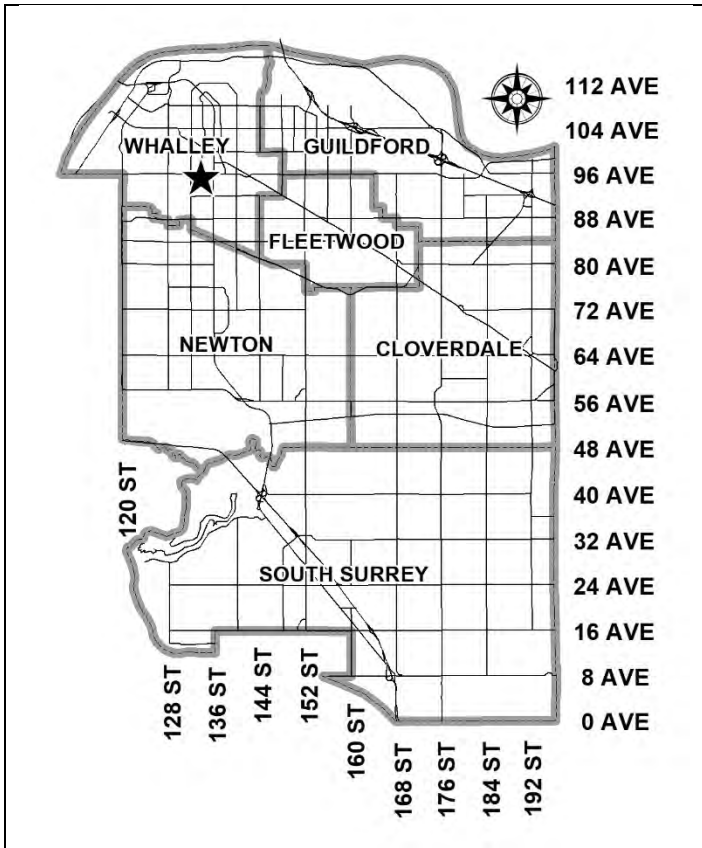


**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**

**Application No.:** 7920-0286-00

Planning Report Date: October 3, 2022



**PROPOSAL:**

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

to permit the development of a 6-storey apartment building consisting of approximately 152 dwelling units in City Centre.

**LOCATION:**

9482 - 134 Street  
 9470 - 134 Street  
 9492 - 134 Street  
 13428 - 95 Avenue

**ZONING:**

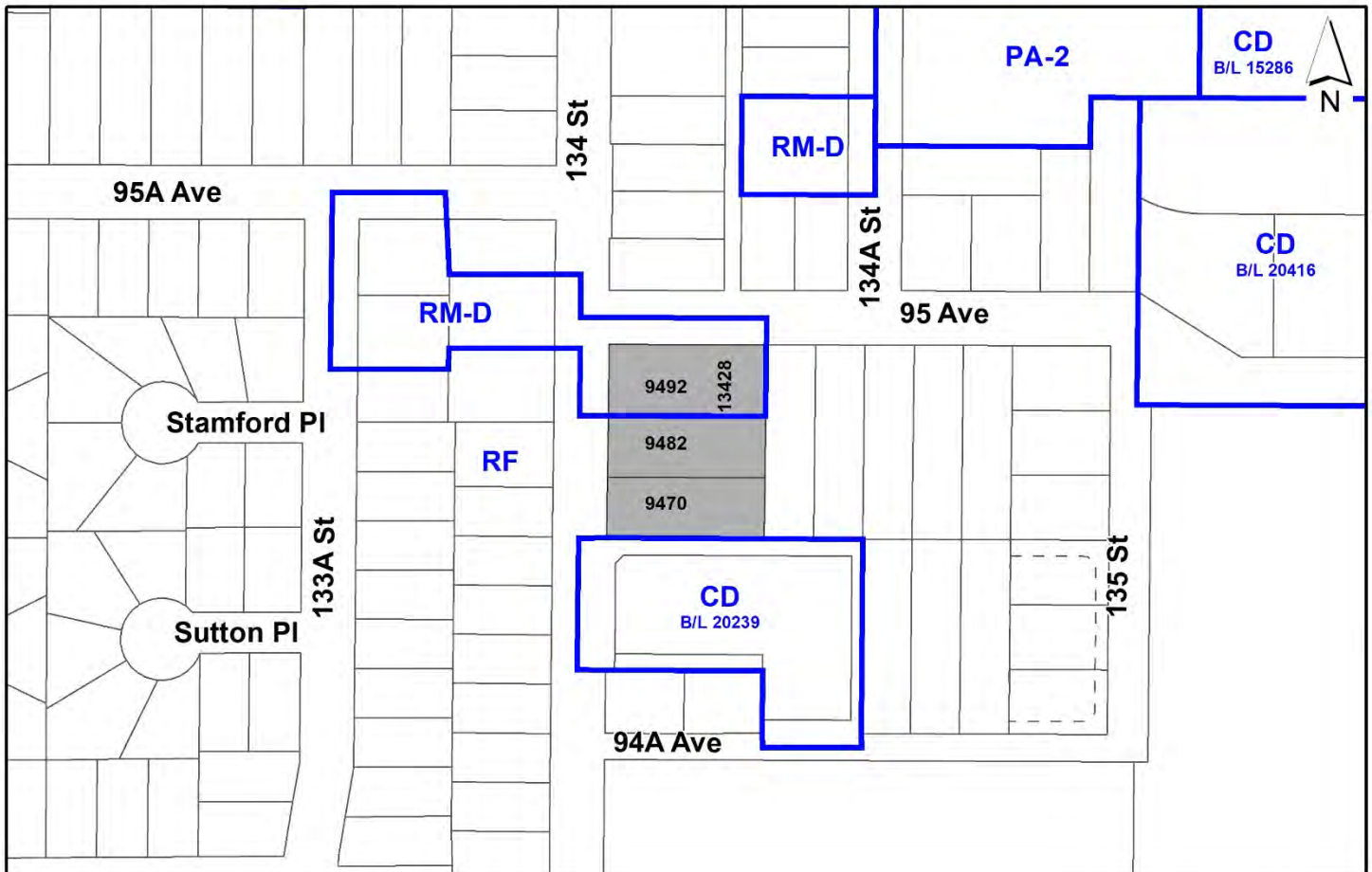
RF and RM-D

**OCP DESIGNATION:**

Multiple Residential

**CITY CENTRE 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 Surrey City Centre Plan.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and 6-storey building form are appropriate for this part of City Centre.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the guidelines in the City Centre Plan, and the proposed density and 6-storey building form are appropriate for this area of City Centre.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## 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. 7920-0286-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) 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 Services.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Single Family and Duplex Dwellings	Low to Mid Rise Residential	RF & RM-D
North (Across 95 Avenue):	Single Family Dwellings	Low to Mid Rise Residential	RF

Direction	Existing Use	City Centre Plan Designation	Existing Zone
East:	Single Family Dwellings	Low to Mid Rise Residential	RF
South (Across future lane):	Construction of two 6-storey apartment buildings approved under Development Application No. 7919-0370-00	Low to Mid Rise Residential	CD Bylaw No. 20239
West (Across 134 Street):	Single Family Dwellings	OCP: Urban	RF

### Context & Background

- The subject site is approximately 4,228 square metres in size and is comprised of three lots at the southeast corner of 134 Street and 95 Avenue. The site is located within the Medical District of City Centre.
- The subject properties are designated Multiple Residential in the Official Community Plan (OCP) and Residential Low to Mid Rise 2.5 FAR in the City Centre Plan. Two of the properties are zoned Single Family Residential Zone (RF), and the third is zoned Duplex Residential Zone (RM-D). Currently, there are single family dwellings located on two (2) lots (9470 and 9482 – 134 Street) and a duplex dwelling on one (1) lot (9492 – 134 Street & 13428 – 95 Avenue).
- The site slopes downward by approximately 2 metres from west to east.
- There are a few other development applications in this block, bounded by 134 and 135 Streets on the west and east, and 95 and 94A Avenues on the north and south:
  - Development Application No. 7919-0370-00 (9442 and 9456 – 134 Street and 13439 - 94A Avenue) to the south of the subject site was approved by Council on July 26, 2021, for two 6-storey apartment buildings. The Building Permit is currently in process.
  - Development Application No. 7917-0205-00 (9445/47, 9459/61 – 135 Street and 13491/93 – 135 Street) to the southeast of the subject site proposes a 6-storey apartment building and the Rezoning Bylaw was granted Third Reading by Council on May 7, 2018.
  - Development Application No. 7920-0206-00 (13452/13454, 13460, 13474 – 95 Avenue) to the east of the subject site proposes a 6-storey apartment building and the Rezoning Bylaw was granted Third Reading by Council on February 14, 2022.
  - Development Application No. 7922-0168-00 (13453, 13461, 13473 – 94A Avenue) to the southeast of the subject site proposes a 6-storey apartment building and has not yet been brought forward to Council for consideration.



## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey apartment building with 152 dwelling units, the applicant is proposing the following:
  - Rezoning the site from RF and RM-D to CD (based on RM-70);
  - Subdivision (consolidation) of three lots into one lot; and
  - A Development Permit for Form and Character.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,228 square metres
Road Dedication:	566 square metres
Net Site Area:	3,662 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	21.8 metres
<b>Floor Area Ratio (FAR):</b>	2.46 gross FAR; 2.83 net FAR
<b>Floor Area</b>	
Residential:	10,382 square metres
Commercial:	N/A
Total:	10,382 square metres
<b>Residential Units:</b>	
Studio:	6
1-Bedroom:	109
2-Bedroom:	37
Total:	152

### 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 48 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

17 Elementary students at Cindrich Elementary School  
17 Secondary students at Queen Elizabeth 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 mid-2025.

Parks, Recreation & Culture: No concerns.

The closest active park and closest nature area is Queen Elizabeth Meadows Park and is 82 metres away.

Surrey Fire Department: No concerns. Comments provided are to be address as part of the Building Permit application.

Advisory Design Panel: The proposal was considered at the ADP meeting on April 21, 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

- The applicant will provide the following road dedication as part of the current rezoning application:
  - 3.44 metres along 134 Street;
  - Minimum 5.60 metres along the green lane for a total ultimate 12.0 metre width; and
  - Corner cuts at 134 Street and 95 Avenue, and 134 Street and the green lane.
- Parking for the development is proposed to be located in a two-level underground parkade, which will be accessed from the green lane along the south property line.
- The subject site is located approximately 300 metres from King George Boulevard, which is an existing Frequent Transit Network (FTN) and future rapid transit corridor, and approximately 1.2 kilometers from the King George Skytrain Station.

## **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The applicant has indicated the project will meet Step 2 of the BC Energy Step Code with connection to the City Centre District Energy System.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

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

#### Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
  - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
  - Accommodate higher density development into Surrey's City Centre and near Frequent Transit Corridors at density sufficient to encourage commercial development and transit service expansions (A2);
  - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability (A3);
  - Encourage Development that supports increased transit, pedestrian walkability, and bicycle access (B3);
  - Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4); and
  - Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods (B6).

### **Secondary Plans**

#### Land Use Designation

- The proposal complies with the Residential Low to Mid Rise 2.5 FAR designation in the Surrey City Centre Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - Encourage Housing Diversity, by providing a variety of housing forms and a range of unit sizes and types;
  - Break up the Block Size, by contributing to a fine-grained street network that provides a variety of transportation routes and increases mobility choices;
  - Create Vibrant Urban Spaces, with high quality architectural aesthetics and amenities such as plazas to encourage people to interact with the public realm; and
  - Promoting identity and a sense of place, by contributing to the emerging neighbour character in this medium-density residential pocket of the Medical District.

**CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey apartment building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law 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
<b>Floor Area Ratio:</b>	1.50 FAR (net)	2.83 FAR (net)
<b>Lot Coverage:</b>	33%	50%
<b>Yards and Setbacks</b>		
North (95 Ave):	7.5 m	4.5 m
East:	7.5 m	3.0 m
South (green lane):	7.5 m	4.5 m
West (134 Street):	7.5 m	4.5 m
<b>Principal Building Height:</b>	50.0 m	22.0 m
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented multiple unit residential buildings</li> <li>• Child care centres</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented multiple unit residential buildings</li> </ul>
Indoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 363 m <sup>2</sup> + CIL of \$80,000 meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 461 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	137	144

Residential Visitor:	15	17
Total:	152	161
Accessible:	3	4
<b>Bicycle Spaces</b>		
Residential Secure Parking:	182	186
Residential Visitor:	6	6

- The floor area ratio (FAR) has been increased from 1.5 net FAR in the RM-70 Zone to 2.83 net FAR in the CD Zone. The proposed density complies with the City Centre Plan.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 50% in the CD Zone to accommodate the built form, which is generally consistent with other similar 6-storey apartment developments in the City Centre Plan area.
- The reduced setbacks along frontages (134 Street, 95 Avenue and the green lane) and the east property line achieve a more urban, pedestrian-oriented streetscape, consistent with the goals and objectives of the City Centre Plan.
- The applicant is proposing to exceed the minimum parking requirements with 144 residential parking spaces (137 required), and 17 visitor parking spaces (15 required), for a total of 161 parking spaces (152 required).
- The proposed bicycle parking complies with the minimum 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.
- 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 Secondary Plan 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 September 29, 2021, and the Development Proposal Signs were installed on October 1, 2021. Staff received two responses from neighbouring residents requesting clarification on the proposal.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant is proposing a 6-storey apartment building containing 152 units, consisting of 6 studio units, 189 one-bedroom units and 89 two-bedroom units. The units range in size from 39 square metres to 91 square metres.
- The proposed 6-storey apartment development incorporates a design and building massing that is generally in accordance with the vision for this part of City Centre. This area is envisioned as a medium density residential neighbourhood of apartments, connected to neighbourhood parks and schools with a finer grained street network with green lanes and pedestrian pathway systems.
- The proposed apartment building is U-shaped to frame three frontages: 134 Street to the west, 95 Avenue to the north, and the green lane to the south. A central courtyard is located at the southeast corner of the site, where the indoor and outdoor amenity spaces are located.
- The applicant proposes an urban contemporary design and extensive use of brown brick on the lower two levels on the façade fronting 134 Street.
- All ground-oriented units will have their own usable, semi-private outdoor patio space with direct access to the street or lane.
- Building materials include cement panels, aluminum cladding, horizontal woodgrain siding, and brick. The brick contributes to a high-quality pedestrian-scale character.

- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. For more details, see the Indoor and Outdoor Amenity Space sections in this report.
- The applicant has worked with staff to address ADP and staff comments favorably. In particular the applicant has worked to:
  - Establish appropriate setbacks;
  - Create strong public realm interfaces along the streets on this sloping site, with comfortable main floor to grade relationships;
  - Develop an accessible relationship between the indoor and outdoor amenity spaces at grade in the courtyard; and
  - Design appropriate architectural expression, scale, and top floor step back within the context of being situated across from the long-term single family residential area at 134 Street.

### Landscaping

- The proposed landscaping for the site includes a mix of trees, shrubs, groundcover, along with hardscaping, site lighting, fencing, and site furnishings.
- The landscaping concept centres around three areas, an entrance amenity area adjacent to the building entrance along 134 Street, the ground-oriented unit entrances along street frontages, and the outdoor courtyard areas to the southeast of the building.
- Pathways provide for pedestrian circulation around the site and provide access to the outdoor amenity courtyard at the southeast corner of the site from the green lane.
- At grade units have patio spaces with feature paving, trees, shrubs, and fencing with gates to create semi-private outdoor spaces for residents.

### Indoor Amenity

- The required indoor amenity is 456 square metres, while the applicant is proposing to provide 363 square metres of indoor amenity space on site, requiring cash-in-lieu for the shortfall in accordance with City policy.
- The indoor amenity space is located on the first level of the north side of the building, facing the outdoor amenity courtyard.
- The indoor amenity space consists of a gym, meeting room, lounge area, kitchen, and accessible washrooms.
- The kitchen and lounge area opens up onto the outdoor amenity courtyard.

### Outdoor Amenity

- The required outdoor amenity is 456 square metres. The applicant is proposing 461 square metres of outdoor amenity, exceeding the minimum requirement.
- The proposed outdoor amenity is organized into five areas.
- The outdoor amenity courtyard to the south of the building consists of an outdoor barbeque and seating area adjacent to the indoor amenity area, a dining area with tables and chairs, a lounge area with artificial turf, community garden plots, a children's play area, benches for seating, and a dog park.

### Outstanding Items

- The project was considered at the Advisory Design Panel (ADP) meeting on April 21, 2022 and received conditional support. The Panel provided comments to guide the refinement of the proposed apartment building and associated landscaping.
- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, including:
  - Coordinate and further develop the public realm interface, including grading, servicing integration, and minimizing retaining walls; and
  - Further refine details of the architectural elevations, material application, elements.

### **TREES**

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

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
English Walnut	1	1	0
Norway Maple	1	1	0
European Hornbeam	4	4	0
<b>Coniferous Trees</b>			
Sawara Cypress	2	2	0
Western Red Cedar	3	3	0
Douglas Fir	3	3	0
Leyland Cypress	1	1	0
Lawson Cypress	1	1	0
White Spruce	1	1	0
Norway Spruce	1	1	0
Oriental Spruce	1	1	0



<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>19</b>	<b>19</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>38</b>	
<b>Total Retained and Replacement Trees</b>		<b>38</b>	
<b>Contribution to the Green City Program</b>		<b>NA</b>	

- The Arborist Assessment states that there are a total of 19 mature trees on the site, with no Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the 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 for all other trees. This will require a total of 38 replacement trees on the site. The applicant is proposing 38 replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 134 Street and 95 Avenue. 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 Japanese Maple, White Wonder Dogwood, and Flowering Ash.
- In summary, a total of 38 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

## **CITY ENERGY**

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix 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 A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

SR/cm



### sheet schedule

SD0.01	COVER PAGE
SD1.01	PROJECT DATA
SD1.02	PROJECT DATA
SD1.04	CONTEXT PLANS
SD1.05	CONTEXT PLAN - EXISTING CONDITIONS
SD1.06	CONTEXT PLAN - INTERIM PROPOSED
SD1.07	CONTEXT PLAN - ULTIMATE PROPOSED
SD1.08	PRECEDENT IMAGES
SD1.09	DESIGN RATIONALE
SD1.11	STREETSCAPES
SD1.12	MASSING DIAGRAMS
SD1.20	SITE PLAN
SD1.21	DETAILED BASE PLAN
SD1.22	FIRE DEPARTMENT SITE PLAN
SD1.23	SITE SECTIONS
SD1.24	SITE SECTIONS
SD1.25	SITE SECTIONS
SD1.26	SITE SECTIONS
SD1.27	ENLARGED SECTIONS
SD1.28	ENLARGED SECTIONS
SD1.29	ENLARGED SECTIONS
SD1.30	ENLARGED SECTIONS
SD1.31	ENLARGED SECTIONS
SD1.32	ENLARGED SECTIONS
SD1.33	ENLARGED SECTIONS
SD1.34	ENLARGED ELEVATIONS
SD1.35	SHADOW STUDY
SD1.36	3D MASSING PERSPECTIVES
SD1.37	3D MASSING PERSPECTIVES
SD1.38	3D RENDERING
SD1.39	MATERIAL BOARD
SD2.07	ENLARGED PLAN - AMENITY SPACE
SD3.01	PARKADE LEVEL PLANS
SD3.02	1ST - 2ND LEVEL PLAN
SD3.03	3RD - 6TH LEVEL PLAN
SD3.04	ROOF LEVEL PLAN
SD4.01	BUILDING ELEVATIONS
SD4.02	BUILDING ELEVATIONS
SD4.03	BUILDING ELEVATIONS

### sync properties

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F 604.398.3757 | richmond, bc v6y 1k7



### keystone architecture & planning ltd.

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F 1.855.398.4578 | abbotsford, bc v2s 2b1



**SYNC 134 QE APARTMENTS**  
#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**COVER PAGE**  
SCALE:

**DEVELOPMENT PERMIT RESUBMISSION**  
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119



**SD0.01**

**0.1.0 project data**

<b>PROJECT:</b>	SYNC 134 QE APARTMENTS
<b>PROPOSED ZONING:</b>	CD (COMPREHENSIVE DEVELOPMENT ZONE)(BASED ON RM-70)
<b>CIVIC ADDRESS:</b>	12661, 110 AVENUE, SURREY, B.C.
<b>LEGAL DESCRIPTION:</b>	LOTS 1 & 2 PLAN NWS2481 AND LOTS 2 & 3 PLAN 14014 SECTION 32 TOWNSHIP 2 NEW WESTMINSTER DISTRICT
<b>VARIANCES APPLIED FOR:</b>	
<b>BYLAW EXEMPTIONS:</b>	
<b>BUILDING AREA DEFINITION (BCBC 2018):</b>	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
<b>FSR DEFINITION (ZONING):</b>	THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT, SUBJECT TO THE FOLLOWING: (A) THE FLOOR AREA OF THE BUILDING SHALL BE MEASURED TO THE LESSER OF THE OUTSIDE EDGE OF THE EXTERIOR WALLS OR SHEATHING, EXCLUDING BASEMENTS, CRAWL SPACES LESS THAN OR EQUAL TO 1.5 METRES [5 FT.] CLEAR HEIGHT, BALCONIES, CANOPIES, TERRACES AND DECKS; (B) WHEN CALCULATING THE FLOOR AREA RATIO, UNDEVELOPABLE AREAS ARE EXCLUDED FROM THE LOT AREA IN ALL ZONES OTHER THAN IN THE SINGLE FAMILY RESIDENTIAL ZONES EXCEPT IN RA, RA-G, RH AND RH-G ZONES, WHERE THE EXCLUSION OF THE UNDEVELOPABLE AREAS IN THE RA, RA-G, RH AND RH-G ZONES RESULTS IN A LOT SIZE THAT IS LESS THAN THE MINIMUM LOT SIZE PERMITTED IN SECTION K OF THE ZONE, THE FLOOR AREA RATIO SHALL BE CALCULATED USING THE MINIMUM LOT SIZE PERMITTED IN THAT ZONE; (C) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED; AND (D) WHERE PARKING IS A PRINCIPAL USE OF THE LOT, THOSE AREAS WHICH ARE USED FOR PARKING WITHIN THE OUTERMOST WALLS OF A BUILDING OR UNDERGROUND SHALL BE COUNTED IN THE CALCULATION.
<b>GROSS FLOOR AREA DEFINITION (ZONING):</b>	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING WITHOUT LIMITATION STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
<b>EXISTING GRADE DEFINITION (ZONING):</b>	MEANS THE LOWEST GROUND ELEVATION EXISTING PRIOR TO CONSTRUCTION, AS ESTABLISHED ON A LEGAL SURVEY PLAN BY A REGISTERED BRITISH COLUMBIA LAND SURVEYOR, SUCH GROUND ELEVATION TO INCLUDE FILL MATERIALS PLACED ON THE LOT TO RAISE THE GROUND ELEVATION UP TO, BUT NOT ABOVE, THE AVERAGE ELEVATION OF ADJACENT LOTS AT THE ADJOINING LOT LINES.
<b>FINISHED GRADE DEFINITION (ZONING):</b>	(A) THE ROUGH GRADING ELEVATION AS IDENTIFIED ON A LOT GRADING PLAN, WHERE SUCH A PLAN HAS BEEN APPROVED BY THE CITY AT THE TIME OF SUBDIVISION WHEN THE LOT WAS CREATED; OR (B) WHERE THERE IS NO LOT GRADING PLAN THAT WAS APPROVED BY THE CITY AT THE TIME OF SUBDIVISION WHEN THE LOT WAS CREATED, THE LOWEST GROUND ELEVATION EXISTING PRIOR TO CONSTRUCTION, AS ESTABLISHED ON A LEGAL SURVEY BY A REGISTERED BRITISH COLUMBIA LAND SURVEYOR, SUCH GROUND ELEVATION TO INCLUDE FILL MATERIALS PLACED ON THE LOT TO RAISE THE GROUND ELEVATION UP TO, BUT NOT ABOVE, THE AVERAGE ELEVATION OF ADJACENT LOTS AT THE ADJOINING LOT LINES.
<b>BUILDING HEIGHT DEFINITION (ZONING):</b>	THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE EXISTING GRADE LEVEL, DETERMINED BY AVERAGING THE EXISTING GRADES AT ALL BUILDING FACES SURROUNDING THE PERIMETER OF A BUILDING, TO: (A) THE HIGHEST POINT ON A FLAT ROOF; OR (B) THE AVERAGE LEVEL BETWEEN THE EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOFED BUILDING; OR (C) THE GREATER OF THE TWO MEASUREMENTS REFERRED TO IN (A) AND (B) ABOVE IN THE CASE OF A BUILDING WITH MORE THAN ONE TYPE OF ROOF; OR (D) THE HIGHEST POINT OF A FLAT ROOF WITH A WIDTH GREATER THAN 1 METRE [3 FT.] AND LOCATED OVER A GABLE, HIP, OR GAMBREL ROOF, ELEVATOR SERVICE ROOMS, AIR CONDITIONERS AND SIMILAR EQUIPMENT, AND DORMERS AND OTHER SIMILAR ROOF ELEMENTS SHALL NOT BE INCLUDED IN THE MEASUREMENT OF BUILDING HEIGHT PROVIDED THAT, IN AGGREGATE, THEY DO NOT EXCEED 25% OF THE PLAN VIEW AREA OF THE ROOF ON WHICH THEY ARE LOCATED.
<b>MAXIMUM BUILDING HEIGHT (ZONING &amp; BCBC 2018):</b>	6 STOREYS (BASED ON RM-135) / 6 STOREYS (BCBC 3.2.2.50)
<b>AVERAGE GRADE (ZONING):</b>	WEST ELEVATION - 70.92m; NORTH ELEVATION - 69.67m; EAST ELEVATION - 68.08m; SOUTH ELEVATION - 69.73m
<b>LOWEST AVERAGE GRADE (BCBC 2018):</b>	68.08m
<b>PROPOSED BUILDING HEIGHT (BCBC 2018):</b>	6 STOREY - 21.75m
<b>1ST STOREY TO UPPERMOST FLOOR LEVEL:</b>	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c)] PROPOSED - 15.83m
<b>1ST STOREY TO UPPERMOST ROOF:</b>	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m] PROPOSED - 21.75m
<b>FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:</b>	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 18.77m
<b>NOTES (FOR REFERENCE, DELETE):</b>	BUILDING HEIGHT NUMBERS/REFERENCES ABOVE APPLY TO GROUP C UP TO 6 STOREY/COMBUSTIBLE/SPRINKLERED BLDG'S. NOT APPLICABLE FOR OTHER BUILDINGS
<b>SITE AREA:</b>	45,515 S.F. (4,228 S.M.)
<b>LOT COVERAGE:</b>	19,582 S.F. / 45,515 S.F. = 43.0% (BEFORE DEDUCTIONS) 19,582 S.F. / 39,423 S.F. = 49.5% (AFTER DEDUCTIONS)
<b>BUILDING AREA:</b>	NORTH BUILDING = 5,518 S.F. (512.64 S.M.) SOUTH BUILDING = 14,129 S.F. (1,312.63 S.M.) = 19,649 S.F. (1,825.45 S.M.)
<b>GROSS FLOOR AREA (NOT INCLUDING PARKADE) :</b>	94,344 S.F. (RESIDENTIAL) + 19,757 S.F. (AMENITY SPACE, CIRCULATION, STORAGE) = 114,101 S.F. (10,600.33 S.M.)
<b>GROSS FLOOR AREA (PARKADE ONLY):</b>	66,591 S.F. (6,186.51 S.M.)
<b>FSR:</b>	= 114,101 S.F. (GROSS FLOOR AREA) - 2,355 S.F. (AMENITY SPACE) / 45,515.00 S.F. (SITE AREA) = 2.46
<b>SETBACKS:</b>	FRONT (134 STREET) = 4.50m, REAR = 3.00m, SIDE (95 AVENUE) = 4.50m, SIDE (SOUTH) = 9.00m,

**0.2.0 gross floor area summary (level)**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>P2 LEVEL</b>				
CIRCULATION	1160 SF	107.72 m <sup>2</sup>	0.6%	
PARKADE	30599 SF	2842.70 m <sup>2</sup>	16.8%	
SERVICES	26 SF	2.37 m <sup>2</sup>	0.0%	
STORAGE	2938 SF	272.00 m <sup>2</sup>	1.6%	
	<b>34711 SF</b>	<b>3224.79 m<sup>2</sup></b>	<b>19.0%</b>	
<b>P1 LEVEL</b>				
CIRCULATION	1158 SF	107.61 m <sup>2</sup>	0.6%	
INDOOR AMENITY	1551 SF	144.05 m <sup>2</sup>	0.9%	
PARKADE	27430 SF	2548.35 m <sup>2</sup>	15.1%	
SERVICES	1462 SF	135.86 m <sup>2</sup>	0.8%	
STORAGE	1815 SF	168.60 m <sup>2</sup>	1.0%	
	<b>33416 SF</b>	<b>3104.47 m<sup>2</sup></b>	<b>18.3%</b>	
<b>1ST LEVEL- WEST</b>				
CIRCULATION	3679 SF	341.75 m <sup>2</sup>	2.0%	
COMMON AREA	171 SF	15.87 m <sup>2</sup>	0.1%	
INDOOR AMENITY	2355 SF	218.74 m <sup>2</sup>	1.3%	
RESIDENTIAL	13097 SF	1216.78 m <sup>2</sup>	7.2%	
SERVICES	281 SF	26.11 m <sup>2</sup>	0.2%	
	<b>19582 SF</b>	<b>1819.25 m<sup>2</sup></b>	<b>10.7%</b>	
<b>2ND LEVEL</b>				
CIRCULATION	2687 SF	249.64 m <sup>2</sup>	1.5%	
RESIDENTIAL	15862 SF	1473.60 m <sup>2</sup>	8.7%	
SERVICES	105 SF	9.71 m <sup>2</sup>	0.1%	
	<b>18653 SF</b>	<b>1732.95 m<sup>2</sup></b>	<b>10.2%</b>	
<b>3RD LEVEL</b>				
CIRCULATION	2517 SF	233.81 m <sup>2</sup>	1.4%	
RESIDENTIAL	16702 SF	1551.70 m <sup>2</sup>	9.2%	
SERVICES	104 SF	9.67 m <sup>2</sup>	0.1%	
	<b>19323 SF</b>	<b>1795.17 m<sup>2</sup></b>	<b>10.6%</b>	
<b>4TH LEVEL</b>				
CIRCULATION	2535 SF	235.55 m <sup>2</sup>	1.4%	
RESIDENTIAL	16683 SF	1549.94 m <sup>2</sup>	9.2%	
SERVICES	103 SF	9.58 m <sup>2</sup>	0.1%	
	<b>19322 SF</b>	<b>1795.06 m<sup>2</sup></b>	<b>10.6%</b>	
<b>5TH LEVEL</b>				
CIRCULATION	2512 SF	233.33 m <sup>2</sup>	1.4%	
RESIDENTIAL	16708 SF	1552.24 m <sup>2</sup>	9.2%	
SERVICES	104 SF	9.67 m <sup>2</sup>	0.1%	
	<b>19324 SF</b>	<b>1795.24 m<sup>2</sup></b>	<b>10.6%</b>	
<b>6TH LEVEL</b>				
CIRCULATION	2502 SF	232.43 m <sup>2</sup>	1.4%	
RESIDENTIAL	15305 SF	1421.90 m <sup>2</sup>	8.4%	
SERVICES	104 SF	9.69 m <sup>2</sup>	0.1%	
	<b>17911 SF</b>	<b>1664.02 m<sup>2</sup></b>	<b>9.8%</b>	
<b>AREA GRAND TOTAL</b>	<b>182243 SF</b>	<b>16990.96 m<sup>2</sup></b>	<b>100.0%</b>	



**0.3.0 unit count summary**

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	104	68.4%	
1 BED & DEN	5	3.3%	
2 BED	24	15.8%	
2 BED & DEN	13	8.6%	
STUDIO	6	3.9%	
<b>TOTAL UNITS: 152</b>		<b>100.0%</b>	

**0.4.0 unit floor area summary note**

- ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL.
- AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

**0.4.1 unit floor area summary**

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m <sup>2</sup> (1m <sup>2</sup> )	TOTAL UNIT AREA SF	TOTAL UNIT AREA m <sup>2</sup>
UNIT A1	STUDIO	5	483 SF	45 m <sup>2</sup>	2416 SF	224.48 m <sup>2</sup>
UNIT A2	STUDIO	1	415 SF	39 m <sup>2</sup>	415 SF	38.57 m <sup>2</sup>
UNIT B1	1 BED	4	537 SF	50 m <sup>2</sup>	2149 SF	199.63 m <sup>2</sup>
UNIT B2	1 BED	6	531 SF	49 m <sup>2</sup>	3186 SF	296.03 m <sup>2</sup>
UNIT B3	1 BED	6	511 SF	48 m <sup>2</sup>	3069 SF	285.08 m <sup>2</sup>
UNIT B3.1	1 BED	1	473 SF	44 m <sup>2</sup>	473 SF	43.97 m <sup>2</sup>
UNIT B3.2	1 BED	5	473 SF	44 m <sup>2</sup>	2366 SF	219.82 m <sup>2</sup>
UNIT B4	1 BED	6	584 SF	54 m <sup>2</sup>	3503 SF	325.43 m <sup>2</sup>
UNIT B4.1	1 BED	9	569 SF	53 m <sup>2</sup>	5118 SF	475.44 m <sup>2</sup>
UNIT B5	1 BED	1	517 SF	48 m <sup>2</sup>	517 SF	48.00 m <sup>2</sup>
UNIT B5.1	1 BED	1	571 SF	53 m <sup>2</sup>	571 SF	53.04 m <sup>2</sup>
UNIT B6	1 BED	5	618 SF	57 m <sup>2</sup>	3091 SF	287.20 m <sup>2</sup>
UNIT B7	1 BED	5	518 SF	48 m <sup>2</sup>	2589 SF	240.55 m <sup>2</sup>
UNIT B8	1 BED	27	573 SF	53 m <sup>2</sup>	15469 SF	1437.12 m <sup>2</sup>
UNIT B8.1	1 BED	3	557 SF	52 m <sup>2</sup>	1672 SF	155.29 m <sup>2</sup>
UNIT B8.2	1 BED	2	572 SF	53 m <sup>2</sup>	1144 SF	106.28 m <sup>2</sup>
UNIT B9	1 BED	2	609 SF	57 m <sup>2</sup>	1217 SF	113.08 m <sup>2</sup>
UNIT B9.1	1 BED	3	580 SF	54 m <sup>2</sup>	1740 SF	161.66 m <sup>2</sup>
UNIT B10	1 BED	5	502 SF	47 m <sup>2</sup>	2510 SF	233.21 m <sup>2</sup>
UNIT B11	1 BED	5	571 SF	53 m <sup>2</sup>	2856 SF	265.30 m <sup>2</sup>
UNIT B12	1 BED	1	670 SF	62 m <sup>2</sup>	670 SF	62.20 m <sup>2</sup>
UNIT B13	1 BED	1	521 SF	48 m <sup>2</sup>	521 SF	48.37 m <sup>2</sup>
UNIT B13.1	1 BED	5	521 SF	48 m <sup>2</sup>	2604 SF	241.92 m <sup>2</sup>
UNIT B14	1 BED	1	457 SF	42 m <sup>2</sup>	457 SF	42.50 m <sup>2</sup>
UNIT C	1 BED & DEN	5	697 SF	65 m <sup>2</sup>	3485 SF	323.73 m <sup>2</sup>
UNIT D1	2 BED	2	834 SF	77 m <sup>2</sup>	1667 SF	154.89 m <sup>2</sup>
UNIT D1.1	2 BED	3	807 SF	75 m <sup>2</sup>	2420 SF	224.79 m <sup>2</sup>
UNIT D2	2 BED	3	694 SF	64 m <sup>2</sup>	2081 SF	193.38 m <sup>2</sup>
UNIT D2.1	2 BED	1	690 SF	64 m <sup>2</sup>	690 SF	64.13 m <sup>2</sup>
UNIT D3	2 BED	1	980 SF	91 m <sup>2</sup>	980 SF	91.07 m <sup>2</sup>
UNIT D4	2 BED	1	903 SF	84 m <sup>2</sup>	903 SF	83.85 m <sup>2</sup>
UNIT D4.1	2 BED	5	902 SF	84 m <sup>2</sup>	4512 SF	419.18 m <sup>2</sup>
UNIT D5	2 BED	1	927 SF	86 m <sup>2</sup>	927 SF	86.10 m <sup>2</sup>
UNIT D6	2 BED	1	781 SF	73 m <sup>2</sup>	781 SF	72.58 m <sup>2</sup>
UNIT D7	2 BED	6	836 SF	78 m <sup>2</sup>	5016 SF	465.97 m <sup>2</sup>
UNIT E1	2 BED & DEN	5	926 SF	86 m <sup>2</sup>	4631 SF	430.23 m <sup>2</sup>
UNIT E2	2 BED & DEN	2	933 SF	87 m <sup>2</sup>	1866 SF	173.35 m <sup>2</sup>
UNIT E2.1	2 BED & DEN	3	901 SF	84 m <sup>2</sup>	2704 SF	251.24 m <sup>2</sup>
UNIT E3.1	2 BED & DEN	3	874 SF	81 m <sup>2</sup>	2622 SF	243.58 m <sup>2</sup>
<b>UNIT TOTALS: 152</b>					<b>95608 SF</b>	<b>8882.29 m<sup>2</sup></b>

**0.5.0 parking requirements**

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
TENANT (UNIT)	UNITS / S.F.	FACTOR	TOTAL
TENANT (UNIT)	152	.9	137
VISITOR	152	.1	15
ACCESSIBLE		.02	3
LOADING	N/A	N/A	N/A
<b>TOTAL STALLS</b>			<b>157 (3 ACCESSIBLE INCL.)</b>

BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
TENANT (UNIT)	UNITS/BLDG/S.F.	FACTOR	TOTAL
TENANT (UNIT)	152	*1.2	183
VISITOR (BLDG)			6
<b>TOTAL STALLS</b>			<b>189</b>

NOTE: SITE IS LOCATED WITHIN CITY CENTRE. MINIMUM SPACES REQUIRED PER DWELLING UNIT = .9. MAXIMUM SPACES REQUIRED PER DWELLING UNIT = 1.1

**0.5.1 vehicle parking stall summary**

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
<b>RESIDENT</b>				
ACCESSIBLE	1	0.6%	P2 LEVEL	
ACCESSIBLE	2	1.2%	P1 LEVEL	
STANDARD	94	58.4%	P2 LEVEL	
STANDARD	47	29.2%	P1 LEVEL	
<b>RESIDENT: 144</b>		<b>89.4%</b>		
<b>VISITOR</b>				
ACCESSIBLE	1	0.6%	P1 LEVEL	
STANDARD	16	9.9%	P1 LEVEL	
<b>VISITOR: 17</b>		<b>10.6%</b>		
<b>TOTAL PARKING STALLS: 161</b>		<b>100.0%</b>		

**0.5.2 bike parking stall summary**

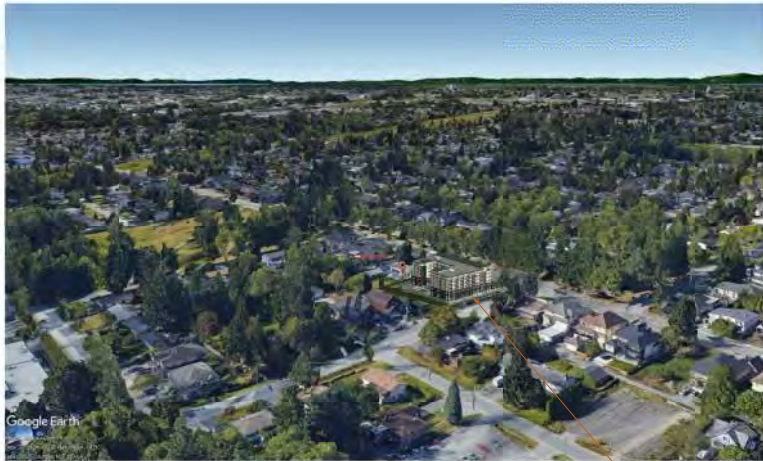
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
<b>RESIDENT</b>				
BIKE	186	100.0%	P1 LEVEL	
<b>RESIDENT: 186</b>		<b>100.0%</b>		
<b>TOTAL PARKING STALLS: 186</b>		<b>100.0%</b>		

**0.6.0 amenity summary**

	FACTOR	REQUIRED	PROPOSED
INDOOR AMENITY	3.0 m <sup>2</sup> /DU	456.0 m <sup>2</sup>	362.88 m <sup>2</sup> (80% OF REQUIRED)
OUTDOOR AMENITY	3.0 m <sup>2</sup> /DU	456.0 m <sup>2</sup>	460.89 m <sup>2</sup> (101% OF REQUIRED)
TOTAL AREA	--	912.0 m <sup>2</sup>	823.77 m <sup>2</sup> (90% OF REQUIRED)





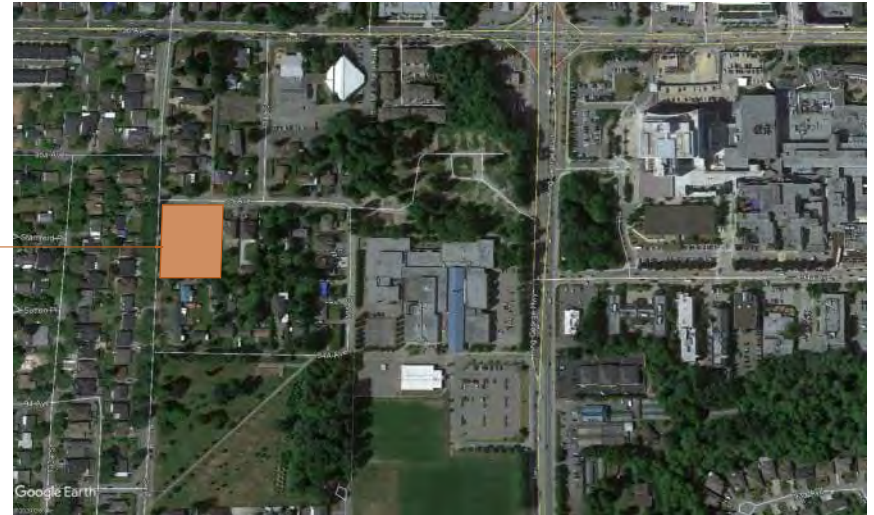


aerial view looking s/w

**location**

THE PROPOSED DEVELOPMENT IS LOCATED ON THE EDGE OF SURREY CITY CENTRE ON 134 STREET AND 95 AVENUE. THE IMMEDIATE AREA SURROUNDING THE SITE IS OCCUPIED BY SINGLE FAMILY RESIDENTIAL LOTS. ONE BLOCK EAST OF THE SITE IS SURREY MEMORIAL HOSPITAL, LOCATED ON KING GEORGE BOULEVARD.

**sync apartments residential development location**



location map



95 avenue looking s/w

**sync apartments residential development location**



134 street looking s/e

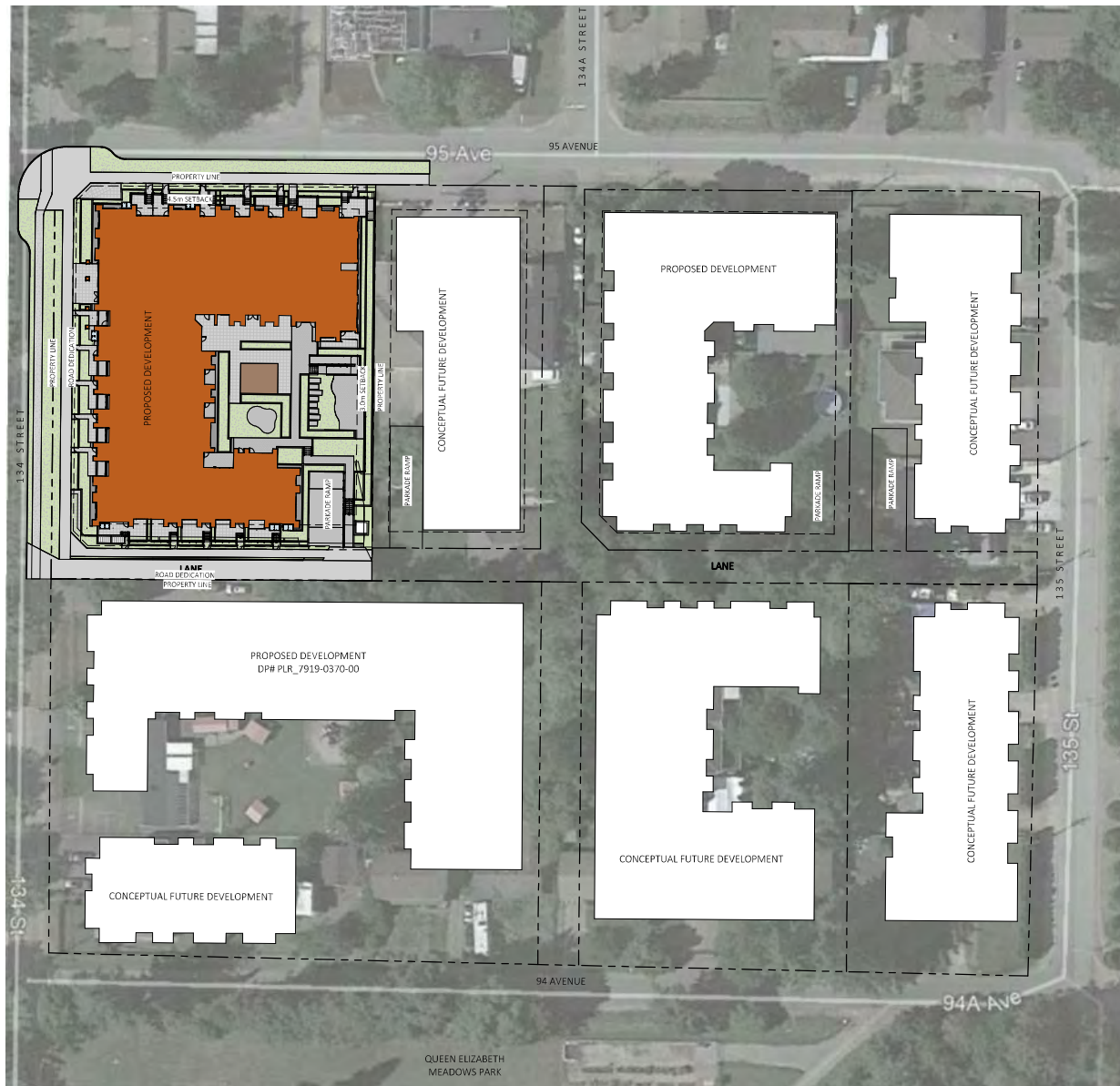


134 street looking n/e



aerial view looking n/e





**SYNC 134 QE APARTMENTS**

#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**CONTEXT PLAN - INTERIM PROPOSED**



**DEVELOPMENT PERMIT RESUBMISSION**

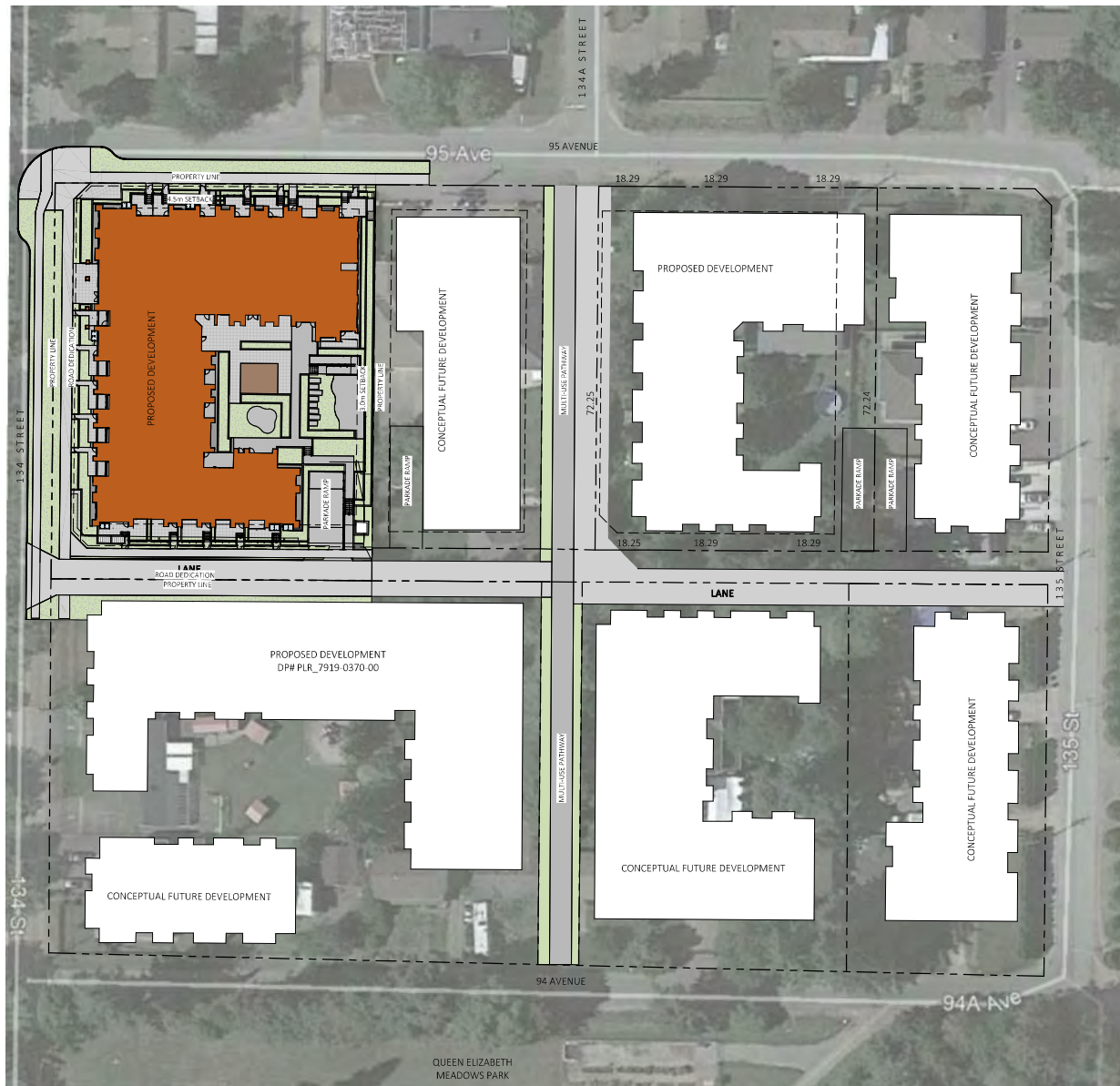
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119



**SYNC PROPERTIES**

SD1.06





**SYNC 134 QE APARTMENTS**

#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**CONTEXT PLAN - ULTIMATE PROPOSED**



**DEVELOPMENT PERMIT RESUBMISSION**

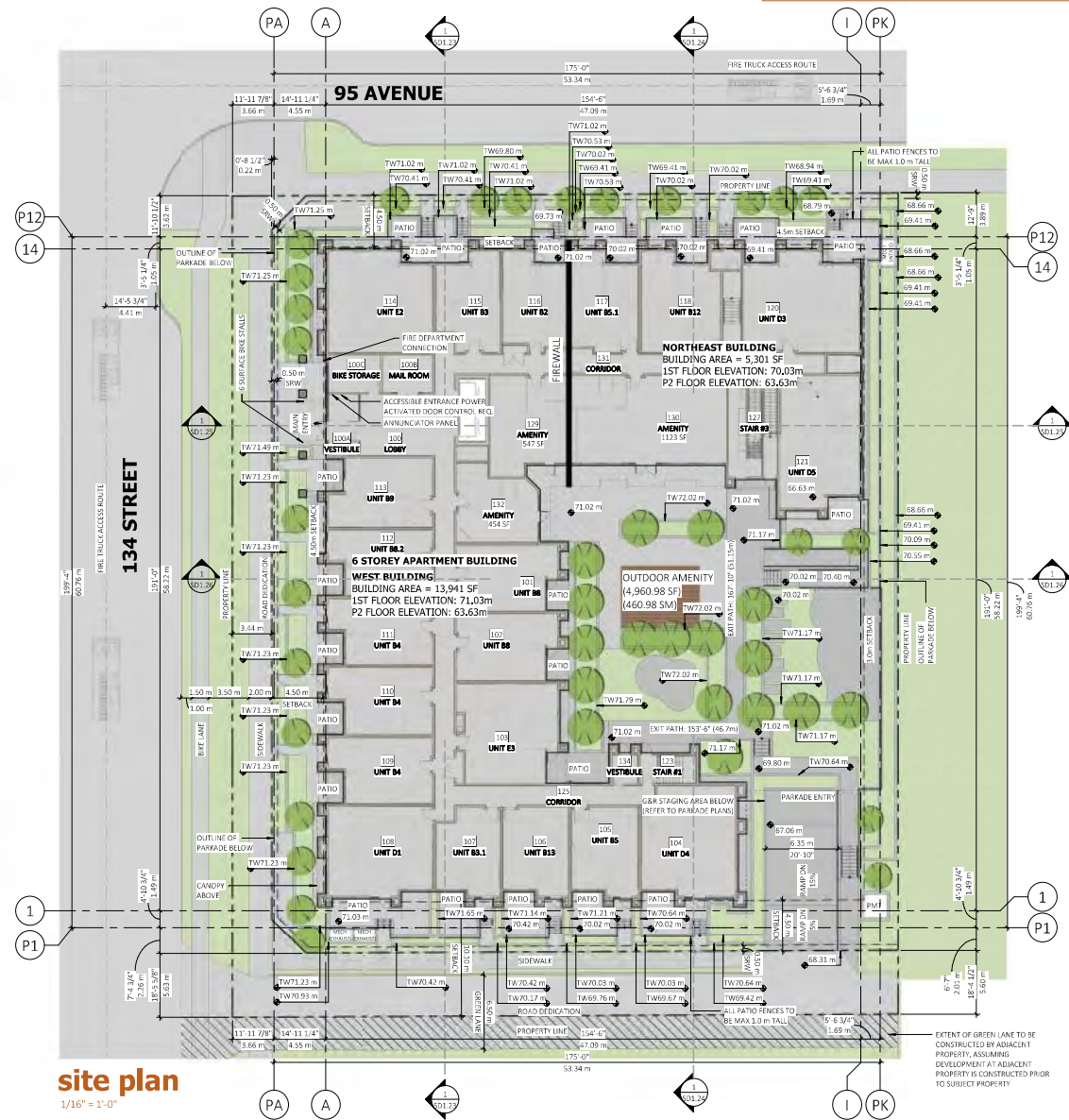
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119



**SYNC PROPERTIES**

SD1.07





**site plan**  
1/16" = 1'-0"



**SYNC 134 QE APARTMENTS**  
#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**SITE PLAN**  
SCALE: 1/16" = 1'-0"



**DEVELOPMENT PERMIT RESUBMISSION**  
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119

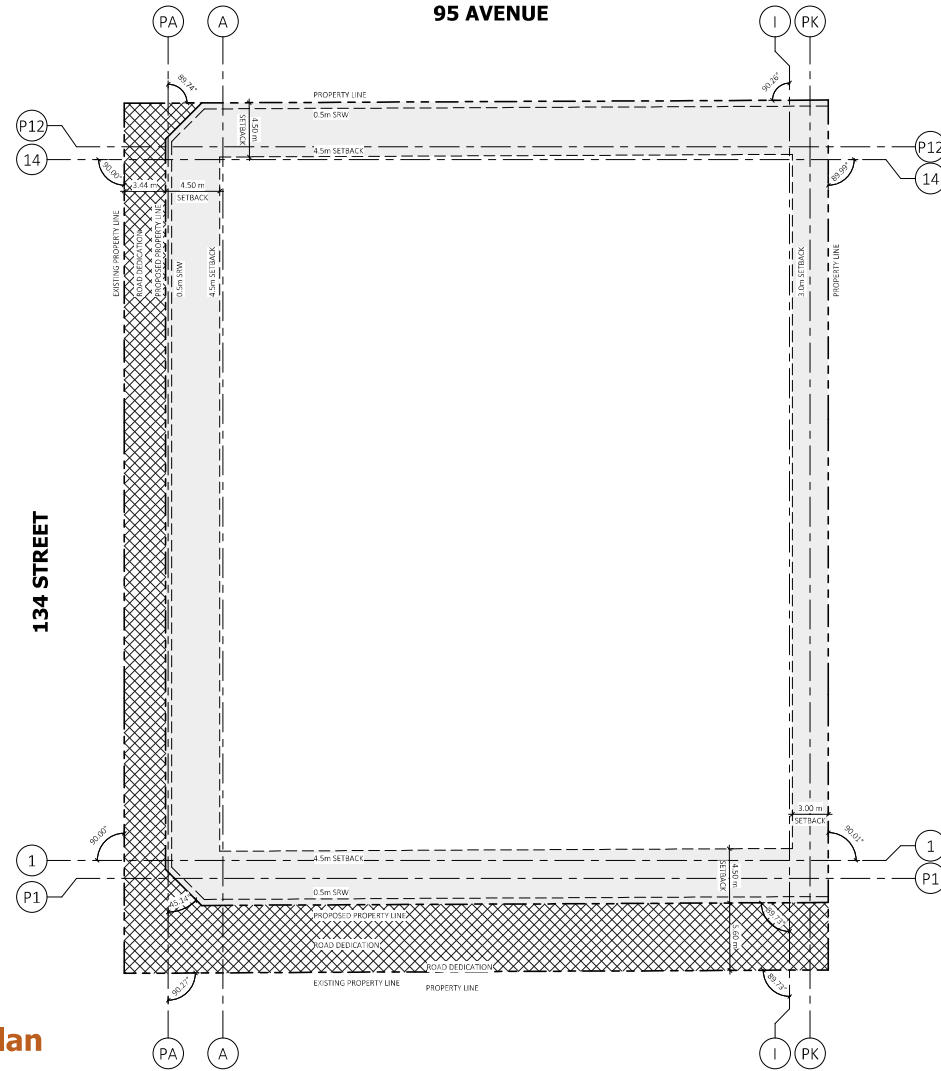


**SYNC PROPERTIES**

SD1.20

LEGAL ADDRESS: LOT 2 & LOT 3, SEC 32, TOWNSHIP 2, PLAN NWP14014  
 LOT 1, SEC 32, TOWNSHIP 2, PLAN NWS2481

CIVIC ADDRESS: 9470, 9482 & 9492 134, SURREY, BC  
 P.I.D. # 002-416-042, 000-513-172, 005-437-504



**base plan**  
 1/16" = 1'-0"



**SYNC 134 QE APARTMENTS**  
 #9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**DETAILED BASE PLAN**  
 SCALE: 1/16" = 1'-0"

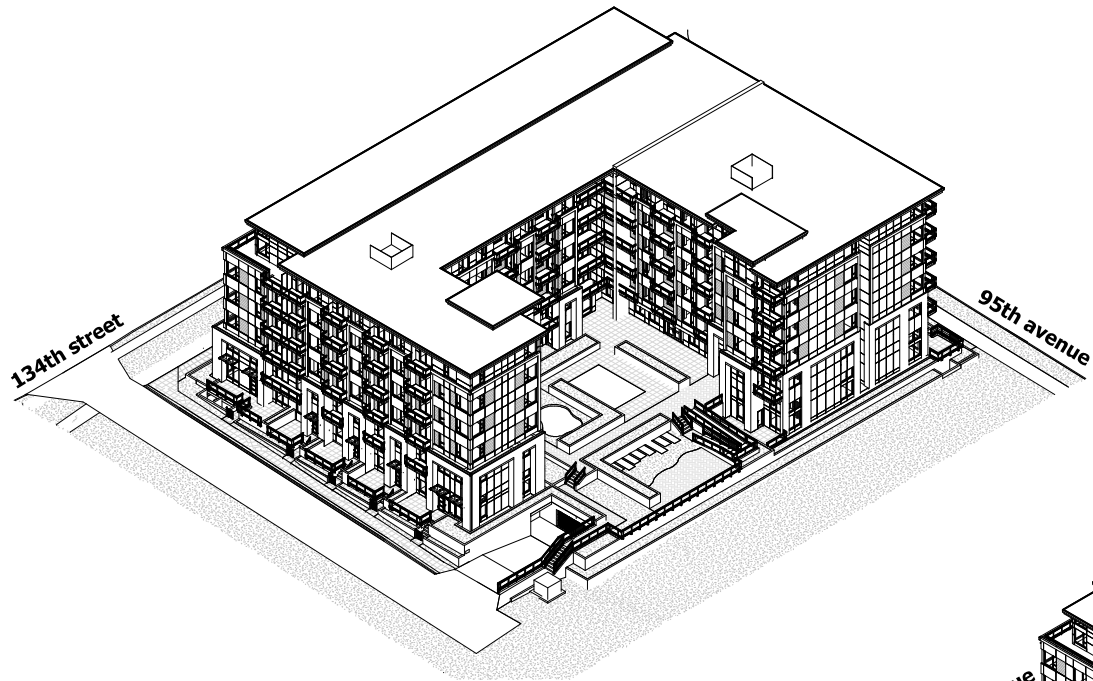


**DEVELOPMENT PERMIT RESUBMISSION**  
 2022-09-13 REVISION #:  
 PROJECT NUMBER: 20-119

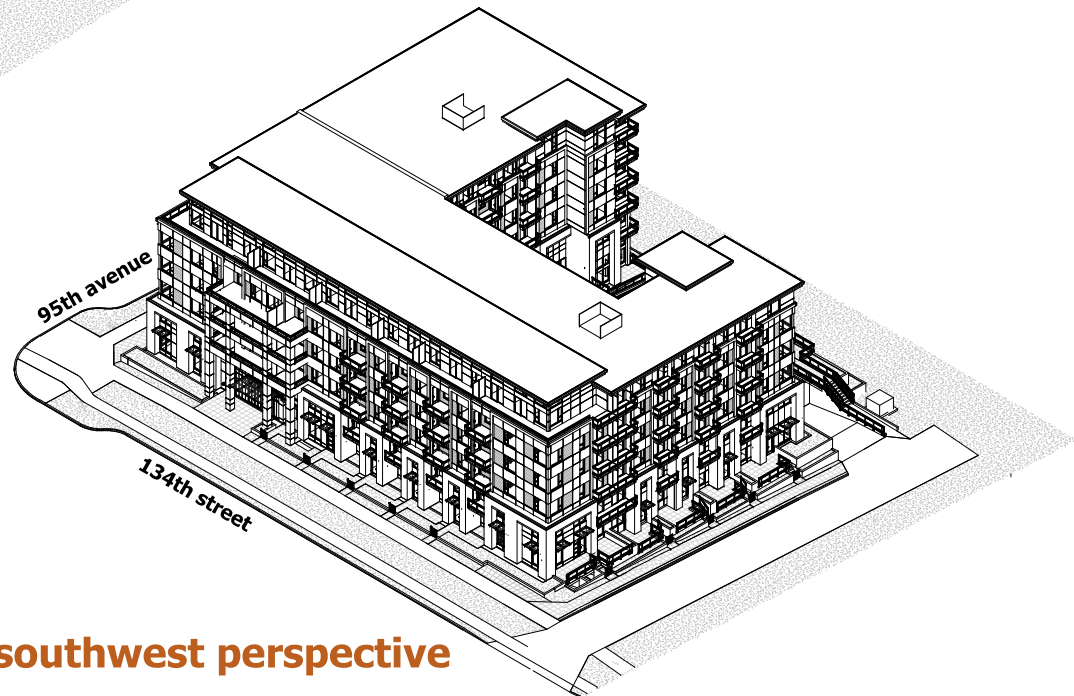


**SYNC PROPERTIES**

SD1.21



southeast perspective



southwest perspective



**SYNC 134 QE APARTMENTS**  
#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

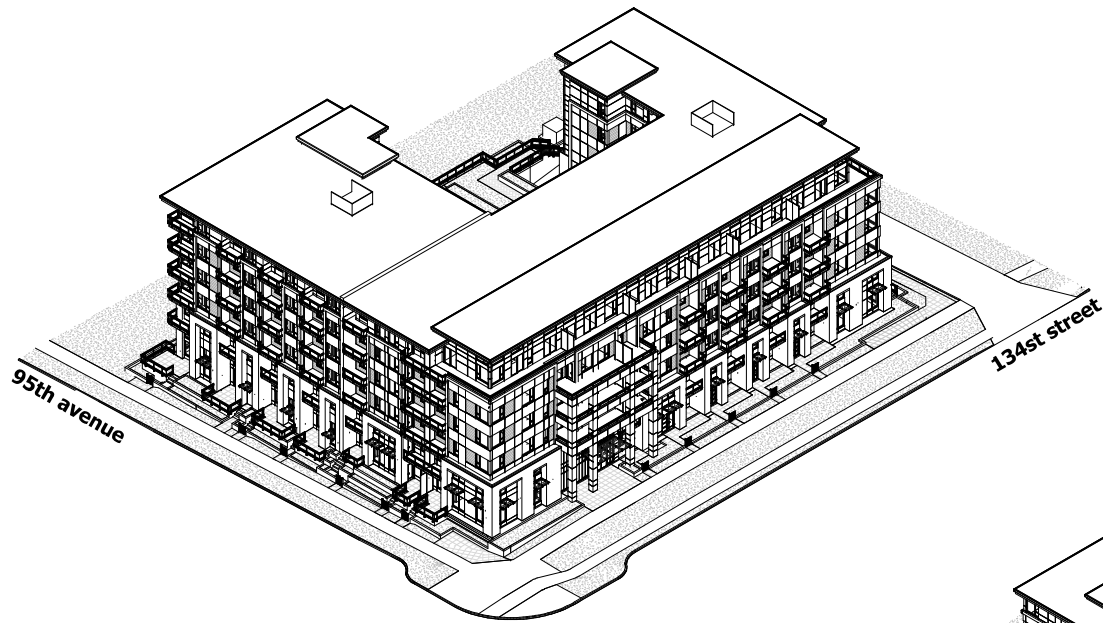
**3D MASSING PERSPECTIVES**  
SCALE:

**DEVELOPMENT PERMIT RESUBMISSION**  
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119

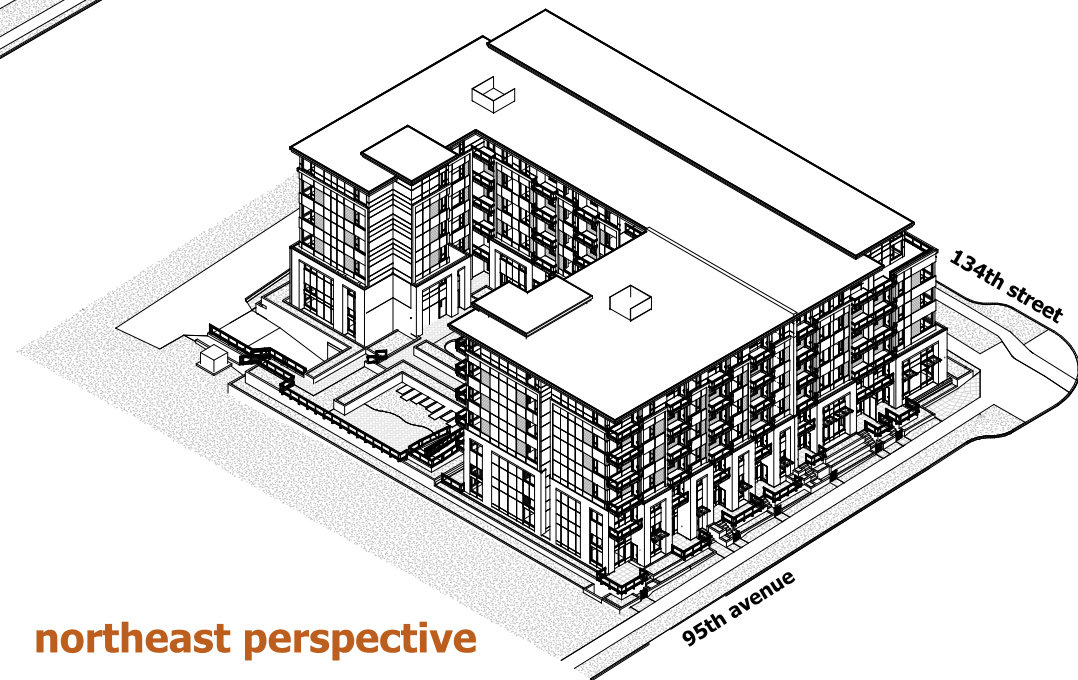


**SYNC**  
PROPERTIES

SD1.36



northwest perspective



northeast perspective



**SYNC 134 QE APARTMENTS**  
#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**3D MASSING PERSPECTIVES**  
SCALE:

**DEVELOPMENT PERMIT RESUBMISSION**  
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119



**SYNC**  
PROPERTIES

SD1.37





northwest corner looking down 134th



west elevation



north elevation



northeast corner



**SYNC 134 QE APARTMENTS**  
#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**3D RENDERING**  
SCALE:

**DEVELOPMENT PERMIT RESUBMISSION**  
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119



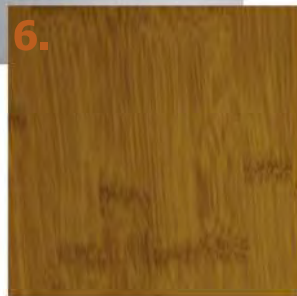
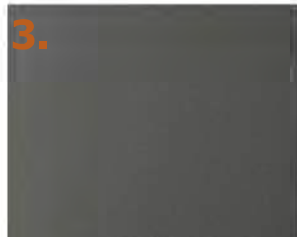
**SYNC**  
PROPERTIES

SD1.38

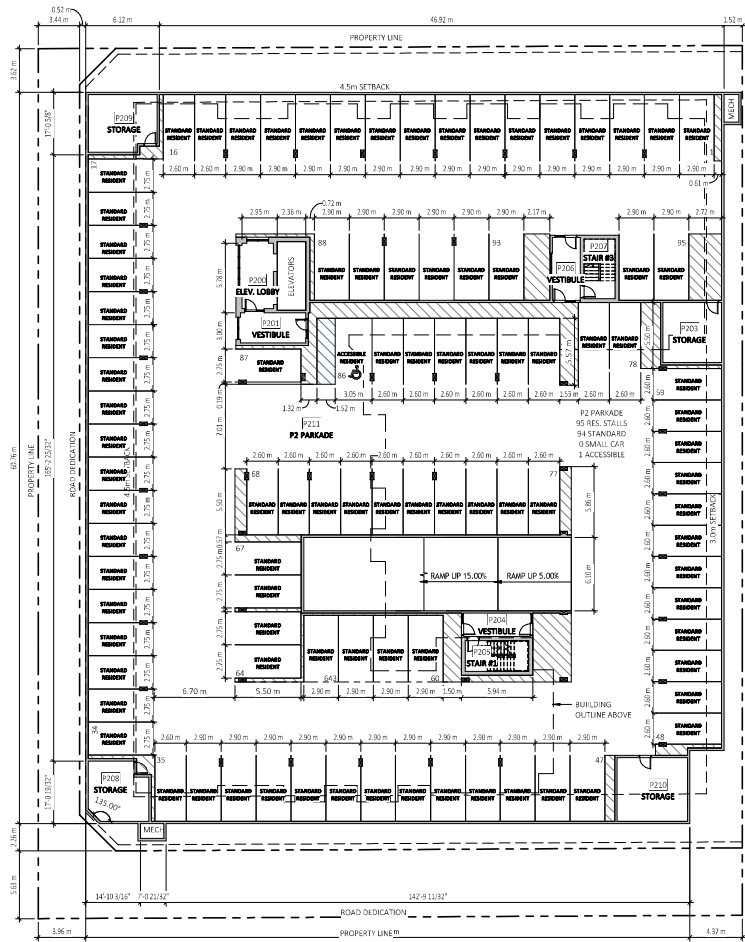


**material legend**

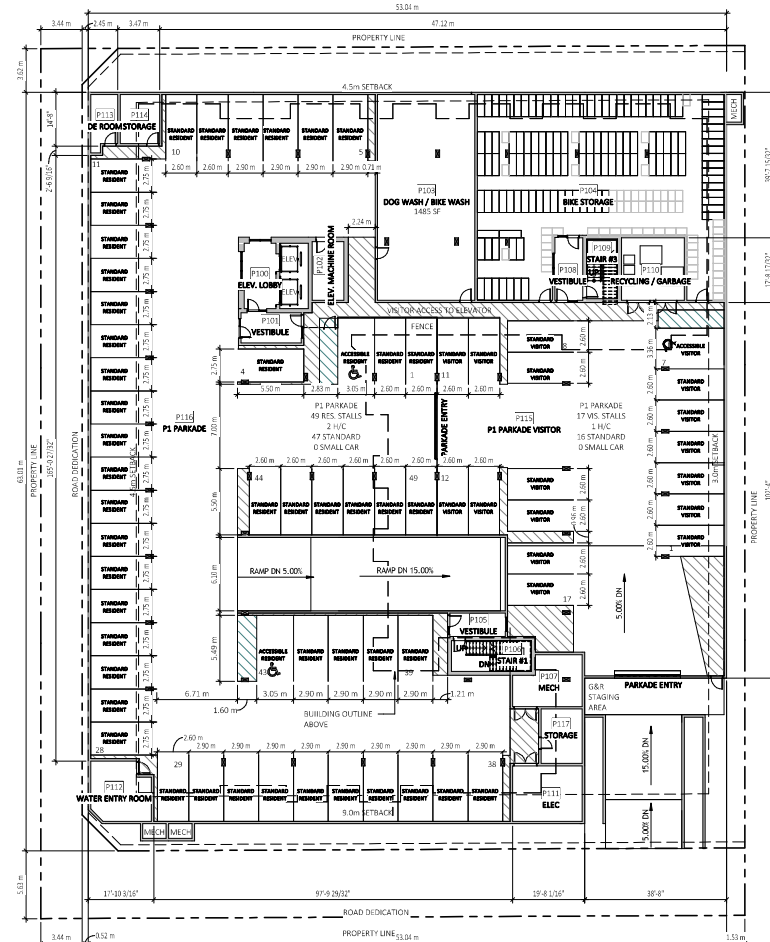
- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE, COLOUR: PEARL GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 3 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 4 CEMENT BOARD CEDAR MILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 PREFINISHED ALUMINUM PANEL:  
- QUICK PANEL, COLOUR: ANODIZED CLEAR
- 6 HORIZONTAL SIDING (6" V GROOVE/ WOODGRAIN):  
- SAGIPER, COLOUR: PINE ZEBRAWOOD
- 7 CONCRETE BRICK (90mmx64mmx150mm):  
- TRISTAR, COLOUR: DARK CHARCOAL GRAY, TEXTURE: SMOOTH MORTAR COLOUR: LIGHT GRAY
- 8 WINDOW VINYL:  
COLOUR: BLACK EXT. / WHITE INT.
- 9 SLIDING PATIO DOOR VINYL:  
COLOUR: BLACK EXT. / WHITE INT.
- 10 ALUMINUM/GLASS DECK RAILING:  
COLOUR: BLACK ANODIZED
- 11 HARDIE FASCI BOARD (SMOOTH):  
- JAMES HARDIE, COLOUR: IRON GRAY
- 12 METAL FLASHING:  
- GENTEC, COLOUR: SLATE 523
- 13 STEEL/GLASS COMMERCIAL ENTRANCE CANOPY  
COLOUR (STEEL): PAINTED TO MATCH JAMES HARDIE IRON GRAY
- 14 EXTERIOR ALUMINUM GUARD RAILING:  
COLOUR: BLACK
- 15 CONCRETE WALL:  
COLOUR: CLEAR SEALER
- 16 REVEAL:  
- EASYTRIM, COLOUR: CLEAR ANODIZED
- 17 EXTERIOR METAL DOOR:  
- BENJAMIN MOORE, COLOUR: MITCHING HOUR 3320-30  
COLOUR: BLACK @ COMMERCIAL (SEE ELEVATIONS)
- 18 CURTAIN WALL:  
- KAWNEER, 3600 UT SYSTEM 1  
COLOUR: BLACK ANODIZED, CAN GRAY SPANDREL PANEL
- 19 ROOF SOFFIT:  
- PERFORATED VINYL  
COLOUR: WHITE
- 20 BALCONY SOFFIT:  
- WOODSTONE, COLOUR: TEXAS HONEY BROWN
- 21 HARDIE FASCI BOARD (SMOOTH):  
- JAMES HARDIE, COLOUR: MIDNIGHT BLACK







**p2 level**  
1/16" = 1'-0"



**p1 level**  
1/16" = 1'-0"



**SYNC 134 QE APARTMENTS**  
#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**PARKADE LEVEL PLANS**  
SCALE: 1/16" = 1'-0"



**DEVELOPMENT PERMIT RESUBMISSION**  
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119



**SYNC**  
PROPERTIES

SD3.01











west elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: PEARL GRAY
- 2 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: IRON GRAY
- 3 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):  
- JAMES HARDIE: COLOUR: NIGHT GRAY
- 4 CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE: COLOUR: NIGHT GRAY
- 5 PREFINISHED ALUMINUM PANEL:  
- "QUICK PANEL", COLOUR: "ANODIC CLEAR"
- 6 HORIZONTAL SIDING (6" V GROOVE/WOODGRAIN):  
- "SKIPPER", COLOUR: "TINE ZEBRAWOOD"
- 7 CONCRETE BRICK (90mm) (64mm x 100mm):  
- "TRISTAR", COLOUR: "DARK CHARCOAL GRAY", TEXTURE: "SMOOTH"  
MORTAR COLOUR: LIGHT GRAY
- 8 WINDOW VINYL:  
COLOUR: "BLACK EXT. / WHITE INT."
- 9 SLIDING PATIO DOOR VINYL:  
COLOUR: "BLACK EXT. / WHITE INT."
- 10 ALUMINUM/GLASS DECK RAILING:  
COLOUR: "BLACK ANODIZED"
- 11 HARDIE FASCIA BOARD (SMOOTH):  
- JAMES HARDIE: COLOUR: IRON GRAY
- 12 METAL FLASHING:  
- "GENTEK", COLOUR: "SLATE 523"
- 13 STEEL/GLASS COMMERCIAL ENTRANCE CANOPY  
COLOUR (STEEL): PAINTED TO MATCH JAMES HARDIE "IRON GRAY"  
COLOUR: "BLACK"
- 14 EXTERIOR ALUMINUM GUARD/RAILINGS:  
COLOUR: "BLACK"
- 15 CONCRETE WALL:  
COLOUR: "CLEAR SEALER"
- 16 REVEAL:  
- "EASYTRIM", COLOUR: "CLEAR ANODIZED"
- 17 EXTERIOR METAL DOOR:  
- "BRIMMIN' MOORE", COLOUR: "MATCHING HOUR" 2300-30  
COLOUR: "BLACK" @ COMMERCIAL (SEE ELEVATIONS)
- 18 CURTAIN WALL:  
- "KAWNEER", 1600 UT SYSTEM-1  
COLOUR: "BLACK ANODIZED", C/W GRAY SPANDREL PANEL
- 19 ROOF SOFFIT:  
- PERFORATED VINYL  
COLOUR: WHITE
- 20 BALCONY SOFFIT:  
- "WOODTONE", COLOUR: "TEXAS HONEY BROWN"
- 21 HARDIE FASCIA BOARD (SMOOTH):  
- JAMES HARDIE: COLOUR: "MIDNIGHT BLACK"



north elevation

3/32" = 1'-0"



**east elevation**

3/32" = 1'-0"

**material legend**

- 1 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):  
- JAMES HARDE, COLOUR: 'PEARL GRAY'
- 2 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):  
- JAMES HARDE, COLOUR: 'IRON GRAY'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):  
- JAMES HARDE, COLOUR: 'NIGHT GRAY'
- 4 CEMENT BOARD CEDARNAIL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDE, COLOUR: 'NIGHT GRAY'
- 5 PREFINISHED ALUMINUM PANEL:  
- 'GLUCK PANEL', COLOUR: 'ANODIZED CLEAR'
- 6 HORIZONTAL SIDING (8" V GROOVE/WOODGRAIN):  
- 'SAGEPE', COLOUR: 'PINE BERRANWOOD'
- 7 CONCRETE BLOCK (90mmx60mmx150mm):  
- 'TRISTAR', COLOUR: 'DARK COMERCIAL GRAY', TEXTURE: 'SMOOTH MORTAR COLOUR: LIGHT GRAY'
- 8 WINDOW VINYL:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:  
- COLOUR: 'BLACK ANODIZED'
- 11 HARDIE FASCIA BOARD (SMOOTH):  
- JAMES HARDE, COLOUR: 'IRON GRAY'
- 12 METAL FLASHING:  
- 'GENTIX', COLOUR: 'SLATE S23'
- 13 STEEL/GLASS COMMERCIAL ENTRANCE CANOPY  
- COLOUR (STEEL): PAINTED TO MATCH JAMES HARDE 'IRON GRAY'
- 14 EXTERIOR ALUMINUM GUARD RAILING:  
- COLOUR: 'BLACK'
- 15 CONCRETE WALL:  
- COLOUR: 'CLEAR SEALER'
- 16 REVEAL:  
- 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
- 17 EXTERIOR METAL DOOR:  
- BENJAMIN MOORE, COLOUR: 'WATCHING HOUR' 2130-30  
COLOUR: 'BLACK @ COMMERCIAL (SEE ELEVATIONS)'
- 18 CURTAIN WALL:  
- 'KAWNEER', 1600 UT SYSTEM 1  
COLOUR: 'BLACK ANODIZED', G/W GRAY SPANDREL PANEL
- 19 ROOF SOFFIT:  
- PERFORATED VINYL  
COLOUR: 'WHITE'
- 20 BALCONY SOFFIT:  
WOODSTONE, COLOUR: 'TEXAS HONEY BROWN'
- 21 HARDIE FASCIA BOARD (SMOOTH):  
- JAMES HARDE, COLOUR: 'MIDNIGHT BLACK'



**south elevation**

3/32" = 1'-0"



**SYNC 134 QE APARTMENTS**  
#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

**BUILDING ELEVATIONS**  
SCALE: As indicated

**DEVELOPMENT PERMIT RESUBMISSION**  
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119



**SYNC**  
PROPERTIES

SD4.02





interior north elevation

3/32" = 1'-0"



interior south elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE, COLOUR: 'PEARL GRAY'
- 2 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):  
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 4 CEMENT BOARD CEDA-MILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- 5 PREFINISHED ALUMINUM PANEL:  
- 'QUICK PANEL', COLOUR: 'AMBIQUE CLEAR'
- 6 HORIZONTAL SIDING (6" V GROOVE/WOODGRAIN):  
- 'SASPER', COLOUR: 'FINE ZEBRAWOOD'
- 7 CONCRETE BRICK(60mmx64mmx90mm):  
- 'TRISTAR', COLOUR: 'DARK CHARCOAL GRAY', TEXTURE: 'SMOOTH'  
MORTAR COLOUR: LIGHT GRAY
- 8 WINDOW VINYL:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 9 SLIDING PATIO DOOR VINYL:  
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 ALUMINUM/GLASS DECK RAILING:  
- COLOUR: 'BLACK ANODIZED'
- 11 HARDE FASCIA BOARD (SMOOTH):  
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- 12 METAL FLASHING:  
- 'SENTEK', COLOUR: 'SLATE 523'
- 13 STEEL/GLASS COMMERCIAL ENTRANCE CANOPY:  
COLOUR STEEL: PAINTED TO MATCH JAMES HARDIE 'IRON GRAY'
- 14 EXTERIOR ALUMINUM GUARD/RAILING:  
- COLOUR: 'BLACK'
- 15 CONCRETE WALL:  
- COLOUR: 'CLEAR SEALER'
- 16 REVEAL:  
- 'EASYTRIM', COLOUR: 'CLEAR ANODIZED'
- 17 EXTERIOR METAL DOOR:  
- BENJAMIN MOORE, COLOUR: 'WITCHING HOUR' 2120-30  
COLOUR: 'BLACK' @ COMMERCIAL (SEE ELEVATIONS)
- 18 CURTAIN WALL:  
- 'KAWNEER', 1600 UT SYSTEM 1,  
COLOUR: 'BLACK ANODIZED', C/W GRAY SPANDEL PANEL
- 19 ROOF SOFFIT:  
- 'PERFORATED VINYL'  
COLOUR: 'WHITE'
- 20 BALCONY SOFFIT:  
- 'WOODTONE', COLOUR: 'TEXAS HONEY BROWN'
- 21 HARDE FASCIA BOARD (SMOOTH):  
- JAMES HARDIE, COLOUR: 'MIDNIGHT BLACK'



SYNC 134 QE APARTMENTS  
#9470, #9482, #9492 - 134 STREET, SURREY, B.C.

BUILDING ELEVATIONS  
SCALE: As indicated

DEVELOPMENT PERMIT RESUBMISSION  
2022-09-13 REVISION #:  
PROJECT NUMBER: 20-119



SYNC  
PROPERTIES

SD4.03

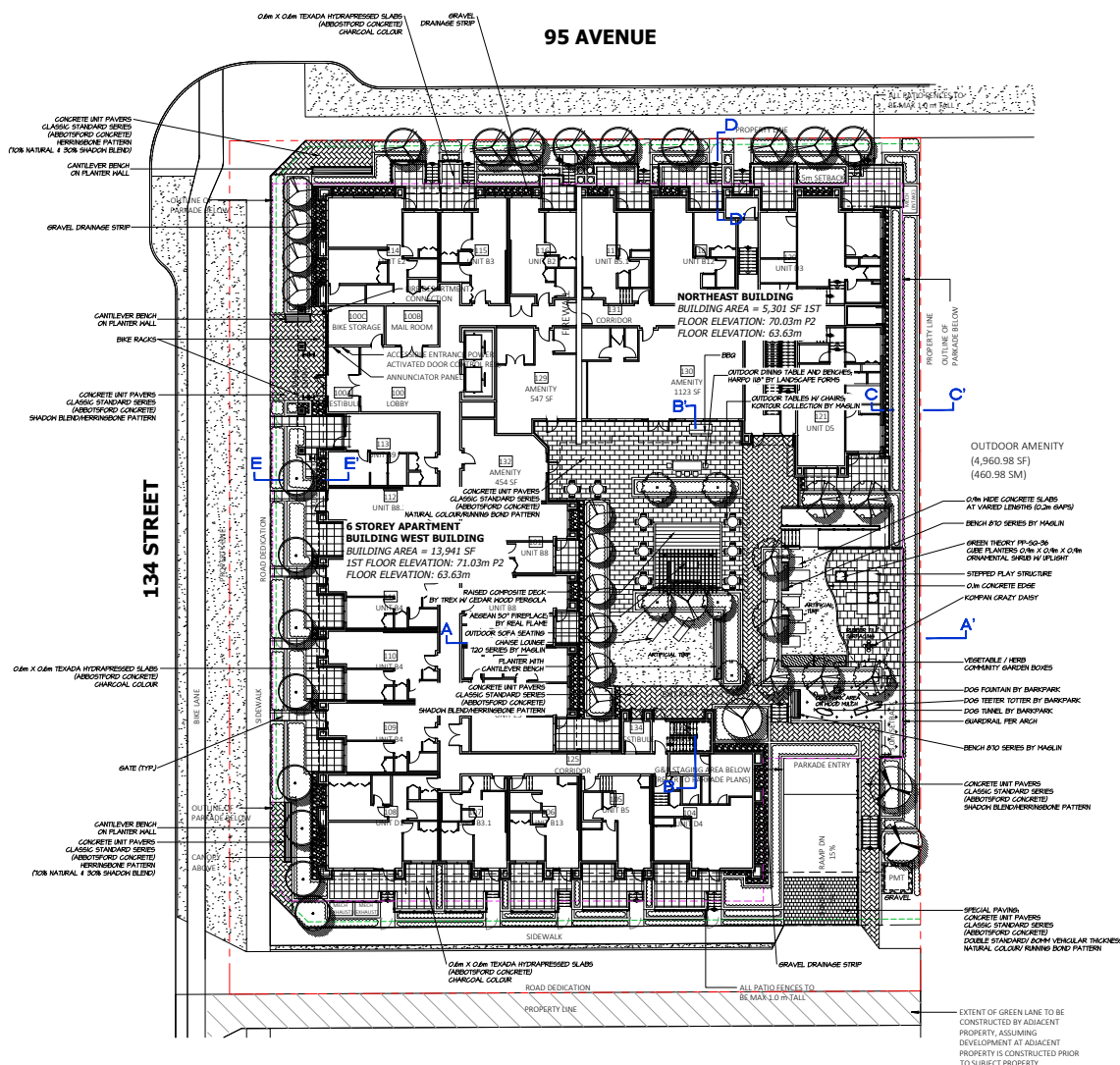


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0 5m 10m  
 SCALE: 1/8" = 1'-0"

- DRAWING INDEX:**
- L1 LANDSCAPE PLAN
  - L2 SHRUB PLAN
  - L3 SOIL VOLUME PLAN
  - L4 LANDSCAPE SECTIONS
  - L5 LANDSCAPE DETAILS (1)
  - L6 LANDSCAPE DETAILS (2)
  - L7 LANDSCAPE DETAILS (3)
  - L8 TREE RETENTION PLAN
  - L9 LANDSCAPE SPECIFICATIONS



- OUTDOOR AMENITY (4,960.98 SF) (460.98 SM)
- 0.6M HIGH CONCRETE SLABS AT VARED LENDING (0.2M GRAPES)
- BENCH #70 SERIES BY HAGLIN
- GREEN THEORY #140-24 CARE PLANTERS 0.6M X 0.9M X 0.6M ORNAMENTAL SHED W/ UPLIGHT
- STEPPED PLAY STRUCTURE
- 0.6M CONCRETE EDGE
- KOHAN CRAZY DAISY
- VEGETABLE / HERB COMMUNITY GARDEN BOXES
- DOG FOUNTAIN BY BARKPARK
- DOG TEEPER TOTTER BY BARKPARK
- DOG TABLE BY BARKPARK
- GUARDRAIL PER ARCH
- BENCH #70 SERIES BY HAGLIN
- CONCRETE UNIT PAVERS CLASSIC STANDARD SERIES (ABBOTSFORD CONCRETE) HERRINGBONE PATTERN SHADOW BLEND/HERRINGBONE PATTERN
- SPECIAL PAVING: CONCRETE UNIT PAVERS CLASSIC STANDARD SERIES (ABBOTSFORD CONCRETE) DOUBLE STANDARD FORM-VENULAR THICKNESS, NATURAL COLOUR RUNNING BOND PATTERN

TENT OF GREEN LAINE TO BE CONSTRUCTED BY ADJACENT PROPERTY, ASSUMING DEVELOPMENT AT ADJACENT PROPERTY IS CONSTRUCTED PRIOR TO SUBJECT PROPERTY

NO.	DATE	REVISION DESCRIPTION	DR.
1	08/12/2022	D.P. RESUBMISSION	PMT
2	09/12/2022	D.P. RESUBMISSION	PMT
3	10/22/2022	D.P. RESUBMISSION	PMT
4	10/23/2022	REVISED PER ADP COMMENTS	PMT
5	10/23/2022	REVISED PER ADP COMMENTS	PMT
6	10/23/2022	REVISED PER ARCH SITE PLAN	PMT
7	10/23/2022	D.P. RESUBMISSION	PMT
8	10/23/2022	REV. AS PER PAVING COMMENTS	PMT
9	10/23/2022	REV. AS PER PAVING COMMENTS	SB
10	10/23/2022	DEVELOPMENT PERMIT	JS
11	01/12/2023	PRELIMINARY DESIGN	JS
12	01/12/2023	PRELIMINARY DESIGN	PMT

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT: **SYNC 134 OE APARTMENTS**

#9470, #9482, #9492  
 134 STREET  
 SURREY, B.C.

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: JULY 21, 2020 DRAWING NUMBER: **L1**

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

DRAWN: PMT & JS

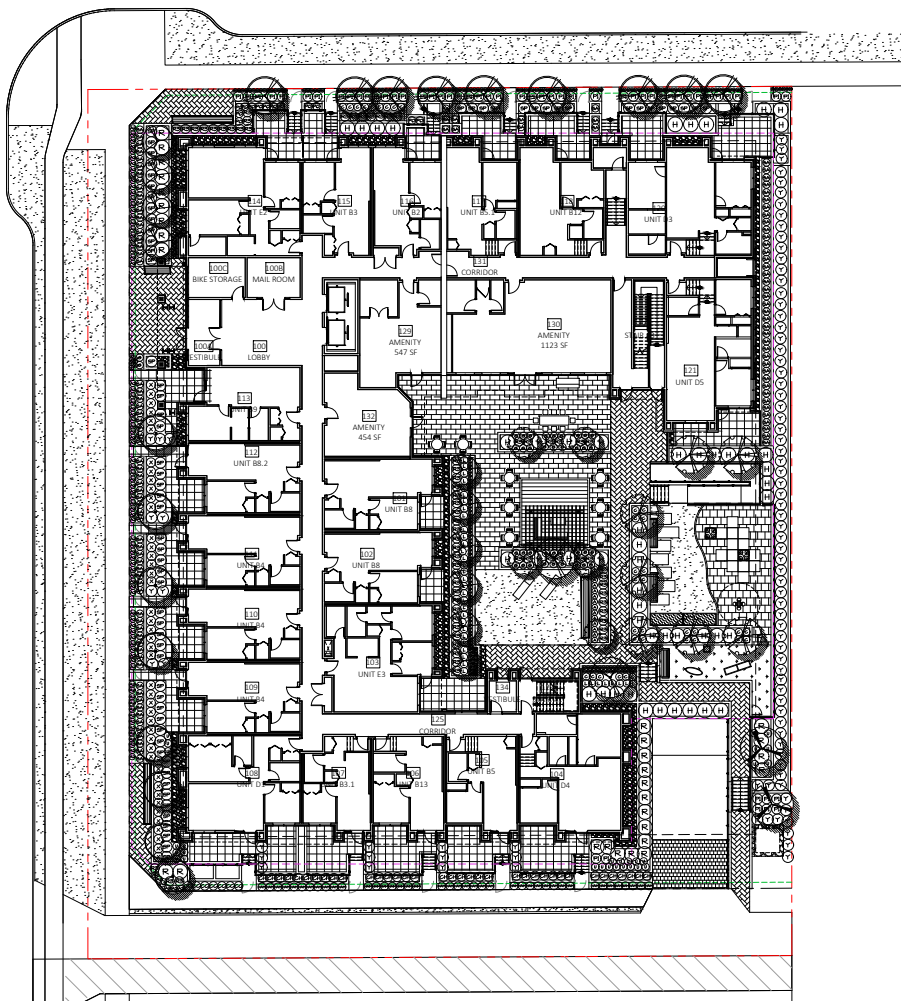
DESIGN: PMT & JS

CHKD: MTLM

M2LA PROJECT NUMBER: 20-032-519

OF 9

20-032



REF	QTY	BOTANICAL NAME	COMMON NAME	MAX. JOB NUMBER	20-082
TREE				PLANTED SIZE / FINISHES	
1	4	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	60M CALI LSTD, B&B	
2	2	CRUCIF. CANADENSIS	EASTERN REDBUD	60M CALI 15 STD B&B	
3	2	CORNUS EDDY'S 'WHITE HORIZON'	WHITE HORIZON DOGWOOD	60M CALI STD FORM B&B	
4	10	DWARF ACER PALMATUM	DWARF JAPANESE MAPLE	50M CALI 15M STD B&B	
5	1	FRAXINUS ORNUS	FLOWERING ASH	60M CALI 15M STD B&B	
7	2	MANGNOLIA X LEONORI 'HERRILL'	MANGNOLIA	60M CALI 15M STD SINGLE STEM B&B	
8	2	SPRINGIA NUTICALLA	'HONEY SILK' TREE	60M CALI 15M STD B&B	
SHRUB					
45	45	ARELIA X GRANIFLORA 'KALEDOCOPE'	KALEDOCOPE ARELIA	#2 POT, 50CM	
46	46	HYDRANGEA PANICULATA 'BOYERBELL'	WHITE LACECAP HYDRANGEA	#2 POT, 50CM	
50	50	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#2 POT, 50CM	
54	54	FRAXINUS LUTEOPALMATA	FORSYTHEE LAUREL	#2 POT, 50CM	
61	61	RHOICODENDRON 'UREST'	RHOICODENDRON 'YELLOW MAY'	#2 POT	
24	24	ROSA RUBRA	SHRUB ROSE	#2 POT	
53	53	SARCOGOGGA HOOKERIANA VAR. HAMILIS	SHALAYAN SHEET BOX	#2 POT, 50CM	
67	67	SPREMEA BURSEANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPREMEA	#2 POT	
62	62	TAISSA BAGAYATA	ENGLISH YEM	#2 POT, 50CM	
2	2	VEURUM X BUCHANANENSE	PINK DAWN VEURUM	15M HT. UPRIGHT TREE FORM	
GRASS					
7	7	CALAMAGROSTIS AGITIFLORA 'KARL FORSTER'	FORSTER REED GRASS	#2 POT	
85	85	HAKONEGLA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	#2 POT	
41	41	FRAXINUS ALBOCROCCHES 'HAMELIN'	DWARF FONTAIN GRASS	#2 POT	
35	35	STIPA TENISSIMA	MEXICAN FEATHER GRASS	#2 POT	
PERENNIAL					
14	14	LAVANULA ANGISTIFOLIA	ENGLISH LAVENDER	#2 POT	
30	30	NEPETA X VERBANICA 'DROPPERS'	CATHART	15CM POT	
9	9	ORNITHOGALON JAPONICUS	NOODY GRASS	15CM POT	
GRANDCOVER					
15	15	ESCHOLYS JAPONICA 'EMERALD N GOLD'	ESCHOLYS GOLD VARIEGATED	#2 POT, 40CM	
31	31	LONGERA FILEATA	BOX LEAF HONEYSCALE	#2 POT	
233	233	FAGTISANDRA 'TERMINALS GREEN SHEN'	JAPANESE SPRUCE	#2 POT	
28	28	WESTERN SNOOPY FERN	POLYPODIUM MANTUM	#2 POT, 20CM	

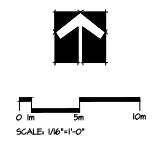
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CRTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEIGHTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR ORIGINAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRADER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.  
NOTE: DWARF ACER PALMATUM NOT COUNTED AS REPLACEMENT TREES

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NO.	DATE	REVISION DESCRIPTION	DR.
1	08/12/2022	D.P. RESUBMISSION	PMT
2	09/12/2022	D.P. RESUBMISSION	PMT
3	10/22/2022	D.P. RESUBMISSION	PMT
4	10/23/2022	REVISED PER ADP COMMENTS	PMT
5	10/23/2022	REVISED PER NEN ARCH SITE PLAN	PMT
6	10/23/2022	D.P. RESUBMISSION	PMT
7	10/23/2022	REV. AS PER PLANS COMMENTS	PMT
8	10/23/2022	REV. AS PER ADP COMMENTS	SB
9	10/23/2022	DEVELOPMENT PERMIT	JS
10	10/23/2022	PRELIMINARY DESIGN	JS
11	10/23/2022	PRELIMINARY DESIGN	PMT

NO. DATE REVISION DESCRIPTION DR.  
SEAL:

PROJECT:  
**SYNC 134 OE APARTMENTS**  
#9470, #9482, #9492  
134 STREET  
SURREY, B.C.

DRAWING TITLE:  
**SHRUB PLAN**

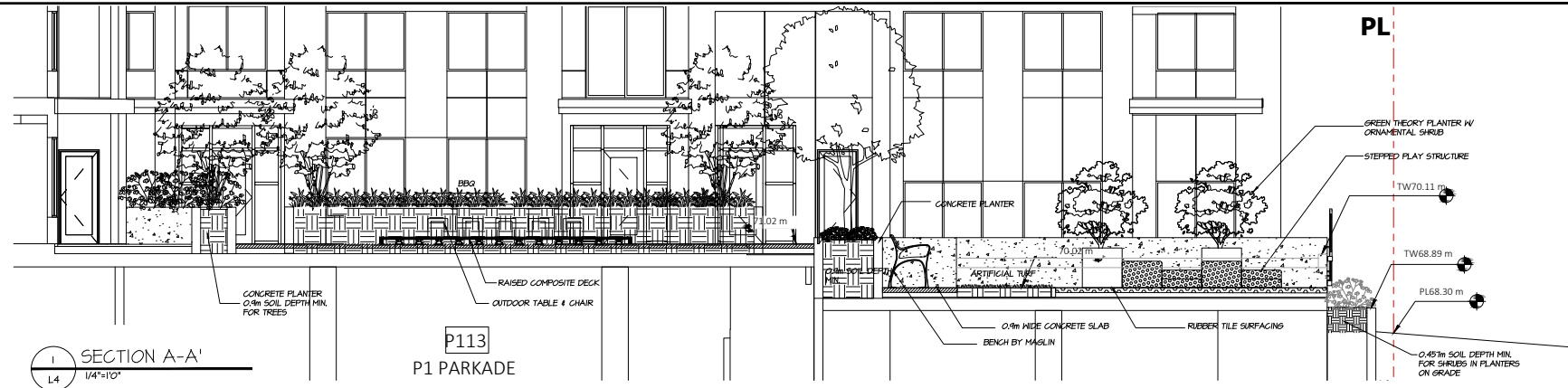
DATE: JULY 21, 20  
SCALE: 1/8" = 1'-0"  
DRAWN: PMT & JS  
DESIGN: PMT & JS  
CHKD: MTLM  
M2LA PROJECT NUMBER: 20-082-549

DRAWING NUMBER:  
**L2**  
OF 9  
20-082

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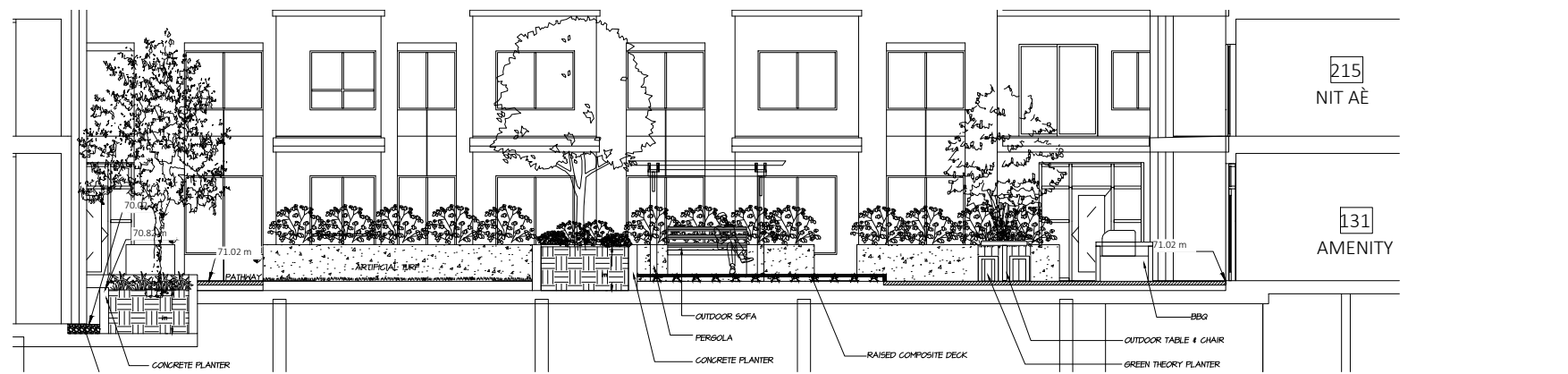


#220 - 26 Lorne Mews  
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 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

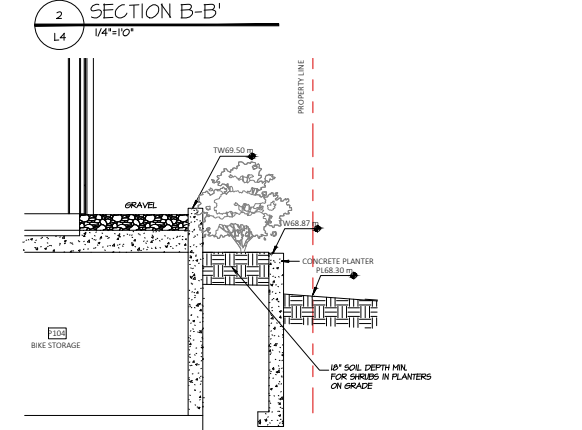


1 SECTION A-A'  
 1/4"=10"

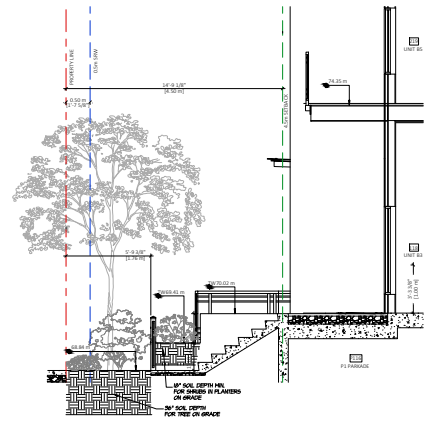
P113  
 P1 PARKADE



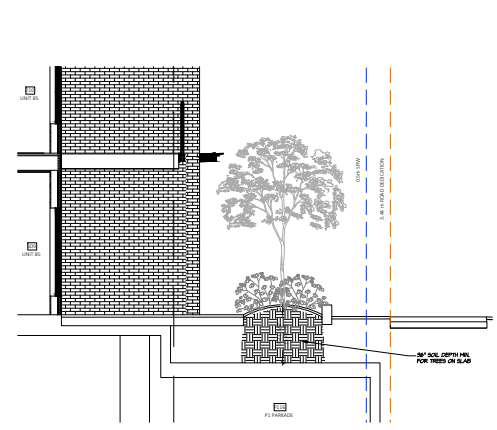
2 SECTION B-B'  
 1/4"=10"



3 SECTION C-C'  
 3/8"=10"



5 SECTION D-D'  
 1/4"=10"



6 SECTION E-E'  
 1/4"=10"

NO.	DATE	REVISION DESCRIPTION	DR.
1	08/12/2022	D.P. RESUBMISSION	PMT
2	08/12/2022	D.P. RESUBMISSION	PMT
3	08/22/2022	D.P. RESUBMISSION	PMT
4	08/22/2022	REVISED PER ADP COMMENTS	PMT
5	08/22/2022	REVISED PER NEN ARCH SITE PLAN	PMT
6	08/22/2022	D.P. RESUBMISSION	PMT
7	02/02/2023	REV. AS PER PLANS COMMENTS	PMT
8	04/02/2023	REV. AS PER ADP COMMENTS	SB
9	02/28/2024	DEVELOPMENT PERMIT	JS
10	03/12/2024	PRELIMINARY DESIGN	JS
11	02/02/2025	PRELIMINARY DESIGN	PMT

SEAL:

DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
**SYNC 134 OE APARTMENTS**  
 #9470, #9482, #9492  
 134 STREET  
 SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE SECTIONS**

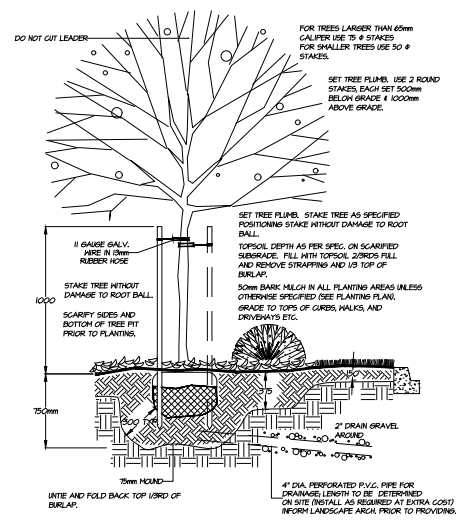
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 SCALE: AS SHOWN  
 DRAWN: PMT & JS  
 DESIGN: PMT & JS  
 CHK'D: MTLM  
 M2LA PROJECT NUMBER: 20-032

DRAWING NUMBER:  
**L4**  
 OF 9  
 20-032

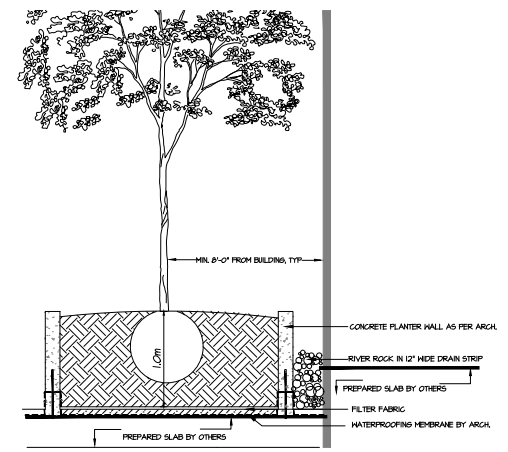




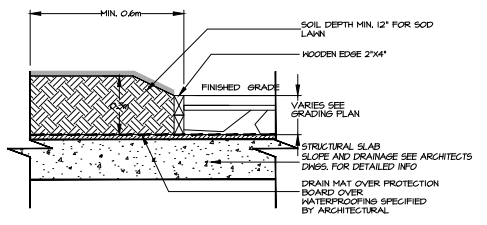
#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



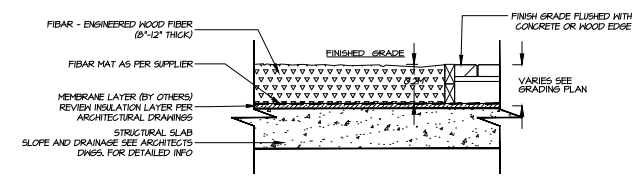
1 TREE PLANTING DETAIL ON GRADE, TYP.  
 L5 NTS



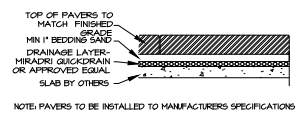
2 PLANTING ON SLAB TYP.  
 L5 1/2"= 1'-0"



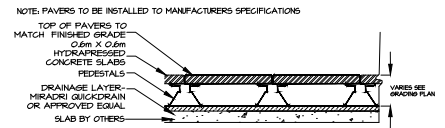
3 SOD LAWN ON SLAB  
 L5 1"=1'-0"



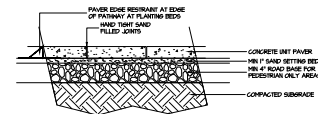
4 FIBAR ON SLAB (DOG PARK)  
 L5 1"=1'-0"



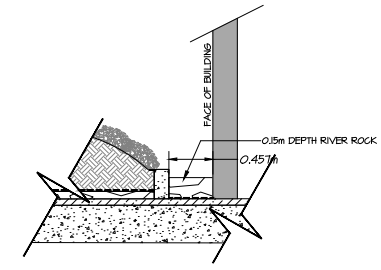
5 PAVERS ON SLAB TYP.  
 L5 1"=1'-0"



6 HYDRAPRESSED PAVERS ON SLAB  
 L5 1"=1'-0"



7 PAVERS ON GRADE TYP.  
 L5 1"=1'-0"



8 DRIP STRIP ON SLAB  
 L5 1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	07/12/2022	D.P. RESUBMISSION	PMT
2	07/12/2022	D.P. RESUBMISSION	PMT
3	08/23/2022	D.P. RESUBMISSION	PMT
4	08/23/2022	REVISED PER ARCH COMMENTS	PMT
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10	02/12/2024	PRELIMINARY DESIGN	JS
11	02/02/2024	PRELIMINARY DESIGN	PMT

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:

**SYNC 134 OE APARTMENTS**

#9470, #9482, #9492  
 134 STREET  
 SURREY, B.C.

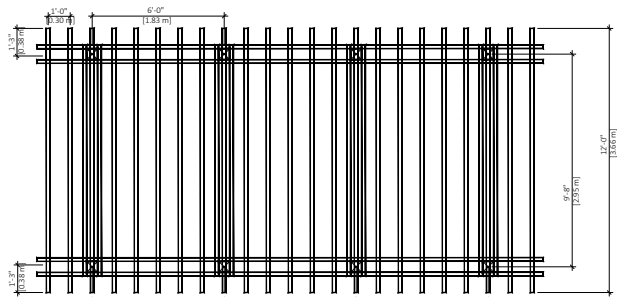
DRAWING TITLE:

**LANDSCAPE DETAILS (1)**

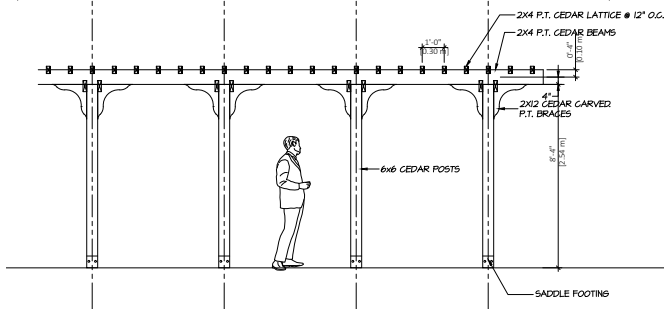
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 SCALE: AS SHOWN  
 DRAWN: PMT & JS  
 DESIGN: PMT & JS  
 CHK'D: MTLM  
 M2LA PROJECT NUMBER: 20-032

DRAWING NUMBER: **L5**

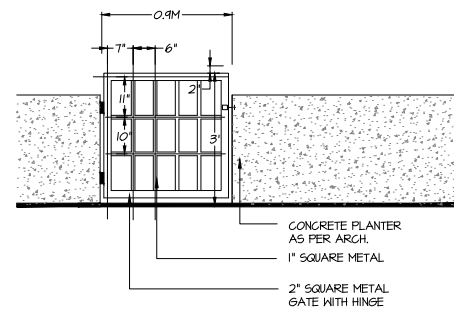
OF 9



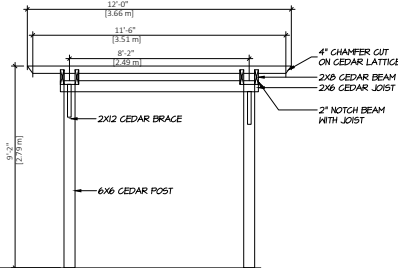
- NOTE:**
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
  2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
  3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
  4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



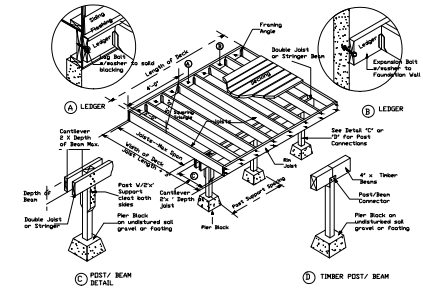
**1 WOOD PERGOLA**  
L6 3/8"=10"



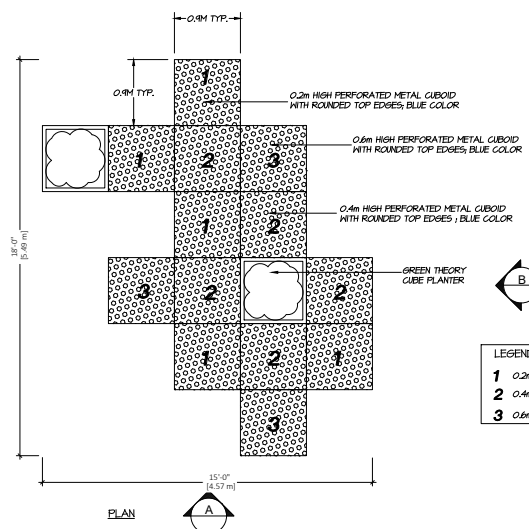
**3 METAL GATE**  
L6 1/2"=10"



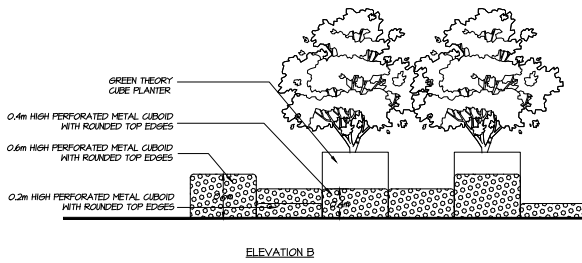
**4 STEPPED PLAY STRUCTURE**  
L6 1/2"=10"



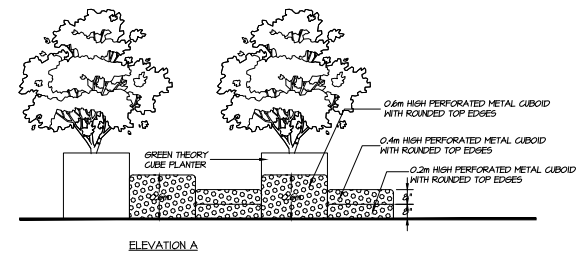
**2 RAISED WOOD DECK**  
L6 NTS



- LEGEND**
- 1 0.2m HIGH
  - 2 0.4m HIGH
  - 3 0.6m HIGH



ELEVATION B



ELEVATION A

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V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
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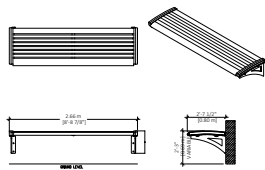
PROJECT:  
**SYNC 134 OE APARTMENTS**  
#9470, #9482, #9492  
134 STREET  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE DETAILS (2)**

DATE: JULY 21, 2020	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: PMT & JS	<b>L6</b>
DESIGN: PMT & JS	
CHKD: MTLM	
M2LA PROJECT NUMBER:	<b>20-032-519</b>
	<b>OF 9</b>
	<b>20-032</b>



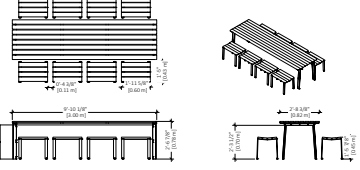
T20 SERIES BACKLESS CANTILEVER BENCH BY MAGLIN  
[HTTPS://WWW.MAGLIN.COM/PRODUCTS/BENCH/MLB120BCLSERIES.HTML#FILE=1](https://www.maglin.com/products/bench/mlb120bclseries.html#file=1)



1 CANTILEVER BENCH  
 L7 T20 SERIES BACKLESS BENCH BY MAGLIN



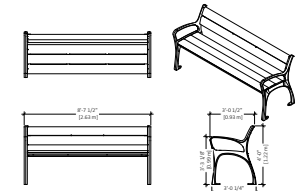
HARPO TABLE AND BENCHES  
[HTTPS://WWW.REALFLAME.COM/PRODUCTS/](https://www.realflame.com/products/)



2 OUTDOOR TABLE AND BENCHES  
 L7 HARPO SERIES BY LANDSCAPE FORMS



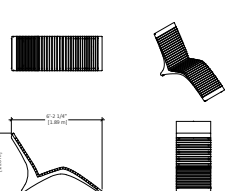
870 SERIES BENCH BY MAGLIN  
[HTTPS://WWW.MAGLIN.COM/PRODUCTS/BENCH/MLB870SERIES.HTML](https://www.maglin.com/products/bench/mlb870series.html)



3 OUTDOOR BENCH  
 L7 870 SERIES BY MAGLIN



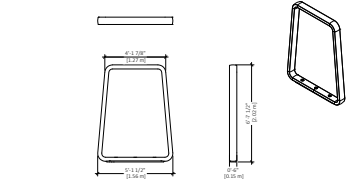
T20 CHAISE LOUNGE SERIES BY MAGLIN  
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4 CHAISE LOUNGE  
 L7 T20 SERIES BY MAGLIN



ICONIC COLLECTION BY MAGLIN  
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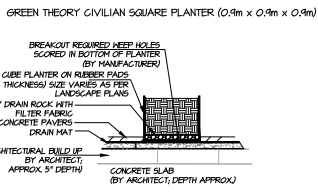


5 BIKE RACK  
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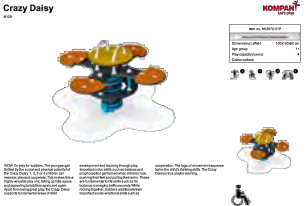


KONTOUR COLLECTION BY MAGLIN  
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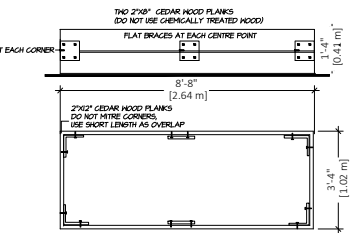
6 OUTDOOR TABLE AND CHAIRS  
 L7 KONTOUR COLLECTION BY MAGLIN



7 CUBE PLANTERS  
 L7 BY GREEN THEORY



8 PLAY STRUCTURE  
 L7 CRAZY DAISY BY KOMPAK



9 VEGETABLE GARDEN BOX  
 L7 SCALE 1/2"=10"



DOG FOUNTAIN FBARK-405 BY BARK PARK  
[HTTPS://WWW.DOGPARKPRODUCT.COM/AMENITIES/ACCESSIBLE-FIDO-ME-FOUNTAIN](https://www.dogparkproduct.com/amenities/accessible-fido-me-fountain)

10 DOG FOUNTAIN  
 L7 FBARK-405 BY BARK PARK



DOG TUNNEL FBARK-441-RED BY BARK PARK  
[HTTPS://WWW.DOGPARKPRODUCT.COM/ACTIVITIES/RECYCLED-CRAWL-TUNNEL](https://www.dogparkproduct.com/activities/recycled-crawl-tunnel)



DOG TEETER-TOTTER FBARK-440-P BY BARK PARK  
[HTTPS://WWW.DOGPARKPRODUCT.COM/ACTIVITIES/TEETER\\_TOTTER.HTML](https://www.dogparkproduct.com/activities/teeter_totter.html)

11 DOG FEATURES  
 L7



SOFA, CLUB CHAIR AND COFFEE TABLE SET  
 A18014 BLACK BY VANCOUVER SOFA COMPANY

12 OUTDOOR SOFA SEATING  
 L7



AEGEAN 50\"/>

13 OUTDOOR FIREPLACE  
 L7 AEGEAN 50\"/>

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LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1	07/12/20	D.P. RESUBMISSION	PMT
2	07/12/20	D.P. RESUBMISSION	PMT
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7	08/22/20	REV. AS PER PDR COMMENTS	PMT
8	08/22/20	REV. AS PER PDR COMMENTS	SB
9	08/22/20	DEVELOPMENT PERMIT	JS
10	08/22/20	PRELIMINARY DESIGN	JS
11	08/22/20	PRELIMINARY DESIGN	PMT

SEAL:

PROJECT:

**SYNC 134 OE  
 APARTMENTS**  
 #9470, #9482, #9492  
 134 STREET  
 SURREY, B.C.

DRAWING TITLE:

**LANDSCAPE  
 DETAILS (3)**

DATE: JULY 21, 20	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: PMT & JS	
DESIGN: PMT & JS	
CHKD: MLM	
M2LA PROJECT NUMBER:	

**L7**

OF 9

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

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

DATE: **September 01, 2022**

PROJECT FILE: **7820-0286-00**

---

RE: **Engineering Requirements  
Location: 9470-134 Street, 9482-134 Street & 9492 134 Street (13428-95 Avenue)**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 3.442m along 134 Street.
- Dedicate minimum 5.6m for Green Lane for a total ultimate 12.0m width.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory right-of-way along 134 Street, 95 Avenue and the Lane.

***Works and Services***

- Construct east side of 134 Street, south side of 95 Avenue, and Green Lane.
- Implement recommendations of geo-technical report.
- Construct storm main along the Green Lane.
- Construct minimum 250mm sanitary main along 134 Street, and 95 Avenue.
- Complete drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Construct 300mm water main along 134 Street and 250mm water main along 95 Avenue. Submit fire flow analysis and determine the extent of upsizing works required.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Secure off-site working easements and tree cutting permits, if applicable.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.
- Pay water latecomer charges, as applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager

HB4

NOTE: Detailed Land Development Engineering Review available on file

**School Enrolment Projections and Planning Update:**

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

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

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

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0286 00 (updated September 2022)

**SUMMARY**

The proposed 152 lowrise units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	17
Secondary Students:	17

September 2021 Enrolment/School Capacity

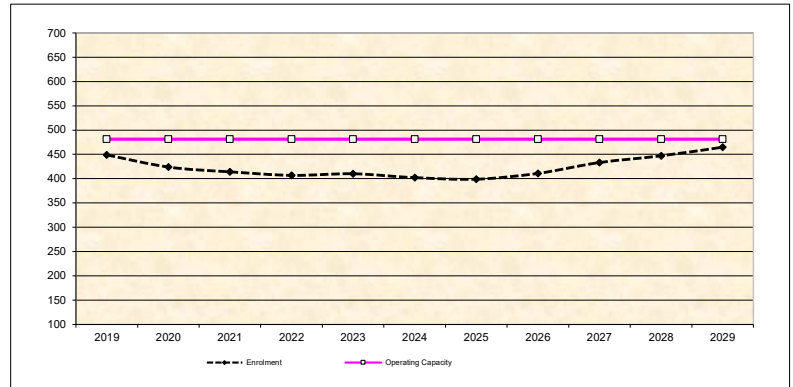
<b>Cindrich Elementary</b>	
Enrolment (K/1-7):	44 K + 370
Operating Capacity (K/1-7)	38 K + 443
<b>Queen Elizabeth Secondary</b>	
Enrolment (8-12):	1474
Capacity (8-12):	1600

<b>Projected population of school-age children for this development:</b>	48
--	----

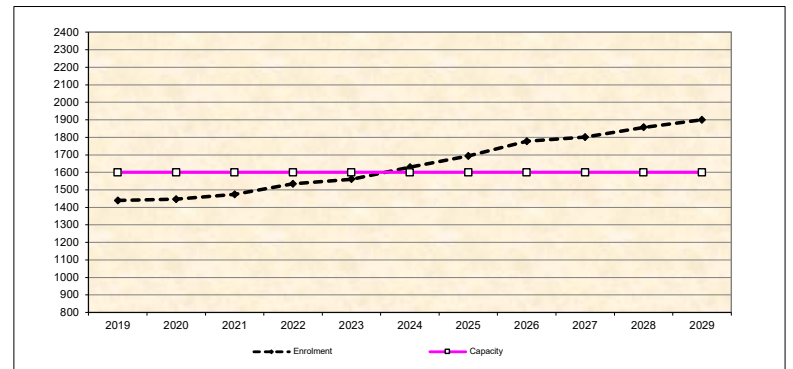
**Population:** The projected population of children aged 0-19 impacted by the development.

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

**Cindrich Elementary**



**Queen Elizabeth Secondary**



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

## Tree Preservation Summary

Surrey Project No: 20-0286


Address: 9470/9482/9492 134 Street & 13428 95 Avenue, Surrey, BC

Registered Arborist: Xudong Bao PN 8671A TRAQ

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	19
<b>Protected Trees to be Removed</b>	19
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\hspace{2cm}} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>19 \underline{\hspace{2cm}} \times \text{two (2)} = 38</math></li> </ul>	<b>38</b>
<b>Replacement Trees Proposed</b>	38
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\hspace{2cm}} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\hspace{2cm}} \times \text{two (2)} = 0</math></li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	N/A
<b>Replacement Trees in Deficit</b>	N/A

Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

September 13, 2022  
 \_\_\_\_\_  
 Date





#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



FIRE TRUCK ACCESS ROUTE

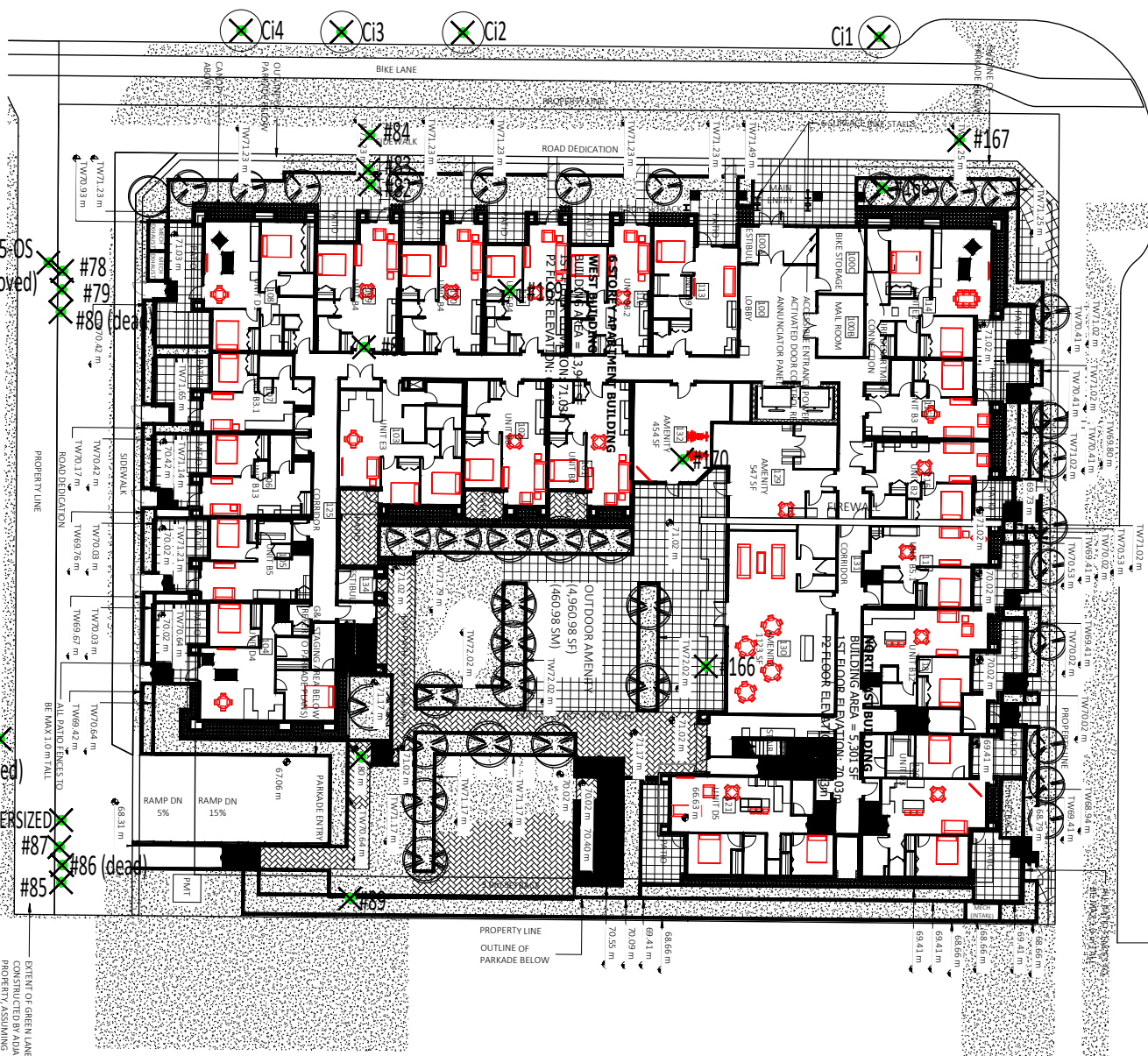
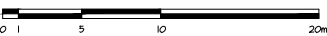
134 STREET

95 AVENUE

FIRE TRUCK ACCESS ROUTE

PLAN KEY

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- NO WORK ZONE
- TREE PROTECTION FENCE



#1235 OS (removed)

OS1 (removed)

#88 UNDERSIZED  
 #87  
 #86 (dead)  
 #85

EXTENT OF GREEN LANE  
 CONSTRUCTED BY ADAM  
 PROPERTY ASSUMING  
 DEVELOPMENT FOLLOWS  
 TO SUIT PROPERTY

NO.	DATE	REVISION DESCRIPTION	DR.
1	01 SEP 22	UPDATE AS PER NEW SITE PLAN	XB
2	02 OCT 20	UPDATE AS PER NEW SITE PLAN	XB
3	08 JUN 22	UPDATE AS PER NEW SITE PLAN	XB
4	14 MAR 22	UPDATE AS PER CITY COMMENTS	XB
5	02 AUG 22	UPDATE AS PER NEW SITE PLAN	XB
6	02 SEP 22	UPDATE AS PER NEW SITE PLAN	XB
7	30 AUG 22	UPDATE AS PER NEW SITE PLAN	XB
8	22 AUG 22	UPDATE AS PER NEW SITE PLAN	XB
9	18 AUG 22	UPDATE AS PER NEW SITE PLAN	XB
10	11 MAR 22	UPDATE AS PER NEW SITE PLAN	XB

PROJECT:  
 ARBORIST  
 9470, 9482, 9492 134 ST  
 & 13428 95 AVE  
 SURREY, BC

DRAWING TITLE:  
**ARBORIST  
 PLAN**

DATE: 20 JULY 2022 DRAWING NUMBER:  
 SCALE: 1:50  
 DRAWN: XB  
 DESIGN: XB  
 CHKD: XB  
 M2LA PROJECT NUMBER: 20-032

L2arb  
 OF 4

August 29, 2022

File: 20-0286

Sarah Robertson  
 Planner  
 City of Surrey  
 13450 104 Ave,  
 Surrey, BC, V2T 1V8

Dear Sarah,

**RE: ADP Agenda for April 21, 2022 for 20-0286 (9470/9482/9492 - 134 St & 13428 - 95 Ave)**

Thank you for your comments! Please find our itemized responses (in gray) to the April 21, 2022 ADP Review comments.

**Key Points**

- Suggest creating a better and stronger green buffer between the outdoor amenity area and Units 102 and 103 for more privacy.

*We have revised the planting arrangement at Units 102 and 104 to provide a stronger green buffer to provide more privacy.*

*References: SD1.20 / SD3.02 / L1 / L2 / L3 / L8*

- Recommend flipping the living room in Unit 103 (D4) with the north bedroom to provide more daylight.

*We have reviewed this comment and we would prefer to leave the unit orientation as proposed. The current layout provides a larger patio at the main floor. In addition to this, if Unit 103 is flipped, L2-L6 patios will be shared with the adjacent unit which is preferred to be avoided unless absolutely necessary. There are only (4) units per floor that currently share patios and it is preferred to limit that condition wherever possible.*

- Consider enlarging ground floor units to allow for front entry doors to enliven the building perimeter.

*We have revised the exterior wall to increase the front entrance to the ground floor units.*

*References: SD1.20 / SD3.02 / SD3.0.3*

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**KEYSTONE ARCHITECTURE & PLANNING LTD**

Eric Poxleitner **Architect AIBC AAA MRAIC LEED® AP BD+C Sr. Principal**

Steven Bartok **Architect AIBC AAA MRAIC Principal** | Lukas Wykpis **Architectural Technologist AIBC Principal**

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CALGARY AB | 410 – 333 11<sup>th</sup> Avenue SW T2R 1L9 | Phone 587 391 4768

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- Consider exploring ways to further break down the massing, such as stepping back the upper level, particularly on the 134 Street side elevation facing the long-term single-family area.

*We have revised the exterior design and the 6<sup>th</sup> Floor will now step back +/-2.25m to scale the building to the West. This massing matches the project to the South with their top floor setback. This approach allows the outdoor amenity area to remain as currently proposed without any reduction needed. We're already providing a 0.7m step back at the 3<sup>rd</sup> floor and now the 6<sup>th</sup> floor steps back.*

*References: SD0.01 thru SD1.03 / SD1.09 / SD1.11 / SD1.24 / SD1.25 / SD1.35 / SD1.36 / SD1.37 / SD1.38 / SD3.02 / SD4.01 thru SD4.04  
SD1.20 / SD3.02 / L1 / L2 / L3 / L8*

- Encourage consolidating the bicycle rooms and facilities into one location, ideally on the P1 level.

*We have combined the bicycle rooms and facilities to the P1 level.*

*References: SD3.01*

- Recommend increasing planter size around the outdoor amenity area to provide more soil volume for healthy trees.

*We have increased the planter size around the outdoor amenity area to provide more soil volume as requested.*

*References: SD1.20 / SD3.02 / L1 / L2 / L3 / L8*

- Suggest planting small trees along the 134 Street site edge to help humanize the street frontage.

*Understood and provided.*

*References: SD1.20 / SD3.02 / L1 / L2 / L3 / L8*

- Consider reviewing the trellis element to provide more weather protection and more connection to the indoor amenity area.

*Understood and provided. We have revised the Outdoor Amenity to provide weather protection at the Indoor to Outdoor Amenity connection by extending the 2<sup>nd</sup> floor of the building to provide cover.*

*References: SD1.20 / SD3.02 / L1 / L2 / L3 / L8*

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- Consider gas-alternative energy sources for the outdoor fireplace.

*Understood. This will be reviewed with the Mechanical Consultant during BP design development.*

- Consider larger HRV/EVR units and find locations as close to an outside wall as possible.

*Understood. This will be reviewed with the Mechanical Consultant during BP design development.*

- Ensure the mailroom on level one is designed for backloading, as per Canada Post requirements.

*Understood. This will be reviewed with the during BP design development. The Mailroom design will provide the required rear access design that Canada Post requires for buildings with more than 100 residences.*

### **Site**

- The site design addresses the grade quite well and the edge conditions are well considered.

*Understood.*

### **Form and Character**

- Recommend that the Applicant provide a firm commitment to the use of black window frames, as they are an important design element of the building. In addition, alternative elevations showing white or beige window frames should be provided so the actual design can be properly assessed.

*Understood. The black windows will be a requirement for the exterior design. The Design Team will ensure that this is reviewed and carried through the Construction process for the project.*

- Consider implementing a stronger main entry design.

*With the 6<sup>th</sup> Floor setback incorporated, the main entry design does have a strong presence and provides unique point of entry for the building.*

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## KEYSTONE ARCHITECTURE & PLANNING LTD

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- Consider redesigning the ground floor units so that they have meaningful front door entrances. This may require enlarging the units (either two storey or wider). Consider eliminating some of the columns.

*We have revised the exterior wall to increase the front entrance to the ground floor units and provided front door entrances.*

*References: SD1.20 / SD3.02 / SD3.0.3*

- Recommend allocating the south elevator for firefighter access and moving as the north elevator is at a pinch-point.

*Understood. This has been noted on the Fire Department Site Plan.*

*References: SD1.21*

- Review the corner elevator location for furniture maneuvering in the lobby.

*The pinch point is the same width as the hallway proper. It is expected that the elevator center on the entrance would be the elevator that is used for furniture to be moved to the upper floors.*

- Consider shifting the feature wall towards the bedroom in Units B5 to provide a more spacious feeling.

*We have revised the exterior wall to increase living room spaces in the B5 Units.*

*References: SD1.20 / SD3.02 / SD3.0.3*

### Landscape

- Consider implementing additional covered outdoor or rooftop amenity space to make up for the lack of indoor amenity space.

*Understood and provided. We have revised the Outdoor Amenity to provide weather protection at the Indoor to Outdoor Amenity connection by extending the 2<sup>nd</sup> floor of the building to provide cover.*

*References: SD1.20 / SD3.02 / L1 / L2 / L3 / L8*

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## KEYSTONE ARCHITECTURE & PLANNING LTD

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**CPTED**

- Consider glazing for the parkade, elevator, lobby, vestibules, and exit stairs.

*Understood. Glazing will be provided in the parkade as noted. This will be finalized during BP design development.*

**Sustainability**

- Consider thermally modified ash for exterior furniture. Avoid Ipe or tropical woods.
- Use energy modeling to inform design rather than just a compliance tool.
- Consider future weather files to test the performance and resiliency of the project.
- As noted under Key Points, larger HRV/ERV units provide benefits such as better energy performance, better filtration, and summer bypass that do not add heat during the summer.
- Consider providing E-Bike charging.

*Understood. This will be reviewed with the Mechanical, Electrical, and Energy Model Consultants during BP design development.*

Kind regards,



Kyle Nagtegaal Project Manager  
Architectural Technologist AIBC

Keystone Architecture & Planning Ltd.

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**KEYSTONE ARCHITECTURE & PLANNING LTD**

Eric Poxleitner Architect AIBC AAA MRAIC LEED® AP BD+C Sr. Principal

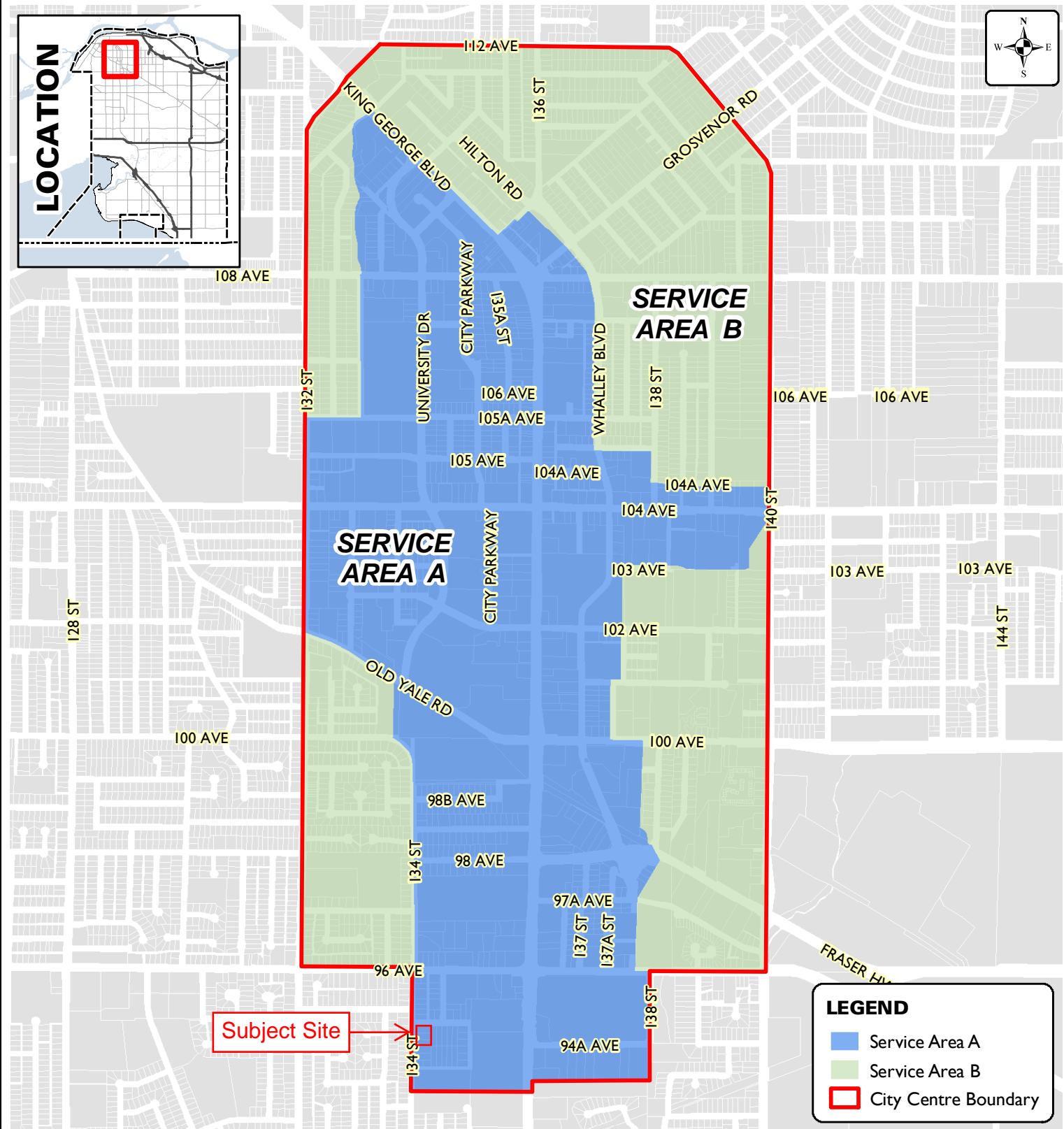
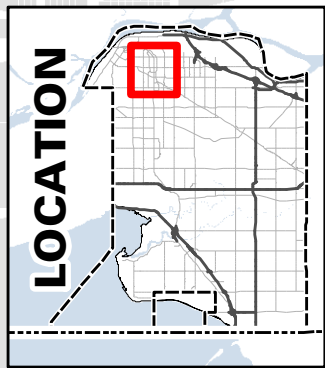
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FIGURE 1



**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.