

PROPOSAL:

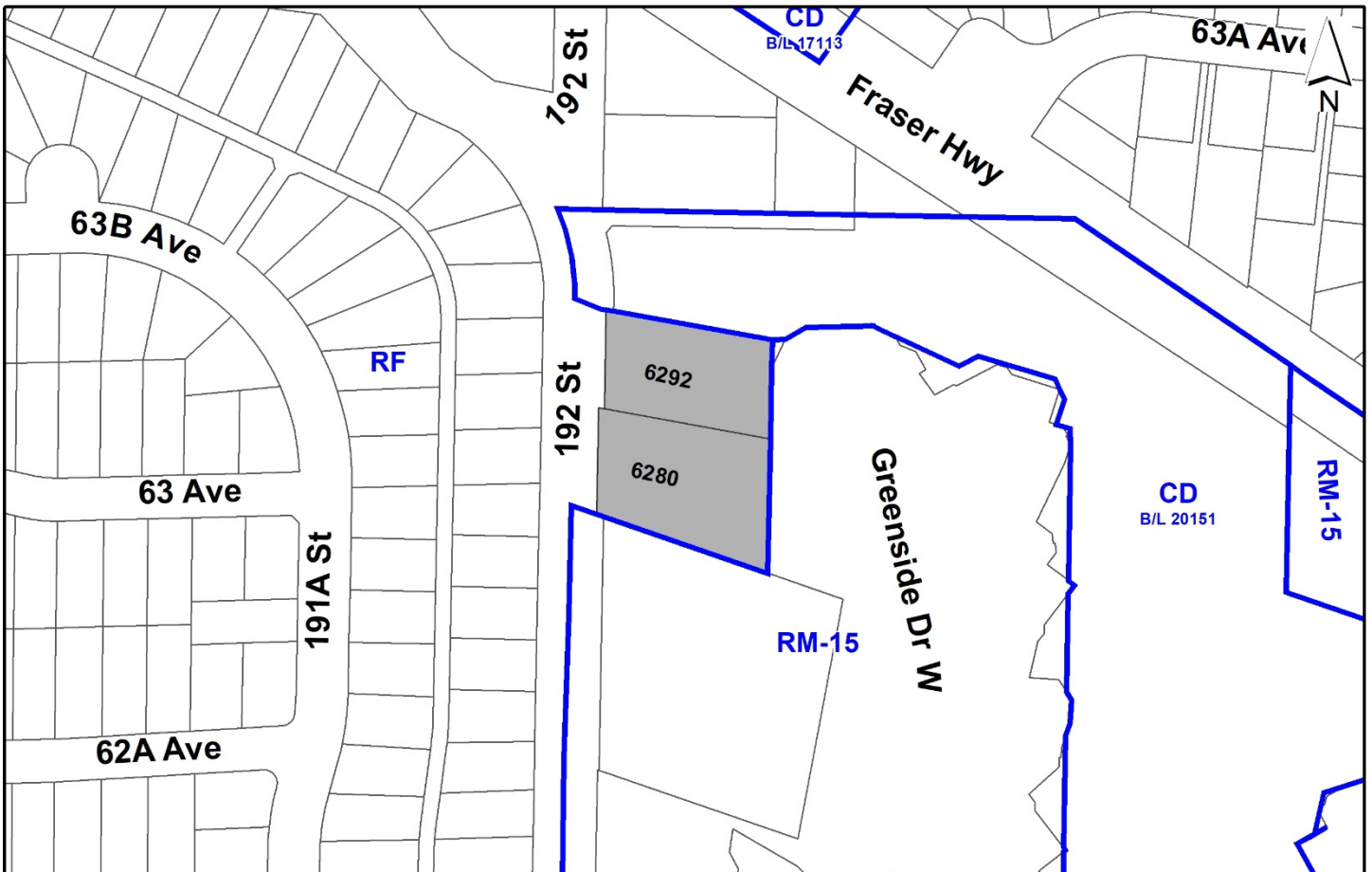
- **OCP Amendment** from Urban to Multiple Residential
- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of a 6-storey apartment building with approximately 157 dwelling units and underground parking on a consolidated site.

LOCATION: 6280 – 192 Street
 6292 – 192 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from “Urban” to “Multiple Residential” and a text amendment to increase the maximum density permitted in the Multiple Residential designation.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the OCP from “Urban” to “Multiple Residential” and proposed text amendment to the OCP is required to achieve the proposed 6-storey apartment building at a density higher than that currently permitted in the Multiple Residential designation. The OCP Amendment is considered to have merit given the proximity of the subject site to transit service along Fraser Highway (a Frequent Transit Network [FTN]) as well as a future SkyTrain station located at the intersection of 190 Street and Fraser Highway.
- The subject site is located within 150 metres of an existing bus stop and 660 metres of a future SkyTrain station. As such, the proposed density and built form are appropriate for a “Multiple Residential” re-designated site. In addition, the proposal supports the goal of achieving higher density development along transit corridors.
- The proposed apartment building is attractive, well-designed and utilizes high-quality, natural materials as well as contemporary lines. The applicant is proposing reduced building setbacks that benefit the streetscape by providing connectivity to the street. Appropriate landscaping is provided along the street frontage which helps to promote a pedestrian friendly environment and positive urban experience between the proposed building and public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Amendment Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential"; and
 - (b) amend Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the subject site to permit a density of up to 2.40 FAR (net density calculation)and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the 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)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0012-00 for Form and Character, generally in accordance with the attached drawings (Appendix II).
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) the applicant is required to dedicate, as road and without compensation, the gazetted road which consists of the westerly 10.058 metres of 192 Street and extends from the north end of 6140 – 192 Street to Fraser Highway;
 - (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;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant parcel and single family residential dwelling	Urban	RF
North:	<p>Vacant portion of parent parcel currently under application for rezoning and subdivision from one lot into three lots (7924-0006-00). The application was granted Third Reading by Council on February 26, 2024.</p> <p>Staff are also processing a Detailed DP application for three 5-storey apartment buildings (7922-0047-00). This application is currently pre-Council.</p>	Multiple Residential	CD (Bylaw No. 20151)
East:	Multi-family residential (Greenside Estates)	Urban	RM-15
South:	Multi-family residential	Urban	RM-15
West (Across 192 Street):	Single family residential	Urban	RF

Context & Background

- The subject properties are approximately 0.55 hectare in total area and located on the east side of 192 Street, just south of Fraser Highway.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)". One property is currently vacant while the other is occupied by a single-family residential dwelling.

- The site is highly sloped from northwest to southeast which results in a roughly 12 metre grade difference across the subject properties. In response, the applicant has attempted to address the grade change by stepping the building while providing an appropriate interface with adjacent land-uses.
- Council previously granted Third Reading to Development Application No. 7918-0253-00 on the subject site which involved an OCP Amendment from “Urban” to “Multiple Residential”, Rezoning from “Single Family Residential Zone (RF)” to “Multiple Residential 30 Zone (RM-30)”, consolidation of two lots into one lot and a Development Permit to allow for a 39-unit stacked townhouse development. The application was subsequently closed with submission of the current application (No. 7923-0012-00) for a 6-storey apartment building with underground parking.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey residential building consisting of 157 dwelling units with underground parking on a consolidated site, the applicant proposes the following:
 - OCP Amendment from “Urban” to “Multiple Residential”;
 - OCP Text Amendment to allow a higher density of 2.40 FAR in the Multiple Residential designation for the site;
 - Rezoning from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based on the “Multiple Residential 70 Zone [RM-70]”);
 - Development Permit for Form and Character; and
 - Subdivision/consolidation from two (2) lots into one (1) lot.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	5,511.41 sq. m.
Road Dedication:	311.24 sq. m.
Undevelopable Area:	N/A
Net Site Area:	5,200.17 sq. m.
Number of Lots:	2 (existing) 1 (proposed)
Building Height:	23 m.
Unit Density:	N/A
Floor Area Ratio (FAR):	2.22 (Gross)/2.36 (Net)
Floor Area	
Residential:	12,247.1 sq. m.
Commercial:	N/A
Total:	12,247.1 sq. m.
Residential Units:	
1-Bedroom:	11 dwelling units
1-Bedroom plus den:	70 dwelling units

	Proposed
2-Bedroom:	55 dwelling units
2-Bedroom plus den:	6 dwelling units
3-Bedroom:	15 dwelling units
Total:	157 dwelling units

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: The School District has advised that there will be approximately 24 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

14 Elementary students at Latimer Road Elementary School
6 Secondary students at Clayton Heights Secondary School

(Appendix IV)

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 Summer, 2026.

Parks, Recreation & Culture:

No concerns.

The closest active park is East View Park with amenities that include walking paths and a playground. It is located roughly 1,000 metre walking distance from the subject site. The closest park with natural area is 69M – Greenbelt which is 750 metres walking distance from the proposed development.

Building Division:

No concerns.

Surrey Fire Department:

Surrey Fire Service (SFS) comments are pending. The applicant will be required to address any SFS requirements prior to final approval.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be required to provide the following road frontage improvements to support the subject proposal:

- Dedication of 192 Street to the City's arterial road standard; and
- Construction of a new sidewalk along the east side of 192 Street.

Traffic Impacts

- The subject proposal is anticipated to generate approximately one vehicle trip per minute in the peak hour, based on industry standard rates. The proposal is below the City's threshold for requiring a site-specific transportation impact analysis.

Access and Parking

- The subject site is proposed to be accessed via 192 Street.
- The applicant is proposing to provide a total of 251 parking spaces on site, meeting the Zoning Bylaw requirements.

Transit

- The subject site is located within close proximity to a Frequent Transit Network (FTN) along Fraser Highway, roughly 150 metres from an existing bus stop (#502 – Surrey Central Station to Langley Centre and #503 – Surrey Central Station to Langley Centre/Aldergrove) as well as approximately 660 metres from a future SkyTrain Station (192 Street Station).
- The proposed development is appropriate for this part of Fraser Highway and conforms with the goal of achieving higher density development in locations that benefit from direct access to frequent transit service.

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 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 "Urban" in the Official Community Plan (OCP).

- In accordance with the OCP, the “Urban” Designation will support a maximum unit density of 72 units per hectare (30 units per acre) for sites located within a Frequent Transit Development Area (FTDA), or that abut a Frequent Transit Network, or located within an Urban Centre and or where specifically noted in an approved Secondary Plan Area.
- The proposed 6-storey apartment form and density cannot be accommodated under the Urban designation and, as such, an OCP Amendment from Urban to Multiple Residential is required to accommodate the proposal.

Amendment Rationale

- In the OCP, the “Multiple Residential” designation allows a maximum density of 1.5 FAR. For sites located within a Frequent Transit Development Area (FTDA) or Urban Centre, that abut a FTN or where specifically permitted in a Secondary Land-Use Plan, a maximum density of 2.5 FAR is permitted.
- Given that the subject site does not meet the criteria that would allow a maximum density of 2.5 FAR, the applicant is proposing a Text Amendment to the OCP to increase the maximum permitted density under the Multiple Residential designation from 1.5 FAR to 2.40 FAR.
- The subject site is located within close proximity to a Frequent Transit Network (FTN) along Fraser Highway as well as within walking distance of existing transit service and future rapid transit (190 Street SkyTrain Station).
- As such, a higher density multiple residential development on the subject site is supportable given that it promotes walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density developments in areas served by FTNs.

Public Consultation for Proposed OCP Amendment

- 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 proposal will support various policies, outlined in the OCP, including the following:
 - The proposal supports transit-oriented development which includes focusing growth and increased density along frequent transit corridors which supports transit service expansion and rapid transit infrastructure investment;
 - The proposal supports directing higher density residential land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities;
 - The proposal supports the development of a low to mid-rise apartment building with a variety of unit types to support a diversity of household sizes and composition located within walking distance of existing commercial services and transit routes; and

- The proposed apartment building fronts onto 192 Street, a local road, with urban design features (e.g. outdoor balconies, ground-floor patio space, etc.) that promote a safe, welcoming public streetscape and urban public realm.

Bill 47 – Transit Oriented Development Areas

- On November 30, 2023, the Provincial Government approved “Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act”. The intent of the legislation is to locate high-density, mixed-use development within walking distance of frequent transit service. This includes prescribing minimum building heights and densities that must be considered in reviewing proposals for increased density within Transit-Oriented Development Areas and the removal of restrictive parking minimums for off-street residential parking.
- As part of Bill 47, effective immediately, all properties located within an 800 metre radius of the future 190 Street SkyTrain Station are designated a Transit-Oriented Development Area (TODA). The minimum building height and density that must be considered by Council is based upon the proximity of each subject site to the future SkyTrain Station (i.e. within 200 metres, 200 – 400 metres and 400 – 800 metres of the 190 Street Station).
- For the subject site located at 6280/6292 – 192 Street, it is located within 400 – 800 metres of the future 190 Street SkyTrain Station and, per the TODA requirements, would be eligible for a maximum density of 3.0 FAR (Net) and 8-storey building height. The current proposal is for a 6-storey apartment building with a net FAR of 2.40, on the subject site.
- The applicant is aware that, under Bill 47, a higher density and building height could potentially be achievable on the subject site but has elected to move forward with the current proposal for a 6-storey wood-frame apartment building which provides an appropriate inter-face with existing land-uses.

Proposed CD By-law

- The applicant proposes to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to accommodate the proposed 6-storey apartment building. The proposed CD Bylaw for the subject site identifies the uses, densities and setbacks proposed.
- 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
Unit Density:	N/A	N/A
Floor Area Ratio:	2.0	2.2 (Gross)/2.40 (Net)
Lot Coverage:	33%	54%
Yards and Setbacks		
North Yard	7.5 m.	6.0 m.
East Yard	7.5 m.	11.0 m.
South Yard	7.5 m.	7.5 m.
West Yard	7.5 m.	4.5 m.
Principal Building Height:	50 m.	23 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	471 sq. m.	The proposed 515 m ² exceeds the Zoning By-law requirement.
Outdoor Amenity:	471 sq. m.	The proposed 474 m ² exceeds the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	220 parking spaces	220 parking spaces
Residential Visitor:	31 parking spaces	31 parking spaces
Total:	251 parking spaces	251 parking spaces
Bicycle Spaces		
Residential Secure Parking:	185 bicycle spaces	190 bicycle spaces
Residential Visitor:	6 bicycle spaces	6 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height and location of the underground parkade relative to the lot lines.
- As the subject site is located in close proximity to a FTN, the proposed increase in density to 2.40 FAR (Net) in the CD Bylaw is supported by staff.
- The maximum lot coverage has been increased from 33% permitted under the RM-70 Zone to a maximum of 54% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street while providing a more pedestrian-friendly urban streetscape.

On-Site Parking and Bicycle Storage

- The proposed development includes a total of 251 parking stalls consisting of 220 resident parking spaces and 31 parking spaces for visitors. In addition, the applicant will provide 6 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from 192 Street.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all lot lines.
- The development will provide a total of 190 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking spaces required under the Zoning Bylaw. In addition, the applicant will provide 6 at-grade bicycle parking stalls, which complies with the Zoning By-law requirement.

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. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will be required to provide a financial contribution of \$4,272 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.
- As noted above, the subject site is located within a Transit Oriented Development Area. Under Bill 47, the applicant could achieve a minimum density of 3.0 FAR (net) and 8-storey building height given the site is located within 400 – 800 metres of the 190 Street SkyTrain Station. As a result, there is no Tier 2 Community Specific Capital Project CAC required to address the OCP Amendment from "Urban" to "Multiple Residential" or the OCP Text Amendment to permit an increase in density under the Multiple Residential designation.

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 \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 15, 2024, and the Development Proposal Signs were installed on February 17, 2024. Staff received two (2) responses from neighbouring *(staff comments in italics)*:

- Two (2) residents expressed concern about potential traffic congestion and vehicle safety, specifically at the intersection of 64 Avenue and 192 Street. One (1) resident requested that a traffic light be provided to manage vehicle traffic at this particular intersection.

(This intersection was evaluated as part of the transportation impact analysis for an adjacent development proposal [Development Application No. 7915-0393-00]. Operations at this intersection are impacted by the traffic queues at the signalized intersection of Fraser Highway and 64 Avenue, and due to the proximity of the intersections, opportunities are limited at this time to signal timing improvements. Staff will continue to monitor and evaluate for any opportunities for improvements as traffic patterns evolve.)

- One resident expressed concern about the overall building height and density of the current proposal. The resident was concerned the proposed height would negatively impact the personal privacy of adjacent homeowners and indicated a preference for a lower-density townhouse development, similar to the property directly to the south at 6238 – 192 Street, that better reflects the character of the surrounding neighbourhood.

(The subject property is located within close proximity to a Frequent Transit Network along Fraser Highway and directly adjacent to a multi-phase redevelopment consisting of ground-oriented townhouses [Development Application No. 7915-0393-00] and seven [7] 5- to 6-storey apartment buildings [Development Application Nos. 7921-0005-00 and 7922-0047-00]. City staff have worked with the applicant to provide a sensitive interface with adjacent land-uses which includes increased setbacks along the east lot line as well as a reduced building height of 5-storeys along 192 Street which provides greater privacy and an appropriate transition to existing 2- and 3-storey dwelling units to the south and west.)

DEVELOPMENT PERMITS

Hazard Lands (Steep Slope) Development Permit Requirement

- The overall elevation differential across the site is roughly 12 metres, from the northwest corner to the southeast corner. Although the site contains a slope, the gradient is less than 20%. As such, a Development Permit for Hazard Lands (Steep Slopes) is not required.

- In support of the proposed layout, the applicant submitted a geotechnical report, prepared by Harmon Dhillon, *P. Eng.*, of Braun Geotechnical Ltd. and dated August 25, 2021. The applicant is undertaking a peer review of the geotechnical report and will incorporate any changes that are identified in the peer review into the finalized geotechnical report.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development on the site and proposed recommendations to ensure the ongoing stability of the slope.
- The geotechnical consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the subject site.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP. The applicant also worked closely with staff to ensure the proposed landscaping as well as building setbacks and overall massing provide a suitable interface while encouraging an attractive streetscape that reflects an urban public realm.

Building Design

- The applicant is proposing to construct a 6-storey apartment building consisting of 157 dwelling units with underground parking on a consolidated site.
- The unit mix is comprised of 10 one-bedroom, 71 one-bedroom plus den, 55 two-bedroom, 6 two-bedroom plus den and 15 three-bedroom dwelling units.
- The dwelling units range in size from 44 square metres for a one-bedroom to 121 square metres for the largest three-bedroom apartment.
- The applicant will provide ten percent (10%) of the dwelling units on-site as Adaptable dwelling units (16 dwelling units in total).
- The design of the building is contemporary with a flat roof. The building is comprised of a 4- to 5-storey stepped façade, along 192 Street, with a two-storey townhouse expression as well as individual entries at-grade facing the street. The uppermost storey, at the rear of the site, is stepped back to mitigate the perceived building height and massing as well as allow some additional privacy for adjacent land-uses.
- The western elevation, fronting 192 Street, incorporates a variety of façade materials including brick inlaid faces that extend to the uppermost storeys at the northwest and southwest corner which provide visual interest and anchors the building to the street. The building materials are supplemented by dark grey vinyl aluminum windows, aluminum railings, painted fiber cement panels, architectural concrete, glass and metal canopies as well as vinyl soffits.

- The building orientation ensures the units will provide strong observation of the public realm with active rooms facing toward the street which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The proposed building achieves an attractive architectural form, using a contemporary character with high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- All ground-floor units are elevated above the sidewalk and have front door access with usable private/semi-private outdoor space.

Signage

- The applicant is proposing an identification sign that provides the building address located along the 192 Street frontage, near the principal lobby entrance. All the proposed signage on-site will be comprised of individual channel letters and comply with the Surrey Sign Bylaw.

Indoor Amenity Space

- The proposed indoor amenity space is located at the northwest corner of the proposed 6-storey building and provides direct access to the common outdoor amenity space located within the central courtyard.
- The indoor amenity space will include a gym, theatre/TV room, meeting room and multi-purpose space.
- The proposed indoor amenity space is approximately 515 square metres in total area which exceeds the indoor amenity space requirement under the Zoning Bylaw based upon a total of 3 square metres per dwelling unit.

Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is located within the central courtyard and consists of an outdoor kitchen, table and chairs, lounge seating with trellis, children's playground and a community garden.
- The proposed outdoor amenity space is roughly 474 square metres which meets the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on a total of 3 square metres per dwelling unit.
- The applicant has worked with staff to develop a layout that responds to grade changes on-site and addresses interface concerns by providing increased setbacks along the southern boundary as well as two-storey townhomes with tiered landscaping along the east lot line which reduces the overall visual impact of the proposed development on adjacent land-uses.
- In addition, the applicant is proposing to retain several off-site trees along the perimeter of the subject site to supplement the proposed on-site landscaping, soften the edges, minimize the building massing and provide greater privacy for adjacent land-uses.

- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.0 metre high glass and aluminum railing fence with a privacy gate and layered planting that consists of a by-law sized tree, small shrubs and low-lying groundcover.
- The dwelling units fronting onto 192 Street will have semi-private patio space and direct access to the adjacent sidewalk through a separate entryway.
- Each apartment unit that faces onto the street frontage 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.

Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 (“Proposed Changes to Advisory Design Panel Procedures for Development Applications”) which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, can be exempted from the ADP review process.
- 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:
 - refinement to the elevations to harmonize the architectural features and finishes;
 - design development at site and public realm interfaces to manage grade transitions and
 - clarification of proposed material finishes.
- The applicant has been provided a detailed 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

- D. Glyn Romaine, ISA Certified Arborist of VDZ + A Landscape Architects prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Apple	1	1	0
Camperdown Elm	1	1	0
Eastern Dogwood	1	1	0
Japanese Maple	1	1	0
Saucer Magnolia	1	1	0
Coniferous Trees			
Deodar Cedar	2	2	0
Douglas Fir	18	18	0
Norway Spruce	1	1	0
Scotts Pine	1	1	0
Shore Pine	2	2	0
Western Red Cedar	5	5	0
Zebra Cedar	1	1	0
Total	35	35	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	46		
Total Retained and Replacement Trees Proposed	46		
Estimated Contribution to the Green City Program	\$13,200		

- The applicant further proposes to supplement the off-site tree retention with additional on-site landscaping to provide enhanced screening for adjacent land-uses.
- The Arborist Assessment states that there are a total of thirty-five (35) mature trees on the site. No on-site trees are proposed for retention, as part of this development application. The potential for on-site tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of seventy (70) replacement trees on the site. Since the applicant is proposing a total of forty-six (46) replacement trees on-site, the deficit of twenty-four (24) replacement trees will require an estimated cash-in-lieu payment of \$13,200, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 192 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Seiryu Japanese Maple, Armstrong Gold Maple, Red Kousa Dogwood, Kobus Magnolia, Persian Ironwood, Arnold Sentinel Austrian Black Pine, Scarlet Oak, Japanese Stewartia and Snow Charm Japanese Snowbell.
- In summary, a total of forty-six (46) trees are proposed to be retained or replaced on the site with an estimated contribution of \$13,200 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MJ/ar

APARTMENT DEVELOPMENT ON 192ND STREET

6280 & 6292 192ND STREET, SURREY, B.C.



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SURREY, B.C. V3S 2C1
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BRAUN GEOTECHNICAL
106A - 9785 192ND STREET
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FAX : 604 513 4195

LIST OF DRAWINGS

A-1.0	COVER PAGE		
	PROJECT CONTACTS LIST		
A-1.1	PROJECT STATISTICS		
A-1.2	PROJECT STATISTICS		
A-1.3a	AERIAL MAP -CONTEXT PHOTOS		
A-1.3b	AERIAL MAP -CONTEXT PHOTOS		
A-1.3c	AERIAL MAP -CONTEXT PHOTOS		
A-1.3d	INTERFACE W/ EAST NEIGHBOR		
A-1.3f	AERIAL MAP -CONTEXT PHOTOS		
A-1.4	SURVEY		
A-1.5a	CIVIL BASE PLAN		
A-1.5b	CIVIL GRADING PLAN		
A-1.6	SITE PLAN		
A-1.7	PERSPECTIVE VIEW	A-4.1	SECTION B-B
A-1.8	PERSPECTIVE VIEW	A-4.2	SECTION C-C
A-1.9	PERSPECTIVE VIEW	A-4.3	SECTION D-D
A-1.10	PERSPECTIVE VIEW	A-4.4	SECTION E-E
A-1.11	COLOUR ELEVATION	A-4.5	SECTION K-K
A-1.12	COLOUR ELEVATION	A-4.6	SECTION L-L
A-1.13	DESIGN RATIONALE	A-4.7	SECTION M-M
A-1.14	DESIGN RATIONALE	A-4.8	SECTION P-P
A-1.15	MATERIAL AND COLOR	A-4.9	PARTIAL
A-1.16	SHADOW STUDY		SECTION F & G
		A-4.10	PMT AND GARBAGE STAGING
A-2.1	FLOOR PLANS - P3		
A-2.2	FLOOR PLANS - P2		
A-2.3	FLOOR PLANS - L1/P1	A-5.1	UNIT PLANS
A-2.4	SECOND FLOOR	A-5.2	UNIT PLANS
A-2.5	THIRD FLOOR	A-5.3	UNIT PLANS
A-2.6	FOURTH FLOOR	A-5.4	UNIT PLANS
A-2.7	FIFTH FLOOR	A-5.5	UNIT PLANS
A-2.8	SIXTH FLOOR	A-5.6	UNIT PLANS
A-2.9	ROOF PLAN	A-5.7	UNIT PLANS
A-2.10	F.D. ACCESS ROUTE	A-5.8	UNIT PLANS
A-2.11	AMENITY AREA PLAN	A-5.9	UNIT PLANS
		A-5.10	UNIT PLANS
A-3.1	WEST ELEVATION		
A-3.2	SOUTH ELEVATION		
A-3.3	EAST ELEVATION		
A-3.4	NORTH ELEVATION		
A-3.5	COURTYARD-SOUTH		
A-3.6	COURTYARD-NORTH		



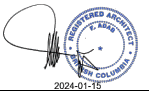
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NO.	DATE	REVISION/ISSUED
1	21/07/2021	REVISUED FOR PLANNING REVIEW
2	25/12/2021	REVISUED FOR PLANNING REVIEW
3	26/05/2022	REVISUED FOR BUILDING & FD REVIEW
4	01/06/2022	REVISUED HEIGHT FOR BUILDING & FD REVIEW
5	25/09/2022	REVISUED TO COMPLY WITH WOODFRAME ALLOWED HEIGHT
6	29/09/2023	REVISUED FOR DRG
7	14/10/2023	REVISUED FOR DRG
8	11/01/2024	REVISUED PER URBAN DESIGN COMMENTS

PROJECT TITLE:
**APARTMENT
DEVELOPMENT**
6280 & 6292
192ND ST.
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
COVER PAGE

DATE:	Sept-22	SHEET NO:	
SCALE:	NTS		
DESIGN:	P.P		
DRAWN:	P.P		
PROJECT NO:	-		

A-1.0

PROJECT STATISTICS

CIVIC ADDRESS :

6280, 192ND STREET, SURREY, BC.
6292, 192ND STREET, SURREY, BC.

LEGAL DESCRIPTION :

PARCEL "ONE" (EXPLANATORY PLAN 16739)
LOT "B" & "C" SECTION 10 TOWNSHIP 8
NWD PLAN 13184

LOT AREA :

BEFORE DEDICATION : 5511.41 SQ.M (59,324.28 SQ.FT)=1.36 ACRE
ROAD DEDICATION: 3350.13 SQ.FT
AFTER DEDICATION : 5200.17 SQ.M (55,974.15 SQ.FT)=1.28 ACRE

ZONING :

EXISTING : RF
PROPOSED : CD - (BASED ON RM-70)

FLOOR AREA :

L1/P1 FLOOR AREA : 9,755 SQ. FT.
2ND FLOOR AREA : 26,292-5,549 =20,743 SQ. FT.
(EXCLUDED INDOOR AMENITY)
3RD FLOOR AREA : 26,128 SQ. FT.
4TH FLOOR AREA : 25,698 SQ. FT.
5TH FLOOR AREA : 25,609 SQ. FT.
6TH FLOOR AREA : 23,898 SQ. FT.

TOTAL FLOOR AREA: 131,831 SQ. FT./12,247.1 SQ.M.

NUMBER OF UNITS:

157

DENSITY :

ALLOWED : 2.5
PROVIDED :
BEFORE DEDICATION : 131,831 / 59,324 = 2.222 FAR
AFTER DEDICATION : 131,831 / 55,974 = 2.355 FAR

LOT COVERAGE :

BEFORE DEDICATION : 29,378 / 59,324 = 0.495
AFTER DEDICATION : 29,378 / 55,974 = 0.525

BUILDING HEIGHT :

ALLOWED : MAX. 50M. (164')
PROPOSED : 22.8M. (74.8') : 6 STOREYS

PARKING :

REQUIRED:
1.3/UNIT FOR STUDIO AND 1 BED (81*1.3 = 105.3)
1.5/UNIT FOR 2 BED AND MORE (76*1.5 = 114.0)
TOTAL : 219.3 STALLS

0.2/UNIT FOR VISITORS (157*0.2 = 31.4)

PROVIDED: RESIDENTIAL : 220 STALLS (21 SMALL CARS)
VISITORS : 31 STALLS (5 SMALL CARS)

E.V. CHARGING STATION: 36 STALLS
16% RESIDENT PARKING STALLS (5 S.C.)

SMALL CAR: PERMITTED: 35% X 251 = 88 STALLS
PROPOSED: 26 STALLS (26 / 251 = 10%)

ACCESSIBLE STALLS :

REQUIRED: 2% OF TOTAL STALLS : 251 X0.02 = 5.0 STALLS
PROVIDED : 5 + 1(VISITOR) STALLS

VAN ACCESSIBLE STALLS :

REQUIRED: 1/2 OF TOTAL ACCESSIBLE STALLS : 6 / 2 = 3.0
PROVIDED: 2 + 1 (OF 6 ACCESSIBLE)

BIKE :

RESIDENTIAL : VISITORS :
REQUIRED: (1.2 / UNIT) 157*1.2 = 188.4 REQUIRED : 6
PROVIDED: 190 PROVIDED : 6

SETBACKS				
	L1/P1 FLOOR	L2-L3 FLOOR	L4-L5 FLOOR	L6 FLOOR
	PROVIDED	PROVIDED	PROVIDED	PROVIDED
EAST (NEIGHBOUR)	9.0 M	7.8 M	7.8 M	11.0 M
SOUTH (NEIGHBOUR)	7.5 M MIN.	7.5 M MIN.	7.5 M MIN.	7.5 M MIN.
WEST (192 STREET)	4.5 M	4.5 M	4.5 M	4.5 M
NORTH (NEIGHBOUR)	6.0 M MIN.	6.0 M MIN.	6.0 M MIN.	6.0 M MIN.



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8	11x11-2024	REVISED PER URBAN DESIGN COMMENTS
7	11x11-2023	REVISED FOR DRG
6	20x05-2023	REVISED FOR DRG
5	23x08-2022	REVISED TO COMPLY WITH WOODFRAME ALLOWED HEIGHT
4	01x08-2022	REVISED HEIGHT FOR BUILDING & FD REVIEW
3	20x05-2022	ISSUED FOR BUILDING & FD REVIEW
2	23x12-2021	REVISED FOR PLANNING REVIEW
1	21x07-2021	REVISED FOR PLANNING REVIEW
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
**APARTMENT
DEVELOPMENT**
6280 & 6292
192ND ST,
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
STATISTICS

DATE: Sep1622	SHEET NO:
SCALE: NTS	
DESIGN: AA	A-1.1
DRAWN: AA	
PROJECT NO:	

PROJECT STATISTICS

AMENITY (INDOOR) :

REQUIRED : 3 SQ.M./UNIT X 157 UNIT
= 471 SQ.M (5,070 SQ.FT.)

PROVIDED : 515 SQ.M. (5,549 SQ.FT.)

AMENITY (OUTDOOR) :

REQUIRED : 3 SQ.M./UNIT X 157 UNIT
= 471 SQ.M. (5,070 SQ.FT.)

PROVIDED : 474 SQ.M. (5,104 SQ.FT.)

STORAGE LOCKERS :

REQUIRED : 1 PER UNIT X157 UNIT

PROVIDED : 157 LOCKERS

UNIT MIX												
UNIT TYPE	NO. OF BED RM.	AREA (SQ.M.)	AREA (SQ.FT.)	L1/P1 FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL NO. OF UNITS	TOAL AREA (SQ.M.)	TOAL AREA (SQ.FT.)
A	1	60.2	648			1	1	1	1	4	240.8	2592
Aa	1	48.4	521		1					1	48.4	521
A1	1	44.8	482		2	2				4	179.1	1928
A2	1+ DEN	53.0	570		5	6	6	6	6	29	1535.6	16530
A3	1+ DEN	54.9	591		2	2	2	2	2	10	549.0	5910
A4	1+ DEN	59.6	642		1	4	4	4	4	17	1013.9	10914
A5	1+ DEN	58.5	630			1	1	1	1	4	234.1	2520
A6	1+ DEN	64.2	691	8						8	513.6	5528
A7	1+ DEN	57.1	615	1						1	57.1	615
A8	1+ DEN	60.8	654		1					1	60.8	654
A9	1	47.0	506				1	1		2	94.0	1012
Ba	2	64.7	696	1						1	64.7	696
Bb	2	78.2	842	1						1	78.2	842
Bc	2	74.3	800	1						1	74.3	800
B1	2	71.7	772		1	1	1	1	1	5	358.6	3860
B2	2	69.6	749		1	1	1	1	1	5	347.9	3745
B3	2	83.4	898		1	1				2	166.8	1796
B3a	2	81.5	877				1	1	1	3	244.4	2631
B4	2+ DEN	102.7	1106		1	1	1	1	1	5	513.7	5530
B5	2	81.8	880		1					1	81.8	880
B6	2	65.9	709		1	1	1	1		4	263.5	2836
B7	2	70.0	753		2	2	1	1		6	419.7	4518
B8	2	78.6	846				1	1		2	157.2	1692
B9	2	71.3	767				1	1		2	142.5	1534
B9a	2+ DEN	74.4	801			1				1	74.4	801
B9b	2	63.4	682						1	1	63.4	682
B10*	2	84.0	904				1	1	1	3	251.9	2712
B10a*	2	84.9	914			1				1	84.9	914
B11	2	93.7	1009			1	1	1	1	4	374.9	4036
B12*	2	86.0	926			2	2	2	2	8	688.2	7408
B13*	2	89.5	963			1	1	1	1	4	357.9	3852
B14	2	75.8	816						1	1	75.8	816
C	3	103.9	1118		1	1	1	1	1	5	519.3	5590
C1	3	93.6	1007		1	1				2	187.1	2014
C2	3	83.2	896		1	1	1	1	1	5	416.2	4480
C3	3	93.0	1001				1	1		2	186.0	2002
C4	3	121.0	1303						1	1	121.0	1303
TOTAL AREA				12	23	32	31	31	28	157	10840.87	116694
NOTE:	16 UNITS OF UNIT B10, BA10a, B12, B13 ARE FULLY ACCESSIBLE UNITS. 10.2% OF 157 UNITS											
	TOTAL 15 3-BEDROOM UNITS. 9.6% OF 157 UNITS											

UNIT TYPE	L1/P1	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	NUMBER OF UNITS	% OF UNIT
1 BED ROOM	0	2	3	2	2	1	10	6.37%
1 BEDRM + DEN	9	10	13	13	13	13	71	45.22%
2 BED ROOM	3	7	11	12	12	10	55	35.03%
2 BEDRM + DEN	0	1	2	1	1	1	6	3.82%
3 BED ROOM	0	3	3	3	3	3	15	9.55%
TOTAL NUMBER OF UNITS	12	23	32	31	31	28	157	100.00%



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7	11/10/2023	REISSUED FOR DRG
6	28/05/2023	REISSUED FOR DRG
5	23/09/2022	REVISSED TO COMPLY WITH WOODFRAME ALLOWED HEIGHT
4	01/08/2022	REVISSED HEIGHT FOR BUILDING & FD REVIEW
3	26/05/2022	ISSUED FOR BUILDING & FD REVIEW
2	23/12/2021	REVISSED FOR PLANNING REVIEW
1	21/07/2021	REISSUED FOR PLANNING REVIEW
NO.	DATE	REVISION / ISSUED

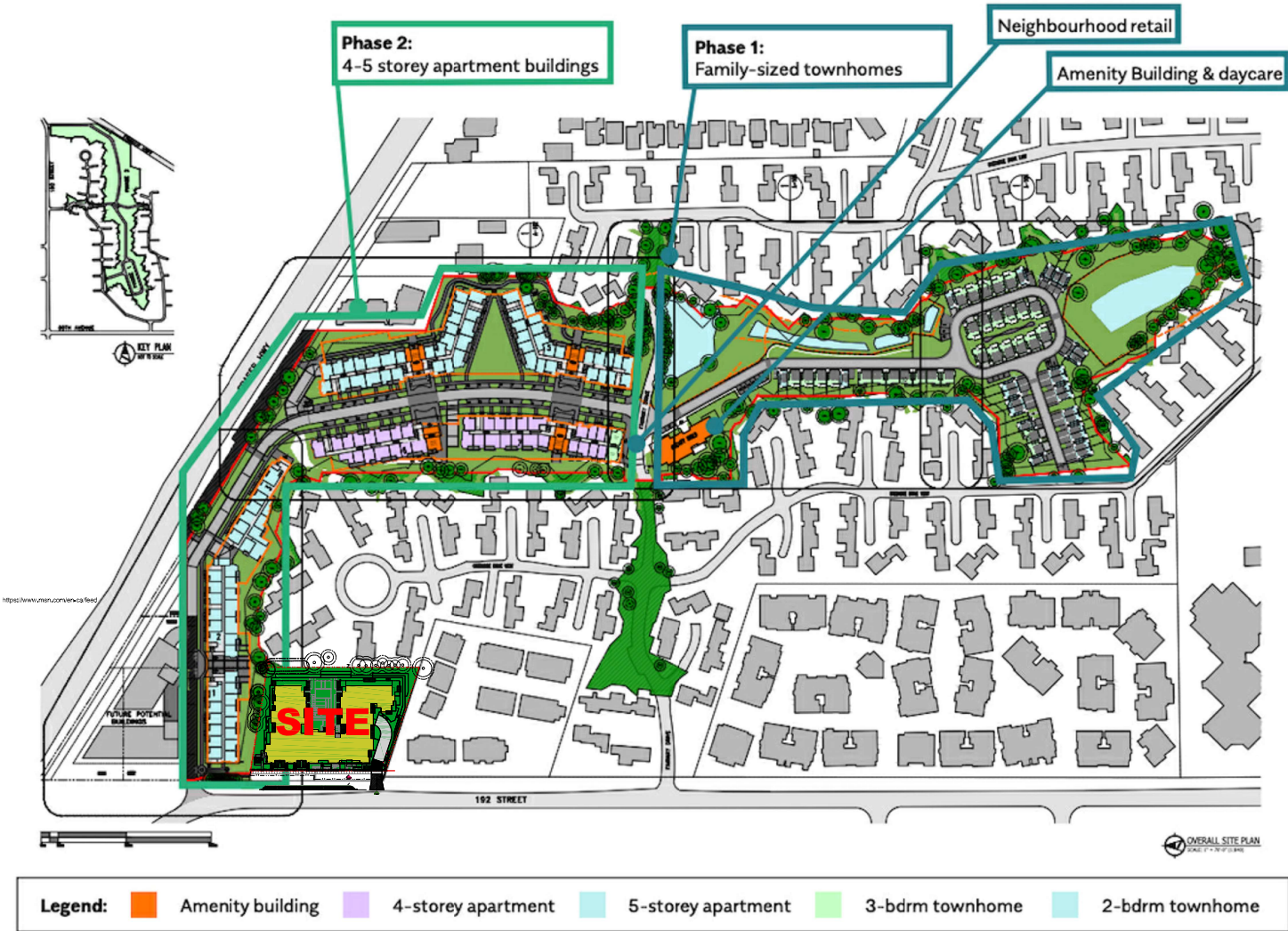
PROJECT TITLE:
**APARTMENT
DEVELOPMENT**
6280 & 6292
192ND ST,
SURREY, BC,
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**STATISTICS -
UNIT MIX**

DATE:	Sept22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:	-	

A-1.2

CONTEXT PLAN (WITH PROPOSED DEVELOPMENT ON ADJACENT LOTS)



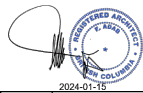
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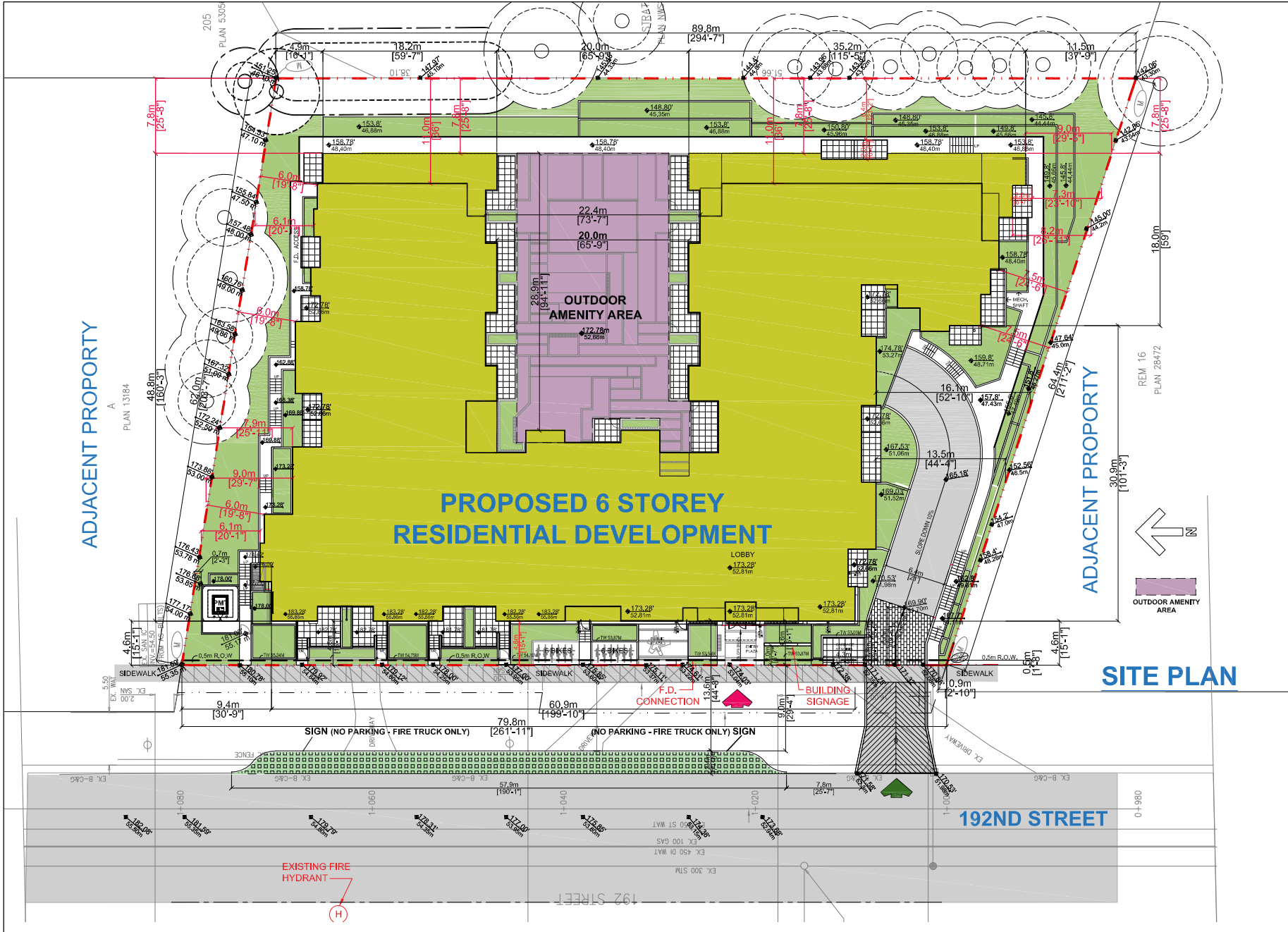
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192ND ST.
SURREY, BC.

FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**CONTEXT PHOTOS
& AERIAL MAP**

DATE:	Sept-22	SHEET NO:
SCALE:	NTS	
DESIGN:	P.P.	
DRAWING:	P.P.	
PROJECT NO:	-	

A-1.3f



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2024-01-15

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2	23/12/2021	REVISED FOR PLANNING REVIEW
1	21/07/2021	REISSUED FOR PLANNING REVIEW

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DEVELOPMENT**
6280 & 6292
192ND ST.
SURREY, BC.

FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
SITE PLAN

DATE:	Sept22	SHEET NO:
SCALE:	1"=100'-0"	
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO:		A-1.6



VIEW FROM SOUTH-WEST CORNER



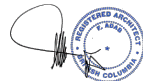
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**APARTMENT
DEVELOPMENT**
6280 & 6292
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SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**PERSPECTIVE
VIEWS -1**

DATE:	Sept22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:		

A-1.7



BIRD- EYE VIEW FROM EAST



**F. ADAB
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2024-01-15

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192ND ST.
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**PERSPECTIVE
VIEWS -2**

DATE:	Sep16/22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:	-	

A-1.8



BIRD- EYE VIEW FROM SOUTH-WEST



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
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2024-01-15

8	11/01/2024	REVISED PER URBAN DESIGN COMMENTS
7	11/14/2023	REISSUED FOR DRG.
6	29/09/2023	REISSUED FOR DRG.
5	25/09/2022	REVISED TO COMPLY WITH WOODFRAME ALLOWED HEIGHT
4	01/09/2022	REVISED HEIGHT FOR BUILDING & FO REVIEW
3	20/05/2022	ISSUED FOR BUILDING & FO REVIEW
2	23/12/2021	REVISED FOR PLANNING REVIEW
1	21/07/2021	REISSUED FOR PLANNING REVIEW
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**APARTMENT
DEVELOPMENT**
6280 & 6292
192ND ST.
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**PERSPECTIVE
VIEWS -3**

DATE:	Sept22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:	-	

A-1.9



VIEW FROM NORTH-WEST CORNER



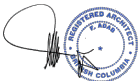
F. ADAB
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PROJECT TITLE:
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6280 & 6292
192ND ST.
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**PERSPECTIVE
VIEWS -4**

DATE:	Sept22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:		

A-1.10



WEST ELEVATION



SOUTH ELEVATION

Exterior Finishes

- 1** 2" WIDE SOLID BRICK :
BEIGE COLOR
(CHAMPAGNE VELOUR - IXL)
- 2** ARCHITECTURAL CONC./SILL :
PAINTED GREY
(POLISHED CONC. - SW 9167)
- 3** FIBER CEMENT PANEL/SIDING:
PAINTED GREY
(ACIER - SW9170)
- 4** FIBER CEMENT PANEL/SIDING:
PAINTED GREY
(GREEK VILLA - SW7551)
- 5** WOOD BAND BOARD/WIN. TRIM:
PAINTED GREY
(GREEK VILLA - SW7551)
- 6** VINYL WINDOW/SPANDREL/ALUM.
CLADDING AT ENTRY :
DARK GREY (IRON ORE - SW7069)
- 7** ALUM. RAILING AND GLASS/METAL
CANOPY W/ CLEAR GLASS :
DARK GREY (IRON ORE - SW7069)
- 8** VINYL SOFFITS:
NATURAL WOOD COLOR



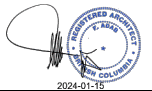
**F. ADAB
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192ND ST.
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**COLORED
ELEVATION**

DATE:	Sep16/22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:	-	

A-1.11



EAST ELEVATION



NORTH ELEVATION

Exterior Finishes

- 1 2" WIDE SOLID BRICK :**
BEIGE COLOR
(CHAMPAGNE VELOUR - IXL)
- 2 ARCHITECTURAL CONC./SILL :**
PAINTED GREY
(POLISHED CONC. - SW 9167)
- 3 FIBER CEMENT PANEL/SIDING:**
PAINTED GREY
(ACIER - SW9170)
- 4 FIBER CEMENT PANEL/SIDING:**
PAINTED GREY
(GREEK VILLA - SW7551)
- 5 WOOD BAND BOARD/WIN. TRIM:**
PAINTED GREY
(GREEK VILLA - SW7551)
- 6 VINYL WINDOW/SPANDREL/ALUM.**
CLADDING AT ENTRY :
DARK GREY (IRON ORE - SW7069)
- 7 ALUM. RAILING AND GLASS/METAL**
CANOPY W/ CLEAR GLASS :
DARK GREY (IRON ORE - SW7069)
- 8 VINYL SOFFITS:**
NATURAL WOOD COLOR



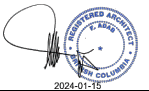
**F. ADAB
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DEVELOPMENT**
6280 & 6292
192ND ST.
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**COLORED
ELEVATIONS**

DATE:	Sept 22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO:		

A-1.12

Material and Colour

The selection of exterior finishes incorporates enhanced durability / longevity of construction materials and envisions a sustainable approach.

A variety of building material is used with emphasis on light sandy brick on the main facades, light and dark grey hardy panels and hardy siding. Colours and materials have been organized in manner to create harmony and connectivity throughout the building

Widows and railings are black colour and spandrel at corner windows are the same colour as window frames.



WEST ELEVATION (192ND STREET)

Exterior Finishes

- 

2" WIDE SOLID BRICK :
BEIGE COLOR
(CHAMPAGNE VELOUR - IXL)
- 

ARCHITECTURAL CONC./SILL :
PAINTED GREY
(POLISHED CONC. - SW 9167)
- 

FIBER CEMENT PANEL/SIDING:
PAINTED GREY
(ACIER - SW9170)
- 

FIBER CEMENT PANEL/SIDING:
PAINTED GREY
(GREEK VILLA - SW7551)
- 

WOOD BAND BOARD/WIN. TRIM:
PAINTED GREY
(GREEK VILLA - SW7551)
- 

VINYL WINDOW/SPANDREL/ALUM. CLADDING AT ENTRY :
DARK GREY (IRON ORE - SW7069)
- 

ALUM. RAILING AND GLASS/METAL CANOPY W/ CLEAR GLASS :
DARK GREY (IRON ORE - SW7069)
- 

VINYL SOFFITS:
NATURAL WOOD COLOR



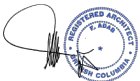
F. ADAB
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EMAIL: info@fadoradab.com

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PROJECT TITLE:
APARTMENT DEVELOPMENT
6280 & 6292
192ND ST.
SURREY, BC.
FOR:
BMG PROJECTS CLOVERDALE INC.

DRAWING TITLE:
MATERIAL AND COLOR

DATE:	Sept22	SHEET NO:	
SCALE:	NTS		
DESIGN:	AA		
DRAWN:	AA		
PROJECT NO:			

A-1.15



F. ADAB ARCHITECTS INC.

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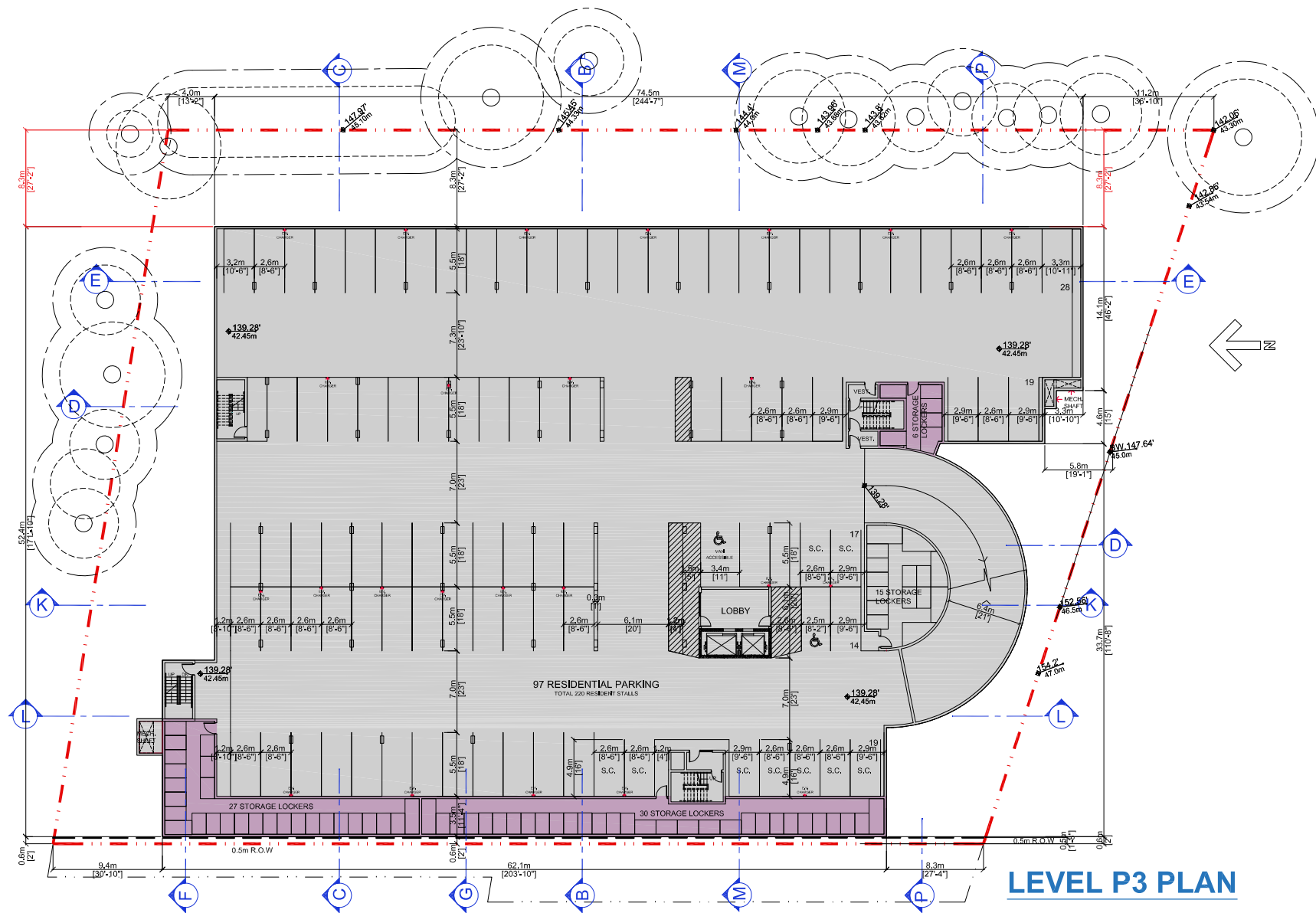
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PROJECT TITLE:
**APARTMENT
DEVELOPMENT**
6280 & 6292
192ND ST.
SURREY, BC.

FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**PARKING 3
FLOOR PLAN**

DATE:	Sept 22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	A-2.1
DRAWING:	AA	
PROJECT NO:		



P3 PARKING : 97 RESIDENT PARKING (9 SMALL CAR, 2 ACCESSIBLE
WITH 1 VAN ACCESSIBLE,)
STORAGE LOCKERS : 78 (157 TOTAL)



F. ADAB ARCHITECTS INC.

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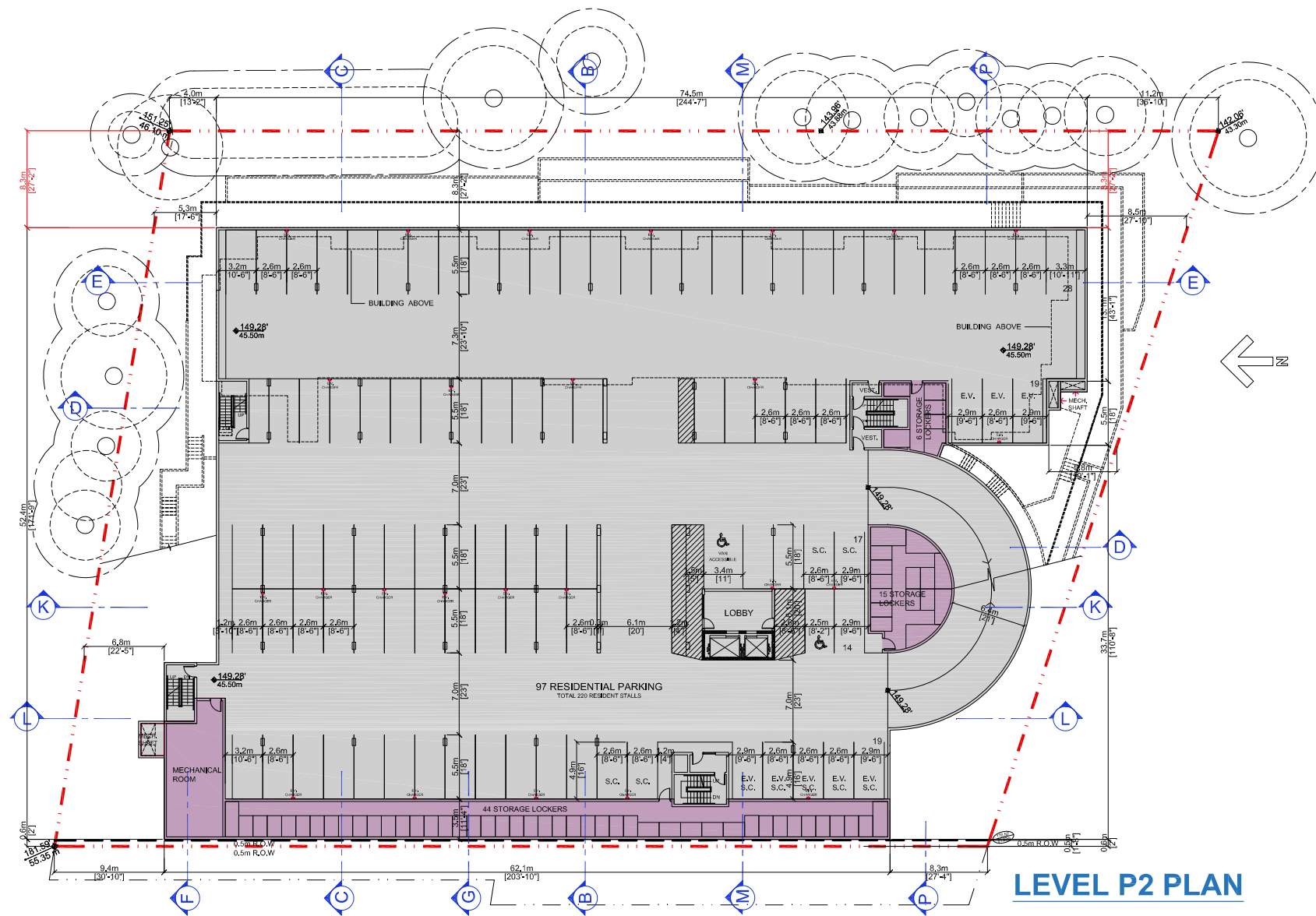
PROJECT TITLE:
APARTMENT DEVELOPMENT
6280 & 6292
192ND ST.
SURREY, BC.

FOR:
BMG PROJECTS CLOVERDALE INC.

DRAWING TITLE:
PARKING 2 FLOOR PLAN

DATE:	Sept 22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO:		

A-2.2



LEVEL P2 PLAN

P2 PARKING : 97 RESIDENT PARKING (9 SMALL CAR, 2 ACCESSIBLE WITH 1 VAN ACCESSIBLE, 31 E.V. CHARGING STATIONS)
STORAGE LOCKERS : 65 (157 TOTAL)



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1	21/07/2021	REVISOR FOR PLANNING REVIEW

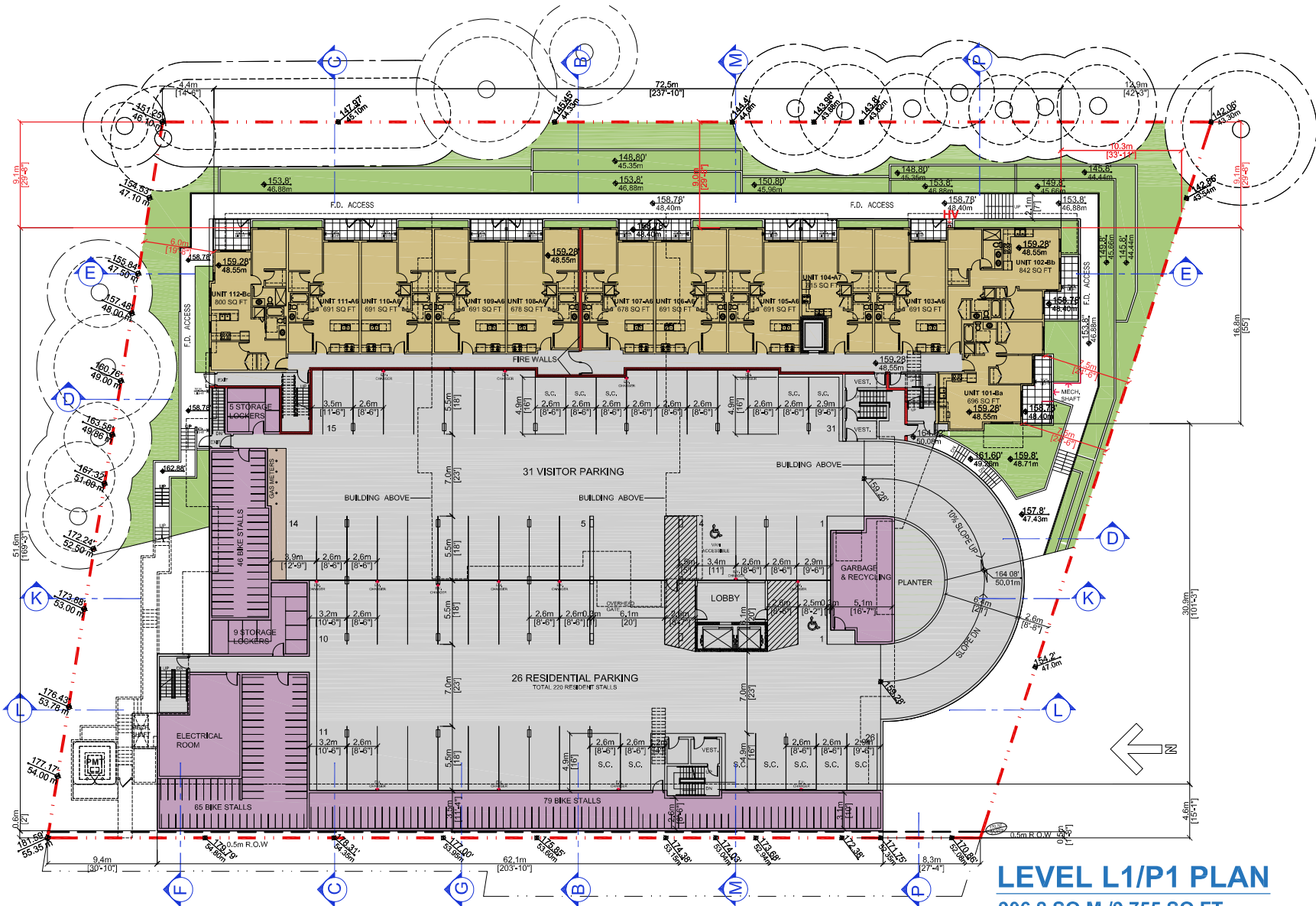
PROJECT TITLE:
APARTMENT DEVELOPMENT
6280 & 6292
192ND ST.
SURREY, BC.

FOR:
BMG PROJECTS CLOVERDALE INC.

DRAWING TITLE:
LEVEL L1/P1 FLOOR PLAN

DATE:	Sept 22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:		

A-2.3



P1 PARKING : 26 RESIDENT PARKING (7 SMALL CAR, 1 ACCESSIBLE)
31 VISITOR PARKING (5 SMALL CAR, 1 VAN ACCESSIBLE)
BIKES STALLS : 190 (190 TOTAL) LOCKERS : 14 (157 TOTAL)

LEVEL L1/P1 PLAN
906.2 SQ.M./9,755 SQ.FT.



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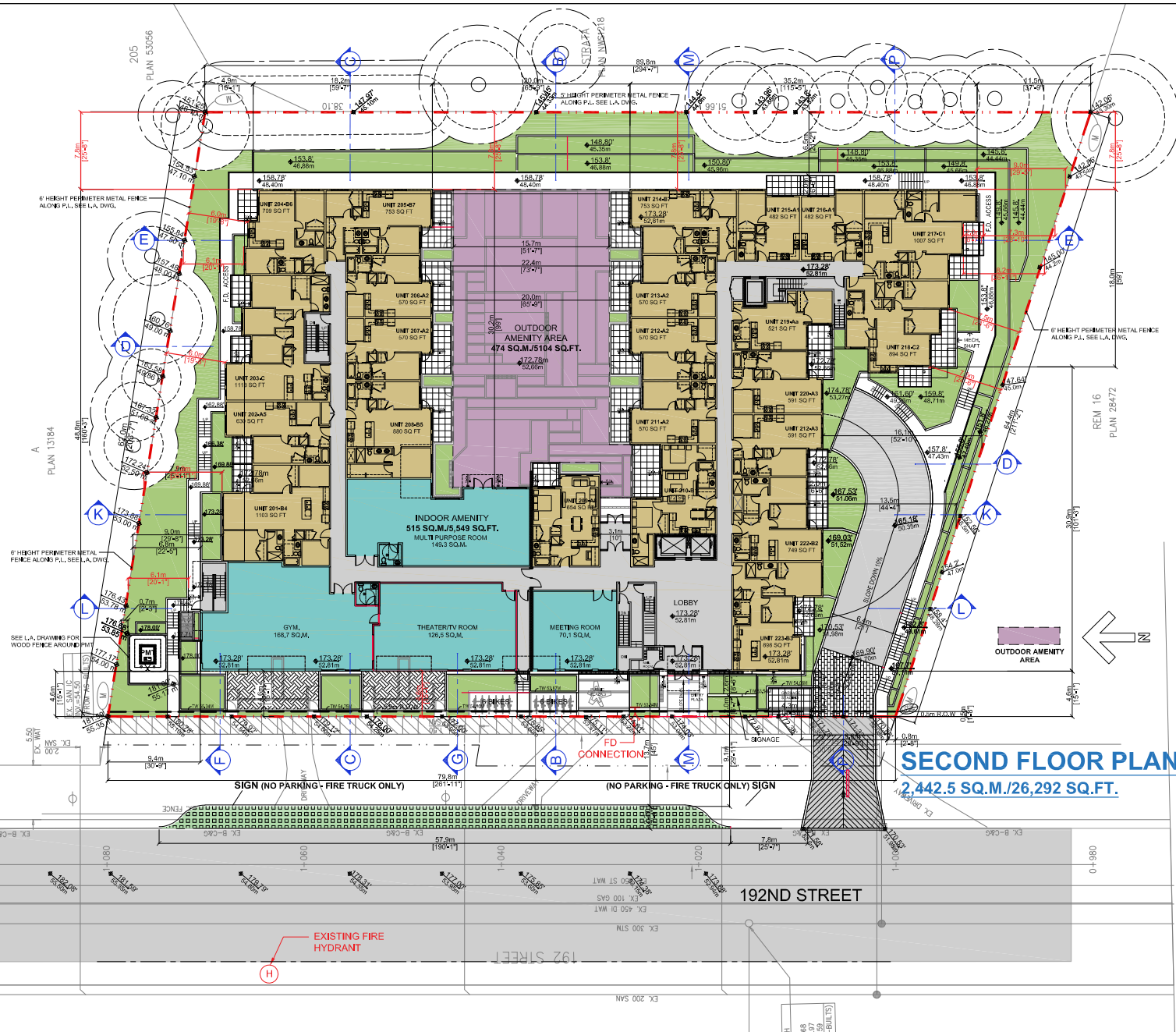
PROJECT TITLE:
APARTMENT DEVELOPMENT
6280 & 6292
192ND ST.
SURREY, BC.

FOR:
BMG PROJECTS CLOVERDALE INC.

DRAWING TITLE:
SECOND FLOOR PLAN

DATE:	Sept 22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:		

A-2.4





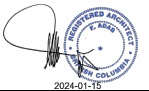
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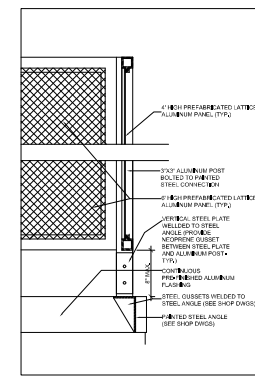
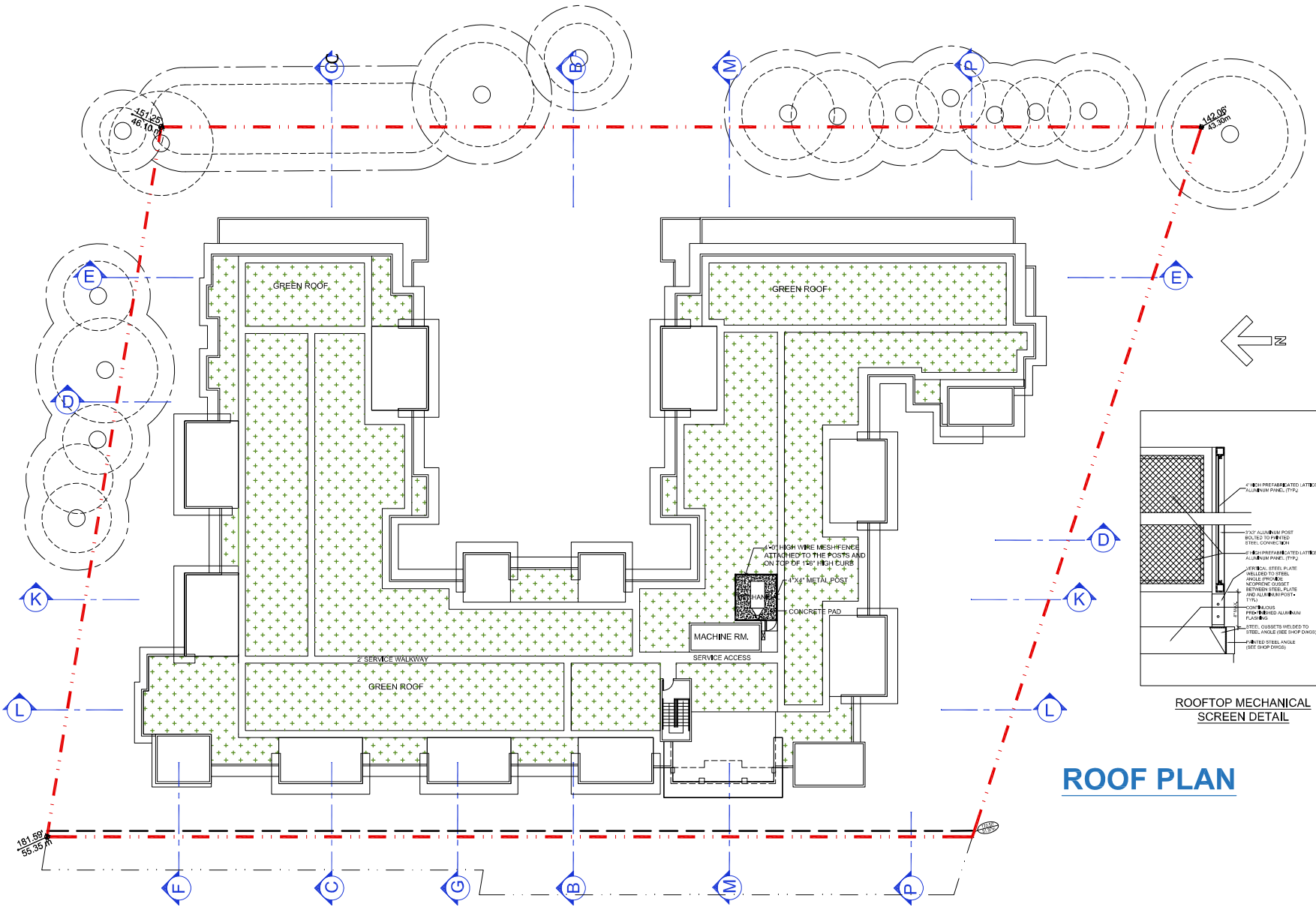
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1	21-07-2021	REISSUED FOR PLANNING REVIEW

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FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
ROOF PLAN

DATE:	Sept 22	SHEET NO:
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DRAWN:	AA	
PROJECT NO:		

A-2.9



ROOFTOP MECHANICAL
SCREEN DETAIL

ROOF PLAN



F. ADAB ARCHITECTS INC.

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**APARTMENT
DEVELOPMENT**
6280 & 6292
192ND ST.
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

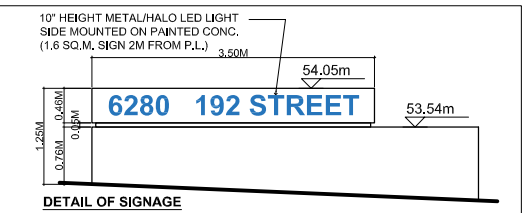
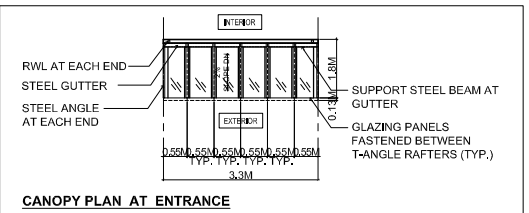
DRAWING TITLE:
**WEST ELEVATION
(192ND STREET)**

DATE:	Sept 2022	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO:		

A-3.1



- EXTERIOR FINISHES**
- 1 2" WIDE SOLID BRICK:
BEIGE COLOR
(CHAMPAGNE VELOUR • IXL)
 - 2 ARCHITECTURAL CONCRETE/
WINDOW SILL:
PAINTED GREY
(POLISHED CONCRETE • SW 9167)
 - 3 FIBER CEMENT PANEL/SIDING:
PAINTED GREY (ACIER • SW 9170)
 - 4 FIBER CEMENT PANEL/SIDING:
PAINTED GREY
(GREEK VILLA • SW 7551)
 - 5 WOOD BAND BOARD/WOOD FASCIA
BOARD/WINDOW TRIM:
PAINTED GREY (GREEK VILLA • SW 7551)
 - 6 VINYL WINDOWS/SPANDREL/ALUMINUM
CLADDING AT ENTRY:
DARK GREY (IRON ORE • SW 7069)
 - 7 ALUMINUM RAILING AND METAL
CANOPY W/ CLEAR GLASS:
DARK GREY (IRON ORE • SW 7069)
 - 8 VINYL SOFFITS:
NATURAL WOOD COLOR





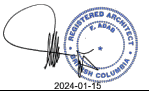
F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 5R4
TEL: (604) 987-2003 FAX: (604) 987-3033
EMAIL: info@f-adab.com

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2024-01-15

NO.	DATE	REVISION / ISSUED
7	17-10-2023	REISSUED FOR DRG
6	28-05-2023	REISSUED FOR DRG
5	23-07-2022	REVISED TO COMPLY WITH WOOD FRAME ALLOWED HEIGHT
4	01-06-2022	REVISED HEIGHT FOR BUILDING & PD REVIEW
3	26-05-2022	ISSUED FOR BUILDING & PD REVIEW
2	23-12-2021	REVISED FOR PLANNING REVIEW
1	21-07-2021	REISSUED FOR PLANNING REVIEW

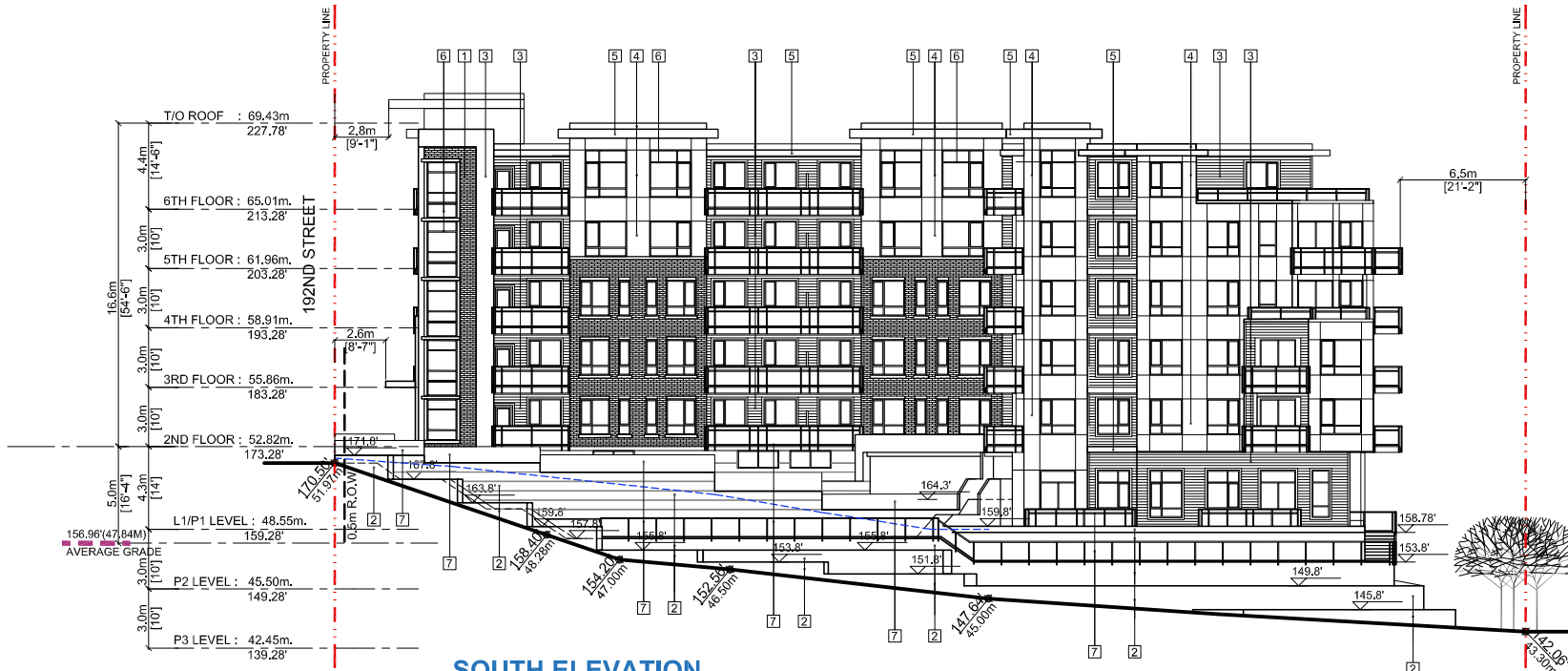
PROJECT TITLE:
**APARTMENT
DEVELOPMENT**
6280 & 6292
192ND ST.
SURREY, BC.

FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:
**SOUTH ELEVATION
NORTH ELEVATION**

DATE:	Feb-23	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWING:	AA	
PROJECT NO:		

A-3.2



SOUTH ELEVATION

EXTERIOR FINISHES	1. 2" WIDE SOLID BRICK : BEIGE COLOR (CHAMPAGNE VELOUR - IXL)	4. FIBER CEMENT PANEL/SIDING: PAINTED GREY (GREEK VILLA - SW 7551)	7. ALUMINUM RAILING AND METAL CANOPY W/ CLEAR GLASS: DARK GREY (IRON ORE - SW7069)
	2. ARCHITECTURAL CONCRETE/ WINDOW SILL: PAINTED GREY (POLISHED CONCRETE - SW 9167)	5. WOOD BAND BOARD/WOOD FASCIA BOARD/WINDOW TRIM: PAINTED GREY(GREEK VILLA - SW7551)	8. VINYL SOFFITS: NATURAL WOOD COLOR
	3. FIBER CEMENT PANEL/SIDING: PAINTED GREY (ACIER - SW 9170)	6. VINYL WINDOWS/SPANDREL/ALUMINUM CLADDING AT ENTRY : DARK GREY (IRON ORE - SW7069)	



F. ADAB ARCHITECTS INC.

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2024-01-15

NO.	DATE	REVISION / ISSUED
8	11/01/2024	REMOVED PER URBAN DESIGN COMMENTS
7	11/10/2023	REISSUED FOR DRG
6	28/05/2023	REISSUED FOR DRG
5	23/07/2022	REMOVED TO COMPLY WITH WOOD FRAME ALLOWED HEIGHT
4	01/05/2022	REMOVED HEIGHT FOR BUILDING & PD REVIEW
3	26/05/2022	ISSUED FOR BUILDING & PD REVIEW
2	23/12/2021	REMOVED FOR PLANNING REVIEW
1	21/07/2021	REISSUED FOR PLANNING REVIEW

PROJECT TITLE:
**APARTMENT
DEVELOPMENT**
6280 & 6292
192ND ST.
SURREY, BC.
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:

EAST ELEVATION

DATE:	Sept 22	SHEET NO:
SCALE:	NTS	
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO:		

A-3.3



EAST ELEVATION

EXTERIOR FINISHES

- | | | |
|---|--|--|
| 1. 2" WIDE SOLID BRICK :
BEIGE COLOR
(CHAMPAGNE VELOUR - XL) | 3. FIBER CEMENT PANEL/SIDING:
PAINTED GREY
(GREEK VILLA - SW 7551) | 7. ALUMINUM RAILING AND METAL
CANOPY W/ CLEAR GLASS:
DARK GREY (IRON ORE - SW7069) |
| 2. ARCHITECTURAL CONCRETE/
WINDOW SILL:
PAINTED GREY
(POLISHED CONCRETE - SW 9167) | 5. WOOD BAND BOARD/WOOD FASCIA
BOARD/WINDOW TRIM:
PAINTED GREY(GREEK VILLA - SW7551) | 8. VINYL SOFFITS:
NATURAL WOOD COLOR |
| 4. FIBER CEMENT PANEL/SIDING:
PAINTED GREY (ACER - SW 9170) | 6. VINYL WINDOWS/PANDELA/ALUMINUM
CLADDING AT ENTRY :
DARK GREY (IRON ORE - SW7069) | |



**F. ADAB
ARCHITECTS
INC.**

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PROJECT TITLE:
**APARTMENT
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6280 & 6292
192ND ST.
SURREY, BC.

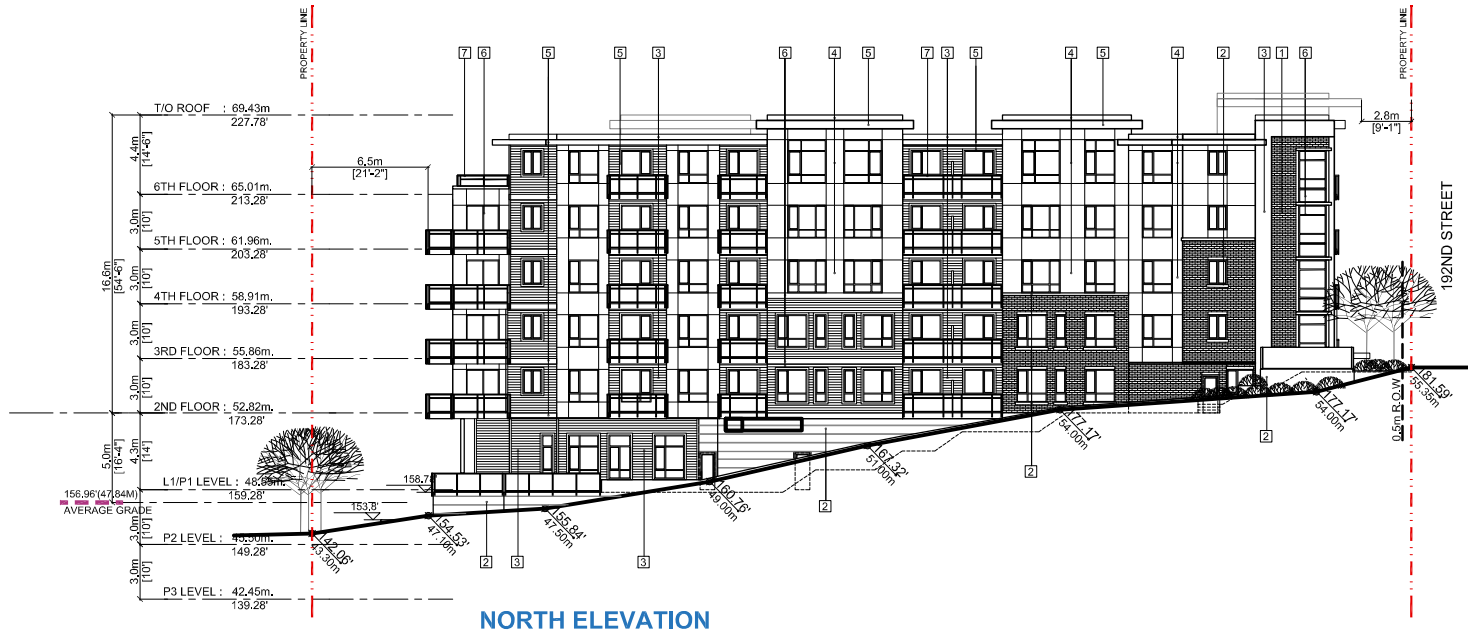
FOR:
**BMG PROJECTS
CLOVERDALE INC.**

DRAWING TITLE:

NORTH ELEVATION

DATE: Feb-23	SHEET NO:
SCALE: NTS	
DESIGN: AA	
DRAWING: AA	
PROJECT NO:	

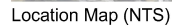
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NORTH ELEVATION

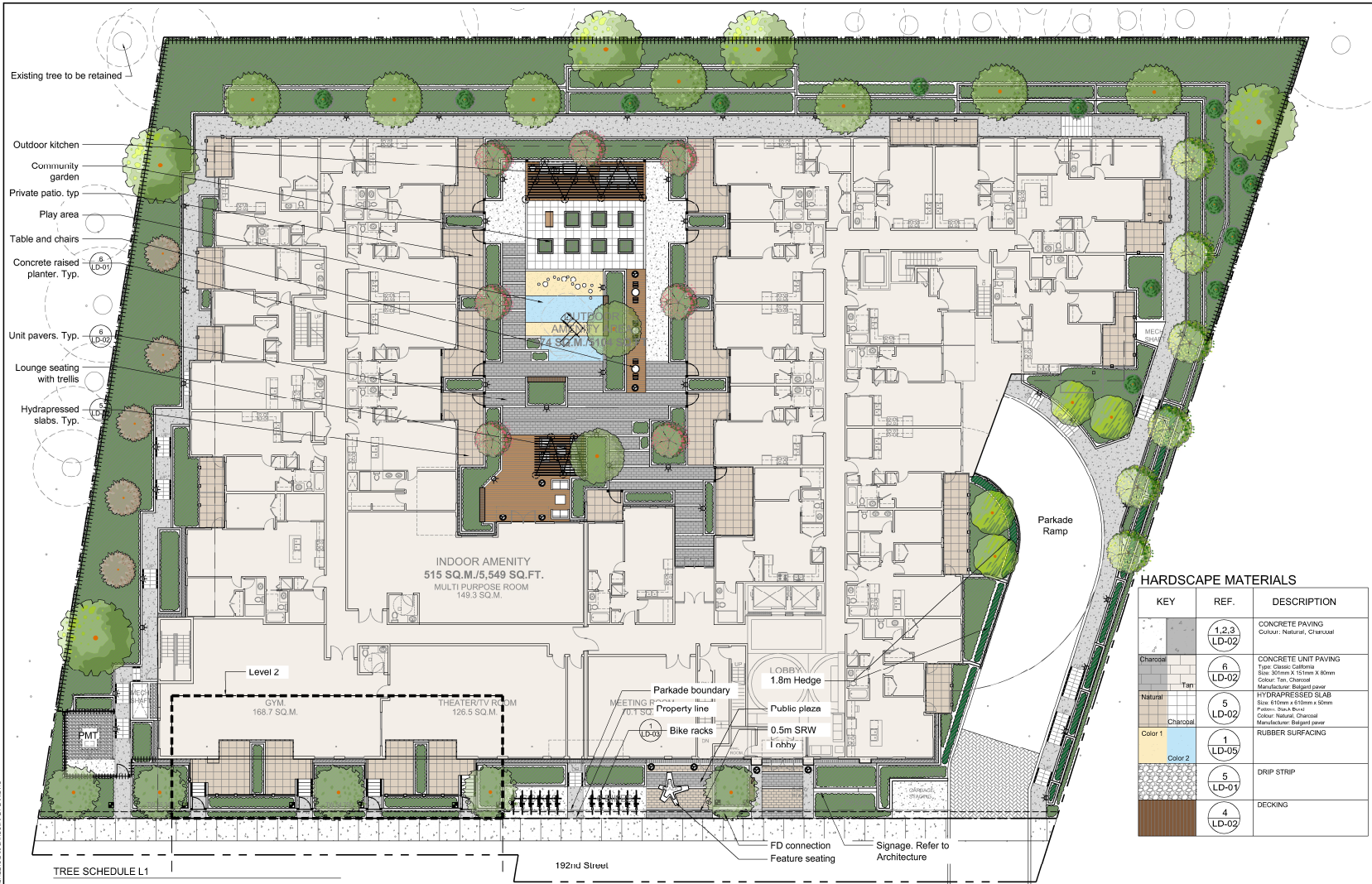
- EXTERIOR FINISHES**
- 1. 2" WIDE SOLID BRICK :
BEIGE COLOR
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PAINTED GREY
(GREEK VILLA • SW 7551)
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PAINTED GREY (ACIER • SW 9170)
 - 8. VINYL WINDOWS/PANDOREL/ALUMINUM
CLADDING AT ENTRY :
DARK GREY (IRON ORE • SW7069)

Issued for DP



Drawing #: L-01

Z:\PROJECTS\2021\192ND STREET APARTMENT DEVELOPMENT\192ND STREET LANDSCAPE PLAN.DWG



TREE SCHEDULE L1

TREES	BOTANICAL / COMMON NAME	CONT	GAL	QTY
	Acer palmatum 'Serrulatum' / Serrulatum Japanese Maple	8.8B	6cm cal.	7
	Acer rubrum 'Armstrong Gold™' / Armstrong Gold™ Maple	8.8B	6cm cal.	4
	Cornus kousa 'Satomi' / Red Kousa Dogwood	8.8B	6cm cal.	5
	Magnolia kobus / Kobus Magnolia	8.8B	6cm cal.	2
	Parrotia persica 'Vanessa' / Persian Ironwood	8.8B	6cm cal.	6
	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	8.8B	3.0m Ht.	14
	Quercus coccoloba / Scarlet Oak	8.8B	6cm cal.	5
	Stewartia pseudocamellia / Japanese Stewartia	8.8B	6cm cal.	7
	Buxus japonica 'Snow Charm' / Snow Charm Japanese Snowball	8.8B	6cm cal.	5



Public plaza precedents

SITE FURNISHINGS

KEY	REF.	DESCRIPTION
	3 LD-03	TABLE AND CHAIRS Model: 400 Cluster Seating Material: powder coated steel 14 with IPE Supplier: Mughn
	1 LD-04	TRELLIS
	1 LD-03	BIKE RACKS
	4 LD-03	BENCH

	5 LD-03	PLANTING P.U.
	4 LD-04	COMMUNITY PLANTER
	6 LD-03	HYDRAPRESSED SLAB

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1.2 LD-01	TREE PLANTING
	3.4 LD-01	SHRUB PLANTING
		SOD See Critical Landscape Notes for Specifications

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1.2.3 LD-02	CONCRETE PAVING Colour: Natural, Charcoal
	6 LD-02	CONCRETE UNIT PAVING Type: Classic California Size: 300mm x 150mm x 60mm Colour: Tan, Charcoal Manufacturer: Belgard paver
	5 LD-02	HYDRAPRESSED SLAB Size: 610mm x 610mm x 50mm Pattern: Check Board Colour: Natural, Charcoal Manufacturer: Belgard paver
	1 LD-05	RUBBER SURFACING
	5 LD-01	DRILL STRIP
	4 LD-02	DECKING

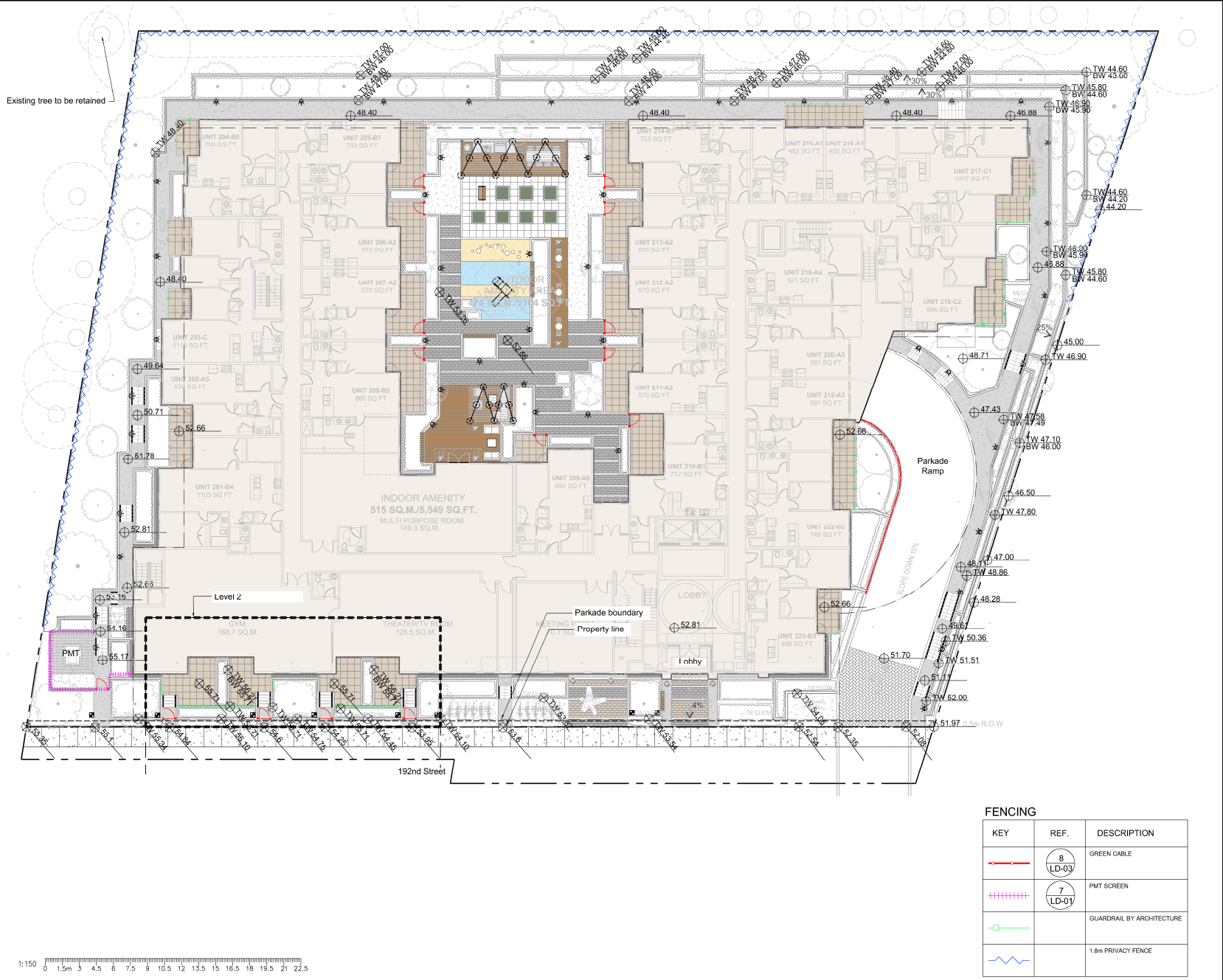
No.	By:	Description	Date
4	PC	Issued for DP	09-01-2024
3	AL	Issued for Architect Report	15-09-2023
2	PC	Issued for DP	06-09-2023
1	PC	Issued for Review	25-08-2021

No.	By:	Description	Date
1	PC	Issued for Review	25-08-2021

Project:
192ND STREET
APARTMENT DEVELOPMENT

6280 & 6292 192nd Street,
Surrey, B.C.
V3S 2V3

Drawn: FW DZ	Stamp: REGISTERED LANDSCAPE ARCHITECT Mark van der Zant 303
Checked: PC	Original Sheet Size: 24"x36"
Approved: MVDZ	Scale: 1:150



No.	By:	Description	Date
4	PC	Issued for DP	09-01-2024
3	AL	Issued for Arborist Report	15-09-2023
2	PC	Issued for DP	06-09-2023
1	PC	Issued for Review	25-08-2021

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
192ND STREET
APARTMENT DEVELOPMENT

6280 & 6292 192nd Street,
Surrey, B.C.
V3S 2V3

Drawn:
FW
DZ

Checked:
PC

Approved:
MYVZ

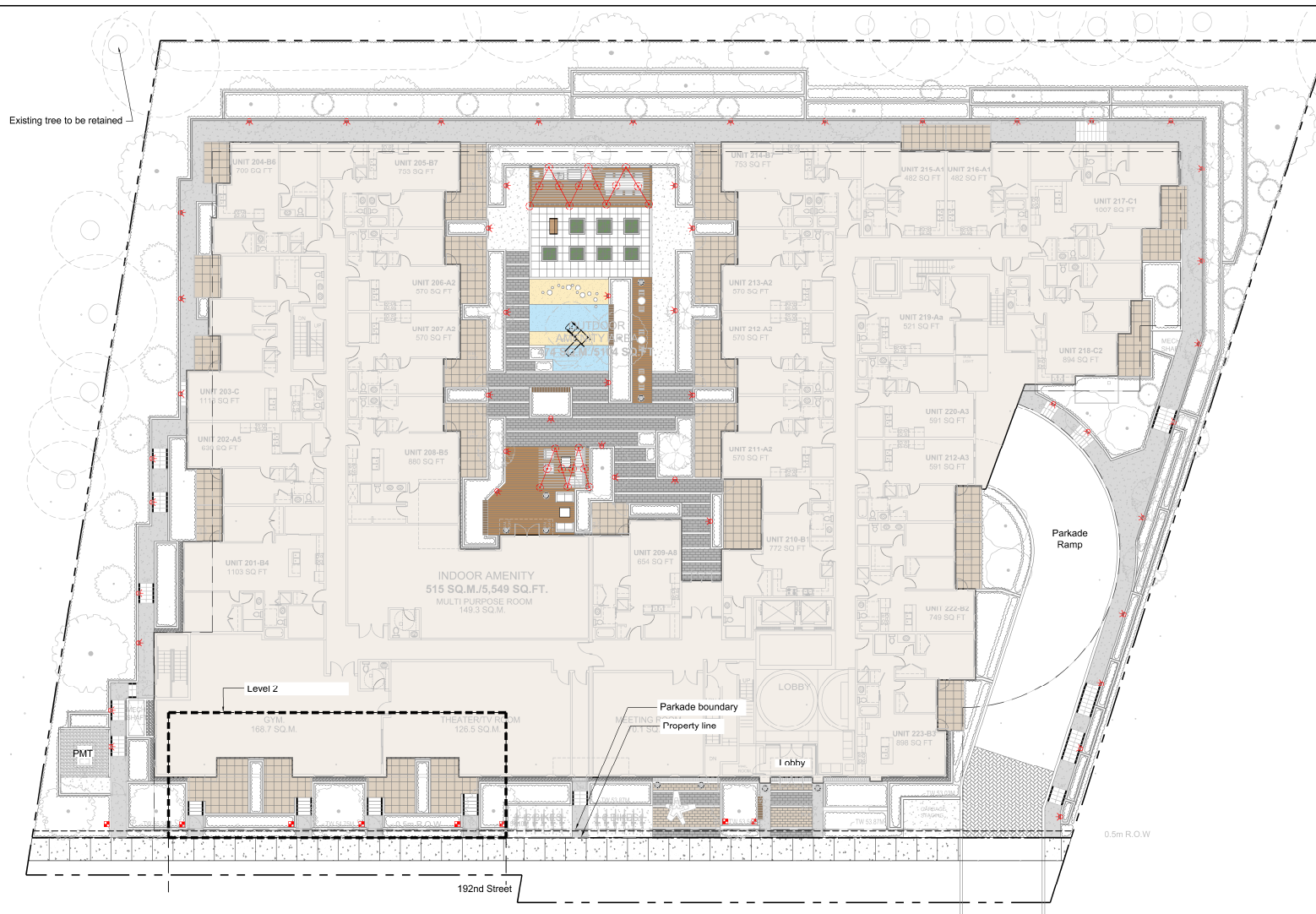
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1:150

Stamp:
2024-01-15
Mark van der Zalm
303

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KEY	REF.	DESCRIPTION
	8 LD-03	GREEN CABLE
	7 LD-01	PMT SCREEN
		GUARDRAIL BY ARCHITECTURE
		1.8m PRIVACY FENCE



[illegible]

4	PC	Issued for DP	09-01-2024
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2	PC	Issued for DP	06-09-2023
1	PC	Issued for Review	25-08-2021
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
192ND STREET
APARTMENT DEVELOPMENT

6280 & 6292 192nd Street,
Surrey, B.C.
V3S 2V3

Drawn:
rw

Stamp:  2024-01-01

Checked:
PC








Approved:

Original Sheet Size:

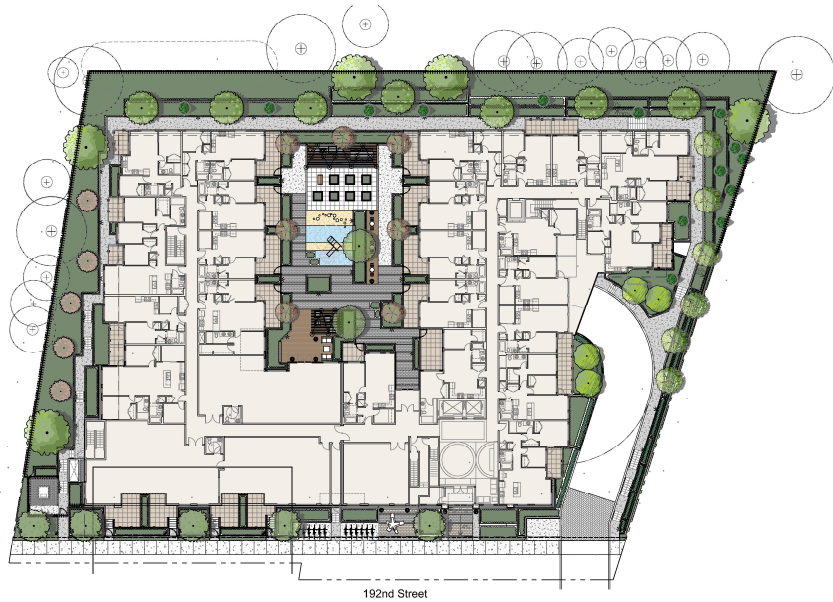
Scale:

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT

LIGHTING

KEY	REF.	DESCRIPTION
		PATH LIGHT
		WALL LIGHT
		GATENARY LIGHT

Note:
Lighting Fixture selection to be coordinated with
Electrical.



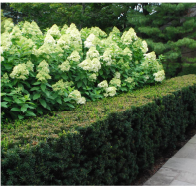
PLANTING CONCEPT

Given the multi functionality of the development, several planting design approaches are taken.

Consisting of an array of pollinator friendly material, plantings are predominately evergreen and low maintenance.. The plant species have been selected to have fruits and structure for bird habitation as well blooms which layer throughout the season to feed pollinators.

Central amenity area aims for a natural-clean environment by using Maple with grass (i.e. Golden Japanese Forest Grass, Switch Grass) and ground covers (i.e. Japanese Spurge and Sedum).

Plantings throughout residential areas are focused on foliage, well keeping the colour palette of Pinks, Chartreuse and Burnt Yellows.



1 Precedent Images of Residential Areas

layering of foliage plants and privacy hedging

COLOUR PALETTE

Chartreuse | Pinks | Yellows



PLANT SCHEDULE

HEDGING		CONT
Taxus x media 'Hicksii' / Hicks Yew		1.2m ht.
Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae		1.2m ht.
SHRUBS/PERENNIALS		CONT
Azalea x grandiflora / Glossy Azalea		#3
Azalea japonica 'Gumpo Pink' / Dwarf Pink Azalea		#3
Berberis thunbergii 'Aurea Nana' / Japanese Barberry		#2
Coreopsis verticillata 'Moonbeam' / Threadleaf Coreopsis		#1
Erkianthus campanulatus / Erkianthus		#3
Escallonia x 'Newport Dwarf' / Newport Dwarf Escallonia		#3
Euphorbia characias wulfenii / Evergreen Spurge		#1
Hakonechloa macra 'Aureola' / Golden Japanese Forest Grass		#1
Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea		#2
Panicum virgatum 'Northwind' / Switch Grass		#1
Pinus mugo 'Pumilio' / Mugo Pine		#3
Rhododendron x 'Percy Wiseman' / Percy Wiseman Rhododendron		#3
Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac		#2
Ribes sanguineum / Red Flowering Currant		#3
Rosmarinus officinalis / Rosemary		#3
Rutbeckia fulgida sylvatica 'Goldsturm' / Black-Eyed Susan		#1
Sarcococca ruscifolia / Fragrant Sarcococca		#2
Spiraea japonica 'Goldmound' / Spirea		#2
Taxus baccata repandens / Spreading English Yew		#2
Vaccinium corymbosum 'Pink Lemonade' / Pink Lemonade Blueberry		#2
GROUND COVERS		CONT
Erica x darleyensis 'Mediterranean Pink' / Mediterranean Pink Heath		#1
Pachysandra terminalis 'Green Sheen' / Green Sheen Japanese Spurge		#1
Sedum x 'Angelina' / Angelina Sedum		#1
Thymus serpyllum 'Elfin' / Elfin Thyme		#1

TREE SCHEDULE L1

TREE	BOTANICAL / COMMON NAME	CONT	DIAL
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	60m cal
	Acer rubrum 'Armstrong Gold' / Armstrong GoldB Maple	B&B	60m cal
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	60m cal
	Magnolia kobus / Kobus Magnolia	B&B	60m cal
	Parrotia persica 'Vanessa' / Persian Ironwood	B&B	60m cal
	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	B&B	3.0m ht.
	Quercus coccinea / Scarlet Oak	B&B	60m cal
	Grewia pseudocornellia / Japanese Grewia	D&D	60m cal
	Styx japonicus 'Snow Charm' / Snow Charm Japanese Snowbell	B&B	60m cal

No.	By:	Description	Date
4	PC	Issued for DP	09-01-2024
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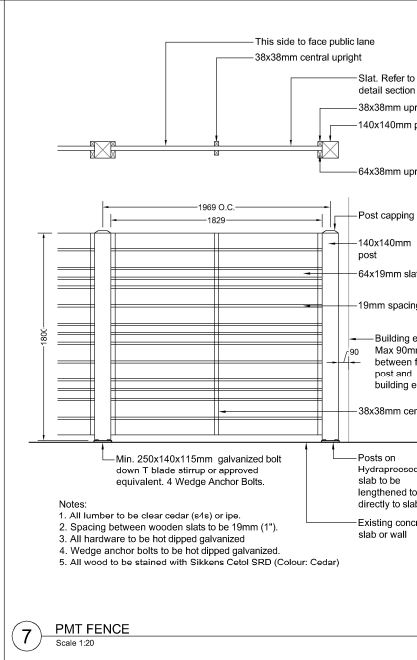
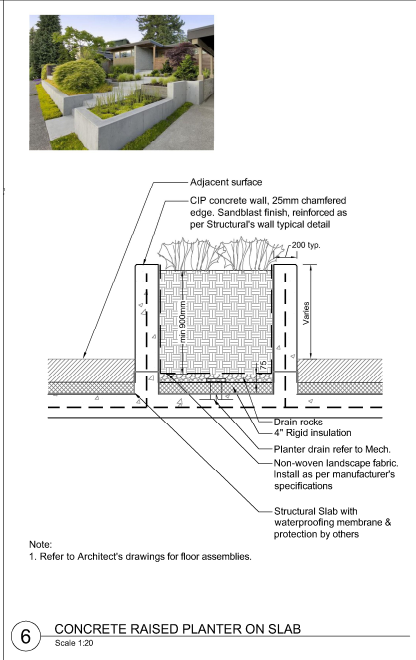
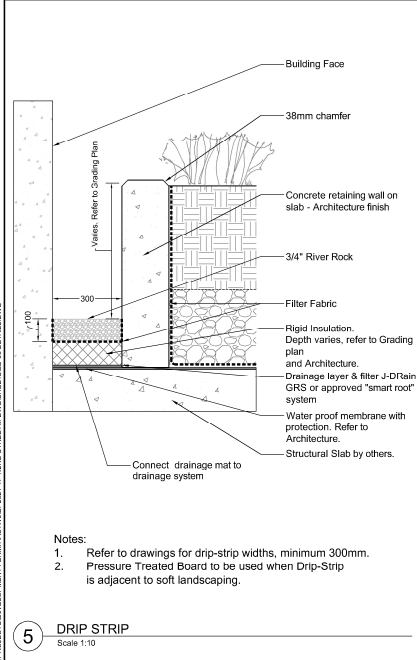
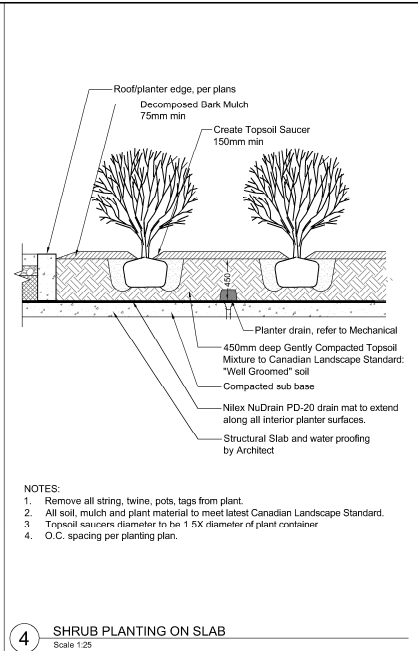
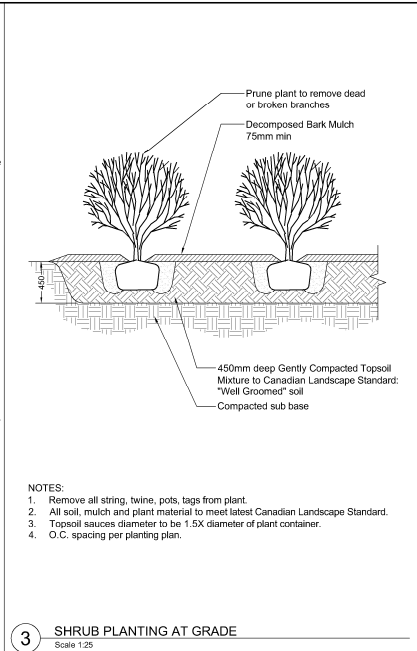
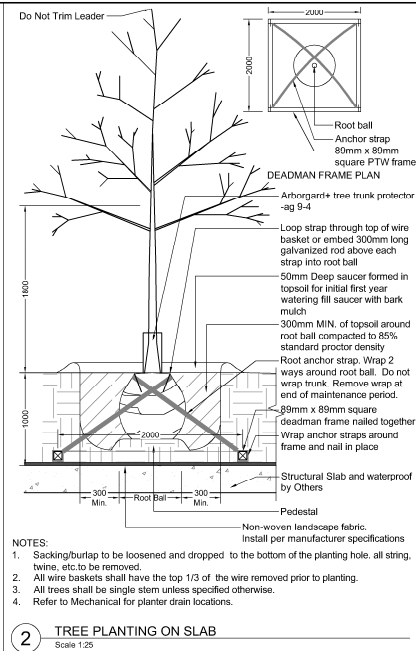
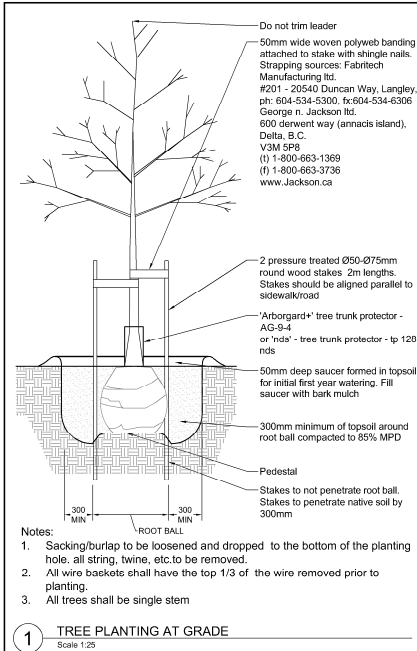
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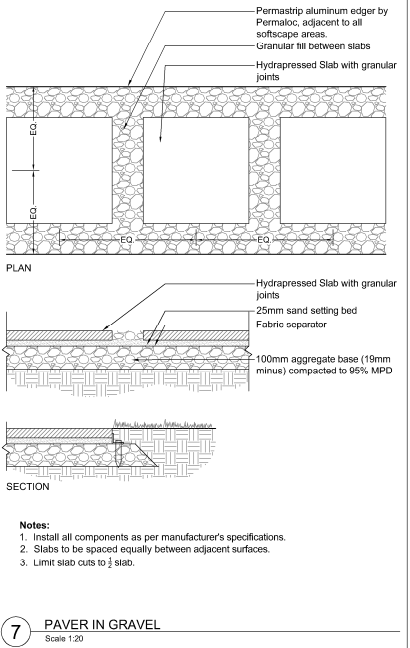
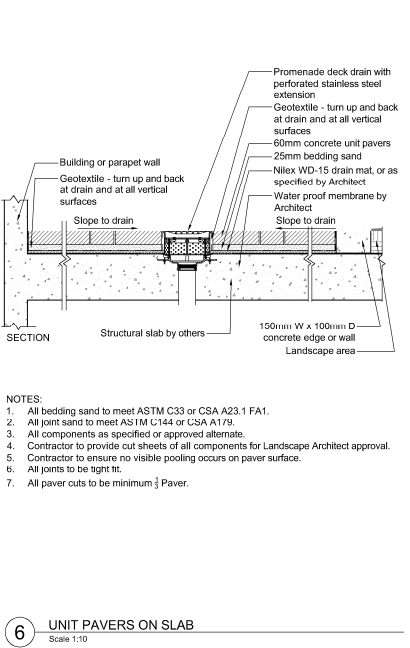
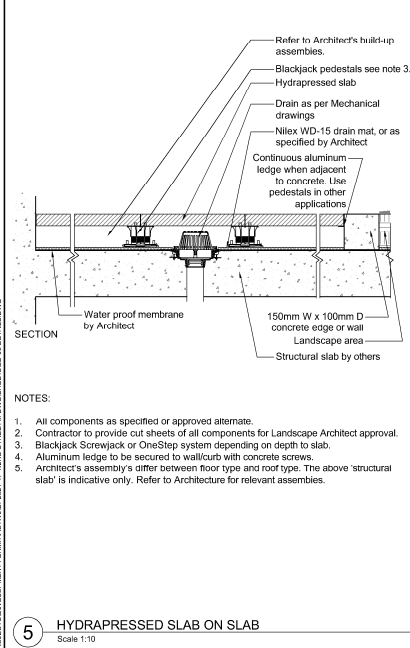
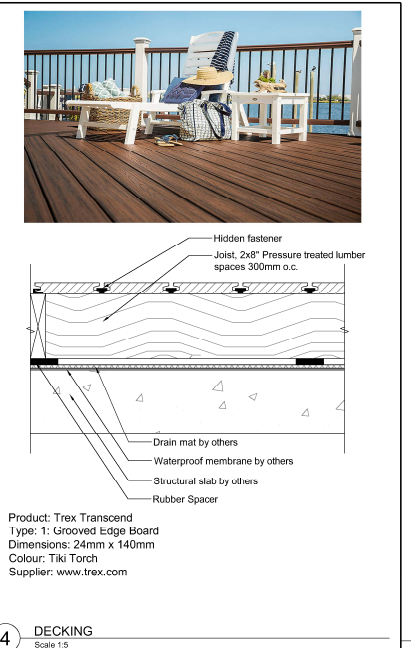
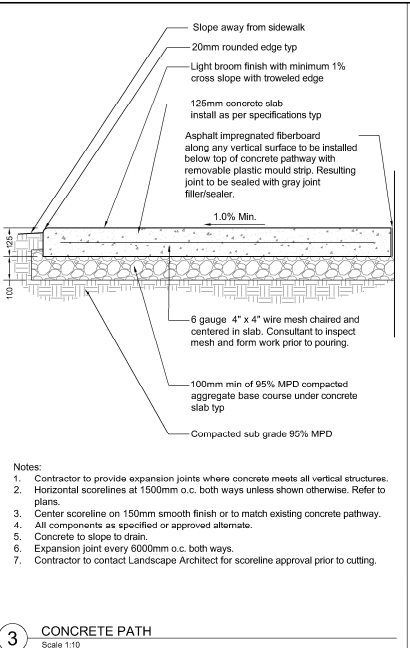
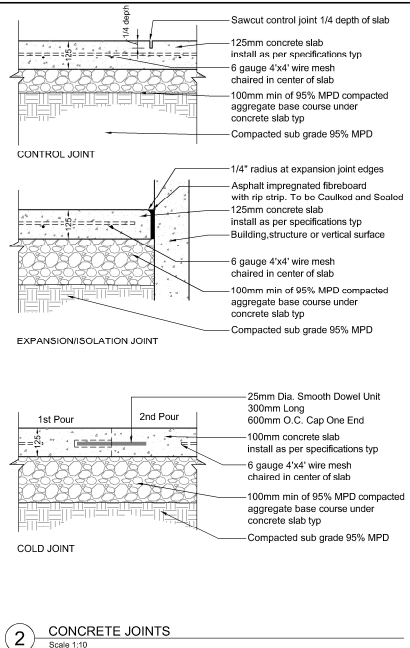
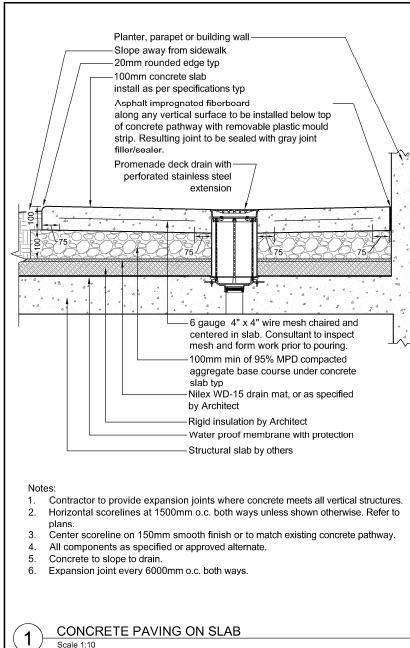
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BIKE RACK
Model #: 2300 Series Iconic Bike Rack
Colour: Silver 14
Manufacturer: Maglin
www.maglin.com

Or approved equal



BENCH
Model #: 870 Backed Bench Side Arms
Colour: Powder Coated Silver 14 with Ice Wood
Manufacturer: Maglin
www.maglin.com
855-904-0330



TABLE AND CHAIRS:
Model: Kontur Table & Chairs
Size: Cafe Table: 30" x 30";
Chair: 19.5"W x 23.3"D x 33"H; Seat Height: 18"
Colour: Silver 14
Manufacturer: Maglin Site Furniture
www.maglin.com
1-800-716-5506



1 BIKE RACK
Scale NTS

2 BENCH
Scale NTS

3 TABLE & CHAIRS
Scale NTS

4 SEAT WALL
Scale NTS

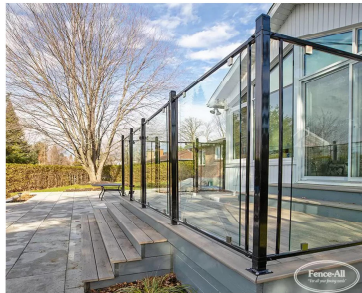


1A Size: 26.75"W x 31.5"H
15.75"W x 18.50"H
11.00"W x 13.00"H
Ivory Lite
1B Size: 26.75"W x 31.50"H
15.75"W x 18.50"H
11.00"W x 13.00"H
Onyx
Black 1 lit

Supplier: Campania (or approved equal)
Item Style: Bradford Planter (S44)
Notes: Contractor to confirm with landscape architect quantity of each size planter



LOUNGE SEATING
Manufacturer: Teacraft
www.teacraft.com



7 PATIO FENCE / GUARDRAIL
Scale NTS



Product name: Webnet
Supplier: Jakob Rope Systems
Local Distributor: Rope + Cable Canada.
Ph: (604) 714-0028.
To be installed as per manufacturer's assembly instructions.
Webnet system to be installed for entire height of concrete wall.

8 GREEN CABLE
Scale NTS

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4	PC	Issued for DP	09-01-2024
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2	PC	Issued for DP	08-09-2023
1	PC	Issued for Review	25-08-2021

REVISIONS TABLE FOR DRAWINGS
* Drawings reviewed, not altered and always in the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

Project:
192ND STREET
APARTMENT DEVELOPMENT

6280 & 6292 192nd Street,
Surrey, B.C.
V3S 2V3

Drawn: PC	Stamp: VDZ+A Mark van der Zalm 303 2024-01-15
Checked: PC	
Approved: MVLZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND SUPERSEDES ANY PREVIOUS DIMENSIONS OF THE OWNER AND/OR BE RETURNED AT THE CONTRACTOR'S RISK. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. DIMENSIONS NOT BEING SPECIFIED FOR CONSTRUCTION UNLESS LABELED USED FOR TENDER/CONSTRUCTION.



Note:

1. Refer to Architect's drawings for floor assemblies.
2. Refer to manufacturer's guides for housekeeping slab size and play toy installation requirements.

Technical drawing of the 'HAPPY WHEELS' playset. The top part is a perspective view of the colorful structure, which includes a red and white roof, a blue slide, a grey ramp, and a large grey wheel. The bottom left shows a top-down circular footprint with dimensions: 200 cm diameter, 13.64 cm height, 100 cm width, and 100 cm depth. The bottom right shows a side elevation with a height of 100 cm and a width of 100 cm.

CHICKEN FARM & HORSE CARRIAGE
Model: MSC5426
Mount: As per Manufacture Specification
Manufacturer:Koman
Supplier: Rec Tec Industries
604-940-0067



3 STEPPING STUMP

4	PC	Issued for DP	09-01-2024
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2	PC	Issued for DP	06-09-2023
1	PC	Issued for Review	25-08-2021
No.	Rev.	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	Rev.	Description	Date

Rev.	By	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
192ND STREET
APARTMENT DEVELOPMENT

6280 & 6292 192nd Street,
Surrey, B.C.
V3S 2V3

Drawn:

Checked:
PC

Approved:
MYDIZ

Scale:

Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RECORDING/DRAWING/ASAP DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR FINDER/CONSTRUCTION.

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

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

DATE: **February 28, 2024** PROJECT FILE: **7823-0012-00**

RE: **Engineering Requirements
Location: 6280 192 St**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widths for the ultimate 30.0 m road allowance along 192 Street.
- Dedicate 10.058 m of gazette road on 192 Street.
- Register 0.5 m SRW along 192 Street development frontage.

Works and Services

- Construct 1.8 m concrete sidewalk along 192 Street.
- Construct 300 mm watermain along 192 Street.
- Provide adequate water, storm, and sanitary service connections.
- Provide sanitary analysis to confirm capacity of fronting and downstream system, and provide improvements as required.
- Provide on lot drainage features as per the Cloverdale McLellan IMSP.
- Register applicable restrictive covenants on title as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Development Process Manager
RH

Department: **Planning and Demographics**
Date: **February 22, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0012 00**

The proposed development of **157** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	24
---	-----------

Projected Number of Students From This Development In:	
Elementary School =	14
Secondary School =	6
Total Students =	20

Current Enrolment and Capacities:	
Latimer Road Elementary	
Enrolment	628
Operating Capacity	481
# of Portables	6
Clayton Heights Secondary	
Enrolment	1304
Operating Capacity	1000
# of Portables	10

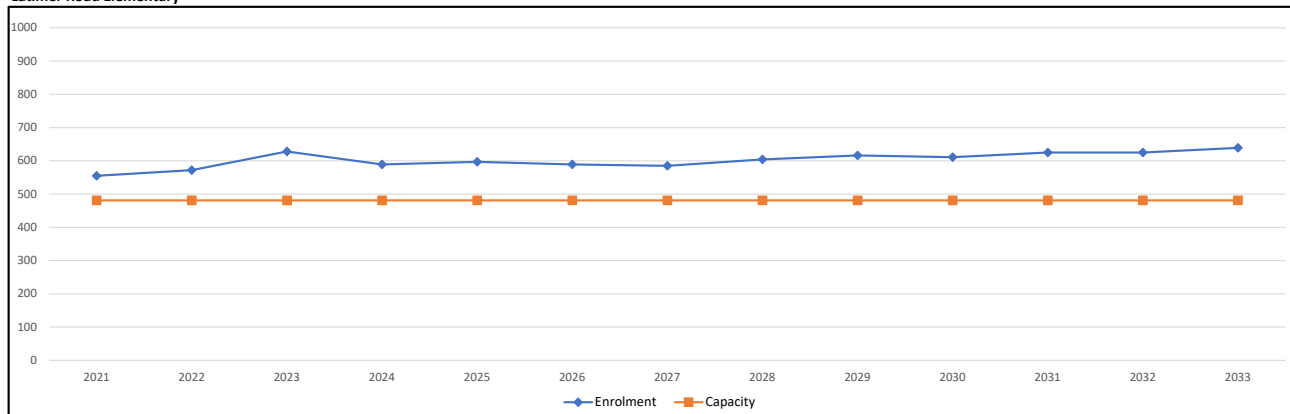
Summary of Impact and Commentary

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

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 Katie 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 2022, 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.

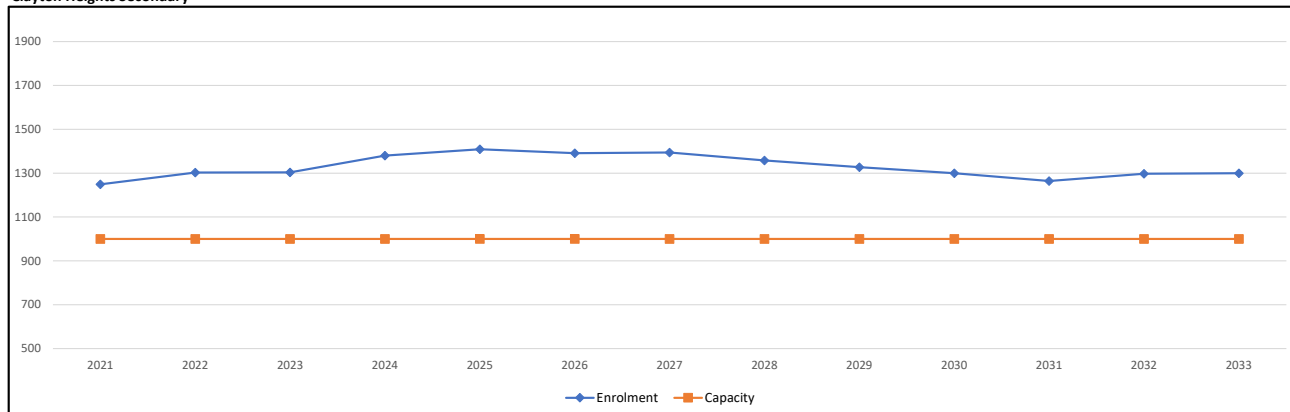
Ecole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. The Ministry of Education supported the District to prepare a feasibility study for a 500 capacity addition for Clayton Heights Secondary. No funding has been approved to move the project into design and construction.

Latimer Road Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Clayton Heights Secondary



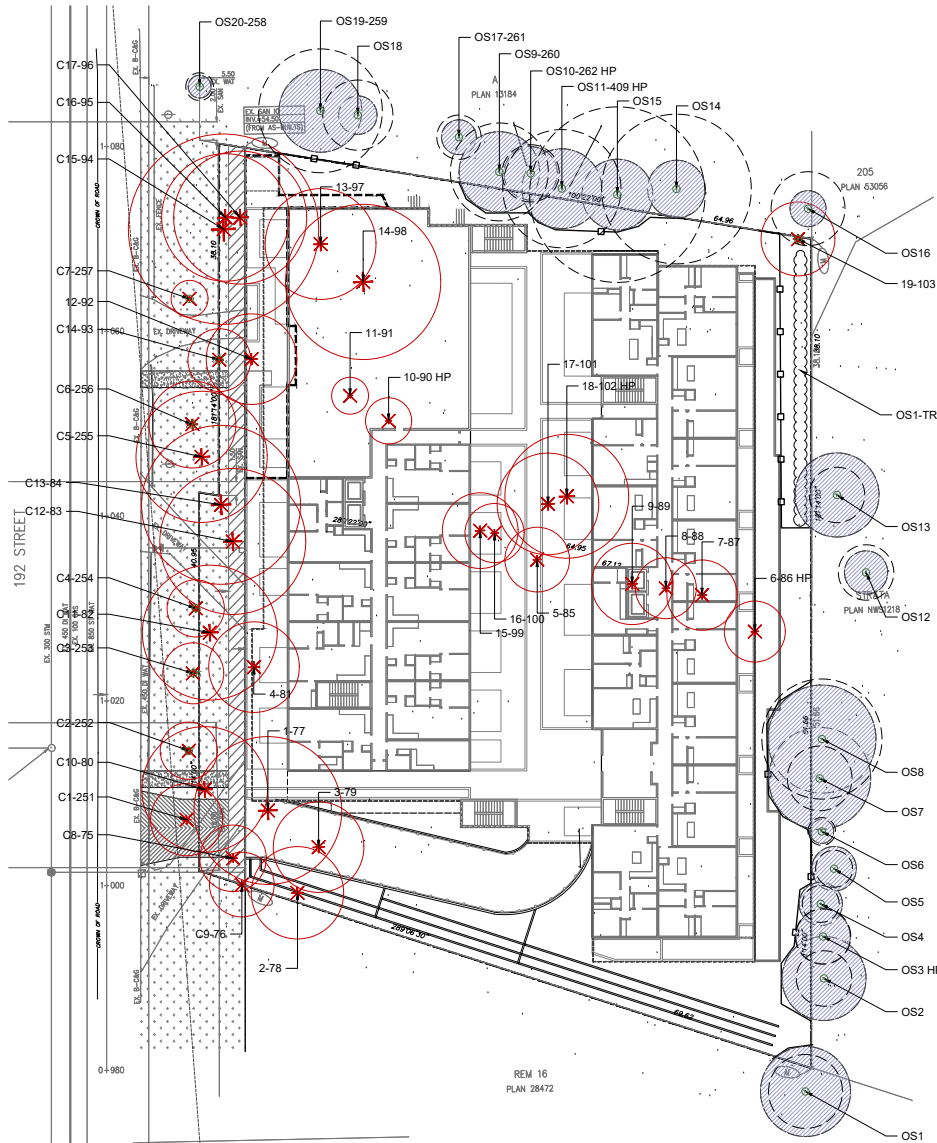
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.

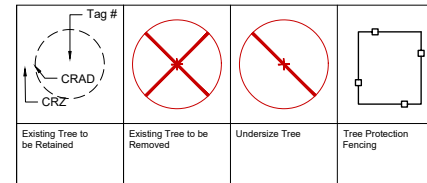
Enrolment : The number of students projected to attend the Surrey School District ONLY.

Table 1 : Tree Preservation Summary**Surrey Project No:** 18-0253-00**Address:** 6280 - 6292 192 Street, Surrey, BC**Registered Arborist:** D. Glyn Romaine - ISA Certified Arborist PN-7929A

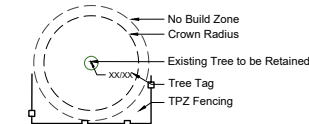
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	35
Protected Trees to be Removed	35
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ All other Trees Requiring 2 to 1 Replacement Ratio $35 \times \text{two (2)} = 70$	70
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
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	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ All other Trees Requiring 2 to 1 Replacement Ratio $0 \times \text{two (2)} = 0$	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA



LEGEND



Tree Tag Legend
XX - Tag number
C-XX - Municipality tree
OS-XX - Off-site tree
S-XX - Straddling tree. Written permission required from owner to remove trees.
XX-NT - No Tag #
WRC= Western Red Cedar
BLM= Big Leaf Maple
RA= Red Alder



Note:

1. Contact Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. An additional 1m setback is shown for all hand-plotted trees to be retained
4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.

Specifications for Construction

Failure to meet these specifications will result in inspection failure and subsequent delay in issuance of other permits.

1. 1.2 m (4') height
2. 2"x4"s to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"); rebar, in-treated vertical posts may be used with a minimum diameter of 9 cm
3. Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
4. Structure must be sturdy with vertical posts driven firmly into the ground
5. Continuous plastic mesh screening (e.g. orange snow fencing)
6. Posted with visible signage advising that encroachment inside the protected area is forbidden

7. Located at distances based on

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum root distance from the tree
10 cm (7.9")	1.2 m (3.9')
25 cm (9.8")	1.6 m (4.9')
30 cm (11.8")	1.8 m (5.9')
35 cm (13.8")	2.1 m (6.9')
40 cm (15.7")	2.4 m (7.9')
45 cm (17.7")	2.7 m (8.9')
50 cm (19.7")	3.0 m (9.8')
55 cm (21.7")	3.3 m (10.8')
60 cm (23.6")	3.6 m (11.8')
75 cm (29.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

• For distances not on this table divide the DBH (in cm) by 16.6
 Example: 80 cm / 16.6 = 4.8 m (15.8')

- For distances not on this table divide the DDM (in cm) by 16.6
- Example: $80 \text{ cm} \div 16.6 = 4.8 \text{ m}$

If There Are Obstacles to Installation, Underneath, Try
If the normal way down of your man is tricky, an alternate is

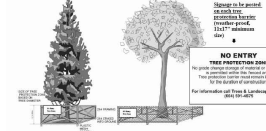
Certified Auditor must be on-site during demolition. The barrier then must be constructed at the appropriate distance before the Building Permit will be issued.

- Shared Ownership Trees and Neighbors' Trees:
 - The distances table above may be used to determine location of tree protection fencing for shared trees and trees on adjacent properties, of any size.
 - Barriers for shared trees and trees on adjacent property *must* be installed to the property line.
 - Where shared trees and trees on adjacent property may require removal, written notification from the neighbors must be obtained before applying for a tree cutting permit.

4.



Signage to be posted on each tree.



1	PC	Issued for Review	Aug 25, 2021
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
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Project:
192ND STREET
APARTMENT DEVELOPMENT

Project:
192ND STREET
APARTMENT DEVELOPMENT

6280 & 6292 192nd Street,
Surrey, B.C.
V3S 2V3

<p>Discussion</p> <p>The results of this study suggest that the use of a structured, evidence-based approach to patient assessment and management can lead to improved patient outcomes and reduced costs. The implementation of the protocol was associated with a significant reduction in the number of patients requiring intensive care and a decrease in the length of stay. These findings are consistent with previous research demonstrating the benefits of standardized care pathways in the management of acute medical conditions.</p> <p>The study also identified several areas for improvement, including the need for further education and training for healthcare providers, the importance of ongoing monitoring and evaluation of the protocol's effectiveness, and the need for continued collaboration between all members of the healthcare team.</p>	<p>Conclusion</p> <p>The implementation of a structured, evidence-based approach to patient assessment and management can lead to improved patient outcomes and reduced costs. The protocol was associated with a significant reduction in the number of patients requiring intensive care and a decrease in the length of stay. These findings are consistent with previous research demonstrating the benefits of standardized care pathways in the management of acute medical conditions.</p> <p>The study also identified several areas for improvement, including the need for further education and training for healthcare providers, the importance of ongoing monitoring and evaluation of the protocol's effectiveness, and the need for continued collaboration between all members of the healthcare team.</p>
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Drawn: _____ Stamp: _____

FW

15

Checked: _____

Checked: _____
BC _____

Approved:	Original Sheet Size:
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Original Sheet Size:

MVDZ 24"x36"

Scale:	CONTRACTOR SHALL CHECK ALL
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Scale: DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT

1:250 BEFORE PROCEEDING, ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE

PROPERTY OF THE OWNER AND MUST BE
RETURNED AT THE COMPLETION OF THE

WORK. ALL REZONING OR PLAT/PLAT/PLAT
DRAWINGS MUST NOT BE PRICED FOR
CONSTRUCTION WITHOUT FIRST BEING A BARRERED, USED, USED.

CONSTRUCTION UNLESS OTHERWISE NOTED
FOR TENDER/CONSTRUCTION.

Drawing Title:

TREE MANAGEMENT PLAN

VDZ Project #: DP2021-47

Drawing #:
L-02

