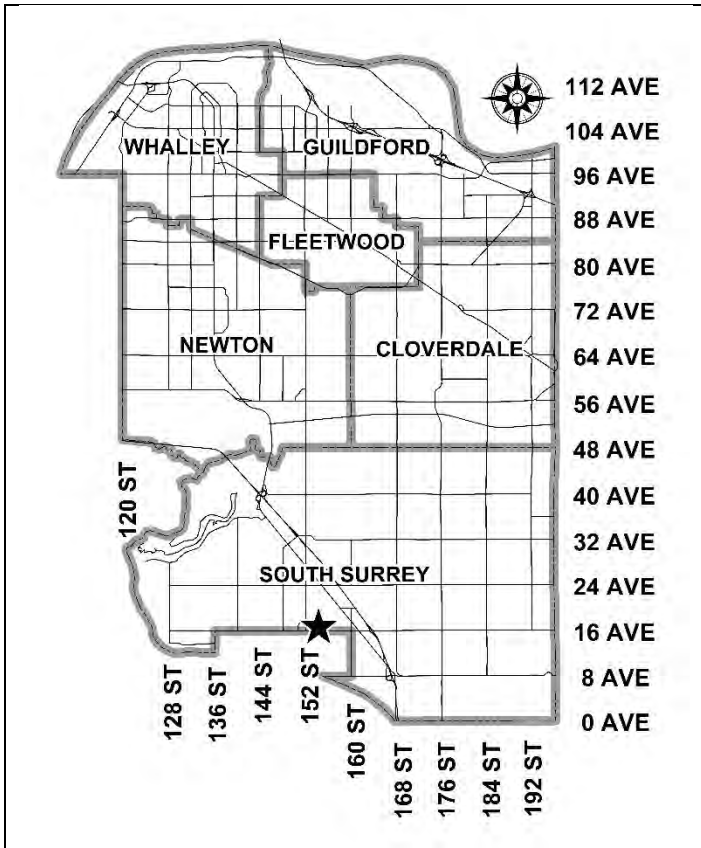


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0018-00

Planning Report Date: January 31, 2022



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

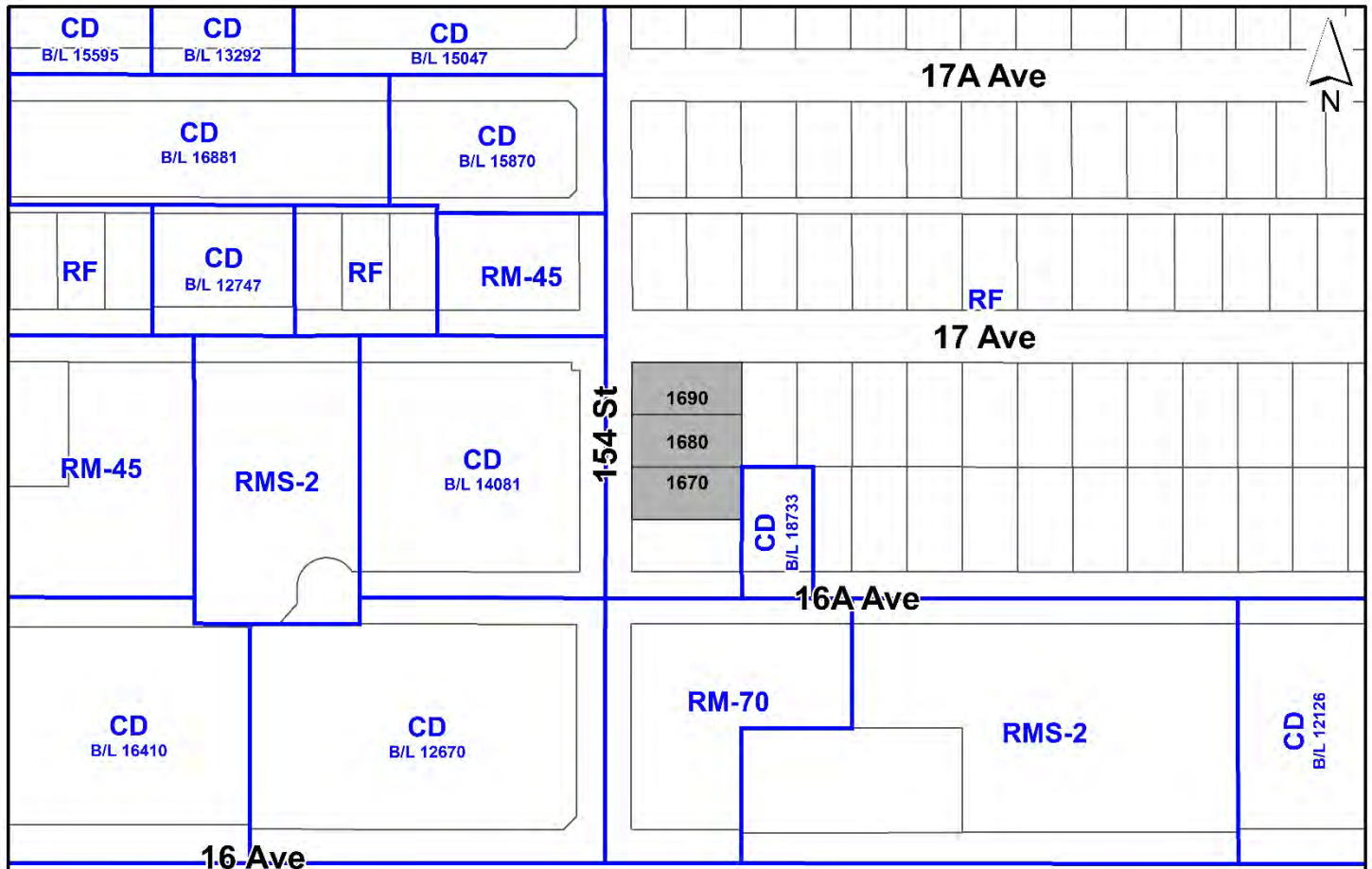
to permit the development of a 5-storey, 62-unit apartment building.

LOCATION: 1670 - 154 Street
1680 - 154 Street
1690 - 154 Street

ZONING: RF

OCP DESIGNATION: Urban

TCP DESIGNATION: Low-Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed Official Community Plan (OCP) amendment from Urban to Multiple Residential is in keeping with the Stage 1 Semiahmoo Town Centre Plan (TCP) endorsed by Council on March 9, 2020. When the Stage 2 Semiahmoo TCP is brought forward for Council's consideration and approval (anticipated in Quarter 1, 2022) the corresponding OCP amendments within the Plan area will be proposed concurrently.
- The Stage 1 Semiahmoo TCP endorsed by Council on March 9, 2020, allows staff to receive and process development applications for properties within the Semiahmoo Town Centre Plan area based on the Stage 1 Plan, provided that any such application should not proceed to final approval until a completed Stage 2 TCP plan is approved by Council.
- The proposal complies with the Low-Rise Residential designation in the Semiahmoo Town Centre Plan (TCP).
- The proposed density and building form are appropriate for this part of the Semiahmoo TCP area.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)") and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0018-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) provision of a Parks Facility Contribution as compensation for proposed removal of City trees;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to Public Art, the Tier 1 Community Amenity Contribution, and the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Two vacant lots and a third lot with a single family dwelling	Low-Rise Residential	RF
North (Across 17 Avenue):	Single family lots	Low-Rise Residential	RF
East:	A single family lot and the Peace Arch Hospice Society	Low-Rise Residential	RF and CD (By-law No. 18733)
South:	A single family lot owned by the Provincial Rental Housing Corporation	Low-Rise Residential	RF
West (Across 156 Street):	A seniors care facility	Low-Rise Residential	CD (By-law No. 14081)

Context & Background

- The subject site consists of three single family lots with a combined area of 2,562 square metres (0.26 hectares), located within the Semiahmoo Town Centre Plan South Extension area. Two of the three single family dwellings have been demolished and the third dwelling will be demolished as a condition of final adoption.
- The three parcels are zoned "Single Family Residential Zone" (RF) and are designated Urban in the Official Community Plan (OCP) and Low-Rise Residential in the Stage 1 Semiahmoo Town Centre Plan.
- The subject site is bordered to the east by a single family dwelling and also the Peace Arch Hospice Society. Across 17 Avenue to the north are single family residential dwellings and across 154 Street to the west is a seniors care facility. To the south is a single family dwelling owned by the Provincial Rental Housing Corporation and managed by BC Housing. Although this lot to the south at 1660 – 154 Street is identified as being in a lot consolidation area with the subject site, BC Housing does not wish to participate in the proposed development and has provided a letter of support for the subject proposal to proceed without including their parcel.
- The subject site was recently under Development Application No. 7918-0115-00, which was brought forward by a previous owner of the site. Development Application No. 7918-0115-00 was for a rezoning from "Single Family Residential Zone" (RF) to "Semi-Detached Residential Zone" (RF-SD) to permit subdivision into 8 semi-detached dwelling units. This application received First and Second Reading on July 9, 2018 and Third Reading on July 23, 2018.
- The Semiahmoo Town Centre Plan update process started in July 2018, during which, the South Extension Area, where the subject site is located, was added to the Town Centre Plan. In March 2020, the Stage 1 Semiahmoo Town Centre Plan was approved by Council, and the subject site was designated for Low-Rise Residential uses. The new owners closed Development Application No. 7918-0115-00 and made the new subject application, which is in keeping with the updated Semiahmoo Town Centre Plan.

The School District has advised that there will be approximately 25 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

10 Elementary students at Jessie Lee Elementary School
9 Secondary students at Earl Marriott Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2024.

Parks, Recreation &
Culture:

The applicant is to provide a Parks Facility Contribution as compensation for proposed removal of City trees.

Surrey Fire Department:

No concerns.

Advisory Design Panel:

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

Transportation Considerations

- The applicant is proposing one vehicular access from the 17 Avenue. The applicant is providing a 1.0-metre wide road dedication along 17 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated Urban within the Official Community Plan (OCP).

Amendment Rationale

- An OCP amendment from Urban to Multiple Residential is being proposed to achieve the multiple residential building form and project density identified in the Stage 1 Semiahmoo Town Centre Plan (TCP).
- The Stage 1 Semiahmoo TCP, endorsed by Council on March 9, 2020, allows staff to receive and process development applications for properties within the Semiahmoo Town Centre Plan area based on the Stage 1 Plan, provided that any such application should not proceed to final approval until the completed Stage 2 Semiahmoo TCP is approved by Council.
- When the Stage 2 Semiahmoo TCP is brought forward for consideration and approval by Council, likely in Quarter 1, 2022, the corresponding OCP amendments within the Plan area will be proposed concurrently.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are in italics):
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS) (2011).

(The proposed development complies with the RGS designation.)

- A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - provide housing options.

(The proposed development will provide apartment and stacked townhouse living options in the Semiahmoo Town Centre Plan area.)

- B2.14 – Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.

(The required residential parking for the proposed apartment units is proposed to be underground.)

- C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is of a sufficient density to utilize existing infrastructure efficiently and is located on an infill site.)

Secondary Plans

Land Use Designation

- The proposal complies with the Low-Rise Residential designation in the Stage 1 Semiahmoo Town Centre Plan (TCP). The proposal also complies with the TCP 5-storey height designation for this site.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate an apartment building on the subject site. The proposed CD Bylaw identifies appropriate uses, densities and setbacks for the development. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone" (RM-70).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Floor Area Ratio:	1.50	2.00
Lot Coverage:	33%	48%
Yards and Setbacks	7.5m for the principal building. An underground parking facility is not to be located within 2.0m of the front lot line.	North – 4.5m; South – 7.5m; East – 4.5m; West – 4.5m. Street-fronting patios are permitted to encroach within the north and west setback area. The underground parking facility may be located up to 0.3m from the north and west property line.
Principal Building Height:	50.0m	17.0m
Amenity Space		
Indoor Amenity:	3.0 sq.m. per unit	The proposed 202.6 sq.m. meets the Zoning Bylaw requirement. The proposed 199.1 sq.m. meets the Zoning Bylaw requirement.
Outdoor Amenity:	3.0 sq.m. per unit.	
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	86	87
Residential Visitor:	12	12
Total:	98	99
Bicycle Spaces		
Residential Secure Parking:	74	74
Residential Visitor:	6	6

- The CD Zone proposes a higher floor area ratio (FAR) at 2.0 relative to the 1.5 FAR permitted under the RM-70 Zone. The proposed 2.0 FAR is in keeping with the site's Low-Rise Residential designation in the Stage 1 Semiahmoo Town Centre Plan, which allows a density up to 2.0 FAR.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 48% lot coverage for the site is appropriate for the proposed 5-storey building.

- The proposed 4.5-metre north setback (17 Avenue) and the 4.5-metre west setback (154 Street) is reflective of current urban design standards that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets. The proposed 7.5-metre south setback reflects the applicant's intent to preserve the existing trees along the south property line. The proposed 4.5-metre east setback is for the portion of the building fronting 17 Avenue. The rest of the building is setback approximately 13 metres from the east property line. The properties to the east are also designated Low-Rise Residential and are anticipated to redevelop in a similar fashion as the subject site.
- The CD Zone proposes a lower building height at 17.0 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for a 5-storey building.
- The applicant is proposing to provide 87 resident parking spaces and 12 visitor parking spaces, for a total of 99 residential parking spaces, which exceeds the Zoning By-law requirements of 98 residential parking spaces. All resident parking and resident visitor parking are provided underground. The residential parkade will be secured by an overhead gate. All residential parking spaces and 50% of the visitor parking spaces are provided with electric charging capacity.
- The parking count includes 5 accessible residential parking spaces. The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Official Community Plan and Town Centre Plan designations.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 15, 2021, and the Development Proposal Signs were installed on July 30, 2021. Staff received 10 responses from neighbouring, with 1 respondent in favour of the proposal and 9 respondents expressing concerns about the proposal. Concerns expressed included the proposed 5-storey height, proposed density, the amount of traffic generated from the proposed development, and loss of trees (*staff comments in italics*).

(The proposed development complies with the use, density and height anticipated in the Semiahmoo Town Centre Plan. The applicant is retaining the trees on the south portion of the site.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant is proposing a 5-storey apartment building containing 62 units, consisting of 1 studio unit, 38 one-bedroom units, 16 two-bedroom units, and 7 three-bedroom units.
- The site plan proposes a significant south setback (7.5 metres) in an effort to retain the existing trees along the southern property line. The building is brought closer to the streets (17 Avenue and 154 Street) with a 4.5 metre setback to animate the street and provide visual surveillance of the public realm. The ground floor units have an exterior door to the sidewalk (and an interior door to the internal hallway), which promotes interaction with the public realm.
- The primary residential entrance is in the northwest corner of the building, where there is a lobby area, and also a mail pick-up area. The design incorporates CPTED principles, including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors in stairwell and parkade lobbies.
- The applicant is proposing to provide two levels of underground parking, which will provide for the required resident and visitor parking. No at-grade parking is proposed.

- The design of the building is contemporary. The building is well-articulated with a palette of materials and colours, which provides for visual interest on the facades. The fifth floor is recessed, which has the effect of reducing the massing, allowing for a more sensitive interface with the surrounding properties and streets.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (brown), hardie-panel siding (gray, white, beige, tan), aluminum composite paneling (maple) and spandrel glass (brown).

Signage

- The applicant is proposing to have a small sign identifying the building name on an aluminum panel with channel letter on architectural concrete near the main lobby.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- A plaza area with seating and a visitor bike rack is proposed at the front lobby. A path with ground lighting is proposed around the building, along the west and south property lines.
- A small pedestrian plaza is proposed at the intersection of 17 Avenue and 154 Street. A bench and a bike rack are proposed in this plaza space. A small 0.88 metre high fence is proposed outside of the four units fronting 154 Street. No fence is proposed along the 17 Avenue interface. A 1.5 metre high cedar fence is proposed along the south and east property lines.

Indoor Amenity

- The Zoning By-law requires that 186 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The proposed 202.6 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. The indoor amenity space is proposed on the ground floor and contains a gym area, a washroom, and a lounge area with kitchen facilities. The lounge area opens directly onto the outdoor amenity space.

Outdoor Amenity

- The applicant is proposing a total of 199.1 square metres of outdoor amenity space, which exceeds the area required under the Zoning By-Law. The outdoor amenity area is located adjacent to the ground floor indoor amenity area, on the eastern side of the building. The outdoor amenity area contains outdoor seating, a barbeque, and a children's play area.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Clarification and refinement of the public realm interfaces;
 - Development and coordination of the amenity spaces; and
 - Refinement to the proposed building finish materials.
- The applicant has been provided a list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Cherry	2	2	0
Dogwood, Pacific	1	1	0
Oak, English	1	0	1
Plum	1	1	0
Walnut, English	2	2	0
Evergreen Trees			
Holly, English	1	1	0
Coniferous Trees			
Cedar, Deodar	1	1	0
Cedar, Western Red	3	2	1
Douglas-fir	4	3	1
Spruce, Norway	2	2	0
Total (excluding Alder and Cottonwood)	21	18	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		22	
Total Retained and Replacement Trees		25	
Contribution to the Green City Program		\$8,250	

- The Arborist Assessment states that there are a total of 21 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 5 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 37 replacement trees on the site. Since only 22 replacement trees can be accommodated on the site, the deficit of 15 replacement trees will require a cash-in-lieu payment of \$8,250, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including maple, honey locust, magnolia, Serbian spruce, and Japanese snowbell.
- In summary, a total of 25 trees are proposed to be retained or replaced on the site with a contribution of \$8,250 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments and Response
Appendix VI.	OCP Redesignation Map

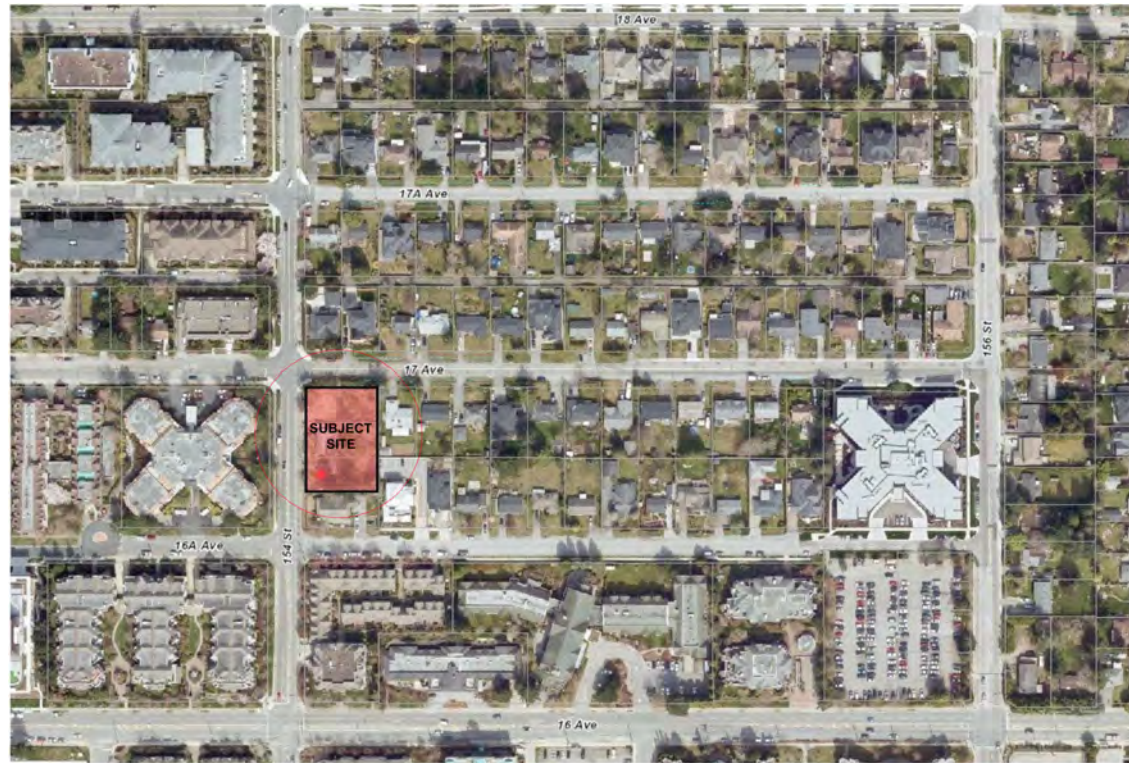
approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

KB/cm

PROPOSED MULTI-FAMILY DEVELOPMENT

1670 / 80 / 90 - 154 STREET,
SURREY BRITISH COLUMBIA



PROJECT INFO

LEGAL DESCRIPTION:

LOT 6 BLOCK 2 SECTION 14 TOWNSHIP 1 PLAN NWP17552 NWD PART SW 1/4., LOT 7 BLOCK 2 SECTION 14 TOWNSHIP 1 PLAN NWP17552 NWD PART SW 1/4., LOT 8 BLOCK 2 SECTION 14 TOWNSHIP 1 PLAN NWP17552 NWD PART SW 1/4.

CIVIC ADDRESS:

1670, 1680 & 1690-154 STREET, SURREY, BRITISH COLUMBIA

ZONING INFORMATION:

ZONE:

EXISTING: RF
PROPOSED: CD BASED ON RM-70

LOT AREA:

GROSS SITE AREA = 27571.3 SQFT = 2561.5 SQ.M.
DEDICATIONS = 2243.0 SQFT = 208.4 SQ.M.

NET SITE AREA = 25328.3 SQFT = 2353.1 SQ.M

PROJECT DIRECTORY

CLIENT:
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ARCHITECTURAL DRAWINGS

A-001	COVER PAGE	A-501	UNIT PLANS
A-002	PROJECT DATA	A-502	UNIT PLANS
A-003	SURVEY PLAN	A-503	UNIT PLANS
A-004	BASE PLAN	A-504	UNIT PLANS
A-100	SITE PLAN	A-505	UNIT PLANS
A-101	FIRE DEPARTMENT SITE PLAN	A-540	DETAILS
A-201	PARKADE 1	A-541	DETAILS
A-202	PARKADE 2	A-542	PARKADE WALL
A-203	FIRST FLOOR PLAN	A-560	PERSPECTIVE VIEWS 1
A-204	SECOND FLOOR PLAN	A-561	PERSPECTIVE VIEWS 2
A-205	THIRD & FOURTH FLOOR PLAN		
A-206	FIFTH FLOOR PLAN		
A-207	ROOF PLAN		
A-301	ELEVATIONS		
A-302	ELEVATIONS		
A-401	SECTION 1		
A-402	SECTION 2		
A-403	SECTION-3		
A-404	SECTION-4		
A-405	SECTION-5		

2021-12-18	F	DP RESUBMISSION
2021-10-18	D	ADP UPDATE_7921-0018-00
2021-10-14	D	DP REVISION
2021-10-14	C	SUBMISSION TO ADP_7921-0018-00
2021-06-24	B	DP RESUBMISSION
2021-01-11	A	REZONING & DP APPLICATION



PROJECT:

**PROPOSED MULTI-FAMILY
DEVELOPMENT**

**1670 / 80 / 90 - 154 STREET,
SURREY, BRITISH COLUMBIA**

CLIENT:

**MANORLANE PROPERTIES
(SEMIAMMOO) INC.
#517-6362 FRASER ST,
VANCOUVER B.C. V5W 0A1**

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DRAWN: SB	
CHECKED: YA	
SCALE:	
JOB NO.: SUR-111	
DATE: JAN 2022	

SHEET TITLE:

COVER PAGE

DRAWING No.

A-001

F

PROJECT DATA		
CIVIC ADDRESS :	1670, 1680 & 1690-154 STREET, SURREY, BC	
LEGAL DESCRIPTION :	LOT 6 BLOCK 2 SECTION 14 TOWNSHIP 1 PLAN NWP17552 NWD PART SW 1/4, LOT 7 BLOCK 2 SECTION 14 TOWNSHIP 1 PLAN NWP17552 NWD PART SW 1/4, LOT 8 BLOCK 2 SECTION 14 TOWNSHIP 1 PLAN NWP17552 NWD	
LOT INFO		
TOTAL LOT AREA	27571.3 SQFT	2561.5 SQM
ROAD DEDICATION	2243.0 SQFT	208.4 SQM
NET AREA	25328.3 SQFT	2353.1 SQM
	0.58 ac	0.24 ha
ZONING		
EXISTING	RF	
PROPOSED	CD BASED ON RM-70	
NCP	-	
OCP	URBAN	MULTIPLE RESL
SETBACKS		
	ALLOWED	PROPOSED
NORTH	4.50 m	4.58 m
SOUTH	7.50 m	7.55 m
EAST	4.50 m	4.50 m
WEST	4.50 m	4.50 m
HEIGHT		
PROPOSED (FROM AVERAGE GRADE)	16.36 M / 5 STOREYS	
DENSITY		
PROPOSED	106.6 UPAC	263.5 UPHA
SITE COVERAGE		
PROPOSED	12111.5 SQFT	48%

OFF STREET PARKING				
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
1-BEDROOM / BACHELOR	39	1.3	51	51
2-BEDROOM	16	1.5	24	24
3-BEDROOM	7	1.5	10.5	11
VISITORS CAR PARK	62	0.2	12.4	12
TOTAL NO. OF PARKING REQUIRED				98
NO. OF PARKING PROVIDED AT PARKADE LEVEL 1 & 2		46x53		99
NO OF SMALL CAR SPACES				22%
NO OF SMALL CAR SPACES				22
BICYCLE SPACES				
	NO. OF UNITS	BICYCLE PER DWELLING		NO. OF BICYCLES
REQUIRED	62	1.2		74
PROVIDED (10 WITH ELEC. CHARGING)				74
VISITORS PROVIDED				6

AMENITY CALCULATION			
INDOOR AMENITY	NO. OF UNITS	AREA PER UNIT (3 SQM.)	AREA
REQUIRED	62	32.29	2002.0 SQFT
PROVIDED			2180.7 SQFT
TOTAL			2180.7 SQFT
OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	62	32.29	2002.0 SQFT
PROVIDED			2142.5 SQFT
TOTAL			2142.5 SQFT

FLOOR AREAS											
LEVEL	FLOOR AREA					EXCLUSIONS (FROM GROSS AREA)					NET AREA
	RESIDENTIAL	ELEC. + SHAFT	STAIRS (SF)	CORRIDORS	GROSS AREA	ELEV. SHAFT	MECH. SHAFT	DBL. HT. SPACE	INDOOR AMENITY		
LEVEL 1	10,293.12	39.32	310.17	671.01	11,263.62				2,180.67	9083.0 SQFT	843.8 SQM
LEVEL 2	10,366.52	39.32	310.17	829.13	11,545.14	74.17	12.67	556.75		10901.6 SQFT	1012.8 SQM
LEVEL 3	10,411.40	39.32	310.17	784.38	11,545.27	74.17	12.67			11458.4 SQFT	1064.5 SQM
LEVEL 4	10,411.40	39.32	310.17	784.38	11,545.27	74.17	12.67			11458.4 SQFT	1064.5 SQM
LEVEL 5	6,706.53	39.32	332.85	762.05	7,840.75	74.17	12.67			7753.9 SQFT	720.4 SQM
TOTAL	48,188.97	196.60	1,573.53	3,780.95	53,866.83	296.68	50.68	556.75	2,180.67	50655.3 SQFT	4706.0 SQM

FAR/PROPOSED

2.00

UNIT SCHEDULE										
UNIT TYPE	NO. OF BR'S	AREA	FIRST	SECOND	THIRD	FOURTH	FIFTH	TOTAL		
TYPE A	1+ DEN	675.5 SQFT	2							2
TYPE A1	1+ DEN	674.8 SQFT		3	3	3				9
TYPE B	1	621.5 SQFT	3							3
TYPE B1	1+ DEN	674.8 SQFT		3	3	3				9
TYPE C	2	819.3 SQFT	1							1
TYPE C1	2	872.4 SQFT		1	1	1				3
TYPE D	2	853.2 SQFT	1							1
TYPE D1	2	876.7 SQFT		1	1	1				3
TYPE E	1	554.1 SQFT	1							1
TYPE E1	1	554.8 SQFT		1	1	1				3
TYPE F	2	889.5 SQFT	1							1
TYPE F2	1	549.8 SQFT		1	1	1				3
TYPE X	3	1001.9 SQFT		1	1	1				3
TYPE G1	3	911.5 SQFT		1	1	1	1	1		4
TYPE R	2 BED (ADAPTABLE)	897.7 SQFT	1	1	1	1				4
TYPE K	1	509.7 SQFT								3
TYPE L	1	474.3 SQFT								1
TYPE M	1	508.7 SQFT								2
TYPE N	STUDIO	392.3 SQFT								1
TYPE O	2	733.2 SQFT								1
TYPE P	2	730.4 SQFT								1
TYPE B3	2	840.4 SQFT								1
TYPE J	1	615.1 SQFT			1	1				2
TOTAL UNITS ON EACH FLOOR			10	13	14	14	11	7		62

UNIT COUNT							
UNIT TYPE	FIRST	SECOND	THIRD	FOURTH	FIFTH	TOTAL	PERCENTAGE
1-BEDROOM / + DEN	6	8	9	9	6	38	61.3%
BACHELOR	0	0	0	0	1	1	1.6%
2-BEDROOM / + DEN	3	2	2	2	3	12	19.4%
2-BEDROOM (ADAPTABLE- 5% REQUIRED)	1	1	1	1	0	4	6.5%
3-BEDROOM	0	2	2	2	1	7	11.3%
TOTAL ON EACH FLOOR	10	13	14	14	11	TOTAL 62 UNITS	

2021-12-18	F	DP RESUBMISSION
2021-10-18	E	ADP UPDATE_7921-0018-00
2021-10-14	D	DP REVISION
2021-10-14	C	SUBMISSION TO ADP_7921-0018-00
2021-06-24	B	DP RESUBMISSION
2021-01-11	A	REZONING & DP APPLICATION



380-10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA, V6X 2W3
T (604)286-9384 F (604)284-9131
info@dfarchitecture.ca

PROJECT:

PROPOSED MULTI-FAMILY DEVELOPMENT

1670 / 80 / 90 - 154 STREET, SURREY, BRITISH COLUMBIA

CLIENT:

MANORLANE PROPERTIES (SEMAHMOO) INC. #517-6362 FRASER ST, VANCOUVER B.C. V5W 0A1

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CHECKED:	YA
SCALE:	
JOB NO.:	SUR-111
DATE:	JUN 2022

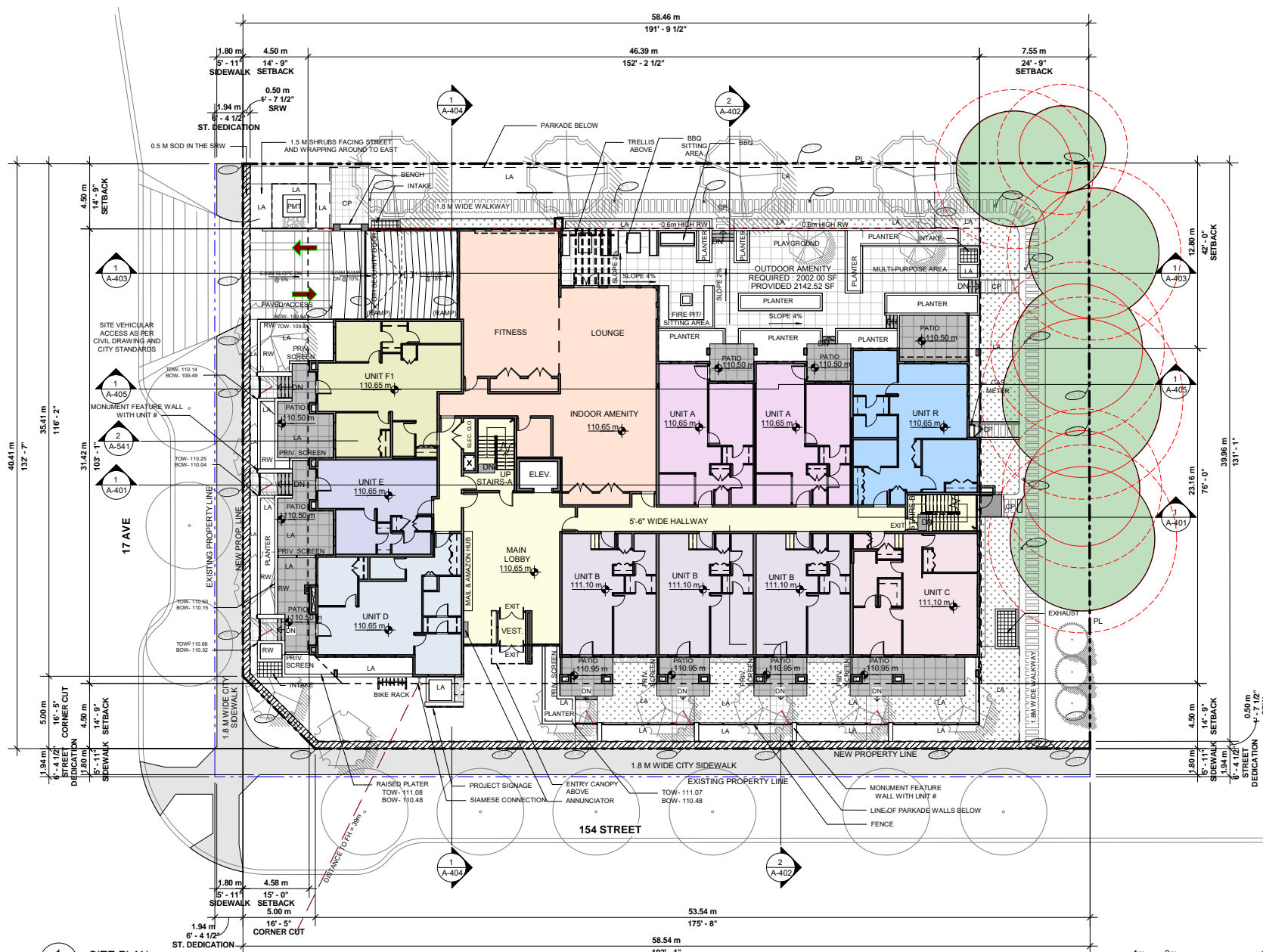
SHEET TITLE:

PROJECT DATA

DRAWING No.

A-002

F



LEGEND:
 LA - REFER TO LANDSCAPE
 PL - PROPERTY LINE
 RW - RETAINING WALL
 CP - CONCRETE PAVEMENT

NOTES:
 - LANDSCAPE DESIGN, PLANTING MATERIALS, PAVERS TYPE, COLOUR CHARACTER, RETAINING WALL FINISHING REFER TO LANDSCAPE DRAWINGS
 - CURB ALIGNMENT AND FINISH GRADING REFER TO CIVIL DRAWINGS.

2021-12-16	F	DP RESUBMISSION
2021-10-18	E	ADP UPDATE, 7921-0018-00
2021-10-14	D	DP REVISION
2021-10-14	C	SUBMISSION TO ADP, 7921-0018-00
2021-06-24	B	DP RESUBMISSION
2021-01-11	A	REZONING & DP APPLICATION



350-10851 SHELLBRIDGE WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 2V9
 T: (604)284-5184 F: (604)284-5131
 info@dfarchitecture.ca

PROJECT:
 PROPOSED MULTI-FAMILY DEVELOPMENT
 1670 / 80 / 90 - 154 STREET,
 SURREY, BRITISH COLUMBIA

CLIENT:
 MANORLANE PROPERTIES
 (SEMIAMMOO) INC.
 #517-6362 FRASER ST.
 VANCOUVER B.C. V5W 0A1

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SCALE:	3/64" = 1'-0"
JOB NO.:	SUR-111
DATE:	JAN 2022

SHEET TITLE:

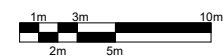
SITE PLAN

DRAWING No.

A-100

F

1 SITE PLAN
 3/64" = 1'-0"



NOTES :



- PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM TO BE PROVIDED ACCORDING TO BYLAW NO. 19108

REVISION	DATE	DESCRIPTION
2021-12-18	F	DP RESUBMISSION
2021-10-18	E	ADP UPDATE - 7521-0018-00
2021-10-14	D	DP REVISION
2021-10-14	C	SUBMISSION TO ADP - 7521-0018-00
2021-09-24	B	DP RESUBMISSION
2021-01-11	A	REZONING & DP APPLICATION



350-10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA, V6X 2W9
T: (604) 276-5154 F: (604) 276-4313
info@dfarchitecture.ca

PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
**1670 / 80 / 90 - 154 STREET,
SURREY, BRITISH COLUMBIA**

CLIENT:
**MANORLANE PROPERTIES
(SEMAHMOO) INC.
#517-6362 FRASER ST,
VANCOUVER B.C. V5W 0A1**

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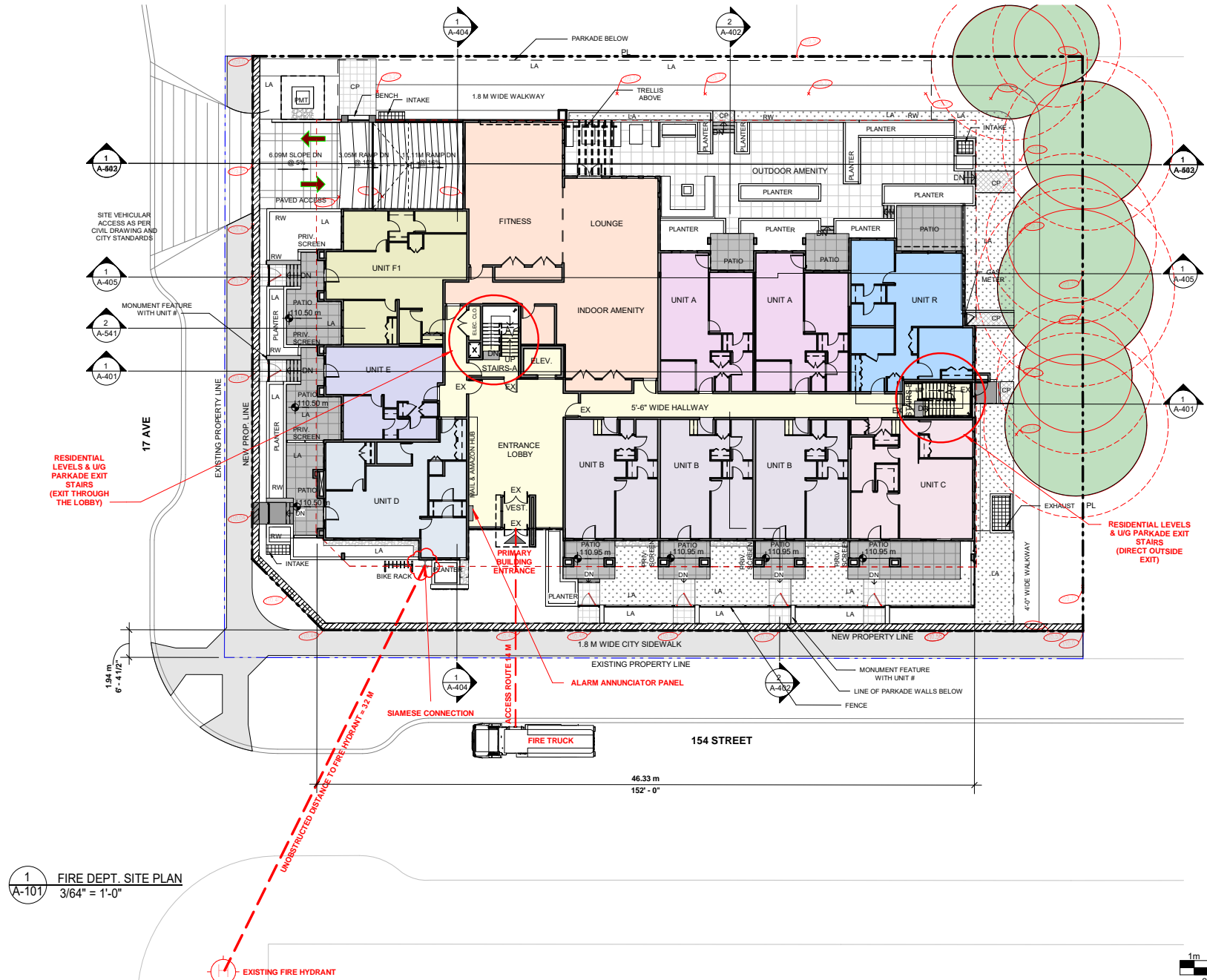
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CHECKED:	YA
SCALE:	3/64" = 1'-0"
JOB NO.:	SUR-111
DATE:	JUN 2022
SHEET TITLE:	

FIRE DEPARTMENT SITE PLAN

DRAWING No.

A-101

F



1 FIRE DEPT. SITE PLAN
A-101 3/64" = 1'-0"

NOTES :

NOTE: CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACES AND 50% OF THE VISITOR PARKING SPACES, AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL OF ELECTRIC VEHICLE CHARGING AS DEFINED BY SAE INTERNATIONAL'S 11772 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME, FOR EACH SUCH PARKING SPACE.

CRITERIA REQUIREMENTS FOR UNDERGROUND PARKING:

- PAINT THE U/G PARKING WALLS & COLUMNS WHITE.
- INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN U/G PARKING AND STAIRWELLS.
- PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

2021-12-16	DP RESUBMISSION
2021-10-18	ADP UPDATE: 7921-0018-00
2021-10-14	DP REVISION
2021-10-14	C SUBMISSION TO ADP: 7921-0018-00
2021-06-24	DP RESUBMISSION
2021-01-11	A REZONING & DP APPLICATION



PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
1670 / 80 / 90 - 154 STREET, SURREY, BRITISH COLUMBIA

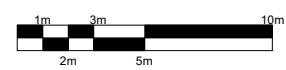
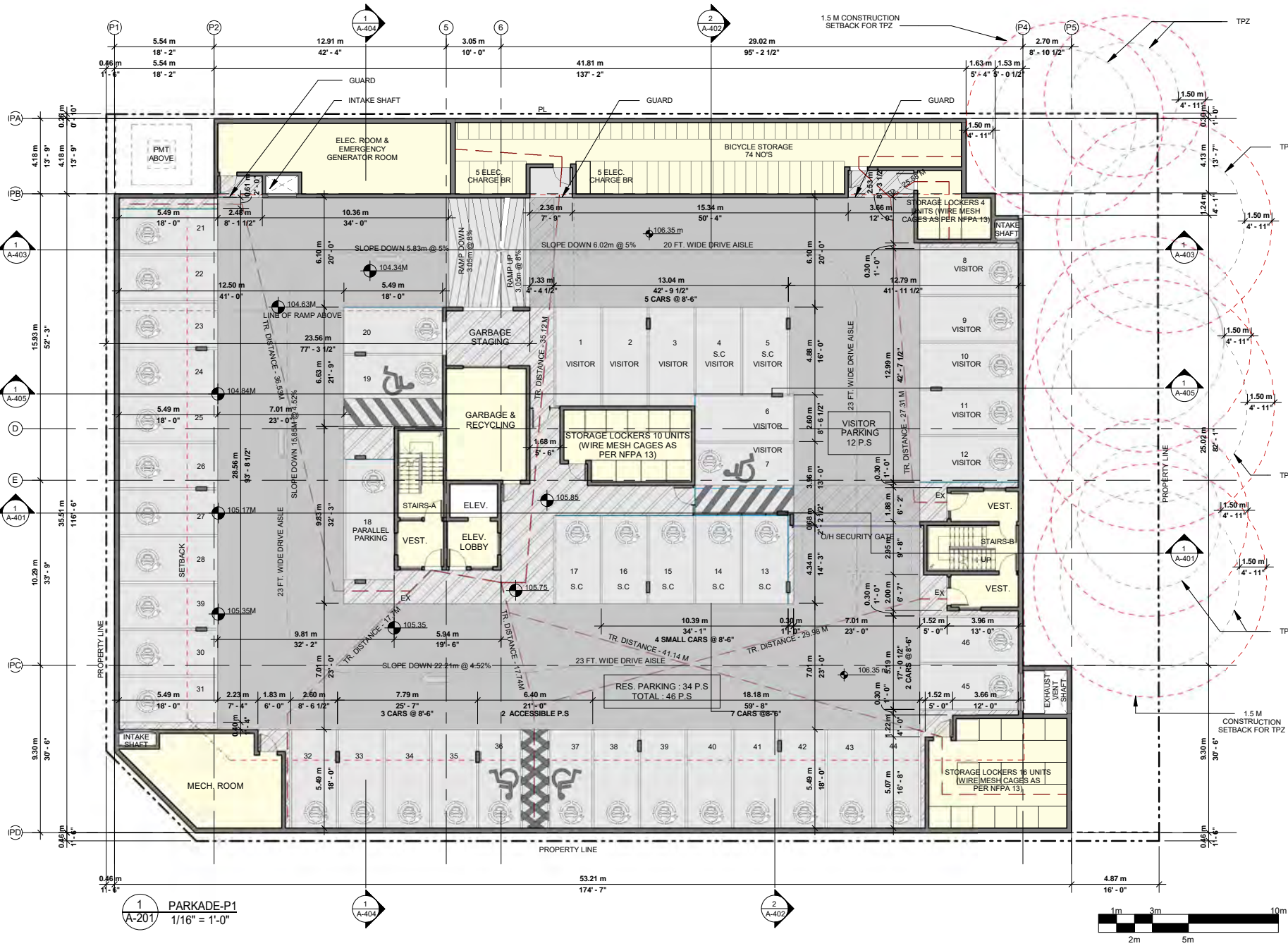
CLIENT:
MANORLANE PROPERTIES (SEMAHMOO) INC.
#517-6362 FRASER ST., VANCOUVER B.C. V5W 0A1

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SCALE:	1/16" = 1'-0"
JOB NO.:	SUR-111
DATE:	JAN 2022
SHEET TITLE:	

PARKADE 1

DRAWING No.
A-201



1
A-201
PARKADE-P1
1/16" = 1'-0"

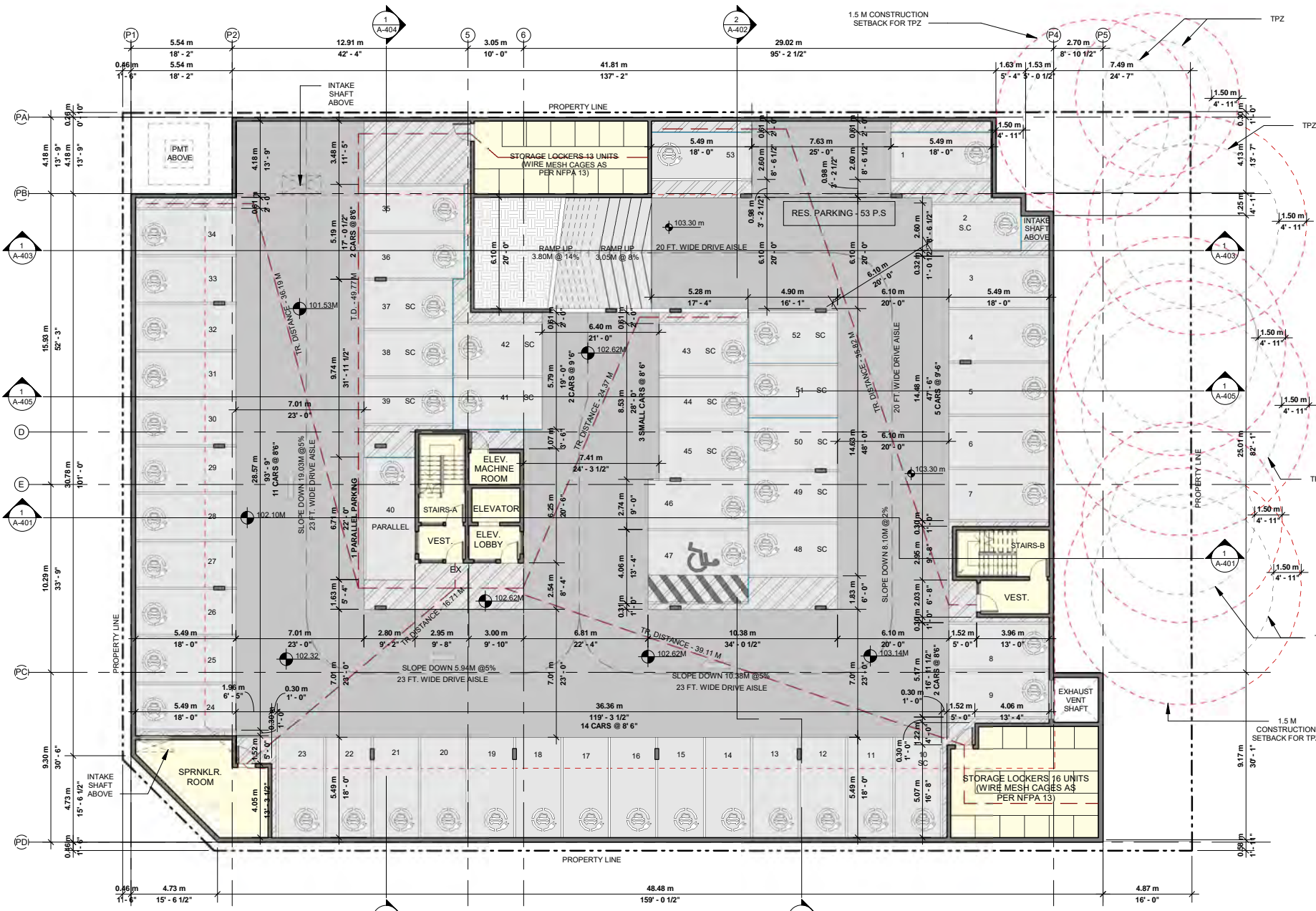
1
A-404

2
A-402

1
A-403

1
A-405

1
A-407



NOTES:

NOTE: CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACES AND 50% OF THE VISITOR PARKING SPACES. AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL OF ELECTRIC VEHICLE CHARGING AS DEFINED BY SAE INTERNATIONAL'S 11772 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME, FOR EACH SUCH PARKING SPACE.

- OPTIONED REQUIREMENTS FOR UNDERGROUND PARKING:
- a) PAINT THE U/G PARKING WALLS & COLUMNS WHITE.
 - b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
 - c) AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN U/G PARKING AND STAIRWELLS.
 - d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE DESIGNED TO PERMIT NATURAL SURVEILLANCE.
 - f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
 - g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

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PROJECT:

PROPOSED MULTI-FAMILY DEVELOPMENT

1670 / 80 / 90 - 154 STREET, SURREY, BRITISH COLUMBIA

CLIENT:

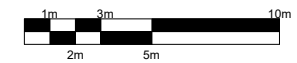
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DATE:	JAN 2022
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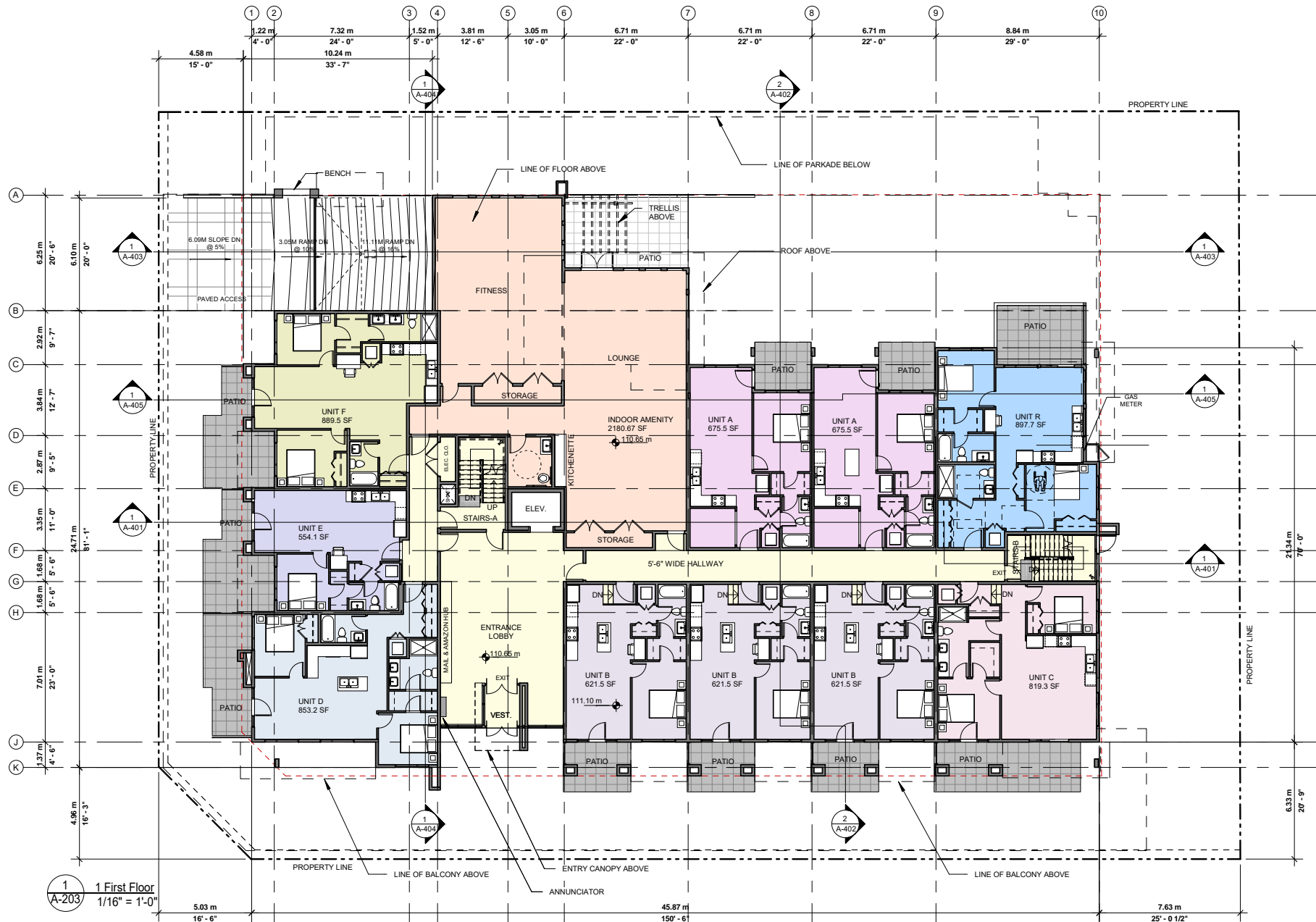
PARKADE 2



1 PARKADE-P2
A-202 1/16" = 1'-0"

1 A-404

2 A-402



2021-12-18	F	DP RESUBMISSION
2021-10-18	E	ADP UPDATE, 7921-0018-00
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350-10851 SHELLBRIDGE WAY
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PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 1670 / 80 / 90 - 154 STREET,
 SURREY, BRITISH COLUMBIA

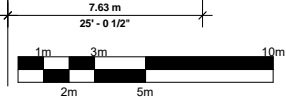
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 (SEMAHMOO) INC.
 #517-6362 FRASER ST,
 VANCOUVER B.C. V5W 0A1**

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SCALE:	1/16" = 1'-0"
JOB NO.:	SUR-111
DATE:	JUN 2022
SHEET TITLE:	

FIRST FLOOR PLAN

DRAWING No.	F
A-203	

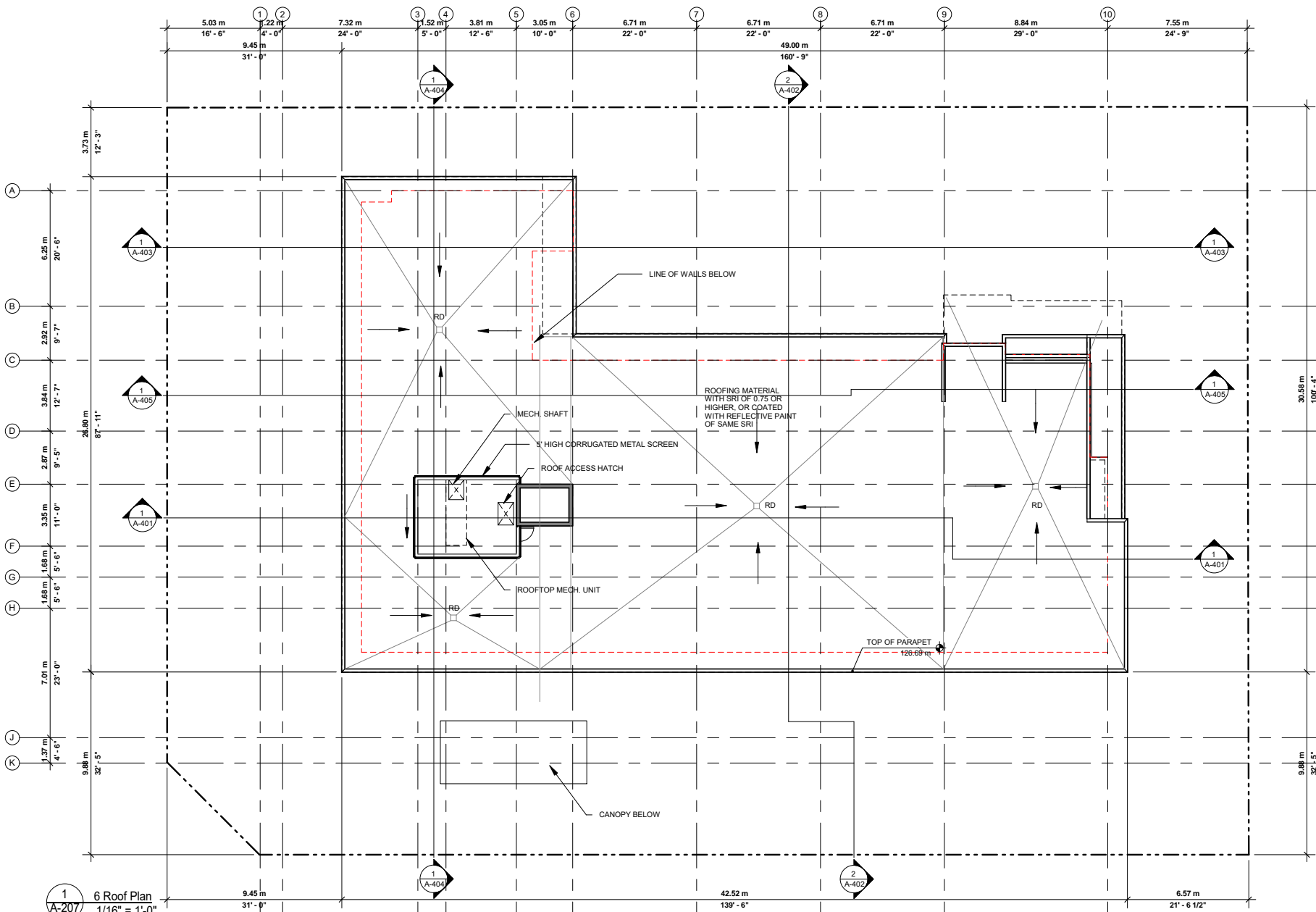


1
 A-203
 1 First Floor
 1/16" = 1'-0"

5.03 m
 16'-6"

45.87 m
 150'-6"

7.63 m
 25'-0 1/2"



REVISION	DATE	DESCRIPTION
2021-12-18	F	DP RESUBMISSION
2021-10-18	E	ADP UPDATE, 7521-0018-00
2021-10-14	D	DP REVISION
2021-10-14	C	SUBMISSION TO ADP, 7521-0018-00
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30.58 m
100'-4"



PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT

1670 / 80 / 90 - 154 STREET, SURREY, BRITISH COLUMBIA

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SCALE:	1/16" = 1'-0"
JOB NO.:	SUR-111
DATE:	JAN 2022

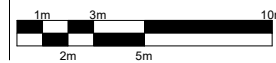
SHEET TITLE:

ROOF PLAN

DRAWING No.

A-207

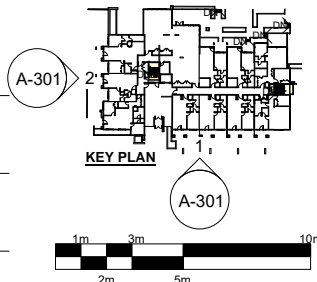
F



1
A-207
6 Roof Plan
1/16" = 1'-0"



1 WEST ELEVATION - ALONG 154 ST.
A-301 1/16" = 1'-0"



2021-12-18	F	DP RESUBMISSION
2021-10-18	E	ADP UPDATE_7921-0018-00
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2021-01-11	A	REZONING & DP APPLICATION



2 NORTH ELEVATION - ALONG 17 AVE.
A-301 1/16" = 1'-0"

SCHEDULE OF FINISHES :-

- 1. BRICK VENEER CLADDING
SPEC-BRIK - CHESAPEAKE BLEND 6" x 4" x 16"
- 2. COLOR : SW 7075 WEB GRAY
 - SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS - COLOR TO MATCH
 - PAINTED VINYL WINDOW & DOOR
 - POWDER COATED ALUMINUM 5'-0" HIGH PRIVACY SCREEN WITH SAFETY GLASS (TINTED)
 - POWDER COATED ALUMINUM GATES
 - POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TINTED) AND OPACI COAT
 - ROOF TOP MECHANICAL UNIT SCREEN
- 3. COLOR : SW 7004 SNOWBOUND
 - SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS - COLOR TO MATCH
- 4. COLOR : BENJAMIN MOORE 492 DUNE GRASS
 - SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS - COLOR TO MATCH
- 5. COLOR : SW 7757 HIGH REFLECTIVE WHITE
 - SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 - FASTENERS & REVEALS - COLOR TO MATCH
 - SOFFITS
 - FASCIA
- 6. CLADDING : ALUMINUM COMPOSITE PLANK AL13
 COLOR : MAPLE
 - ROOF EAVES SOFFIT
 - ENTRANCE CANOPY
- 7. CONCRETE RETAINING WALLS - ARCHITECTURAL FINISH
- 8. GUARD RAIL - TINTED GLASS : OPACI COAT COLOR TO MATCH RAL 180 40 40

PROJECT:

PROPOSED MULTI-FAMILY DEVELOPMENT

1670 / 80 / 90 - 154 STREET, SURREY, BRITISH COLUMBIA

CLIENT:

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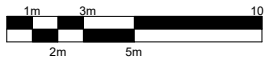
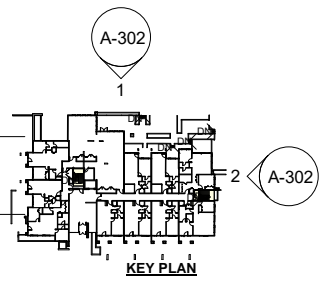
DRAWN:	SB
CHECKED:	YA
SCALE:	As indicated
JOB NO.:	SUR-111
DATE:	JUN 2022

SHEET TITLE:

ELEVATIONS



NOTES :



2021-12-18	F	DP RESUBMISSION
2021-10-18	F	ADP UPDATE - 7521-0018-00
2021-10-14	D	DP REVISION
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PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
 1670 / 80 / 90 - 154 STREET,
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DRAWN:	SB
CHECKED:	YA
SCALE:	As indicated
JOB NO.:	SUR-111
DATE:	JUN 2022

SHEET TITLE:

ELEVATIONS

DRAWING No.	A-302	F
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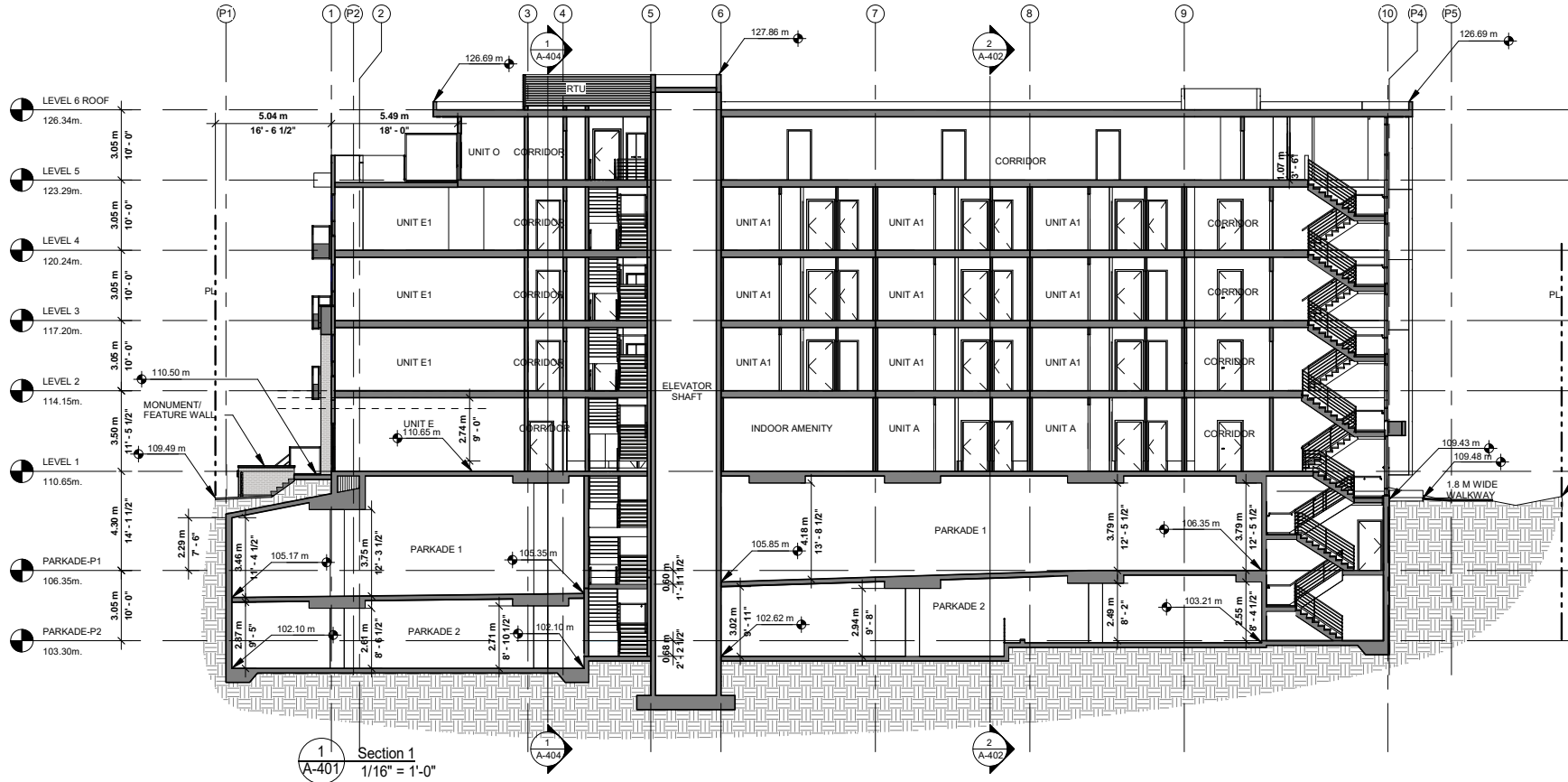
1 EAST ELEVATION
 1/16" = 1'-0"

SCHEDULE OF FINISHES :-

- 1. BRICK VENEER CLADDING
 SPEC-BRIK - CHESAPEAKE BLEND 6" x 4" x 16"
- 2. COLOR : SW 7075 WEB GRAY
 • SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 • FASTENERS & REVEALS - COLOR TO MATCH
 • PAINTED VINYL WINDOW & DOOR
 • POWDER COATED ALUMINUM 5'-0" HIGH PRIVACY SCREEN WITH SAFETY GLASS (TINTED)
 • POWDER COATED ALUMINUM GATES
 • POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TINTED) AND OPACI COAT
 • ROOF TOP MECHANICAL UNIT SCREEN
- 3. COLOR : SW 7004 SNOWBOUND
 • SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 • FASTENERS & REVEALS - COLOR TO MATCH
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 • SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 • FASTENERS & REVEALS - COLOR TO MATCH
- 5. COLOR : SW 7757 HIGH REFLECTIVE WHITE
 • SMOOTH FINISH HARDIE PANEL PAINTED WITH HARDIE REVEAL SYSTEM 2.0
 • FASTENERS & REVEALS - COLOR TO MATCH
 • SOFFITS
 • FASCIA
- 6. CLADDING : ALUMINUM COMPOSITE PLANK AL13
 COLOR: MAPLE
 • ROOF EAVES SOFFIT
 • ENTRANCE CANOPY
- 7. CONCRETE RETAINING WALLS - ARCHITECTURAL FINISH
- 8. GUARD RAIL - TINTED GLASS - OPACI COAT COLOR TO MATCH RAL 180 40 40

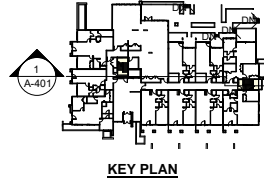


2 SOUTH ELEVATION
 1/16" = 1'-0"



1 Section 1
A-401 1/16" = 1'-0"

2 Section 2
A-402



2021-12-18	F	DP RESUBMISSION
2021-10-18	E	ADP UPDATE_7521-0018-00
2021-10-14	D	DP REVISION
2021-10-14	C	SUBMISSION TO ADP_7521-0018-00
2021-06-28	DP	RESUBMISSION
2021-01-11	A	REZONING & DP APPLICATION



PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
1670 / 80 / 90 - 154 STREET,
SURREY, BRITISH COLUMBIA

CLIENT:
MANORLANE PROPERTIES (SEMAHMOO) INC.
#517-6362 FRASER ST.
VANCOUVER B.C. V5W 0A1

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CHECKED:	YA
SCALE:	As indicated
JOB NO.:	SUR-111
DATE:	JUN 2022

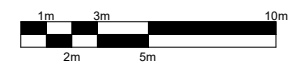
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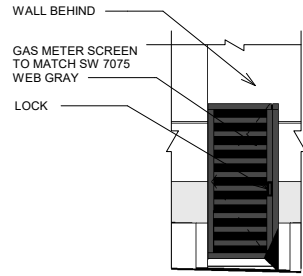
SECTION 1

DRAWING No.

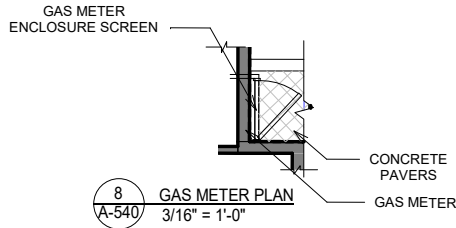
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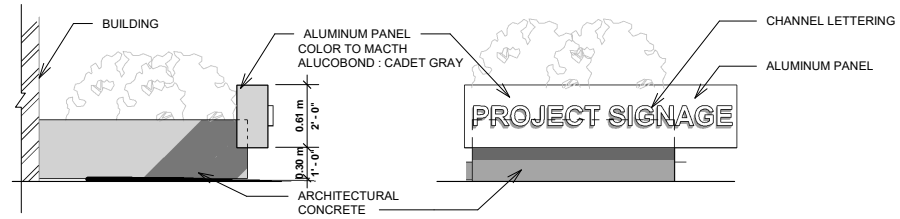




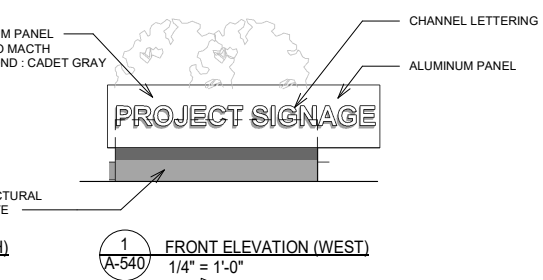
6 SCREEN ELEVATION
A-540 3/16" = 1'-0"



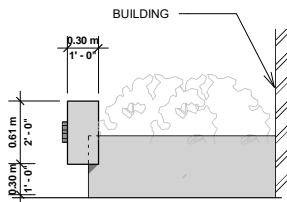
8 GAS METER PLAN
A-540 3/16" = 1'-0"



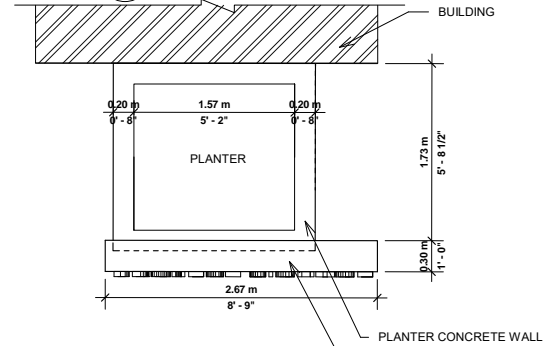
4 LEFT ELEVATION (NORTH)
A-540 1/4" = 1'-0"



1 FRONT ELEVATION (WEST)
A-540 1/4" = 1'-0"



3 RIGHT ELEVATION (SOUTH)
A-540 1/4" = 1'-0"



2 SIGNAGE PLAN
A-540 1/4" = 1'-0"



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2021-10-18	E	ADP UPDATE: 7921-0018-00
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2021-06-24	B	DP RESUBMISSION
2021-01-11	A	REZONING & DP APPLICATION



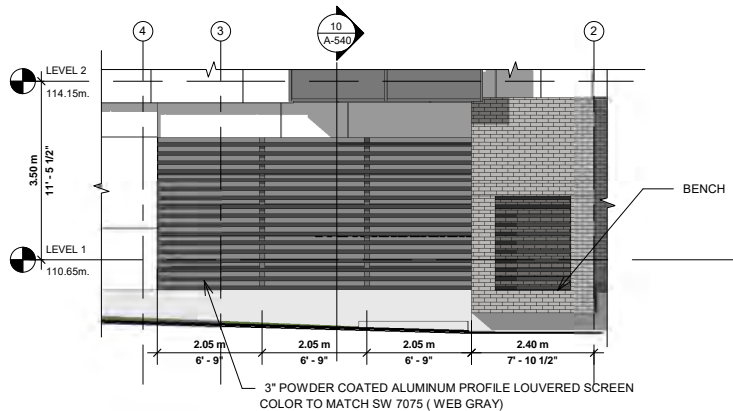
PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
1670 / 80 / 90 - 154 STREET, SURREY, BRITISH COLUMBIA

CLIENT:
MANORLANE PROPERTIES (SEMAHMOO) INC.
#517-6362 FRASER ST, VANCOUVER B.C. V5W 0A1

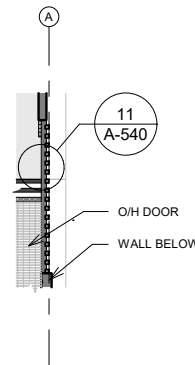
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SHEET TITLE:	

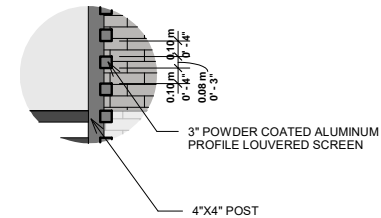
DETAILS



9 RAMP & ROOF TOP SCREEN (EAST ELEVATION)
A-540 1/8" = 1'-0"

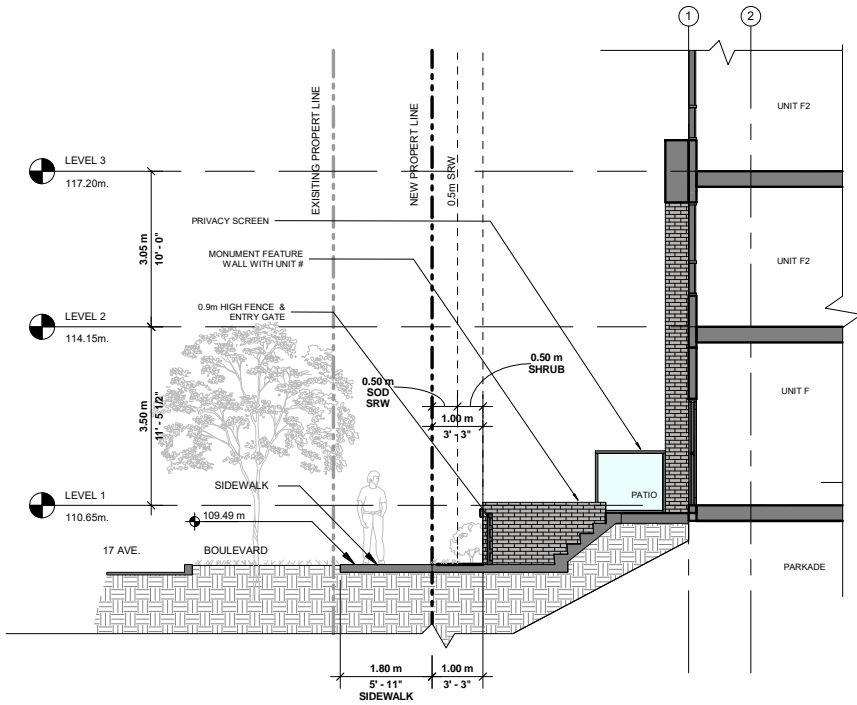


10 Section 10
A-540 1/8" = 1'-0"

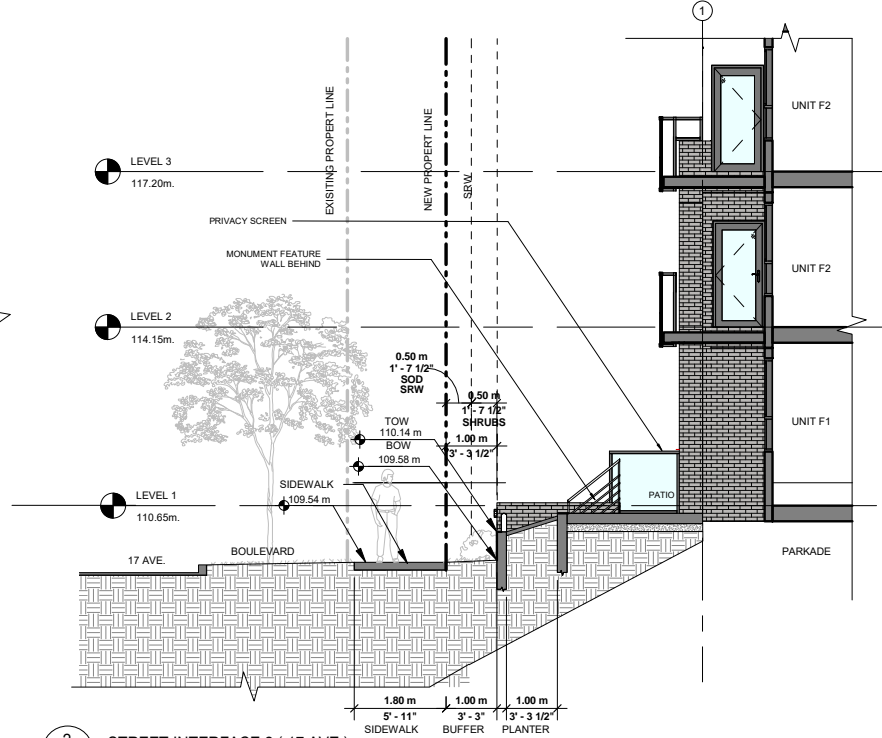


11 Section 10 - Callout 1
A-540 3/8" = 1'-0"

DRAWING No.	F
A-540	



1 STREET INTERFACE (ENTRY ALONG 17 AVE.)
1/8" = 1'-0"



2 STREET INTERFACE 2 (17 AVE.)
1/8" = 1'-0"

2021-12-18	F	DP RESUBMISSION
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350-10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA, V6X 2W5
T: (604)286-5154 F: (604)284-5131
info@dfarchitecture.ca

PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT**

**1670 / 80 / 90 - 154 STREET,
SURREY, BRITISH COLUMBIA**

CLIENT:
**MANORLANE PROPERTIES
(SEMAHMOO) INC.
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JOB NO.:	SUR-111
DATE:	JUN 2022

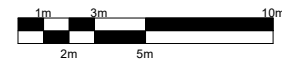
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DETAILS

DRAWING No.

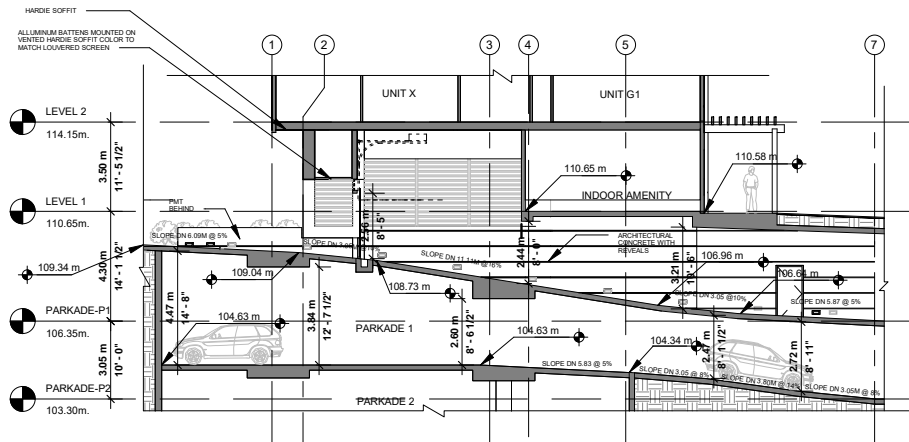
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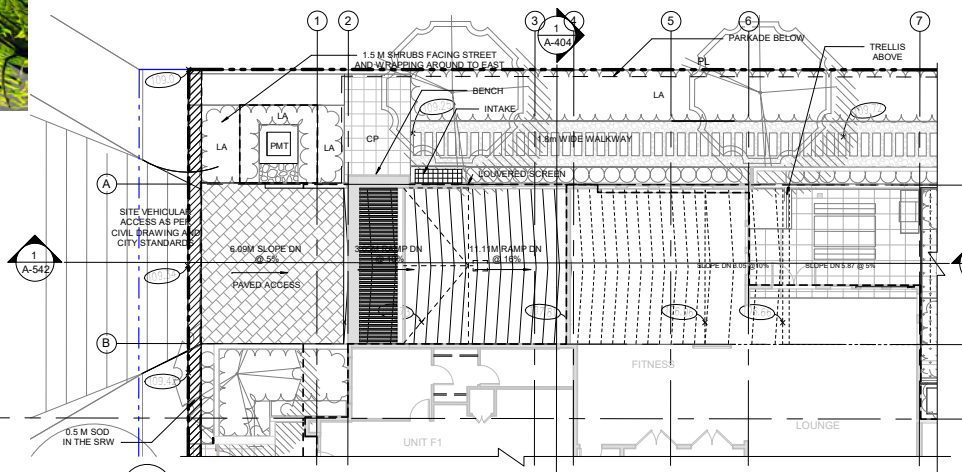




ENTRANCE PERSPECTIVE VIEW



1 RAMP WALL DETAIL (NEW)
1/16" = 1'-0"



2 PARKADE RAMP PLAN
1/16" = 1'-0"

2021-12-16	F	DP RESUBMISSION
2021-10-18	E	ADP UPDATE: 7521-0018-00
2021-10-14	D	DP REVISION
2021-10-14	C	SUBMISSION TO ADP: 7521-0018-00
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PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
1670 / 80 / 90 - 154 STREET,
SURREY, BRITISH COLUMBIA

CLIENT:
MANORLANE PROPERTIES (SEMAHMOO) INC.
#517-6362 FRASER ST,
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DRAWN:	SB
CHECKED:	YA
SCALE:	1/16" = 1'-0"
JOB NO.:	SUR-111
DATE:	JUN 2022
SHEET TITLE:	

PARKADE WALL

DRAWING No.	F
A-542	





TIMBER STEPPING LOGS



LANDSCAPE FORMS TRAPEZOID BENCH



LANDSCAPE FORMS HARVEST TABLE



TIMBER CUBES FOR CLIMBING/SITTING



MUSICAL FLOWERS BY PLAYCORE - FWR-SRP

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3		ACER CAPILLIPES	STRIPED BARK MAPLE	5CM CAL:88B
4		GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	8CM CAL: 1.8M STD: 88B
3		MAGNOLIA KOBIUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	8CM CAL: 1.8M STD: 88B
3		PICEA OMORICA 'BRUNIS'	BRUNIS SERBIAN SPRUCE	3M HT: 88B
10		STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL: 1.5M STD: 88B
45		BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	45 POT: 40CM
45		CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	45 POT: 30CM
24		MOLINA LATECOSA 'SASHI'	MOUNTAIN LAUREL	45 POT: 30CM
52		NANDINA DOMESTICA	HEAVENLY BAMBOO	45 POT: 60CM
3		PHILADELPHUS LEWISII	HEAVENLY BAMBOO	45 POT: 60CM
5		FREYSIA JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	45 POT: 60CM
47		RHOODODENDRON 'LEMS CAPEO'	RHOODODENDRON; APRICOT; E. MAY	45 POT: 60CM
18		ROSA 'WANSKY'	CARPET ROSE; YELLOW	45 POT: 40CM
61		SPIRAEA X BIMALDA 'GOLDMOUND'	DWARF SPIREA	45 POT: 40CM
106		TAXUS X MEDIA 'HICKSY'	HICKS YEW	1.2M 88B
9		VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	45 POT: 50CM
116		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	45 POT
48		CAREX 'ICE DANCE'	FROSTED SEDGE	45 POT
41		HAKONECHLOA MACROD	JAPANESE FOREST GRASS	45 POT
32		BERGENIA CADIFOLIA	HEARTLEAF BERGENIA; ROSS PINK	15CM POT
32		SEDUM TELEPHIUM 'MOIRCHEN'	ALUTUM STONECROP	15CM POT
241		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	45 POT: 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CINA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINITION OF MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011, f. 604 294-0022

SCALE: 1:150

NO. DATE REVISION DESCRIPTION DR.

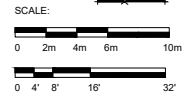
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6	22 OCT 20	NEW SITE PLAN (CITY COMMENTS)	DR
5	22 JUN 21	NEW SITE PLAN	DR
4	25 MAY 20	NEW SITE PLAN	DR
3	21 MAY 19	NEW SITE PLAN	DR
2	22 JAN 19	SCOTTING PLAN	DR
1	21 JAN 19	NEW SITE PLAN	DR

PROJECT:
MULTI-FAMILY DEVELOPMENT
1670, 1680, 1690 - 154TH STREET
SURREY, B.C.



MANOR PROPERTIES (SEMIHMOO) INC
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 20.12.23 DRAWING NUMBER:
SCALE: 1:150
DRAWN: JR
DESIGN:
CHKD: PC OF 5



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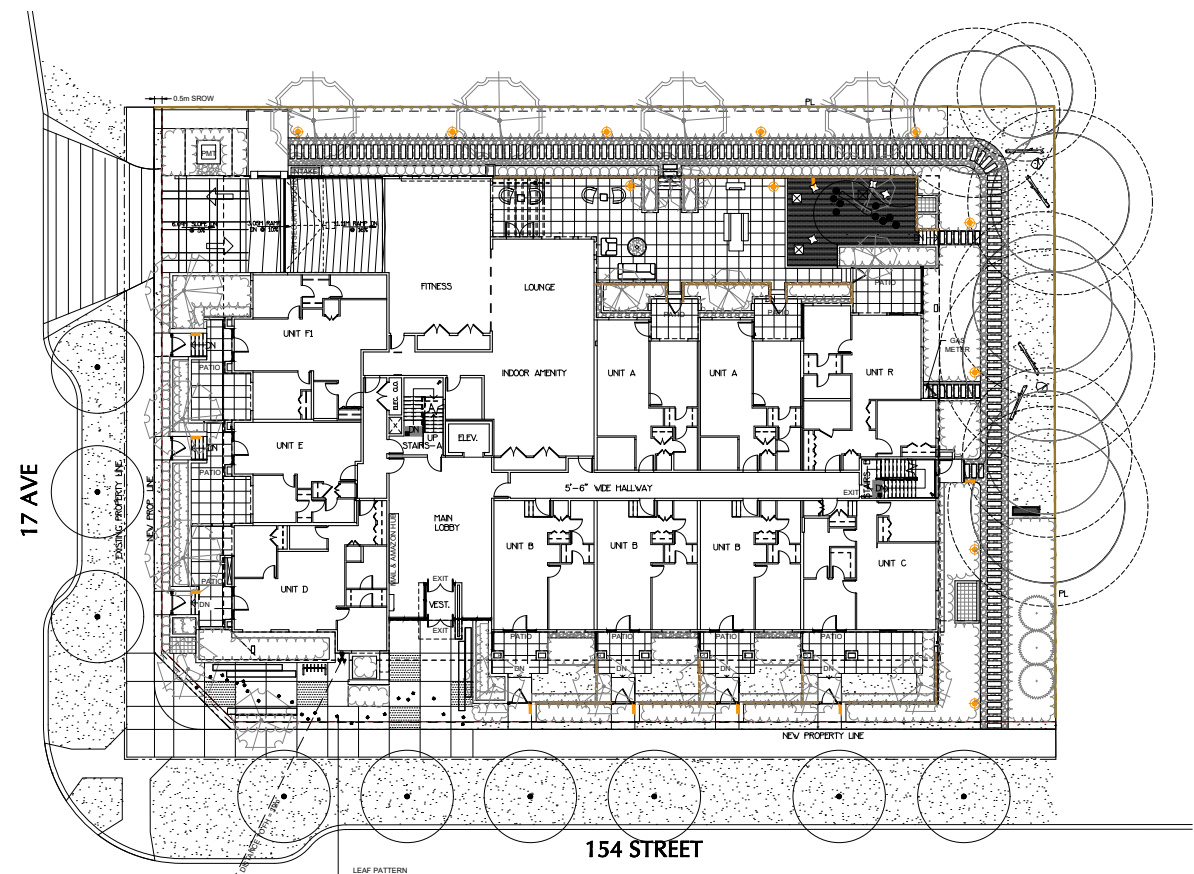
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SYMBOL	STYLE
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	FLUSH MOUNT STEP LIGHT



HADC0-DE30 ALUMINUM BOLLARD



RBB2 STEP LIGHT

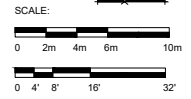


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2	21 JAN 21	SCOTTING PLAN	DR
3	21 JAN 21	NEW SITE PLAN	DR
4	25 MAY 23	NEW SITE PLAN	DR
5	21 JUN 23	NEW SITE PLAN	DR
6	21 JUN 23	NEW SITE PLAN COMMENTS	DR
7	21 DEC 23	ADP COMMENTS	DR

CLIENT:

PROJECT:
MULTI-FAMILY DEVELOPMENT
1670, 1680, 1690 - 154TH STREET
SURREY, B.C.
MANOR PROPERTIES (SEMIAHMOO) INC
DRAWING TITLE:

LIGHTING PLAN
DATE: 20.12.23 DRAWING NUMBER:
SCALE: 1:150
DRAWN:
DESIGN:
CHKD: PC OF 5



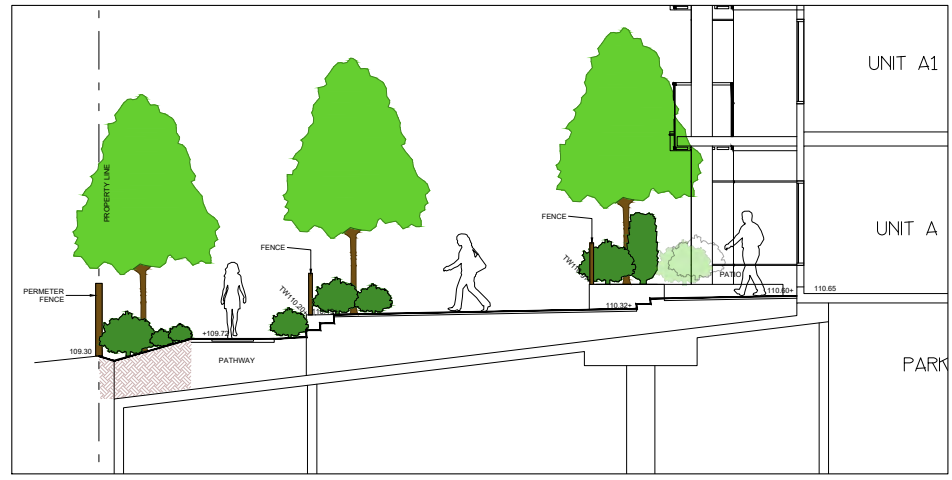
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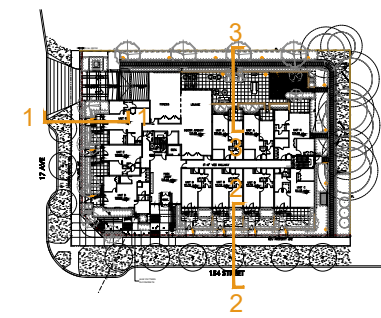
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 1:50



2 154TH STREET SECTION
 1:50



3 AMENITY AREA - EAST PL
 1:50



NO.	DATE	REVISION DESCRIPTION	DR.
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6	22 OCT 20	NEW SITE PLAN (CITY COMMENTS)	DR
5	22 JUN 21	NEW SITE PLAN	DR
4	25 MAY 20	NEW SITE PLAN	DR
3	21 MAY 17	NEW SITE PLAN	DR
2	22 JAN 17	SCHEMATIC PLAN	DR
1	21 JAN 15	NEW SITE PLAN	DR

CLIENT:

PROJECT:
MULTI-FAMILY DEVELOPMENT
 1670, 1680, 1690 - 154TH STREET
 SURREY, B.C.
 MANOR PROPERTIES (SEMIAHMOO) INC
 DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 20.12.23 DRAWING NUMBER:
 SCALE: AS SHOWN
 DRAWN:
 DESIGN:
 CHKD: PC OF 5

L4

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

FROM: **Development Services Manager, Engineering Department**

DATE: **January 27, 2022** PROJECT FILE: **7821-0018-00**

RE: **Engineering Requirements
Location: 1670 154 Street**

OCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment and the proposed Development Permit except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 154 Street.
- Dedicate 1.942 m on 17 Avenue.
- Dedicate 5.0 m x 5.0 m corner cut at 154 Street and 17 Avenue intersection.
- Register 0.5 m Statutory Right-of-Way along 154 Street and 17 Avenue frontages.

Works and Services

- Construct east side of 154 Street to Collector standard.
- Construct south side of 17 Avenue to Collector standard.
- Provide a storm drainage system analysis (SWCP) of the local downstream system and resolve any downstream system capacity constraints as required.
- Construct storm sewer on 17 Avenue.
- Provide onsite stormwater mitigation as required in the NCP and associated ISMP's.
- Construct a new 250mm main on 17 Avenue.
- Upgrade the existing sanitary sewers on 17 Avenue and 154 Street to 250mm diameter sewers, as required in the NCP.
- Resolve downstream sanitary pipe capacity constraints on 156 Street: 17 Ave and 18 Ave.
- Provide adequately-sized drainage, water and sanitary service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
IK1

Appendix III



January 25, 2022

Planning

School Enrolment Projections and Planning Update:

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

Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriot Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0018 00

SUMMARY

The proposed 62 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	10
Secondary Students:	9

September 2021 Enrolment/School Capacity

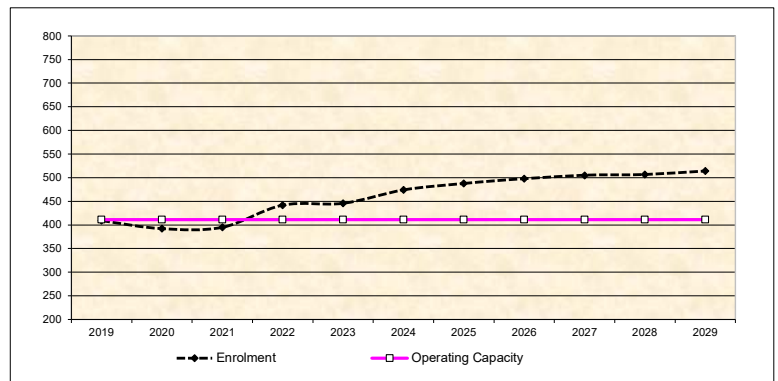
Jessie Lee Elementary	
Enrolment (K/1-7):	57 K + 338
Operating Capacity (K/1-7)	38 K + 373
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

Projected population of school-age children for this development:	25
---	----

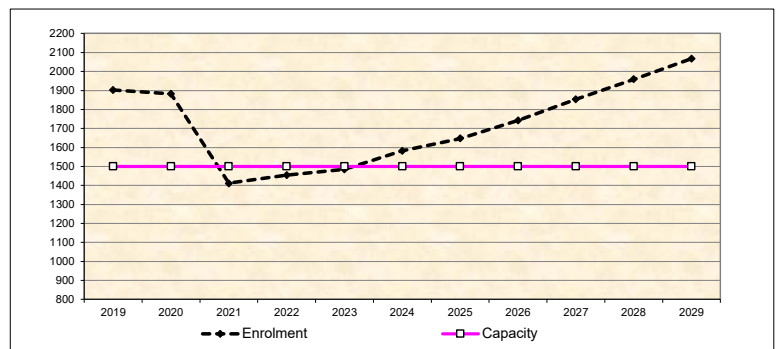
Population: The projected population of children aged 0-19 Impacted by the development.

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

Jessie Lee Elementary



Earl Marriott Secondary



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

Tree Preservation Summary

Surrey Project No: 18-0115-00


Address: 1670, 1680, 1690-154 Street

Registered Arborist: Tim Vandenberg #PN-8565A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = <u>36</u>	37
Replacement Trees Proposed	22
Replacement Trees in Deficit	15
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: January 26, 2022
--	------------------------



RESPONSE TO THE ADP COMMENTS AND RECOMMENDATIONS

Key Considerations

- Commend the retention of trees onsite.
 - Consider refining the exterior elevations, form, materials and colors.
- The exterior elevations have been refined, some architectural elements have been eliminated and building form simplified. Only three types of the exterior finishing materials have been proposed: brick veneer for the ground floor and porches, Hardie board for the walls and balcony soffits, and Fastplank System aluminum panels for the roof soffits and entry canopies.
- Consider reworking the corner plaza and Unit D2 to provide more privacy for the unit.
- Triple glazed windows have been proposed for Unit D2 fenestration facing 154th Street. The landscape solution for the proposed plaza will be provided by the Landscape architect office.
- Recommend lowering the south wing of the building and having an exception to the patio requirement for the extended grade change to keep the hallway level.
- The building height cannot be lowered due to the OCP requirements. The ground level hallways have been leveled by providing internal steps in the units 'B' and 'C'.
- Recommend reducing the amount of amenity floor area dedicated to circulation.
- Indoor amenity space has been redesigned; floor area dedicated to circulation reduced.
- Encourage rethinking the relationship of the play area to its adjacent uses.
- Revised schematic design of the outdoor amenity has been proposed. Final design of this area will be addressed by the Landscape architect.
- Engage with the energy modeller to ensure the design development is informed by energy modelling.
- Engagement of the energy consultants is in progress.
- Recommend a minimum of 5% accessible or adaptable units.
- Provided 6% of adaptable units.

Site

- Suggest reducing the slab height change between outdoor and indoor

amenity.

- The slab height change between outdoor and indoor amenity is standard ½” in accordance with accessibility requirements.
 - Recommend keeping the main lobby elevator level with the elevator.
- Elevator lobby has been lowered to the main lobby level.

Form and Character

- Suggest that the building form requires simplification – reduce unnecessary elements and number of materials; consider detailing.
- Building form has been simplified, number of architectural elements have been eliminated. Only three types of the exterior finishing materials have been proposed: brick, Hardie board and Fastplank System aluminum panels. All connections and joint details between the materials are standard for the industry.
 - Recommend reducing or refinement of the balcony edges.
- Balcony edges have been refined. Number of types has been reduced to two types.
 - Suggest that the columns can be thinner to keep the horizontality stronger.
- Round columns have been replaced with rectangular to provide slimmer proportions and simplify the structure.
 - Consider the three-storey datum of existing context.
- According to NCP four-storey buildings with fifth floor stepping back by 5 m are allowed for construction in this area. Considering that the multi-family residential buildings in the neighbourhood are of three and four-storey in height, the proposed four-storey building with recessed by 6m fifth floor will be coherent with scale and character of the existing neighbourhood.
 - Encourage working with City staff to see what can be achieved with the vertical separation requirements along 154 Street.
- The design team has been working in very effective collaboration with the City Planning Department from the very beginning of the project. The vertical separation requirements along 154 Street have been discussed accordingly.
 - Recommend a solution to bring the building down to decrease the severity towards the eastern edge.
- The issue has been addressed by reducing the projection of the south portion of the building towards east.
 - Review the relationship of the vehicle entry bay and the bay above.

- Shape of the building projection above the vehicular access has been modified to match the entry bay. Unit 'X' has been redesigned.
 - Review changes in building form to increase light into the amenity area.
- Building form has been modified, projection of the south portion of the building towards east has been reduced.

Landscape

- Consider more seating spaces in the plaza to make it more interactive.
- Additional seating areas have been provided to allow for large group interaction or smaller group use.
 - Consider providing a rooftop outdoor amenity space.
- The roof top outdoor amenity is more costly and not as practical as the ground level amenity due to its easier accessibility, functionality, and maintenance.
 - Consider providing access from Unit A patios to the outdoor amenity space.
- Access points have been provided.
 - Suggest that the fire bowl and social seating areas could benefit from additional privacy.
- Fire bowl seating has been relocated away from the play area snuggled adjacent to the indoor amenity area.
 - Consider removing the second set of stairs from the outdoor amenity area to create more functional space.
- 2nd set of steps have been removed.

CPTED

- Appreciate the volume of windows in parking vestibule.

Sustainability

- Consider future climate files for energy and thermal comfort modelling to ensure livability in the future.
- Will be addressed in coordination with energy consultants at post-Council. If the

modelling will result in building character changes, the DP amendment may be required.

- Consider daylighting the central stairwell and provide other measures to make that stairwell attractive for residents to take the stairs.
- Proposed location of the stairwell is very common and practically standard for L-shaped buildings. Considering tightness of the site due to dedication of substantial area of the property to the retention of the trees at the south of the property, shifting stairwell towards exterior wall or provision of a deep recess with windows will significantly reduce salable area and negatively impact feasibility of the project.
 - Consider mechanical cooling and electrification of heating and cooling systems.
- Will be coordinated with electrical and mechanical engineers and addressed at BP stage of the project.
 - Consider using LED lighting throughout.
- Will be coordinated with electrical engineer and addressed at BP stage of the project.
 - Recommend providing designated bicycle access to the parkade and bicycle lockers.
- The buildable site area has been significantly reduced to provide space for the existing trees retention. Introduction of the designated bicycle ramp or bike elevator will result in more reduction of the area available for the residential units, substantial complication of building functionality and increase of the construction cost, which could negatively impact the feasibility for this type of development on such a small lot in the area of the city which is not Downtown.

Accessibility

- Recommend the elevators be flush to the entrance.
- Elevator entry provided at the same level as the building entrance and main lobby.
 - Recommend audible floor call-outs, braille and tactile buttons and hand rails be installed in elevators.
- Will be coordinated with elevator manufacturer and addressed at the BP phase of the project.
 - Consider installation of visual fire alarms.
- Will be coordinated with electrical engineer and manufacturer of the device and addressed at the BP phase of the project.
 - Consider an accessible fitness package and washrooms for amenity spaces.

- The accessible unisex washroom is shown on the amenity plan. Type and installation of the equipment will be subject for the BP phase of the project.
 - Consider accessible fitness equipment.
- Type and installation of the accessible fitness equipment will be subject for the BP phase of the project.
 - Recommend an accessible harvest table for the courtyard.
- Will be addressed by Landscape Architect.
 - Consider wave or motion activated door-sensors.
- Will be addressed at the BP phase of the project in coordination with manufacturers and suppliers.
 - Recommend flush floor to access all balconies.
- Noted and will be addressed at the BP phase of the project in coordination with structural engineer.
 - Recommend that the accessible stalls be assigned to adaptable units.
- Noted and will be addressed at the Occupancy Permit phase of the project.
 - Recommend increasing the accessible parking stalls to at least four.
- Required number of the accessible parking stalls has been provided.
 - Consider automatic door openers for bicyclists.
- Noted and will be addressed at the BP phase of the project in coordination with electrical engineer.

Appendix VI

