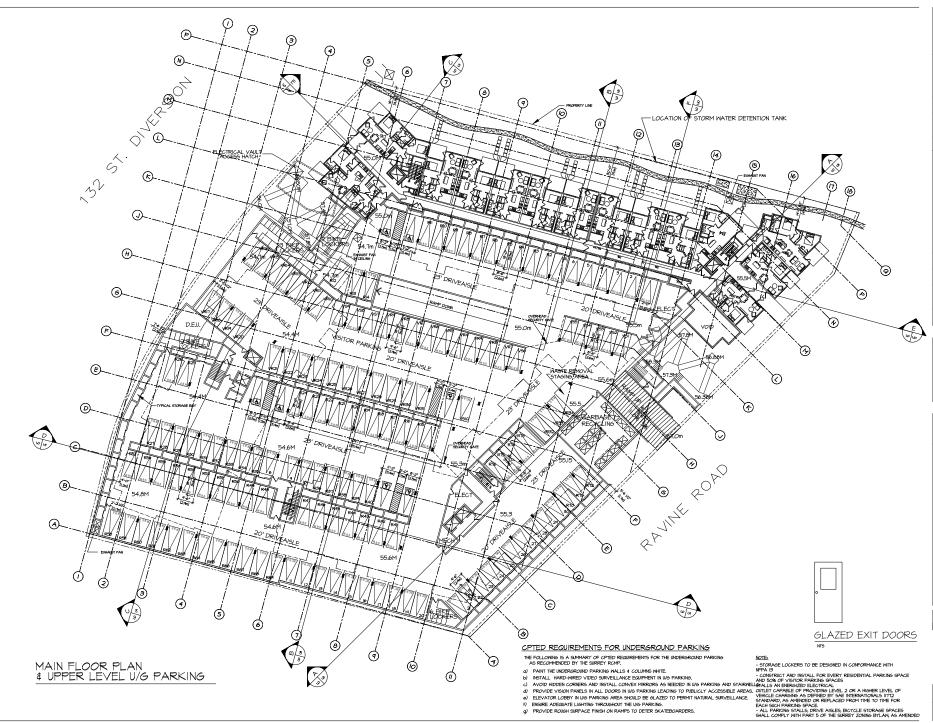






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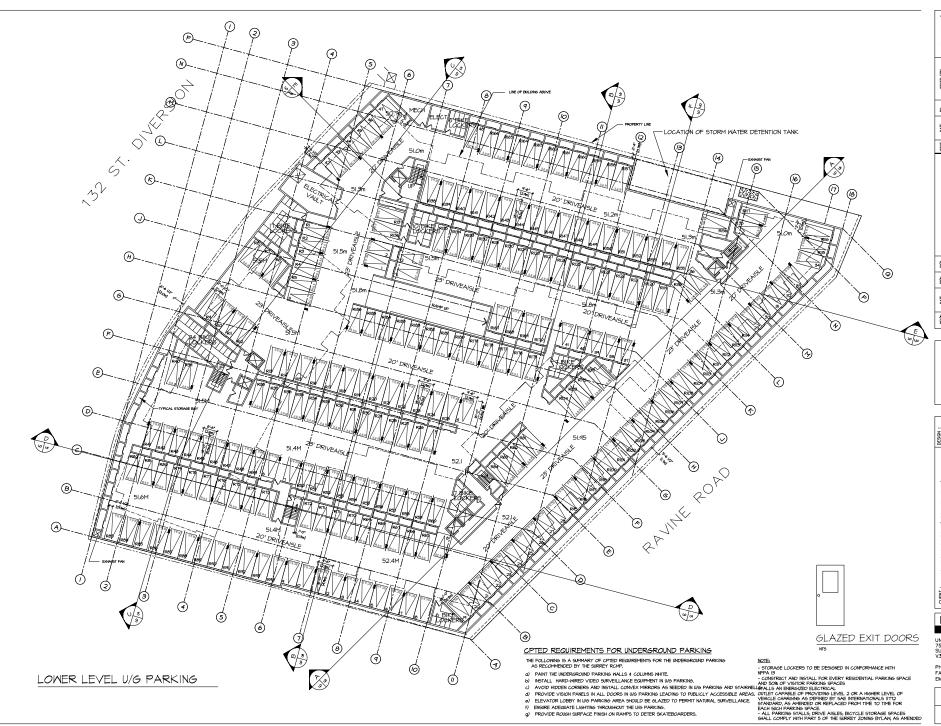
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PROJECT NO.	REV. NO.
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CURNT	MADRA HOLDINGSKING GEORGE/LTD.	PROJECT : APARTMENT PROJECT	11037/44/57/64 Ravine Rd & 11054/66/80 132 St.	UPPER LEVEL U/G PARKING

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

CLIENT NO.	SHEET NO. AC-3.1
PROJECT NO. 21003	REV. NO.

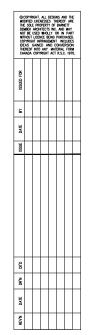


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QLENT: QUADRA HOLDINGS(KING GEORGE)LTD.

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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PROJECT NO. 21003	REV. NO.



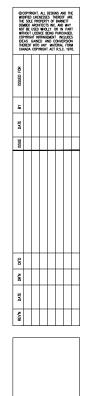




UNIT 135, 7536 130 STREET, 7SURREY, B.C. V3W 1H8

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PROJECT NO. 21003	REV. NO.



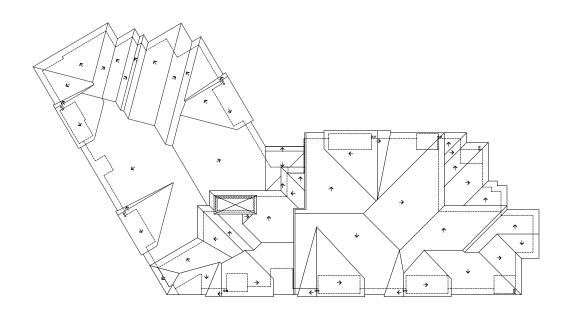


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UNIT 135, 7536 130 STREET, 7SURREY, B.C. V3W 1H8

CLIENT NO.	SHEET NO.
	AC-4.lb
PROJECT NO.	REV. NO.
21003	



ROOF PLAN





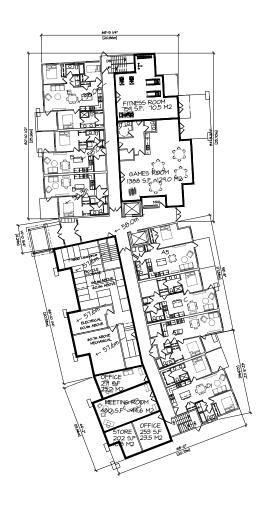
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QLENT: QUADRA HOLDINGS/KING GEORGE)LTD.		PROJECT : APARTMENT PROJECT	031/44/51/64 Ravine Rd &   054/66/80  32 5t	Obligative addition	BUILDING PLAN	BUILDING

### barnett dembek

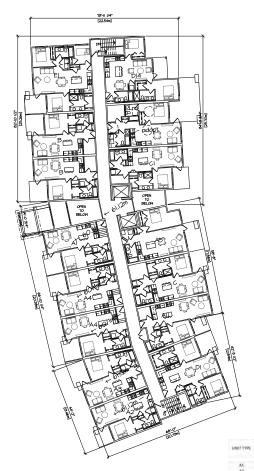
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.lc
PROJECT NO.	REV. NO.
21003	

KEY PLAN



IST FLOOR PLAN
SCALE: 1/10" = 1'-0" 12,627 S.F.



2ND FLOOR PLAN

SCALE: 1/10' = 1'-0' 12,690 5.F.

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58.5 263.4 297.8 117.1 128.8 370.1 1170.6

KEY PLAN

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8 PHONE: (604) 597–7100 FAX: (604) 597–2099 EMAIL: mail@bdarkitex.com

EMAIL: mail@bdarkitex.com

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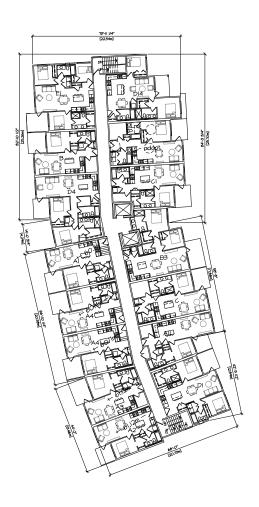
AC-4.2a

PROJECT NO. REV. NO.

21003

BUILDING 2

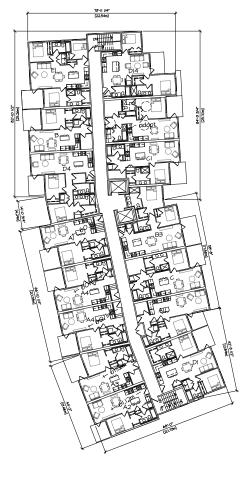
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3rd~5th FLOOR PLAN

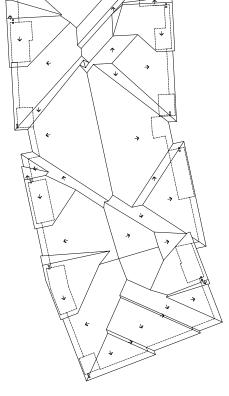
SCALE : 1/16" = 1'-0"

12,690 S.F.



6th FLOOR PLAN

12,690 S.F.







BUILDING 2 SCALE : 1/16" =1"-0"



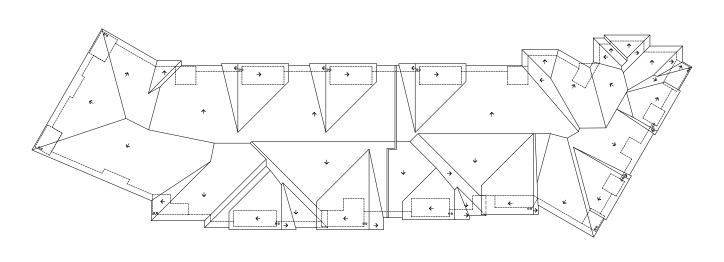
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## barnett dembek

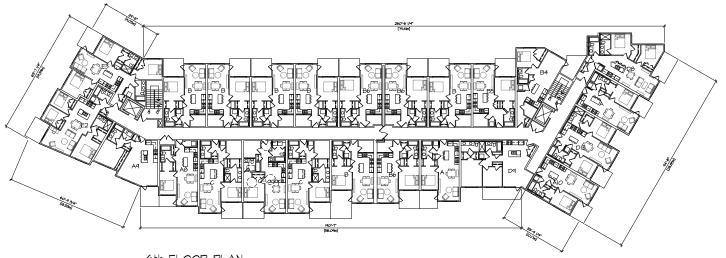
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CLIENT NO.	SHEET NO.
	AC-4.2b
PROJECT NO.	REV. NO.
21003	





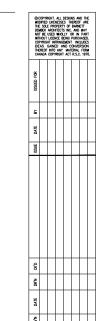
# ROOF PLAN SCALE : 1/16" = 1'-0" 19,128 S.F.



6th FLOOR PLAN



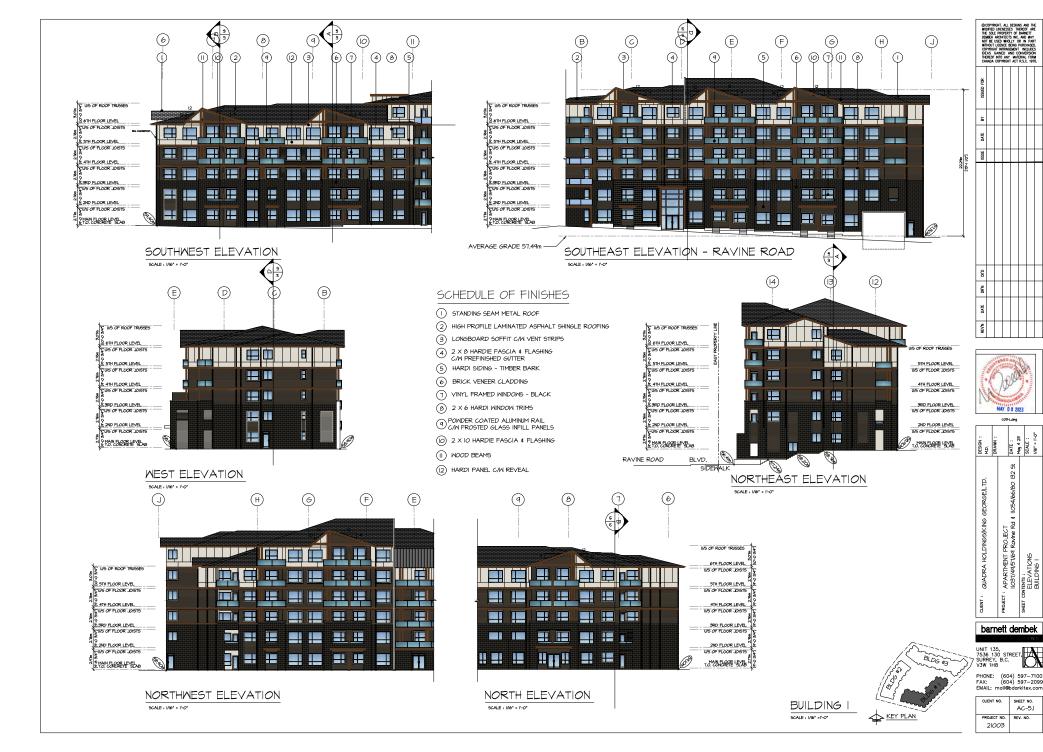
KEY PLAN

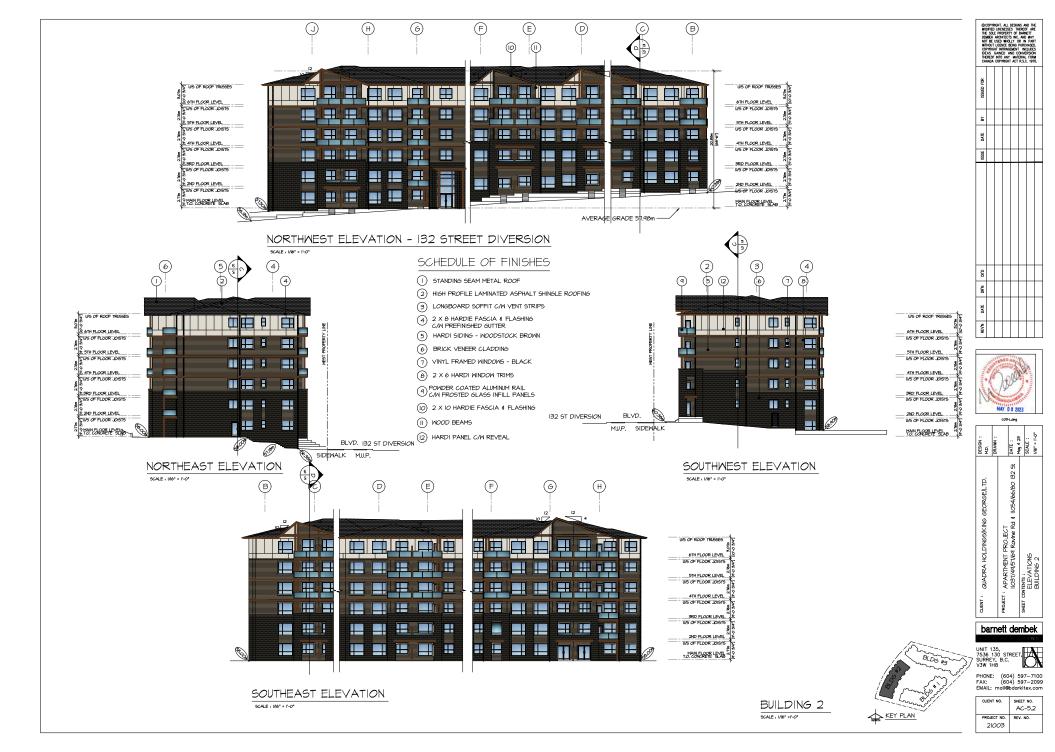


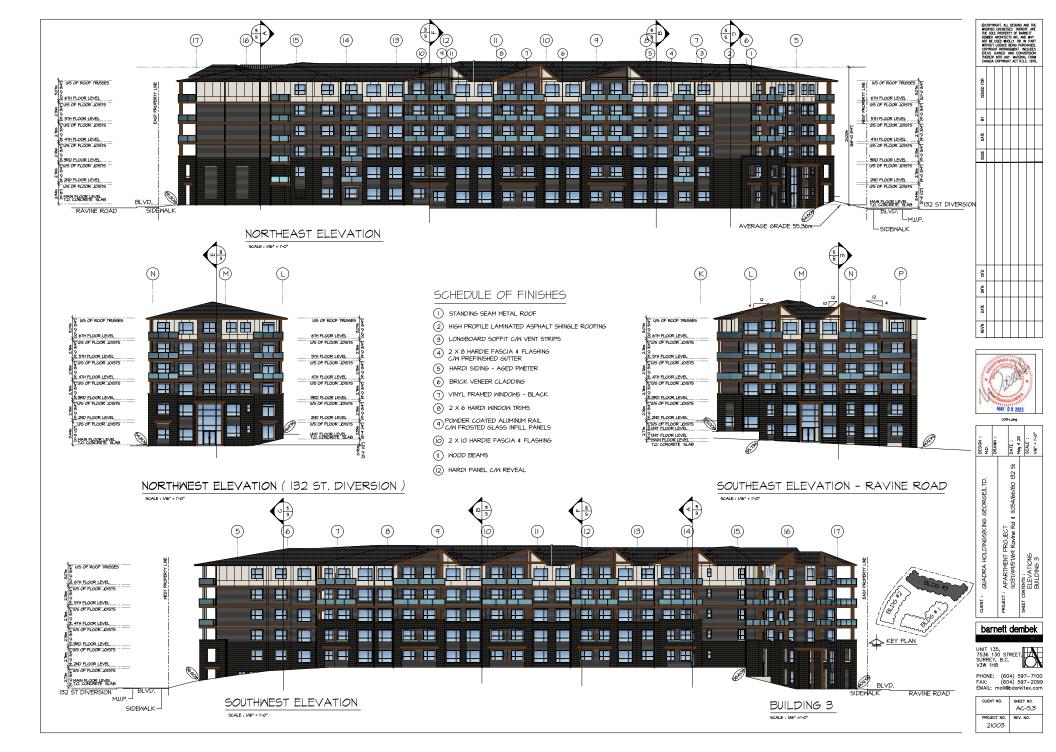
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QUENT: QUADRA HOLDINGS(KING GEORGE)LTD.		PROJECT : APARTMENT PROJECT	11031/44/51/64 Ravine Rd & 11054/66/80 132 St	SUCCE CONTENTS	BUILDING PLAN	BUILDING 3

#### barnett dembek

CLIENT NO.	SHEET NO. AC-4.36
PROJECT NO. 21003	REV. NO.











BUILDING 3 - SOUTHEAST ELEVATION - RAVINE ROAD SCALE : 1/16" = 1'-0"









DESIGN :	DRAWN:		DATE:	Acr 4 28		SCALE:	1
QUENT: QUADRA HOLDINGS(KING GEORGE)LTD.		PROJECT : APARTMENT PROJECT	11037/44/57/69 Ravine Rd \$ 11054/66/80 132 St		CHEET CONTENTS .	ELEVATIONS	COLOUR BOARD

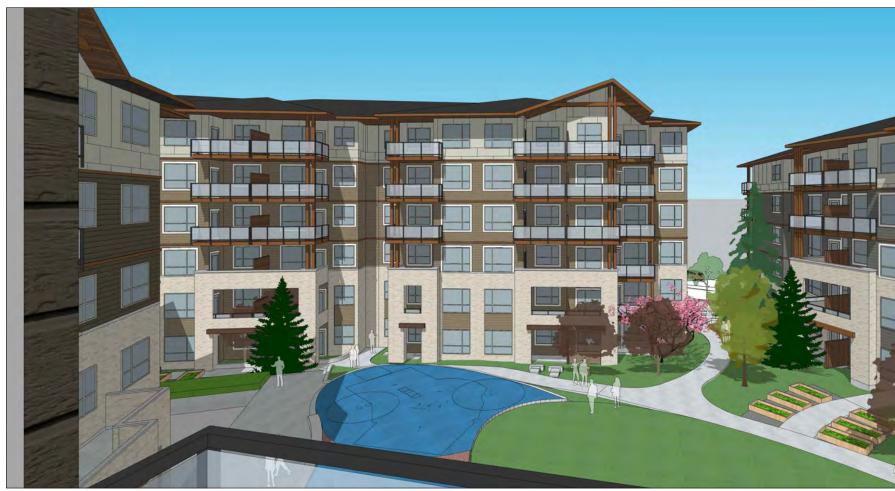
barnett dembek

21003

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8 PHONE: (604) 597-7100 FAX: (604) 597-2099

EMAIL: mail@bdarkitex.com CLIENT NO. SHEET NO. AC-5.4

REV. NO.

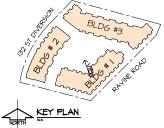




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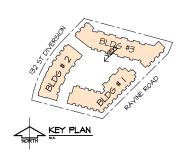


CLIENT NO.	SHEET NO. AC-6.10
PROJECT NO.	REV. NO.
21003	





COURT YARD VIEW - FROM BLDG 3



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PROJECT : APARTMENT PO 11/031/44/51/641 SHEET CONTENTS : VIEWS

#### barnett dembek

CLIENT NO.	SHEET NO.
	AC-6.II
PROJECT NO.	REV. NO.
21003	l



VIEW - NORTH EAST CORNER





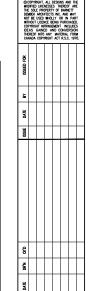
### barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

CLIENT NO.	SHEET NO.
	AC-6.02
PROJECT NO.	REV. NO.
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AERIAL VIEW - NORTH WEST CORNER





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QUADRA HOLDINGS(KING GEORGE)LTD.	RTMENT PRO	:
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#### barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

CLIENT NO.	SHEET NO.
	AC-6.03
PROJECT NO.	REV. NO.
21003	





VIEW - 132 STREET DIVERSION





NEV4

132 St

QUENT: QUADRA HOLDINGS(KING GEORGE)LTD. PROJECT : APARTYENT PROJECT IIO31/44/57/64 Royne Rd & IIO SHEET CONTRNS : VIEVS

#### barnett dembek

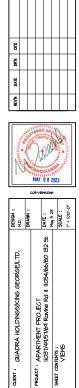
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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	AC-6.04
PROJECT NO.	REV. NO.
21003	





VIEW - SOUTH WEST CORNER

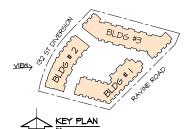


barnett dembek

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

21003

SHEET NO. AC-6.05





AERIAL VIEW - SOUTH SIDE

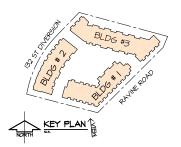




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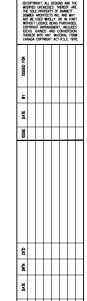
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PROJECT NO. 21003	REV. NO.





COURT YARD VIEW - FROM BLDG 2





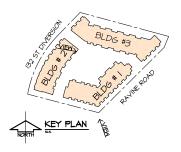
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# barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

CLIENT NO.	SHEET NO.
	AC-6.07
PROJECT NO.	REV. NO.
21003	





VIEW - RAVINE ROAD





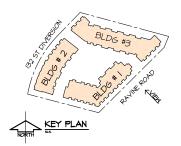
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#### barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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21003	





VIEW- SOUTH SIDE





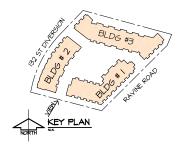
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### barnett dembek

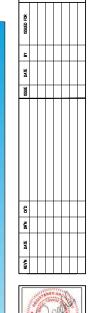
UNIT 135, 7536 130 STREET, SURREY, B.C.

CLIENT NO.	SHEET NO.
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PROJECT NO.	REV. NO.
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VIEW - SOUTH EAST CORNER





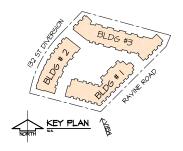
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### barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

CLIENT NO.	SHEET NO.
	AC-6.01
PROJECT NO.	REV. NO.
21003	



# Ledgeview 2

# **Issued for Development Permit**

Contact Information	Other Key Contacts:		
VDZ+A Project Landscape Architecture	Quadra Homes Project Owner	Barnett Dembek Project Building Architecture	
Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7	201-3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 p. 604 825 7333	Unit 135, 7536 130 Street Surrey, BC V3W 1H8 p. 604 597 7100	
Primary project contact: Andrew Danielson andrew@vdz.ca	Legal Address and De	escription:	
Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.cs o.604 546 0920	LOTS 3, 4, 5; PLAN 9739; AND LOTS 1, 2, 3, EXCEPT PART DEDICATED ROAD ON PLAN LMP41027, PLAN 8791; AD 10 BOLGGEPT PARCEL H. (BYLAW PLAN 87021) PLAN 34840; ALL OF SEC 15 BLOCK 5 NORTH RANGE 2 W NWD		

#### Sheet List Table

Sheet Number	Sheet Title			
L-01	COVER PAGE			
L-02A	SITE PLAN			
L-02B	SITE PLAN - NORTH WEST			
L-02C	SITE PLAN - NORTH EAST			
L-02D	SITE PLAN - SOUTH WEST			
L-02E	SITE PLAN - SOUTH EAST			
L-03A	PLANTING PLAN - NORTH WEST			
L-03B	PLANTING PLAN - NORTH EAST			
L-03C	PLANTING PLAN - SOUTH WEST			
L-03D	PLANTING PLAN - SOUTH EAST			
L-04A	GRADING PLAN - NORTH WEST			
L-04B	GRADING PLAN - NORTH EAST			
L-04C	GRADING PLAN - SOUTH WEST			
L-04D	GRADING PLAN - SOUTH EAST			
L-05A	SECTIONS			
L-05B	SECTIONS			
L-05C	SECTIONS			
L-05D	SECTIONS			

L-06	SOIL VOLUME PLAN
LD-01A	HARDSCAPE DETAILS
LD-01B	HARDSCAPE DETAILS
LD-02A	FENCING DETAILS
LD-02B	FENCING DETAILS
LD-03A	STRUCTURE DETAILS
LD-04A	SITE FURNITURE DETAILS
LD-05A	PLAYGROUND DETAILS
LD-05B	PLAYGROUND DETAILS
LD-06	PLANTING DETAILS





6	AD	Issued for DP	May 8, 2023	
5	AD	Issued for DP	Apr 4, 2023	
4	AD	Issued for ADP	Dec 7, 2022	
3	AD	Issued for DP	June 16, 2022	
2	AD	Issued for DP	Dec 9, 2021	
1	AD	Issued for Review	Nov 25, 2021	
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REVISIONS TABLE FOR DRAWINGS				

Project: LEDGEVIEW 2

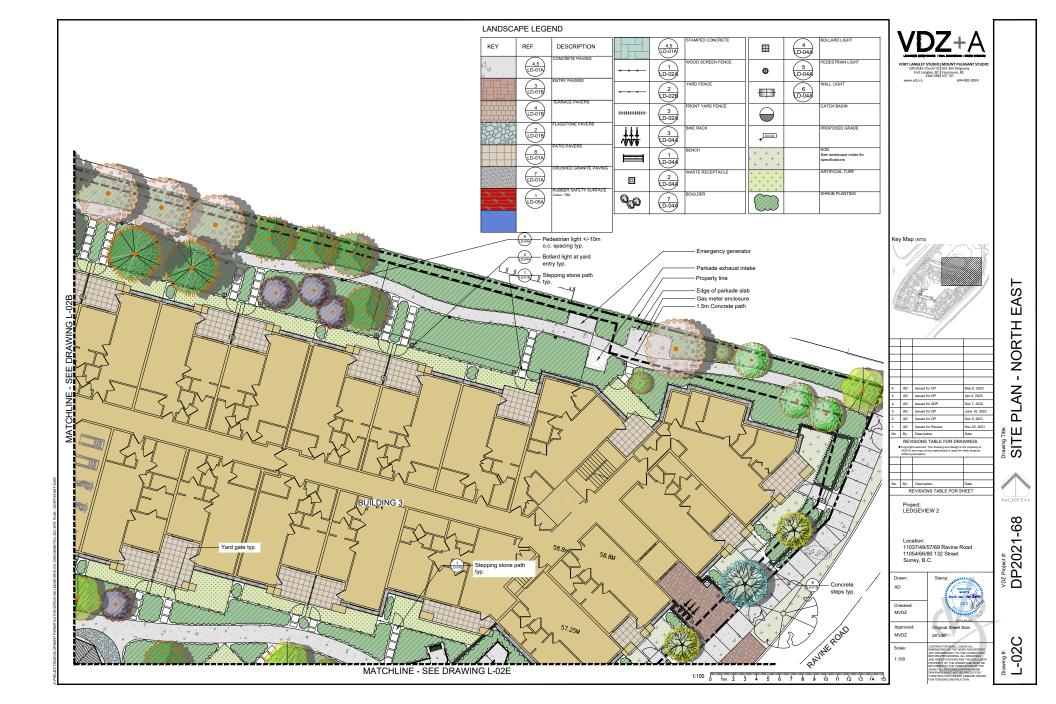
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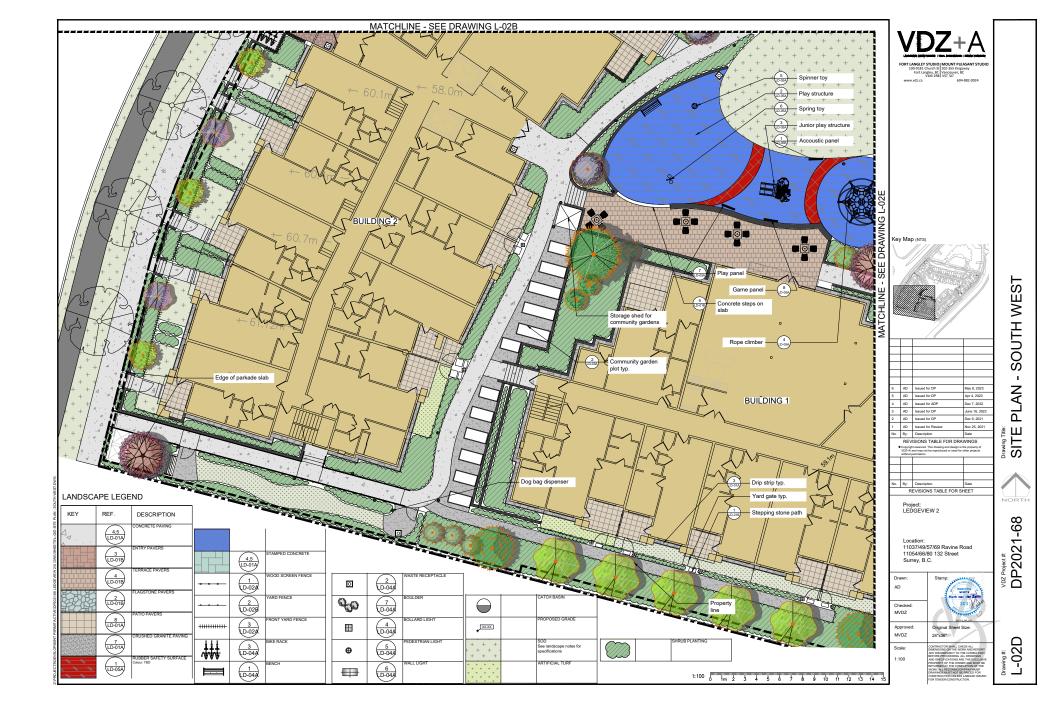
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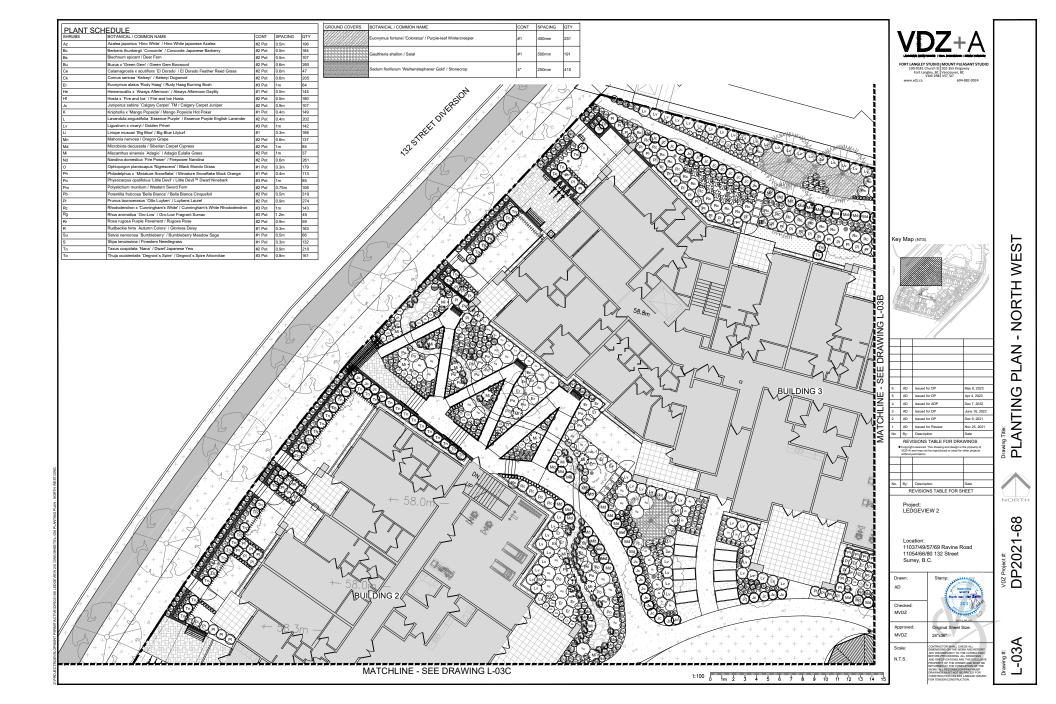


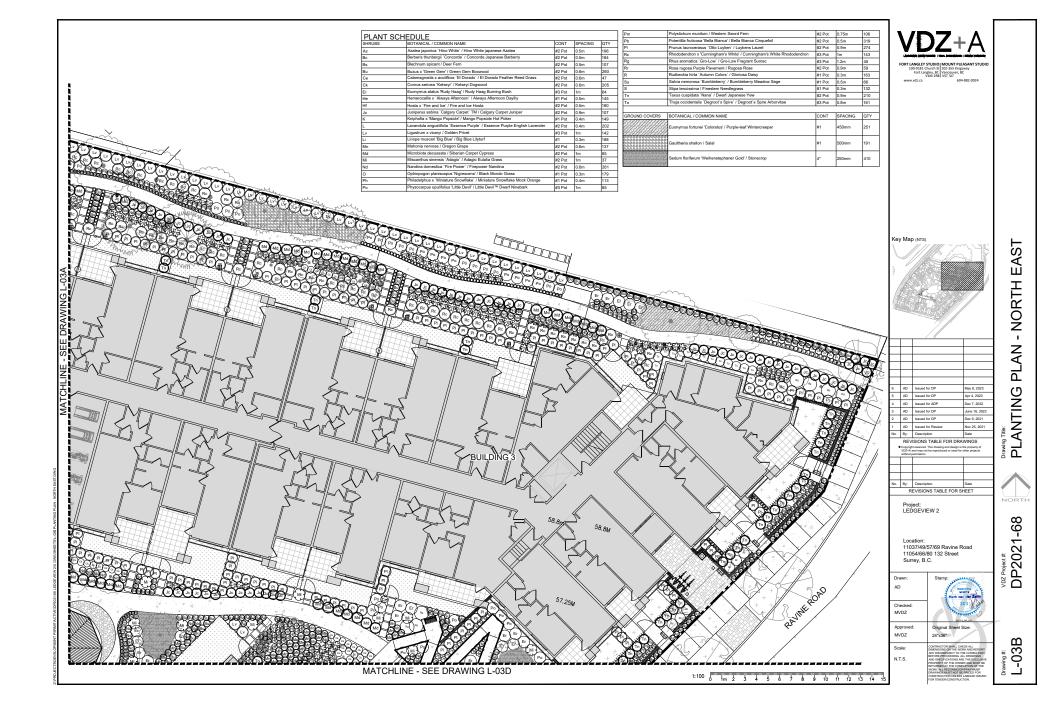


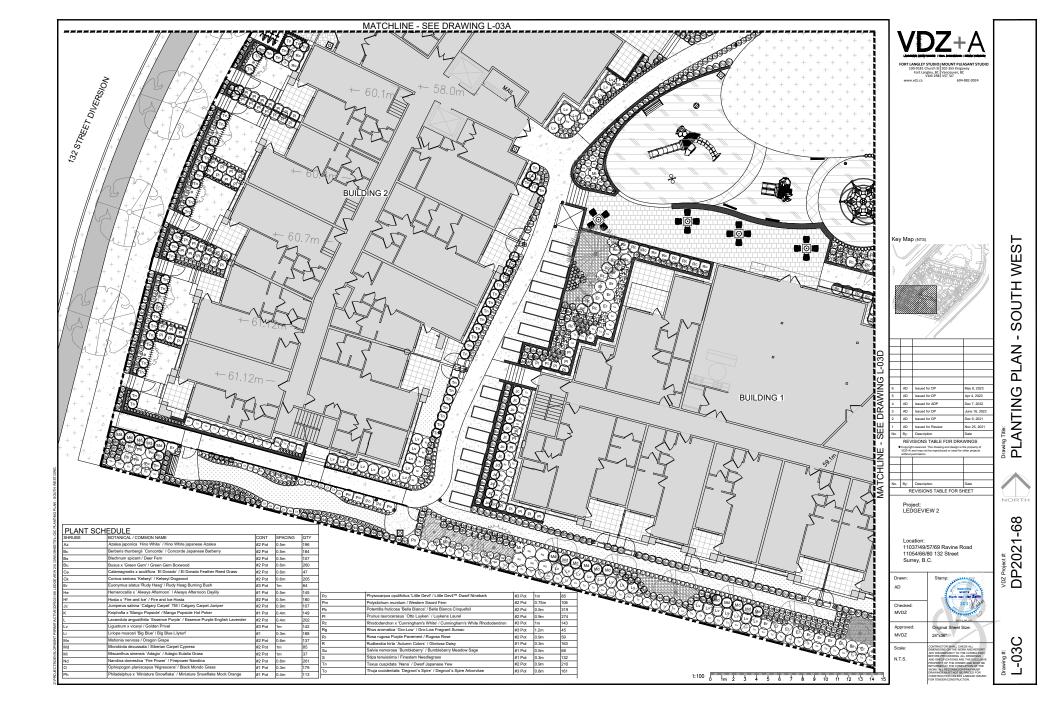


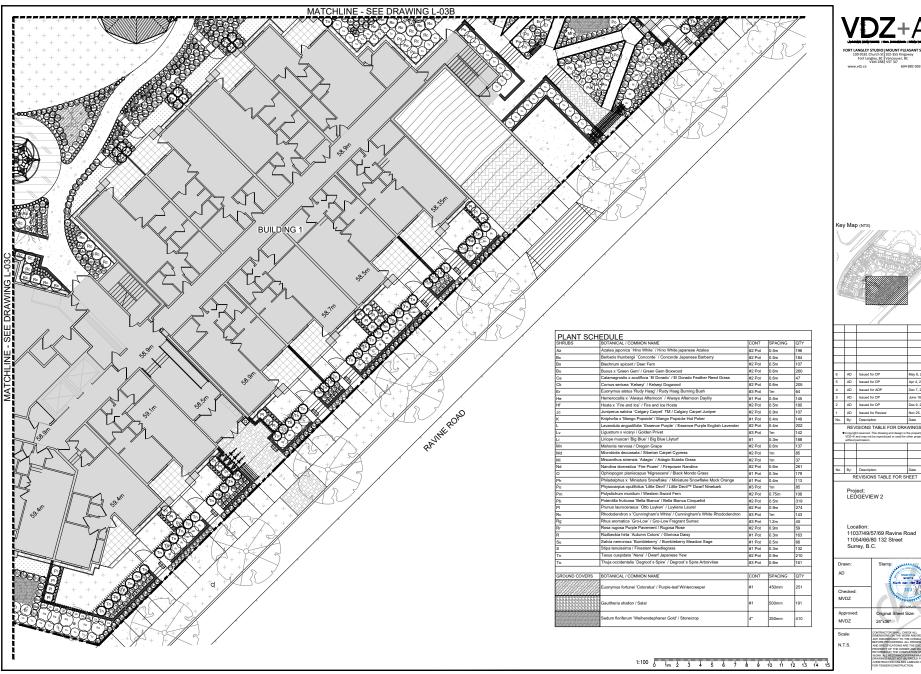
















EAS

SOUTH

PLAN

**PLANTING** 

6	AD	Issued for DP	May 8, 2023
5	AD	Issued for DP	Apr 4, 2023
4	AD	Issued for ADP	Dec 7, 2022
3	AD	Issued for DP	June 16, 2022
2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021
No.	Ву:	Description	Date
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No.	By:	Description	Date

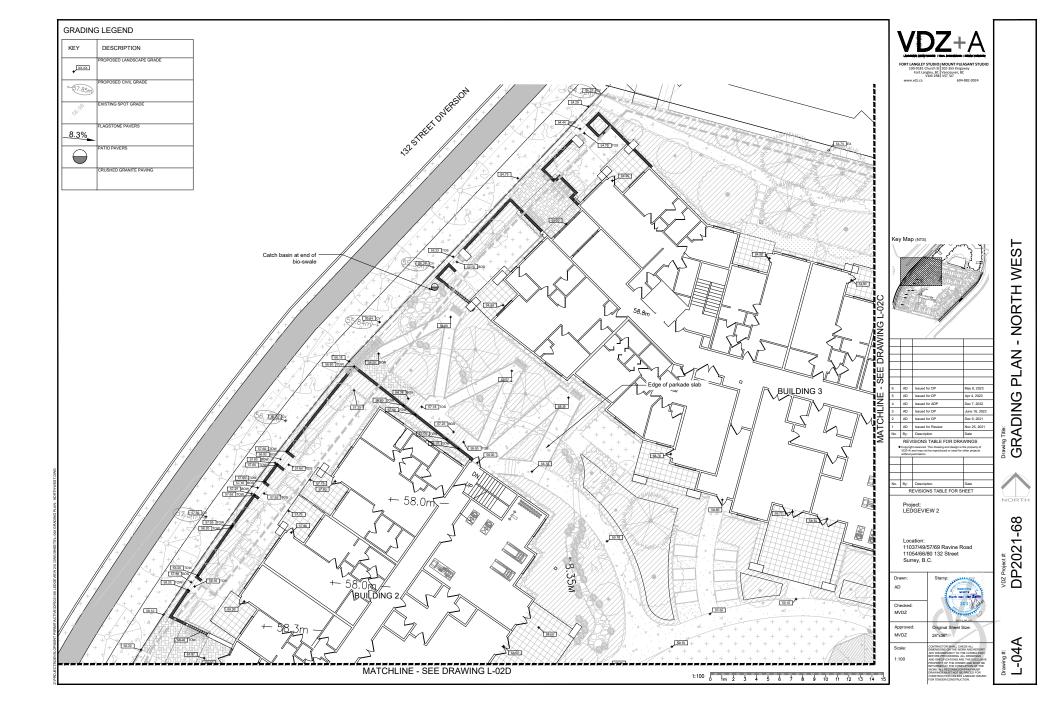
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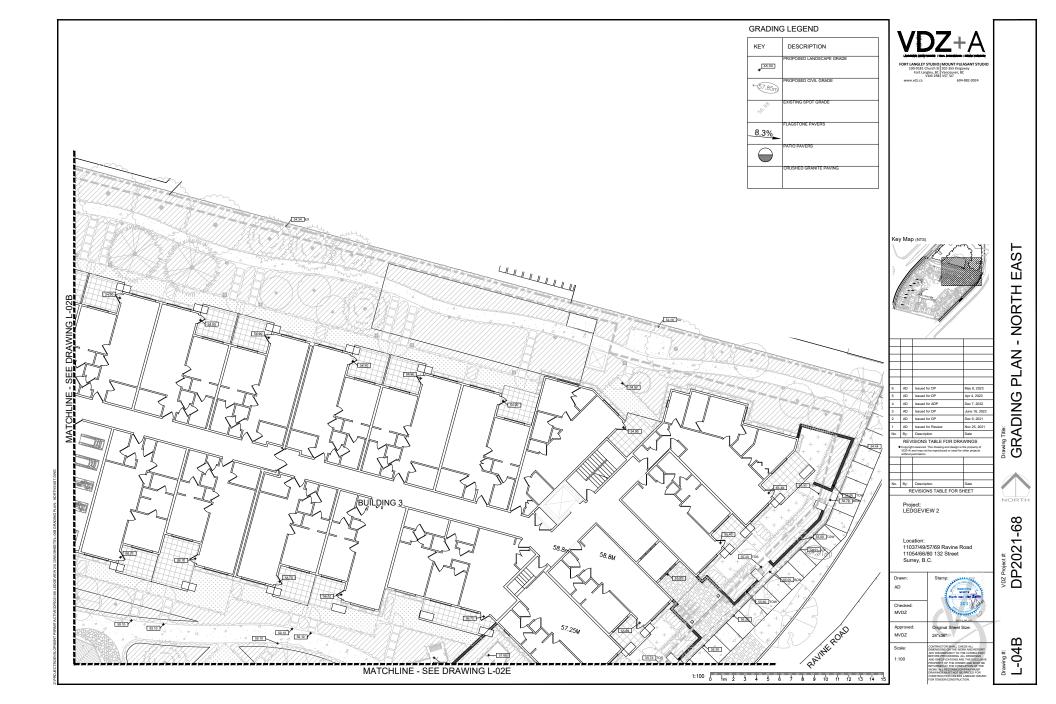
11037/49/57/69 Ravine Road 11054/66/80 132 Street

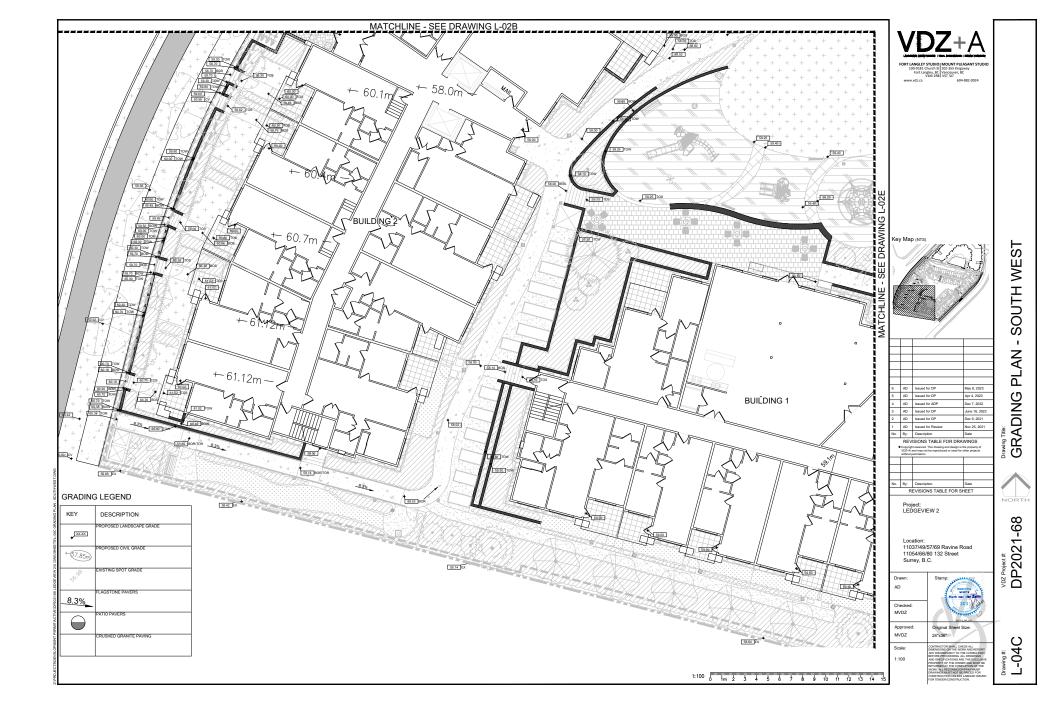
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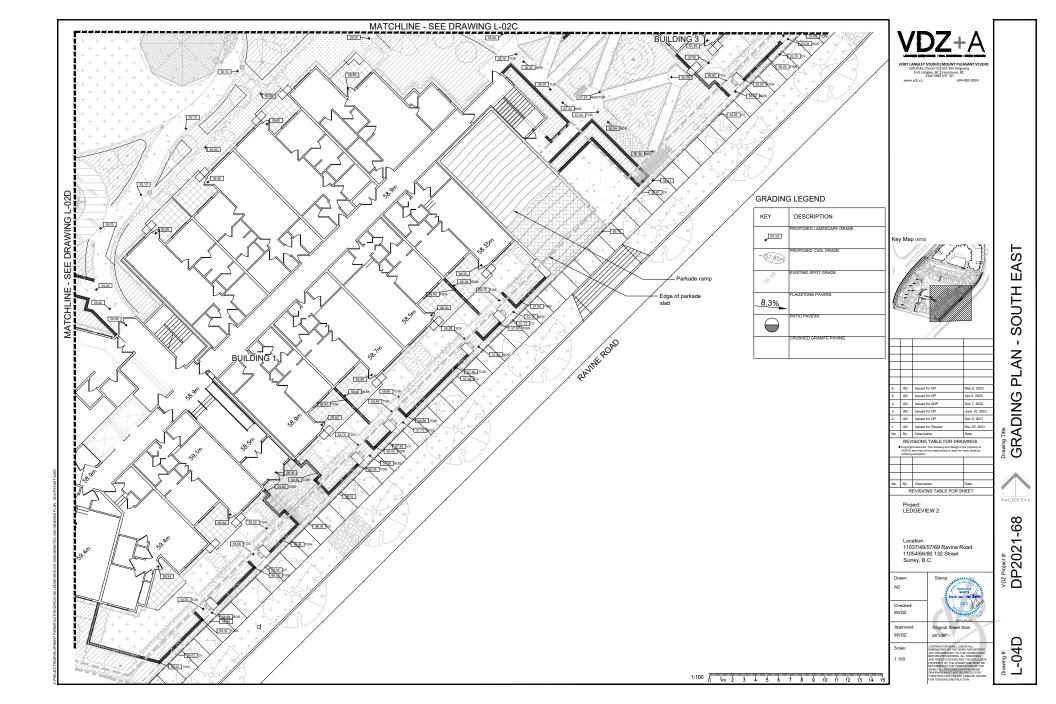
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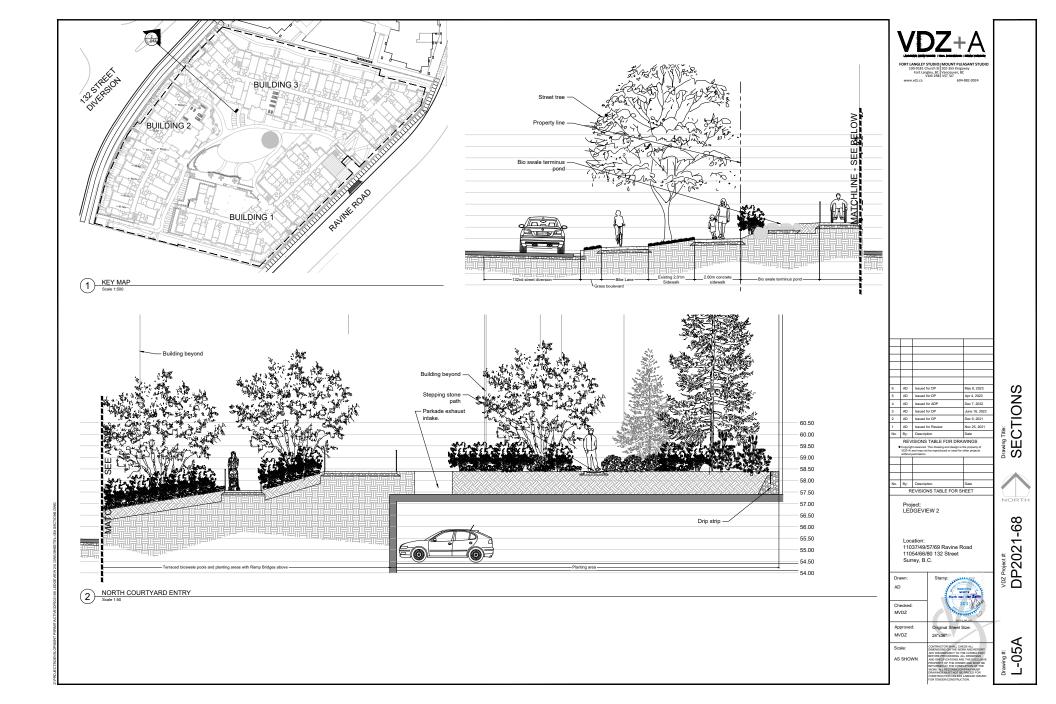
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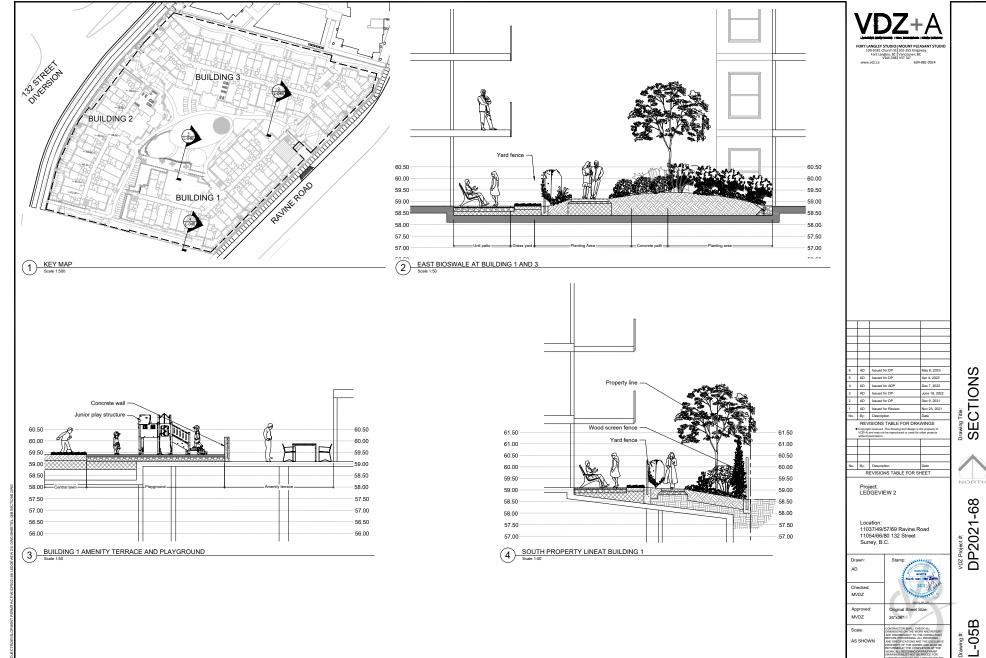


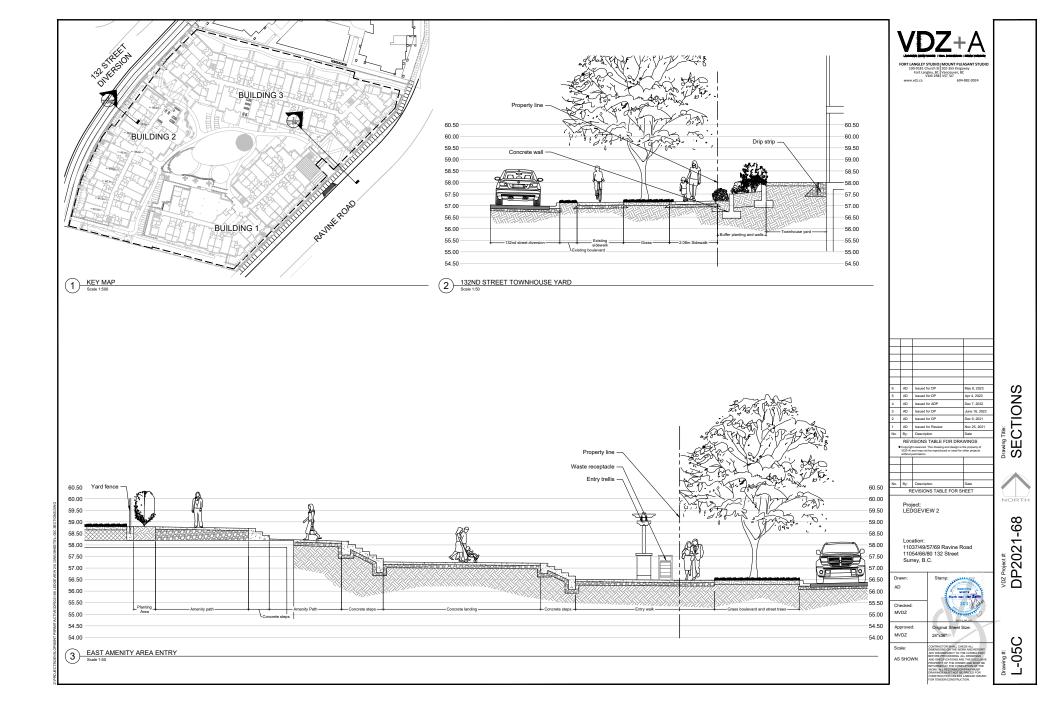


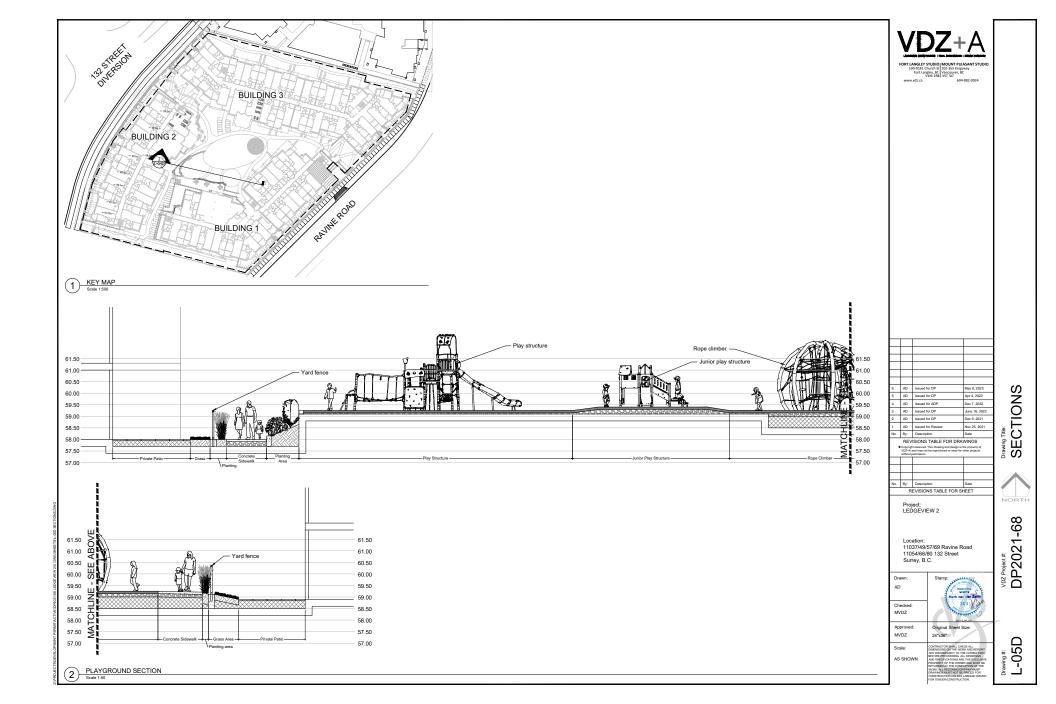




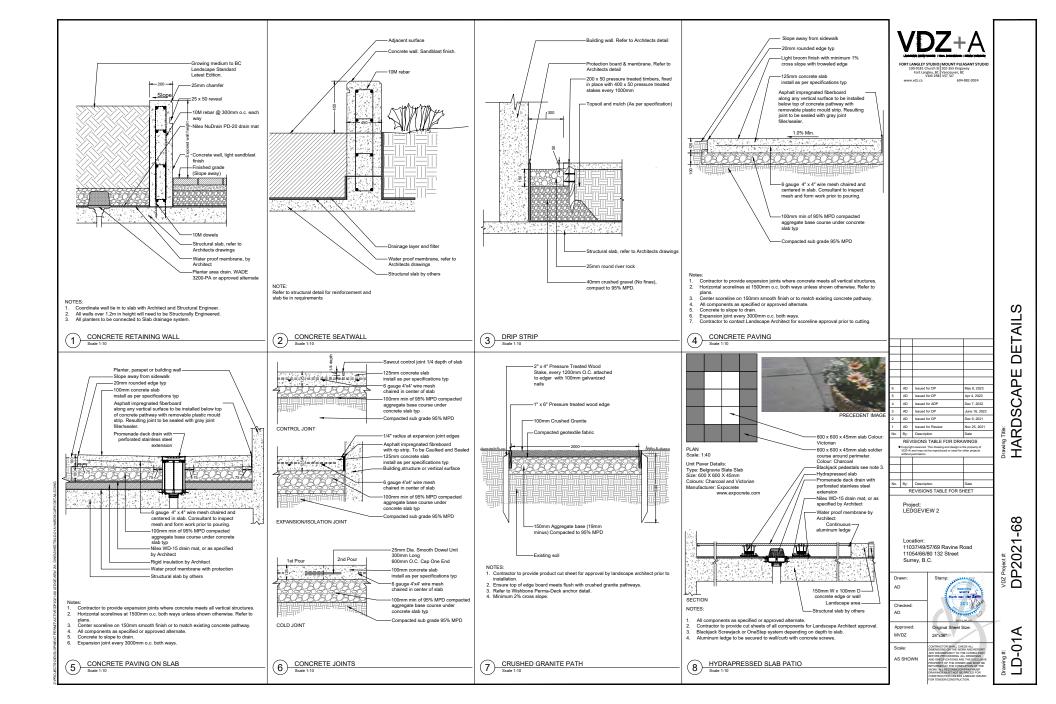


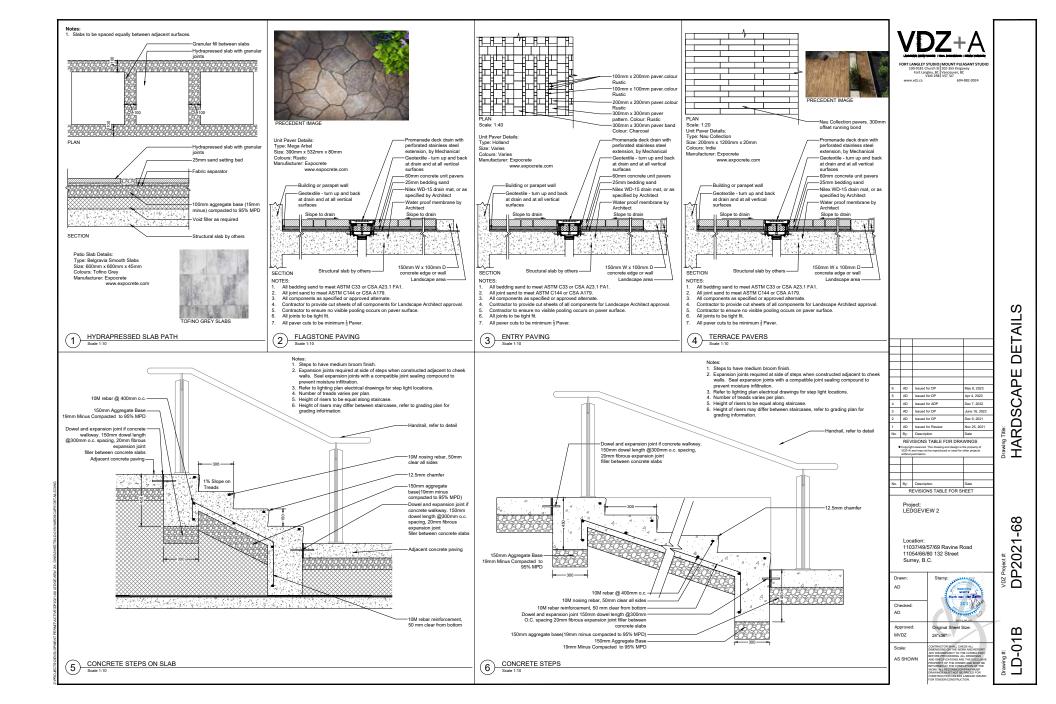


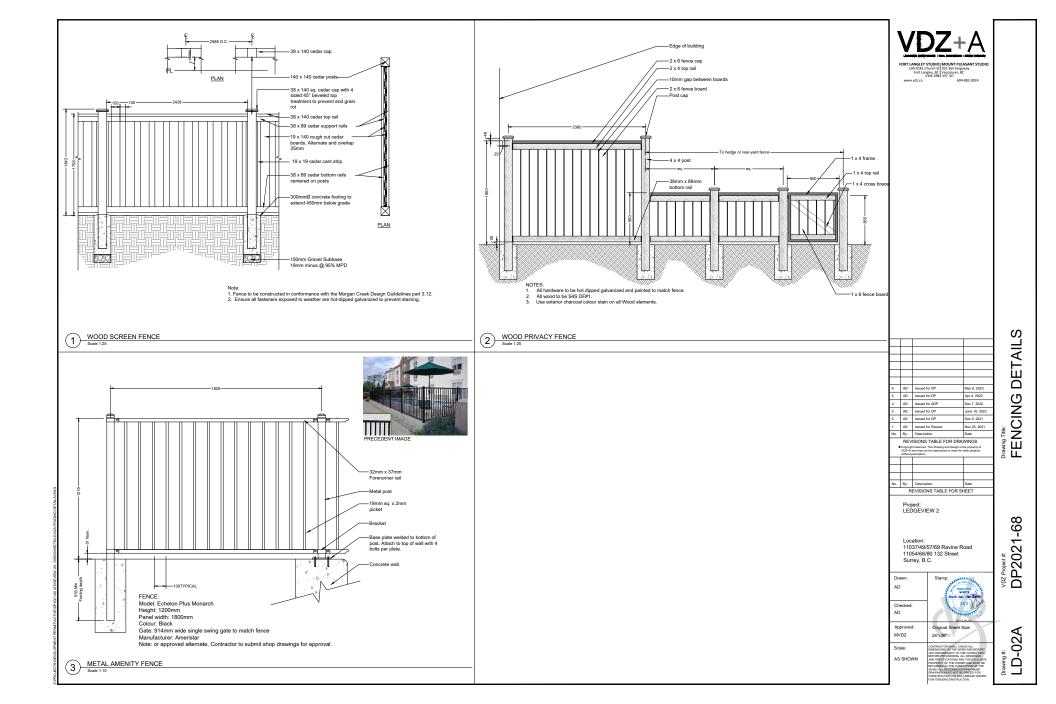


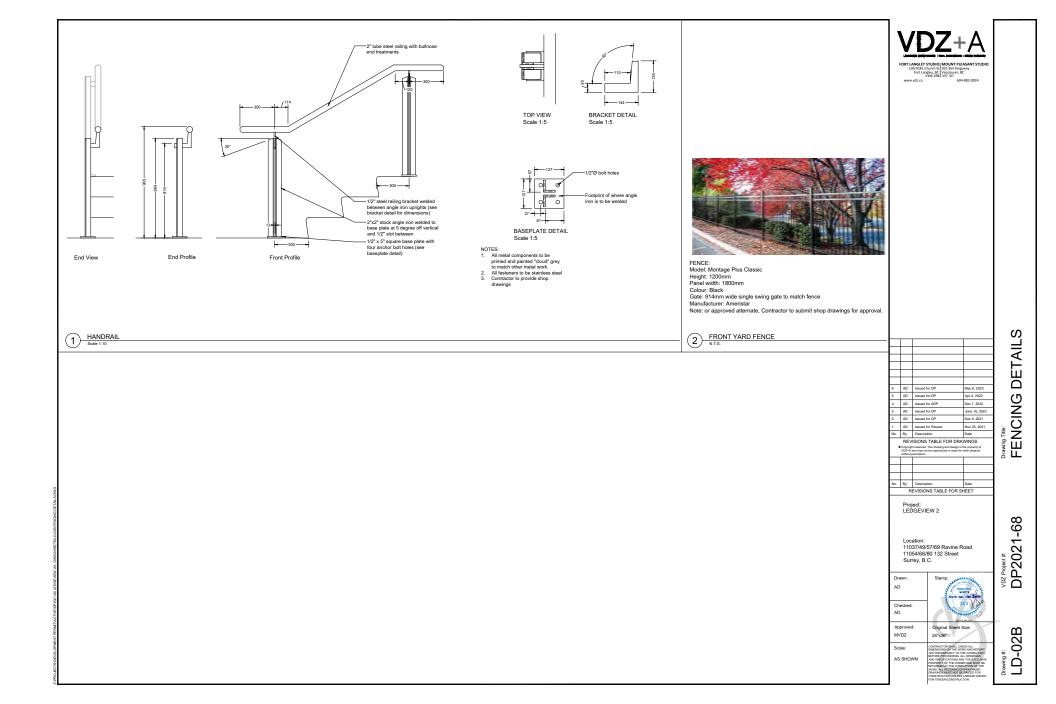


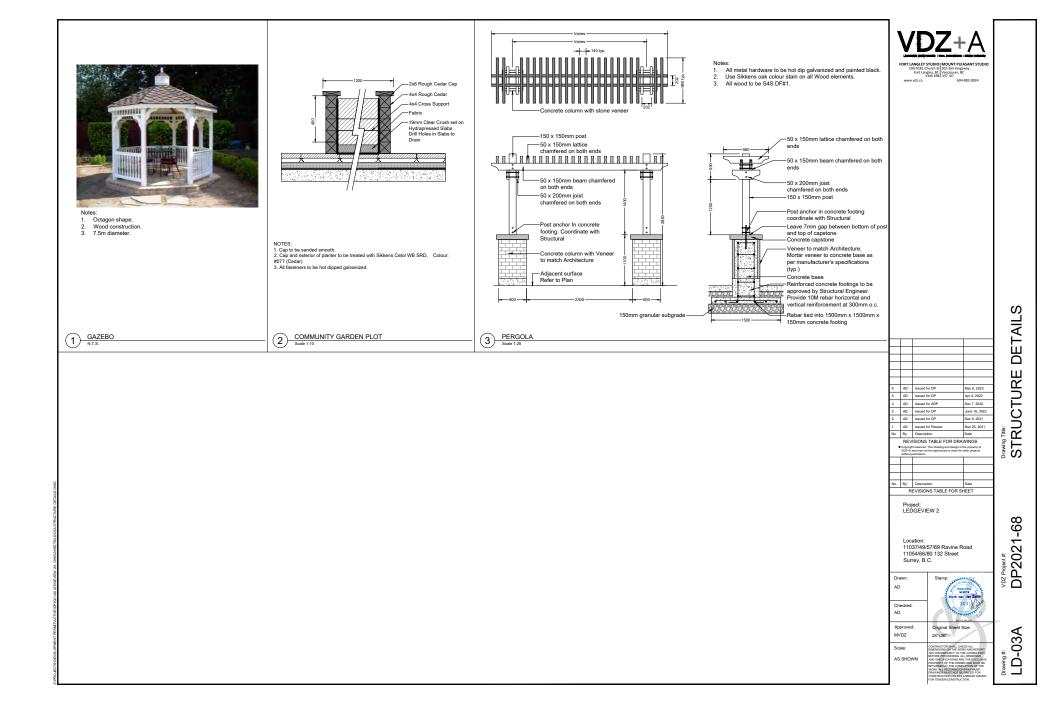


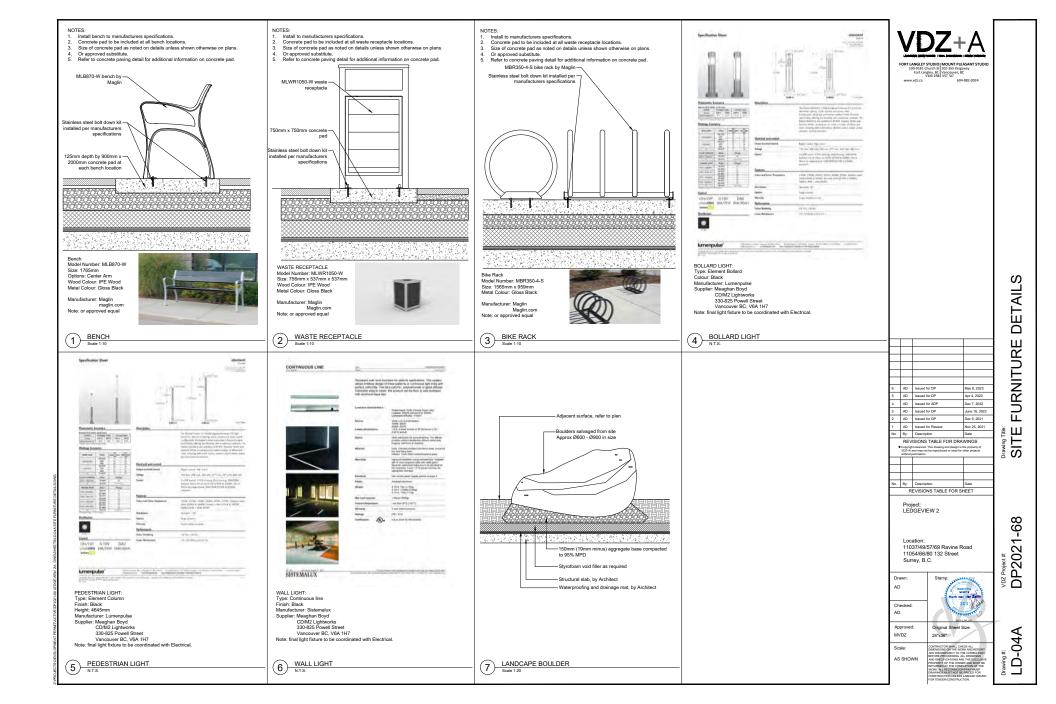


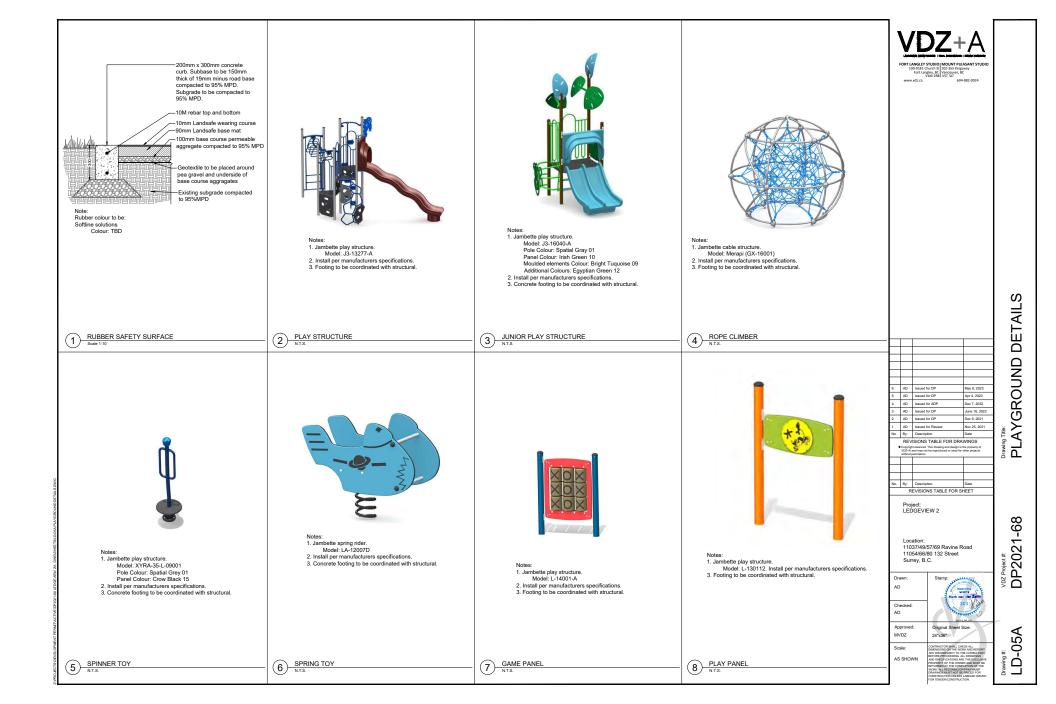












Notes:

1. Jambette play structure.

Model: L-13009-A

2. Install per manufacturers specifications.

3. Footing to be coordinated with structural.

1 ACCOUSTIC PANEL
N.T.S.

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO 100-9181 Church St 102-355 Kingsway Fort Langley, BC | Vancouver, BC V1M 288 | VST 317 www.vdz.ca 604-882-0024

	AD	Issued for DP	May 8, 2023	
	AD	Issued for DP	Apr 4, 2023	
	AD	Issued for ADP	Dec 7, 2022	
	AD	Issued for DP	June 16, 2022	
	AD	Issued for DP	Dec 9, 2021	
	AD	Issued for Review	Nov 25, 2021	
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PLAYGROUND DETAILS

VDZ Project#:
DP2021-68

Drawing #: LD-05B

By: Description Date
REVISIONS TABLE FOR SHEET

Project: LEDGEVIEW 2

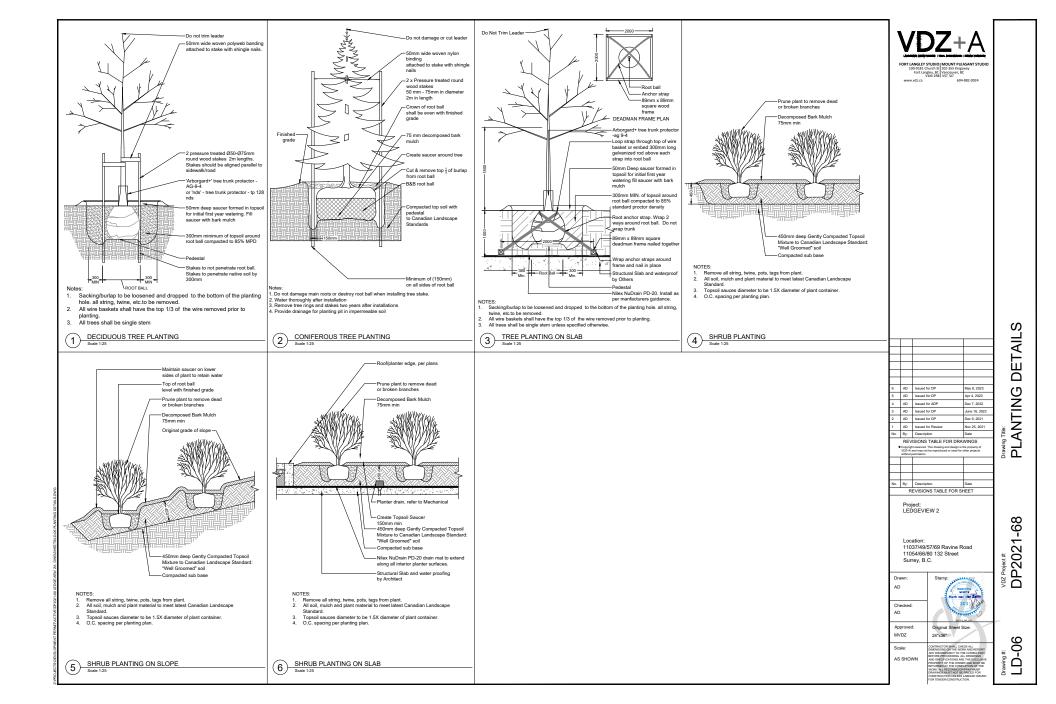
Location: 11037/49/57/69 Ravine Road 11054/66/80 132 Street Surrey, B.C.

Drawn: Checked: Approved: Original Sheet Size:

MVDZ 24"x36"

Scale: AS SHOWN

5 DETAIL NAME
Scale 1:1



## APPENDIX II



# INTER-OFFICE MEMO

TO: Manager, Area Planning & Development

- North Surrey Division

**Planning and Development Department** 

FROM: Development Services Manager, Engineering Department

DATE: May 05, 2023 PROJECT FILE: 7819-0177-00

**RE:** Engineering Requirements

Location: 11037/11049/1157/11069 Ravine Road 11054/11066/11080 - 132 Street Div

#### **OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

#### **REZONE/SUBDIVISION**

# Property and Right-of-Way Requirements

- Dedicate varying widths for ultimate 30.0 m road allowance along 132 Street Diversion;
- Dedicate varying widths to accommodate local road cross section on Ravine Road; and
- Register 0.5 m statutory right-of-way (SRW) along 132 St. Div. and Ravine Road for maintenance.

#### **Works and Services**

- Construct 132 Street with 2.0 m sidewalk, 2.0 m boulevard, 2.0 m cycle track, and 0.9 m hardscape buffer;
- Construct Ravine Road to CCSD local road standard; and
- Construct an adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers, backflow preventor, and water meter, to the site.

#### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng. Development Services Manager

MS



Department: Planning and Demographics

Date: February 28, 2023
Report For: City of Surrey

# Development Impact Analysis on Schools For:

Application #: 19 0177 00

The proposed development of 319 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection 43

Projected Number of Students From This Development In:			
Elementary School =	26		
Secondary School =	10		
Total Students =	36		

Current Enrolment and Capacities:			
K B Woodward Elementary			
Enrolment	669		
Operating Capacity	457		
# of Portables	12		
Kwantlen Park Secondary			
Enrolment	1498		
Operating Capacity	1200		
# of Portables	13		

#### Summary of Impact and Commentary

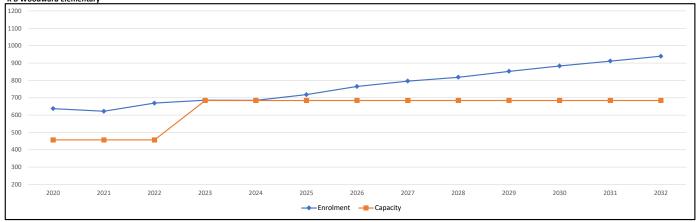
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 146% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2023.

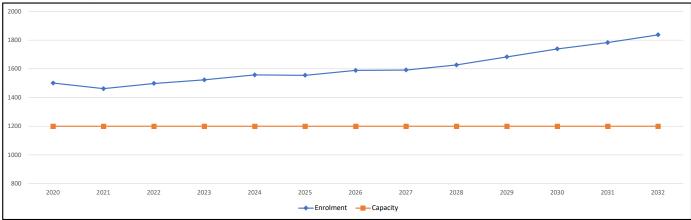
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2022, Kwantlen Park Secondary is currently operating at 125% with 13 portables on site used for enrolling classes and is projected to grow by 200 students over the next 10 years. In March 2020, the District started a feasibility report to build a 300-capacity addition, targeted to open 2027.

#### K B Woodward Elementary



#### Kwantlen Park Secondary



**Population**: The projected population of children aged 0-17 impacted by the development. **Enrolment**: The number of students projected to attend the Surrey School District ONLY.

# 4.0 Tree Preservation Summary

Table 3: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number 19-0177

Site Address 11069, 11057, 11049, 11037 Ravine Rd; and 11080, 11066, 11054 – 132

Street, Surrey

Registered Arborist Cody Laschowski

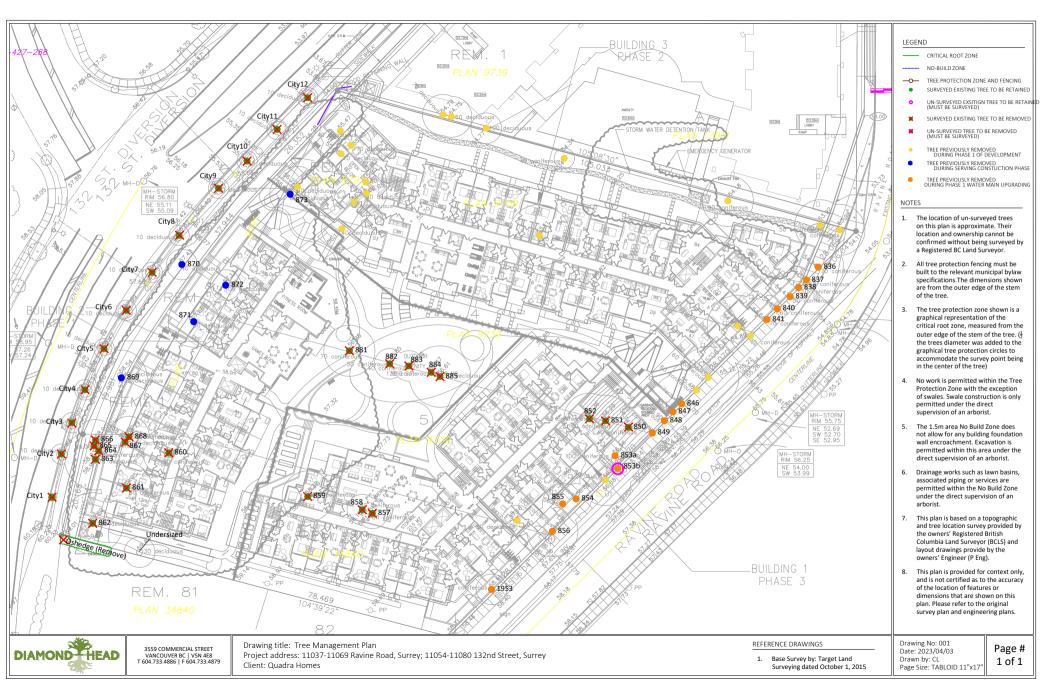
On-Site Trees	Number of Trees
Protected Trees Identified	33
(On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	
Protected Trees to be Removed	33
Protected Trees to be Retained	0
(excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
0 X one (1) = 0	66
- All other Trees Requiring 2 to 1 Replacement Ratio	
32 X two (2) = 64	
Replacement Trees Proposed	98
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

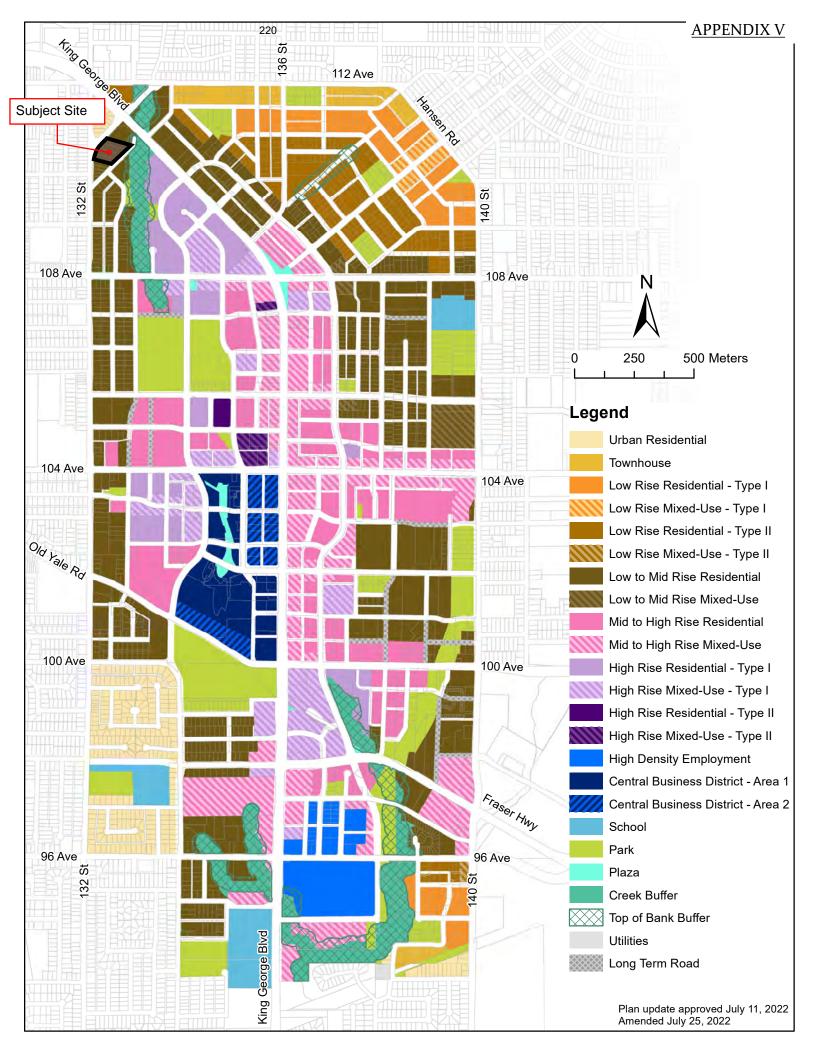
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio	
X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in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

Summary, report and plan prepared and submitted by

May 3, 2023

Signature of Arborist Date







# Advisory Design Panel Minutes

Location: Virtual

THURSDAY, JANUARY 26, 2023

Time: 4:00 p.m.

<u>Present:</u> <u>Guests:</u> <u>Staff Present:</u>

Panel Members:Tom Gill, Tangerine DevelopmentsE. Kearns, ChairDavid Eaton, David Eaton Architect Inc.J. AziziDylan Chernoff, Durante Kreuk Ltd.

Maciej Dembek, Barnett Dembek Architects Inc.

R. Amies Group 161

S. Macrae Andrew Danielson, Van Der Zalm + Associates

Y. Popovska R. Salcido M. Mitchell K. Deol

N. Couttie

oup 161

A. McLean, City Architect N. Chow, Urban Design Planner S. Maleknia, Urban Design Planner S. Gill, Recording Secretary

## A. RECEIPT OF MINUTES

It was Moved by N. Couttie

Seconded by E. Kearns

That the minutes of the Advisory Design

Panel meeting of December 15, 2022 be received.

Carried

#### B. **NEW SUBMISSIONS**

## K. Deol left the meeting at 5:30pm.

#### 2. 5:45 p.m.

File No.: 7919-0177-00

New or Resubmit: New Last Submission Date: N/A

Description: Rezoning from RM-D and RF to CD (based on RM-70) and

Development Permit to allow for three residential buildings at 6-storeys in height, with a gross FAR of 2.63. A total of

319 residential units are proposed.

Address: 11049 to 11069 Ravine Road and 11054 to 11080 - 132 Street

Developer: Quadra Holdings Ltd.

Architect: Maciej Dembek, Barnett Dembek Architects Inc. Landscape Architect: Andrew Danielson, Van Der Zalm + Associates

Planner: Ingrid Matthews Urban Design Planner: Sam Maleknia The Urban Design Planner advised that staff generally support the project. However, staff have concerns about the apartment depth and scale, with deeper units. Staff had requested that the northerly apartment be recessed on the upper floors or reduced to 5-storeys to allow for more light into the courtyard to the north site.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression (massing and overall design language), overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Azizi

Seconded by M. Mitchell

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 a more centralized Indoor Amenity to the courtyard, and/or an
  Indoor Amenity for each building so residents can access within their
  individual building. The indoor amenity spaces have been separated so
  each building has their own allotment. These spaces are located directly
  adjacent the central open courtyard space.
- Consider more covered outdoor space that in addition to being very useful in our climate, can help offset the deficiency in Indoor Amenity space. The outdoor gazebo is increased in size. Outdoor covered patio spaces are also provided outside the newly added indoor amenity spaces of Buildings 2 and 3.
- Consider stepping back "wings" of Building 3 to reduce overlook to the
  existing building to the north. Unit D8 in the north east corner of the site
  is reworked so that it does not have major windows facing the existing site
  to the north, and has less projected area to the north internal property line.
  Bedroom windows are oriented towards the street elevation.
- Consider some additional relief, corner windows and/or opening up between buildings at entries to courtyard. The units at the north east of Building 2 facing Building 3, and at the north west corner of the south wing of Building 1 facing Building 2, are reworked into a staggered exterior wall arrangement to open up the space at these 2 pinch points, similar to what has been done at the interface between Building 1 at Building 3.
- Consider landscape elements to increase privacy from units to street

- frontages. Additional trees and shrubs are added.
- Roof form at vaulted areas seems foreign; consider a form that better complements the building's architecture. The vaulted roof form is deleted from the corners of the buildings where they were most 'foreign' and limited to the longer mid spans where they form a vertical counterfoil to the horizontal wall. As discussed with planning, the steep leg of the roof form is now a flatter 10 in 12 roof slope.
- Consider a more robust base material. Brick is added to the 2 storey base materials.
- Consider more identifiable entries w/both landscape and architectural elements. The entry lobbies could be more generous and add to the value of the buildings. The entries are fully glazed from floor to second floor window head height. Entry roofs are more pronounced, extend on wood columns farther into the front yard, and are raised to the upper head of glazing height. Large scale brick wings flank the entries.

#### Site

- Site planning is generally good, with generous space between the buildings and lots of soft landscaping to reduce noise and echoing. Single parking access is acceptable given the likely amount of traffic. Agreed.
- Consider the outdoor amenity at grade as it will be in shadow most of the year. Reconsider the upper floor stepping back strategy to provide some additional natural light into the courtyard and potential for a sunny outdoor amenity at upper levels. The south wing of Building 1 is deliberately dropped to allow more sun exposure into the courtyard. Given the large degree of current outdoor space provided, addition of roof top amenity space is note required or needed. With the addition of the new unit with the staggered exterior wall on the north west corner of the south wing, additional light will be able to penetrate the central court along the west side of the court.
- Consider stepping back Building 3, especially at the north-east (unit D8) to reduce overlook to the existing building to the north. Unit D8 is revised as mentioned earlier.
- Consider the maximum height of retaining walls on street frontage to create a pleasant public realm. All retaining walls are maximum o.6M heigh to avoid the need for fencing and are staggered as needed.
- Consider adding some covered outdoor space that, in addition to being very useful in our climate, can help offset the deficiency in indoor amenity area. The gazebo has been expanded. Covered patio space is added outside Building 2 and 3 indoor amenity areas.
- Consider relocating the phase line to increase the amount of outdoor amenity space in Phase 1. Done. Most of the courtyard is in Phase 1.

# Form and Character

- Overall buildings form and configuration seem to be reasonable, and the buildings generally work well together. Reconsider building articulation, especially at the interface of the exterior walls and roofs, as they are not well connected. Their forms are not responsive to each other well. The roof appears as an after thought element. A sloped roof cannot easily fit on complicated building mass, and it requires a lot of work and details to make it practical and visually attractive. The roof is a very simple hipped roof form with the added gables. The gables are removed from corner locations. From a street vantage, we will see a wall with a large wood finish overhang. Simple and effective.
- Consider simplifying the design development of the vaulted roof elements to make the double height / vaults more symmetrical, with posts at the centre and this would help with the steep form that looks incongruous with the overall low slope roof form. As stated earlier the gabled form is removed from corners as it will always be 'added' on in that location. Along the midspan of building faces, it integrates fairly simply. We have updated the vaulted roof form to blend into the roof form along the whole sloped roof to blend it in better with the sloped roof. The steep slope on the vault is flattened to a 10 in 12 slope to better integrate it into the roof.
- Consider adding glazing at the vaulted spaces to also add life up there from the street. Glazing is added.
- Make sure downspouts from the vaulted roof elements are carefully located on the elevations. Downspouts are added.
- Consider an additional or complementary colour scheme to help differentiate the buildings and provide more variety & visual interest to the development. Additional colours are added to differentiate one building from another.
- Review the buildings at entries to courtyard as they are tight; although there is a good approach of limiting the overlook between units in this location, as a pedestrian these interstitial spaces could use some softening/relief. We have revised the unit on the north east of Building 2 and north west of the south wind of Building 1 into a serrated edge like the one on the north west corner of the north wing of Building 1. The result is an opening of the space between buildings along the courtyard side.
- Consider the robust base with brick more prominent from the HARDIE panels above or create a reveal between the two materials at the transition between the base and the floors above. Brick base is added.
- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed. Black windows are proposed and will be provided.
- Consider defining the lines between green and white claddings. Horizontal wood tone trims are added at floors 3, 4, 5 and 6 to add relief to the large expanses of horizontal siding and to add a transition strip between the horizontal siding and the attic storey Hardie panel siding.
- The indoor amenity in Building 2 (west)does not have a good relation or

- connection to the central outdoor amenity. Recommend relocating this amenity to Building 1 (east) on the opposite side of the current amenity. Building 2 indoor amenity is moved out into the courtyard space. Additional indoor amenity space is added into Building 3, so each building has indoor amenity space, and each space is directly connected to the open courtyard itself.
- Consider an indoor amenity space for Building 3 (north) which currently doesn't have one, so residents don't have to go outside to access the amenity spaces in Buildings 1 and 2. Done. Each Building has interior courtyard space.
- Consider having more individual smaller amenity rooms situated off the
  entrance lobby, so that people have less far to go, and it would allow for
  more local neighborly interaction. The indoor amenity spaces in buildings
  1 and 2 are directly off the lobby. In Building 3 it is off the central corridor,
  given the lobbies in this building have no connection to the central
  courtyard amenity spaces.
- The project meets 80% of the indoor amenity space requirements and 173% of the outdoor requirements (good), and all the required and excess outdoor space is at grade (very good). With moving indoor amenity spaces around, we now provide 73% of the full indoor amenity requirement, which is still a large number given the large scale of the development. The outdoor amenity is much larger that that required.

# Landscape

- Reconsider unit yards on all street frontages for locations of retaining walls, to allow for trees per unit with adequate soil volume. Majority of yards for street frontages have no trees and very little privacy between units or to street. Review of sections show that there is an ability to have trees on grade in yards. Tiered retaining walls replaced with single retaining wall less than 1m in height. 1 tree per townhouse unit facing the street has been added.
- Recommend ensuring enough sunlight for community garden areas to be functional. A minimum of 6 hrs sunlight is needed in growing seasons. Architect's sun shade studies show community garden areas start receiving sunlight late morning and continuing to evening providing 6+ hours through summer months.
- Consider the locations where small strips of sod lawn are shown in unit yards. Narrow strips aren't easily maintained and are not a high traffic material. Recommend review areas where small strips of sod are to alternative material. Some sod strips appear to be under overhang of roof and behind hedges with poor access to sunlight. Building 3 shows narrow strip of sod to fence then granular path with steppingstones, continue the steppingstones to the patio. Small sod strips will be changed to artificial turf in these areas to continue to provide fully usable yards. Stepping stones will not be extended to patios the intention is to have as much usable yard space free of obstacles as possible.
- Sheet Lo<sub>4</sub>D section 2 shows narrow strip of sod on a slope with a planting area that appears to be less than 300mm width. Recommend increasing planting bed and soil depth to allow for adequate separation and privacy of private patios at playground. This section is cut through the accessible

- pedestrian access point for the playground and shows the adjacent walk. The planting strip has the required soil depth for shrub planting and any enlargement to the planting area would eliminate the yard for this unit. This condition only applies to this single yard.
- Consider artificial turf or alternative material in dog run area. Recommend providing doggy poop bags in dog run. Consider adding tree buffer planting at the dog run to separate from neighbouring property. Dog run changed to artificial turf. Dog bag dispenser added. There is not enough space in this area to accommodate trees while providing required CITY OF SURREY tree setbacks and maintaining the dog run.
- Reconsider providing soil volume sheet for calculating appropriate soil per tree. Soil volume sheet added as L-o6.
- Interface with neighbour's courtyard seems to have a lot of overlook, and the trees are provided primarily deciduous. Additional coniferous trees have been added to this area.
- Reconsider the amenity areas; the interior amenity does not relate to the programming space (would be useful to have the room programming labelled in landscape plans). If there is a gym area, or other kitchen area, recommend programming exterior space to relate to this. Building 2 (west) amenity appears to be quite isolated from the central courtyard amenity. Architect has moved building 2 amenity area to north end of building. Patio space has been provided at building 2 and 3 amenity areas which can be used for a variety of activities.
- Consider high efficiency irrigation system to ensure areas on slab in common areas are watered. Proposed plant species are native or adaptive species with a focus on drought tolerance. Temporary irrigation will be provided for plant establishment only.
- All lobby entries don't appear to be prominent from streets; recommend some landscape intervention greater than decorative paving to provide recognition to lobby. Space is extremely limited due to setback requirements and proximity to unit yards and highlighting building entrances will be left to architectural features.
- Recommend providing decorative material for the concrete pad at the
  underground ramp to separate it from the ramp and provide a letdown at
  the boulevard. Concrete pad at parkade ramp is the garbage staging area
  and will remain so for maintenance and accessibility purposes. Textured or
  decorative paving could make the staging of garbage bins more difficult.

#### **CPTED**

 Concrete pathway on north property line connects to all north units with walkways and to street frontages, recommend gating this and making less prominent if this is to be used for maintenance only. Gates are added at the street edges and into individual yard spaces.

## Sustainability

- Recommend providing robust stormwater management on site. A large stormwater detention tank is added.
- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades. The energy consultant has been engaged. All windows are operable and have Low E coatings. We will meet Step Level 3 of the energy code, better accommodating anticipated heat and cold extremes in future.
- Consider integrating rain garden/biofiltration as first flush for storm water and beautification as biophilic design elements. As the entire site is pretty much covered with the below grade parking structure, space for a raingarden / biofiltration area is not available. In addition, the invert levels of the storm water system in this area on Ravine Road are relatively high, forcing the surface water filtration / storage upstream of the invert farther to the south and inside the site, where the parking garage fills the lands the most. A 'dry stream' element is currently proposed in the landscape design proposed onsite, capturing the requested beautification and biophilic design element.
- Consider inclusion of renewable energy on roof surfaces. As this project is in the DEU area, inclusion of roof top photovoltaics is redundant. The developer will be pursuing Fortis rebates.

# Accessibility

- Recommend adding bench / seating areas to very long ramp structures into courtyards. Bench seating areas are added.
- Building 3 (north) lobby entry pedestrian flow is impeded by bike racks and layout does not match Building 1 (east) entry with bench. Bike racks are moved out of traffic and all entries have an exterior bench under the added canopy.
- Consider adaptable or accessible units to create a more inclusive development. 13 adaptable units are added into the unit mix.

#### C. OTHER BUSINESS

This section had no items to consider.

#### D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, February 23, 2023.

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The Advisory Design Panel meeting adjourned at 7:32 p.m.		



Map 265 District Energy City Centre Service Areas