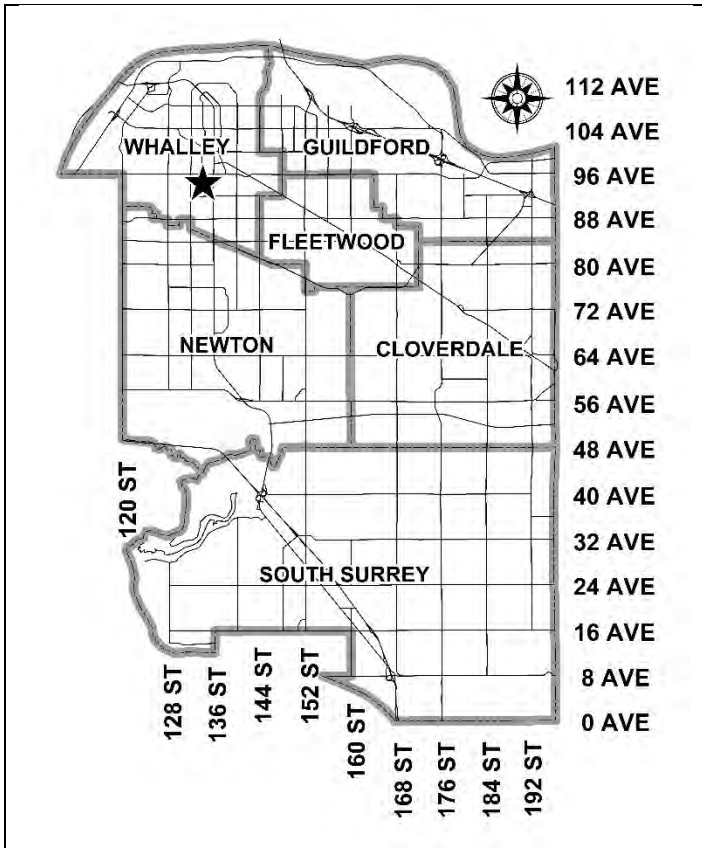


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0206-00

Planning Report Date: January 31, 2022



PROPOSAL:

- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of a 6-storey apartment building consisting of approximately 129 dwelling units in City Centre.

LOCATION:

13454 - 95 Avenue
(13452 - 95 Avenue)
13460 - 95 Avenue
13474 - 95 Avenue

ZONING:

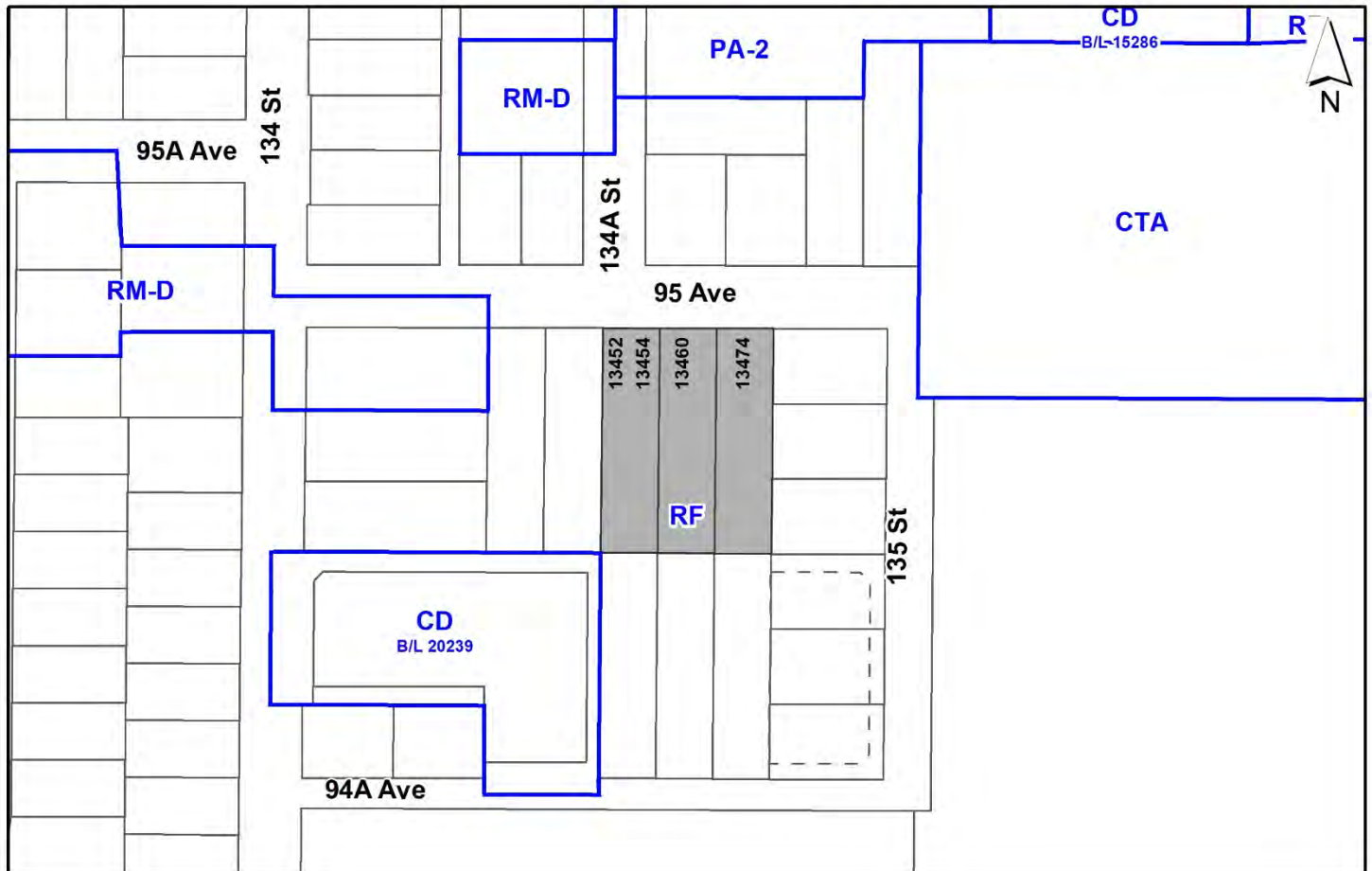
RF

OCP DESIGNATION:

Multiple Residential

CCP 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 General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP) and the 'Residential Low to Mid Rise up to 2.5 FAR' designation in the Surrey City Centre Plan.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the guidelines in the City Centre Plan, and the proposed density and 6-storey building form are appropriate for this area of City Centre.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to achieve a positive urban experience between the proposed building and the public realm.
- The applicant proposes to dedicate a 6.0-metre wide north/south lane along the west property line, in order to provide vehicle access to the underground ramp at the southeast corner of the site. The 6.0-metre wide lane may be converted into a pedestrian walkway in the future, once the full 12-metre wide east/west lane is constructed just south of the site, in compliance with the City Centre Plan.

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. 7920-0206-00 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) 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
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (i) 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
 - (j) 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	Single family dwellings on two of the lots. Vacant lot at 13460 – 95 Avenue, with unauthorized structures on the lot.	Residential Low to Mid Rise up to 2.5 FAR	RF
North (Across 95 Avenue):	Single family dwellings.	Residential Low to Mid Rise up to 2.5 FAR	RF
East:	Single family dwellings.	Residential Low to Mid Rise up to 2.5 FAR	RF
South:	Single family dwellings.	Residential Low to Mid Rise up to 2.5 FAR	RF
West:	Single family dwellings.	Residential Low to Mid Rise up to 2.5 FAR	RF

Context & Background

- The 3,964-square metre subject site consists of three (3) properties and is located west of Queen Elizabeth Secondary School. The site is located within the Medical District of City Centre.
- The three properties are designated "Multiple Residential" in the Official Community Plan (OCP) and "Low to Mid-Rise up to 2.5 FAR" in the City Centre Plan. All of the lots are zoned "Single Family Residential Zone (RF)". Currently, there are single family dwellings located on two (2) of the lots (13452/54 and 13474 – 95 Avenue). The house at 13460 – 95 Avenue has been demolished, but the occupants of 13474 – 95 Avenue have been utilizing the property for parking and storage.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following, in order to allow the construction of four 6-storey apartment buildings on the subject site:
 - a Rezoning of the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the RM-70 Zone;
 - a Development Permit for Form and Character; and
 - a Subdivision (lot consolidation).
- The proposal includes 129 apartment units. No micro units (defined as units with a floor area between 30 and 35 square metres in size) and no rental units are proposed.
- The gross floor area ratio (FAR) proposed for this development is 2.3 (2.9 net), which complies with the "Residential Low to Mid Rise up to 2.5 FAR" Surrey City Centre Plan designation.

- There are a few other development applications in this block that is bounded by 134 and 135 Streets on the west and east, and 95 and 94A Avenues on the north and south:
 - Development Application No. 7919-0370-00 (9442 and 9456 – 134 Street and 13439 – 94A Avenue) to the southwest of the subject site was approved by Council on July 26, 2021 for two 6-storey apartment buildings. The Building Permit is currently in process;
 - Development Application No. 7917-0205-00 (9445/47, 9459/61 – 135 Street and 13491/93 – 135 Street) to the southeast of the subject site proposes a 6-storey apartment building and the Rezoning Bylaw was granted Third Reading by Council on May 7, 2018. The applicant is currently working on the remaining outstanding items and expects to proceed to Council for consideration of final adoption in the near future.
 - Development Application No. 7920-0286-00 (9470, 9482, 9492 – 134 Street and 13428 - 95 Avenue) to the west of the subject site proposes a 6-storey apartment building. The project is still under review and is Pre-Council.
- The following table provides development specifics on the proposed project.

	Proposed
Lot Area	
Gross Site Area:	3,964 square metres
Lane Dedication:	765 square metres
Net Site Area:	3,199 square metres
Number of Lots:	1 proposed lot (3 parent parcels)
Building Height:	20.3 metres
Floor Area Ratio (FAR):	2.3 gross FAR (2.9 net FAR)
Floor Area	
Residential:	9,243 sq.m.
Commercial:	N/A
Total:	9,243 sq.m.
Residential Units:	
1-Bedroom:	83
1-Bedroom + Den:	11
1-Bedroom + Den Loft:	6
2-Bedroom:	15
2-Bedroom (adaptable unit):	4
2-Bedroom + Den:	10
Total:	129

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:	<p>The School District has advised that there will be approximately 33 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>14 Elementary students at Cindrich Elementary School 14 Secondary students at Queen Elizabeth Secondary School</p> <p>(Appendix III)</p> <p>The applicant has indicated that the dwelling units in this project might be constructed and ready for occupancy by Fall 2024.</p>
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on December 2, 2021 and was granted conditional support. The applicant has agreed to resolve the outstanding items from the ADP review as outlined in the Development Permit section of this report, prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- As part of the Rezoning application, the applicant is required to dedicate 6 metres along the south property line for the new east/west green lane, which will eventually connect 134 and 135 Street. This new lane will be 12 metres wide when fully constructed, as the remaining 6 metres will be constructed as part of a future development application for the abutting site to the south (13453/61/73 – 94A Avenue).
- Vehicle access to the underground parking is via this east/west lane along the south property line.
- The applicant has also agreed to dedicate 6.0 metres along the west property line for an interim lane, in order to provide a connection to the new east/west lane along the south property line. There is a chance that the properties to the east (including Development Application No. 7917-0205-00 to the southeast) may not be developed prior to the completion of the development on the subject site, and therefore, the intended lane access to 135 Street to the east may not be in place. The interim north/south lane will provide alternative vehicle access if this is the case.
- In the future when the east/west lane is connected to 134 Street or 135 Street (and provides vehicle access to the subject site), the 6.0-metre north/south lane may be converted into a pedestrian walkway.
- No road dedication is required along the north property line (95 Avenue).

- The proposed development will comply with the parking requirements as per the Zoning Bylaw (see CD Bylaw Section).

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

Official Community Plan

Land Use Designation

- The subject site is designated Multiple Residential in the Official Community Plan (OCP). The proposed development complies with the OCP.
- In accordance with the OCP (Urban Centre), the density for the subject site may be expressed as floor area ratio (FAR) calculated on the basis of the gross site area.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability (A3);
 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods (A3); and
 - Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3).

Secondary Plans

Land Use Designation

- In accordance with the City Centre Plan (CCP), the subject site is designated "Residential Low to Mid Rise up to 2.5 FAR". The proposed development, which proposes a gross FAR of 2.3 (2.9 net FAR), complies with the CCP land designation.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
 - Encourage Housing Diversity, with a variety of unit types and sizes;
 - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as public plazas to encourage people to interact with the public realm; and
 - Promoting identity and a sense of place.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to Comprehensive Development (CD based on the RM-70 Zone)" to accommodate a 6-storey apartment building. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed.
- The following table provides a comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw:

RM-70 Zone (Part 24)	Permitted and/or Required	Proposed CD Zone
Floor Area Ratio:	1.5 FAR (net)	2.9 FAR (net)
Lot Coverage:	33%	55%
Yards and Setbacks		
North (front):	7.5 metres from all lot lines	4.5 metres
East (side):		3.0 metres
South (rear):		4.5 metres
West (side):		4.5 metres
Height of Buildings		
Principal buildings:	50 metres	21 metres
Accessory buildings:	4.5 metres	4.5 metres
Amenity Space		
Indoor Amenity:	387 square metres	275 square metres
Outdoor Amenity:	387 square metres	414 square metres
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	116 to 142	129
Residential Visitor:	13 to 26	13
Total:	129 to 168	142
Bicycle Spaces		
Residential Secure Parking:	155	158
Residential Visitor:	6	6

- The proposed net floor area ratio (FAR) of the overall development is 2.9 FAR and the proposed lot coverage is 55%, which will exceed the maximum 1.5 FAR and 33% lot coverage permitted under the RM-70 Zone. The proposed density is consistent with the City Centre Plan designation of "Residential Low to Mid Rise up to 2.5 FAR", while the proposed lot coverage is consistent with similar 6-storey apartment developments.
- The RM-70 Zone requires the setbacks to be 7.5 metres. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- Staff will continue to work with the applicant to improve upon the indoor and outdoor amenity spaces. See Development Permit Section of this report for more information.
- The proposed vehicle and bicycle parking meets the minimum requirement in Part 5 of the Zoning Bylaw.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$2,000/unit as of January 1, 2022. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption and required to be paid prior to the issuance of the Building Permit.
- The proposed development is not subject to the Tier 2 Capital Plan Project CACs since the proposed development complies with the permitted density in the Secondary Plan designation ('Residential Low to Mid Rise up to 2.5 FAR' in the City Centre Plan).

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 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 29, 2021, and the Development Proposal Signs were also installed on March 12, 2021. Staff received two (2) responses requesting additional information and clarification. The information was provided, and no follow-up was required.

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 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 proposed 6-storey apartment development incorporates a design and building massing that is generally in accordance with the vision for this part of City Centre. This area is envisioned as a medium density residential neighbourhood of apartments, connected to neighbourhood parks and schools with a finer grained street network with green lanes and pathway systems.
- The proposed apartment building is situated along the public frontages of the site with the indoor and outdoor amenity spaces centrally located at the southeast portion of the site, creating a central courtyard.
- The applicant proposes an urban contemporary design and incorporates two-storey loft units along the north street frontage (95 Avenue), which provides strong urban edge.
- All ground-oriented units will have their own useable, semi-private outdoor patio space with direct access to the street / sidewalk.
- Building materials include cement panels, aluminum cladding and ceramic coated panels, and brick façades that will define the lower two floors.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. For more details, see the Indoor and Outdoor Amenity Space sections in this report.

- The proposed development received ‘conditional support’ from the Advisory Design Panel (ADP) at the December 2, 2021, ADP meeting, and the applicant has agreed to work with City staff to address the comments, including comments with respect to the landscaping, to the satisfaction of the City Architect, prior to Final Adoption of the subject rezoning. The ADP Minutes are attached as Appendix VIII.

Landscaping

- The new trees on the site will consist of a variety of trees including maple, spruce, and dogwood.
- A significant number of shrubs and ground cover species are proposed throughout the subject site including yew, laurel, hydrangea, viburnum, and silver grass.

Indoor Amenity

- Based upon the City’s Zoning Bylaw requirement, the applicant is required to provide 387 square metres of indoor amenity space to serve the residents of the proposed 129 dwelling units. The applicant is currently providing 275 square metres of indoor amenity space within the two buildings, which does not meet the minimum on-site requirement.
- The proposed indoor amenity space, however, does meet the minimum indoor amenity space required before a cash-in-lieu contribution may be considered, in accordance with the General Provisions Section of the Zoning Bylaw. Therefore, the applicant may provide a cash-in-lieu contribution to satisfy the shortfall in the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption.
- The applicant has provided the following justification for a reduced indoor amenity space:
 - The amount of indoor amenity is about 70% of the requirement; and
 - More outdoor amenity space has been provided to account for a reduced indoor amenity space, and the indoor and outdoor spaces have been designed to complement each other. Staff will continue to work with the applicant to improve upon the amenity space, however.
- The applicant proposes three (3) indoor amenity spaces for the proposed apartment building. A meeting space and gym is proposed adjacent to the outdoor amenity space (central courtyard).
- A yoga room is proposed at the southeast corner of Building B, which also has direct access to the outdoor courtyard.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement, the applicant is required to provide 387 square metres of outdoor amenity space to serve the residents of the proposed 129 dwelling units.
- The applicant proposes 414 square metres of outdoor amenity space, which exceeds the minimum requirement.
- The proposed outdoor amenity space located on the ground floor as a central courtyard. The outdoor space consists of a children's play area, a BBQ area with seating and a veggie garden.

Outstanding Items

- The applicant is required and has agreed to resolve all outstanding urban design and landscaping issues and the Advisory Design Panel comments, prior to Final Approval of the Development Permit, should the application be supported by Council.
- Some remaining outstanding items, which do not affect the overall character or quality of the project, generally include:
 - Refinement of property interfaces;
 - Development of the landscape treatment of outdoor common spaces; and the
 - Refinement to the proposed building finish materials.

TREES

- Eryn Buzza, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	1	0
Horse-chestnut	2	2	0
Cherry	5	5	0
Holly	1	1	0
Honey Locust	1	1	0
Norway Maple	2	2	0
Coniferous Trees			
Western Red Cedar	7	7	0
Douglas Fir	3	3	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	22	22	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		51	
Total Retained and Replacement Trees		51	
Contribution to the Green City Program	No contribution required		

- The Arborist Assessment states that there are a total of 22 mature trees on the site, excluding Alder and Cottonwood trees. Two existing trees, approximately 9% of the total trees on the site, are Alder and Cottonwood trees. 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 building footprints including the underground parking structure, as well as road and lane dedications.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 46 replacement trees on the site. The applicant is proposing 51 replacement trees, exceeding City requirements.
- In summary, a total of 51 trees are proposed to be replaced on the site. No contribution is required to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.

- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy 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 the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

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.	City Centre Plan
Appendix VI.	Aerial Photo
Appendix VII.	District Energy Service Area Map
Appendix VIII.	ADP Minutes

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

DN/cm

95TH AVE. RES. DEV. / MULTI-FAMILY RESIDENTIAL



sheet schedule

SD0.01 COVER PAGE	SD1.29 SITE SECTIONS	SD3.07 6th LEVEL PLAN
SD1.01 PROJECT DATA	SD1.30 ENLARGED SECTIONS	SD3.08 ROOF LEVEL PLAN
SD1.02 PROJECT DATA	SD1.31 ENLARGED SECTIONS	SD3.09 ENLARGED 1ST FLOOR PLAN
SD1.04 CONTEXT PLANS	SD1.32 ENLARGED SECTIONS	SD3.10 ENLARGED 1ST FLOOR PLAN
SD1.05 CONTEXT EXISTING CONDITIONS	SD1.33 ENLARGED SECTIONS	SD3.11 ENLARGED 1ST FLOOR PLAN
SD1.06 CONTEXT INTERIM PROPOSED	SD1.34 ENLARGED SECTIONS	SD3.12 ENLARGED 1ST FLOOR PLAN
SD1.07 CONTEXT ULTIMATE BUILTOUT	SD1.35 ENLARGED ELEVATIONS	SD4.01 BUILDING ELEVATIONS
SD1.08 PRECEDENT IMAGES	SD1.36 SHADOW STUDY	SD4.02 BUILDING ELEVATIONS
SD1.09 DESIGN RATIONALE	SD1.37 SHADOW STUDY	SD4.03 BUILDING ELEVATIONS
SD1.10 STREETSCAPES	SD1.38 3D MASSING PERSPECTIVES	SD4.04 BUILDING ELEVATIONS
SD1.11 SITE ANALYSIS	SD1.40 MATERIAL BOARD	SD4.05 BUILDING ELEVATIONS
SD1.12 SITE ANALYSIS WITH BUILDING	SD2.01 UNIT PLANS	SD4.06 NORTH ELEVATION - RENDER
SD1.13 FIRE DEPT. SITE PLAN	SD2.02 UNIT PLANS	SD4.07 WEST ELEVATION - RENDER
SD1.20 OVERALL SITE PLAN	SD2.03 UNIT PLANS	SD4.08 SOUTH ELEVATION - RENDER
SD1.21 ENLARGED SITE PLAN - EAST	SD2.04 UNIT PLANS	SD4.09 EAST ELEVATION - RENDER
SD1.22 ENLARGED SITE PLAN - WEST	SD2.05 UNIT PLANS	SD5.00 NORTH WEST CORNER - RENDER
SD1.23 ENLARGED SITE PLAN WEST ULTIMATE	SD2.06 UNIT PLANS	SD5.01 NORTH EAST CORNER - RENDER
SD1.24 AMENITY AREAS	SD3.00 P2 LEVEL PLAN	SD5.02 SOUTH WEST CORNER RENDER
SD1.25 SITE SECTIONS	SD3.01 P1 LEVEL PLAN	SD5.03 SOUTH EAST CORNER - RENDER
SD1.26 SITE SECTIONS	SD3.02 1st LEVEL PLAN	SD5.04 RENDERINGS
SD1.27 SITE SECTIONS	SD3.03 2nd LEVEL PLAN	
SD1.28 SITE SECTIONS	SD3.04 3rd TO 5th LEVEL PLAN	

Whitetail homes

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abbotsford, bc v4x 2m9



keystone architecture & planning ltd.

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F 1.855.398.4578 | abbotsford, bc v2s 2b1



COPY
2022-01-26



95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

COVER PAGE

SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD0.01

0.1.0 project data

PROJECT:	95TH AVE. RESIDENTIAL DEVELOPMENT
CURRENT ZONING:	RF (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE) MIXTURE OF USES AS AN INTEGRATED UNIT BASED ON A COMPREHENSIVE PLAN IN CONFORMITY TO THE USE AND DENSITY STATED IN THE OFFICIAL COMMUNITY PLAN. PERMITTED USES: IN THE RM-135 LIMITATIONS: DENSITY AS PER OFFICIAL COMMUNITY PLAN: 2.5 FAR, BUILDING HEIGHT AS PER RM-135: NOT APPLICABLE
OCF:	URBAN & CITY CENTRE "MULTIPLE-RESIDENTIAL HOUSING" (PERMITTED THROUGH A "SECONDARY PLAN")
DATA BASED ON ZONE:	RM-135 (MULTIPLE RESIDENTIAL 135 ZONE) PERMITTED USES: MULTIPLE UNIT RESIDENTIAL BUILDINGS AND GROUND-ORIENTED MULTIPLE UNIT RESIDENTIAL BUILDINGS LIMITATIONS: MEDIUM HIGH DENSITY AND RELATED AMENITY SPACES, HEIGHT OF BUILDINGS: NOT APPLICABLE
CIVIC ADDRESS:	13452-13454, 13460, 13474 95TH AVENUE, SURREY, BC
LEGAL DESCRIPTION:	LOTS 6,7 & 8 SECTION 32, TOWNSHIP 2 NEW WESMINSTER DISTRICT PLAN 14014
VARIANCES APPLIED FOR:	1) INDOOR AMENITY SPACE FROM 387 S.M. REQUIRED TO 275 S.M. PROVIDED 2) COLUMNS, BALCONIES & CANOPIES ENCRKOACHED INTO SETBACK 3) INCREASE SMALL CAR STALL PERCENTAGE INCREASE TO 42.6% (FROM 35% ALLOWED)
BYLAW EXEMPTIONS:	N/A
BUILDING AREA DEFINITION:	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
ZONING - GROSS FLOOR AREA DEFINITION:	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING WITHOUT LIMITATION STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS
ZONING - NET FLOOR AREA DEFINITION:	N/A
ZONING - FAR DEFINITION:	THE FIGURE OBTAINED WHEN THE AREA OF ALL FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED ON A LOT IS DIVIDED BY THE AREA OF THE LOT, SUBJECT TO THE FOLLOWING: THE FLOOR AREA OF THE BUILDING SHALL BE MEASURED TO THE LESSER OF THE OUTSIDE EDGE OF THE EXTERIOR WALLS OR SHEATHING, EXCLUDING BASEMENTS, CRAWL SPACES LESS THAN OR EQUAL TO 1.5 METERS CLEAR HEIGHT, BALCONIES, CANOPIES, TERRACES AND DECKS; THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED;
ZONING - EXISTING GRADE DEFINITION:	MEANS THE LOWEST GROUND ELEVATION EXISTING PRIOR TO CONSTRUCTION, AS ESTABLISHED ON A LEGAL SURVEY PLAN BY A REGISTERED BRITISH COLUMBIA LAND SURVEYOR, SUCH GROUND ELEVATION TO INCLUDE FILL MATERIALS PLACED ON THE LOT TO RAISE THE GROUND ELEVATION UP TO, BUT NOT ABOVE, THE AVERAGE ELEVATION OF ADJACENT LOTS AT THE ADJOINING LOT LINES.
ZONING - FINISHED GRADE DEFINITION:	THE ROUGH GRADING ELEVATION AS IDENTIFIED ON A LOT GRADING PLAN, WHERE SUCH A PLAN HAS BEEN APPROVED BY THE CITY AT THE TIME OF SUBDIVISION WHEN THE LOT WAS CREATED; WHERE THERE IS NO LOT GRADING PLAN THAT WAS APPROVED BY THE CITY AT THE TIME OF SUBDIVISION WHEN THE LOT WAS CREATED, THE LOWEST GROUND ELEVATION EXISTING PRIOR TO CONSTRUCTION, AS ESTABLISHED ON A LEGAL SURVEY BY A REGISTERED BRITISH COLUMBIA LAND SURVEYOR, SUCH GROUND ELEVATION TO INCLUDE FILL MATERIALS PLACED ON THE LOT TO RAISE THE GROUND ELEVATION UP TO, BUT NOT ABOVE, THE AVERAGE ELEVATION OF ADJACENT LOTS AT THE ADJOINING LOT LINES;
ZONING - BUILDING HEIGHT DEFINITION:	MEANS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE LEVEL, DETERMINED BY AVERAGING THE FINISHED GRADES AT ALL BUILDING FACES SURROUNDING THE PERIMETER OF A BUILDING, TO: THE HIGHEST POINT OF A FLAT ROOF; OR, THE AVERAGE LEVEL BETWEEN THE EAVES AND RIDGE OF A SLOPED ROOF BUILDING; OR, THE GREATER OF THE TWO MEASUREMENTS REFERRED TO IN THE CASES ABOVE WHERE A BUILDING HAS MORE THAN ONE TYPE OF ROOF; THE HIGHEST POINT OF FLAT ROOF WITH A WIDTH GREATER THAN 1m AND LOCATED OVER A SLOPED ROOF.
ZONING - HEIGHT EXCEPTIONS:	N/A
MAXIMUM BUILDING HEIGHT:	N/A (ZONE RM-135) / 6 STOREYS, 18m (BCBC 3.2.2.50)
MINIMUM BUILDING ELEVATION:	+/- 62.87m, PROPOSED - 58.58m
ZONING AVERAGE GRADE:	65.48m (ZONING AVERAGE GRADE) 64.87m (LOWEST AVERAGE GRADE)
BCBC LOWEST AVERAGE GRADE:	65.07m
PROPOSED BUILDING HEIGHT:	6 STOREY - 20.3m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18.00m [BCBC 3.2.2.50.(1),(c)] - PROPOSED - 15.3m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25.00m [BCBC 3.2.2.50.(2),(c)] - PROPOSED - 20.3m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20.00m [BCBC 3.2.5.6.(2)] - PROPOSED - 16.5m
ALLOWABLE DENSITY:	2.5 (MULTIPLE-RESIDENTIAL DESIGNATION WITHIN THE SURREY CITY CENTRE)
LOT COVERAGE MAXIMUM:	RM-135: 33%
REQUIRED OUTDOOR AMENITY:	RM-135: 3.0 SQUARE METERS PER D.U. - NOT LOCATED WITHIN PROJECT SETBACKS - 129 (3.0) = 387.00 S.M. REQUIRED, PROVIDED: 414 S.M. (107%)
REQUIRED INDOOR AMENITY:	RM-135: 3.0 SQUARE METERS PER D.U. - 129 (3.0) = 387.00 S.M. REQUIRED, PROVIDED: 275 S.M. (71.05%)
CITY MANDATED SETBACKS:	95TH AVENUE (FRONT): 4.5M REAR: 6M LANE DEDICATION & 4.5M SETBACK (10.5M TOTAL) SIDE (WEST): 6M INTERIM LANE DEDICATION, 4.5M SETBACK (10.5M TOTAL) SIDE (EAST): 3.0M SETBACK TO BUILDING SWR: NORTH, WEST, AND SOUTH ROPERTY LINES: 0.5M
SITE AREA:	BEFORE DEDICATIONS: 3,963.55 S.M. - 42,663.36 S.F. (0.979 ACRES) AFTER DEDICATIONS: 3,199.42 S.M. - 34,438.32 S.F. (0.790 ACRES)
PROPOSED BUILDING AREA:	17,761 S.F. (1,650 S.M.) - SOUTH BUILDING: 6,706 S.F. (623 S.M.) NORTH BUILDING: 11,055 S.M. (1,027 S.M.)
PROPOSED FLOOR AREA:	99,691 S.F. (9,265 S.M.)
PROPOSED LOT COVERAGE:	42.4% (SITE AREA BEFORE DEDICATIONS), 52.6% (SITE AREA AFTER DEDICATIONS)
PROPOSED FAR	99,691.4 S.F. / 42,663.36 S.F. = 2.3 (BEFORE ROAD DEDICATIONS), 99,691 S.F. / 34,438.32 S.F. = 2.9 (AFTER ROAD DEDICATIONS)
EFFICIENCY:	CIRCULATION AREA: 14,332 S.F. (1,332 S.M.) EFFICIENCY (NOT INCLUDING AMENITY): 85% RESIDENTIAL AREA: 82,088 S.F. (7,629 S.M.) SERVICE AREA: 312 S.F. (29 S.M.) AMENITY AREA: 2,959 S.F. (275 S.M.) EFFICIENCY (INCLUDING AMENITY): 82.5%
SUSTAINABILITY:	PROJECT CONNECTS TO SURREY DISTRICT ENERGY (STEP CODE LEVEL 2)

95TH AVE. RES. DEV. / MULTI-FAMILY RESIDENTIAL

0.2.0 gross floor area summary

LEVEL / AREA TYPE	AREA sm	AREA %	COMMENTS
CIRCULATION			
1ST LEVEL	311 m ²	3.4%	
2ND LEVEL	224 m ²	2.4%	
3RD LEVEL	202 m ²	2.2%	
4TH LEVEL	202 m ²	2.2%	
5TH LEVEL	202 m ²	2.2%	
6TH LEVEL	202 m ²	2.2%	
	1344 m²	14.5%	
INDOOR AMENITY			
1ST LEVEL	275 m ²	3.0%	
	275 m²	3.0%	
RESIDENTIAL			
1ST LEVEL	1059 m ²	11.4%	
2ND LEVEL	1149 m ²	12.4%	
3RD LEVEL	1352 m ²	14.6%	
4TH LEVEL	1352 m ²	14.6%	
5TH LEVEL	1352 m ²	14.6%	
6TH LEVEL	1352 m ²	14.6%	
	7617 m²	82.2%	
SERVICE ROOMS/SHAFTS			
1ST LEVEL	5 m ²	0.1%	
2ND LEVEL	5 m ²	0.1%	
3RD LEVEL	5 m ²	0.1%	
4TH LEVEL	5 m ²	0.1%	
5TH LEVEL	5 m ²	0.1%	
6TH LEVEL	5 m ²	0.1%	
	29 m²	0.3%	
	9265 m²	100.0%	
AREA GRAND TOTAL	9265 m²	100.0%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	81	62.8%	
1 BED (ADAPTABLE DWELLING UNIT)	2	1.6%	
1 BED + DEN	11	8.5%	
1 BED + DEN LOFT	6	4.7%	
2 BED	15	11.6%	
2 BED (ADAPTABLE DWELLING UNIT)	4	3.1%	
2 BED + DEN	10	7.8%	
TOTAL UNITS: 129		100.0%	

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95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

PROJECT DATA

SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD1.01

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (15F)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1-1ST FLOOR	1 BED + DEN LOFT	2	566.2 ft ²	52.6 m ²	1132.3 SF	105.2 m ²
UNIT A1-2ND FLOOR	LOFT 2ND FLOOR	1	199.0 ft ²	18.5 m ²	199.0 SF	18.5 m ²
UNIT A1-2ND FLOOR	LOFT 2ND FLOOR	1	199.0 ft ²	18.5 m ²	199.0 SF	18.5 m ²
UNIT A2-1ST FLOOR	1 BED + DEN LOFT	2	566.2 ft ²	52.6 m ²	1132.3 SF	105.2 m ²
UNIT A2-1ST FLOOR	1 BED + DEN LOFT	1	580.8 ft ²	54.0 m ²	580.8 SF	54.0 m ²
UNIT A2-2ND FLOOR	LOFT 2ND FLOOR	2	199.0 ft ²	18.5 m ²	397.9 SF	37.0 m ²
UNIT A2-2ND FLOOR	LOFT 2ND FLOOR	1	204.1 ft ²	19.0 m ²	204.1 SF	19.0 m ²
UNIT A3-1ST FLOOR	1 BED + DEN LOFT	1	573.1 ft ²	53.2 m ²	573.1 SF	53.2 m ²
UNIT A3-2ND FLOOR	LOFT 2ND FLOOR	1	267.4 ft ²	24.8 m ²	267.4 SF	24.8 m ²
UNIT B1	1 BED	3	474.1 ft ²	44.0 m ²	1422.2 SF	132.1 m ²
UNIT B1	1 BED	2	474.8 ft ²	44.1 m ²	949.7 SF	88.2 m ²
UNIT B2	1 BED	1	512.4 ft ²	47.6 m ²	512.4 SF	47.6 m ²
UNIT B2	1 BED	5	512.5 ft ²	47.6 m ²	2562.7 SF	238.1 m ²
UNIT B3	1 BED	3	522.0 ft ²	48.5 m ²	1566.0 SF	145.5 m ²
UNIT B3	1 BED	1	522.6 ft ²	48.6 m ²	522.6 SF	48.6 m ²
UNIT B4	1 BED	5	529.1 ft ²	49.2 m ²	2645.5 SF	245.8 m ²
UNIT B4	1 BED	1	529.4 ft ²	49.2 m ²	529.4 SF	49.2 m ²
UNIT B5	1 BED	8	548.0 ft ²	50.9 m ²	4384.1 SF	407.3 m ²
UNIT B5	1 BED	4	548.9 ft ²	51.0 m ²	2195.6 SF	204.0 m ²
UNIT B6	1 BED	1	556.0 ft ²	51.7 m ²	556.0 SF	51.7 m ²
UNIT B7	1 BED	8	560.6 ft ²	52.1 m ²	4484.8 SF	416.7 m ²
UNIT B7	1 BED	4	560.9 ft ²	52.1 m ²	2243.5 SF	208.4 m ²
UNIT B7	1 BED	1	565.1 ft ²	52.5 m ²	565.1 SF	52.5 m ²
UNIT B7	1 BED	1	568.3 ft ²	52.8 m ²	568.3 SF	52.8 m ²
UNIT B8	1 BED	12	562.2 ft ²	52.2 m ²	6746.2 SF	626.7 m ²
UNIT B9	1 BED	6	563.0 ft ²	52.3 m ²	3378.0 SF	313.8 m ²
UNIT B10	1 BED	11	547.7 ft ²	50.9 m ²	6024.4 SF	559.7 m ²
UNIT B11	1 BED	4	613.2 ft ²	57.0 m ²	2453.0 SF	227.9 m ²
UNIT B12	1 BED (ADAPTABLE DWELLING UNIT)	2	613.2 ft ²	57.0 m ²	1226.5 SF	113.9 m ²
UNIT C1	1 BED + DEN	5	682.5 ft ²	63.4 m ²	3412.3 SF	317.0 m ²
UNIT C1	1 BED + DEN	1	682.7 ft ²	63.4 m ²	682.7 SF	63.4 m ²
UNIT C2	1 BED + DEN	5	705.5 ft ²	65.5 m ²	3527.7 SF	327.7 m ²
UNIT D1	2 BED	2	679.1 ft ²	63.1 m ²	1358.1 SF	126.2 m ²
UNIT D1	2 BED	2	679.8 ft ²	63.2 m ²	1359.7 SF	126.3 m ²
UNIT D2	2 BED (ADAPTABLE DWELLING UNIT)	3	818.6 ft ²	76.0 m ²	2455.7 SF	228.1 m ²
UNIT D2	2 BED (ADAPTABLE DWELLING UNIT)	1	819.1 ft ²	76.1 m ²	819.1 SF	76.1 m ²
UNIT D3	2 BED	4	833.8 ft ²	77.5 m ²	3335.4 SF	309.9 m ²
UNIT D3	2 BED	1	837.6 ft ²	77.8 m ²	837.6 SF	77.8 m ²
UNIT D4	2 BED	1	825.3 ft ²	76.7 m ²	825.3 SF	76.7 m ²
UNIT D4	2 BED	5	825.6 ft ²	76.7 m ²	4128.0 SF	383.5 m ²
UNIT E1	2 BED + DEN	6	893.4 ft ²	83.0 m ²	5360.4 SF	498.0 m ²
UNIT E2	2 BED + DEN	1	915.8 ft ²	85.1 m ²	915.8 SF	85.1 m ²
UNIT E2	2 BED + DEN	3	916.4 ft ²	85.1 m ²	2749.3 SF	255.4 m ²
UNIT TOTALS					81988.8 SF	7617.0 m²

0.5.0 parking requirements

REQUIRED (RM-135)	UNITS / S.F.	APARTMENT FACTOR	TOTAL	TOTAL
RESIDENTS (MIN 0.9 STALLS/DU - MAX. 1.6 STALLS/DU)	129	*1.0	129	129
VISITORS (MIN. 0.1 STALLS/DU - MAX. 0.2 STALLS/DU)	129	*0.1	13	13
TOTAL STALLS				142
SMALL CAR MAXIMUM = 35%				
RESIDENTS - 35% OF 129			45	
VISITORS - 35% OF 13			5	
ACCESSIBLE STALLS MINIMUM REQUIRED				
RESIDENTS - 2% OF 129			3	(2 VAN ACCESSIBLE)
VISITORS - 2% OF 13			1	
EV CHARGE INFRASTRUCTURE				
ALL RESIDENTIAL PARKING SPACES & 50% OF VISITOR PARKING SPACES TO HAVE AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR; THE OWNER MUST INSTALL AN ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM IN ACCORDANCE WITH THE CITY STANDARDS				
BICYCLE PARKING REQUIRED (RM-135)				
BIKE STALLS (RESIDENT)	129	FACTOR *1.2	TOTAL 155	155
BIKE STALLS (VISITOR / BLDG)		*6		6
TOTAL STALLS				161
*BICYCLE PARKING IS EXCLUDED FROM FAR TO A MAXIMUM OF 170 SM (1830 SF)				

0.5.1 parking summary

PARKING STALLS PROVIDED	SMALL CAR	ACCESSIBLE	TOTAL	
TENANT	55 (42.6%)	5 (1 VAN)	129	47 STALLS ON P1, 82 ON P2
VISITOR	0	1 (VAN)	13	P1
TOTAL STALLS			142	142
BIKE PARKING PROVIDED				
BIKE STALLS (RESIDENT / PARKADE)			158	81 STALLS ON P1, 77 STALLS ON P2
BIKE STALLS (VISITOR / ON SITE)			6	SURFACE MOUNT- WITHIN 30 METERS FROM MAIN ENTRANCE
<i>NOTE: LOCKER SIZE, VERTICAL</i>				
	3' LONG	2' WIDE	158	
TOTAL STALLS				162

NOTE: 100% OF RESIDENTIAL PARKING SPACES AND 50% OF VISITOR PARKING SPACE TO HAVE AN INSTALLED ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING FOR AN ELECTRIC VEHICLE. EACH BIKE STORAGE ROOM TO PROVIDE ONE STALL WITH AN ELECTRICAL OUTLET CAPABLE OF PROVIDING CHARGING FOR AN ELECTRIC BIKE. EACH PARKADE LEVEL TO PROVIDE A BIKE MAINTENANCE AREA, AS PER FLOOR PLAN.



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95TH AVE. RESIDENTIAL DEVELOPMENT
 13452-13454, 13460, 13474 95th Avenue, Surrey, BC

CONTEXT INTERIM PROPOSED
 SCALE: N.T.S.

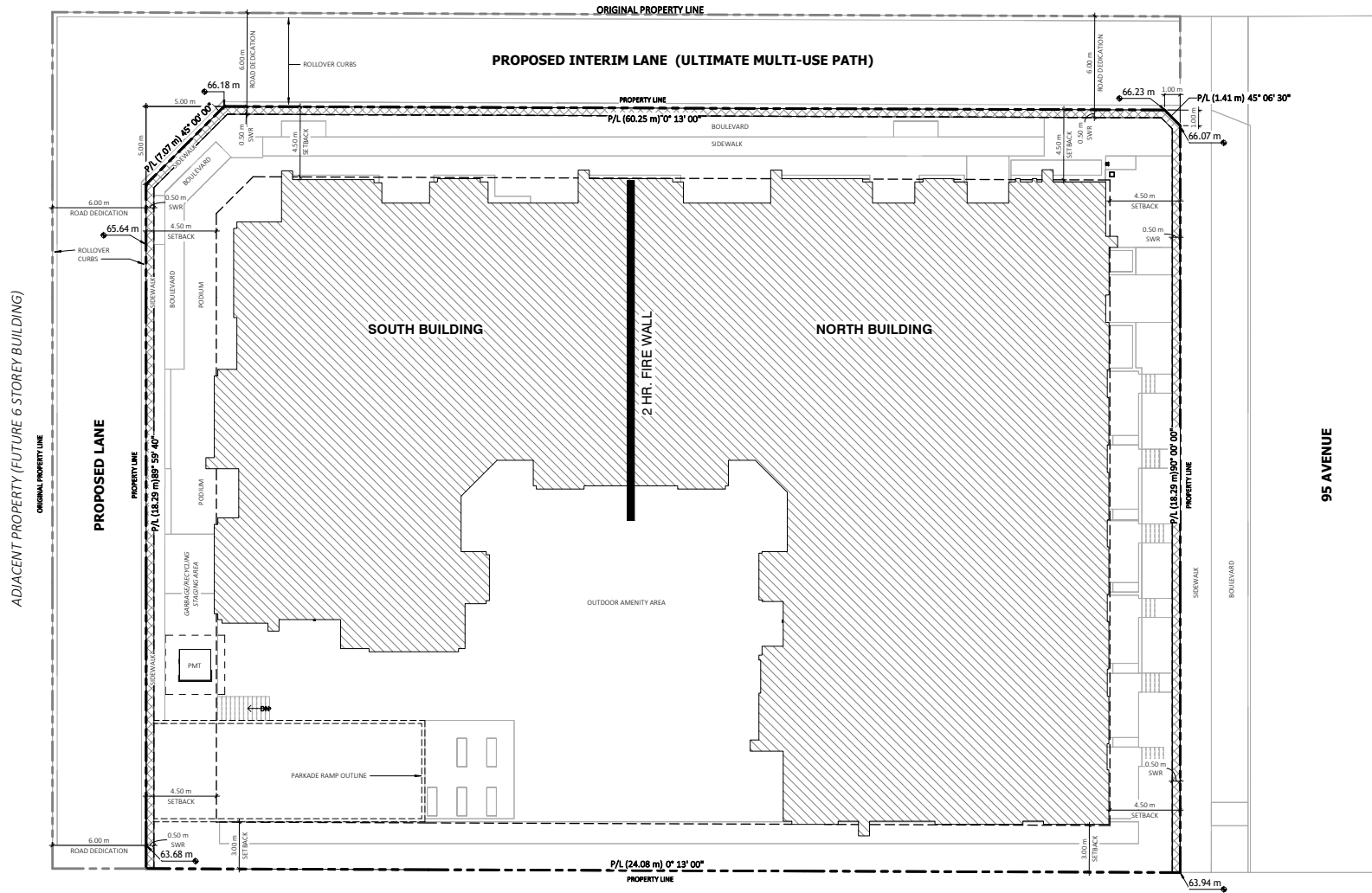


REISSUED FOR DEVELOPMENT PERMIT
 21-01-25 REVISION #: 3
 CITY OF SURREY FILE #20-0206
 PROJECT NUMBER: 20-125



SD1.06

ADJACENT PROPERTY (FUTURE 6 STOREY BUILDING)



ADJACENT PROPERTY (FUTURE 6 STOREY BUILDING)

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2022-01-26



95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

SITE ANALYSIS WITH BUILDING

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

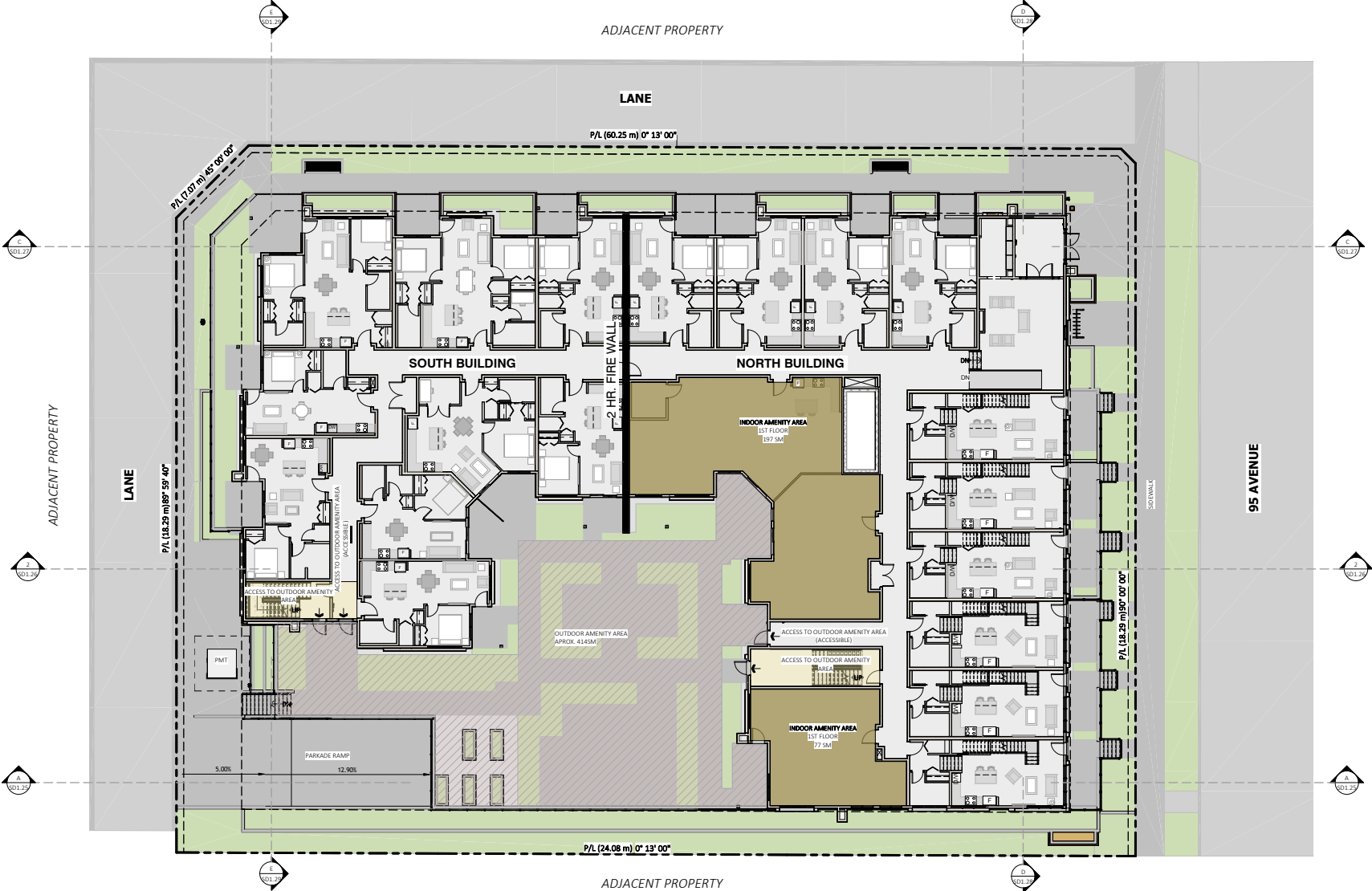


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PROJECT NUMBER: 20-125



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95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

AMENITY AREAS

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

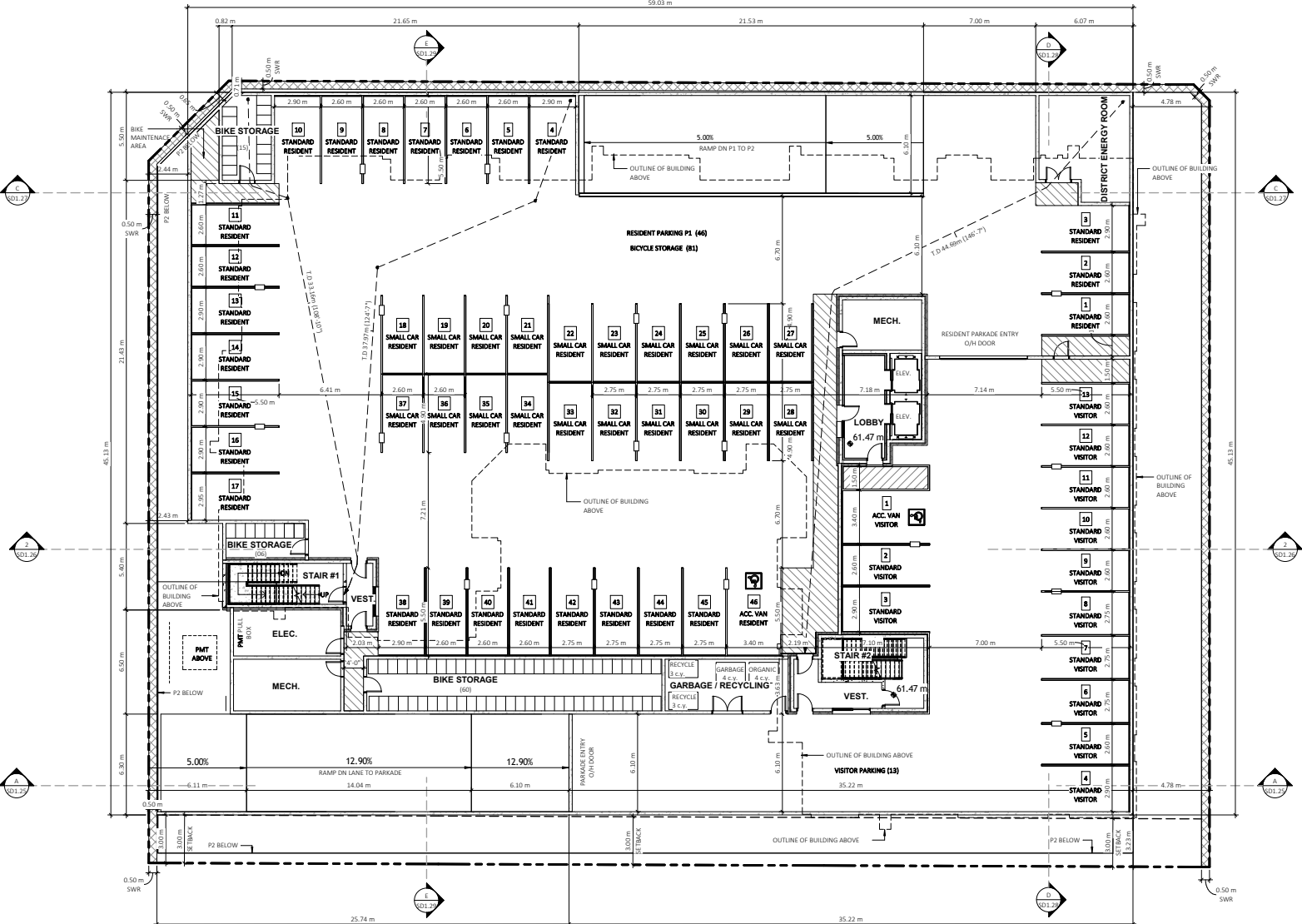


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PROJECT NUMBER: 20-125



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P1 LEVEL PLAN

SCALE: 1" = 10'-0"

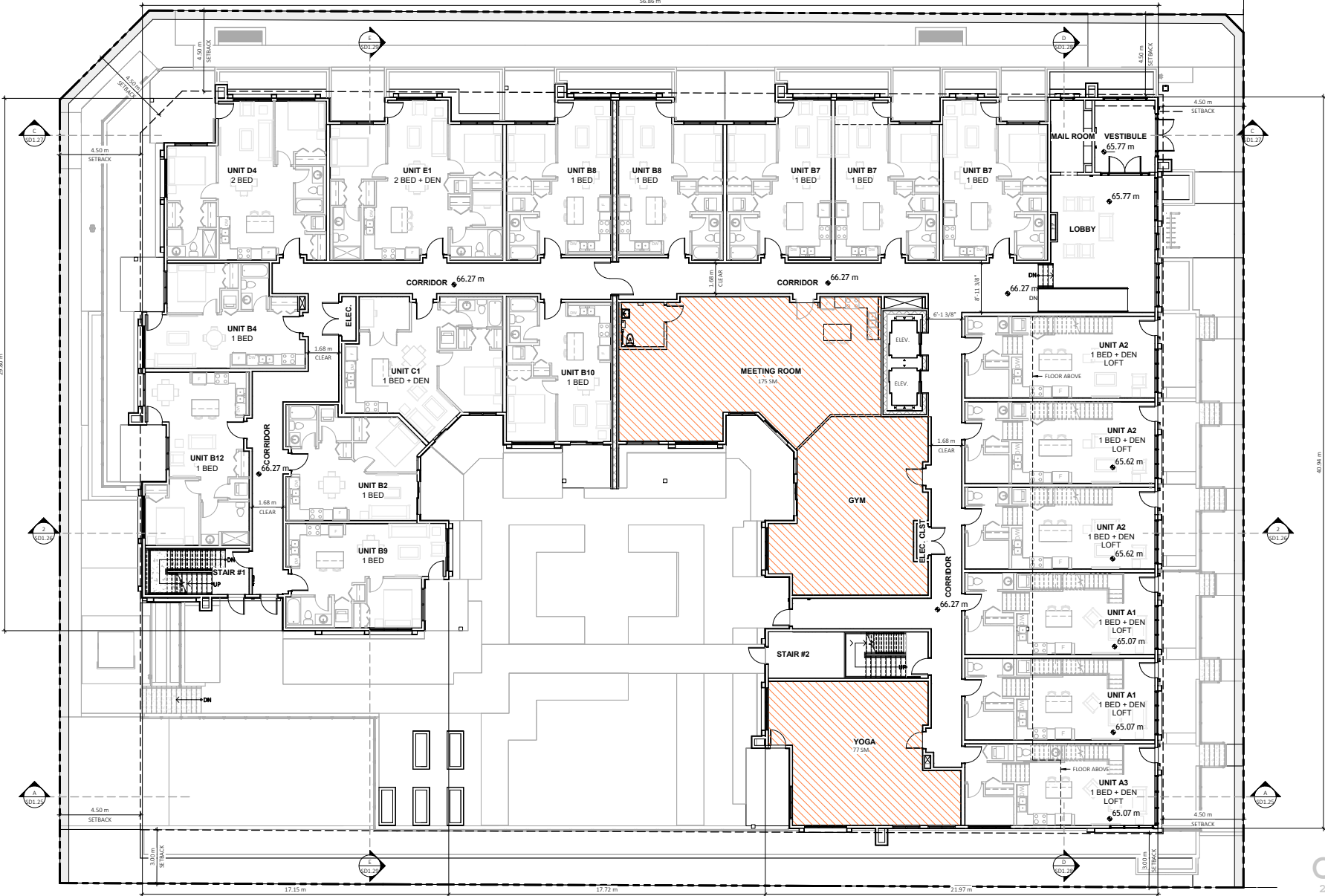


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PROJECT NUMBER: 20-125



SD3.01



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95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

1st LEVEL PLAN

SCALE: 1/8" = 1'-0"



REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD3.02



north elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
-JAMES HARDIE: COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
-JAMES HARDIE: COLOUR: LIGHT MIST
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
-JAMES HARDIE: COLOUR: GRAY SLATE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
-JAMES HARDIE: COLOUR: NIGHT GRAY
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
-JAMES HARDIE: DREAM COLLECTION COLOUR: JET BLACK
- 6 METAL COMPOSITE PANEL;
-VICWEST, COLOUR: HERON BLUE
- 7 CERAMIC COATED PANEL;
-CERACLAD, 8" REVEAL TEXTURE, COLOUR: SLATE
- 8 BRICK 2.25 MODULAR, TEXTURE: SMOOTH;
-COLOUR: EBONY, MORTAR COLOUR: LIGHT GRAY
- 9 ALUMINUM CLADDING (6" CHANNEL/WOODGRAIN)
-COLOUR: LIGHT BAMBOO
- 10 ALUMINUM SOFFIT (6" CHANNEL/WOODGRAIN)
-COLOUR: LIGHT BAMBOO
- 11 WINDOW/ SLIDING DECK DOOR;
-COLOUR: BLACK EXT. / WHITE INT.
- 12 DOOR;
-COLOUR: BLACK EXT. / WHITE INT.
- 13 ALUMINUM/GLASS GUARD/RAILING;
-COLOUR: BLACK ANODIZED

material legend

- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN;
-COLOUR: BLACK ANODIZED
- 15 ALUMINUM GLAZED SYSTEM;
-COLOUR: BLACK ANODIZED; C/W GRAY SPANDREL PANEL
- 16 EXTERIOR METAL DOOR (PAINTED);
-TO MATCH CEMENT BOARD GRAY SLATE
- 17 STEEL/GLASS ENTRANCE CANOPY
-COLOUR (STEEL): BLACK
- 18 CONCRETE WALL;
-COLOUR: CLEAR SEALER
- 19 MECHANICAL EQUIPMENT SCREEN;
-COLOUR: CLEAR ANODIZED
- 20 PERFORATED VINYL SOFFIT;
-COLOUR: BLACK
- 21 CEMENT BOARD SMOOTH FASCIA
-JAMES HARDIE: COLOUR: NIGHT GRAY
- 22 CORNICE ARCHITECTURAL MOULDING
-EIFS, COLOUR: CHARCOAL
- 23 WOOD FASCIA
-TIBB, COLOUR: TO MATCH WOODGRAIN ALUMINUM SIDING

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERMIT RECESS/IN N.O.
2022-01-26

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95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD4.01



west elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
- "JAMES HARDIE"; COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
- "JAMES HARDIE"; COLOUR: LIGHT MIST
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
- "JAMES HARDIE"; COLOUR: GRAY SLATE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
- "JAMES HARDIE"; COLOUR: NIGHT GRAY
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
- "JAMES HARDIE"; DREAM COLLECTION COLOUR: JET BLACK
- 6 METAL COMPOSITE PANEL;
- "VICWEST"; COLOUR: "HERON BLUE"
- 7 CERAMIC COATED PANEL;
- "CERACLAD"; 8" REVEAL TEXTURE, COLOUR: "SLATE"
- 8 BRICK, 2.25 MODULAR, TEXTURE: "SMOOTH";
- COLOUR: "IRON", MORTAR COLOUR: LIGHT GRAY
- 9 ALUMINUM CLADDING (6" CHANNEL/WOODGRAIN)
- COLOUR: "LIGHT BAMBOO"
- 10 ALUMINUM SOFFIT (6" CHANNEL/WOODGRAIN)
- COLOUR: "LIGHT BAMBOO"
- 11 WINDOW/SLIDING DECK DOOR;
- COLOUR: "BLACK EXT. / WHITE INT."
- 12 DOOR;
- COLOUR: "BLACK EXT. / WHITE INT."
- 13 ALUMINUM/GLASS GUARD/RAILING;
- COLOUR: "BLACK ANODIZED"

material legend

- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN;
- COLOUR: "BLACK ANODIZED"
- 15 ALUMINUM GLAZED SYSTEM;
- COLOUR: "BLACK ANODIZED", C/W GRAY SPANDEL PANEL
- 16 EXTERIOR METAL DOOR (PAINTED);
- TO MATCH CEMENT BOARD "GRAY SLATE"
- 17 STEEL/GLASS ENTRANCE CANOPY
- COLOUR (STEEL): "BLACK"
- 18 CONCRETE WALL;
- COLOUR: "CLEAR SEALER"
- 19 MECHANICAL EQUIPMENT SCREEN;
- COLOUR: "CLEAR ANODIZED"
- 20 PERFORATED VINYL SOFFIT;
- COLOUR: "BLACK"
- 21 CEMENT BOARD SMOOTH FASCIA
- "JAMES HARDIE"; COLOUR: NIGHT GRAY
- 22 CORNICE ARCHITECTURAL MOULDING
- "EFS"; COLOUR: "CHARCOAL"
- 23 WOOD FASCIA
- "TBD"; COLOUR: TO MATCH WOODGRAIN ALUMINUM SIDING

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERMITS PROCESS, U.N.O.

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95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 4
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD4.02



south elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- "JAMES HARDIE": COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- "JAMES HARDIE": COLOUR: LIGHT MIST
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- "JAMES HARDIE": COLOUR: GRAY SLATE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- "JAMES HARDIE": COLOUR: NIGHT GRAY
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- "JAMES HARDIE": DREAM COLLECTION COLOUR: SET BLACK
- 6 METAL COMPOSITE PANEL:
- "VICWEST", COLOUR: "HERON BLUE"
- 7 CERAMIC COATED PANEL:
- "ESPALEAD" IF REVEAL TEXTURE, COLOUR: "SLATE"
- 8 BRICK 2-25 MODULAR, TEXTURE: "SMOOTH":
- COLOUR: "EBONY", MORTAR COLOUR: LIGHT GRAY
- 9 ALUMINUM CLADDING (6" CHANNEL/WOODGRAIN)
- COLOUR: "LIGHT BAMBOO"
- 10 ALUMINUM SOFFIT (6" CHANNEL/WOODGRAIN)
- COLOUR: "LIGHT BAMBOO"
- 11 WINDOW/ SLIDING DECK DOOR:
- COLOUR: "BLACK EXT. / WHITE INT."
- 12 DOOR:
- COLOUR: "BLACK EXT. / WHITE INT."
- 13 ALUMINUM/GLASS GUARD/RAILING:
- COLOUR: "BLACK ANODIZED"

material legend

- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: "BLACK ANODIZED"
- 15 ALUMINUM GLAZED SYSTEM:
- COLOUR: "BLACK ANODIZED; C/W GRAY SPANDEL PANEL"
- 16 EXTERIOR METAL DOOR (PAINTED):
- TO MATCH CEMENT BOARD "GRAY SLATE"
- 17 STEEL/GLASS ENTRANCE CANOPY
- COLOUR (STEEL): "BLACK"
- 18 CONCRETE WALL:
- COLOUR: "CLEAR SEALER"
- 19 MECHANICAL EQUIPMENT SCREEN:
- COLOUR: "CLEAR ANODIZED"
- 20 PERFORATED VINYL SOFFIT:
- COLOUR: "BLACK"
- 21 CEMENT BOARD SMOOTH FASCIA
- "JAMES HARDIE": COLOUR: "NIGHT GRAY"
- 22 CORNICE ARCHITECTURAL MOULDING
- "EIFS", COLOUR: "CHARCOAL"
- 23 WOOD FASCIA
- "TRIF", COLOUR: TO MATCH WOODGRAIN ALUMINUM SIDING

NOTES:
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING FROM THESE REVISIONS.
COPY
2023-03-26



95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD4.03



east elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: LIGHT MIST
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: GRAY SLATE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: NIGHT GRAY
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: DREAM COLLECTION COLOUR: JET BLACK
- 6 METAL COMPOSITE PANEL:
- "KWEEST": COLOUR: "HERON BLUE"
- 7 CERAMIC COATED PANEL:
- "CERACLAD", 8" REVEAL TEXTURE, COLOUR: "SLATE"
- 8 BRICK, 2.25 MODULAR, TEXTURE: "SMOOTH":
- COLOUR: "EBONY", MORTAR COLOUR: LIGHT GRAY
- 9 ALUMINUM CLADDING (6" CHANNEL/WOODGRAIN)
- COLOUR: "LIGHT BAMBOO"
- 10 ALUMINUM SOFFIT (6" CHANNEL/WOODGRAIN)
- COLOUR: "LIGHT BAMBOO"
- 11 WINDOW/SLIDING DECK DOOR:
- COLOUR: "BLACK EXT. / WHITE INT."
- 12 DOOR:
- COLOUR: "BLACK EXT. / WHITE INT."
- 13 ALUMINUM/GLASS GIARD/RAILING:
- COLOUR: "BLACK ANODIZED"

material legend

- 14 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: "BLACK ANODIZED"
- 15 ALUMINUM GLAZED SYSTEM:
- COLOUR: "BLACK ANODIZED", C/W GRAY SPANDEL PANEL
- 16 EXTERIOR METAL DOOR (PAINTED):
- TO MATCH CEMENT BOARD "GRAY SLATE"
- 17 STEEL/GLASS ENTRANCE CANOPY
- COLOUR: "STEEL" "BLACK"
- 18 CONCRETE WALL:
- COLOUR: "CLEAR SEALER"
- 19 MECHANICAL EQUIPMENT SCREEN:
- COLOUR: "CLEAR ANODIZED"
- 20 PERFORATED VINYL SOFFIT:
- COLOUR: "BLACK"
- 21 CEMENT BOARD SMOOTH FASCIA
- JAMES HARDIE: COLOUR: NIGHT GRAY
- 22 CORNICE ARCHITECTURAL MOULDING
- "EPS": COLOUR: "CHARCOAL"
- 23 WOOD FASCIA
- "TBD", COLOUR: TO MATCH WOODGRAIN ALUMINUM SIDING

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING EXHIBIT ACCESS (U.N.O.)

2022-01-26



95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD4.04



north elevation

COPY
2022-01-26



95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

NORTH ELEVATION - RENDER

SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD4.06



west elevation

COPY
2022-01-26



95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

WEST ELEVATION - RENDER

SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD4.07



south elevation

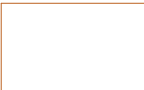
COPY
2022-01-26



95TH AVE. RESIDENTIAL DEVELOPMENT
13452-13454, 13460, 13474 95th Avenue, Surrey, BC

SOUTH ELEVATION - RENDER
SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT
21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD4.08



east elevation

COPY
2022-01-26



95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

EAST ELEVATION - RENDER

SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 3
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD4.09



COPY
2022-01-26



keystonearch.ca

95TH AVE. RESIDENTIAL DEVELOPMENT

13452-13454, 13460, 13474 95th Avenue, Surrey, BC

NORTH WEST CORNER - RENDER

SCALE: N.T.S.

REISSUED FOR DEVELOPMENT PERMIT

21-01-25 REVISION #: 4
CITY OF SURREY FILE #20-0206
PROJECT NUMBER: 20-125



SD5.00



January 3, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0206 00 (Updated Jan 2022)

SUMMARY

The proposed 129 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	14
Secondary Students:	14

September 2021 Enrolment/School Capacity

Cindrich Elementary	
Enrolment (K/1-7):	44 K + 370
Operating Capacity (K/1-7)	38 K + 443
Queen Elizabeth Secondary	
Enrolment (8-12):	1474
Capacity (8-12):	1600

Projected population of school-age children for this development:	33
--	----

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

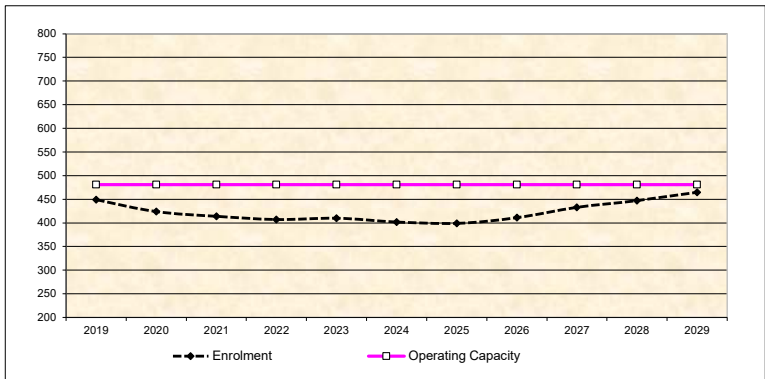
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

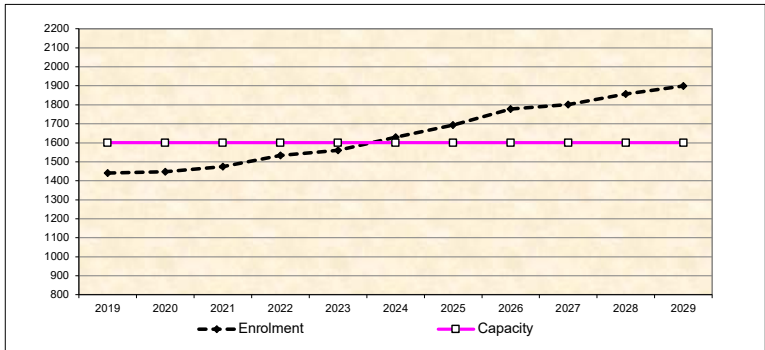
Cindrich Elementary serves established neighbourhoods. The 10-year projection shows that the school continues to maintain existing enrolment levels. This projection is conservative and will likely change as higher density projects are approved and constructed at the intersection of 96th Ave and King George. There are no current plans to expand this existing school; and based on this projection, any future growth can be accommodated with 4 portables or less.

Queen Elizabeth Secondary operates below existing school capacity. Over the next 10 years, the enrolment growth trend will take on a stronger upwards trend line post 2023. Like the elementary school, the proposed new higher density development anticipated around King George Boulevard and 96th Avenue will also fuel secondary growth in the catchment. There are no current plans to expand the existing secondary school, but enrolment will be monitored over the next several years.

Cindrich Elementary



Queen Elizabeth Secondary



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

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PLAN KEY

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- NO EXCAVATION/ NO-WORK ZONE
- TREE PROTECTION FENCING
- HAND EXCAVATION ONLY

ARBORIST NOTES:

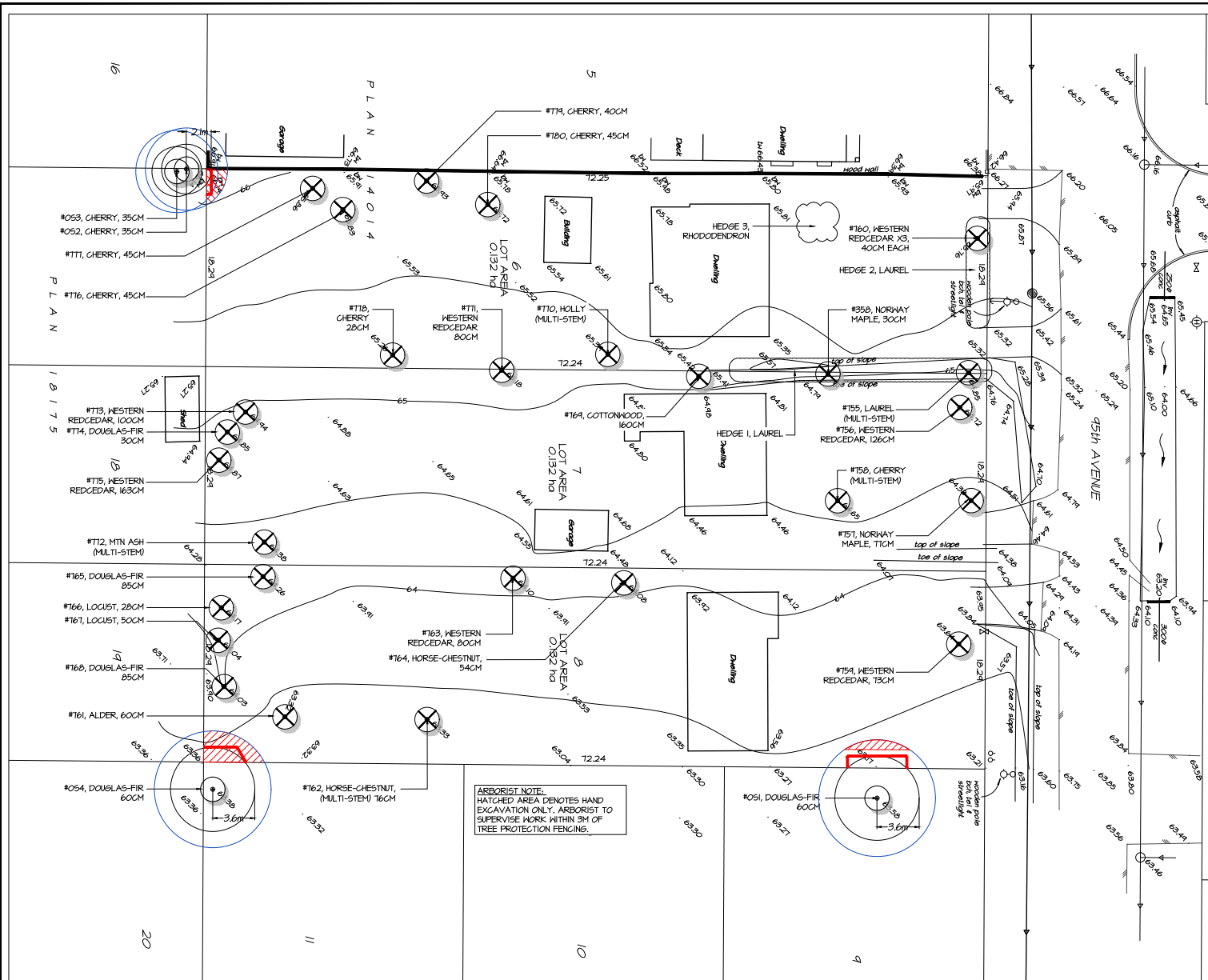
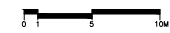
TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO SITE CLEARING OR ANY SITE WORK.
TREE PROTECTION BARRIERS SHALL BE MAINTAINED DURING SITE CLEARING AND CONSTRUCTION.
KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF DEBRIS AND MATERIALS. DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR RETAINED TREES. THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIERS.

RETAINED TREES TO BE WATERED AND MITIGATION REQUIREMENTS OBSERVED AT THE DIRECTION OF THE PROJECT ARBORIST.

ARBORIST SHALL BE CONTACTED WITH 48-HRS NOTICE TO SUPERVISE ANY WORK WITHIN 3.0M OF TREE PROTECTION ZONES. NO EXCAVATION OR TRENCHING WITHIN TPZ AREA IS PERMITTED. ANY DISRUPTION OR PLANTING WITHIN TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBORIST.

PROJECT ARBORIST SHALL DIRECT AND SUPERVISE ALL WORK WITHIN 3.0M OF TPZ'S.

ARBORIST NOTE:
HATCHED AREA DENOTES HAND EXCAVATION ONLY. ARBORIST TO SUPERVISE WORK WITHIN 3M OF TREE PROTECTION FENCING.



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 JUN 22	REVISED PER NEW SITE PLAN	XB

SEAL:

PROJECT:
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
13452, 13460, 13474 95 AVE
SURREY, BC.

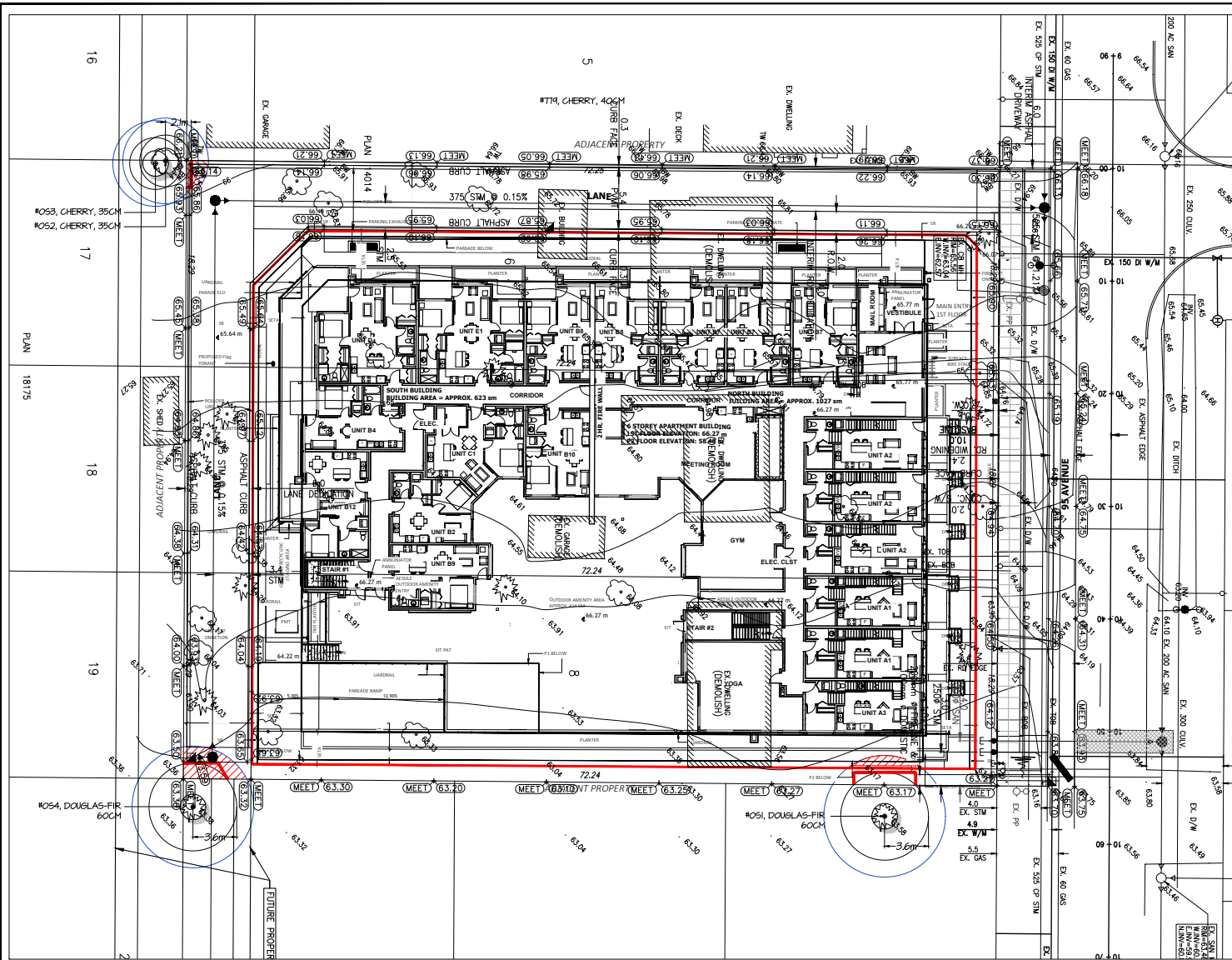
DRAWING TITLE:
ARBORIST PLAN

DATE: 1/19/2020 DRAWING NUMBER:
SCALE: 1/175
DRAWN: XB
DESIGN: --
CHKD: XB
M2LA PROJECT NUMBER:

L1arb

OF 2

20-034



PLAN KEY

- TREE TO BE RETAINED
- CRITICAL ROOT ZONE (CRZ)
- NO EXCAVATION/ NO-WORK ZONE
- TREE PROTECTION FENCING
- HAND EXCAVATION ONLY

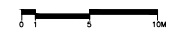
ARBORIST NOTES:

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PROJECT ARBORIST SHALL DIRECT AND SUPERVISE ALL WORK WITHIN 3.0M OF TPZS.



NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE SPECIES	TPZ	TPB
30	1.2	1.2
30	1.5	1.5
30	1.8	1.8
30	2.1	2.1
30	2.4	2.4
30	2.7	2.7
30	3.0	3.0
30	3.3	3.3
30	3.6	3.6
30	3.9	3.9
30	4.2	4.2
30	4.5	4.5
30	4.8	4.8
30	5.1	5.1
30	5.4	5.4
30	5.7	5.7
30	6.0	6.0
30	6.3	6.3
30	6.6	6.6
30	6.9	6.9
30	7.2	7.2
30	7.5	7.5
30	7.8	7.8
30	8.1	8.1
30	8.4	8.4
30	8.7	8.7
30	9.0	9.0
30	9.3	9.3
30	9.6	9.6
30	9.9	9.9
30	10.2	10.2
30	10.5	10.5
30	10.8	10.8
30	11.1	11.1
30	11.4	11.4
30	11.7	11.7
30	12.0	12.0
30	12.3	12.3
30	12.6	12.6
30	12.9	12.9
30	13.2	13.2
30	13.5	13.5
30	13.8	13.8
30	14.1	14.1
30	14.4	14.4
30	14.7	14.7
30	15.0	15.0
30	15.3	15.3
30	15.6	15.6
30	15.9	15.9
30	16.2	16.2
30	16.5	16.5
30	16.8	16.8
30	17.1	17.1
30	17.4	17.4
30	17.7	17.7
30	18.0	18.0
30	18.3	18.3
30	18.6	18.6
30	18.9	18.9
30	19.2	19.2
30	19.5	19.5
30	19.8	19.8
30	20.1	20.1
30	20.4	20.4
30	20.7	20.7
30	21.0	21.0
30	21.3	21.3
30	21.6	21.6
30	21.9	21.9
30	22.2	22.2
30	22.5	22.5
30	22.8	22.8
30	23.1	23.1
30	23.4	23.4
30	23.7	23.7
30	24.0	24.0
30	24.3	24.3
30	24.6	24.6
30	24.9	24.9
30	25.2	25.2
30	25.5	25.5
30	25.8	25.8
30	26.1	26.1
30	26.4	26.4
30	26.7	26.7
30	27.0	27.0
30	27.3	27.3
30	27.6	27.6
30	27.9	27.9
30	28.2	28.2
30	28.5	28.5
30	28.8	28.8
30	29.1	29.1
30	29.4	29.4
30	29.7	29.7
30	30.0	30.0
30	30.3	30.3
30	30.6	30.6
30	30.9	30.9
30	31.2	31.2
30	31.5	31.5
30	31.8	31.8
30	32.1	32.1
30	32.4	32.4
30	32.7	32.7
30	33.0	33.0
30	33.3	33.3
30	33.6	33.6
30	33.9	33.9
30	34.2	34.2
30	34.5	34.5
30	34.8	34.8
30	35.1	35.1
30	35.4	35.4
30	35.7	35.7
30	36.0	36.0
30	36.3	36.3
30	36.6	36.6
30	36.9	36.9
30	37.2	37.2
30	37.5	37.5
30	37.8	37.8
30	38.1	38.1
30	38.4	38.4
30	38.7	38.7
30	39.0	39.0
30	39.3	39.3
30	39.6	39.6
30	39.9	39.9
30	40.2	40.2
30	40.5	40.5
30	40.8	40.8
30	41.1	41.1
30	41.4	41.4
30	41.7	41.7
30	42.0	42.0
30	42.3	42.3
30	42.6	42.6
30	42.9	42.9
30	43.2	43.2
30	43.5	43.5
30	43.8	43.8
30	44.1	44.1
30	44.4	44.4
30	44.7	44.7
30	45.0	45.0
30	45.3	45.3
30	45.6	45.6
30	45.9	45.9
30	46.2	46.2
30	46.5	46.5
30	46.8	46.8
30	47.1	47.1
30	47.4	47.4
30	47.7	47.7
30	48.0	48.0
30	48.3	48.3
30	48.6	48.6
30	48.9	48.9
30	49.2	49.2
30	49.5	49.5
30	49.8	49.8
30	50.1	50.1
30	50.4	50.4
30	50.7	50.7
30	51.0	51.0
30	51.3	51.3
30	51.6	51.6
30	51.9	51.9
30	52.2	52.2
30	52.5	52.5
30	52.8	52.8
30	53.1	53.1
30	53.4	53.4
30	53.7	53.7
30	54.0	54.0
30	54.3	54.3
30	54.6	54.6
30	54.9	54.9
30	55.2	55.2
30	55.5	55.5
30	55.8	55.8
30	56.1	56.1
30	56.4	56.4
30	56.7	56.7
30	57.0	57.0
30	57.3	57.3
30	57.6	57.6
30	57.9	57.9
30	58.2	58.2
30	58.5	58.5
30	58.8	58.8
30	59.1	59.1
30	59.4	59.4
30	59.7	59.7
30	60.0	60.0
30	60.3	60.3
30	60.6	60.6
30	60.9	60.9
30	61.2	61.2
30	61.5	61.5
30	61.8	61.8
30	62.1	62.1
30	62.4	62.4
30	62.7	62.7
30	63.0	63.0
30	63.3	63.3
30	63.6	63.6
30	63.9	63.9
30	64.2	64.2
30	64.5	64.5
30	64.8	64.8
30	65.1	65.1
30	65.4	65.4
30	65.7	65.7
30	66.0	66.0
30	66.3	66.3
30	66.6	66.6
30	66.9	66.9
30	67.2	67.2
30	67.5	67.5
30	67.8	67.8
30	68.1	68.1
30	68.4	68.4
30	68.7	68.7
30	69.0	69.0
30	69.3	69.3
30	69.6	69.6
30	69.9	69.9
30	70.2	70.2
30	70.5	70.5
30	70.8	70.8
30	71.1	71.1
30	71.4	71.4
30	71.7	71.7
30	72.0	72.0
30	72.3	72.3
30	72.6	72.6
30	72.9	72.9
30	73.2	73.2
30	73.5	73.5
30	73.8	73.8
30	74.1	74.1
30	74.4	74.4
30	74.7	74.7
30	75.0	75.0
30	75.3	75.3
30	75.6	75.6
30	75.9	75.9
30	76.2	76.2
30	76.5	76.5
30	76.8	76.8
30	77.1	77.1
30	77.4	77.4
30	77.7	77.7
30	78.0	78.0
30	78.3	78.3
30	78.6	78.6
30	78.9	78.9
30	79.2	79.2
30	79.5	79.5
30	79.8	79.8
30	80.1	80.1
30	80.4	80.4
30	80.7	80.7
30	81.0	81.0
30	81.3	81.3
30	81.6	81.6
30	81.9	81.9
30	82.2	82.2
30	82.5	82.5
30	82.8	82.8
30	83.1	83.1
30	83.4	83.4
30	83.7	83.7
30	84.0	84.0
30	84.3	84.3
30	84.6	84.6
30	84.9	84.9
30	85.2	85.2
30	85.5	85.5
30	85.8	85.8
30	86.1	86.1
30	86.4	86.4
30	86.7	86.7
30	87.0	87.0
30	87.3	87.3
30	87.6	87.6
30	87.9	87.9
30	88.2	88.2
30	88.5	88.5
30	88.8	88.8
30	89.1	89.1
30	89.4	89.4
30	89.7	89.7
30	90.0	90.0
30	90.3	90.3
30	90.6	90.6

Table 1: Summary of Tree Preservation by Tree Species:

On-site only

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	
Cottonwood	1	1	
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	1	
Horse-chestnut	2	2	
Cherry	5	5	
Holly	1	1	
Honey Locust	1	1	
Norway Maple	2	2	
Coniferous Trees			
Western Redcedar	7	7	
Douglas-fir	3	3	
Total (excluding Alder and Cottonwood Trees)	22	22	0
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		51	
Total Retained and Replacement Trees		51	


Tree Preservation Summary

Surrey Project No: 20-034
Address: 13452, 13460, 13474 95 Avenue, Surrey, BC.
Registered Arborist: Xudong Bao ISA PN-7671A TRAQ

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	24
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 2 </u> X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 22 </u> X two (2) = 44	46
Replacement Trees Proposed	51
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	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 0 </u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

24-Jan-22

 Date



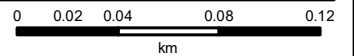
City Centre Plan (File No. 7920-0206-00)



Enter Map Description

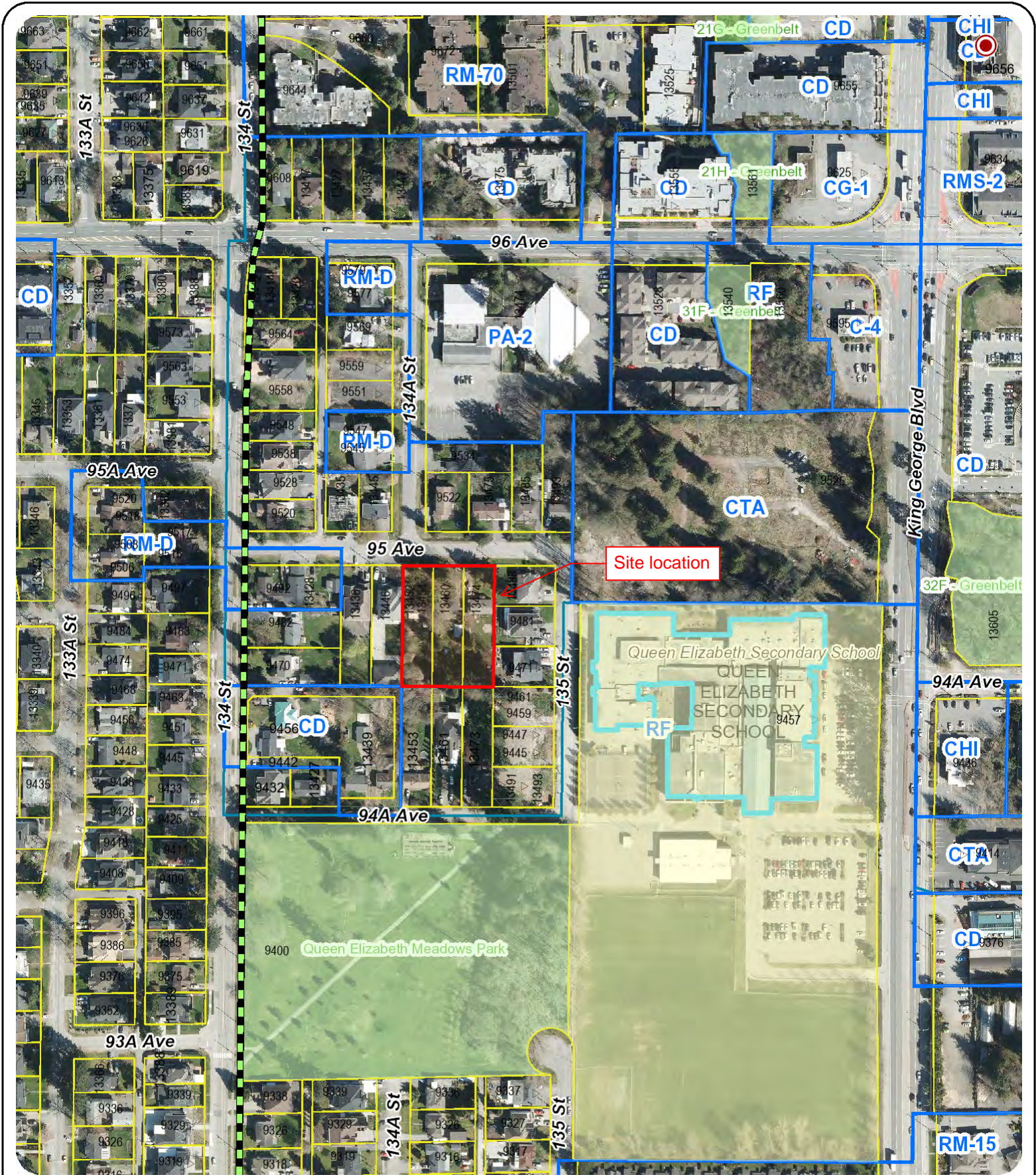
Scale: 1:3,000

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Aerial Map (File No. 7920-0206-00)



Enter Map Description

Scale: 1:3,000

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Advisory Design Panel Minutes

Location: Virtual
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, DECEMBER 2, 2021
Time: 4:00 p.m.

Present:

Panel Members:

R. Drew, Chair
T. Bunting
W. Chong
N. Couttie
M. Heeney
J. Packer
M. Pasqua
R. Dhall

Guests:

Luc Gosselin, Whitetail Homes Ltd.
Andressa Linhares, Keystone Architecture
Meredith Mitchell, M2 Landscape
Architecture

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
W. Lee, Recording Secretary

A. RECEIPT OF MINUTES

It was

Moved by Ruchir Dhall

Seconded by Marco Pasqua

That the minutes of the Advisory Design
Panel meeting of November 18, 2021, be received.

Carried

B. NEW SUBMISSIONS

1. 4:00 p.m.

File No.:	20-0206
New or Resubmit:	New
Last Submission Date:	N/A
Description:	The site is designated 'Multiple Residential' in the OCP and 'Residential Low to Mid Rise up to 2.5 FAR' in the City Centre Plan. The applicant proposes a 6-storey apartment building with 131 units and underground parking. The proposed FAR is 2.47 gross. The proposal requires a Rezoning (from RF to CD based on RM-70), a detailed Development Permit and a subdivision (lot consolidation)
Address:	13452/54, 13460, 13475 - 95 Avenue
Developer:	Luc Gosselin (Whitetail Homes Ltd.)
Architect:	Eric Poxleitner (Keystone Architecture)
Landscape Architect:	Meredith Mitchell (M2 Landscape Architecture)
Planner:	Donald Nip
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that the city staff worked closely with the applicant to advance the concept and the staff generally support the project.

The Panel was asked to comment on overall site planning, the architectural expression of the building and materials, landscape concept, Accessibility issues, and public realm interfaces.

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by Jason Packer
Seconded by Norm Couttie
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

Several Panel members expressed that Conditional Support was marginal, and that they would like to see the project again after revisions had been made.

Key Points

- Consider more direct connectivity between interior circulation/spaces to the outdoor amenities.
- Consider further design development of the exterior elevations including the refining the material palette, especially the use of colour and developing a clearer vocabulary of vertical and horizontal alignment.
- Consider exploring introducing a clerestory window at 6th storey eyebrow features.
- Consider reconfiguring the NW corner, reconsider the use of the chamfer geometry; consider a configuration that is more consistent with the remainder of the project.
- Consider minimizing the number of mullions not only for sustainability reasons but also for composition.
- Consider removing the cornice on the west elevation.
- Consider dropping the height of the lid (top roof) over the northeast corner.
- Consider specifying a darker anodized colour for the curtainwall system.
- Further refinement of the arrangement or zoning of uses in the courtyard and entry plaza.
- Consider decreasing the amount of hardscaping in the courtyard – particularly in the SW corner.
- Consider providing 5% of the suites as adaptable and providing an adaptable suite on the first level.
- Consider enhanced features for cyclists like push buttons, maintenance facility and consider consolidating bikes on the P1 parking level.

- Consider means to enhance the use of stairs, for example daylighting, attractive lighting.
- Consider utilizing the energy and thermal comfort models to inform your design process – use future climate files to best understand the resiliency of the project.
- Consider avoiding the use of IPE wood.

Site

- Plaza at the corner entry is awkward. Recommend further design development to better indicate a sense of entry and create a viable and thriving piece of public realm.
- Consider relocating the PMT away from exit path.

Form and Character

- Encourage mixing the unit types on the ground floor level instead of keeping the north as only lofts and the west being a variety; possibly bring some lofts to the west. The north townhome elevation is more resolved.
- Recommend further design development to maximize glazing on the upper floor ‘pop’ ups for double-height space or clerestory space; may need to re-plan for the living space for the use (Interior- Exterior relationship).
- Recommend further design development to the building entry chamfer language in planning and the double height space usage, more glazing into building vs the heavy brick entry.
- Recommend further design development to lobby; it has a very confusing sequence of spaces leading to the elevator.
- Recommend further design development to the indoor amenity space and its relationship internally and with the outdoor amenity; with this building deficient in indoor amenity, it is key for the layout to fully work to understand if the shortfall is satisfactory.
- Consider moving all the bicycle parking to the P1 level to make it more accessible and easier to use (having to ride a bicycle up two levels of ramps are not optimal).

Landscape

- Patios do not have good separation with the pathway on the west, consider having larger shrubs for separation from path going to units.
- Consider further design development to the plaza
- Consider reducing the hardscape in the plaza and the courtyard
- Review the courtyard landscape design and arrangement of the spaces to better benefit and use the space.

CPTED

- No specific issues were identified.

Sustainability

- Engage with a good energy modeler to inform design development and consider using future climate files to analyze resilience and performance.
- Think about future climate with ventilation design: maximize the potential for passive ventilation while making spaces work without any passive ventilation at all. Consider the experience of occupants in a heat wave with wildfire smoke.
- Consider means to encourage the use of stairs to support active lifestyles: transparency in or adjacent to doors, thermal comfort, painting, lighting, signage/art. Bicyclists might benefit from these measures.
- Considers enhancements to bike infrastructure:
 - Electric bike charging.
 - Push button door operators anywhere a bicyclist will go.
 - Bike maintenance room.

Accessibility

- Appreciate that there are 4 adaptable units. Consider adding one to the first floor in case of elevator outage.
- Consider the installation of visual fire alarms for Deaf or hard of hearing residents.
- Appreciate flush thresholds to access the deck/balcony.
- Appreciate that accessible parking has been provided on both the P-1 and P-2 levels.
- Recommend increasing the number of Accessible stalls for residents to at least 4 residential stalls (2 per 50) and changing location to accommodate van accessibility.
- Recommend that residential Accessible stalls are assigned to accessible/adaptable unit owners.
- Recommend increasing Accessible stalls for 2 for every 50.
- Appreciate that the main doors to the residential lobby and the amenity areas will be provided with power operated buttons. Consider wave / motion activated sensors to avoid the need to touch buttons.
- Recommend audible floor callouts and other Accessibility considerations (circular handrails, braille/tactile buttons etc.).
- Appreciate that interior walkways have adequate space and utilizing the 2m wide broom finish sidewalk on the exterior.
- Recommend opting for Accessible Maglin picnic tables and benches, or seating with back support for outdoor amenity
- Consider benches with back support in the plaza.

C. OTHER BUSINESS

1. **Motion to amend agenda to add one more item to adopt the 2022 ADP schedule**

It was Moved by Tom Bunting
Seconded by Ruchir Dhall
That the agenda be revised to adopt the 2022
Advisory Design Panel schedule.

2. 2022 Advisory Design Panel Meeting Schedule

It was Moved by Jason Packer
Seconded by Ruchir Dhall
That the proposed 2022 Advisory Design
Panel meeting schedule be adopted as presented.

Carried

D. NEXT MEETING

The next Advisory Design Panel is scheduled for December 16, 2021

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:53 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson