

PROPOSAL:

- **Rezoning** from RF and RM-D to CD
- **Development Permit**

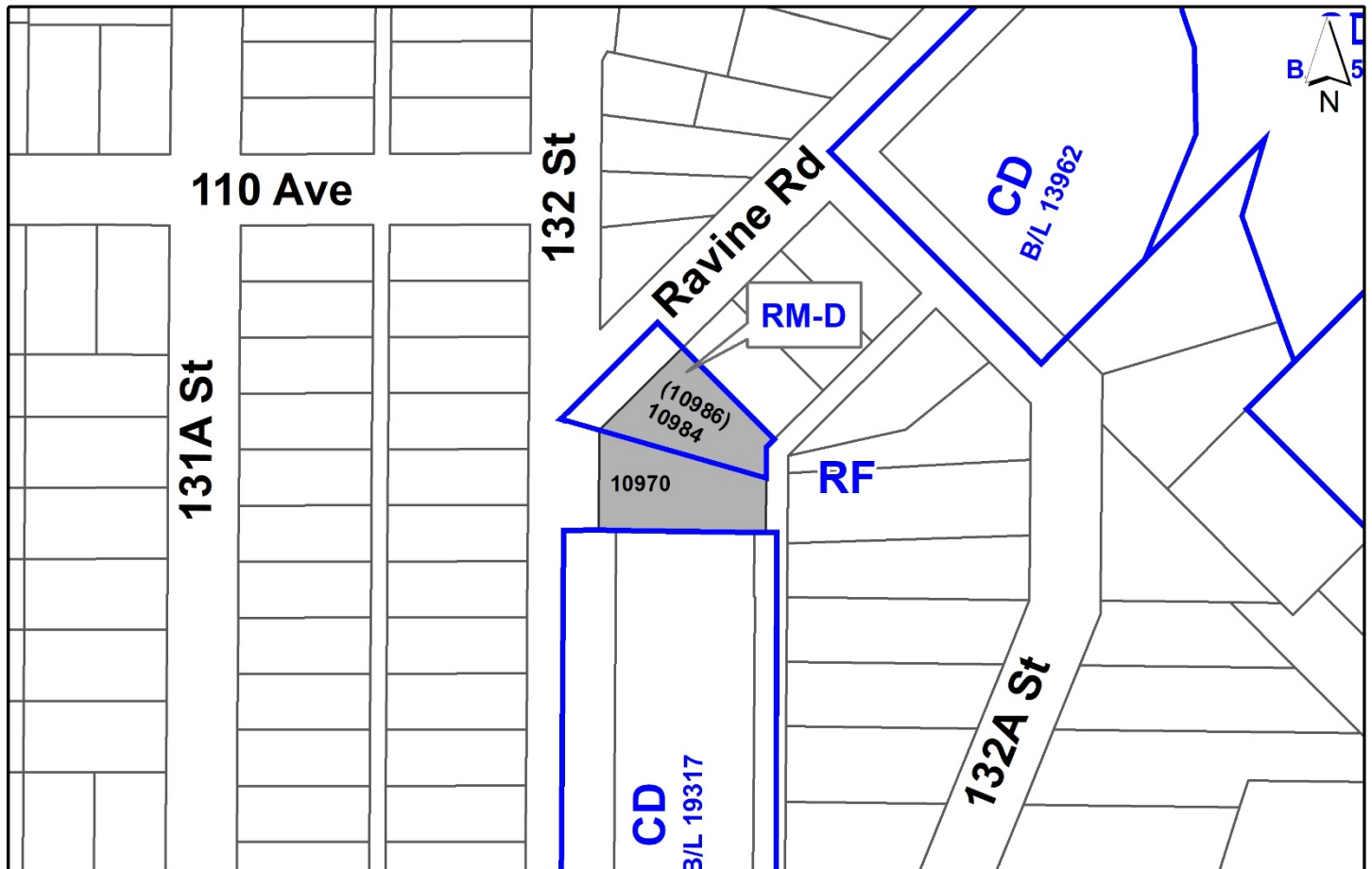
to permit the development of a 6-storey residential apartment building.

LOCATION: 10984 -Ravine Road (10986 – Ravine Road)
 10970 - 132 Street

ZONING: RF and RM-D

OCF DESIGNATION: Multiple Residential

CITY CENTRE PLAN DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the " Multiple Residential" designation in the Official Community Plan (OCP).
- The proposal complies with the "Low to Mid Rise Residential" designation in the City Centre Plan.
- The proposed density and 6-storey building form are appropriate for this part of Surrey City Centre and serves as an appropriate transition between the higher density to the east and the existing single family to the west.
- The proposed buildings have an attractive design with unique form and massing, high-quality architectural design features, with a high-quality durable material palette appropriate for the City Centre.
- The site is within walking distance (730 metres) from the Gateway SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain stations.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0341-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption.
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to 132 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Single family lot and duplex lot	Low to Mid Rise Residential	RF & RM-D
North (Including across Ravine Road):	Existing single family lots.	Low to Mid Rise Residential	RF
East (Across lane):	Existing single family lots, including a portion under Development Application No. 7920-0326-00 (apartment building, pre-Council).	Low to Mid Rise Residential	RF
South:	Existing 5-storey senior's independent living facility.	Low to Mid Rise Residential	CD (Bylaw No. 19317)
West (Across 132 Street):	Existing single family lots.	Urban in OCP	RF

Context & Background

- The subject site is a 1,900 square metre site, consisting of 2 properties, located to the east of 132 Street and south of Ravine Road in the Gateway District of Surrey City Centre.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the City Centre Plan and is zoned "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)".
- The existing dwellings currently have access from 132 Street and Ravine Road.
- A Class C ditch has been confirmed along the Ravine Road frontage and will be infilled as part of the subject development application.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building with 76 units, the applicant is proposing the following:
 - Rezoning the site from RF and RM-D to CD (based on RM-70);
 - Consolidation of the existing 2 lots into 1 residential lot; and
 - Detailed Development Permit for Form and Character.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	1,900 square metres
Road Dedication:	235 square metres
Net Site Area:	1,665 square metres
Number of Lots:	1
Building Height:	6 storeys / 21 metres
Floor Area Ratio (FAR):	2.50 (gross) and 2.85 (net)
Floor Area	
Residential:	4,749 square metres
Commercial:	
Total:	4,749 square metres
Residential Units:	
Studio:	25
1-Bedroom:	20
1-Bedroom + Den	9
2-Bedroom:	16
2-Bedroom + Den:	4
3-Bedroom:	2
Total:	76

Referrals

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

School District: **The School District has advised that there will be approximately 31 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

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

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by September 2025.

Parks, Recreation & Culture: No concerns.

The closest active park is Poplar Park and is 535 metres away, and the closest natural area is Bolivar Creek and is 200 metres away.

Surrey Fire Department: The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

Advisory Design Panel: The proposal was considered at the ADP meeting on October 20, 2022 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

Road Network & Infrastructure

- The applicant will be providing the following improvements:
 - Dedication and construction of the east side of 132 Street to the City Centre arterial road standard;
 - Construction of the southeast side of Ravine Road to the City Centre local road standard; and
 - Dedication and construction of the west side of the green lane.

Traffic Impacts

- The proposed development is anticipated to generate approximately 35 vehicle trips in the peak hour (approximately one vehicle every two minutes), according to industry standard rates. A site-specific traffic impact assessment was not required as the proposal is consistent with the City Centre Plan and is below the City's typical threshold for triggering a traffic impact assessment.

Access

- Access to the subject site is proposed via the green lane on the east side of the subject site.

Parking

- The Zoning Bylaw requires a minimum of 76 parking spaces to be provided on-site.
- The applicant is proposing to provide a total of 77 spaces on-site, which exceeds the minimum Zoning Bylaw requirements.

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 site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.

- Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
- Centres, Corridors and Neighbourhoods:
 - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
 - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
- Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The proposal complies with the Low to Mid Rise Residential designation in the City Centre Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles in the City Centre Plan:
 - Encourage Housing Diversity: by providing a variety of housing forms and a range of unit sizes and types.
 - Create Vibrant Urban Spaces: with high quality architectural aesthetics and amenities such as plazas to encourage people to interact with the public realm.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 6-storey residential building on the subject site. The proposed CD Bylaw for the development site identifies the uses, densities and setbacks proposed. 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 By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	2.85
Lot Coverage:	33%	50%
Yards and Setbacks	7.5 metres	East: 4.70 metres West: 4.50 metres South: 3.0 metres North: 3.0 metres
Principal Building Height:	50 metres	21 metres
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings and ground-oriented multiple unit residential buildings
Amenity Space:		
Indoor Amenity:	228 square metres	The proposed 231 square metres exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	228 square metres	The proposed 232 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Proposed (Block II)		
Number of Stalls		
Residential:	68	69
Residential Visitor:	8	8
Total:	76	77
Accessible:	2	2
Bicycle Spaces		
Residential Secure Parking:	91	92
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted land-uses, density, lot coverage, minimum building setbacks and off-street parking requirements.
- The permitted land use is intended to accommodate the proposed 6-storey apartment building.
- If calculated based on gross site area, the floor area ratio (FAR) is 2.50 which complies with the maximum permitted 2.50 FAR for "Multiple Residential" designated properties in the OCP, in select areas, and the Low to Mid Rise Residential designation in the City Centre Plan. If calculated on the net site area, the FAR is 2.85. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.85 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 50% in the CD Bylaw to accommodate the proposed 6-storey apartment built form.

- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.
- The RM-70 Zone 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 0.5 metre from all street frontages. As a result, the CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.5 metre of the lot line along all street frontages.

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 Building Permit Issuance. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Low to Mid Rise 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 \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 25, 2022, and the Development Proposal Signs were installed on August 18, 2022. Staff did not receive any responses from the neighbouring residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the City Centre Plan.
- The applicant has worked with staff to:
 - simplify the exterior materials.
 - ensure an appropriate scale adjacent to the long-term single family area by stepping back upper floor levels along 132 Street;
 - design an acceptable urban public realm interface and edge treatments, responding to the sloping site;
 - refine the overall building massing in order to ensure an attractive streetscape;
 - to improve accessibility to indoor and outdoor amenity spaces;
 - expand and improve rooftop amenity; and
 - to resolve privacy issues between units and balconies.
- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.
- The proposed building is designed to appropriately respond to the angle of the intersecting street frontages at 132 street, and Ravine road.
- The proposed building façade is articulated by the interplay of frames and the use of brick to create a townhouse expression for the street-facing facades. The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.
- The building orientation ensures that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The unit mix is proposed to consist of 25 studio, 29 one-bedroom, 20 two-bedroom units and 2 three-bedroom units.

Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".

- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 228 square metres of indoor amenity space to serve the residents of the proposed 76-unit apartment building. Of this 228-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 231 square metres of indoor amenity space, exceeding the minimum requirement.
- The applicant is proposing amenity on the ground floor as well as on the sixth-floor rooftop. Proposed amenities include a gaming room, yoga studio and fitness studio.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 228 square metres of outdoor amenity space to serve the residents of the proposed 76 units.
- The applicant is proposing 232 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing a large outdoor amenity accessed on the sixth-floor rooftop which consists of a children's play area and casual seating.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

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:
 - Design development to improve public realm interfaces and landscape concept, including the retaining walls, green lane frontage, and public plaza.
 - Design development and refinement of the architectural features and materials, including the side and green lane elevations.
 - Further design development to the interior common spaces and residential unit layouts.

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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	4	4	0
Bigleaf Maple	2	2	0
Coniferous Trees			
Douglas Fir	4	4	0
Sawara Falsecypress	1	1	0
Grand Fir	1	1	0
Western Redcedar	1	1	0
Total	13	13	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		20	
Contribution to the Green City Program		\$3,300	

- The Arborist Assessment states that there are a total of 13 mature trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the 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 26 replacement trees on the site. Since the applicant is only proposing 20 replacement trees, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$3,300, 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 132 Street and Ravine Road. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$3,300 to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System Bylaw" (see Appendix VI for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's District Energy (DE) system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g., boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System Bylaw".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, 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. District Energy Map

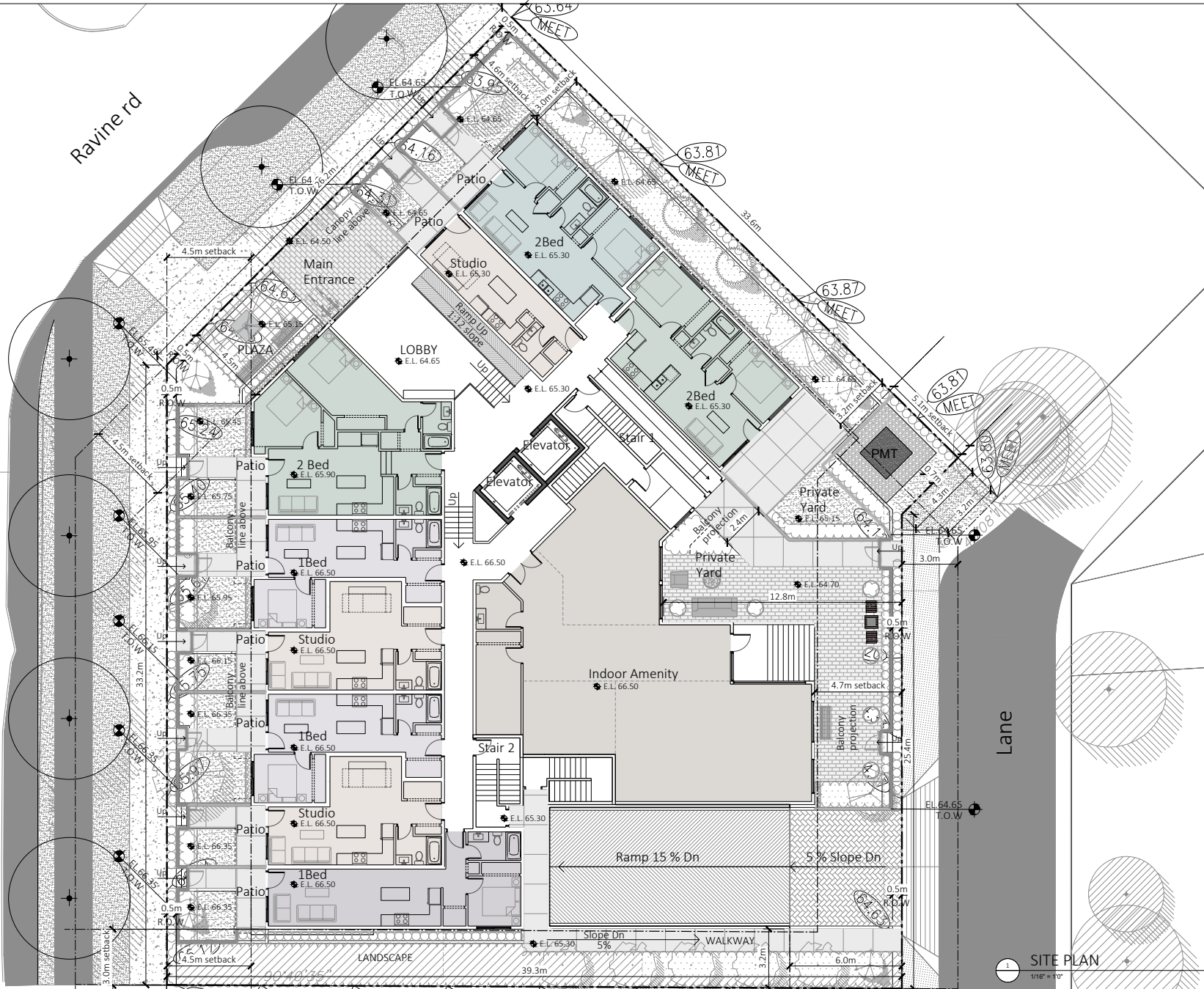
approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

LM/ar

Ravine rd

132 st



PROJECT INFO:
10946, 10986 Ravine Road
10970 132 St
Surrey BC
CLIENT:

DATE
PROJECT NO: 21-206

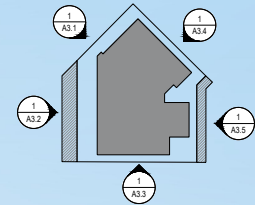
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NO	DATE	BY	DESCRIPTION
1	10/10/2021	VK	ISSUED FOR MAP
			DESCRIPTION

Site Plan

- A Wire-cut Thin Brick Volcano Stoneware Ceramicas Mora
- B Hardie Reveal Panel Finish: Benjamin Moore 2111-50 (Stone Harbor)
- C Hardie Reveal Panel Finish: Benjamin Moore 2111-40 (Taos Taupe)

- D Hardie Plank Finish: Benjamin Moore 2111-70 (Calm)
- E Cementious fibre board c/w color match and trims Finish: Benjamin Moore 2111-70 (Calm)
- F Cementious fibre board c/w color match and trims Finish: Benjamin Moore 2111-10 (Deep Taupe)



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 Ph: 604-503-4484

PROJECT INFO:
 10946, 10986 Ravine Road
 10970 132 St
 Surrey BC
 CLIENT:

DATE
 30-Jan-23
 PROJECT NO: 21-206

SCALE: DRAWN BY
 As Noted VK

NO.	DATE	BY	CHKD.	DESCRIPTION
1	06-10-2022	VK		ISSUED FOR ACP
2				REVISION

ELEVATIONS

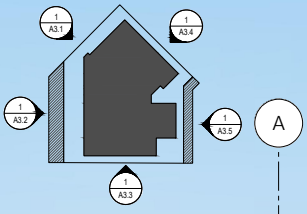
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1 NORTH WEST ELEVATION (RAVINE ROAD)
 1/8"=1'

- A Wire-cut Thin Brick Volcano Stoneware Ceramics Mora
- B Hardie Reveal Panel Finish: Benjamin Moore 2111-50 (Stone Harbor)
- C Hardie Reveal Panel Finish: Benjamin Moore 2111-40 (Taos Taupe)

- D 5" Hardie Plank Finish: Benjamin Moore 2111-40 (Taos Taupe)
- E Cementious fibre board c/w color match and trims Finish: Benjamin Moore 2111-70 (Calm)
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PROJECT INFO:
 10946, 10986 Ravine Road
 10970 132 St
 Surrey BC
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DATE
 02 Oct 2022
 PROJECT NO: 21-206

SCALE: DRAWN BY:
 As Noted VK

NO.	DATE	BY	DESCRIPTION
1	09-03-2022	VK	ISSUED FOR IHP
			REV. DESCRIPTION

ELEVATIONS

A 3.5



1 North West View from Ravine Road



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PROJECT INFO:
10946, 10986 Ravine Road
10970 132 St
Surrey BC
CLIENT:

DATE
1-Feb-23
PROJECT NO: 21-206

SCALE: DRAWN BY:
NTS VK

NO	DATE	BY	DESCRIPTION
1	19-10-2022	VK	ISSUED FOR MAP
			REV
			DESCRIPTION

VIEW

A 6.1



1 West View from 132 St

PROJECT INFO:
 10946, 10986 Ravine Road
 10970 132 St
 Surrey BC
 CLIENT:

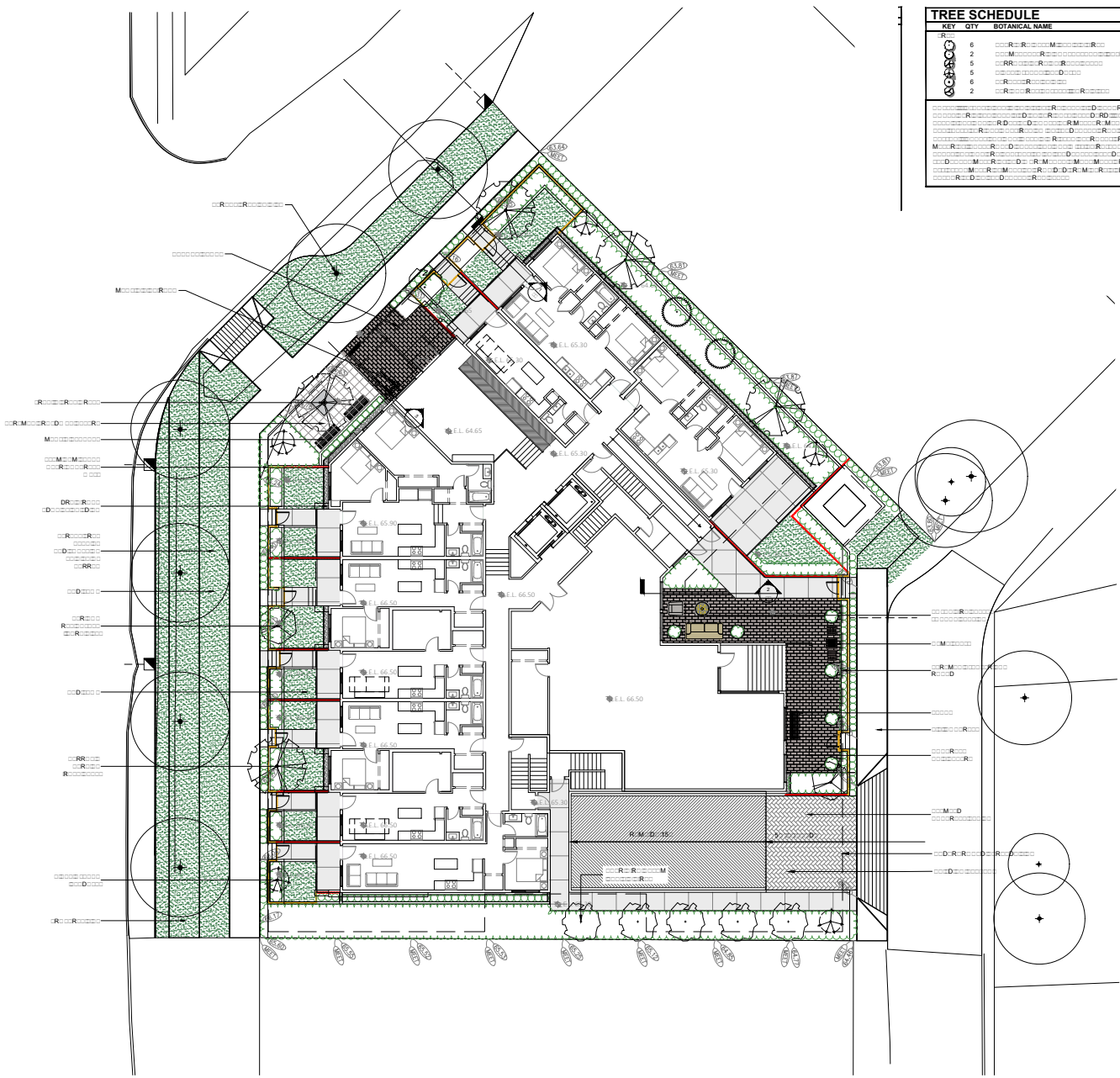
DATE
 1-Feb-23
 PROJECT NO: 21-206

SCALE: DRAWN BY:
 NTS VK

REV	DESCRIPTION	DATE	BY
1	ISSUED FOR IMP	10-10-2022	VK

VIEW

TREE SCHEDULE				PMG PROJECT NUMBER: 21-180
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
R	6	R	M	2.5M
R	2	M	R	2M
R	5	R	R	6-M 2M-D
R	5	R	R	2.5M
R	2	R	R	6-M 2M-D



M



M

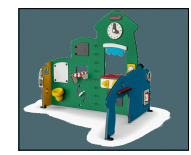
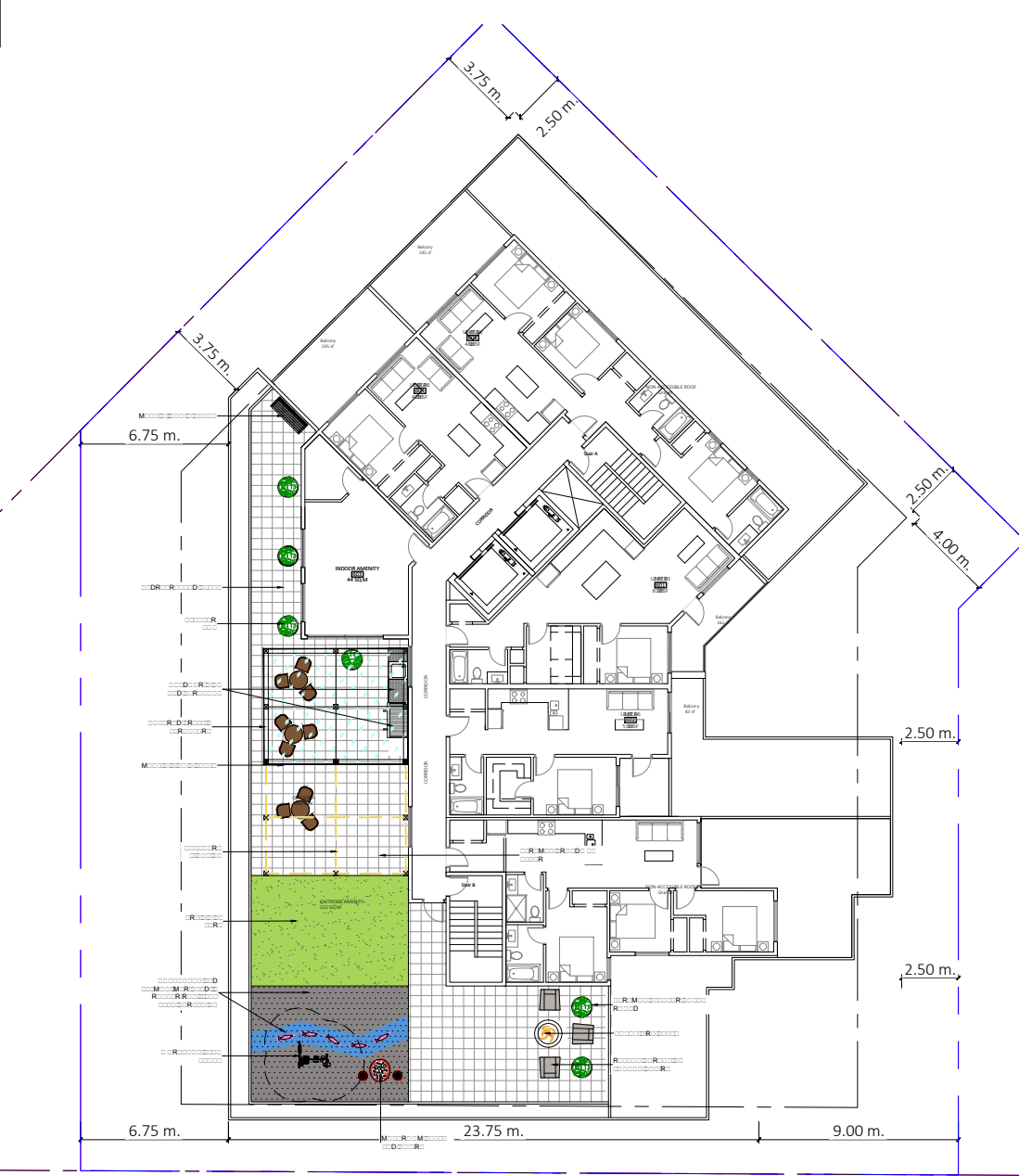


21.01.20	ADP COMMENTS	SA
21.02.09	NEW SITE PLAN, ADP SUBMISSION	RK
21.09.07	NEW SITE PLAN, ADP SUBMISSION	RK
22.APR.28	NEW SITE PLAN	WJ

6-STORY APARTMENT
 10946 RAVINE ROAD
 SURREY, B.C.

LANDSCAPE PLAN

21.OCT.13 DR
 3/32" = 1'-0"
 DR
 DR
 DR
 DR
 DR



M 6 3



M R D R



M R M D R



R D M R



M D M R R R



R R R

PLANT SCHEDULE (ROOF LEVEL)			PMG PROJECT NUMBER: 21-180	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
⊙	6	M R D R	M R D R	2M
⊙	12	R D M R R D	R D M R R D	
⊙	6	R M D M	D R	15M
⊙	12	D M R	R	

NO.	DATE	DESCRIPTION	BY
1	22.APR.21	NEW SITE PLAN	WZ
2	22.SEP.21	NEW SITE PLAN, ADP SUBMISSION	KK
3	22.OCT.21	NEW SITE PLAN, ADP SUBMISSION	KK
4	23.O1.22	ADP COMMENTS	SA

6-STORY APARTMENT
 10946 RAVINE ROAD
 SURREY, B.C.

ROOF DECK PLAN

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

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

DATE: **December 05, 2022** PROJECT FILE: **7821-0341-00**

RE: **Engineering Requirements
Location: 10970 & 10984/86 Ravine Road**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942m along 132 Street.
- Dedicate 2.952m for Green Lane.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

Works and Services

- Construct east side of 132 Street, south side of Ravine Road, and Green Lane.
- Implement the recommendations of the geotechnical reports.
- Construct storm mains along 132 Street and Ravine Road including off-site works.
- Construct sanitary main along 132 Street and Ravine Road including off-site works.
- Complete drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Construct minimum 300mm water main along 132 Street. Complete fire flow analysis to determine the ultimate water main size and to confirm velocity.
- Provide water storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.
- Pay applicable latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Jeff Pang, P.Eng.
Development Services Manager

HB4

APPENDIX III



July 21, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0341 00

SUMMARY

The proposed 77 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	14
Secondary Students:	10

September 2021 Enrolment/School Capacity

K.B. Woodward Elementary	
Enrolment (K/1-7):	78 K + 544
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2022	76 K + 605
Kwantlen Park Secondary	
Enrolment (8-12):	1462
Capacity (8-12):	1200

Projected population of school-age children for this development:	31
--	----

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

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

School Enrolment Projections and Planning Update:

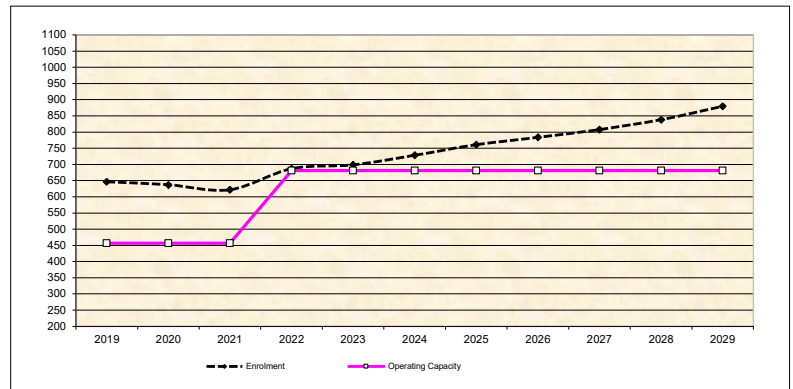
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 136% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2022.

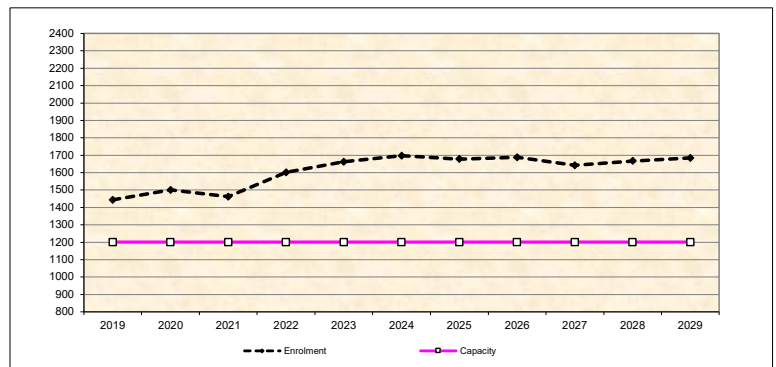
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards.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

As of September 2021, Kwantlen Park Secondary is currently operating at 121% with 11 portables on site used for enrolling classes. In March 2020, the District started a feasibility report to build a 300-capacity addition, targeted to open 2027.

K.B. Woodward Elementary



Kwantlen Park Secondary




* 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

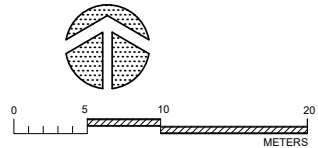
Surrey Project No: 21-0341-00
 Address: 10986 Ravine Road & 10970 132 Street
 Registered Arborist: Tim Vandenberg

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)	13
Protected Trees to be Removed	13
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 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 13 X two (2) = 26	26
Replacement Trees Proposed	13
Replacement Trees in Deficit	13
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

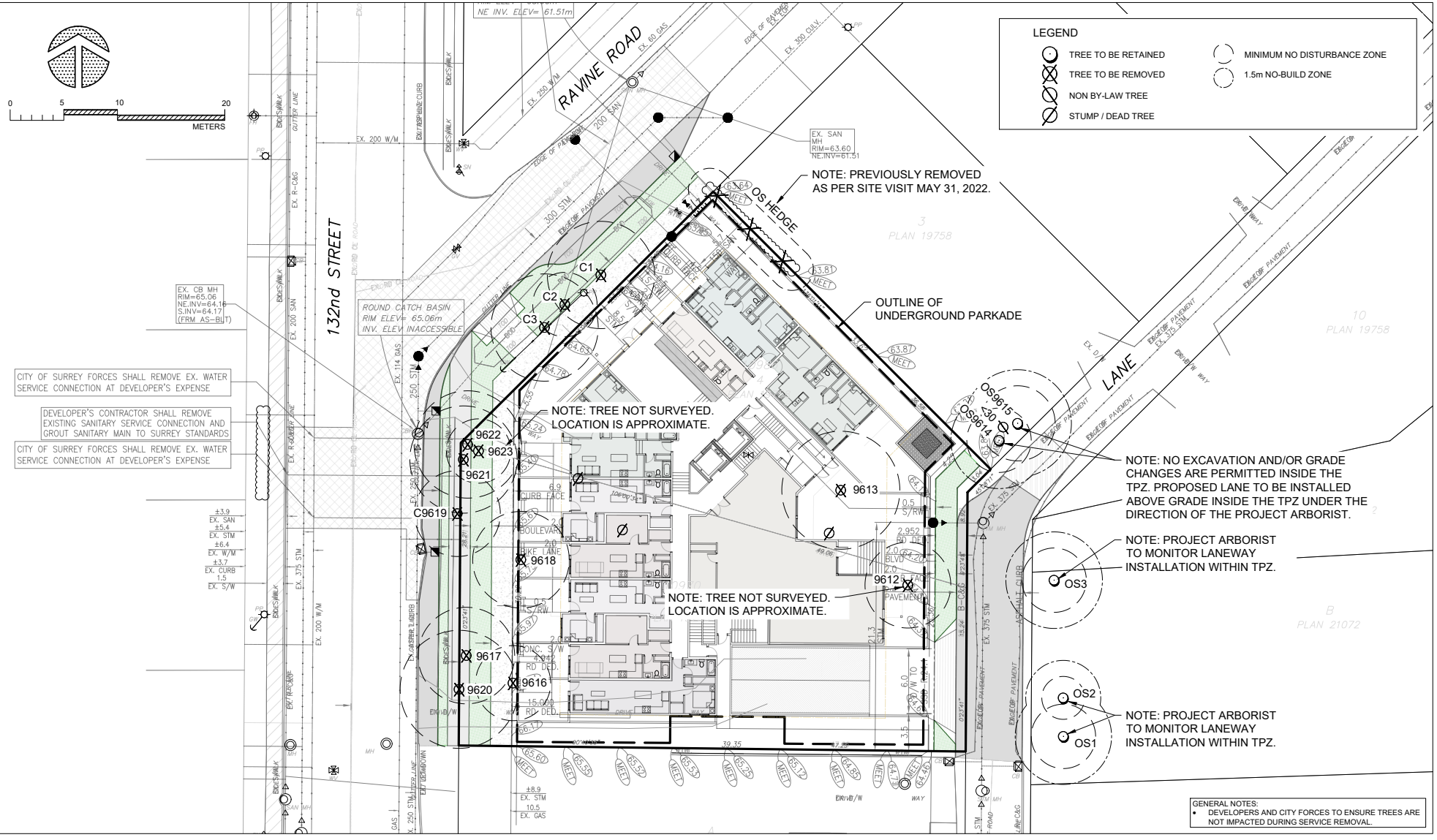
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: January 19, 2023





LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON-BY-LAW TREE
	STUMP / DEAD TREE
	MINIMUM NO-DISTURBANCE ZONE
	1.5m NO-BUILD ZONE



CITY OF SURREY FORCES SHALL REMOVE EX. WATER SERVICE CONNECTION AT DEVELOPER'S EXPENSE

DEVELOPER'S CONTRACTOR SHALL REMOVE EXISTING SANITARY SERVICE CONNECTION AND GROUT SANITARY MAIN TO SURREY STANDARDS

CITY OF SURREY FORCES SHALL REMOVE EX. WATER SERVICE CONNECTION AT DEVELOPER'S EXPENSE

EX. SAN +3.9
 EX. SAN +5.4
 EX. STM +6.4
 EX. W/W +6.4
 EX. W/W +3.7
 EX. CURB +1.5
 EX. S/W

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	OCT22/21	MK	SITE/GRADING/LANDSCAPE PLANS	6	MAY18/22	MK	SITE & GRADING PLANS
2	OCT28/21	MK	SITE PLAN	7	MAY30/22	MK	GRADING PLANS
3	DEC08/21	MK	SITE & GRADING PLANS	8	OCT05/22	MK	SITE & GRADING PLANS
4	MAY02/22	MK	SITE & GRADING PLANS	9	JAN03/23	MK	SITE & GRADING PLANS
5	MAY03/22	MK	SITE & GRADING PLANS	10	JAN18/23	MK	SITE & GRADING PLANS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

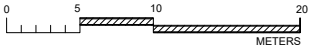
#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
10986 - RAVINE ROAD
10970 - 132 STREET
 SURREY, B.C.

SHEET TITLE		DRAWN	
T1 - TREE REMOVAL AND PRESERVATION PLAN		MK	
CLIENT		SCALE	
		AS SHOWN	
		DATE	
		MARCH 01, 2021	

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

- GENERAL NOTES:**
- DEVELOPERS AND CITY FORCES TO ENSURE TREES ARE NOT IMPACTED DURING SERVICE REMOVAL.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.
 - DEVELOPERS AND CITY FORCES TO ENSURE TREES ARE NOT IMPACTED DURING SERVICE REMOVAL.

CITY OF SURREY FORCES SHALL REMOVE EX. WATER SERVICE CONNECTION AT DEVELOPER'S EXPENSE

DEVELOPER'S CONTRACTOR SHALL REMOVE EXISTING SANITARY SERVICE CONNECTION AND GROUT SANITARY MAIN TO SURREY STANDARDS

CITY OF SURREY FORCES SHALL REMOVE EX. WATER SERVICE CONNECTION AT DEVELOPER'S EXPENSE

EX. CB MH
RIM=65.06
NE INV=64.19
S. INV=64.17
(FRM. AS-BLT)

±3.9
EX. SAN
±5.4
EX. STM
±6.4
EX. W/W
±3.7
EX. CURB
1.5
EX. S/W

132nd STREET

RAVINE ROAD

PLAN 19758

PLAN 19758

PLAN 21072

ROUND CATCH BASIN
RIM ELEV= 65.06m
INV. ELEV. INACCESSIBLE

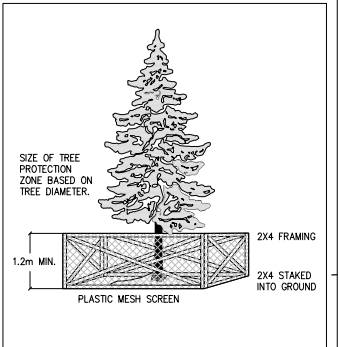
OUTLINE OF UNDERGROUND PARKADE

LANE

NOTE: NO EXCAVATION AND/OR GRADE CHANGES ARE PERMITTED INSIDE THE TPZ. PROPOSED LANE TO BE INSTALLED ABOVE GRADE INSIDE THE TPZ UNDER THE DIRECTION OF THE PROJECT ARBORIST.

NOTE: PROJECT ARBORIST TO MONITOR LANEWAY INSTALLATION WITHIN TPZ.

NOTE: PROJECT ARBORIST TO MONITOR LANEWAY INSTALLATION WITHIN TPZ.



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	OCT22/21	MK	SITE/GRADING/LANDSCAPE PLANS	6	MAY18/22	MK	SITE & GRADING PLANS
2	OCT28/21	MK	SITE PLAN	7	MAY30/22	MK	GRADING PLANS
3	DEC08/21	MK	SITE & GRADING PLANS	8	OCT05/22	MK	SITE & GRADING PLANS
4	MAY02/22	MK	SITE & GRADING PLANS	9	JAN03/23	MK	SITE & GRADING PLANS
5	MAY03/22	MK	SITE & GRADING PLANS	10	JAN18/23	MK	SITE & GRADING PLANS

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PROJECT TITLE
10986 - RAVINE ROAD
10970 - 132 STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK

SCALE AS SHOWN

DATE MARCH 01, 2021

T-2
SHEET 2 OF 2

Present:

Panel Members:
E. Kearns, Chair
J. Azizi
R. Drew
N. Couttie
S. Macrae
M. Cheung
Y. Popovska
M. Patterson
M. Derkson

Guests:

Renante Solivar, Architect AIBC, MCMP Architects
Jason Wegman, PWL Partnership
Harman Dhillon, Genaris Properties
Rajinder Warraich, Architect AIBC, Flat Architecture
Rebecca Krebs, PMG Landscape Architects
Harry Dhillon, Mahindra Group
Ruchir Dhall, Architecture Panel

Staff Present:

S. Maleknia, Urban Design Planner
V. Goldgrub, Urban Design Planner
S. Gill, Recording Secretary

A. RECEIPT OF MINUTES

It was Moved by R. Drew
Seconded by E. Kearns
That the minutes of the Advisory Design Panel
meeting of September 22, 2022 be received.
Carried

B. NEW SUBMISSIONS

2. 5:30 p.m.

File No.: 7921-0341-00
New or Resubmit: New
Last Submission Date: N/A
Description: Proposed rezoning from RF and RM-D to CD (based on RM-70), consolidation of 2 lots into 1, and Development Permit to allow construction of a 6-storey apartment building with 76 dwelling units.
Address: 10984 and 10986 Ravine Road and 10970 – 132 Street (City Centre)
Developer: Harman Dhillon, Genaris Properties
Architect: Rajinder Warraich, Architect AIBC, Flat Architecture
Landscape Architect: Rebecca Krebs, PMG Landscape Architects
Planner: Leita Martin
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

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

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Drew
Seconded by J. Azizi
That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

The Panel supported the project in general but would like the following items to be addressed.

Key Points

- Consider Accessibility to indoor and outdoor amenity spaces. Reconsider grading and stairs at indoor/outdoor Amenity on L1, to allow universal access to both. [VK] Plan has been revised to ensure accessibility to Indoor and Outdoor amenity.
- Resolve overlook/privacy issues between balconies in crux of the plan (units F2/E4 (o1 and o2 stacks)) [VK] Overlook issues have been resolved. Balconies have been extended and privacy screens provided.
- Consider the depth of units generally, to allow light and less reliance on mechanical ventilation; especially consider depth of units E5/B2 and the potential overshadowing of units to the north. [VK] Overall design has been modified to address issues raised regarding light and ventilation. All studio plans have been made open while retaining the spatial organisation for functional reasons.
- Consider lightening up the entry canopy and creating a more residential entry. [VK] Entry frame removed, and visually light metal canopy provided.
- Consider more robust verticals for your boxed-out frame elements. [VK] the boxed-out frame elements and brick base have been modified to address concerns raised in the ADP meeting.
- Consider terminating brick at the boxed-out frame elements, for ease of constructability and to strengthen the framed element. [VK] the boxed-out frame elements and brick base have been modified to address concerns raised in the ADP meeting.
- Consider more consistency with window selection. [VK] Windows have been made more consistent where possible within the overall design parti.
- Consider simplifying your material treatment. [VK] Material treatment has been simplified.
- Consider including more native plantings. [VK] Landscape design has been modified to include more native plantings where possible.

- Further coordinate plans and elevations to ensure drawings accurately represent design intent. [VK] Drawings have been revised to ensure plans and elevations are coordinated.

Site

- Consider finished elevation of outdoor amenity area (up to elev. 65.30) to allow universal access from lobby through internal doorways. [VK] Design has been revised to make outdoor amenity accessible.
- Consider relocation of SE corner walkway and replace it with landscaping. [VK] Walkway has been changed to increase landscaping.
- Consider reducing extent of ground floor outdoor amenity, allowing more patio space in front of 3-bedroom unit, NE corner (near PMT). [VK] More patio space has been provided.
- Consider moving the PMT (beside the car ramp) away from the amenity and unit patios. [VK] PMT has been located taking BC Hydro requirements and site constraints into account.
- There are large patios for 1-bedroom units on level 1 but the 3-bedroom units on the north side have insufficient patios relative to their sizes. [VK] More patio space has been provided.

Form and Character

- Form is good but needs further refinement: fewer material changes, further balcony and frame detailed design and development of the front entrance. [VK] Form and character has been modified to address this point. The number of visual elements and materials have been reduced and refined. Front entrance has been made lighter visually.
- The building has thoughtful form and character. The selected material and color combination are quite balanced. [VK] Noted.
- The building has a wide, generous, attractive lobby and the entry is inviting. [VK] Noted.
- The exterior seems more resolved than the interior layouts and common spaces. [VK] We've resolved issues with layouts and common spaces that were raised in the ADP. The issues raised with respect to light and ventilation of the apartment interior layouts were addressed by making the plan open where possible.
- Reconsider the balcony door design; consider glazed doors. [VK] Revised to glazed doors.
- Unit plans are tight and lack proper lighting and fenestration seems random. [VK] This point has been addressed where possible within the constraints of the project. Studio units have been changed to open plan. Fenestration has been adjusted / moved in the plan and elevation to achieve visual order.
- Resolve privacy issues between balconies, especially o1 and o2 stacks [VK] Resolved. Balconies were extended and partition provided to ensure privacy between units.
- Review the problem of dark (windowless) bedrooms. [VK] Resolved. Changed to open plan in studio units.
- Change the entry canopy to a thinner assembly. [VK] Revised. Entry frame

around canopy removed and entry canopy and supports have been changed to metal to make the assembly visually lighter.

- Consider terminating the brick or Hardie at the boxed-out frame element, for ease of constructability and to strengthen the element. [VK] Revised as suggested. The brick has been terminated and Hardie frame modified such that it doesn't intersect in the balcony.
- Access needs further planning and design as the grade levels compromise the ground level and access considerably. The plans need more work and Code advice for accessibility and fire and life safety with present layouts. [VK] Additional ramp provided to make public outdoor areas assessable. We will be working with a code consultant to ensure compliance with the code.
- Reconsider the building form, especially on east façade. [VK] East façade revised per overall ADP comments. The number of materials and visual elements have been reduced and the design refined.

Landscape

- Appreciate the landscape detail showing patio gate and concrete column w/ infill (it doesn't show up on renderings or elevations). [VK] Renderings updated to reflect patio gates and other elements.
- Consider an alternative design for the wood fence screening at street-facing patios, or re-consider materials, upgrading to opaque glass or incorporating materials found elsewhere in the building language. [RK] Alternative design proposed, see detail on L7.
- Consider revising the layout at the front lobby entrance – bike racks conflict with doorway. [RK] Layout revised, and larger plaza space added to front entrance area.
- Consider incorporating more native plant species and communities, particularly in buffer areas to north. [VK] Plant list is adjusted to include more native species, where appropriate.
- Consider converting the inaccessible roof to outdoor amenity and or private patios. [VK] the consultant team considered adding amenity area to the inaccessible roof area, and decided on retaining the current amenity layout which meets the City requirements.

CPTED

- No specific issues were identified.

Sustainability

- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project. [VK] Noted. We will be engaging an energy consultant to use modelling where necessary to ensure thermal comfort and energy efficiency.
- Study the depths of the units to allow more natural light to the back of the units to reduce the need for more energy use and allow for better passive ventilation and natural light. [VK] Noted. Addressed where possible. Plans

have been made more open to allow more natural light.

Accessibility

- Further consider accessibility to indoor and outdoor amenity spaces. [VK] Noted. Design has been modified to provide ramp access and ensure that all amenity spaces are accessible.
- Consider accessibility to amenity and garage. [VK] Noted. Design has been modified to provide ramp access and ensure that all amenity spaces are accessible.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 3, 2022.

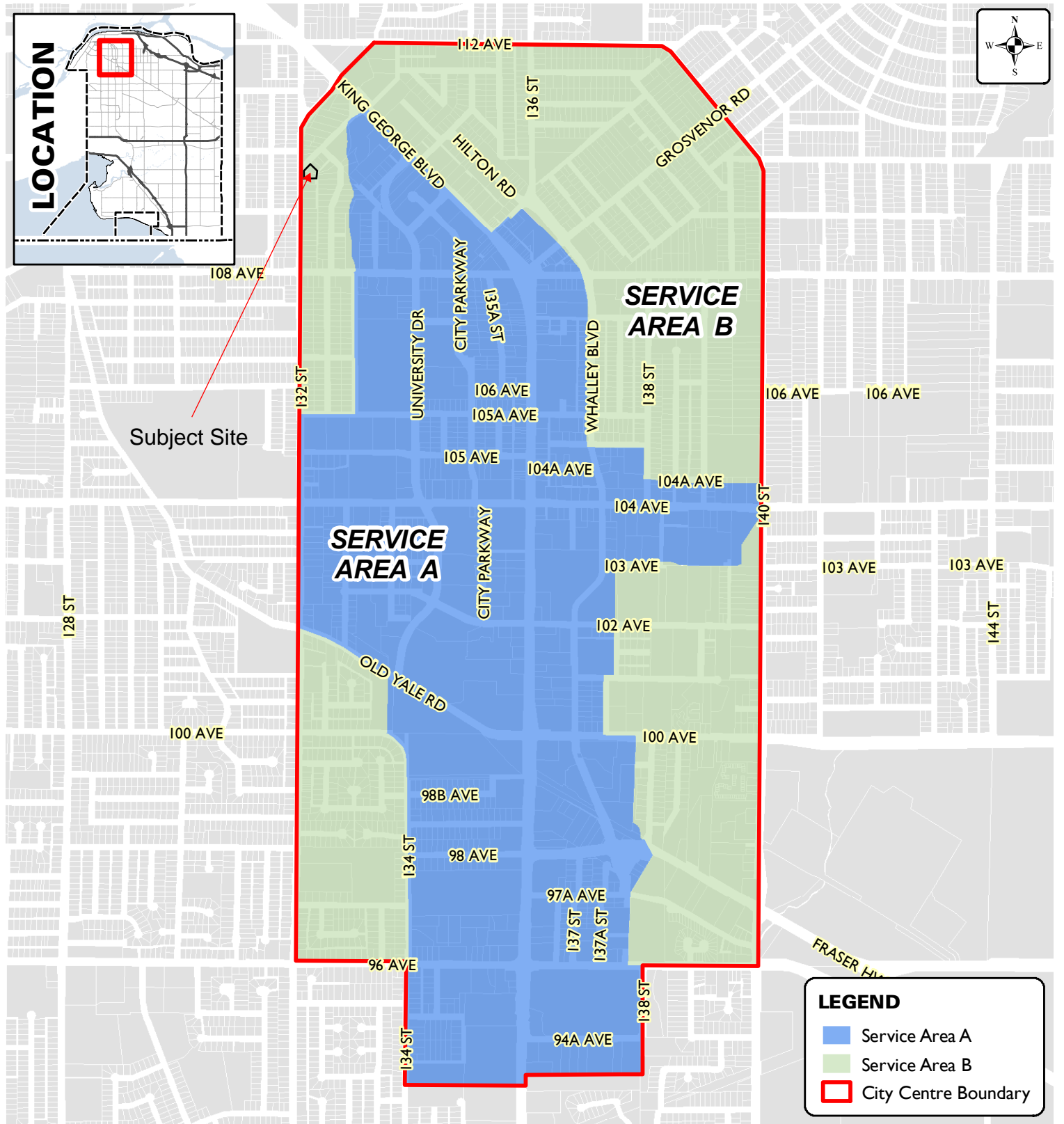
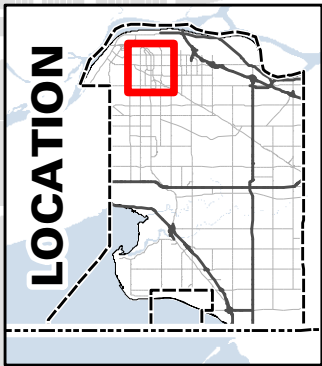
E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 8:15 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson

APPENDIX VI



LEGEND

- Service Area A
- Service Area B
- City Centre Boundary

Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\MAPPING\GIS\MAPS\ CORPORATE REPORTS\Eng-Utilities\ AW-DistrictEnergyServiceAreaFig1.mxd