

# City of Surrey PLANNING & DEVELOPMENT REPORT Application No.: 7921-0005-00

Planning Report Date: December 20, 2021

#### **PROPOSAL:**

## • Development Permit

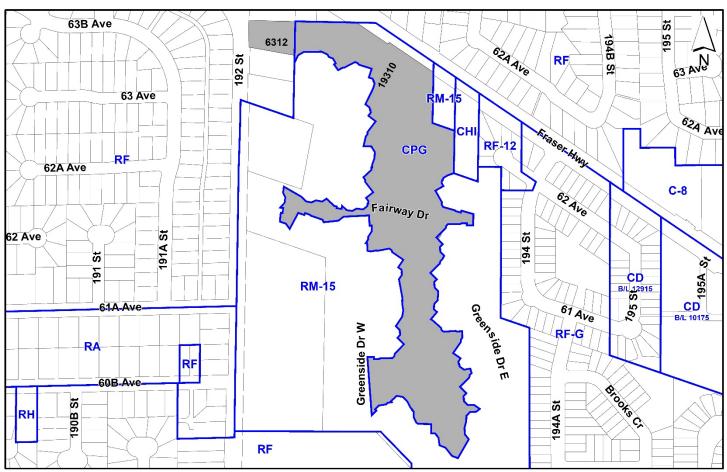
to permit the development of two, 4-storey and two, 5-storey apartment buildings consisting of approximately 390 dwelling units on the northern portion of this site.

LOCATION: 19310 - Fraser Highway

6312 – 192 Street

**ZONING:** CD (Bylaw No. 20151)

**OCP DESIGNATION:** Multiple Residential



#### RECOMMENDATION SUMMARY

• Approval to draft Development Permit for Form and Character.

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

None.

#### RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit guidelines in the OCP for Form and Character.
- The proposal complies with the General Development Permit issued by Council on July 27, 2020, as part of Development Application No. 7915-0393-00.
- The subject site is located along an existing Frequent Transit Network (FTN) and will be located within roughly 800 metres of a future SkyTrain station at the intersection of 190 Street and Fraser Highway.
- A higher-density multiple residential development on the subject site is supportable given the
  site's close proximity to an existing Frequent Transit Network (Fraser Highway) and future
  rapid transit (SkyTrain) and will encourage walkability, allow for greater housing choice and is
  consistent with OCP guidelines which encourage higher-density developments adjacent to
  Frequent Transit Networks (FTNs).
- The proposed development achieves an attractive architectural built form that utilizes highquality, natural materials and contemporary lines. The building interfaces have been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.

#### RECOMMENDATION

The Planning & Development Department recommends that:

- 1. Council authorize staff to draft Development Permit No. 7921-0005-00 generally in accordance with the attached drawings (Appendix I).
- 2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) completion of all outstanding requirements associated with Development Application No. 7915-0393-00 including the registration of an acceptable subdivision plan at Land Title Office;
  - (b) 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;
  - (c) input and final approval from TransLink;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

#### **SITE CONTEXT & BACKGROUND**

| Direction                | Existing Use               | OCP Designation | Existing Zone |
|--------------------------|----------------------------|-----------------|---------------|
|                          |                            |                 |               |
| Subject Site             | Vacant former golf course  | Multiple        | CD (Bylaw     |
|                          | and vacant single family   | Residential     | No. 20151)    |
|                          | residential lots, approved |                 |               |
|                          | for multifamily            |                 |               |
|                          | redevelopment under        |                 |               |
|                          | Application No. 7915-0393- |                 |               |
|                          | 00                         |                 |               |
| North                    | Single family residential  | Urban           | RF            |
| (Across Fraser Highway): | lots and vacant single     |                 |               |
|                          | family residential lots.   |                 |               |

| Direction       | Existing Use   | OCP Designation | <b>Existing Zone</b> |
|-----------------|--|-----------------|----------------------|
| East:           | Existing ground-oriented townhouse developments, including Greenside Estates, and automotive dealership. | Urban           | RM-15 & CHI          |
| South and West: | Existing ground-oriented townhouse development (Greenside Estates) and single family residential lots.   | Urban           | RM-15 and RF         |

## **Context & Background**

- The subject site is approximately 5.49 hectares in total area and presently vacant. The site consists of a former golf course and one single family residential lot located along the east side of 192 Street (i.e. 6312 192 Street).
- The subject property is designated "Multiple Residential" in the Official Community Plan (OCP) and currently zoned "Comprehensive Development Zone (CD)" (Bylaw No. 20151).
- In November 2015 the applicant submitted Development Application No. 7915-0393-00 which included the following:
  - Official Community Plan (OCP) Amendment from "Urban" to "Multiple Residential";
  - o Rezoning of the majority of the subject site from "Golf Course Zone (CPG)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on the "Multiple Residential 45 Zone [RM-45]"), with portions rezoned to "Multiple Residential 15 Zone (RM-15)".
  - o General Development Permit (DP) for Form and Character for the entire site, Hazard Lands (Steep Slopes) as well as Sensitive Ecosystems (Streamside Areas);
  - O Detailed Development Permit for Form and Character to allow for the construction of 55 ground-oriented townhouse units in Phase 1;
  - o Development Variance Permit (DVP) to reduce the minimum setback requirement, under Part 7A of the Zoning Bylaw, for a Class B (yellow-coded) watercourse; and
  - Subdivision from two lots into two lots which included consolidating the RM-15 portion of the original subject site with the adjacent townhouse development (Greenside Estates).
- The Rezoning Bylaw (Bylaw No. 20151) and the General Development Permit (which establishes the parameters for form and character when reviewing future DP applications for the proposed apartment buildings on the northerly portion of the subject site) were granted final approval by Council on July 29, 2021.

• Staff are currently waiting for the applicant to submit the access easement agreement with Greenside Estates for Fairway Drive and confirmation from the Ministry of Transportation and Infrastructure (MOTI) that the gazette road along the east side of 192 Street has been dedicated to the City in order to complete the registration of the subdivision plan at Land Title Office.

#### **DEVELOPMENT PROPOSAL**

## **Planning Considerations**

• The applicant proposes a Detailed Development Permit in order to construct four apartment buildings (two 4-storey and two 5-storey) consisting of approximately 390 dwelling units, on the northern portion of the subject site. This proposal is Phase 2 of the Greenside Estates redevelopment initiated under Development Application No. 7915-0393-00.

|                         | Proposed                    |
|-------------------------|-----------------------------|
| Lot Area                |                             |
| Gross Site Area:        | N/A                         |
| Road Dedication:        | N/A                         |
| Undevelopable Area:     | N/A                         |
| Net Site Area:          | 29,253 sq. m.               |
| Number of Lots:         | 1                           |
| Building Height:        | 13.94 metres to 18.7 metres |
| Unit Density:           | 135 u.p.ha.                 |
| Floor Area Ratio (FAR): | 1.03                        |
| Floor Area              | 29,019 sq. m.               |
| Residential Units:      |                             |
| Studio:                 | N/A                         |
| 1-Bedroom:              | 192 dwelling units          |
| 2-Bedroom:              | 190 dwelling units          |
| 3-Bedroom:              | N/A                         |
| Adaptable:              | 8 dwelling units            |
| Total:                  | 390 dwelling units          |

## **Referrals**

Engineering: The Engineering Department has no objection to the project.

**School District:** 

The School District has advised that there will be approximately 60 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

37 Elementary students at Latimer Road Elementary School 23 Secondary students at Clayton Heights Secondary School

(Appendix II)

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

2024.

Parks, Recreation

& Culture:

No concerns.

Surrey Fire Department: No concerns.

TransLink TransLink comments are pending. The applicant will be required to

address any TransLink requirements prior to final approval.

Advisory Design Panel: The proposal was considered at the ADP meeting on November 18<sup>th</sup>

and was 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 bylaw, to the satisfaction of the Planning

and Development Department.

#### **Transportation Considerations**

- The subject property is located along an existing Frequent Transit Network (FTN) and will be located within roughly 800 metres of a future SkyTrain station at the intersection of 190 Street and Fraser Highway.
- In addition, the subject site is located within approximately 140 metres of an existing bus stop (#502 Langley Centre/Surrey Central Station and #503 Aldergrove/Surrey Central Station).
- A higher-density multiple residential development on the subject site is supportable given the site's close proximity to an existing Frequent Transit Network (Fraser Highway) and future rapid transit (SkyTrain) and will encourage walkability, allow for greater housing choice and is consistent with OCP guidelines which encourage higher-density developments adjacent to Frequent Transit Networks (FTNs).
- No road dedication is required under the subject application. All required road dedication was previously provided, as part of the redevelopment application submitted for Phase 1 (No. 7915-0393-00).

- The subject site will obtain driveway access from three separate points:
  - One driveway access is located along the northern boundary of the subject site from a 6 metre wide dedicated lane, off 192 Street, that was provided as part of Development Application No. 7915-0393-00;
  - One driveway access is provided mid-way through the subject site, via Fairway Drive, and secured through an access easement agreement with the Greenside Estates strata development under Development Application No. 7915-0393-00; and
  - One driveway access is allowed to/from Fraser Highway, along the north lot line, but this access point is currently restricted to right-in/right-out vehicular movement. It is anticipated that driveway access can be improved to allow for a future full-movement signal with the SkyTrain extension along Fraser Highway.

## **Sustainability Considerations**

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

#### **POLICY & BYLAW CONSIDERATIONS**

#### **Regional Growth Strategy**

- The subject property is designated "General Urban" in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

## **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 Multiple Residential OCP designation.

# Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
  - The proposal supports transit-oriented development, focusing growth and increased density along frequent transit corridors which supports transit service expansion and rapid transit infrastructure investment;
  - O The proposal supports the development of purpose-built market rental with a variety of unit types to support a diversity of household sizes and composition located within walking distance of transit routes; and

o The dwelling units front onto the internal drive aisle with urban design features (e.g. outdoor balconies, ground-floor patio space, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

#### Surrey Langley SkyTrain Project - Supportive Policies Agreement

- The proposal will support various policies outlined in the Supportive Policies Agreement, per Corporate Report No. Roi6; 2020, (the "Surrey Langley SkyTrain Project – Supportive Policies Agreement") including the following:
  - <u>Destinations</u>: the proposed development is located within roughly 800 metres of a future SkyTrain Station and, therefore, situated within a high demand destination area along the Surrey Langley SkyTrain Transit Corridor.
  - o <u>Distance</u>: the proposed layout facilitates the continued development of a pedestrian and bicycle-friendly street network that supports transit use.
  - o <u>Design</u>: the proposed development includes urban design elements that will ensure the public realm is accessible to people of all ages and abilities.
  - <u>Density</u>: the proposed layout includes a broad range of housing types located within walking distance of a future SkyTrain station and at densities appropriate to support investments in public transit.
  - o <u>Diversity</u>: the proposed layout includes a diverse range of housing options that provide greater choice for different family sizes, residential tenures and/or household incomes.
  - <u>Demand Management</u>: the development proposal includes transportation demand management measures (e.g., reduced parking rates) which promote walking, cycling and transit use along the Surrey Langley SkyTrain Corridor.

## **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 these will be collected at Building Permit stage for each future phase of the development, per the original Planning Report for Development Application No. 7915-0393-00.
- A Section 219 Restrictive Covenant for deferred contributions will be registered on title under Development Application No. 7915-0393-00 given the market rental units are exempt from the Tier 1 Capital Plan Project CAC requirement.

• The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the "Multiple Residential" designation in the Official Community Plan (OCP).

#### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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.
- As the initial rezoning application was in-stream on April 10, 2018, this contribution does not
  apply.

## **Public Art Policy**

• A Section 219 Restrictive Covenant to address the City's needs with respect to the City's Public Art Policy will be registered on title, for the subject site, as part of the requirements for Development Application No. 7915-0393-00.

#### **PUBLIC ENGAGEMENT**

- The Development Proposal Signs were installed on August 13, 2021. Staff received one response from an area resident (*staff comments in italics*):
  - One individual expressed concerns that the developer is not providing adaptive units to accommodate individuals with mobility needs who would like to purchase a unit in the proposed apartment buildings.

(At present, the City does not have a policy requiring applicants to provide a minimum number of adaptive units in multiple residential developments. However, the applicant has volunteered to provide a total of two [2] adaptable units in the current phase of the Greenside Estates redevelopment [i.e. under Development Application No. 79121-0005-00].)

#### **DEVELOPMENT PERMITS**

# Form and Character Development Permit Requirement

- The proposed development is subject to a Development permit for Form and Character.
- The proposal complies with the Form and Character Development Permit (DP) guidelines in the OCP as well as the General DP issued under Development Application No. 7915-0393-00.

## **Building Design**

- The applicant proposes to construct four apartment buildings (two 4-storey and two 5-storey), on the northern portion of the subject property, consisting of 390 dwelling units with amenity space and underground parking.
- The unit mix consists of 192 one-bedroom, 190 two-bedroom and 8 adaptable, one-bedroom dwelling units.
- The dwelling units will range in size from 49 square metres for a one-bedroom unit to 81 square metres for the largest two-bedroom apartment.
- The proposed buildings reflect an urban and contemporary building form with a flat roof.
- The apartment buildings fronting onto the internal drive aisle will incorporate a two-storey townhouse expression that defines the first- and second-floor units, providing variation and visual interest. The units on the ground-floor are oriented toward the street with front door access and useable semi-private outdoor space.
- The non-street building elevations include ground-floor units with a front door and usable, semi-private outdoor patio space accessed via internal pathways that connect directly to the outdoor amenity space.
- The proposed apartment buildings include a variety of materials consisting of hardie panel siding, vinyl windows, clear glass aluminum framed guardrails, brick veneer, exposed wood columns as well as textured masonry finishes and small entry canopies.
- The lobby entries include vertical projecting building columns with 4- or 5-storey aluminum curtain walls that are brought together at the ground-floor by an exposed wood entry canopy feature. The colourful vertical building columns at the lobby entries assist with scaling down the length and overall massing of the proposed apartment buildings while providing a direct connection from the internal drive aisle, through the building, to the outdoor amenity space.
- In addition, each ground-floor dwelling unit entrance along the internal drive aisle consists of a colour entry door with textured masonry finishes and small entry canopy which clearly marks individual unity entryways.
- The uppermost floor of Building 4 and Building 5 are stepped back, at the ends, from the floor below to further reduce the building massing while colourful exterior accent materials will be provided on each apartment building to enhance visual interest.
- The building orientation ensures that units will provide greater observation of public realms with active rooms facing toward the street, outdoor amenity space and pedestrian walkways to reduce Crime Prevention Through Environmental Design (CPTED) concerns.
- At this time, no signage is proposed for the apartment buildings. If required in future, all
  proposed signage for the apartment component will be considered as part of the Detailed
  DP application for a future phase of development and must comply with all aspects of the
  Sign Bylaw.

#### On-Site Parking and Bicycle Storage

- All on-site parking spaces will be provided in a secure underground parkade and accessed directly from the internal drive aisle. One underground parkade will be shared by Building 4 and Building 5 while Building 6 and Building 7 will share the other underground parkade.
- The proposed development includes a total of 627 parking spaces consisting of 548 resident parking spaces and 79 parking spaces for visitors. The applicant also proposes to provide 13 accessible parking spaces of which 9 parking spaces are van accessible. The on-site parking provided exceeds the minimum parking requirements, under the Zoning Bylaw.
- The applicant will provide 84 small car spaces or 13% of the total number of parking spaces. The Surrey Zoning Bylaw allows a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The development will provide a total of 470 secure bicycle parking spaces in the underground parkade. This will comply with the minimum number of bicycle parking spaces required, per the Zoning Bylaw.

## **Indoor Amenity Space**

- The proposed indoor amenity space is centrally located on the main floor and provides for greater pedestrian connectivity with the outdoor amenity space which is located along the northern elevation for Buildings 4 and 5 as well as the southern facade of Buildings 6 and 7.
- The indoor amenity space consists of multi-purpose rooms, entertainment lounges, games rooms as well as community seating with tables and chairs.
- On November 18, 2019, Council approved Corporate Report No. R206; 2019 ("Updates to Indoor and Outdoor Amenity Space Requirements"). The report identified the minimum requirements for indoor amenity space that must be provided on-site (i.e. no cash-in-lieu).
   Based upon the minimum requirement for the building type proposed, 74 square metres of indoor amenity space is required per building.
- The proposed indoor amenity space provided on-site, as part of Phase 2, is 337 square metres. The future residents will also have access to the 1,099.6 square metre indoor amenity building that will be constructed as part of the Phase 1 townhouse development. As such, the applicant is providing a total of 1,436.3 sq. m. of indoor amenity space which exceeds the 1,335 sq. m. of indoor amenity space required under the Zoning Bylaw (based on 3 sq. m. per dwelling unit).

#### Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is centrally located and primarily adjacent to the indoor amenity space. The applicant is proposing to provide outdoor seating areas, a nature playground and tot play area, water features, a central green as well as community gardens.
- The proposed outdoor amenity space is approximately 1,988 square metres in total area which exceeds the minimum outdoor amenity space requirement of 1,335 square metres, based upon 3 square metres per dwelling unit, per the Zoning Bylaw.

- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.2 metre high metal guardrail or raised planter with layered planting that consists of bylaw sized trees, small shrubs and low-lying groundcover.
- The street facing units will have a privacy screen and direct access to an internal private sidewalk provided through a separate entryway which is clearly defined by a small gate.
- Each apartment unit that faces onto the street frontage or outdoor amenity space will provide an "eyes-on-the-street" function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

# **Advisory Design Panel**

ADP date: November 18, 2021

• The applicant has agreed to resolve the remaining outstanding items from the ADP review, to the satisfaction of the Planning and Development Department, before Final Adoption (Appendix IV).

# **Outstanding Items**

- City staff will continue to work with the applicant to resolve the following ADP and staffidentified design-related issues prior to Final Adoption:
  - o Design development and resolution of the street-facing elevations and detailed architectural expression; and
  - o Further refinement of the internal corner units to improve livability.

#### **TREES**

• Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species   | Existing        | Remove | Retain |
|----------------|-----------------|--------|--------|
|                | Deciduous Trees |        |        |
| Pin Oak        | 1               | 1      | 0      |
| Red Oak        | 1               | 1      | 0      |
| London Plane   | 2               | 0      | 2      |
| Manitoba Maple | 3               | 1      | 2      |
| English Holly  | 3               | 0      | 3      |
| Cherry         | 4               | 2      | 2      |
| Red Maple      | 4               | 0      | 4      |

| Tree Species  | Ext     | isting     | Remove | Retain    |
|---|---------|------------|--------|-----------|
| Norway Maple  |         | 6          | 4      | 2         |
| Sycamore Maple  |         | 6          | 0      | 6         |
| European Hornbeam   |         | 13         | 3      | 10        |
|   | Conifer | rous Trees |        |           |
| Douglas Fir   |         | 3          | 2      | 1         |
| Lawson Cypress  |         | 3          | 1      | 2         |
| Norway Spruce   |         | 4          | 1      | 3         |
| Western Redcedar  |         | 4          | 4      | 0         |
| Excelsa Cedar   |         | 16         | 8      | 8         |
| Scot Pine   |         | 16         | 8      | 8         |
| Total   |         | 89         | 36     | 53        |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | I       |            | 98     | 8         |
| Total Retained and Replacement Trees                                |         |            | 15     | <b>51</b> |
| Contribution to the Green City Pro                                  | gram    | nm N/A     |        | <b>/A</b> |

- On the northern portion of the subject site, under Development Application No. 7921-0005-00, the Arborist Assessment states there are a total of eighty-nine [89] mature trees. It was determined that fifty-three [53] 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, underground parkades, road dedication as well as proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of seventy-two [72] replacement trees on the subject site. The applicant is proposing ninety-eight [98] replacement trees, thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Katsura Trees, European Beech, Autumn Purple Ash, Columnar Sweet Gum, Kobus Magnolia, Pin Oak and Western Red Cedar.
- In summary, a total of one-hundred fifty-one [151] trees are proposed to be retained or replaced on the subject site which exceeds City requirements.

Application No.: 7921-0005-00

Page 14

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan, Building Elevation drawings and Landscape Plans

Appendix II. School District Comments

Appendix III. Summary of Tree Survey and Tree Preservation

Appendix IV. ADP Comments and Response

approved by Ron Gill

Ron Gill Acting General Manager Planning and Development

MRJ/cm



#### Overall Aerial view

| Directo                             | ory:   |                          |   |
|-------------------------------------|--|--------------------------|---|
| OWNER                               | 192 STREET DEVELOPMENT LTD. 1905 FF, SAL NIE 1905 FF, SAL | ENVIRONMENTAL            | KEYSTONE ENVIRONMENTAL LTD  Suite 30-4600 Dominion Street  Burnaby, AC. V54 (45) T: 66449 667 F: 664490 667 E: fo64490 667 E: inchiala@Burystoneenvironmental.cs  CONTACT: MR. LIBOR MICHALAK, Senior Biologist |
| ARCHITECT                           | JM ARCHITECTURE INC Unit: 407 5955 54A Avenue Surry, B.C. VS 5575 T: 604 583 2003 E: joe@jmarchitecture.ca CONTACT: MR_JOE MINTEN, architectalbc, asso, mraic  | MECHANICAL<br>ELECTRICAL | BMEC ENCINEERING CONSULTANTS UIT 259 4640 ys 125 125 USUREY 16. CV95 5/9 17. 604 999 2069, 778 239 8280 F:  |
| AUTHORITY<br>HAVING<br>JURISDICTION | CITY OF SURREY  Area Planning - North Section, Planning Dept. 13450-104th Ave, Surrey, BC V3T 1V8  To 645 959-539.  E. MilorgensenBurney.a  CONTACT: Misty Jorgensen MCIP, RPP   Planner   LEED Green Associate  | ARBORIST                 | FROGGER'S CREEK TREE CONSULTING LTD. 776 \$ McGegor Avenue Burnaby, 8( 1: 604,715.600) E. gleen_murnaf@shaw.ca CONTACT: MR.CLENN MURRAY   |
| CIVIL ENGINEER                      | CENTRAS ENCINEERING LTD.  #86-5690 Croydon Drive Surrey, B.C. V95-675 T. 6647 38 6937 E. Steve@entrasca  CONTACT: MR. STEVE O'CONNELL,  P.Erg.   | SURVEYOR                 | Tagget Lund Surveyors transpal 1548th Street Survey, B.C. (Val) 169 E: 604,93 969 E: adam@flargetlandsurveying.ca CONTACT: M Adam Fulkerson, BCLS   |
| LANDSCAPE<br>ARCHITECT              | VAN DER ZALM 8. ASSOCIATES  102 - 918 Church Street P.O. Boss, 461  T. Boss, 461  T. Boss, 462  T. Boss, 462  C. WALES  T. Boss, 462  CONTACT. Mr. Mark van der Zalm  MISCAL, CSA, ASIA, LEED 89   | GEOTECHNICAL<br>ENGINEER | BRAUN GEOTECHNIKAL LTD.  106A - 1978 5 1925.T.  Surrig, B.C. V.M. AC7  Surrig, B.C. V.M. AC7  E. 604-513-4159  E. 604-513-4159  CONTACT: MR. JOSEPH OH,  P.Eng.   |

#### RE-ISSUED FOR DEVELOPMENT PERMIT APPLICATION (PHASE 2 -APARTMENTS B4 TO B7)

DATED: DECEMBER 07,2021

| RCHITECT        | URAL   | ISSUED FOR                                   |
|-----------------|--|--|
| A-00            | COVER SHEET (DIRECTORY & INDEX)                                    | DEV PERMIT (PHASE 2)                         |
| A-01            | PROJECT DATA & ZONING RECONCILIATION                               | DEV PERMIT (PHASE 2)                         |
| A-02            | BUILDING UNIT MATRIX   | DEV PERMIT (PHASE 2)                         |
| A-03-05         |  | DEV PERMIT (PHASE 2)                         |
| A-06            | PROPERTY LINES   | DEV PERMIT (PHASE 2)                         |
| A-07            | SETBACK DETAILS FOR B4-B7  | DEV PERMIT (PHASE 2)                         |
| A-08-09<br>A-10 | SHADOW DIAGRAMS<br>FIRE TRUCK ACCESS PLAN                          | DEV PERMIT (PHASE 2)                         |
| A-10            | ANNUNCIATOR PANEL LOCATIONS  | DEV PERMIT (PHASE 2) DEV PERMIT (PHASE 2)    |
| A.I.            | ANNUNCATOR PAREL EDGATIONS   | DEV PERMIT (PHASE 2)                         |
| A-100           | SITE PLAN - OVERALL  | DEV PERMIT (PHASE 2)                         |
| A-100 a         | ENLARGED SITE PLAN - B4 TO B7                                      | DEV PERMIT (PHASE 2)                         |
| A-100 b         | OUTDOOR AMENITY SPACE  | DEV PERMIT (PHASE 2)                         |
| BUILDIN         | G 4 AND 5  | DEV PERMIT (PHASE 2)                         |
|                 | PARKING PLANS - BUILDING 4-5                                       | DEV PERMIT (PHASE 2)                         |
| A-104           | MAIN FLOOR PLAN BUILDING 4   | DEV PERMIT (PHASE 2)                         |
| A-105           | TYP. FLOOR PLAN BUILDING 4   | DEV PERMIT (PHASE 2)                         |
| A-106           | 5TH FLOOR PLAN BUILDING 4  | DEV PERMIT (PHASE 2)                         |
| A-107           | ROOF PLAN BUILDING 4   | DEV PERMIT (PHASE 2)                         |
| A-108           | MAIN FLOOR PLAN BUILDING 5   | DEV PERMIT (PHASE 2)                         |
| A-109           | TYP. FLOOR PLAN BUILDING 5   | DEV PERMIT (PHASE 2)                         |
| A-110           | 5TH FLOOR PLAN BUILDING 5  | DEV PERMIT (PHASE 2)                         |
| A-111           | ROOF PLAN BUILDING 5   | DEV PERMIT (PHASE 2)                         |
| BUILDIN         |  | DEV PERMIT (PHASE 2)                         |
| A-112-113       | PARKING PLANS - BUILDING 6-7                                       | DEV PERMIT (PHASE 2)                         |
| A-114           | MAIN FLOOR PLAN BUILDING 6   | DEV PERMIT (PHASE 2)                         |
| A-115           | TYP. FLOOR PLAN BUILDING 6 (2ND TO 4TH FLOOR)                      | DEV PERMIT (PHASE 2)                         |
| A-116<br>A-117  | ROOF PLAN BUILDING 6   | DEV PERMIT (PHASE 2)                         |
| A-117<br>A-118  | MAIN FLOOR PLAN BUILDING 7   | DEV PERMIT (PHASE 2)<br>DEV PERMIT (PHASE 2) |
| A-118<br>A-119  | TYP. FLOOR PLAN BUILDING 7 (2ND TO 4TH FLOOR) ROOF PLAN BUILDING 7 | DEV PERMIT (PHASE 2)                         |
| A-119<br>A-120  | FNI ARGED LORRY CANOPY TYP   | DEV PERMIT (PHASE 2)                         |
| A-121           | ENLARGED LOBBY CANOPY B6   | DEV PERMIT (PHASE 2)                         |
| A-200 .201      | STREETSCAPE ELEVATIONS   | DEV PERMIT (PHASE 2)                         |
|                 | ELEVATIONS - BUILDING 4  | DEV PERMIT (PHASE 2)                         |
| A-204,205       | ELEVATIONS - BUILDING 5  | DEV PERMIT (PHASE 2)                         |
| A-206 ,207      | ELEVATIONS - BUILDING 6  | DEV PERMIT (PHASE 2)                         |
|                 | ELEVATIONS - BUILDING 7  | DEV PERMIT (PHASE 2)                         |
| A-300-302       | SITE SECTIONS  | DEV PERMIT (PHASE 2)                         |
| A-303           | BUILDING SECTIONS (B4)   | DEV PERMIT (PHASE 2)                         |
| A-304           | BUILDING SECTIONS (B5)   | DEV PERMIT (PHASE 2)                         |
| A-305           | BUILDING SECTIONS (B6)   | DEV PERMIT (PHASE 2)                         |
| A-306           | BUILDING SECTIONS (B7)   | DEV PERMIT (PHASE 2)                         |
| A-307           | WALL SECTIONS (B5)   | DEV PERMIT (PHASE 2)                         |
|                 | UNIT PLANS TYPE 'A'  | DEV PERMIT (PHASE 2)                         |
|                 | UNIT PLAN TYPE 'B'   | DEV PERMIT (PHASE 2)                         |
| A-405-406       | UNIT PLAN TYPE 'C'   | DEV PERMIT (PHASE 2)                         |
| A-407-410       | UNIT PLAN TYPE 'D'   | DEV PERMIT (PHASE 2)                         |
| A-411           | UNIT PLAN TYPE 'E'   | DEV PERMIT (PHASE 2)                         |
| A-412-415       | UNIT PLAN TYPE 'F'   | DEV PERMIT (PHASE 2)                         |
| A-416-417       | ADAPTABLE UNIT PLAN TYPE 'E'&'B'                                   | DEV PERMIT (PHASE 2)                         |
| A-900-910       | 3D RENDERS   | DEV PERMIT (PHASE 2)                         |
| A-911           | MATERIAL BOARD   | DEV PERMIT (PHASE 2)                         |
|                 |  |  |
|                 |  |  |
|                 |  |  |

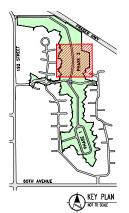
| LANDSCAPE |                              | ISSUED FOR           |
|-----------|------------------------------|----------------------|
| L-01      | COVER PAGE                   | DEV PERMIT (PHASE 2) |
| L-02      | OVERALL SITE PLAN            | DEV PERMIT (PHASE 2) |
| L-03      | OFFSITE AND HIGHWAY FRONTAGE | DEV PERMIT (PHASE 2) |
| L-04      | BUILDING 4- LANDSCAPE PLAN   | DEV PERMIT (PHASE 2) |
| L-05      | BUILDING 5- LANDSCAPE PLAN   | DEV PERMIT (PHASE 2) |
| L-06      | BUILDING 6- LANDSCAPE PLAN   | DEV PERMIT (PHASE 2) |
| L-07      | BUILDING 7- LANDSCAPE PLAN   | DEV PERMIT (PHASE 2) |
| L-08      | PLANTING SCHEDULE            | DEV PERMIT (PHASE 2) |
| LS-01     | SECTIONS                     | DEV PERMIT (PHASE 2) |
| LS-02     | SECTIONS                     | DEV PERMIT (PHASE 2) |
| LS-03     | SECTIONS                     | DEV PERMIT (PHASE 2) |
| LS-04     | SECTIONS                     | DEV PERMIT (PHASE 2) |
| LD-01     | DETAILS                      | DEV PERMIT (PHASE 2) |
| LD-02     | DETAILS                      | DEV PERMIT (PHASE 2) |
| LD-03     | DETAILS                      | DEV PERMIT (PHASE 2) |
| LD-04     | DETAILS                      | DEV PERMIT (PHASE 2) |
| LD-05     | FENCE DETAILS                | DEV PERMIT (PHASE 2) |
| LD-06     | PLANTING DETAILS DETAILS     |                      |
| LD-07     | DETAILS                      |                      |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |
| CIVIL     |                              | ISSUED FOR           |
| 19042-C1  | COVER SHEET                  | DEV PERMIT (PHASE 2) |
| 19042-C2  | KEY PLAN                     | DEV PERMIT (PHASE 2) |
| 19042-C3  | SITE GRADING PLAN -AREA 1    | DEV PERMIT (PHASE 2) |
| 19042-C4  | SITE GRADING PLAN - AREA 2   | DEV PERMIT (PHASE 2) |
| 19042-C5  | SITE GRADING PLAN - AREA 3   | DEV PERMIT (PHASE 2) |
| 19042-C6  | SITE GRADING PLAN - AREA 4   | DEV PERMIT (PHASE 2) |
| 19042-C7  | SITE GRADING PLAN - AREA 5   | DEV PERMIT (PHASE 2) |
| 19042-C8  | SITE SERVICING PLAN - AREA 1 | DEV PERMIT (PHASE 2) |
| 19042-C9  | SITE SERVICING PLAN - AREA 2 | DEV PERMIT (PHASE 2) |
| 19042-C10 | SITE SERVICING PLAN - AREA 3 | DEV PERMIT (PHASE 2) |
| 19042-C11 | SITE SERVICING PLAN - AREA 4 | DEV PERMIT (PHASE 2) |
| 19042-C12 | SITE SERVICING PLAN - AREA 5 | DEV PERMIT (PHASE 2) |
| 19042-C13 | SITE SERVICING PLAN - AREA 6 | DEV PERMIT (PHASE 2) |
| 19042-C14 | STORMWATER MANAGEMENT        | DEV PERMIT (PHASE 2) |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |
| ARBORIST  |                              | ISSUED FOR           |
| ARBORIST  | REPORT (84-87)               | DEV PERMIT (PHASE 2) |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |
|           |                              |                      |

# **GREENSIDE DEVELOPMENT**

19310 Fraser Hwy & 6312 - 192 Street, Surrey, BC

JMArchitecture Inc.

A-00 - Cover Sheet (Directory & Index)
CITY OF SURREY FILE NO:7921-0005-00



# PROJECT DATA & ZONING RECONCILIATION

| Project Data      |   |
|-------------------|---|
| Project Name      | Greenside Development                                       |
| Civic Address     | 19310 Fraser Hwy & 6312 - 192 Street, Surrey, BC            |
| Legal Description | LOT 205 SECTION to TOWNSHIP 8 PLAN NWP53056 NWD PART NW 1/4 |
|                   | LOT A SECTION 10 TOWNSHIP 8 PLAN NWP13184 NWD               |
| PID               | 005-054-958 & 002-020-904                                   |
| Current Zoning    | COMPREHENSIVE DEVELOPMENT (CD)                              |

| ot Area                  | Square Metres | Square Feet | Hectares  |
|--------------------------|---------------|-------------|-----------|
| bcarea                   | Square wienes | Square rees | nectares- |
| Gross Lot Area (BLOCK A) | 34,560        | 371-997     | 3,46      |
| Net Lot Area (BLOCK A)   | 29,253        | 314,876     | 2.93      |

| Bldg Footprint (Lot Coverage)    | Square Metres | Square Feet |                       |
|----------------------------------|---------------|-------------|-----------------------|
| Entire Site                      | 15,184        | 163,441     |                       |
| Phase 1 (townhome)               | 4,275         | 46,015      | Approved DP (phase 1) |
| Phase 2(apartments B4 to B7)     | 7,876         | 84,772      | Current DP            |
| Future Phase (building B1 to B3) | 3033.66       | 32,654      |                       |
| Gross Floor Areas                | Square Metres | Square Feet |                       |
| Entire Site                      | 51,051        | 549,513     |                       |
| Phase 1 (townhome)               | 7,888         | 84,911      | Approved DP (phase1)  |
| Phase 2(apartments B4 to B7)     | 29,019        | 312,355     | Current DP            |
| Future Phase (building B1 to B3) | 14144.21      | 152247.00   |                       |

| CITY OF SURREY BY-LAW REGULATIONS   |  |  |  |
|---|--|--|--|
|   | Required   | Proposed   |  |
| Zone  | Comprehensive development (CD)   | CD   |  |
| B) Permitted Uses   | Block A - Multiple unit residential building<br>and/or ground-oriented multiple unit<br>residential buildings<br>Block B - a) Ground-oriented multiple unit<br>residetial buildings and b) child care<br>center. | Apartments use  DP approved in previous phase  |  |
| C) Lot area   | n/a  |  |  |
| D) Density  | FAR 1.03 and 135 dwelling units per<br>hectare (55upa)   | FAR 1.03   |  |
| E) Lot coverage   | shall not exceed 35%   | 30.84%   |  |
| F) Yards and Setbacks   | Block A north yard 4.4m (14 ft) south yard 4.5m (15ft) east yard 7.5m (25ft) west yard 2.7m (5ft)  | 4.4m (14 ft)<br>4.5m (15ft)<br>7.5m (25ft)<br>2.81m (9ft 3inches)                                  |  |
| G) Height of buildings  | Block A<br>Principle building = 21 meters (69ft)   | B4 = 18.70 m (61'-4")<br>B5 = 18.45m ( 60'-6")<br>B6= 13.94 m (45'-9")<br>B7 = 13.91 m (45'-71/2") |  |
| H) Off-street Parking   | Block A  1.3 spaces per unit (1-bedroom/studio)  1.5 spaces per unit (2 or more bedroom) plus visitor 0.2 spaces per unit  | refer to table attached<br>for B4 to B7  |  |
| J) Special regulations<br>a) outdoor amenity space<br>c) Indoor amenity space | 3.0 sqm per dwelling unit<br>3.0 sqm per dwelling unit   | refer to table attached  |  |

|               | UIRED<br>dwelling unit                                     | PROVIDED   |
|---------------|--|--|
| square meters |  |  |
|               |  |  |
| 202           | square feet  |  |
| 393           | 4230.22  | 74.3 sqm   8c0 sqft  |
| 306           | 3293.76  | 74.8 sqm   806 sqft  |
| 219           | 2357.30  | 111.8 sqm   1203.4 sqft  |
| 257           | 2712.51  | 75.8 sqm   816 sqft  |
| 165           | 1776.05  | amenity building = 1099.6 sqm  11,836<br>sqft  |
| 1335          | 14369.82   | 1436.3 sq m   15,461.4 sqft  |
| sym           | sqft   |  |
| 3.0 sqm per   | dwelling unit  |  |
| square meters | square feet  |  |
| 393           | 4230.22  | Plaza B 4-5 = 660.5 sqm   7,110 sqft   |
| 306           | 3293.76  | B5 backyard =501sqm   5,393 sqft   |
| 219           | 2357.30  | 86 7 plaza=107.7 sqm   1,160 sqft  |
| 252           | 2712.51  | north side of B6 = 338.16sqm   3,640 sqft<br>west of B7 = 109.3sqm   1,177 sqft  |
| 165           | 1776.05  | Play area = 271 sqm   2918 sqft  |
| 1335          | 14369.82   | 1987.66sqm   21,395 sqft   |
|               | 257 165 1335 54/m 3.04(m per square meters 939 306 219 257 | 252 277.51  165 1776.05  155 14569.82  54m 5401.83  54m 54m 54m 54m  54m 54m  54m 54m  54m 54m 54m  5 |

|                             | Off-street Parking details         |   |
|-----------------------------|------------------------------------|---|
|                             | Parking count for Building 4 and 5 |   |
|                             | Required spaces                    | Provided spaces                             |
| ı bedroom units = 107 units | 1.3 spaces per unit for 1 bed unit | P1= 127 spaces                              |
|                             | 107 x 1,3 = 139 spaces             | P2- 131 spaces                              |
| 2 bedroom units = 126 units | 1.5 spaces per unit for 2 bed unit | P3= 117 spaces                              |
|                             | t26 x 1.5 = 189 spaces             | Total = 375 spaces                          |
| visitor spaces              | plus visitor 0.2 spaces per unit   |   |
|                             | 233 x 0.2 - 47 spaces              |   |
|                             | Required spaces for B4 & B5        | Total = 375 spaces inclusive of 47          |
|                             | = 139 +189+47 = 375                | visitor , 8 Acc. Parking & 43 small<br>cars |
| Ace Darling                 | aw of total - aar up ga- Recases   |   |

|                            | Parking count for Building 6 and 7 |   |
|----------------------------|------------------------------------|---|
|                            | Required spaces                    | Provided spaces                               |
| i bedroom units = 88 units | 1.3 spaces per unit for tibed unit | P1= 84 spaces                                 |
|                            | 88 x 1.3 = 114 spaces              | Pz= 92 spaces                                 |
| 2 bedroom units = 69 units | 1.5 spaces per unit for 2 bed unit | P3= 76 spaces                                 |
|                            | 69 x 1.5 = 104 spaces              | Total = 252 spaces                            |
| visitor spaces             | plus visitor 0.2 spaces per unit   |   |
|                            | 157 x 0.2 = 31 spaces              |   |
|                            | Required spaces for B4 & B5 =      | Total = 252 spaces inclusive of 32            |
|                            | 114+104+31 =249                    | visitor , 5 Acc. Parking & 41 smal<br>cars    |
| Acc. Parking               | 2% of total = 249 x0.02= 5 spaces  | 5 spaces provided (3 are van -<br>accessible) |

| Bicycle space requirements           |  |   |  |  |  |  |  |  |  |  |  |
|--------------------------------------|--|---|--|--|--|--|--|--|--|--|--|
|                                      | Provided spaces  |   |  |  |  |  |  |  |  |  |  |
| Bicycle space requirements           | 6 visitor bicycle spaces per building + 1.2<br>bicycle spaces per unit |   |  |  |  |  |  |  |  |  |  |
| Building 4 and 5<br>total units =233 | 233 x 1.2 = 280 visitor = 6+6=12<br>Total = 280+12=292                 | IN U/G PARKADE = 280<br>Surface at 84 = 6<br>Surface at 85=6<br>Total bicycle spaces 84-5 = 292 |  |  |  |  |  |  |  |  |  |
| Building 6 and 7<br>total units= 157 | 157 X 1.2 = 188 visitor = 6 +6=12<br>Total = 188+12=200                | IN U/G PARKADE = 190 Surface at B4 = 6 Surface at B5=6 Total bicycle spaces B6-7 = 202          |  |  |  |  |  |  |  |  |  |

|     |          |  |    | COPYRIGHT & USE OF DOCUMEN   |
|-----|----------|--|----|--|
|     |          |  |    | This plan and design are considered a 'Consultant's instrument of<br>perrica' and shall be considered the exclusive property of the      |
|     |          |  |    | Consultant, JM Architecture Inc. and may not be used or reproduc<br>without the consent of Mr. Joe M. Mintes, architect albo, onc. mr    |
|     | -        |  |    | This instrument of service shall only be used once and solely for  |
| _   | _        |  | _  | project; no further use shall be deemed a right by anyone withou<br>written consent of the Consultant. No project renovations, additions |
| 4   | 07-12-2  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | alterations shall stem from the use of this document, in any post<br>form of reproduction, without the written consent of the Consultan  |
| 3   | 26-10-2  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | This document may not be sold or transferred without written sorrement from the Consultant. Celly the client may rate no coles           |
| 2   | 7-08-2   | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | this document in the Consulation Court in court may tended out the purpose of information and refer as it was initially inheaded.        |
| 1   | 23-12-20 | ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)            | SM | Any change or manipulation of this document is expressly fort  |
| REV | DATE     | DESCRIPTION  | BY | this document must remain completely infact at all times.  |

| MArchitecture Inc.       |  |
|--------------------------|--|
| Principal: Joe M. Minten |  |

| -        |          | GREENSIDE DEVELOPMENT<br>19310 Fraser Hwy & 6312-192 Street,<br>Surrey, B.C. |
|----------|----------|--|
|          |          | Mr.Sukhi Rai<br>T - 604-728-8627 E - sukhi@rbigroup.ca                       |
|          |          | CITY OF SURREY FILE: 7921-0005-00  |
| ART DATE | DEC 2017 | PROJECT DATA   |





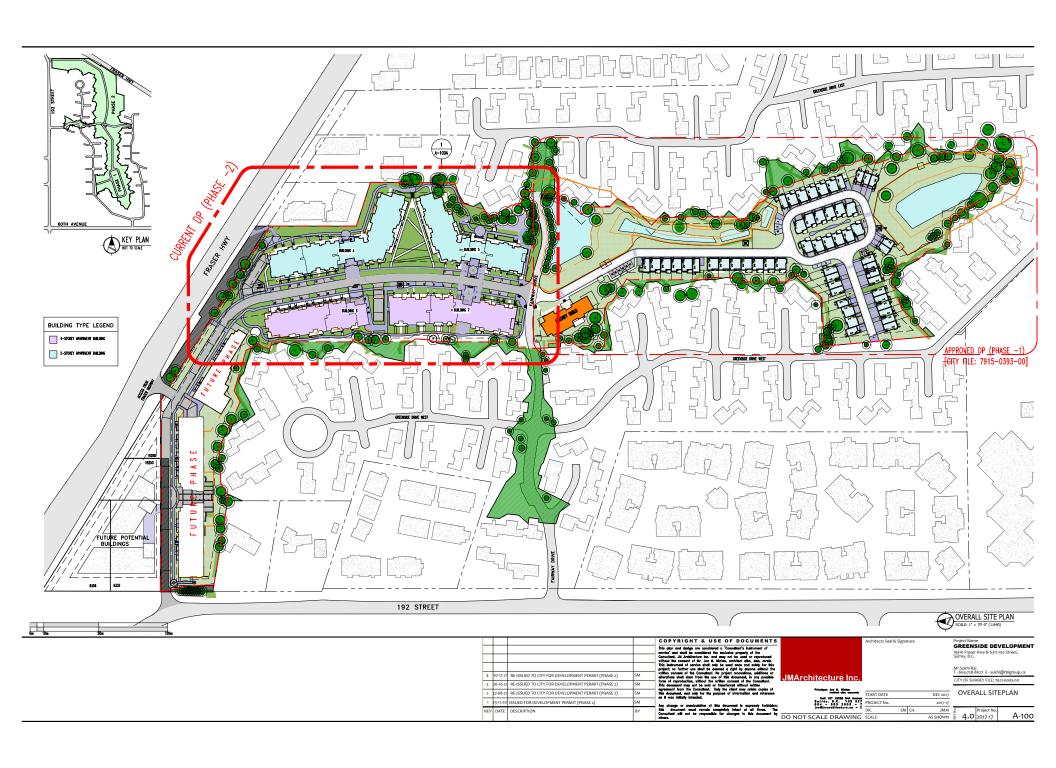




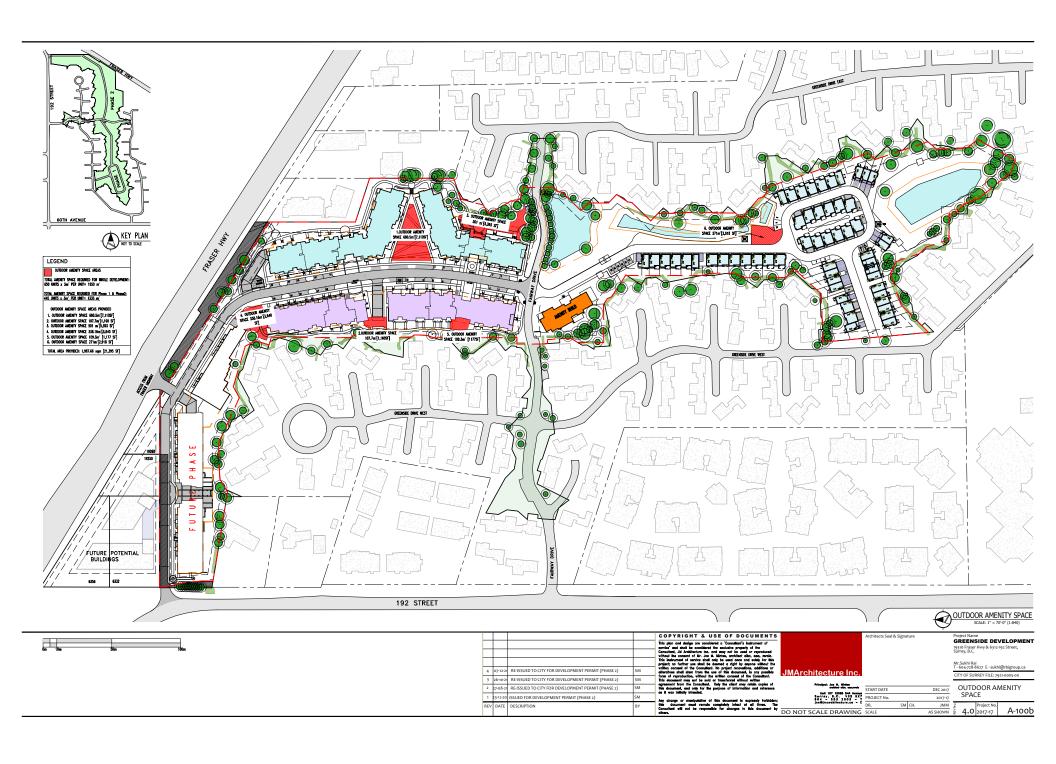
COPYRIGHT & USE OF DOCUMENTS
The fight cost design or considered "Considered Institutional of the confidence of the conf

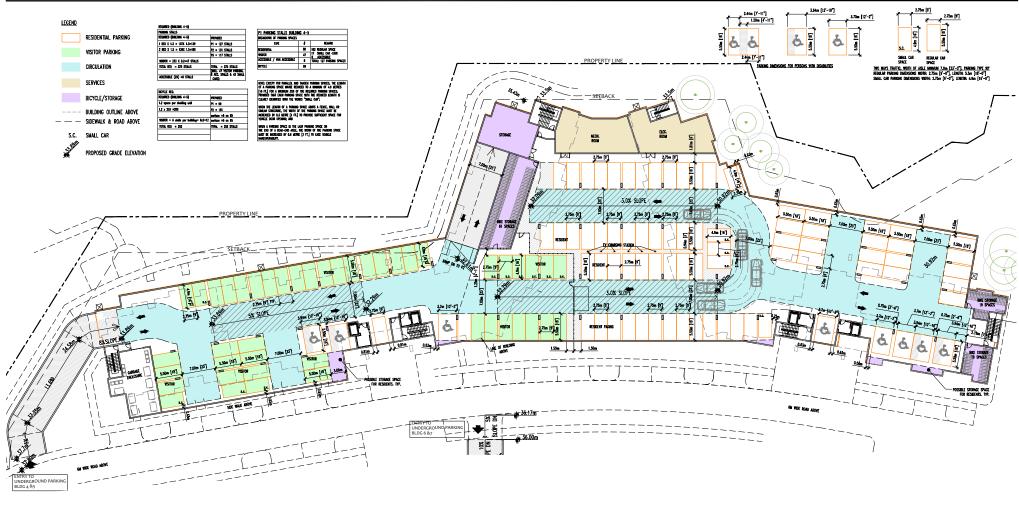
. .

GREENSIDE DEVELOPMENT 19310 Fraser Hwy & 6312-192 Street, Surrey, B.C.



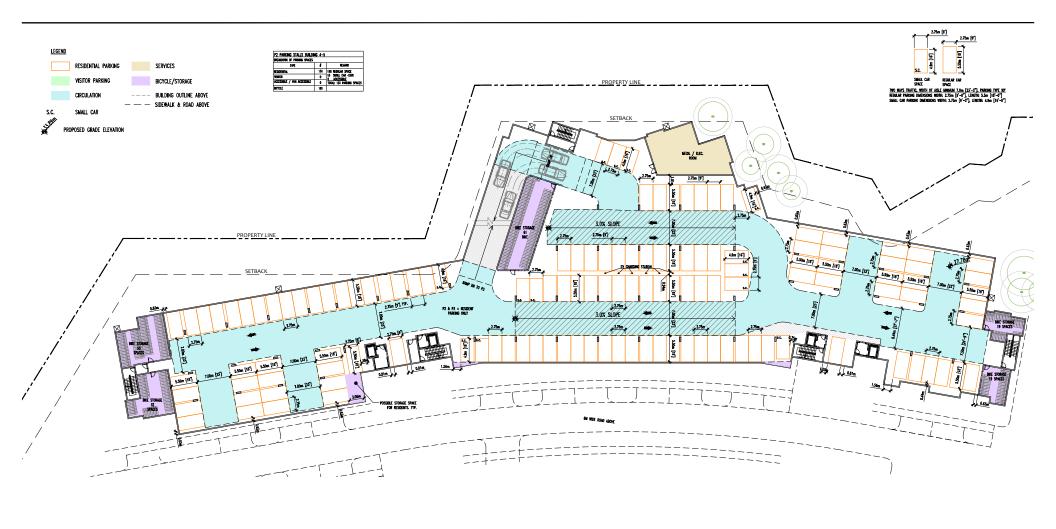






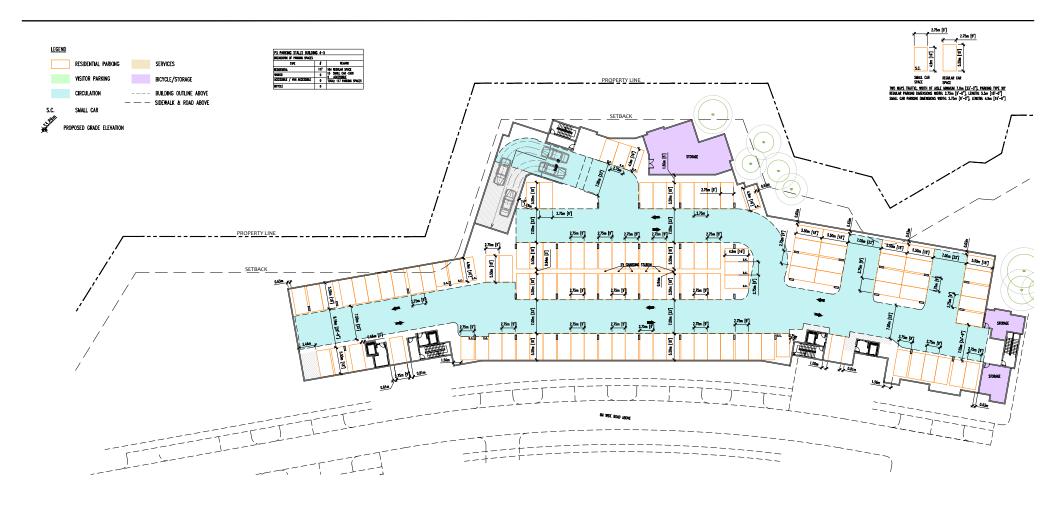


|                            |        |          |  |    | COPYRIGHT & USE OF DOCUMENTS   | 7  | Architects Seal & Signature | Project Name   |
|----------------------------|--------|----------|--|----|--|--|-----------------------------|--|
|                            |        | -        |  |    | This plan and design are considered a "Consultant's instrument of<br>service" and shall be combined the exclusive preparty of the<br>Consultant, JM Architecture inc. and may not be used or reproduced<br>without the consent of Mr., Joe M. Mifring, architect one, one.   |  |                             | GREENSIDE DEVELOPMENT<br>19310 Fraser Hwy & 6312-192 Street,<br>Surrey, B.C.               |
|                            | 4 07   | 7-12-21  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | This issistance of service shall only be used once and solely for this project, no further use shall be deemed a right by argone without the written consensed of the Consultant. No project renovations, additions or alteractions shall stem from the use of this document, in any possible form of renovations, with the written consensed of the Consultant. | ecture Inc.  |                             | Mr.Sukhi Rai<br>T - 604-728-8627 E- sukhi@rbigroup.ca<br>CITY OF SURREY FILE: 7921-0005-00 |
|                            | 3 21/1 | 10/26    | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | This document may not be sold or transferred without written   | Spet: Joe M. Wirten  |                             |  |
|                            | 2 21/0 | 08/21 F  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | this document, and only for the purpose of information and reference   | and that allow any contra  | START DATE DE               | PARKADE PLAN-P1  |
|                            | 1 20/  | /12/22 I | ISSUED FOR DP - PHASE 2                            | CW | Any change or manipulation of this document is expressly forbidden:  | 107 15055 54A Arenus<br>Frey, B.C. V33 5X7<br>4 - 583 2003 - T<br>Ojmerchitecture.ce - E | PROJECT No.                 | BLDG: 4-5  |
| <b>● ● ● ● ● ● ● ● ● ●</b> | REV D. | ATE      | DESCRIPTION  | BY |  | ALE DRAWING  | DR. TJ CH.                  | JM Project No. 2017-17 A-10  |





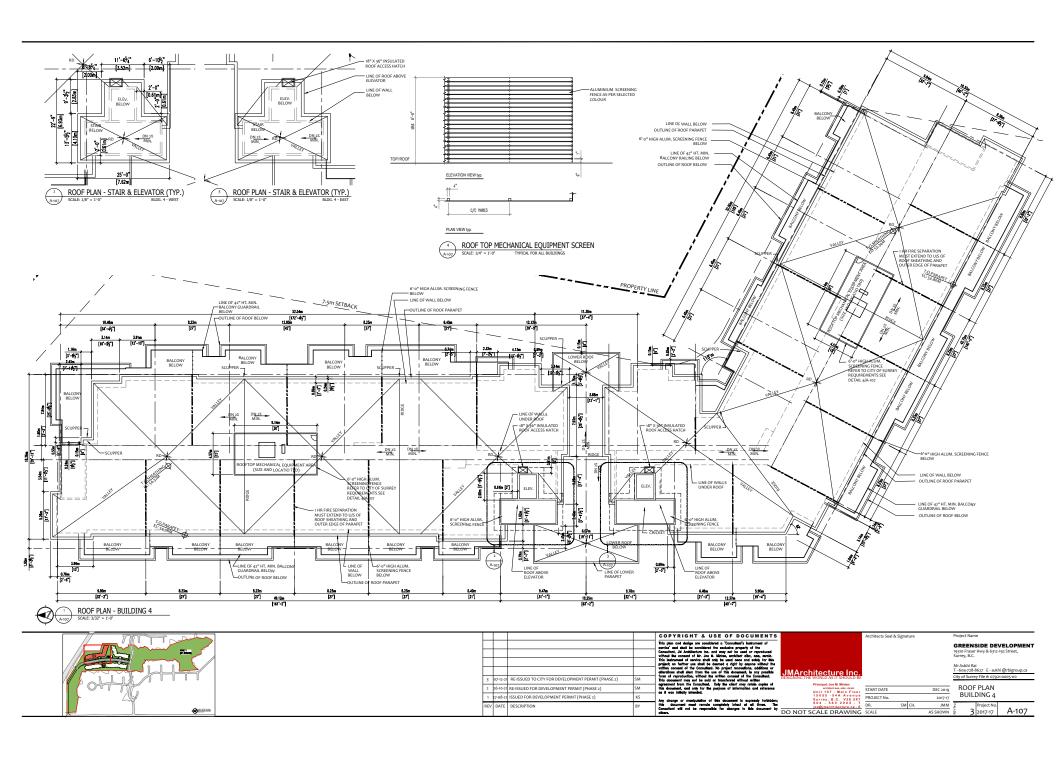
|         |          |  |    | COPYRIGHT & USE OF DOCUMENTS  |  | Architects Seal & Signature | Project Name  |
|---------|----------|--|----|---|--|-----------------------------|---|
| $\perp$ |          |  |    | This plan and design are considered a "Consultant's instrument of<br>service" and shall be considered the exclusive property of the<br>Consultant, Jill Architecture inc. and may not be used or reproduced         |  |                             | GREENSIDE DEVELOPMENT                                 |
| +       | -        |  |    | without the consent of Mr. Joe M. Minten, architect alba, and, mrais. This instrument of service shall only be used once and solely for this  |  |                             | 19310 Fraser Hwy & 6312-192 Street,<br>Surrey, B.C.   |
| 4 0     | 7-12-21  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | project; no further use shall be deemed a right by asyone without the written consent of the Consultant. No project renovations, additions or alterations shall stem from the use of this document, in any possible | Architecture Inc.  |                             | Mr.Sukhi Rai<br>T - 604-728-8627 E- sukhi@rbigroup.ca |
| 3 21    | 1/10/26  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | form of reproduction, without the written consent of the Consultant. This document may not be sold or transferred without written acresment from the Consultant, Only the client may retain cooles of               |  |                             | CITY OF SURREY FILE: 7921-0005-00                     |
| 2 21    | 1/08/21  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | this document, and only for the purpose of information and reference as it was initially intended.  | Principal: Joe M. Minten<br>andited also, convends   | START DATE DEC:             |   |
| 1 20    | 10/12/22 | ISSUED FOR DP - PHASE 2                            | CW | Any change or manipulation of this document is expressly forbidden:   | Unit 107 15055 54A Avenue<br>Surrey, B.C. V55 5X7<br>604 - 583 2003 - T<br>Jos@jmarchitecture.ca - E | PROJECT No. 201             | BLDG: 4-5   |
| REV [   | DATE     | DESCRIPTION  | BY | this document must remain completely intact at all times. The   | OT SCALE DRAWING   |                             | JM Project No. 2017-17 A-102                          |

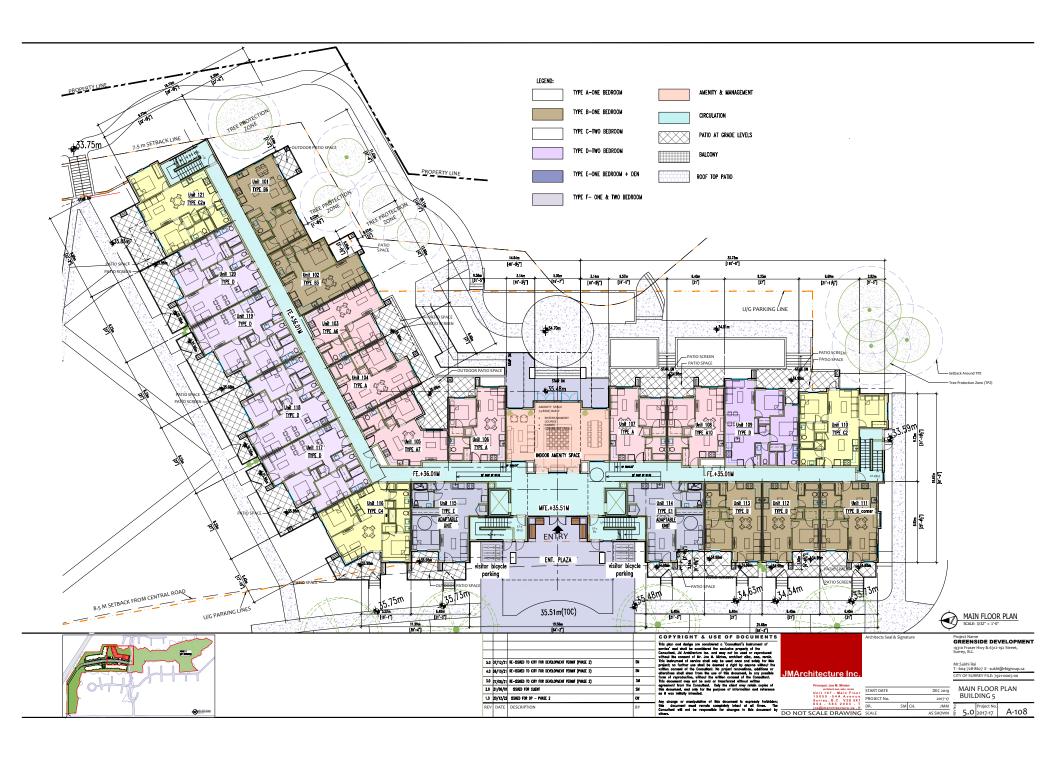


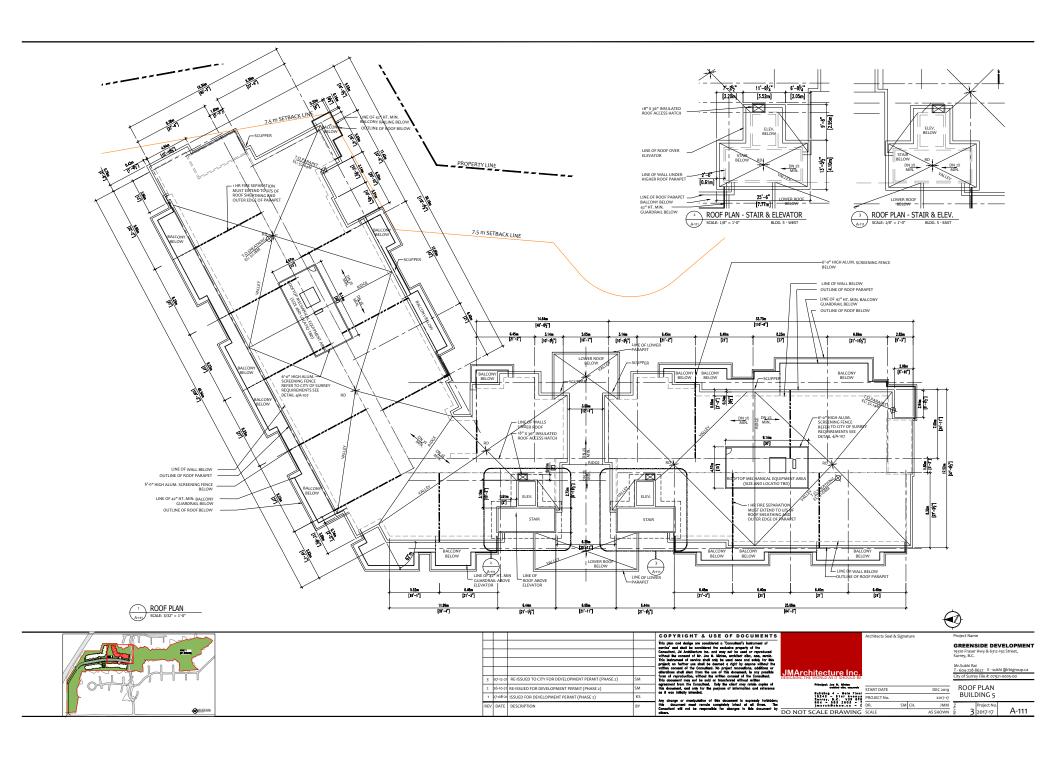


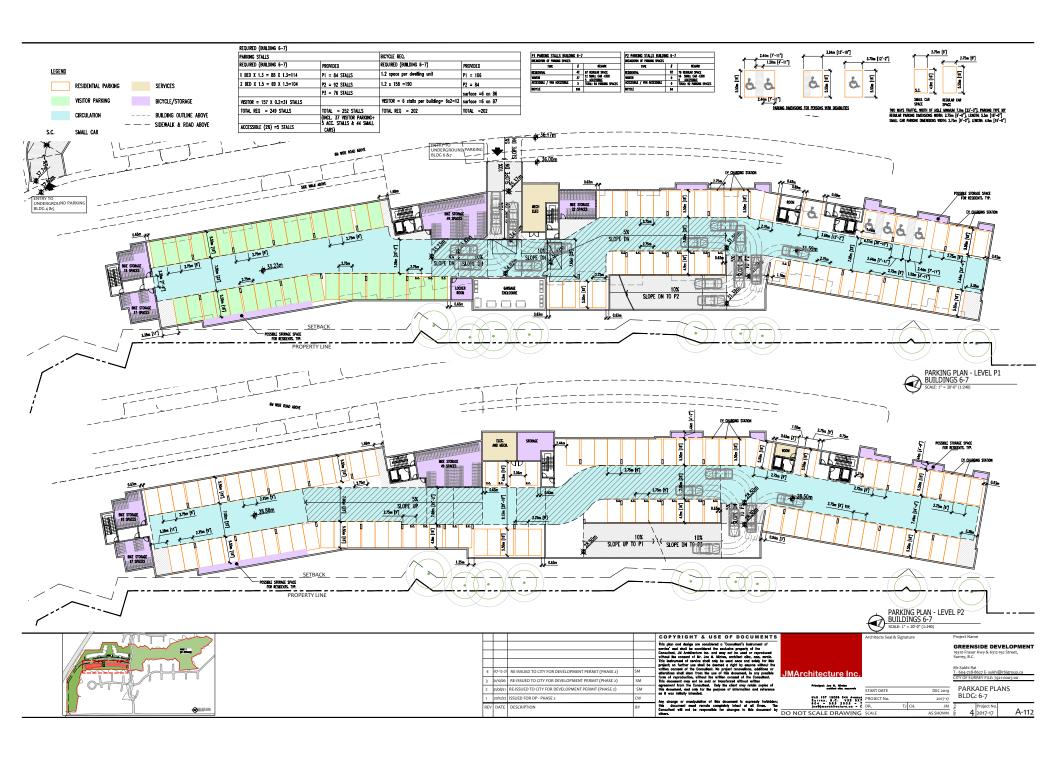
|                     |    |          |  |    | COPYRIGHT & USE OF DOCUMENTS  |  | Architects Seal & Signature | Project Name   |
|---------------------|----|----------|--|----|---|--|-----------------------------|--|
|                     |    |          |  |    | This plan and design are considered a 'Consultant's instrument of service' and shall be considered the exclusive property of the  |  |                             | GREENSIDE DEVELOPMENT  |
|                     |    |          |  |    | Consultant, JM Architecture Inc. and may not be used or reproduced without the consent of Mr. Joe M. Minten, architect alto, and, mraic.  |  |                             | 19310 Fraser Hwy & 6312-192 Street,<br>Surrey, B.C.                        |
|                     |    | _        |  |    | This instrument of service shall only be used cace and solely for this<br>project; no further use shall be deemed a right by assons without the<br>written consent of the Consultant. No project reprovations, additions or |  |                             | Mr.Sukhi Rai   |
|                     | 4  | 07-12-2  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | etherations shall stem from the use of this document, in any possible form of reproduction, without the written consent of the Consultant.  | JMArchitecture Inc.  |                             | T - 604-728-8627 E- sukhi@rbigroup.ca<br>CITY OF SURREY FILE: 7921-0005-00 |
|                     | 3  | 21/10/26 | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | This document may not be sold or transferred without written  agreement from the Consultant. Only the client may retain pooles of   | Principal: Joe M. Minles   |                             |  |
|                     | 2  | 21/08/2  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | this document, and only for the purpose of information and reference as it was initially intended.  | entited elle, conjunts   | START DATE DEC:             |  |
|                     | 1  | 20/12/2  | ISSUED FOR DP - PHASE 2                            | CW | Any change or manipulation of this document is expressly forbidden:   | Unit 107 15055 54A Avenu<br>Surrey, B.C. V35 5X<br>604 - 583 2003 -<br>JosBjmarchitecture.ca - | PROJECT No. 201             | BLDG: 4-5  |
| <b>→</b> MANAGEMENT | RE | V DATE   | DESCRIPTION  | BY | this document must remain completely infact at all times. The   |  |                             | JM g Project No.   |
|                     |    |          |  |    | others.   | OO NOT SCALE DRAWING   | SCALE AS SHO                | wn   |

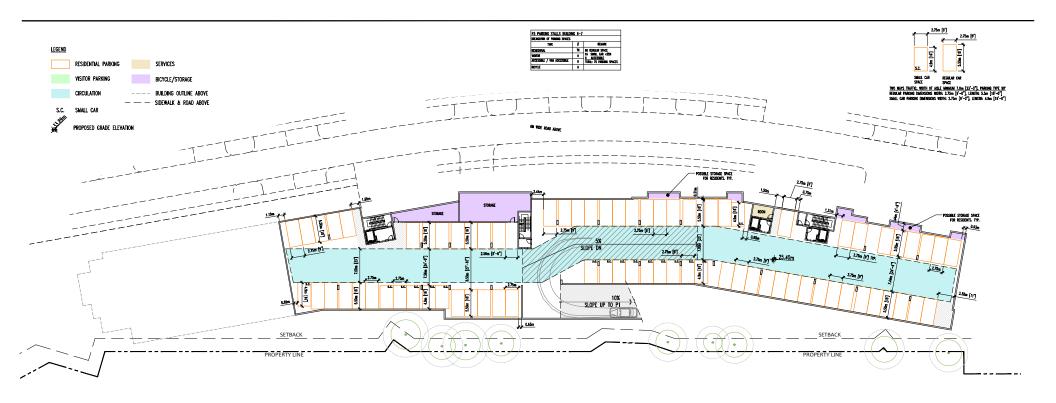






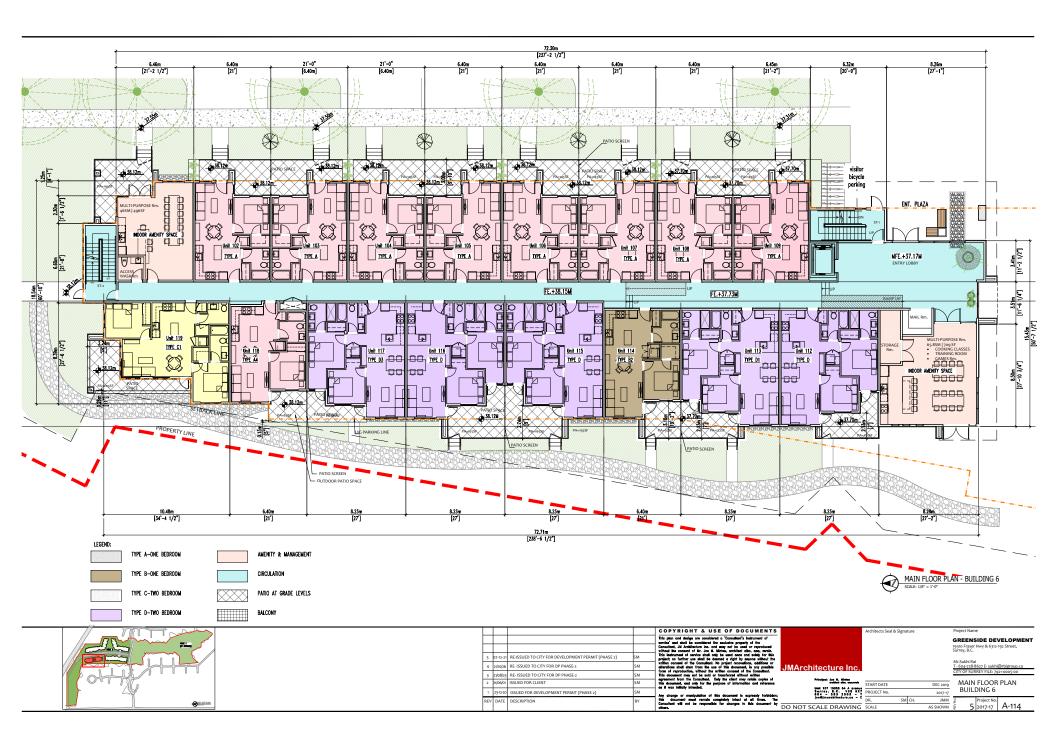


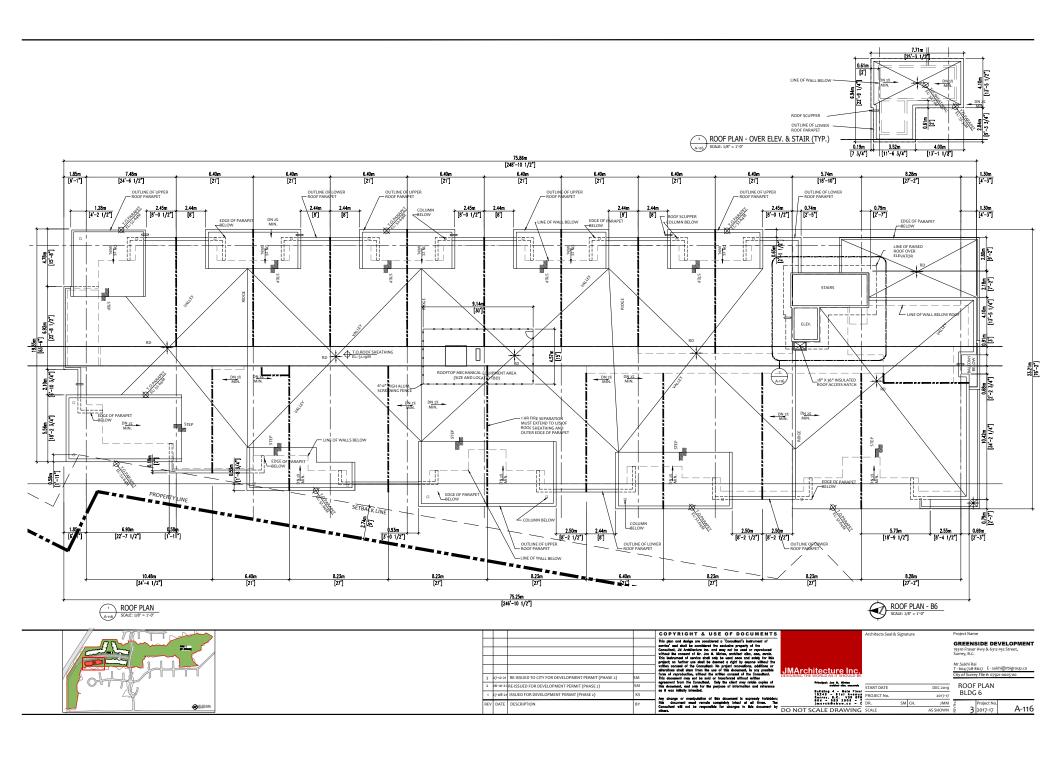




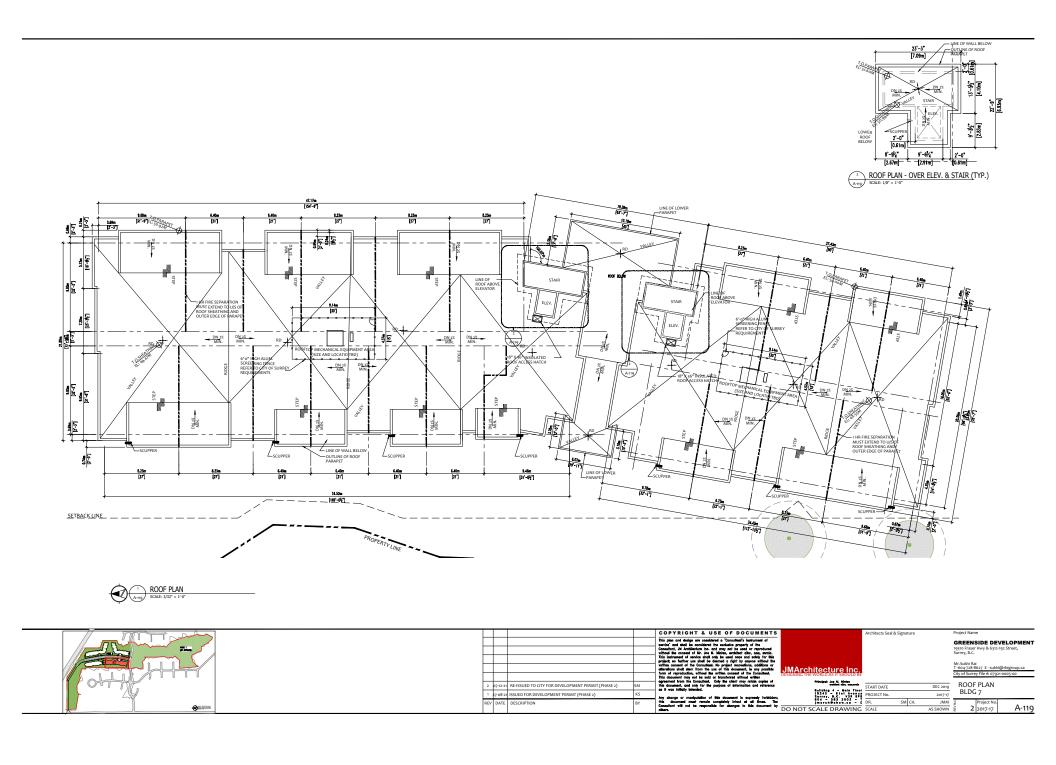


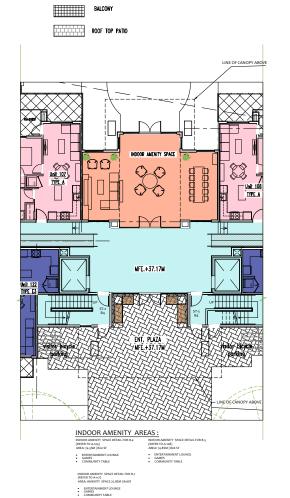
|     |          |  |     | COPYRIGHT & USE OF DOCUMENTS   |   | Architects Seal & Signature           | Project Name   |
|-----|----------|--|-----|--|---|---------------------------------------|--|
|     |          |  |     | This plan and design are occasioned a "Consultant's instrument of service" and shall be considered the exclusive property of the Consultant, sit Architecture Inc. and may not be used or reproduced without the consent of Mr. Joe M. Michae, prohibed other, once, margic.   |   |                                       | GREENSIDE DEVELOPMENT<br>19310 Fraser Hwy & 6312-192 Street,<br>Surrey, B.C. |
|     |          |  | CH. | This instrument of service shall only be used once and solely for this project; no further use shall be deemed a right by seyone without the written consent of the Consentant the confect recognitions and the consent of the Consentant to the |   |                                       | Mr.Sukhi Rai   |
| 3   | 21/10/26 | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)  RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM  | attentions shall stem from the use of this document, is any possible form of reproduction, without his written conseal of the Consultant. This document may sot be sold or transferred without written examinent from the Consultant. Other tha client may retain cooks of   | Architecture Inc.   |                                       | T - 604-728-8627 E- sukhi@rbigroup.ca<br>CITY OF SURREY FILE: 7921-0005-00   |
| 2   | 21/08/21 | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)  I ISSUED FOR DP - PHASE 2                          | SM  | this document, and only for the purpose of information and reference as it was initially intended.   | and the day converts  | START DATE DEC 201 PROJECT No. 2017-1 | ELDC: 6.7  |
| REV | DATE     | DESCRIPTION  | BY  | Any change or manipulation of this document is expressly forbidden; this document must remain completely infact at all times. The Consultant will not be responsible for changes to this document by others.   | Unit 107 15055 84A Areaus<br>Surray, B.C. V55 5X7<br>604 - 583 2005 - T<br>jos@jmarchitecture.ca - E<br>NOT SCALE DRAWING |                                       | M g Project No.  |











LEGEND:

AMENITY & MANAGEMENT

CIRCULATION

PATIO AT GRADE LEVELS







BUILDING 4 - Lobby ROOF PATTERN

TYPICAL ENTRY LOBBY DETAIL - BUILDING 4,5 & 7

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

Project Name

GREENSIDE DEVELOPMENT
19300 Faser Hwy & 6 912-192 Street,
Surrey, B.C.

Mr. Sudeh Rai
1 - 604779-8627 E - sudshi@rbigroup.ca

CITY OF SURREY FILE: 7931-0005-00

ENTRY LOBBY DETAIL

A-120

TYPICAL

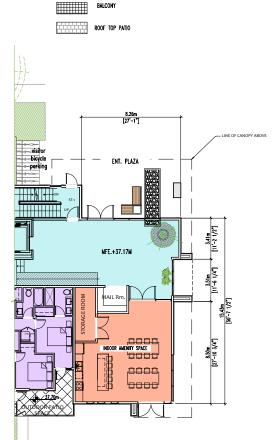




WALL CLADDING

ALUMINIUM CURTAIN WALL

EXPOSED CONCRETE POST



LEGEND:

AMENITY & MANAGEMENT

CIRCULATION PATIO AT GRADE LEVELS



BUILDING 6 - FRONT ENTRANCE



BUILDING 6 - REAR ENTRANCE

INDOOR AMENITY AREA:
INDOOR AMENITY SPACE DETAIL FOR 8-6
(REFER TO A-14) MULTI-PURPOSE ROOM
ACCOUNTED (EASSES
- TRANSING ROOM
- CAMES RE.
- CAMES RE. ENTRY LOBBY DETAIL - BUILDING 6

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



|     |          |  |    | This plan and design are considered a 'Consultant's instrument of service' and shall be considered the exclusive property of the  |
|-----|----------|--|----|---|
|     |          |  |    | Consultant, JM Architecture Inc. and may not be used or reproduced without the consent of Mr. Joe M. Minten, architect alba, one, mraic.  |
|     |          |  |    | This instrument of service shall only be used once and solely for this project; no further use shall be deemed a right by anyone without the  |
|     |          |  |    | written consent of the Consultant. No project renovations, additions or<br>attentions shall stem from the use of this document, in any possible   |
|     |          |  |    | form of reproduction, without the written consent of the Consultant. This document may not be sold or transferred without written acresment from the Consultant. Date the ellent may ration occles of |
| 2   | 07-12-21 | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM | this document, and only for the purpose of information and reference<br>as it was initially inheaded.   |
| 1   | 26-10-21 | ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)    | KR | Any change or manipulation of this document is expressly forbidden:   |
| REV | DATE     | DESCRIPTION  | BY | this document must remain completely infact at all times. The<br>Consultant will not be responsible for changes to this document by<br>others.  |

COPYRIGHT & USE OF DOCUMENTS

| S        |   | Architects Seal & Sign | ature    |          | Project Name  GREENSIDE DEVELOPMEN 19310 Fraser Hwy & 6312-192 Street, Surrey, B.C.  Mr.Sukhi Rai  T-604/728-8627 E-sukhi@rbigroup.ca |          |              |            |  |
|----------|---|------------------------|----------|----------|---|----------|--------------|------------|--|
| •        |   |                        |          |          |   |          |              |            |  |
|          | JMArchitecture Inc.                         |                        |          |          | CIT   | Y OF SUR | REY FILE: 79 | 21-0005-00 |  |
|          | Principal: Joe M. Minten                    |                        |          |          | _   | CALEDY   | / I ODD      | V DETAIL   |  |
| •        | Building 4 - Majo Floor                     | START DATE             | DEC 2019 |          | ENTRY LOBBY DET   |          |              |            |  |
|          | 15243 - Sist Avenue<br>Surrey, B.C. VSR SPS | PROJECT No.            |          | 2017-17  | BUILDING 6  |          |              |            |  |
| he<br>by | 604 - 583 2003 - T<br> march@shaw.co - E    | DR. SA                 | t CH.    | JMM      | ő.  |          | Project No.  |            |  |
| -        | DO NOT SCALE DRAWING                        | SCALE                  |          | AS SHOWN | ž   | 2        | 2017-17      | A-12       |  |

A-121



BUILDING 5 - LOBBY ROOF PATTERN



STREETSCAPE - B4 & B5
- SCALE: 1/20" = 1'-0" (1/240)



STREETSCAPE - B4 & B6
- scale: 1/20" = 1"-0" (1:240)

|         |         |  |  | COPYRIGHT & USE OF DOCUMENTS   |  | Architects Seal & Signature  | Project Name   |
|---------|---------|--|--|--|--|--|--|
|         |         |  |  | This plan and design are considered a 'Consultant's instrument of<br>service' and shall be considered the exclusive property of the  |  |  | GREENSIDE DEVELOPMENT  |
|         |         |  |  | without the consent of Mr. Joe M. Minten, architect alba, asa, mraic.  |  |  | 19310 Fraser Hwy & 6312-192 Street,<br>Surrey, B.C.  |
| $\perp$ | +       |  |  | project; no further use shall be deemed a right by anyone without the  |  |  | Mr.Sukhi Rai   |
|         |         |  |  | atterptions shall stem from the use of this document, in our possible  | JMArchitecture Inc.  |  | T - 604-728-8627<br>E - sukhi@rbigroup.ca  |
| 3 07-1  | 12-21 P | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM   | This document may not be sold or transferred without written   |  |  |  |
| 2 21/10 | 0/26 R  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM   | this document, and only for the purpose of information and reference   | Principal: Joe M. Minten<br>architecture, etc., erein  |  | 2019 STREET SCAPE  |
| 1 23-12 | 2-20 IS | ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)            | SM   | Any change or manipulation of this document is expressly forbidden:  | 15055 - 54A Avenue<br>Surrey, B.C. V35 5X7   | PROJECT No.  | ELEVATIONS   |
| REV DA  | ATE D   | DESCRIPTION  | BY   | this document must remain completely infact at all times. The<br>Consultant will not be responsible for changes to this document by  | joe@jmarchitecture.ca - E  | DR. SM CH.   | JMM Project No. A-200  |
|         | 2 21/11 | 2 21/10/26<br>1 23-12-20                           | 3 07-0-24 RE-ESSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) 2 Hydod RE-SSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) 1 Sys-2-36 SISUED FOR DEVELOPMENT PERMIT (PHASE 2) REV DATE DESCRIPTION | 2         2½/10/26         RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)         SM           1         P3-12-20         ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)         SM | The date set design on seasifiend a "Comadent," believe that the confidence of a comadent, and the seasifient control of the c | This plan out double on resolution 2. "Consultant's balances of the consultant and active comment of the consultant and active consultant and the consultant and excellent purply of the consultant, all Architecture loc. on any cut to use of reproducted who all the consultant and the consultant and consultant and the consultant and cons | This piece not design on sendations of "Consultant," between of sendation property of the consultant property of the consultant property of the consultant, and the consultant property of the consultant property of the consultant, and the consultant property of the consultant property of the consultant, and the consultant property of the consul |

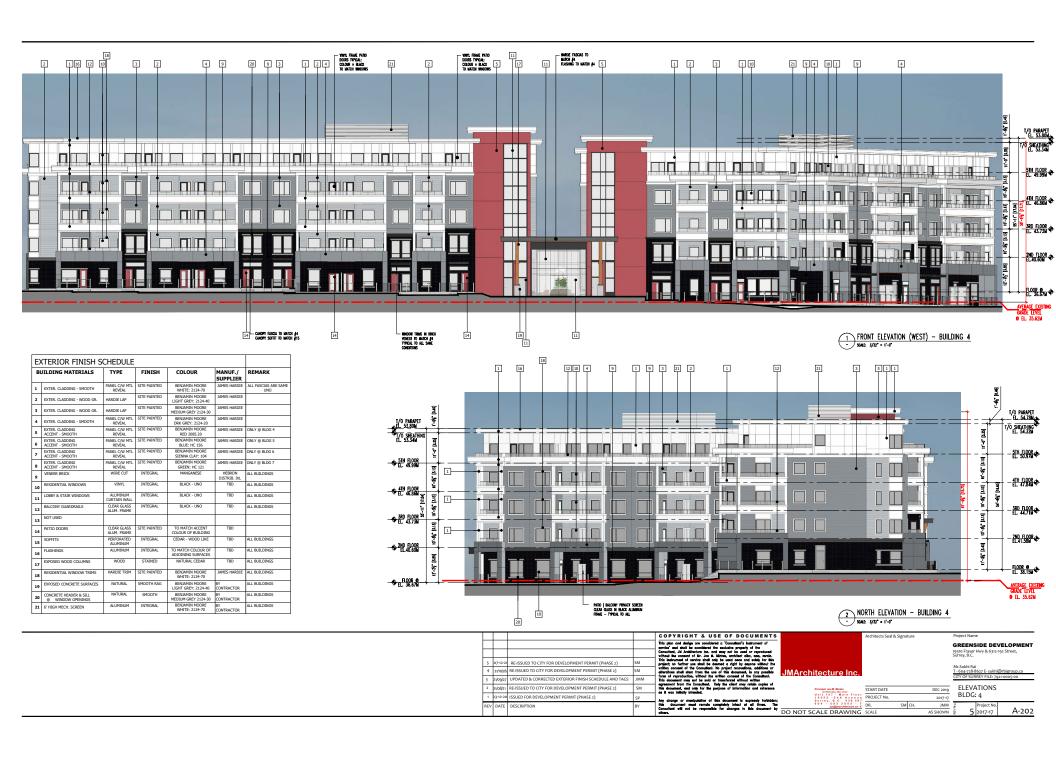


STREETSCAPE - B7 & B6 - scale: 1/20" = 1'-0" (1/240)

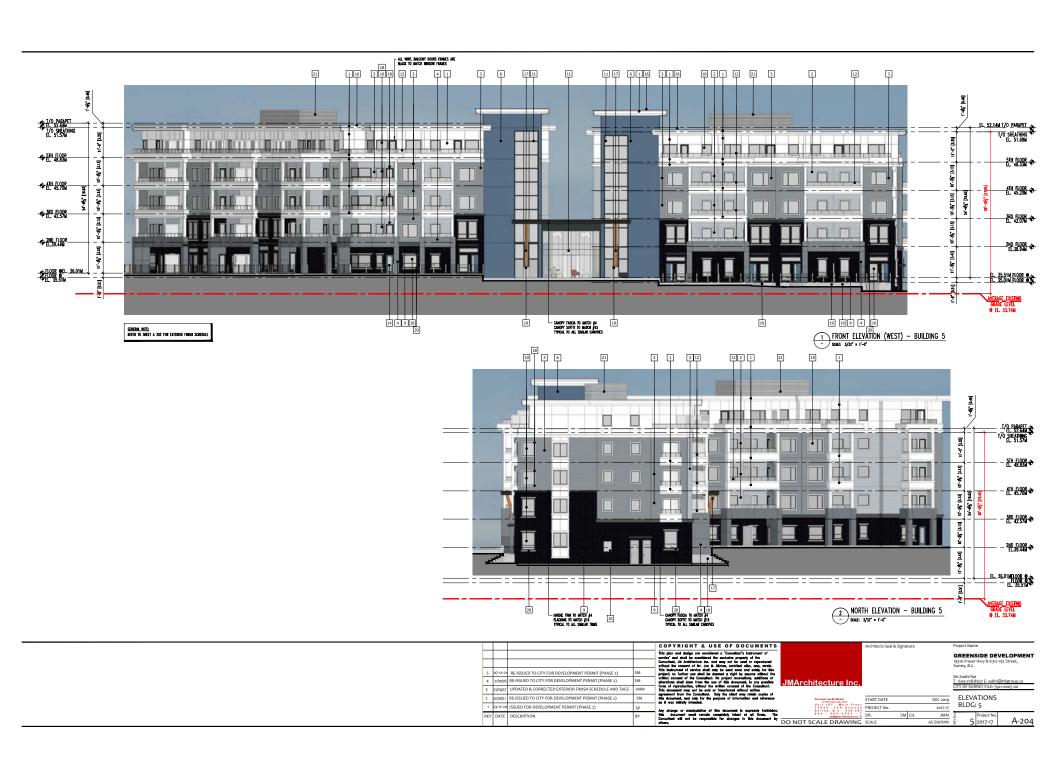


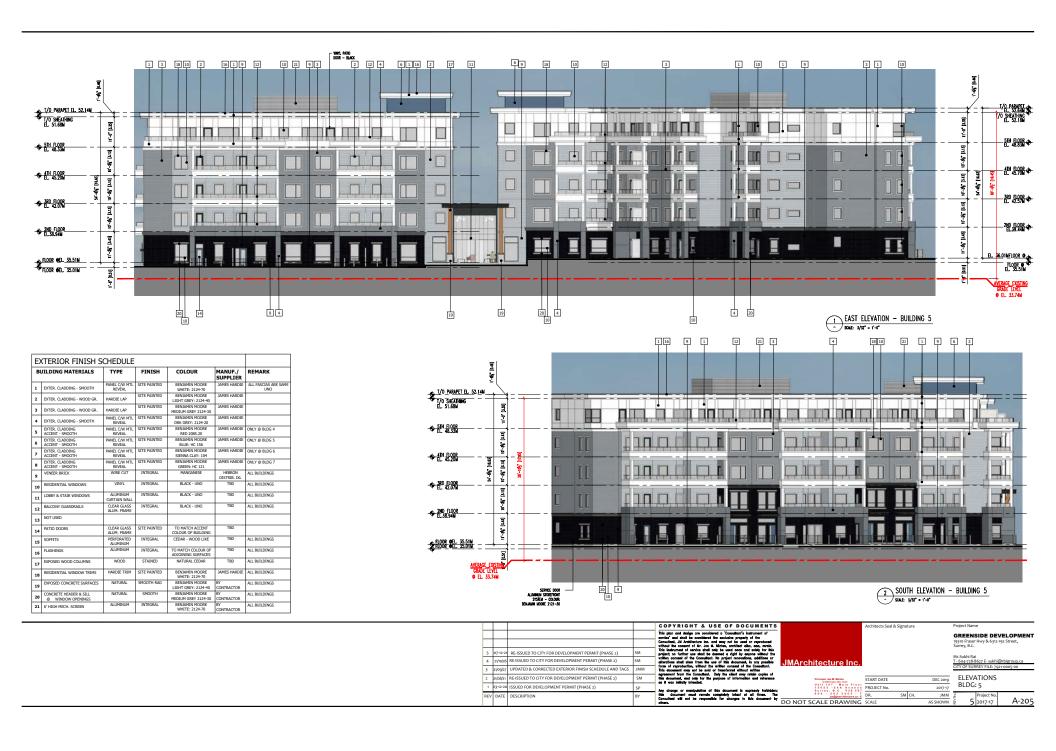
STREETSCAPE - B7& 5
- SCALE: 1/20" = 1'-0" (1:240)

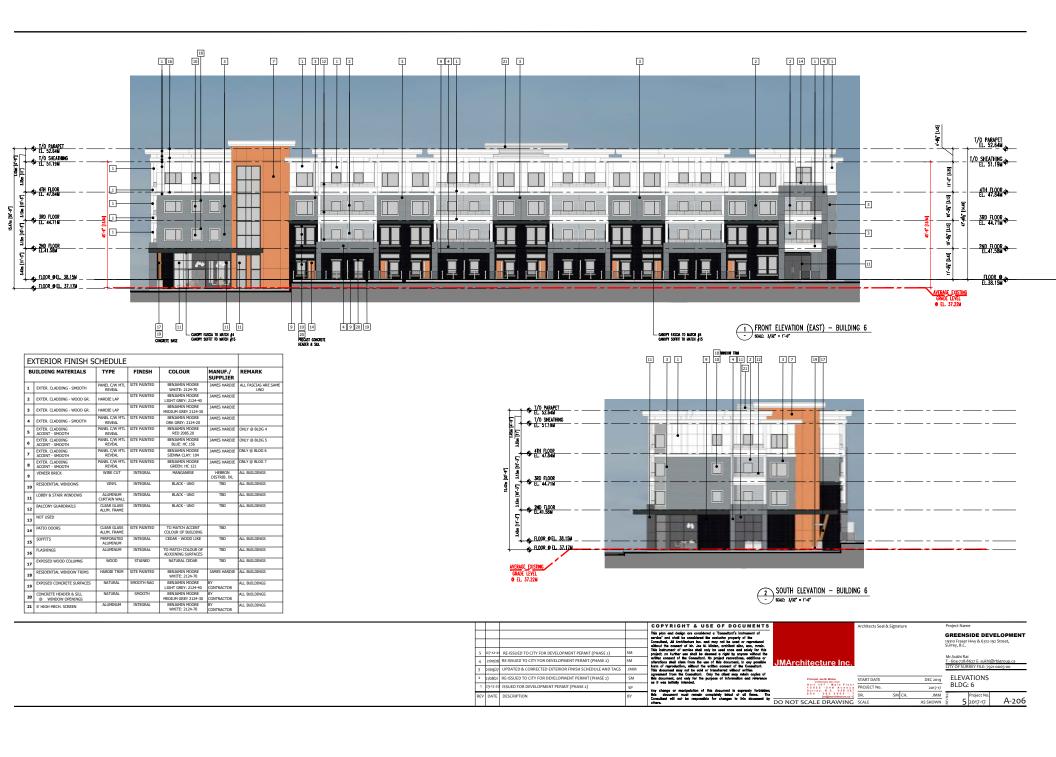
|         |          |  |  | COPYRIGHT & USE OF DOCUMENTS   |  | Architects Seal & Signature  | Project Name  |
|---------|----------|--|--|--|--|--|---|
|         |          |  |  | This plan and design are considered a 'Consultant's instrument of service' and shall be considered the authories present of the          |  |  | GREENSIDE DEVELOPMENT   |
|         |          |  |  | Consultant, JM Architecture Inc. and may not be used or reproduced without the consent of Mr. Joe M. Minten, architect alba, aca, mraic. |  |  | 19310 Fraser Hwy & 6312-192 Street,<br>Surrey, B.C.   |
|         |          |  |  | project no further use shall be deemed a right by anyone without the   |  |  |   |
|         |          |  |  | alterations shall stem from the use of this document, in any possible  | JMArchitecture Inc.  |  | Mr.Sukhi Rai<br>T - 604·728-8627<br>E - sukhi@rbigroup.ca   |
| 3 07-1  | 12-21 R  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM   | This document may not be sold or transferred without written   |  |  |   |
| 2 21/10 | o/26 Ri  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) | SM   | this document, and only for the purpose of information and reference   | Principal: Joe M. Minten<br>architecture, etc., mair   |  |   |
| 1 23-12 | 12-20 IS | ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)            | SM   | Any change or manipulation of this document is expressly forbidden:  | 15055 - 54A Avenus<br>Surrey, B.C. V35 5X  | PROJECT No. 201  | ELEVATIONS  |
| REV DA  | ATE D    | DESCRIPTION  | BY   |  | joe@jmarchitecture.ca - l  | DR. SMICH. J   | MM 2 3 Project No. A-201  |
| 2       | 1 23-1   | 21/10/26   | 07-324 RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) 200006 RESSUED TO CITY FOR DOVELOPMENT FERMIT (PHASE 2) 39-324 (SISUED FOR DEVELOPMENT FERMIT (PHASE 2) V DATE DESCRIPTION | : 2\tio(26 RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) SM 1 23-12-20 ISSUED FOR DEVELOPMENT PERMIT (PHASE 2) SM                   | This plan and design on sendered a "Common's backcreat of sentered and sentered properly of the Commons. All Architecture Inc. and many set to use of empression of the Commons. All Architecture Inc. and many set to use of empression of the Commons. All Architecture Inc. and many set to use of empression of the Commons. All Architecture Inc. and many set to use of empression of the Architecture Inc. and th | The face out design on sectioned a "Constantia" between the section of the sectio | the first containing on socialized in "Consideral" between at a review of an ability is considerated between at a review of an ability is considerated between a report of the Consideral, All Architectures to one grey be a used or reported at the review of a state is a contribution between a report of the property of the project, in order to the state of the place of the project, in the state of the place of the state of the state of the place of the state |





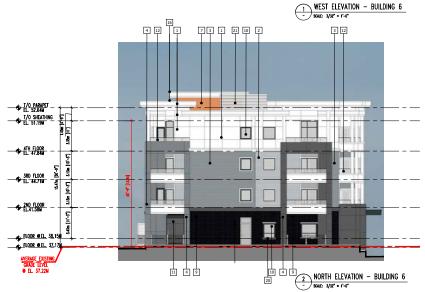








| В  | JILDING MATERIALS                           | TYPE                       | FINISH       | COLOUR                                   | MANUF./<br>SUPPLIER    | REMARK                     |
|----|---|----------------------------|--------------|--|------------------------|----------------------------|
| 1  | EXTER. CLADDING - SMOOTH                    | PANEL C/W MTL<br>REVEAL    | SITE PAINTED | BENJAMIN MOORE<br>WHITE: 2124-70         | JAMES HARDIE           | ALL FASCIAS ARE SAM<br>UNO |
| 2  | EXTER. CLADDING - WOOD GR.                  | HARDIE LAP                 | SITE PAINTED | BENJAMIN MOORE<br>LIGHT GREY: 2124-40    | JAMES HARDIE           |                            |
| 3  | EXTER. CLADDING - WOOD GR.                  | HARDIE LAP                 | SITE PAINTED | BENJAMIN MOORE<br>MEDIUM GREY 2124-30    | JAMES HARDIE           |                            |
| 4  | EXTER. CLADDING - SMOOTH                    | PANEL C/W MTL<br>REVEAL    | SITE PAINTED | BENJAMIN MOORE<br>DRK GREY: 2124-20      | JAMES HARDIE           |                            |
| 5  | EXTER. CLADDING<br>ACCENT - SMOOTH          | PANEL C/W MTL<br>REVEAL    | SITE PAINTED | BENJAMIN MOORE<br>RED 2085.20            | JAMES HARDIE           | ONLY @ BLDG 4              |
| 6  | EXTER. CLADDING<br>ACCENT - SMOOTH          | PANEL C/W MTL<br>REVEAL    | SITE PAINTED | BENJAMIN MOORE<br>BLUE: HC 156           | JAMES HARDIE           | ONLY @ BLDG 5              |
| 7  | EXTER. CLADDING<br>ACCENT - SMOOTH          | PANEL C/W MTL<br>REVEAL    | SITE PAINTED | BENJAMIN MOORE<br>SIENNA CLAY: 104       | JAMES HARDIE           | ONLY @ BLDG 6              |
| 8  | EXTER. CLADDING<br>ACCENT - SMOOTH          | PANEL C/W MTL<br>REVEAL    | SITE PAINTED | BENJAMIN MOORE<br>GREEN: HC 121          | JAMES HARDIE           | ONLY @ BLDG 7              |
| 9  | VENEER BRICK                                | WIRE CUT                   | INTEGRAL     | MANGANESE                                | HEBRON<br>DISTRIB. IXL | ALL BUILDINGS              |
| 10 | RESIDENTIAL WINDOWS                         | VINYL                      | INTEGRAL     | BLACK - UNO                              | TBD                    | ALL BUILDINGS              |
| 11 | LOBBY & STAIR WINDOWS                       | ALUMINUM<br>CURTAIN WALL   | INTEGRAL     | BLACK - UNO                              | TBD                    | ALL BUILDINGS              |
| 12 | BALCONY GUARDRAILS                          | CLEAR GLASS<br>ALUM. FRAME | INTEGRAL     | BLACK - UNO                              | TBD                    | ALL BUILDINGS              |
| 13 | NOT USED                                    |                            |              |  |                        |                            |
| 14 | PATIO DOORS                                 | CLEAR GLASS<br>ALUM, FRAME | SITE PAINTED | TO MATCH ACCENT<br>COLOUR OF BUILDING    | TBD                    |                            |
| 15 | SOFFITS                                     | PERFORATED<br>ALUMINUM     | INTEGRAL     | CEDAR - WOOD LIKE                        | TBD                    | ALL BUILDINGS              |
| 16 | FLASHINGS                                   | ALUMINUM                   | INTEGRAL     | TO MATCH COLOUR OF<br>ADJOINING SURFACES | TBD                    | ALL BUILDINGS              |
| 17 | EXPOSED WOOD COLUMNS                        | WOOD                       | STAINED      | NATURAL CEDAR                            | TBD                    | ALL BUILDINGS              |
| 18 | RESIDENTIAL WINDOW TRIMS                    | HARDIE TRIM                | SITE PAINTED | BENJAMIN MOORE<br>WHITE: 2124-70         | JAMES HARDIE           | ALL BUILDINGS              |
| 19 | EXPOSED CONCRETE SURFACES                   | NATURAL                    | SMOOTH RAG   | BENJAMIN MOORE<br>LIGHT GREY: 2124-40    | BY<br>CONTRACTOR       | ALL BUILDINGS              |
| 20 | CONCRETE HEADER & SILL<br>@ WINDOW OPENINGS | NATURAL                    | SMOOTH       | BENJAMIN MOORE<br>MEDIUM GREY 2124-30    | BY<br>CONTRACTOR       | ALL BUILDINGS              |
| 21 | 6' HIGH MECH. SCREEN                        | ALUMINUM                   | INTEGRAL     | BENJAMIN MOORE<br>WHITE: 2124-70         | BY<br>CONTRACTOR       | ALL BUILDINGS              |



|    | 1        |   |     | COPYRIGHT & USE OF DOCUMENTS   |  | Architects Seal & Signature |                 | Project Name   |
|----|----------|---|-----|--|--|-----------------------------|-----------------|--|
|    |          |   |     | This pion and design are considered a "Consultant's instrument of<br>service" and shall be considered the exclusive property of the<br>Consultant, Jili Architecture inc. and may not be used or reproduced<br>without the consent of Mr. Joe M. Minten, architect allo, one, mroic. |  |                             |                 | GREENSIDE DEVELOPMENT<br>19310 Fraser Hwy & 6312-192 Street,<br>Surrey, B.C. |
| 5  | 07-12-2  | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)    | SM  | This instrument of service shall only be used once and solely for this project; no further use shall be deemed a right by anyone without the   |  |                             |                 | Mr Suichi Rai  |
| 4  | 21/10/26 | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)    | SM  | written consent of the Consultant. No project renovations, additions or<br>alterations shall stem from the use of this document, in any possible<br>form of reproduction, without the written consent of the Consultant.   | JMArchitecture Inc.  |                             |                 | T - 604-728-8627 E- sukhi@rbigroup.ca  |
| 3  | 21/09/27 | UPDATED & CORRECTED EXTERIOR FINISH SCHEDULE AND TAGS | JMM | form of reproduction, without the written consent of the Consultant.  This document may not be sold or transferred without written  agreement from the Consultant. Data the client may retain occies of  | o  |                             |                 | CITY OF SURREY FILE: 7921-0005-00  |
| 2  | 21/08/21 | RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)    | SM  | differential from the Consument. Casy the client may retain oppose of<br>this document, and only for the purpose of information and reference<br>as it was initially inheaded.   | Principal: Joe M. Minten   | START DATE                  | DEC 2019        | ELEVATIONS   |
| 1  | 23-12-20 | ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)               | SP  |  | Unit 107 - Main Floor<br>15055 - 54A Avenue<br>Surrey, B.C., VSS 5X7 | PROJECT No.                 | 2017-17         | BLDG: 6  |
| RE | DATE     | DESCRIPTION   | BY  | Any change or manipulation of this document is expressly forbidden;<br>this document must remain completely infact at all times. The<br>Consultant will not be responsible for changes to this document by<br>others.  | DO NOT SCALE DRAWING   | DR. SM CH.                  | JMM<br>AS SHOWN | Project No. A-207  |



5 07-12-21 RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) 4 21/10/26 RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2) 3 2\09/27 UPDATED & CORRECTED EXTERIOR FINISH SCHEDULE AND TAGS 2 21/08/21 RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)

1 23-12-20 ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)

REV DATE DESCRIPTION

19310 Fraser Hwy & 6312-192 Street Surrey, B.C.

B7 ELEVATIONS

5 Project No.

A-208

DEC 2017

2017-17

AS SHOWN

START DATE

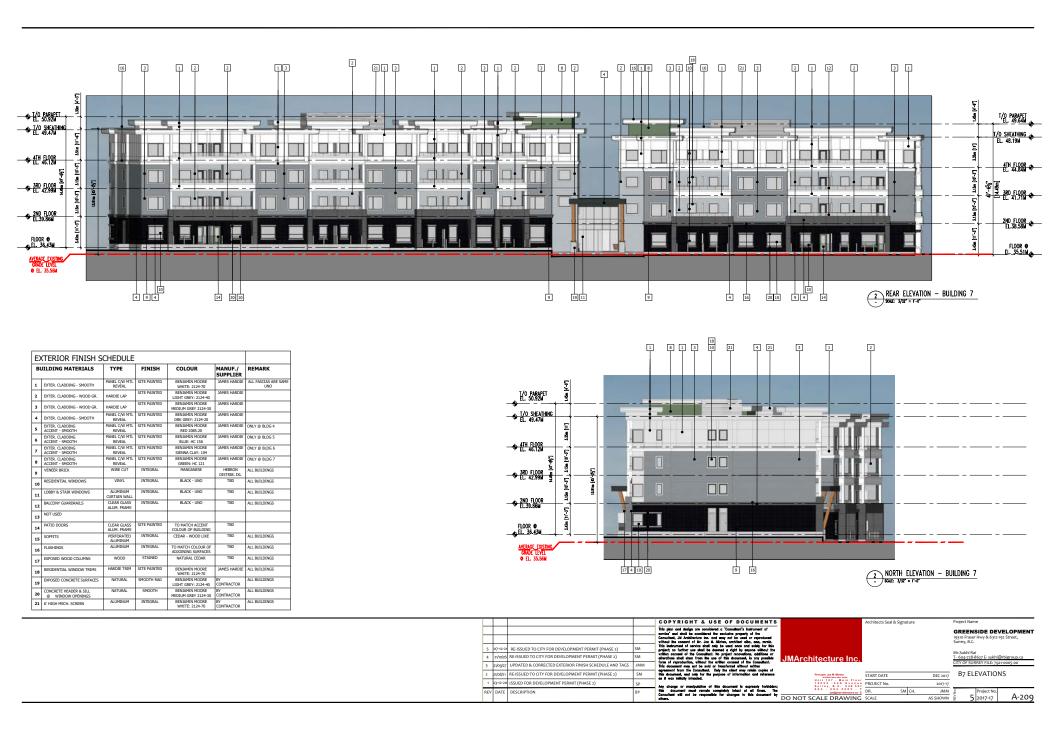
PROJECT No.

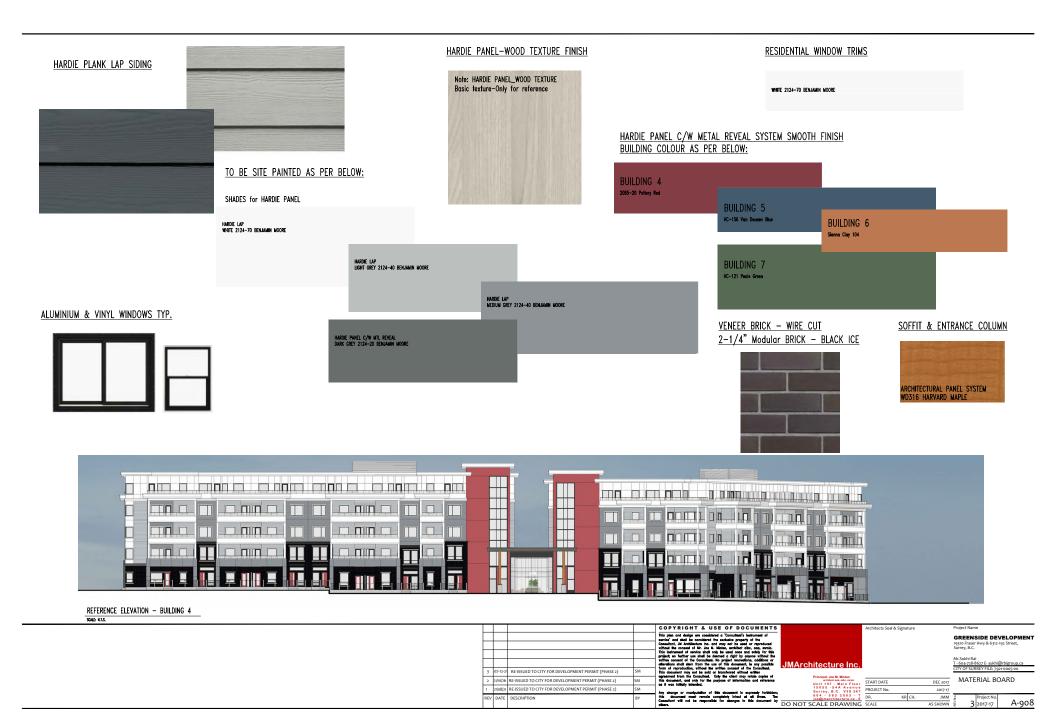
hey change or medigation of this document is separately footbetts;

This document meast remain completely ledect of old firess. The

Consultant will not be responsible for changes to this document by

DO NOT SCALE DRAWNING SCALE





# GREENSIDE DEVELOPMENT - BLOCK A (APARTMENTS)

# **Issued for Development Permit**

| Contact Information  | Other Key Contacts:   |  |
|--|---|--|
| VDZ+A Project Landscape Architecture Fort Langley Studio 100-9181 Charch Street Fort Langley, British CoLumbia, V1M 2R8 Mount Pleasast Studio 102-5353 Kingsway Vancouver, British Columbia, V5T 3J7 | 192 Street Development Ltd.<br>Project Owner<br>19055 - SHA Avenue<br>Surrey, BC V35 SX7<br>t. 601 580 0154<br>c. Sukhi Rai | JM Architecture Inc. Proped Building Architecture Malin Floor - Fulding 4 15243 - 91st xvenue Surrey, BC VYR BPB 1, 605 583 2003 c. Joe Minten |
| Primary project contact:<br>Stephen Helle:<br>Stephen@vdz.ca   | Legal Address and De  | escription:  |
| Gisphengarduza<br>0. 604 546 0925<br>Alternate contects (incase away):<br>Mark van der Zahr<br>Principal Landscape Architect<br>mark@vdz.ca<br>0. 604 546 0920                                       | LOT 205, SECTION 13, TOWNSHIP 8, N<br>53(56   | IEW WESTMINSTER DISTRICT, PLAN   |



# **Sheet List**

| Sheet<br>Number | Sheet Title                                      |
|-----------------|--|
| L-01            | COVER PAGE                                       |
| L-02            | OVERALL PLAN                                     |
| L-03            | OFFSITE AND HIGHWAY FRONTAGE -<br>LANDSCAPE PLAN |
| L-04            | BUILDING 4 - LANDSCAPE PLAN                      |
| L-05            | BUILDING 5 - LANDSCAPE PLAN                      |
| L-06            | BUILDINGS 6 - LANDSCAPE PLAN                     |
| L-07            | BUILDINGS 7 - LANDSCAPE PLAN                     |
| L-08            | PLANTING SCHEDULE                                |
| LS-01           | SECTIONS   |
| LS-02           | SECTIONS   |
| LS-03           | SECTIONS   |
| LS-04           | SECTIONS   |
| LS-05           | SECTIONS   |
| LD-01           | DETAILS  |
| LD-02           | DETAILS  |
| LD-03           | DETAILS  |
| LD-04           | DETAILS  |
| LD-05           | FENCE DETAILS                                    |
| LD-06           | PLANTING DETAILS                                 |
| LD-07           | DETAILS  |



| 11  | ET       | Re-Issued for DP                         | Dec 12, 2921    |
|-----|----------|--|-----------------|
| 10  | SH       | Issued for ADP                           | Oct 26, 2021    |
| )   | SH       | Issued for DP                            | Aug 25, 2021    |
| 3   | SH       | Issued for DP                            | July 20, 2021   |
| -   | ET       | Issued for DP                            | Dec 21, 2820    |
| 3   | ET       | Issued for general DP                    | July 2, 2000    |
| 5   | AD       | Issued for DP                            | June 19, 2020   |
| 1   | AD       | Submission to ADF                        | May 28, 2320    |
| 3   | AD       | Issued for Rezoning and DP               | March 2, 2020   |
| 2   | AD       | Issued for Rezoning and DP               | Sept 27, 2019   |
| 1   | AD       | Issued for Rezoning and DP               | Sept 4, 2019    |
| 40. | By:      | Description                              | Date            |
|     | REV      | ISIONS TABLE FOR DRA                     | WINGS           |
|     | Copyligh | nt reserved. This drawingend design is t | he property o ! |

GREENSIDE DEVELOPMENT BLOCK A (APARTMENTS) BUILDINGS 4,5,6 & 7

19310 Fraser Highway & 6312 -192 Street, Surrey BC

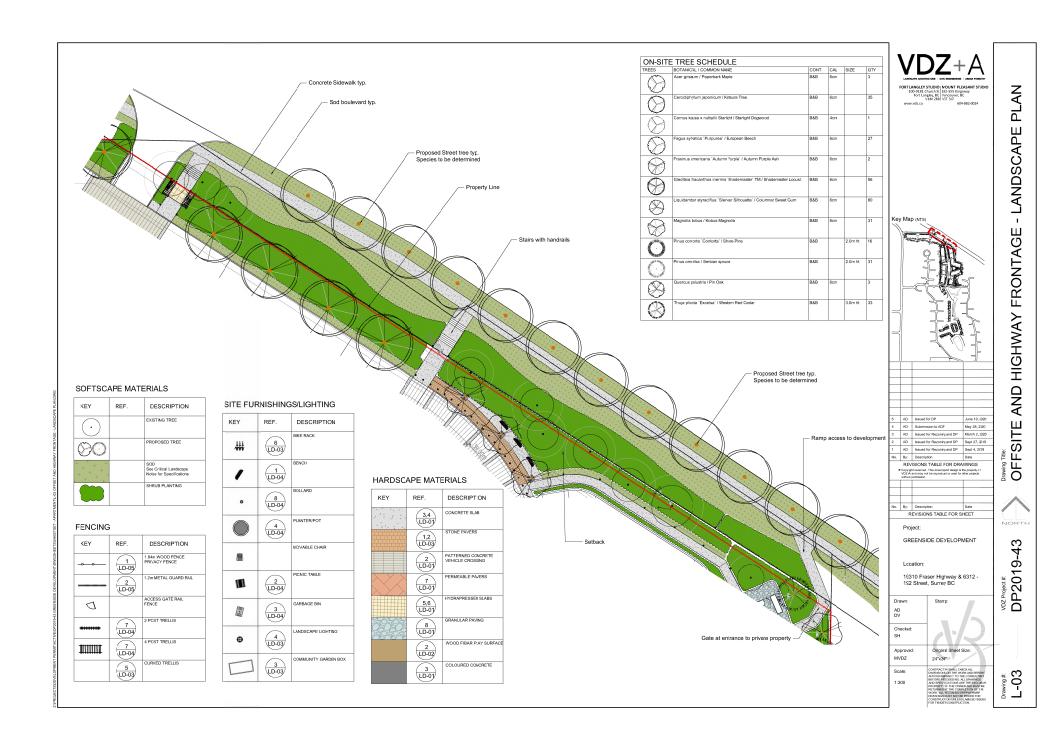
| Drawn:            | Stamp:                          |
|-------------------|---------------------------------|
| AD<br>DV          | _ /_                            |
| Checked:<br>SH    |                                 |
| Approved:<br>MVDZ | Original Sheet Size:<br>24"x36" |
| Scale:            | CONTRACTOR SHALL CHECK ALL      |

Drawing #. L-01

VDZ Project #.
DP2019-43

Drawing Title:
COVER PAGE











| KEY                                     | REF. | DESCRIPTION   |
|---|------|---|
| $\odot$                                 |      | EXISTING TREE   |
| 00                                      |      | PROPOSED TREE   |
| + |      | SOD<br>See Critical Lardscape<br>Notes for Specifications |
|   |      | SHRUB PLANTING  |

#### FENCING

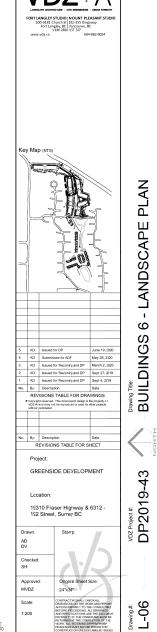
| FENCING     | i          |                                   |
|-------------|------------|-----------------------------------|
| KEY         | REF.       | DESCRIPTION                       |
| -00         | 1<br>LD-05 | 1.84m WOOD FENCE<br>PRIVACY FENCE |
|             | 2<br>LD-05 | 1.2m METAL GUARD RAIL             |
| D           |            | ACCESS GATE RAIL<br>FENCE         |
| *********** | 7<br>LD-04 | 2 POST TRELLIS                    |
|             | 7<br>LD-04 | 4 POST TRELLIS                    |
|             | 5<br>LD-03 | CURVED TRELUS                     |

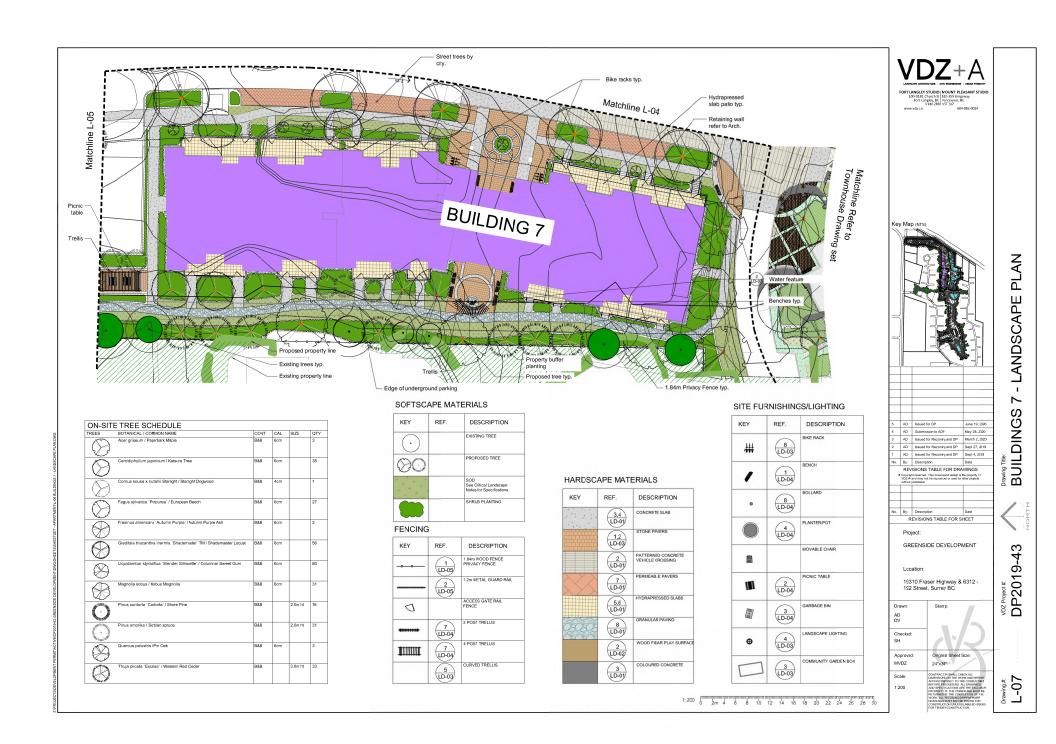
| KEY | REF.         | DESCRIPTION                            |
|-----|--------------|--|
|     | 3,4<br>LD-01 | CONCRETE SLAB                          |
|     | 1,2<br>LD-03 | STONE PAVERS                           |
|     | 2<br>LD-01   | PATTERNED CONCRETE<br>VEHICLE CROSSING |
|     | 7<br>LD-01   | PERMEABLE PAVERS                       |
|     | 5,6<br>LD-01 | HYDRAPRESSED SLAES                     |
|     | 8<br>LD-01   | GRANULAR PAVING                        |
|     | 2<br>LD-02   | WOOD FIBAR PLAY SURFACE                |
|     | 3<br>LD-01   | COLOURED CONCRETE                      |

| KEY | REF.       | DESCRIPTION          |
|-----|------------|----------------------|
| ##  | 6<br>LD-03 | BIKE RACK            |
| 1   | 1<br>LD-04 | BENCH                |
| 0   | 8<br>LD-04 | BOLLARD              |
|     | 4<br>LD-04 | PLANTER/POT          |
| 2   |            | MOVABLE CHAIR        |
| M   | 2<br>LD-04 | PICNIC TABLE         |
| No. | 3<br>LD-04 | GARBAGE BIN          |
| •   | 4<br>LD-03 | LANDSCAPE LIGHTING   |
|     | 3<br>LD-03 | COMMUNITY GARDEN BOX |

| TREES      | BOTANICAL / COMMON NAME   | CONT | CAL | SIZE    | QTY |
|------------|---|------|-----|---------|-----|
| $\bigcirc$ | Acer griseum / Papebark Maple                                     | B&B  | 6cm |         | 3   |
| $\bigcirc$ | Cercidiphyllum japorcum / Katsura Tree                            | B&B  | 6cm |         | 35  |
|            | Cornus kousa x nuttillii Starlight / Starlight Dogwood            | B&B  | 4cm |         | 1   |
|            | Fagus sylvatica "Punurea" / European Beech                        | B&B  | 6cm |         | 27  |
|            | Fraxinus americana Autumn Purple' / Autumn Purple Ash             | 888  | 6cm |         | 2   |
|            | Gleditsia triacanthosinermis 'Shademaser' TM / Shademaster Locust | B&B  | 6cm |         | 56  |
| $\otimes$  | Liquidambar styracifua "Siender Silhouete" / Columnar Sweet Gum   | B&B  | 6cm |         | 80  |
|            | Nagnolia kobus / Kolius Magnolia                                  | B&B  | 6cm |         | 31  |
| Ö          | Finus contorta 'Conbrta' / Shore Pfine                            | 8&B  |     | 2.0m ht | 16  |
|            | Finus omorika / Serban spruce                                     | B&B  |     | 2.0m ht | 31  |
| (8)        | Quercus palustris / Pn Oak  | B&B  | 6cm |         | 3   |
| (3)        | Thuja plicata "Excela" / Western Red Cedar                        | 888  |     | 3.0m ht | 33  |

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30





ORNAMENTAL / NATIVE MIXED SHRUB PLANTING Amelanchier alnifolia / Serviceberry Amelanchier canadensis / Canacian Serviceberry Azalea `Northern Lights` / Northern Lights Azalea Azalea japonica `Gumpo White` , Dwarf White Azalea Carex buchananii / Leather Leaf Sedge Carex caryophyllea 'Beatlemania' / Beatlemania Spring Sedge Caryopteris x clandonensis / Bluebeard Choisya ternata 'Aztec Pearl' / Wexican Orange Clematis armandii / Evergreen Clematis Cornus kousa x nutallii Starlight ' Starlight Dogwood Cornus sericea / Red Twig Dogwood Cornus sericea 'Bud's Yellow' / Yellow Twig Dogwood Erica carnea 'Springwood Pink' / Pink Spring Heath Escallonia x `Newport Dwarf' / Newport Dwarf Escallonia Festuca glauca `Bevond Blue` / Blue Fescue Fragaria chiloensis Beach Strawberry Gaultheria shallon / Salal Helleborus niger / Christmas Rose Hydrangea paniculata `Little Lime` / Little Lime Hydrangea Kniphofia uvaria / Torchlily Lavandula angustifclia 'Munstead' / Munstead English Lavender Mahoria aquifolium / Common Barberry Parrotia persica 'Ruby Vase' / Ruby Vase Persian Parrotia Pinus mugo `Pumilio` / Mugo Pine Polystichum munitum / Western Sword Fern Prunus laurocerasus 'Otto Luyken' / Luykens Laurel Rhododendron x 'Anah Kruschke' / Hybrid Rhododendron Rhododendron x 'Vulcan Flame' / Vulcan Flame Rhododendron Rosa x 'Amber' / Flower Carpet Amber Rose Rudbeckia fulgida s.llivantii 'Goldsturm' / Black-Eyed Susan Sarcococca ruscifola / Fragrant Sarcococca Spiraea betulifolia `Tor` / Birchleaf Spirea Spiraea douglasii / Western Spirea Stachys byzantina / Lamb's Ear Stewartia pseudocamellia / Japanese Stewartia Styrax japonicus `Pink Chimes' / Japanese Pink Snowbell Dwarf Syringa meyeri `Palbin` / Dwarf Korean Lilac

BIOSWALE AND WET AREA SHRUB PLANTING Astilbe x arendsii `Eridal Veil` / Bridal Veil Astilbe Cornus sericea / Red Twig Dogwood Cornus sericea 'Bud's Yellow' / Yellow Twig Dogwood Gaultheria shallon / Salal Polystichum munitum / Western Sword Fern Salix lasiandra / Pacific Willow

XERISCAPE SHRUB PLANTING Carex buchananii / Leather Leaf Sedge Carex caryophyllea `Beatlemania` / Beatlemania Spring Sedge Caryopteris x clandonensis / Bluebeard Cornus sericea / Red Twig Dogwood Cornus sericea 'Bud's Yellow' / Yellow Twig Dogwood Festuca glauca `Beyond Blue` / Blue Fescue Fragaria chiloensis Beach Strawberry Juniperus sabina / Savin Juniper Lavandula angustifclia `Munstead` / Munstead English Lavender Mahoria aquifolium / Common Barberry Pinus mugo `Pumilio` / Mugo Pine Rudbeckia fulgida sullivantii 'Goldsturm' / Black-Eyed Susan Spiraea douglasii / Western Spirea Stachys byzantina /Lamb's Ear



















# **BLOCK A REPLACEMENT TREE SCHEDULE**

| TREES                   | BOTANICAL / COMMON NAME  | CONT | CAL | SIZE    | QTY |
|-------------------------|--|------|-----|---------|-----|
| 2/3                     | Acer griseum / Paperbark Maple                                   | B&B  | 6cm |         | 2   |
| ))_                     | Cercidiphyllum japonicum/ Katsura Tree                           | B&B  | 6cm |         | 11  |
|                         | Cornus kousa x nuttallii Slarlight / Starlight Dogwood           | B&B  | 4cm |         | 1   |
|                         | Fagus sylvatica 'Purpurea' / European Beech                      | B&B  | 6cm |         | 8   |
|                         | Fraxinus americana 'Autumn Purple' / Autumn Purple Ash           | B&B  | 6cm |         | 1   |
| $\bigotimes_{-}^{\sim}$ | Liquidambar styraciflua `Slender Silhouete` / Columnar Sweet Gum | B&B  | 6cm |         | 34  |
|                         | Magnolia kobus / Kobus Magnolia                                  | B&B  | 6cm |         | 13  |
| •                       | Pinus contorta 'Contorta' / Shore Pine                           | B&B  |     | 2.0m ht | 8   |
| · Innihim will          | Pinus omoilka / Serbian spruce                                   | B&B  |     | 2.0m ht | 21  |
|                         | Quercus palustris / Pin Oak                                      | B&B  | 6cm |         | 3   |
|                         | Street Tree / By City  |      |     |         | 29  |
|                         | Thuja plicata 'Excelsa' / Western Red Cedar                      | B&B  |     | 3.0m ht | 26  |

|    | AD      | Issued for DP   | June 19, 2020 |     |
|----|---------|---|---------------|-----|
|    | AD      | Submission to ADF   | May 28, 2320  |     |
|    | AD      | Issued for Rezoning and DP  | March 2, 2020 |     |
|    | AD      | Issued for Rezoning and DP  | Sept 27, 2019 |     |
|    | AD      | Issued for Rezoning and DP  | Sept 4, 2019  |     |
| ٥. | By:     | Description   | Date          | 1   |
|    |         | ISIONS TABLE FOR DRA  |               |     |
| ۰  | VDZ (A) | it reserved. This drawingand design is to<br>and may not be reprodued or used for a<br>semisoion. |               |     |
|    |         |   | I             | ١ ' |
| _  |         |   |               |     |
| _  |         |   |               |     |
| ). | By:     | Description   | Date          |     |
|    | R       | EVISIONS TABLE FOR SI   | HEET          |     |
|    |         |   |               |     |
|    | Proj    | ect:  |               |     |

vDZ Project #.
DP2019-43

Ш

PLANTING SCHEDUL

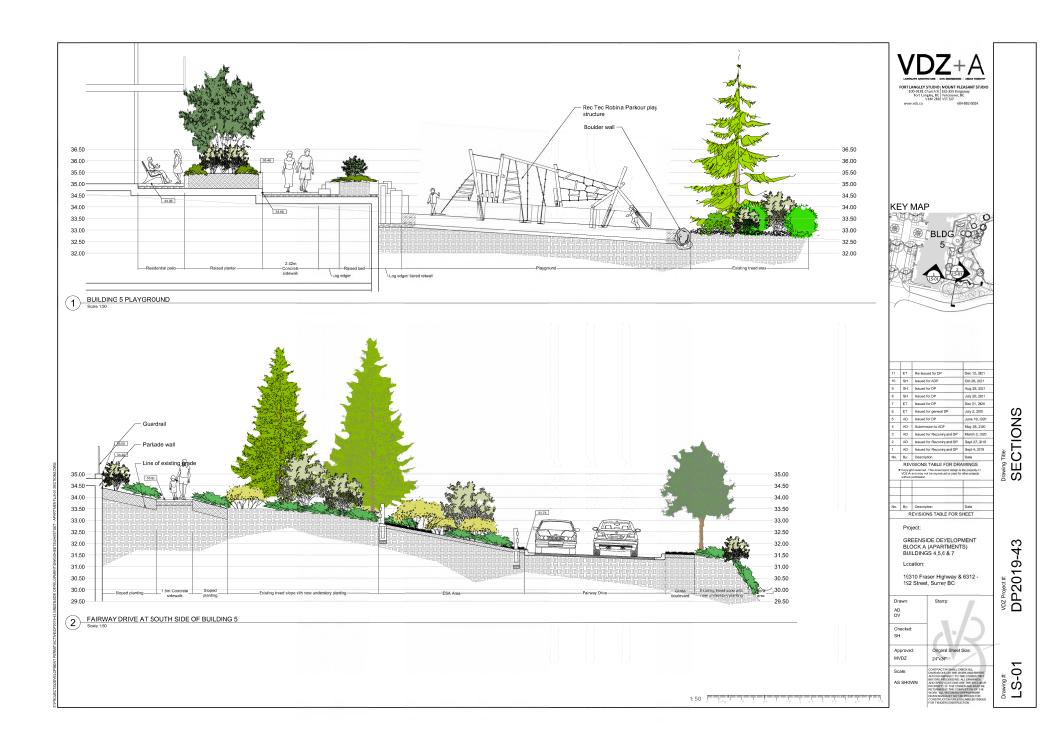
GREENSIDE DEVELOPMENT

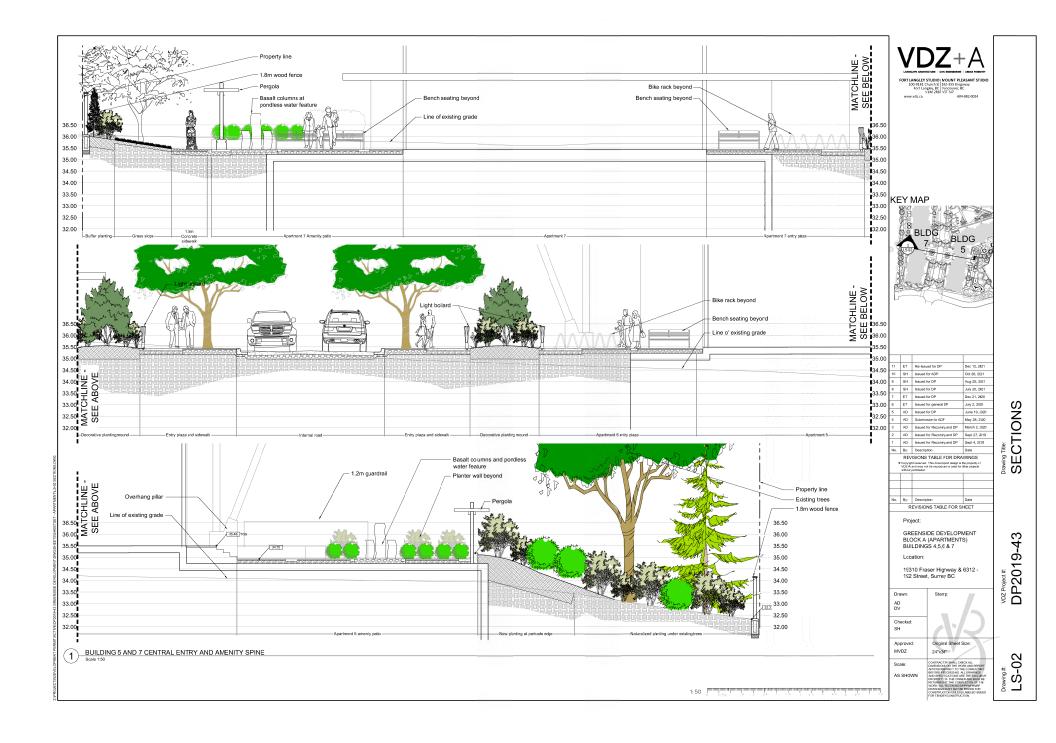
Lccation:

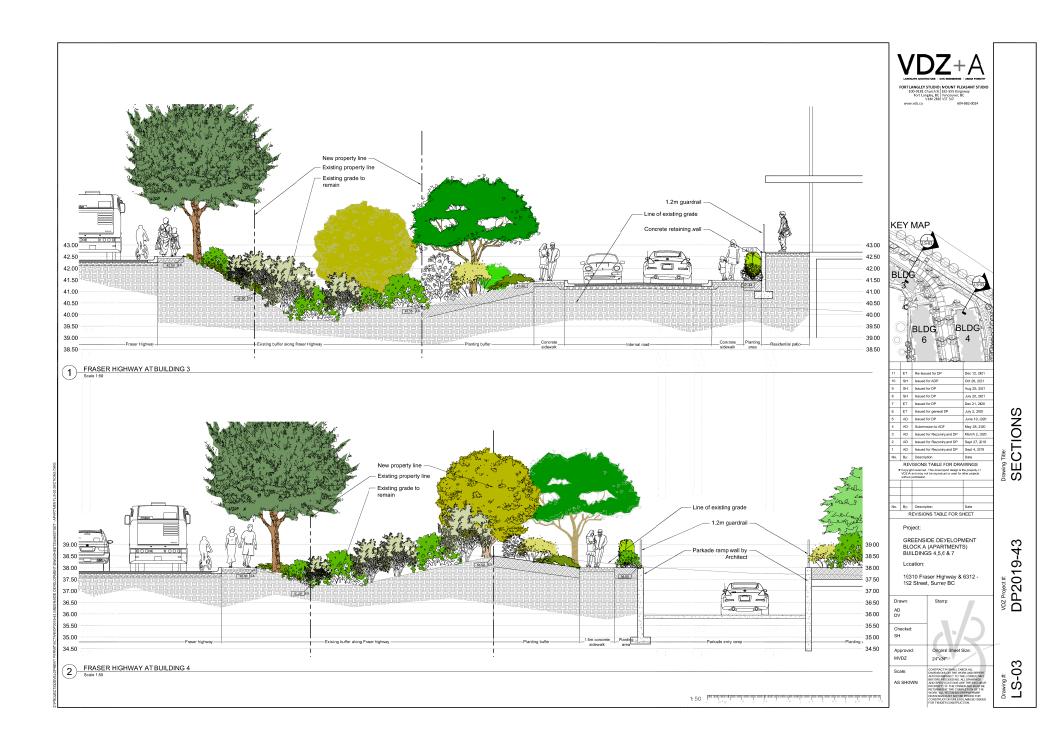
19310 Fraser Highway & 6312 -192 Street, Surrey BC

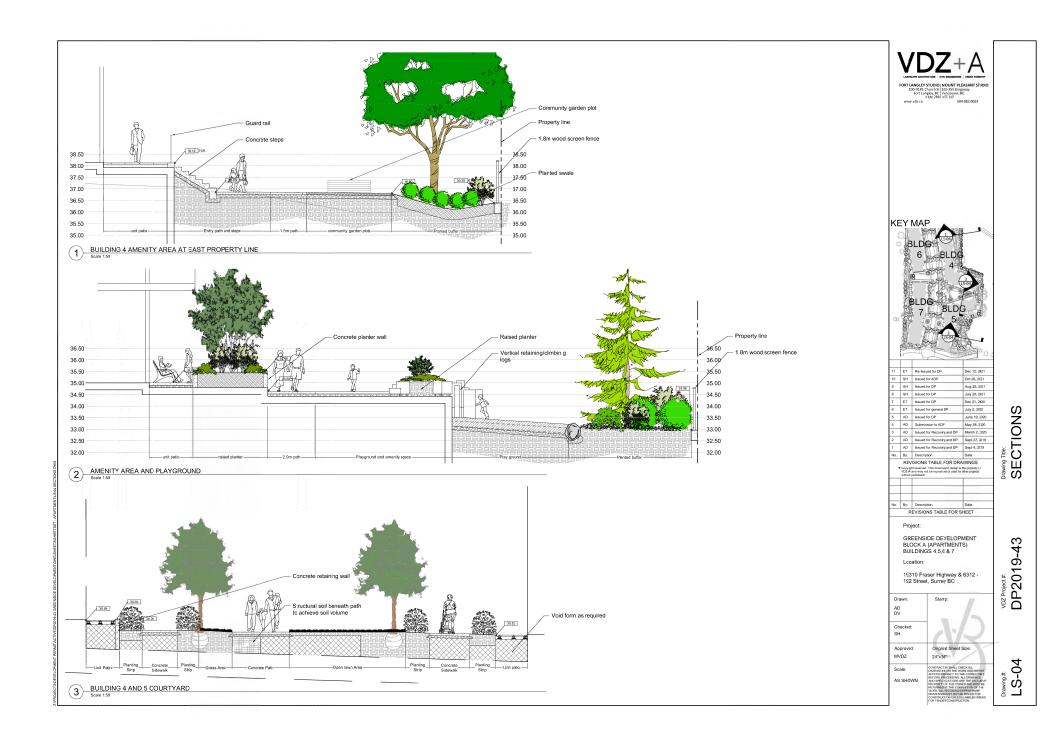
| Drawn:         | Stamp:                     |
|----------------|----------------------------|
| AD<br>DV       | 1 - /-                     |
| Checked:<br>SH |                            |
| Approved:      | Original Sheet Size:       |
| MVDZ           | 24"x36"                    |
| Scale:         | CONTRACTOR SHALL CHECK ALL |

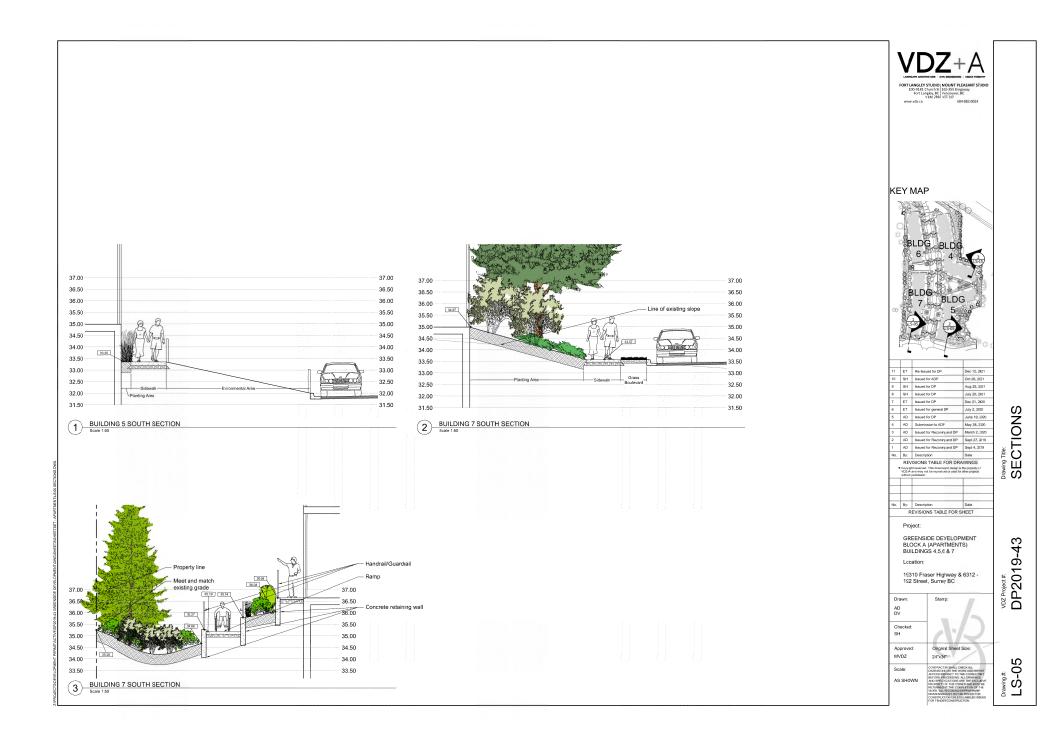
L-08

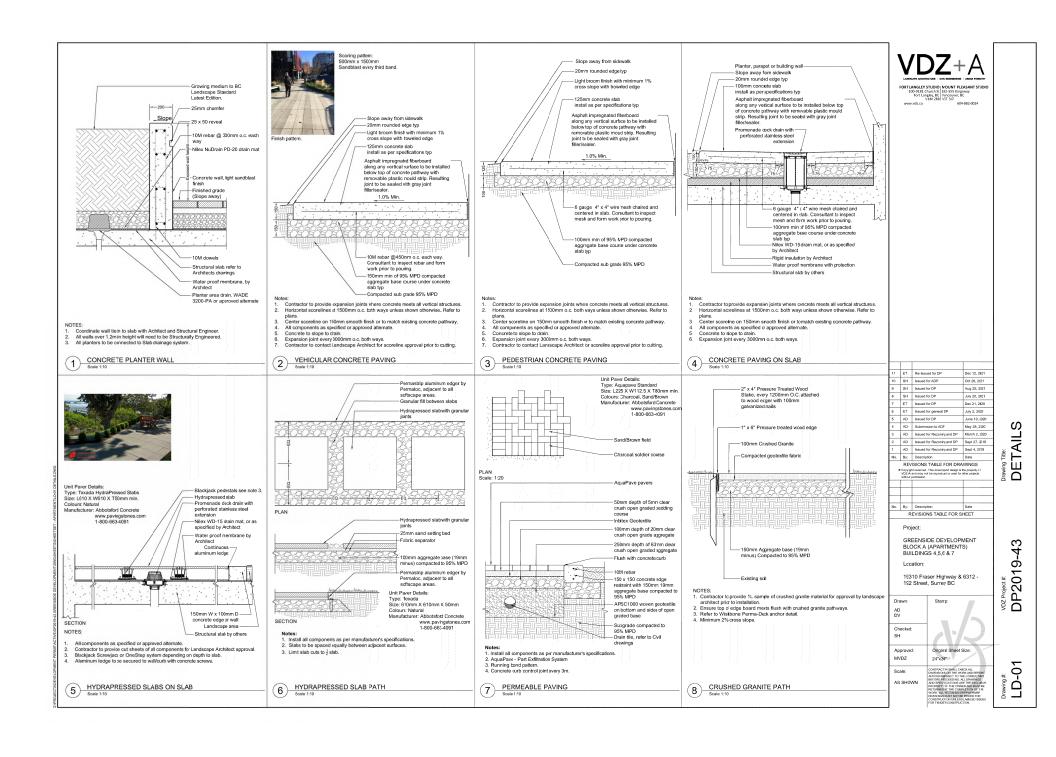




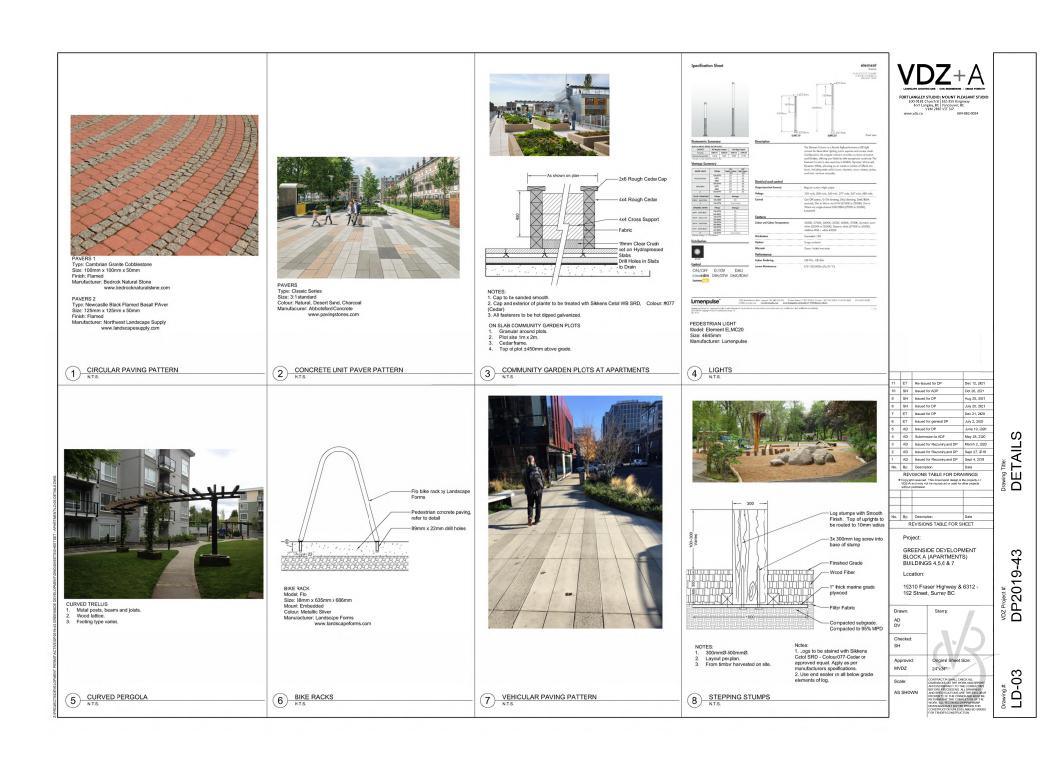


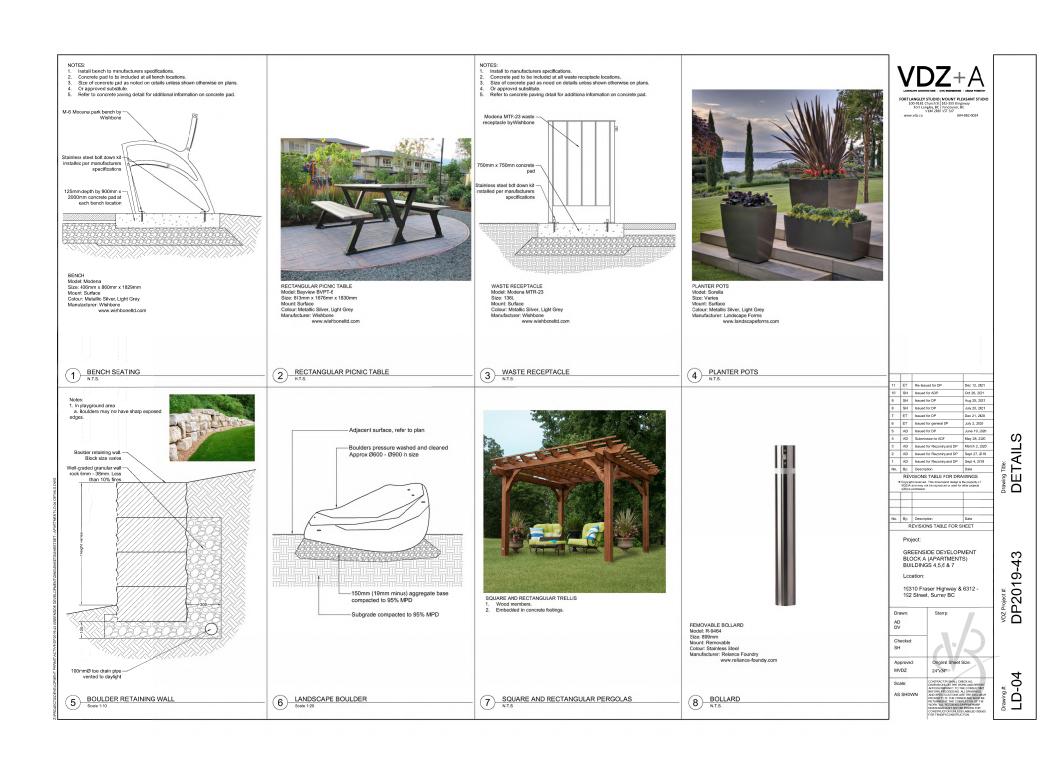


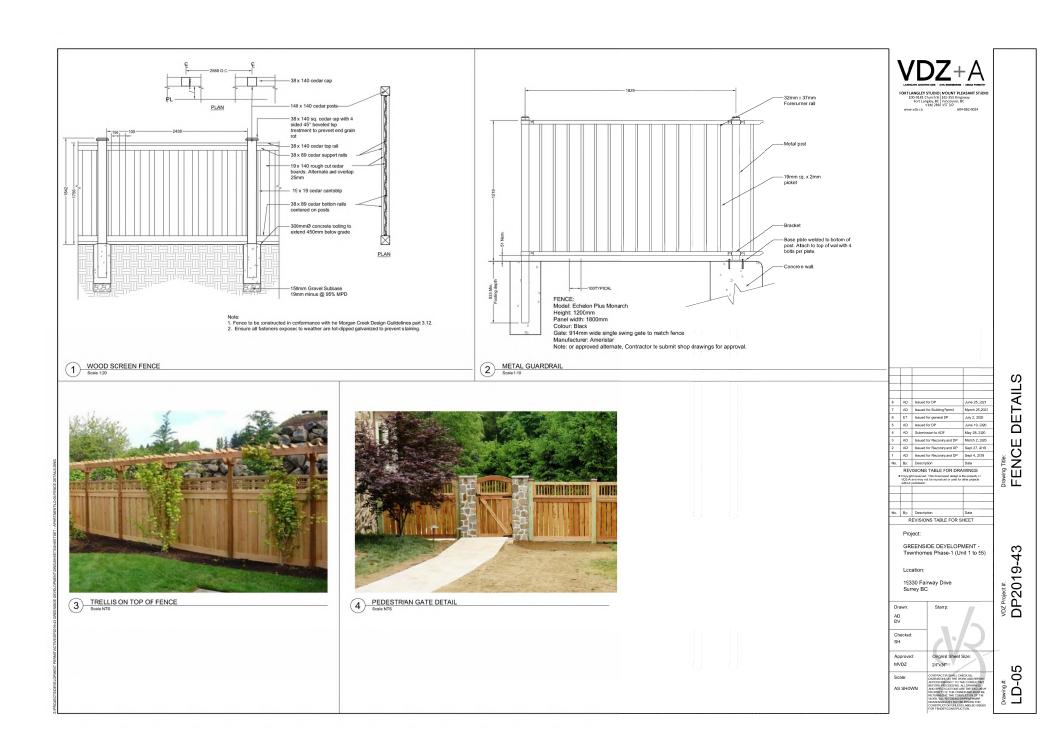


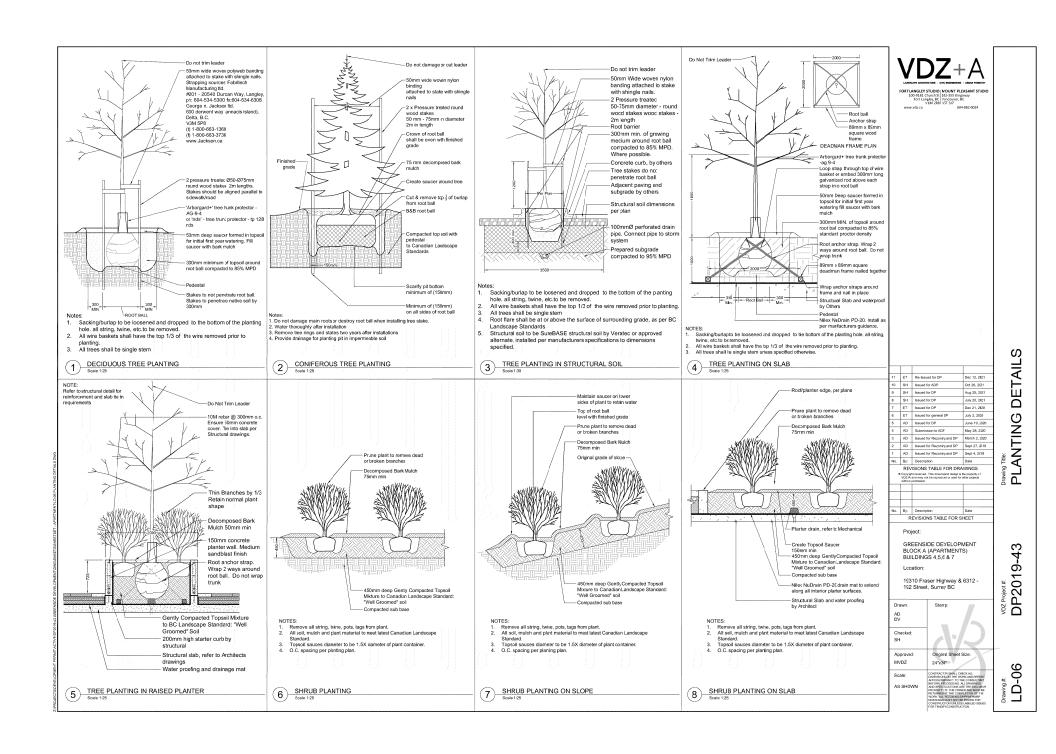














GREENHOUSE Material: tempered glass and aluminum Size: 2400mm x 3000mm Colour: Black

GREENHOUSE N.T.S.

9 - ELECTRICAL SUPPLY See Electricals drawings

3 - LINER AND UNDERLA 4 - AQUABASIN, AQUABLOX, PUB To contractors design 6 - STRUCTURAL SLAB + MEMBRANE To Architects specification

-Basalt columns. Height varies between 900mm and 1500mm Embed in subbase 1/3 of height. 100mm 19mm minus compacted gravel Ø50mm Decorative River Rock. Minimum 100mm depth 

2 PONDLESS WATER FEATURE
Scale 1:20



 Play structure
 Model: Tower (ELE400050) Manufacturer: Kompan

2. Install per manufacturers specifications.

3. Footing to be coordinated with structural.

PLAY STRUCTURE
 N.T.S.

Notes:

 Sprinner toy
 Model: Junior spica (ELE400158) Manufacturer: Kompan
2. Install per manufacturers specifications.
3. Footing to be coordinated with structural.

4 SPINNER TOY



Notes: 1. Spring toy. Model: Hoise (M172) Manufacturer: Kompan Install per manufacturers specifications.
 Footing to be coordinated with structural.

BUILDING 5 - LOBBY ROOF BUILDING 4 - LOBBY ROOF

DECORATIVE ROCK ROOF TREATMENT

- Proposed for the lobby rooftop areas. contrasting colours in an alternating pattern.
- rock areas divided by aluminum edging.

  Colour and pattern TBD. To match architecture colour
- scheme of the building

6 DECORATIVE ROCK / ROOF TREATMENT

5 SPRING TOY

vDZ Project #: DP2019-43 19310 Fraser Highway & 6312 -192 Street, Surrey BC

Original Sheet Size

24"x36"

Dec 12, 2921 Oct 26, 2021 Aug 25, 2021

July 20, 2021 Dec 21, 2820 July 2, 2000

June 19, 2020

DETAILS

FORT LANGLEY STUDIO MOUNT PLEASANT STUDI 100-9181 Church St. 102-355 Kingsway Fort Langley, BC Vancouver, BC VIM 288 VST 317

 11
 ET
 Re-Issued for DP

 10
 SH
 Issued for ADP

 9
 SH
 Issued for DP

 8
 SH
 Issued for DP

 7
 ET
 Issued for DP

 5
 AD
 Issued for DP

 4
 AD
 Submission to

No. By: Description

No. By: Description

Project:

Lccation:

Drawn: AD DV

Checked: SH

Approved:

MVDZ

2 AD Issued for Rezoning and DP Sept 27, 2019 1 AD Issued for Rezoning and DP Sept 4, 2019

REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

GREENSIDE DEVELOPMENT BLOCK A (APARTMENTS) BUILDINGS 4,5,6 & 7

Drawing #: LD-07



September 22, 2021

Planning

### **THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0005 00

#### **SUMMARY**

The proposed 350 lowrise units and

40 rental lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

| Elementary Students: | 37 |
|----------------------|----|
| Secondary Students:  | 23 |

September 2020 Enrolment/School Capacity

| Latimer | Road | Elementary |  |
|---------|------|------------|--|
|---------|------|------------|--|

Enrolment (K/1-7): 67 K + 463 Operating Capacity (K/1-7) 38 K + 443

## Clayton Heights Secondary

Enrolment (8-12): 1139
Capacity (8-12): 1000

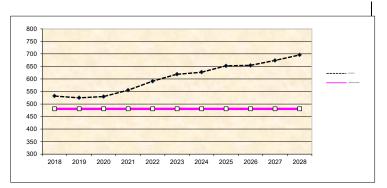
**Population**: The projected population of children aged 0-19 Impacted by the development. **Enrolment**: The number of students projected to attend the Surrey School District ONLY.

### School Enrolment Projections and Planning Update:

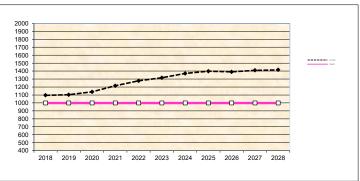
Latimer Road enrolment has been significantly growing over the last 3 years because of a boundary change in 2015 which moves enrolment growth southward from Katzie Latimer Road. This growth is further compounded by new residential multi-family developments opening up south of Fraser Highway in the catchment. Future growth in the area will need to be accommodated with portables. As of September 2021, there are 6 portables on site used for enrolling space. With the announcement for funding to extend the SkyTrain line to Langley, these projections should be considered conservative.

E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. A 500 capacity addition for Clayton Heights Secondary is on the District's current 5 year Capital Plan and has not received capital funding approval from the Ministry.

# Latimer Road Elementary



### **Clayton Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.

Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

# **Tree Preservation Summary**

**Surrey Project No:** 15-0393

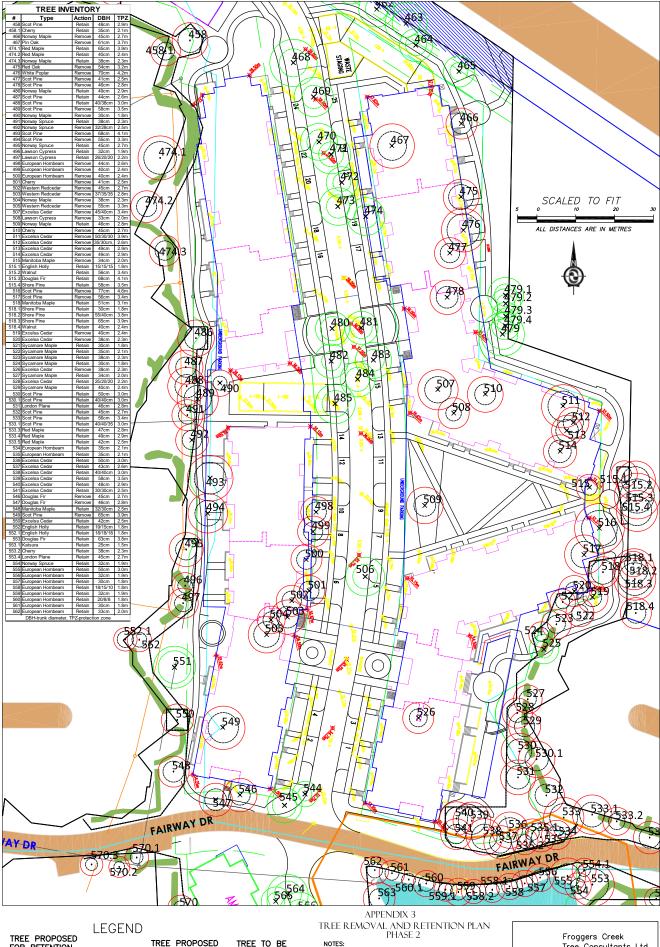
Address: Greenside Development , 19310 Fraser Hwy and 6312 192nd St Surrey BC

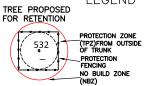
**Registered Arborist:** Glenn Murray

| On-Site Trees   | Number of Trees |
|---|-----------------|
| Protected Trees Identified  |                 |
| (on-site and shared trees, including trees within boulevards and proposed streets   | 89              |
| and lanes, but excluding trees in proposed open space or riparian areas)  |                 |
| Protected Trees to be Removed   | 36              |
| Protected Trees to be Retained  | F2              |
| (excluding trees within proposed open space or riparian areas)  | 53              |
| 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 36 X two (2) = 72 | 72              |
| Replacement Trees Proposed  |                 |
| Replacement Trees in Deficit  | 72              |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]  |                 |

| 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 RatioX one (1) = 0 | 0               |
| - All other Trees Requiring 2 to 1 Replacement RatioX two (2) = 0          |                 |
| Replacement Trees Proposed   |                 |
| Replacement Trees in Deficit   | 0               |

| Al-                     | ·         |  |
|-------------------------|-----------|--|
|                         | 20-Aug-21 |  |
| (Signature of Arborist) |           |  |





TREE PROPOSED FOR REMOVAL

TREE TO BE REMOVED PHASE1



NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

Page 12

Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

Greenside Development SURREY, BC

TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR
RETENTION, REMOVAL, THEIR PROTECTION ZONES
AND PROTECTION FENCING IN RELATION TO
PROPOSED LAYOUT

August 20, 2021

Registered in BC - AB Joe M. Minten - principal Architect AIBC | AAA | MRAIC

8 December 2021

City of Surrey 13450 104<sup>th</sup> Avenue Surrey, B.C.

Attention: Misty Jorgensen, MCIP, RPP | Planner | LEED Associate

Re: Development Application No 7921-0005-00

Greenside Estates - Phase 2

Please accept the following reply which address a point-by-point response to the panel comments. The ADP comments remain in blue text, the response comments in black.

3. Time: 4:45 p.m.

File No.: 7921-0005-00

New or Resubmit: New

Last Submission Date: A General DP was reviewed by ADP on May 28, 2020.

Description: Detailed DP for four apartment buildings (two 4-storey and two 5-

storey) consisting of 390 dwelling units with underground parking.

Address: 19310 Fraser Highway & 6312 – 192 Street
Developer: 192<sup>nd</sup> Street Development LP, Sukhi Rai
Architect: Joe Minten, JM Architecture Inc.

Landscape Architect: Mark Van Der Zalm, VDZ+A

Planner: Misty Jorgensen Urban Design Planner: Sam Maleknia

# **Key Points**

 Consider relocating parkade entrance between building 6,7 and remove visitor parking stall in front of the parking ramp, and replace it with landscaping

JMA: The entry location of the ramp will remain in place. The parking spaces opposite the ramp have been removed and a landscape treatment has been added to act as a visual buffer to any units in Building 4 which could be affect by oncoming vehicle headlights

Consider removing visitor parking stalls at triangle open space feature.

JMA: There are five parking spaces in front of the landscape commons which are now removed. Additional landscaping has been added to this area.

• Consider further design development of the south (end) elevations facing the Fairway Drive.

Unit 107 – 15055 54A Ave. Surrey, B.C. 604 583-2003 -T joe@jmarchitecture.ca- E www.jmarchitecture.ca

Registered in BC - AB Joe M. Minten - principal Architect AIBC | AAA | MRAIC

JMA: The floor plan layouts for unit in Buildings 5 and 7 have been revised to add either balconies or bay windows which overlook the pond across Fairway Drive.

• Consider further design development to ensure the entry canopy's wood column finish is protected.

JMA: The entry canopies have a large overhang which protects the wood columns and these columns will be protected by a clear robust waterproof sealant.

• Give further consideration to the colour palette – particularly at the stair tower, and the use of white at the Hardie-panel.

JMA: The colours specified for the stair towers was again vetted by the Marketing group, the Developer, and the architect firm. All parties feel the current palette reflects a positive colour harmony with the natural surroundings as well as a nod to the seasons of the year. The white siding colour will remain to provide the strong sense of brightness and cleanliness we wish to present to the residents and the community. The Strata group will maintain the washing of the building on a regular maintenance program which will ensure the buildings retain their original luster.

 Give further consideration to the overlook and privacy issues on the eastern end units in buildings 4,5

JMA: The units which face each other in both Buildings 4 and 5 have been revised by removing the windows which overlook each other. These are bedroom windows. Instead, there are added windows to the east façade of these bedroom which have no overlook issues. The windows in the living room are further apart and are screened by the balconies so no change has been made to these.

• Consider a softer perimeter edge condition facing the neighbours, fencing and landscaping.

VDZ+A: The perimeter fencing has been expanded to include different materials and variety. In addition to typical 6' timber panel fence, there are masonry columns, attached pergolas for vines, and bump outs for hedging.

Consider more robust street tree strategy, earlier flowering.

VDZ+A: The street tree species for the interior roadway will be adjusted at the next stage to include more variety of fall colour and flowering species.

Consider allocating 5% of your suites as adaptable.

JMA: We have added 6 more adaptable units to the project so each of the four building have adaptable units. There are now a total of 8 adaptable units.

- Consider working with your elevator consultant to review number of elevators in each building, in the context of move-in move out demand and maintenance.
  - JMA: The elevator distribution will remain at two per building
- Consider providing electric charging stations for E-bicycles.

JMA: Each of the bicycle parking storage areas will be equipped with electrified outlets for charging.

 Work with City to reducing number of parking stalls required for the project, due to the proximity to the frequent transit network

JMA: The number of parking spaces shall remain; the overage of the requirement allows for the developer to market these spaces to residents in need of added

Registered in BC - AB Joe M. Minten - principal Architect AIBC | AAA | MRAIC

parking spaces.

### Site

- Consider signing or marking a couple of parking stalls adjacent the lobby entries for service/short term parking from drop off/deliveries.
  - JMA: All parking on the central road is considered short term parking up to 2.0 hours signs will be placed for notification. Further two parking spaces nearest to the entry of each building will be signed as 20 minutes spaces facilitating short term delivery and pickup
- Consider the parking access/exit from between building 6/7 and the impact of headlights on units across the street.
  - JMA: The entry location of the ramp will remain in place. The parking spaces opposite the ramp have been removed and a landscape treatment has been added to act as a visual buffer to any units in Building 4 which could be affect by oncoming vehicle headlights
- Consider removing the parking stalls adjacent the courtyard space between bldg.. 4,5 and using for landscape planting to help buffer/screen units from headlights.
  - JMA: There are five parking spaces in front of the landscape commons which are now removed. Additional landscaping has been added to this area.
- Give equal consideration to all pedestrian crossings at the roadway.
   VDZ+A: an expanded pedestrian crossing /raised roadway condition has been added at the corner between buildings 3, 4 and 6
- Review the pedestrian access across the driveways particularly on the north of building 4,6
  - VDZ+A: Several design adjustments have been made at the north end of Buildings 4 + 6 to reduce potential conflict between vehicles and pedestrians.
  - A raised crossing has been extended from the current location near building 3 to wrap the corner and end near after the waste collection area at Building 4. This expands the traffic calming measures in front of the amenity space and connects the desired sidewalk crossings.
  - 2. Bollards have been added on both sides of the roadway to further delineate this area as a pedestrian oriented space.
  - 3. The amenity space has been revised to place the children's playground further from the street edge.

Registered in BC - AB Joe M. Minten - principal Architect AIBC | AAA | MRAIC

#### Form and Character

- Recommend further design development to the visible south elevation of Building 5 and Building 7 that faces the open south and amenity building; encourage a more diverse elevation with windows sizes, form, and material selections.
  - JMA: Building 5 south elevation has been revised to add additional balconies and window treatments so that east and west units on each floor now have visual connections to the southern watercourses and greenspace across Fairway Drive. Building 7 has the same treatment with oblique views of the watercourse and greenspace and more direct views across Fairway Drive to the amenity building and its greens spaces.
- Caution on the exposed wood column at the entrance canopies against weather; encourage a robust canopy overhang to protect if left exposed.
  - JMA: The entry canopies have a large overhang which protects the wood columns, and these columns will be protected by a clear robust waterproof sealant.
- Consider adding 3 bedroom and/or studio units to the overall unit mix
   JMA: The developer, along with the real-estate and marketing teams, have conducted extensive research to arrive at this matrix. The current unit matrix will remain except for the change to 8 units to adaptable status.
- Recommend adding a window to the living room to Plan A3.
  - JMA: This was a drafting error now corrected
- Consider adding more glazing to the living room area of the B6 plan to bring more natural light into the unit.
  - JMA: This was a drafting error now corrected
- Recommend adding a window to the bedroom #1 on Plan D6
  - JMA: This was a drafting error now corrected
- Use of contemporary materials brings a level of darkness and heaviness to the ground floor, which is not necessary. Consider bringing the white decks above down to the ground floor but keep the brick.
  - JMA: the developer and architecture firm have reviewed this option a number of times and felt that the current colour and material option out-shown the white option- no change will be considered.
- Consider tying the colours into something such as local nature, or art installations that are applied to the stair towers or add more glazing to the stair corner.
  - JMA: The colours specified for the stair towers was again vetted by the Marketing group, the Developer, and the architect firm. All parties feel the current palette reflects a positive colour harmony with the natural surroundings as well as a nod to the seasons of the year. The white siding colour will remain to provide the strong sense of brightness and cleanliness we wish to present to the residents and the community.
- White composite board tends to get dirty quite quickly. Recommend selecting a light gray instead of pure white.

Registered in BC - AB Joe M. Minten - principal Architect AIBC | AAA | MRAIC

#### JMA: see above comment

 Consider adding a window on building 5 within corridor on the NE corner, beside unit B6.

JMA: There is a BCBC condition with adjacent opening which prohibit a window in this location

• Consider orienting the easterly end units in building 4,5 overlooking each other to look in a different direction.

JMA: The units which face each other in both Buildings 4 and 5 have been revised by removing the windows which overlook each other. These are bedroom windows. Instead, there are added windows to the east façade of these bedroom which have no overlook issues. The windows in the living room are further apart and are screened by the balconies so no change has been made to these.

• Consider reviewing the parking arrangement to reduce the overall number of parking stalls, and potentially delete P3 as this project is within walking distance of a future rapid transit node.

JMA: The number of parking spaces shall remain; the overage of the requirement allows for the developer to market these spaces to residents in need of added parking spaces.

Consider privacy issues of the very public side of north elevations facing the highway.
 JMA: There is sufficient landscape buffer in this area to facilitate the necessary privacy for residents in these units.

### Landscape

• Consider a more robust street tree planting. Gleditsia tends to be late to leaf out and early to drop leaves.

VDZ+A: The street tree species for the interior roadway will be adjusted at the next stage to include more variety of fall colour and flowering species.

- There is a consider perimeter edge condition which could result in a considerable amount of fencing. Consider a softer edge transition around the perimeter of the project to a metal picket fence with hedge to provide separation or perhaps look at providing some variation of fence types.
  - VDZ+A: The perimeter fencing has been expanded to include different materials and variety. In addition to typical 6' timber panel fence, there are masonry columns, attached pergolas for vines, and bump outs for hedging.
- The toddler play area appears to be quite close to the road with the seating placed further away. Consider some type of containment for the play area or flip play and seating.

VDZ+A: Several design adjustments have been made at the north end of Buildings 4 + 6 to reduce potential conflict between vehicles and pedestrians.

Registered in BC - AB Joe M. Minten - principal Architect AIBC | AAA | MRAIC

- A raised crossing has been extended from the current location near building 3 to wrap the corner and end near after the waste collection area at Building 4. This expands the traffic calming measures in front of the amenity space and connects the desired sidewalk crossings.
- 2. Bollards have been added on both sides of the roadway to further delineate this area as a pedestrian oriented space.
- 3. The amenity space has been revised to place the children's playground further from the street edge.

### **CPTED**

• No specific issues were identified.

# Sustainability

- Commend the approach to energy modelling and the consideration on full
- Commend applicant for putting window in stairwell active use.
- Consider low flow fixtures and fittings.
  - JMA: Yes all specified fixtures shall be low flow
- Consider electrification heating and cooling.
  - JMA: Heating in all units is electric baseboard and cooling is by means of a twocomponent system which includes exterior condensing unit and interior wall hung cooling unit both on electric power
- Encourage adding electric bicycle charging infrastructure in the bike parking & storage areas.
  - JMA: Each of the bicycle parking storage areas will be equipped with electrified outlets for charging.

# Accessibility

 Recommend undertaking an elevator study to consider the potential for residents on upper floors which may not be able to take stairs on the regular basis when a single elevator is being used for move in/move out, is down for maintenance or is required for emergency services.

JMA: The elevator distribution will remain at two per building; this combination is the result of elevator consultation very early in the design process

• Encourage providing more than 2 adaptable units to the overall unit mix.

JMA: We have added 6 more adaptable units to the project so each of the four building have adaptable units. There are now a total of 8 adaptable units.

End of document – jmm 2021-12-08



Unit 107 – 15055 54A Ave. Surrey, B.C. 604 583-2003 -T joe@jmarchitecture.ca- E www.jmarchitecture.ca