

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0149-00

Planning Report Date: April 25, 2022

PROPOSAL:

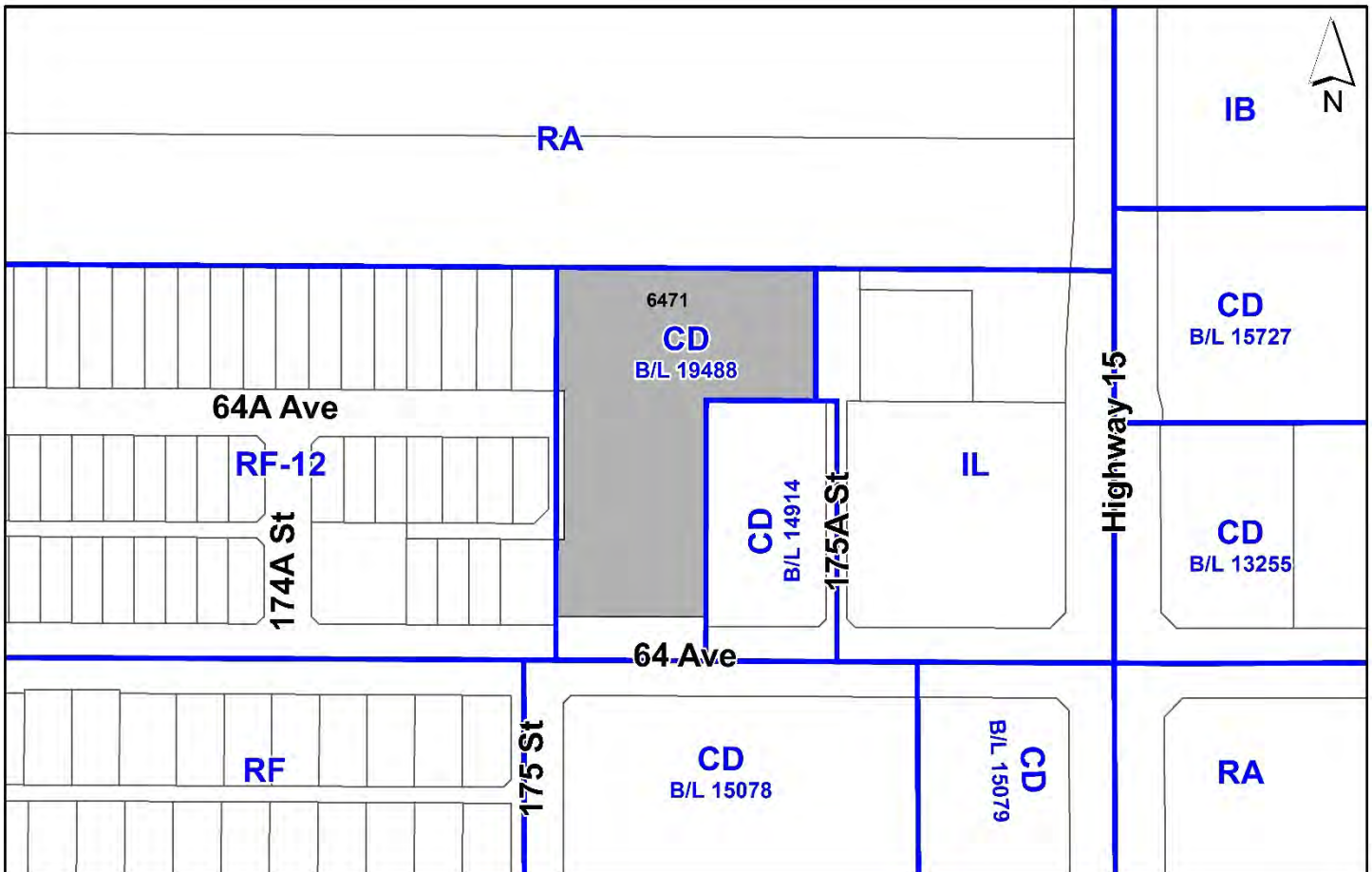
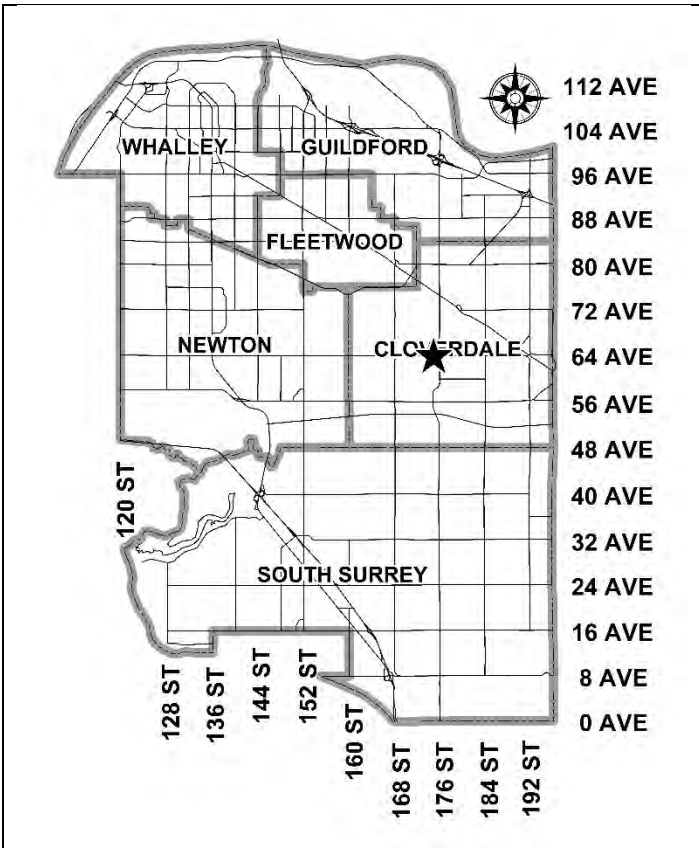
- Detailed Development Permit
- Development Variance Permit

to permit the development of a 3-storey long-term care facility.

LOCATION: 6471 - 175A Street

ZONING: CD (Bylaw No. 19488)

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character and Farm Protection.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the setback requirements of the CD Zone (Bylaw No. 19488).
- Does not comply with the Farming Protection Development Permit Guidelines in the OCP for a minimum setback of 30 metre setback to the ALR including a 24 metre-wide landscape buffer.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposal generally complies with the General Development Permit issued by Council on December 2, 2019, as part of Development Application No. 7915-0268-00, with some modifications.
- The proposed care facility is intended to be operated by the Progressive Intercultural Community Services (PICS) Society as a private senior's care facility that will provide long-term care for an ageing and diverse multicultural population.
- The project aims to provide purpose-built accommodation for complex long-term care. The development will provide culturally-sensitive long-term care for clients with a South Asian background in the Fraser Health Region, and will be welcoming to families, visitors, and the community.
- The development will provide high quality long-term care services that are sustainable and affordable to Fraser Health.
- 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. Council authorize staff to draft Detailed Development Permit No. 7921-0149-00 for Form & Character and Farm Protection generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7921-0149-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the CD Zone (Bylaw No. 19488) from 20 metres to 15.5 metres to the principal building face;
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) the applicant will satisfy sound attenuation measures for the units adjacent to 64 Avenue, to the satisfaction of the General Manager, Planning & Development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant, approved for a care facility under Development Application No. 7915-0268-00	Multiple Residential	CD (Bylaw No. 19488)
North:	Fallow land within the ALR.	Agricultural	RA

Direction	Existing Use	OCP Designation	Existing Zone
East: (Across 175A Street)	Multi-tenant warehouse building	Mixed Employment	CD (Bylaw No. 14914)
	Automotive repair shop and temporary RV storage (until December 19, 2022) (both approved through Development Application No. 7918-0234-00)	Mixed Employment	IL
South (Across 64 Avenue):	Hotel	Commercial	CD (Bylaw No. 15078)
West:	Small-lot single family residential	Urban	RF-12

Context & Background

- The subject site, located at 6471 – 175A Street, is approximately 2.5 acres in area.
- The property is designated ‘Multiple Residential’ in the Official Community Plan (OCP) and is currently zoned ‘Comprehensive Development Zone (CD)’ (Bylaw No. 19488).
- On December 2, 2019, Council granted Final Adoption to Development Application No. 7915-0268-00, which rezoned a large portion of the original parcel, which includes the subject site, to CD (Bylaw No. 19488) and IL, and granted approval for a General Development Permit (DP) for a 5-storey seniors care facility.
- Development Application No. 7915-0268-00 also included an OCP Amendment from ‘Urban’ and ‘Mixed Employment’ to ‘Multiple Residential’ and OCP Text Amendment to permit an increased density of 1.86 FAR in the ‘Multiple Residential’ designation.
- Since Final Adoption, the scope of the project has reduced from a 5-storey to a 3-storey development and has eliminated the ground floor commercial retail uses originally proposed as part of the project. The proposed FAR has decreased from 1.86 to 0.83, which complies with the ‘Multiple Residential’ designation, and is less than the permitted 1.86 FAR as per CD Bylaw No. 19488.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposed a Detailed Development Permit (DP) to allow for the construction of a 3-storey long term care facility, consisting of 125 beds and one (1) level of underground parking. Approximately 315 square metres of complementary accessory uses are proposed within the first floor of the building including a beauty salon, grand hall, and therapy area. These complementary accessory uses are excluded from density calculations as per the CD Zone (Bylaw No. 19488).

- The proposed care facility is intended to be operated by the Progressive Intercultural Community Services (PICS) Society as a not-for-profit senior's care facility that will provide long-term care for an ageing and diverse multicultural population.
- Funding for the project will be provided by the Fraser Health Authority. Accordingly, Fraser Health's design, sizing, functionality, and materiality guidelines are applicable to the development.
- The proposal is generally consistent with General Development Permit No. 7915-0268-00, with some modifications, and complies with the CD Zone (Bylaw No. 19488).
- As per Bylaw No. 19488 and General Development Permit (No. 7915-0268-00), a reduced north (ALR) setback of 20 metres, with a landscape buffer of 10 metres, was approved by Council. The applicant is now seeking a Development Variance Permit (DVP) to Bylaw No. 19488 to reduce the north (ALR) setback from 20 metres to 15.5 metres, with a 9.5 metre-wide landscape buffer. Despite the requested variance being a further departure from the City's Farming Protection DP Guidelines (ALR setback of 30 metres and a 24 metre-wide landscape buffer) and the General Development Permit (No.7915-0268-00), staff consider this variance to have merit as noted in the "Setback Variance" section.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	10, 102 m ²
Road Dedication:	460 m ²
Undevelopable Area:	
Net Site Area:	9,641 m ²
Number of Lots:	1
Building Height:	16 m
Unit Density:	
Floor Area Ratio (FAR):	0.83
Floor Area	
Institutional (Care Facility):	8,403 m ²
Exclusions (Beauty Salon, Grand Hall, Therapy)	315 m ²
Total (net):	8,084 m ²
Care Facility Units:	
Standard:	122 units
Bariatric:	3 units
Total:	125 units

Referrals

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

Fraser Health Authority:	The project adheres to Ministry policy and Health Authority objectives. Fraser Health has no objection to the project.
Surrey Fire Department:	At the time of this report, Surrey Fire Service has not provided comments on the application. Previous Fire review has been undertaken as part of the site's General Development Permit (No. 7915-0268-00).
Ministry of Transportation & Infrastructure (MOTI):	MOTI has granted preliminary approval of the project through Development Application No. 7915-0268-00.
Advisory Design Panel:	The proposal was considered at the ADP meeting on November 18, 2021, 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 Development Permit issuance, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The principal entry to the proposed care facility will be accessed via a private driveway from 175A Street.
- The site entry area includes a roundabout for pick up and drop off, a sunken loading area to the west of the driveway, and the access to underground parking east of the driveway.
- Road dedications along 64 Avenue and 175A Street were provided through Development Application No. 7915-0268-00. There are no further dedication requirements as part of the subject Detailed Development Permit.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The site is designated 'Multiple Residential' in the OCP. The proposal complies with the OCP.

Themes/Policies

- The proposal is supported by the following OCP policies:
 - F3.2 – work with government agencies, community groups and private developers to accommodate a full range of affordable and accessible housing that meets the needs of Surrey’s diverse population.
 - F3.3 – support affordable housing projects that strengthen and enhance the well-being of the community, and that demonstrate partnerships with other service providers and businesses.
 - F6.6 – prioritize the equitable allocation and distribution of services, civic facilities, programs, and amenities for all Surrey residents.
- The proposal provides 125 beds to support an increase in the number of long-term care beds in Surrey.

Setback Variance

- The applicant is requesting the following variances:
 - To reduce the minimum north yard setback of the CD Zone (Bylaw No. 19488) from 20 metres to 15.5 metres to principle building face.
- Staff note that the reduced setback of 15.5 metres has merit given lot constraints and Fraser Health’s design, sizing, functionality, and materiality requirements. The applicant has worked closely with Fraser Health and the City to ensure the proposed facility meets the requirements of both stakeholders.
- The City has also requested an increased setback along 64 Avenue, beyond the required 4.5 metres, to enhance the public realm along the site’s primary frontage. Given the increased front setback requested by City staff and Fraser Health’s design and sizing requirements for the facility, staff support the requested variance to proceed for consideration.

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 not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% care facility (non-residential) units.

Public Art Policy

- The Public Art contribution is not required as institutional uses, including care facilities, are exempt from this policy.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on the subject site on April 14, 2022. At the time of this report, Staff have received no responses from the public regarding the development application.

DEVELOPMENT PERMITS

Farming Protection Development Permit Requirement

- Staff note that the reduced 20 metre setback to the ALR previously approved through Development Application No. 7915-0268-00 was a departure from the Farming Protection DP requirement of 30 metres, with a 24 metre wide landscape buffer. The requested further reduced ALR setback of 15.5 metres with a 9.5 metre-wide landscape buffer is a further departure from the City's Farming Protection DP Guidelines.
- It should be noted that, at the time of the initial application (Development Application No. 7915-0268-00), while the Agriculture Food and Safety Advisory Committee (AFSAC) indicated that they had no objections to the proposed reduced ALR buffer of 20 metres, the Committee did specifically comment that they would not support further building setback reductions along the north property line, as proposed through the subject application.
- However, Staff consider the ALR building setback reduction to have merit given lot constraints, the benefit of the proposed facility, and Fraser Health's design, sizing, functionality, and materiality requirements. The subject detailed Development Permit will amend the previously approved ALR setback if supported by Council.
- The ALR landscape buffer will include a 1.8 metre high cedar fence at the north property line, two (2) rows of 1.5 metre-high green emerald cedar shrub, dense shrub planting, as well as several types of trees including Persian Parrotia, Japanese Pink Snowbell, Western Flowering Dogwood and Colorado Spruce (2.5 metres in height). Nineteen (19) existing mature trees (including two (2) off-site trees) along the north property line, proximal to the north building façade and the site's entry court, will be maintained (Appendix I).
- The applicant has worked closely with Fraser Health and the City to ensure the proposed facility the requirements of both stakeholders.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and generally complies with the Form and Character Development Permit guidelines in the OCP.

- The applicant has worked with staff to further refine the proposal from the General Development Permit (No. 7915-0268-00), including improving the overall design whilst balancing Fraser Health's design criteria to ensure the safety of residents and staff. The applicant worked with staff to successfully enhance the design proposal, including developing a project that incorporates urban design guidelines and principles through massing and facade refinement, public realm, and street interfaces, and increase the building setback on 64 Avenue to improve the relationship to the street.
- The proposed building incorporates a three-storey expression along the street frontages. The use of cultured stone in the fronting façade, columns, and the lower level of the building grounds the building and provides variation and visual interest.
- The east and west facades include window walls, including a spandrel panel. The window pattern concept modulates the façade and minimizes the long horizontal appearance of the elevations and offers more refined articulations to the appearance of the facades, which enhances interfacing with the neighbouring single family and industrial land uses.
- The use of glazing throughout the building to the public and private interior spaces allows residents to visually connect with the outdoors, admits more natural daylight and provides a focal point for the residents in the hallways.
- The applicant proposes to utilize high-quality building materials including ceramic-coated cladding, stone veneer, concrete, timber, steel, and spandrel glass.
- The site layout maximizes opportunities for residents to access the outdoors in active and passive ways and incorporates Fraser Health's requirement for Care Staff to have direct visual supervision on exits to outdoor spaces at all times. The outdoor amenity areas on all four (4) sides of the building are directly accessible to residents through common hallways.
- The unit mix consists of 122 standard units and 3 bariatric units.

Landscaping / Outdoor Amenity

- The proposal includes a green corridor/outdoor amenity space along the north and west property lines, which provide a buffer to the ALR to the north and single-family residential uses to the west. The corridors provide space for community gardens, walking paths, outdoor amenity, and landscape gardens with a mixture of mature trees and shrubs. The outdoor amenity areas are in accordance with Fraser Health's programming requirements and include active and passive opportunities for residents.
- The entry court from 175A Street is a visually vibrant space with the use of timber, stone, and bright landscaping. The entry court includes a central planter with seating to be used by residents.

- 2.4 metre metal security fencing is proposed throughout the site to ensure the safety of residents, specifically those with conditions such as Alzheimer's or dementia, which is a requirement of Fraser Health (Appendix I). To minimize the visual impact of the fencing along the site's primary frontage (64 Avenue), dense shrub planting as well as a row of trees (Vine Maple, Southern Magnolia and Persian Parrotia) is proposed. Further design development of the 64 Avenue interface is required as a condition of approval of the application, to the satisfaction of Urban Design.
- The ALR landscape buffer will include a 1.8 metre high cedar fence at the north property line, two (2) rows of 1.5 metre-high green emerald cedar shrub, dense shrub planting, as well as several types of trees including Persian Parrotia, Japanese Pink Snowbell, Western Flowering Dogwood and Colorado Spruce (2.5 metres in height) (Appendix I). 19 existing mature trees (including two (2) off-site trees) along the north property line, proximal to the north building façade and the site's entry court, will be maintained.

Indoor Amenity

- The proposed institutional use (care facility) is subject to Fraser Health's programming requirements rather than the Zoning By-law requirements.
- The indoor programming of the care facility includes activity and sensory rooms, quiet rooms, seating and dining areas and balconies on all three (3) floors.
- The northeast portion of the ground floor is allocated for the complementary non-residential uses including facility management, a grand hall, hair salon and therapy and treatment. As per the existing CD Zone (Bylaw No. 19488), the beauty salon, grand hall, and therapy complementary are excluded from density calculations (315 m²).

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, including at-grade fences and retaining walls facing 64 Avenue; and
 - Design development to improve functionality and reduce visual impact of the load, car court, parking ramp, and exposed exit stairs.
- The applicant has provided written confirmation that the outstanding issues, noted above, will be addressed to the satisfaction of City staff before DP issuance.

TREES

- Kelly Koome, ISA Certified Arborist of VDZ + Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	13	5	8
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	0	1
English Oak	1	1	0
Flowering Cherry	2	0	2
Japanese Maple	1	1	0
Weeping Willow	1	1	0
Red Oak	1	0	1
Norway Maple	1	0	1
Lombardy Poplar	4	1	3
Pin Oak	1	0	1
Coniferous Trees			
Austrian Pine	2	1	1
White Spruce	1	1	0
Western Redcedar	1	1	0
DEAD	3	2	1
Total (excluding Alder and Cottonwood Trees)	20	9	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		106	
Total Retained and Replacement Trees		124	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of 20 mature trees on the site, excluding Alder and Cottonwood trees. Thirteen (13) existing trees, approximately 40 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 11 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 (excluding trees that are currently dead). This will require a total of 19 replacement trees on the site. The applicant is proposing 106 replacement trees, exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 64 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 Vine Maple, Katsura Tree, Western Flowering Dogwood, Southern Magnolia, Persian Parrotia, Colorado Spruce, Japanese Pink Snowbell Dwarf.
- In summary, a total of 124 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.
- Trees and Landscape recommends removal of tree 39, and also notes the City does not regulate removal of trees less than 30 cm DBH located on private property. The undersized trees can remain on the tree inventory table for completeness but are not included in fee (Tree Cutting Permit and Tree Bonding Security) calculations. Parks comments on the proposed removal of one (1) City tree is a condition of Development Permit issuance.

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.	Summary of Tree Survey and Tree Preservation
Appendix III.	ADP Comments and Response
Appendix IV.	Development Variance Permit 7921-0149-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

SC/cm



LOOKING EAST FROM THE INTERSECTION BETWEEN 64 AVENUE AND 175 STREET



LOOKING SOUTH - EAST FROM 64 AVENUE



LOOKING NORTH - EAST FROM 64 AVENUE



LOOKING NORTH FROM 64 AVENUE



LOOKING SOUTH - EAST FROM 64 AVENUE



LOOKING NORTH - WEST FROM 64a AVENUE



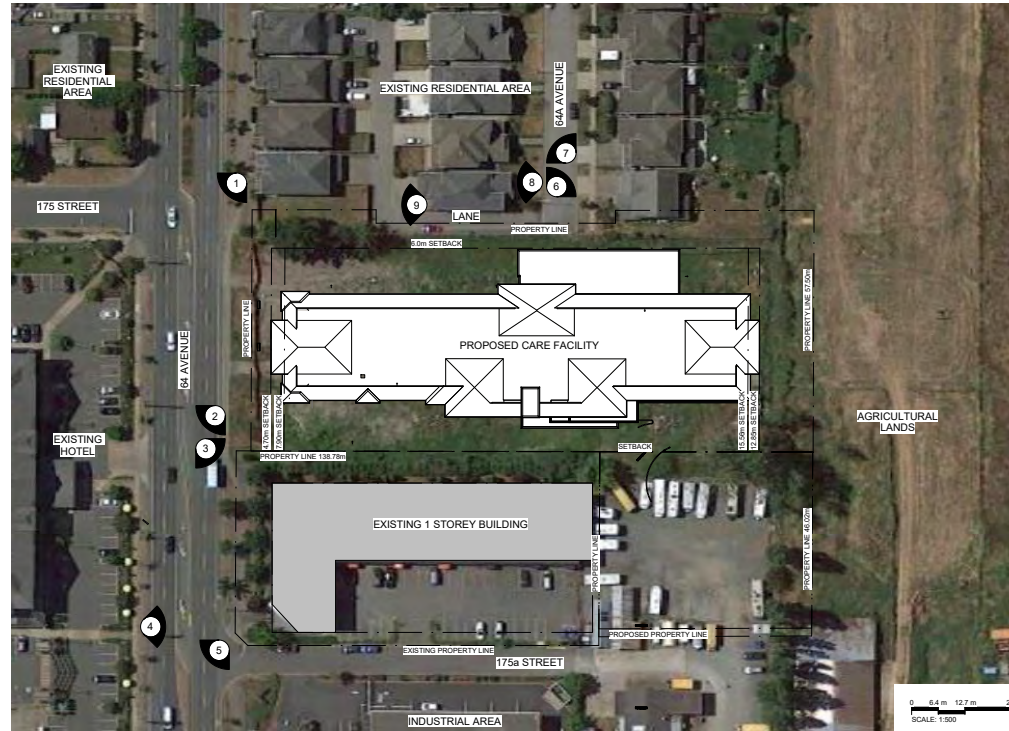
LOOKING SOUTH FROM 64a AVENUE



LOOKING SOUTH - WEST FROM 64a AVENUE



LOOKING SOUTH FROM 64a AVENUE



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NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
06/04/21	ISSUED FOR DEVELOPMENT PERMIT
07/05/21	REVISIONS TO DP
09/21/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP



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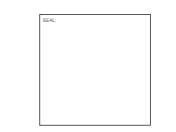
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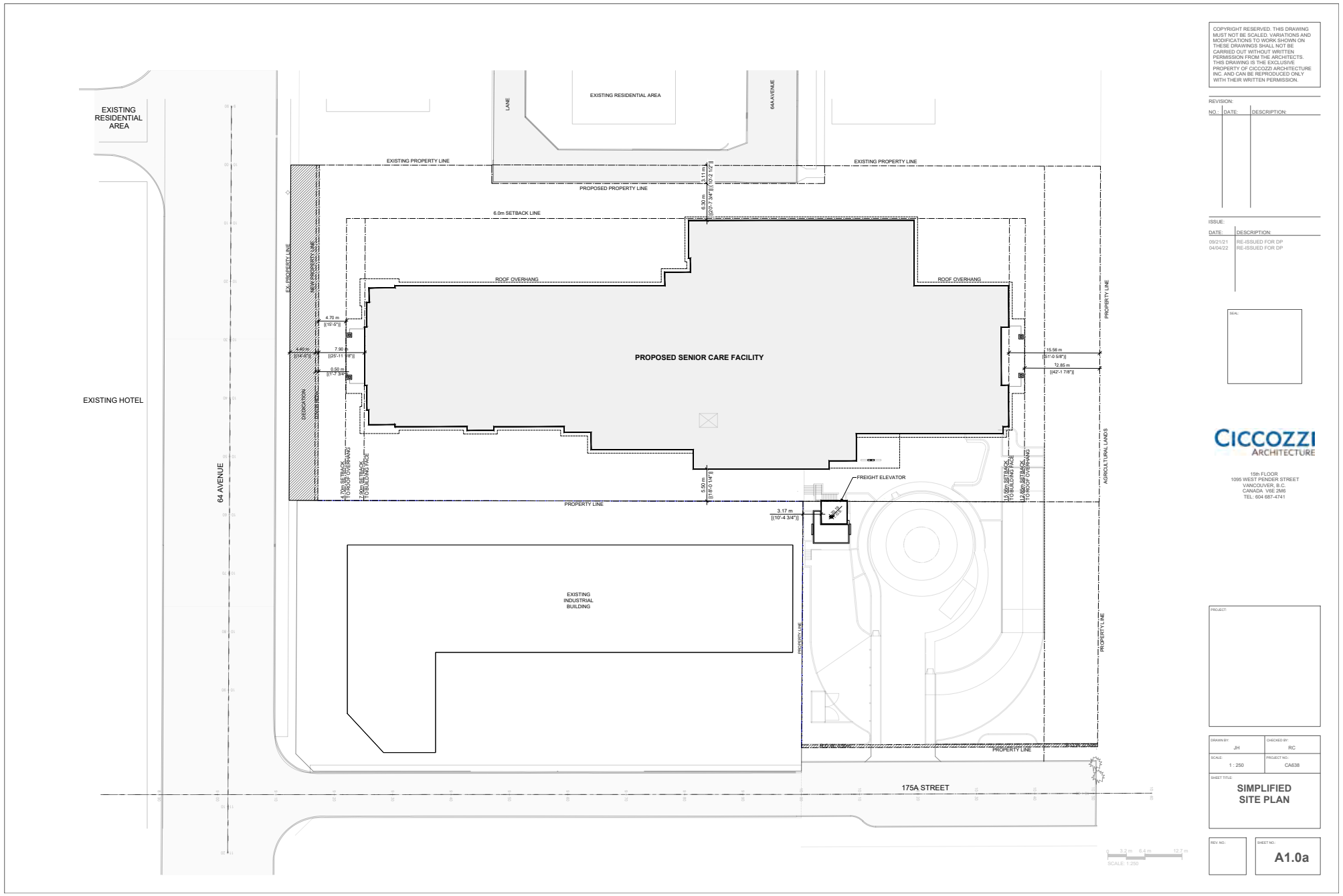
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SIMPLIFIED SITE PLAN

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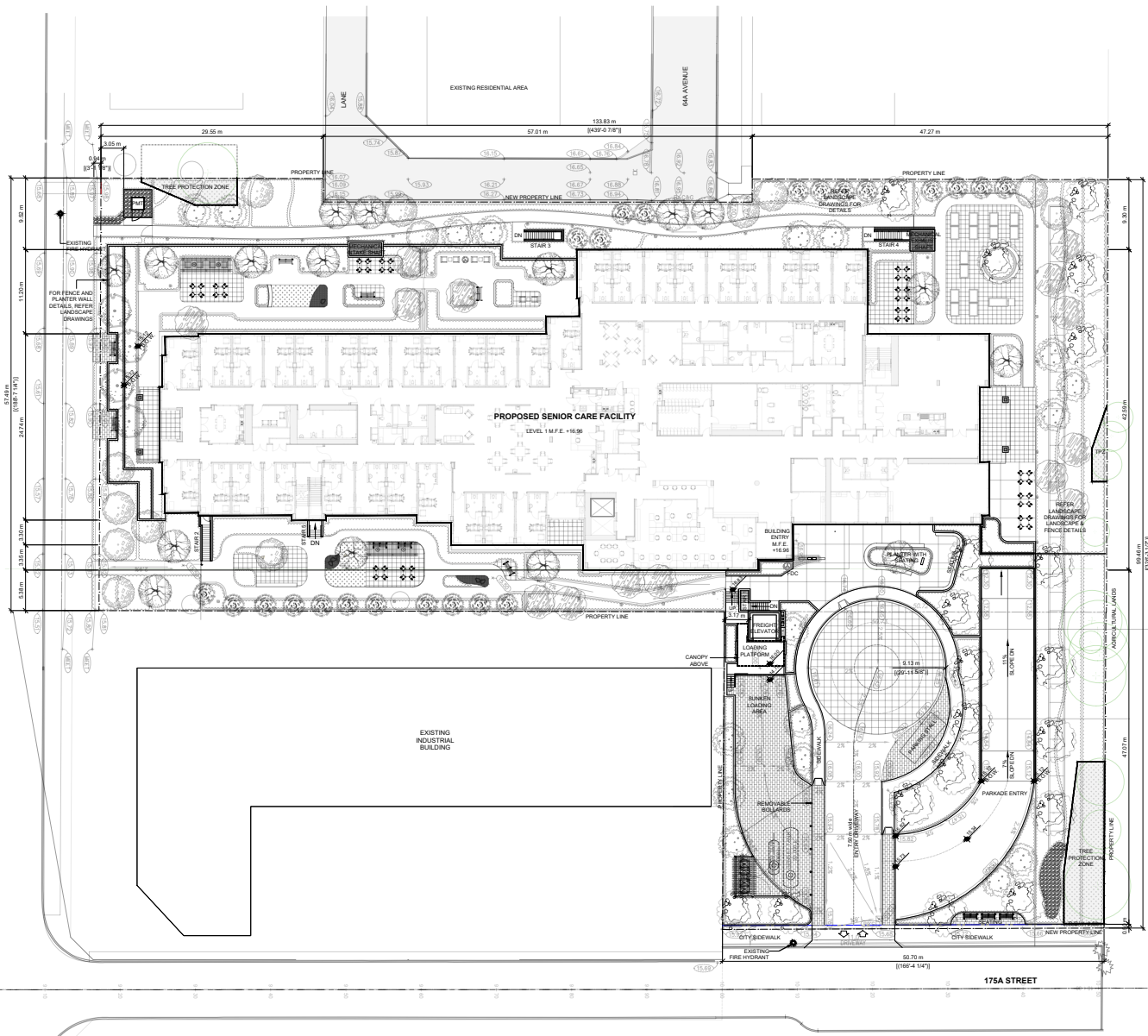
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SITE PLAN

SHEET NO.:	A1.0
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EXISTING RESIDENTIAL AREA

EXISTING HOTEL

EXISTING INDUSTRIAL BUILDING

EXISTING RESIDENTIAL AREA

175A STREET

64 AVENUE

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04/04/22	RE-ISSUED FOR DP



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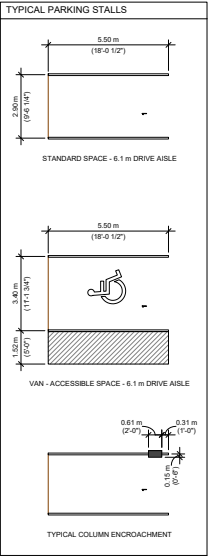
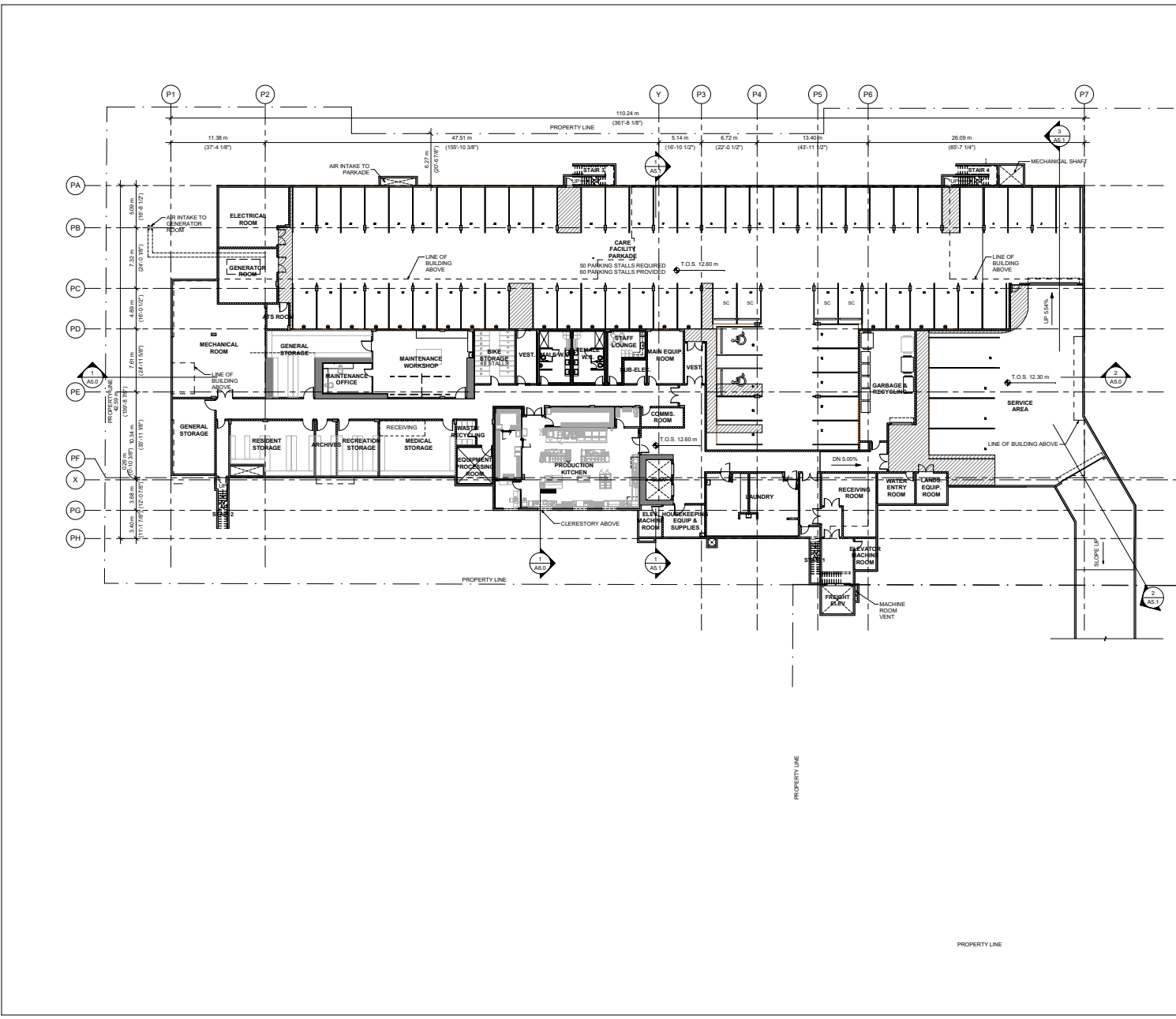
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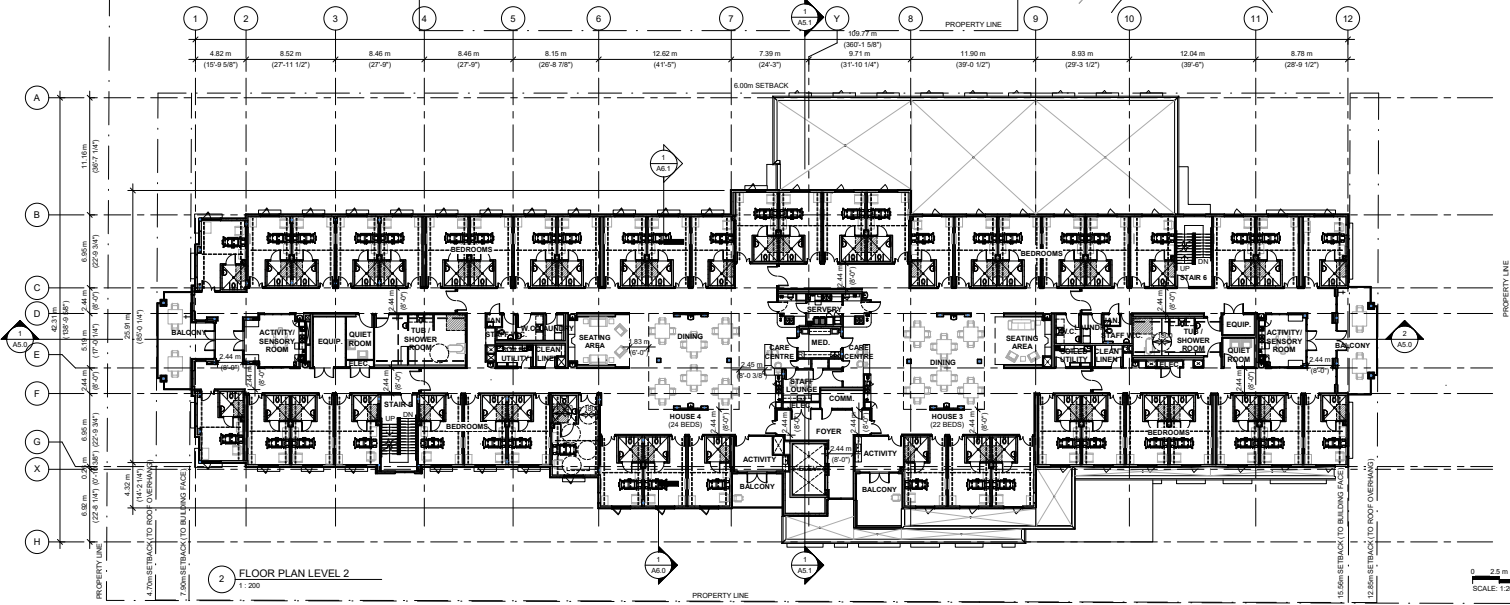
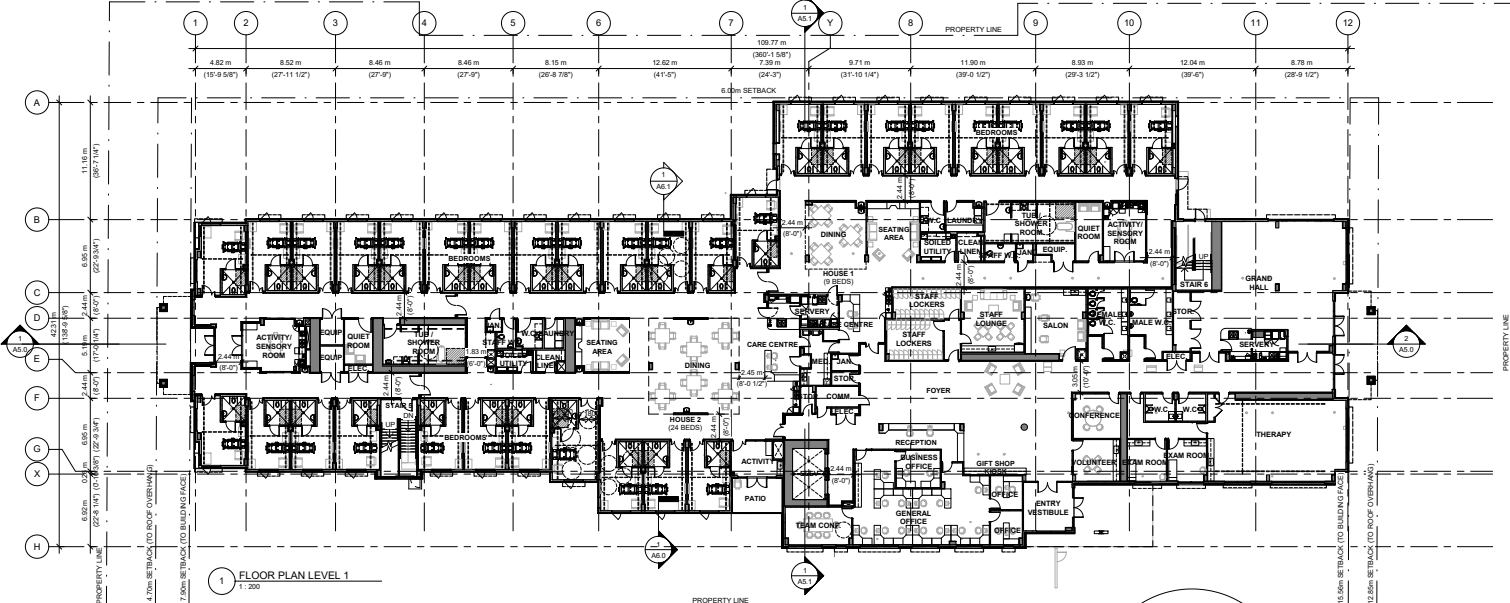
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SHEET TITLE
PARKING PLAN LEVEL P1

REV. NO.:	SHEET NO.:
	A1.1



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FLOOR PLAN LEVEL 1 AND LEVEL 2

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A2.0



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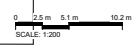
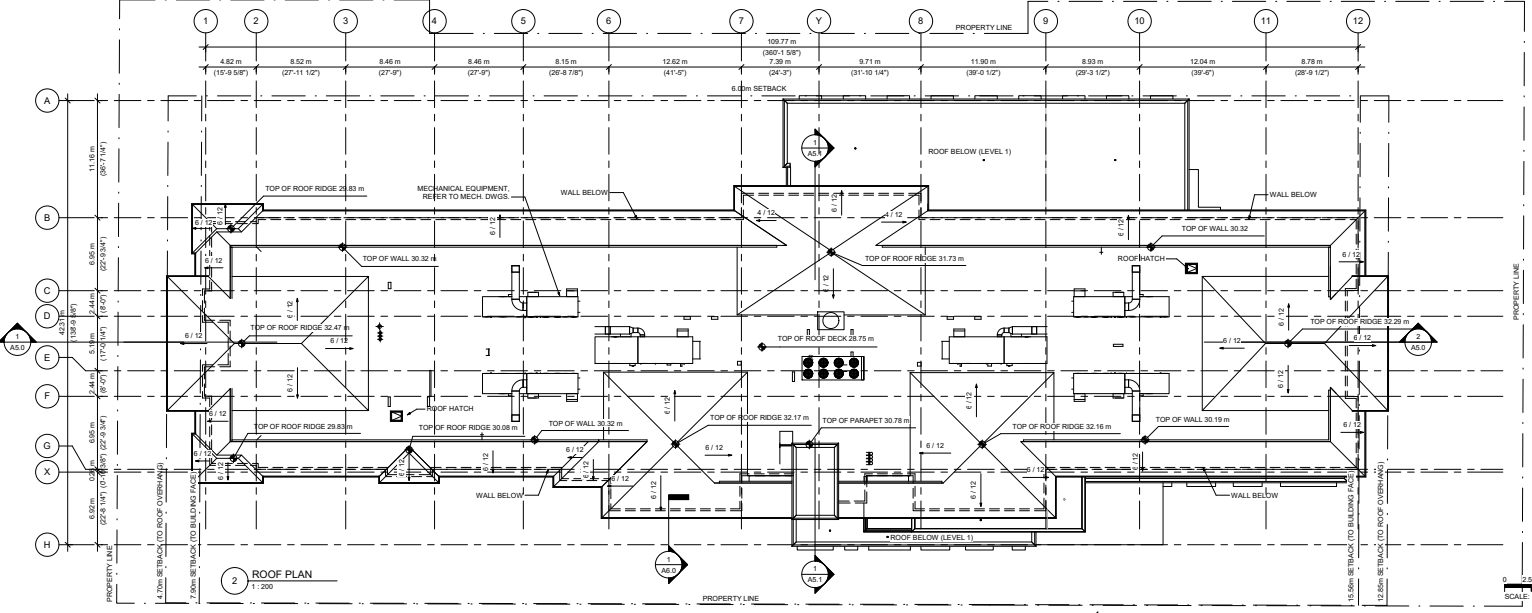
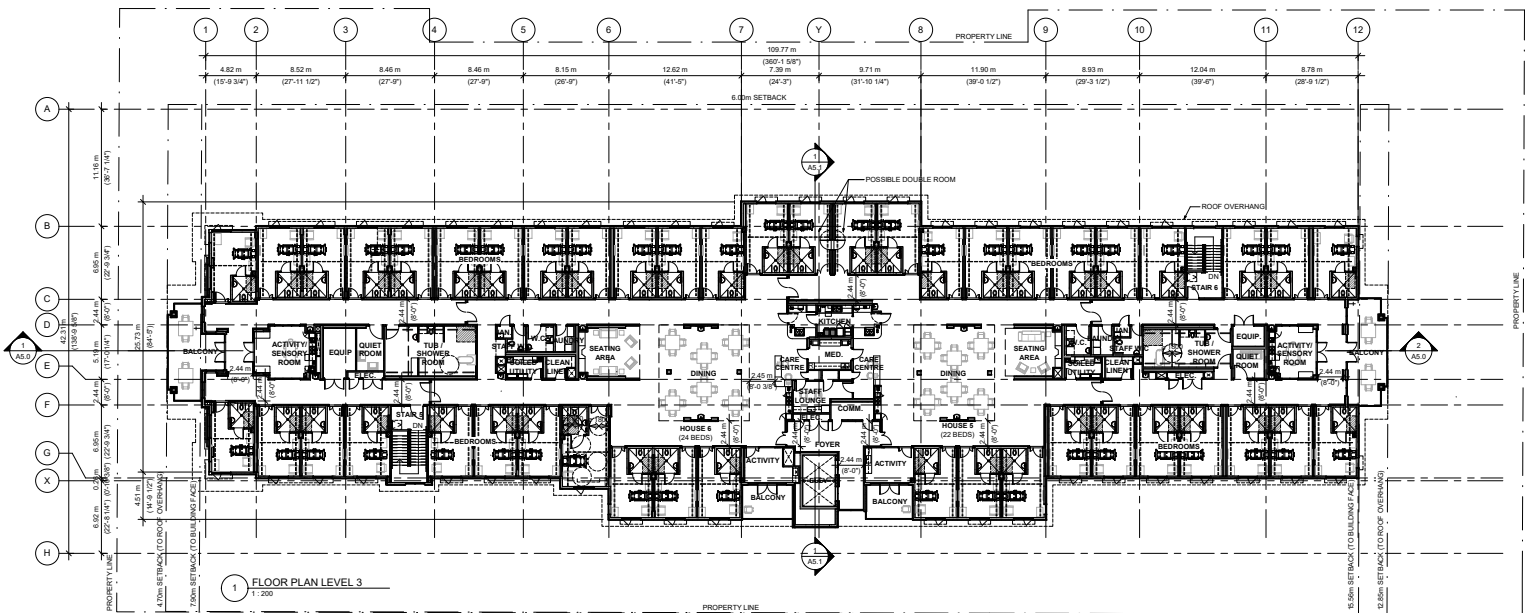
PROJECT
GURU NANK DIVERSITY VILLAGE

6471 175A STREET
SURREY, BC

Drawn by: JHUC	Checked by: RC
Scale: 1:200	Project No: CA638

SHEET TITLE
FLOOR PLAN LEVEL 3 AND ROOF PLAN

REV. NO.	SHEET NO.
	A2.1



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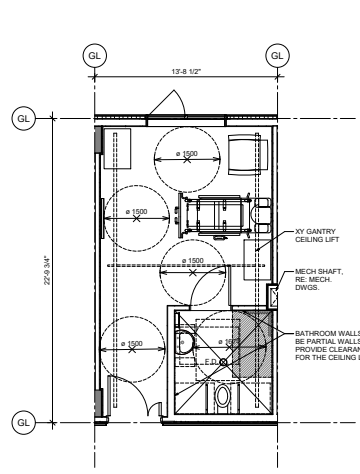
REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
06/04/21	ISSUED FOR DEVELOPMENT PERMIT
09/11/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP

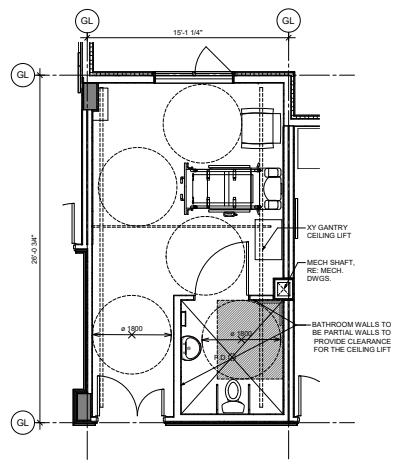


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ARCHITECTURE

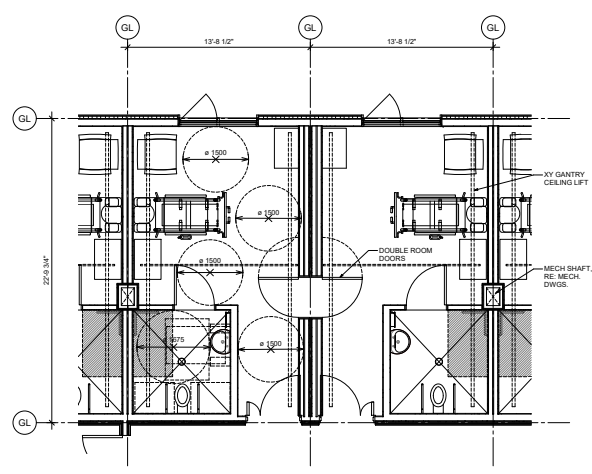
19th FLOOR
1095 WEST FENDER STREET
VANCOUVER, B.C.
CANADA, V6E 2M6
TEL. 604 697-4741



1 STANDARD BEDROOM
1/4" = 1'-0"

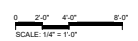


2 BARIATRIC BEDROOM
1/4" = 1'-0"



3 DOUBLE BEDROOM
1/4" = 1'-0"

NOTE: TURNING RADIUS TYPICAL DIMENSIONS: 1500mm IN STANDARD BEDROOMS, 1875mm IN BATHROOMS OF STANDARD BEDROOMS, 1900mm IN BARIATRIC ROOMS AND COMMON AREAS (UNCI)



PROJECT
GURU NANAK DIVERSITY VILLAGE

6471 175A STREET
SURREY, BC

DRAWN BY: JH/JC	CHECKED BY: RC
SCALE: 1/4" = 1'-0"	PROJECT NO.: CA638

SHEET TITLE
BEDROOM PLANS

SHEET NO.:	A3.0
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REVISION:		
NO.	DATE	DESCRIPTION




ISSUE:	
DATE	DESCRIPTION
06/04/21	ISSUED FOR DEVELOPMENT PERMIT
09/01/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP

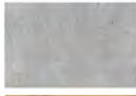





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VANCOUVER, B.C.
CANADA V6E 2M6
TEL. 604 697-4741

MATERIAL/COLOUR BOARD

A1		CERAMIC-COATED CLADDING SILK CERACLAD
A2		CERAMIC-COATED CLADDING SAFFRON CERACLAD
A3		CERAMIC-COATED CLADDING DUSKY GRAY CERACLAD
B		STONE VENEER PRO-FIT LEDGESTONE GRAY CULTURED STONE

C		CONCRETE SLATE GRAY HEBRON
D		HEAVY TIMBER BRACKETS, POSTS, & BEAMS
E		ROOF SHINGLES ONYX BLACK

F		RAILING & GLASS ALUMINUM FRAME CLEAR GLASS
G		WINDOWS PAINTED WHITE TRIMS CLEAR GLASS
H		STEEL CANOPY
I		SPANDREL GLASS

PROJECT
GURU NANAK DIVERSITY VILLAGE
6471 175A STREET
SURREY, BC

DRAWN BY: JH	CHECKED BY: RC
SCALE: 1:50	PROJECT NO.: CA638
SHEET TITLE: MATERIAL/COLOUR BOARD	

REV. NO.:	SHEET NO.: A4.0
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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
06/04/21	ISSUED FOR DEVELOPMENT PERMIT
09/12/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP



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ARCHITECTURE

19th FLOOR
1095 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL. 604 687-4741

PROJECT
**GURU NAKH
DIVERSITY
VILLAGE**

6471 175A STREET
SURREY, BC

DRAWN BY: JHUC	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: CA638
SHEET TITLE: ELEVATIONS	

REV. NO.:	SHEET NO.:
	A4.1



1 ELEVATION NORTH
1:100



2 ELEVATION SOUTH
1:100



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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
06/04/21	ISSUED FOR DEVELOPMENT PERMIT
09/12/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP



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19th FLOOR
1095 WEST FENDER STREET
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CANADA, V6E 2M6
TEL: 604 687-4741

PROJECT
GURU NANAK DIVERSITY VILLAGE

6471 175A STREET
SURREY, BC

DRAWN BY: JH/JC	CHECKED BY: RC
SCALE: 1:100	PROJECT NO.: CA638

SHEET TITLE
ELEVATIONS

REV. NO.	SHEET NO.
	A4.2



1 ELEVATION EAST 1
1:100



2 ELEVATION EAST 2
1:100



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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE:	DESCRIPTION:
06/04/21	ISSUED FOR DEVELOPMENT PERMIT
09/01/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP



1 ELEVATION WEST 1
1:100

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ARCHITECTURE

19th FLOOR
1095 WEST FENDER STREET
VANCOUVER, B.C.
CANADA, V6E 2M6
TEL: 604 687-4741



2 ELEVATION WEST 2
1:100

PROJECT
GURU NAKH DIVERSITY VILLAGE

6471 175A STREET
SURREY, BC

Drawn by: JH/JC	Checked by: RC
Scale: 1:100	Project No: CA638
Sheet Title: ELEVATIONS	

0 4.3m 8.6m
SCALE: 1:100

REV. NO. SHEET NO. **A4.3**

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REVISION:		
NO.	DATE	DESCRIPTION

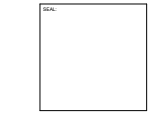
ISSUE:	
DATE:	DESCRIPTION:
06/04/21	ISSUED FOR DEVELOPMENT PERMIT
09/12/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP



1 STREETSCAPE - 64 AVE
1:200

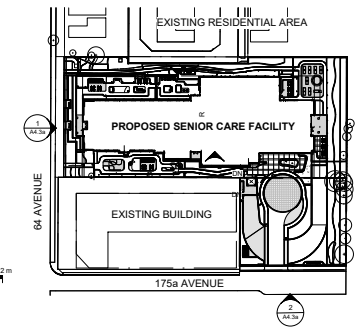


2 STREETSCAPE - 175A ST.
1:200



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1095 WEST FENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 697-4741



0 2.5m 5.1m 10.2m
SCALE: 1:200

PROJECT
GURU NANAK DIVERSITY VILLAGE
6471 175A STREET
SURREY, BC

Drawn BY: JHJC	Checked BY: RC
Scale: As indicated	Project No: CA638
Sheet Title: STREETSCAPES	

REV NO:	SHEET NO:
	A4.3a



1 EAST VIEW FROM FRONT ENTRANCE
NTS



2 SOUTH VIEW FROM 64TH AVENUE
NTS

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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
06/04/21	ISSUED FOR DEVELOPMENT PERMIT
07/05/21	REVISIONS TO DP
09/21/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP



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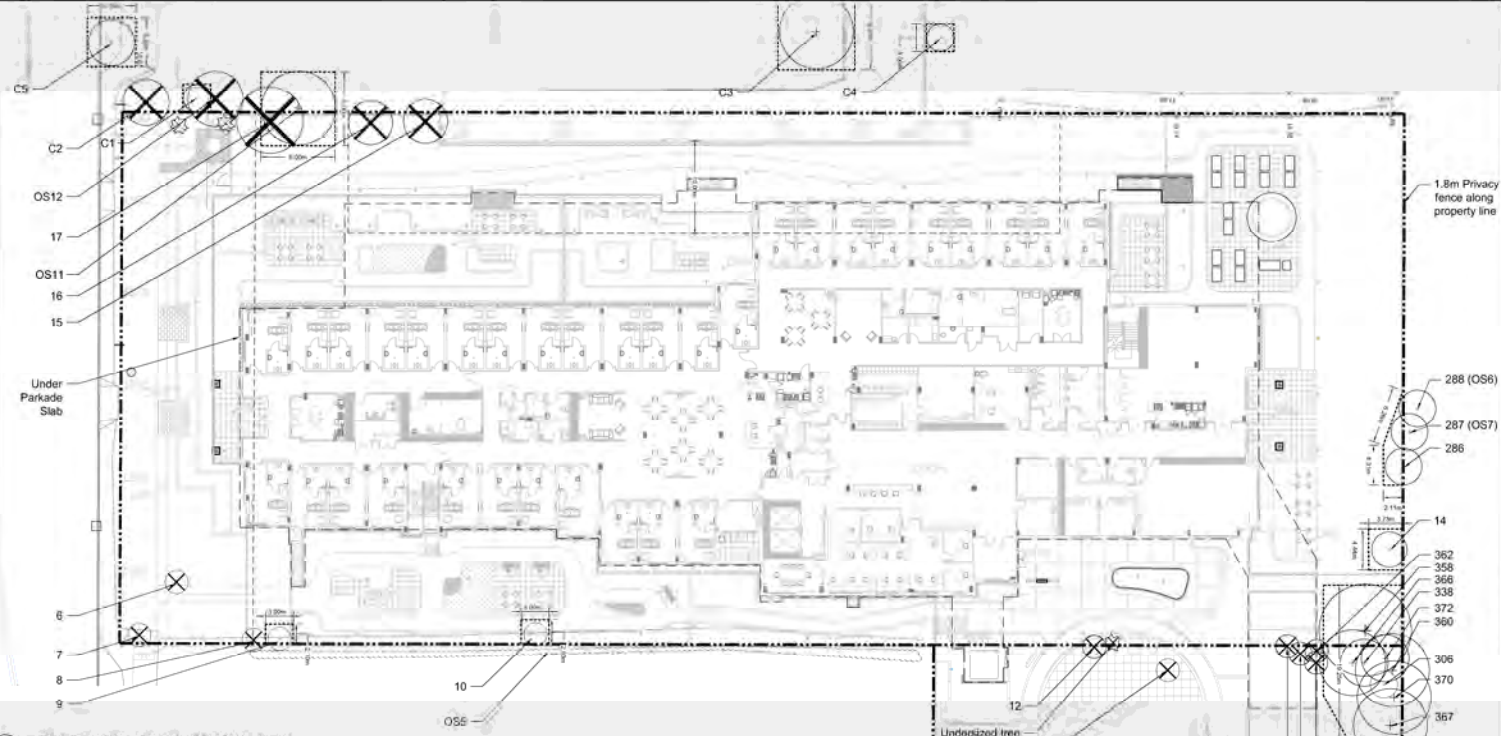
PROJECT
GURU NANAK DIVERSITY VILLAGE

6471 175A STREET
SURREY, BC

DRAWN BY: JH	CHECKED BY: RC
SCALE:	PROJECT NO: CA638

SHEET TITLE
3D VISUAL

SHEET NO.:	A9.0
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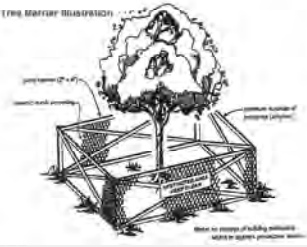
1 TREE PROTECTION AND REMOVAL PLAN
 Scale: 1/200



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)	33 (3 dead)
Protected Trees to be Removed	14 (2 dead)
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	19 (1 dead)
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	5
- All other Trees Requiring 2 to 1 Replacement Ratio	14
Replacement Trees Proposed	106
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	0
- All other Trees Requiring 2 to 1 Replacement Ratio	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2
Protected Off-Site Trees to be Retained	4

Tree Protection Distance Table
 Minimum 0.5m by law

Trunk Diameter (100mm)	Minimum Protection Required Around Tree (Radial Distance)
25	0.8
26	0.8
28	1.0
30	1.2
32	1.4
34	1.6
36	1.8
38	2.0
40	2.2
42	2.4
44	2.6
46	2.8
48	3.0
50	3.2
52	3.4
54	3.6
56	3.8
58	4.0
60	4.2
62	4.4
64	4.6
66	4.8
68	5.0
70	5.2
72	5.4
74	5.6
76	5.8
78	6.0
80	6.2
82	6.4
84	6.6
86	6.8
88	7.0
90	7.2
92	7.4
94	7.6
96	7.8
98	8.0
100	8.2
102	8.4
104	8.6
106	8.8
108	9.0
110	9.2
112	9.4
114	9.6
116	9.8
118	10.0
120	10.2
122	10.4
124	10.6
126	10.8
128	11.0
130	11.2
132	11.4
134	11.6
136	11.8
138	12.0
140	12.2
142	12.4
144	12.6
146	12.8
148	13.0
150	13.2
152	13.4
154	13.6
156	13.8
158	14.0
160	14.2
162	14.4
164	14.6
166	14.8
168	15.0
170	15.2
172	15.4
174	15.6
176	15.8
178	16.0
180	16.2
182	16.4
184	16.6
186	16.8
188	17.0
190	17.2
192	17.4
194	17.6
196	17.8
198	18.0
200	18.2



LEGEND

KEY	REF.	DESCRIPTION
(Circle with 'X')	2 L-02	TREE PROTECTION FENCE
(Circle)		EXISTING TREE TO BE RETAINED
(Circle with 'X')		EXISTING TREE TO BE REMOVED
(Circle with 'X' and smaller circle)		UNDERSIZED TREE TO BE REMOVED

2 TREE PROTECTION BARRIER DETAIL
 SCALE: NTS

3 TREE AND FENCING LEGEND
 SCALE: NTS

Note:
 On-site tree information to be provided by comfort letter.

No.	By	Description	Date
11	PC	Revised for DP	Mar 21, 2022
10	PC	Revised for DP	Oct 20, 2021
9	PC	Revised for DP	Aug 30, 2021
8	PC	Revised for DP	May 21, 2021
7	PC	Revised for DP	Apr 28, 2021
6	PC	Revised for DP	Oct 18, 2019
5	SI	Revised for DP	Mar 09, 2019
4	SI	Revised for DP	Mar 14, 2017
3	SI	Revised for DP	Aug 08, 2017
2	SI	Revised for DP	Feb 16, 2017
1	SI	DP Draft	Jan 16, 2017

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
2	SI	Tree Protection Fence	Jan 16, 2020
1	SI	Revised for Design	Mar 20, 2019

REVISIONS TABLE FOR SHEET

Project:	Guru Nanak Diversity Village
Location:	1611 - 175A Street, Surrey, B.C.

Drawn	Stamp
PC	
Checked:	
Approved:	Original Design, Sign, 2/1/2020

Scale: 1/200



van der Zant + associates inc.
 Architecture & Interiors • Environmental Consulting
 Urban Design • Landscape Architecture
 Suite 1, 2017 17A Street, Surrey, BC V4A 0B1
 Phone: 604-592-2222 Fax: 604-592-2223
 www.vdz.ca



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5.6 LD-01	CONCRETE PAVING
	5.8 LD-01	INTEGRAL COLOURED CONCRETE (Colour: Stone)
	5.8 LD-01	SCORED CONCRETE DROP OFF
	8 LD-01	HYDRAPRESSED SLAB
	4 LD-01	DRIP STRIP
	1 LD-02	PRIVACY FENCE
	2 LD-02	2.4M SECURITY FENCE
	2 LD-02	1.8M PICKET FENCE
		GUARDRAIL BY ARCHITECT

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	4 LD-02	BENCH Model # 229 Long bench, Colour: Steel 18 1/2" wide Mount as per manufacturer spec. Supplier: Maple
	3 LD-02	TABLE & CHAIRS Model # 193 120x60x80cm Colour: Black Supplier: Maple 1-800-78-6566
		PLANTING POT Model # 22117735 Size: 42" Dia x 14" Mount Surface Supplier: Green Theory
		GARDEN PLANTER
	5 LD-03	LOUNGE SEATING WITH TABLE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREES TO BE RETAINED
	3 LD-01	SHRUB PLANTING 450mm topsoil. See Critical Landscape Notes for Specifications
		SOD See Critical Landscape Notes for Specifications

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	COGT	CAL	QTY
	Aster cronusum 'Rufic Fl.' / Vine Mass	9.8 B	50m cal	16
	Cercodaphylum japonicum / Kalmus Tree	9.8 B	60m cal	19
	Cornus nuttallii / Western Flowering Dogwood	9.8 B	60m cal	14
	Magnolia grandiflora 'Victoria' / Southern Magnolia	9.8 B	60m cal	13
	Parrotia persica 'Vanessa' / Persian Parrotia	9.8 B	60m cal	4
	Flora purpurea / Colorado Spruce	9.8 B	2.5m-14	23
	Syrinx assonicus 'Rock Climax' / Japanese Elm 'Snowfall Dwarf'	9.8 B	60m cal	17

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
11	PC	Revised for DP	Mar 21, 2022
10	PC	Revised for DP	Oct 20, 2021
9	PC	Revised for DP	Aug 30, 2021
8	PC	Revised for DP	May 21, 2021
7	PC	Issued for 50% DD	April 26, 2021
6	DJ	Revised for DP	Oct 08, 2019
5	DJ	Revised for DP	March 06, 2019
4	DJ	Revised for DP	Sept 14, 2017
3	DJ	Revised for DP	Aug 04, 2017
2	DJ	Issued for DP	Feb 14, 2017
1	DJ	DP Draft	Jan 10, 2017

REVISIONS TABLE FOR SHEET

No.	By	Description	Date
2	DJ	Final Revisions for DP	Jan 10, 2022
1	DJ	Revisions for 50% plan	Mar 29, 2019

Project: **Guru Nanak Diversity Village**
 Location: **6471 175A Street, Surrey, B.C.**

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

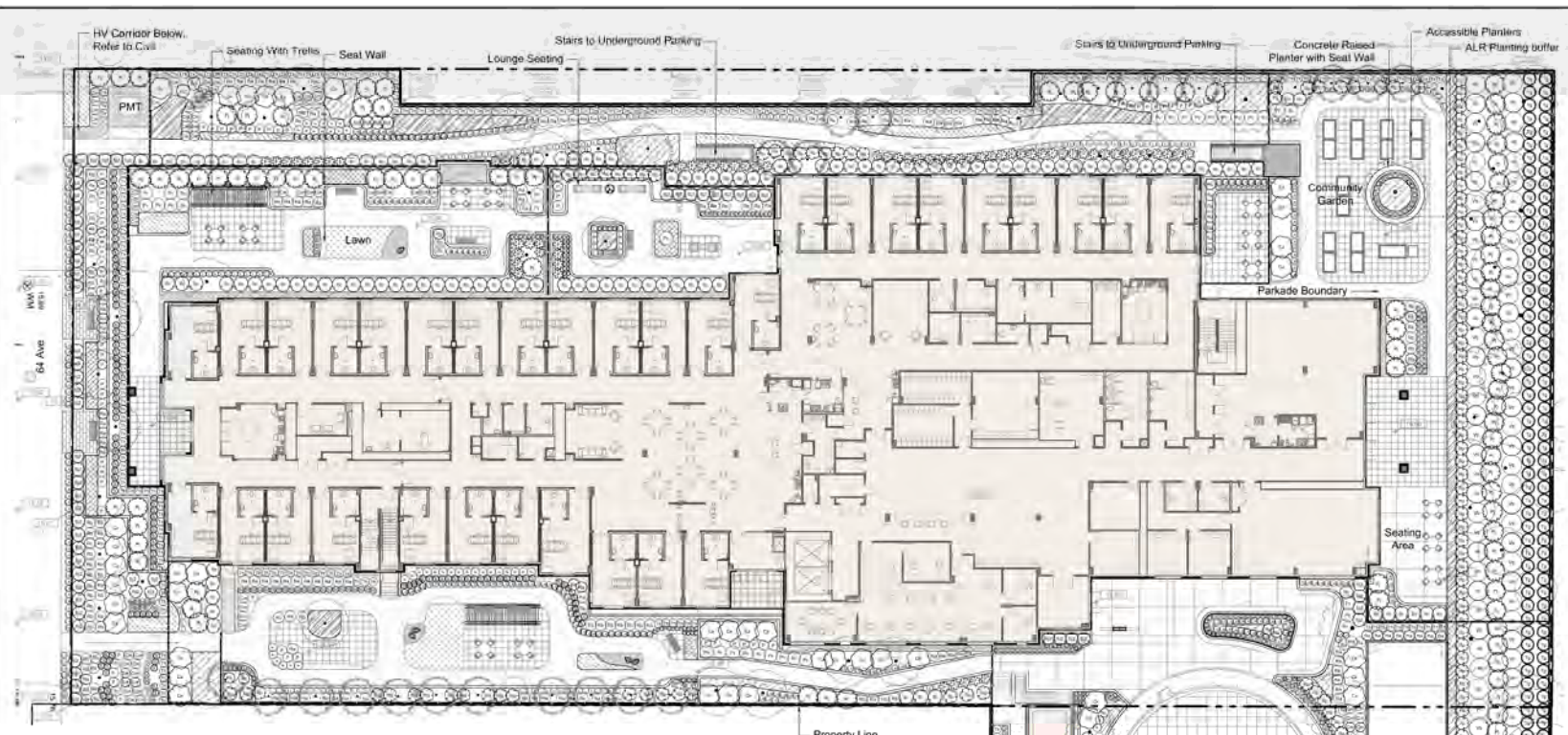
Scale: 1:200
 Date: 1/10/22

Drawing Title: **LANDSCAPE PLAN**

Project # **DP2015-25**

Drawing #: **L-03**





PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Cx	Choisya x dewilbiana / Aztec Pearl / Mexican Orange	#2	2m	43
Ca	Clematis armandi / Snowdrift / Evergreen Clematis	#2 staked	0.6m	18
C2m	Cornus sericea / Midwinter Fire / Blood-Tong Dogwood	#6	0.9m	86
C3m	Larodendron x interspecific / Prunifolia / Lacebark	#1	0.9m	208
C4	Lonicera mackenzii / Big Blue / Big Blue Lilycut	#1	0.9m	187
C5	Philadelphus 'Ministry of Supply' / Milk Orange	#2	1.2m	97
C6	Philadelphus / Japanese Pear	#3	1.8m	118
C7	Physocarpus opulifolius / Dwarf Nigella Pine	#2	0.9m	78
C8	Rhododendron 'Blue Tip' / Rhododendron Blue Tip	#2	1m	78
C9	Rhododendron x P.M. / P.M. Rhododendron	#1	1.5m	143
C10	Rosa 'Fragrant Cloud' / Rose	#3	1m	188
C11	Spiraea japonica / Sweetflag	#3	1.3m	118
C12	Spiraea japonica / Harlequin	#1	1.2m	81
C13	Sorbus aucuparia / Magic Carpet / Magic Carpet Sorus	#2	0.9m	187
C14	Taxus canadensis / Hoka-Arjo / Japanese Yew	1.2m H	0.75m	300
C15	Thuja occidentalis 'Green Emerald' / Green Emerald Cedar	1.5m H	1.2m	188
C16	Viburnum x Burdickii / Burdick Viburnum	#3	1.8m	95
GRASSES & FORENALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
G1	Chrysopsis burnata / Magna / Magna Purple Oenothera	#1	0.4m	187
G2	Lawsonianella superba / Beauty / Snow Gray	#1	0.9m	100
G3	Malvastrum coccineum / Christmas / Mexican Snow	#1	0.75m	39
G4	Penstemon maritimus / Western Sweet Petal	#1	1m	88
G5	Shibipennis / Mexican Feather Grass	#1	0.6m	88

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
[Pattern]	Erica carnea / Springwood Pink / Pink Spring Heath	#1	300mm	335
[Pattern]	Pachystima terretre / Green Dream / Japanese Scaevola	#1	300mm	1 000
[Pattern]	Zinnia 'Autumn Joy' / Autumn Joy Zinnia	#20	350mm	800
[Pattern]	Stipa spicata / Common Feathergrass	#1	400mm	800

No.	By	Description	Date
11	PC	Revised by DP	Mar 21, 2012
10	PC	Revised by DP	Oct 23, 2011
9	PC	Revised by DP	Aug 08, 2011
8	PC	Revised by DP	May 21, 2011
7	PC	Issued for 90% GO	Nov 26, 2011
6	DJ	Revised by DP	Oct 05, 2010
5	DJ	Revised by DP	March 08, 2010
4	DJ	Revised by DP	Sept 14, 2010
3	DJ	Issued for DP	Aug 04, 2010
2	DJ	Issued for DP	Feb 14, 2010
1	DJ	DP Draft	Jan 16, 2010

REVISIONS TABLE FOR DRAWINGS

1. Change intended. Not for construction. (If the project is not yet built, a modification or change may be required by the client for their system related purposes.)

No.	By	Description	Date
2	DJ	Revised by DP	Jan 16, 2010
1	DJ	Revised by DP	Mar 21, 2011

REVISIONS TABLE FOR SHEET

Project: Gurnee Kowak Diversity Village

Location: 8411 175A Street, Sunny B.C.

Drawn: PC

Checked: DJ

Approved: DJ

Scale: Original Sheet Size 24"x36"

Scale: 1:200

DATE PLOTTED: 2015-05-28 10:00:00 AM

PLANNER: [Signature]



van der Zalm + associates inc.
 2025 4th Avenue • 11th Street • Vancouver, BC
 Urban Design • Landscape Architecture
 Suite 1, 2077 6th Avenue • 604-882-8022
 1000-10th Street • 604-882-8022
 info@vzai.com



No.	Rev.	Description	Date
12	PC	Re-issued for DP	Apr 20, 2022
11	PC	Re-issued for DP	Mar 21, 2022
10	PC	Re-issued for DP	Oct 20, 2021
9	PC	Re-issued for DP	Aug 30, 2021
8	PC	Re-issued for DP	May 21, 2021
7	PC	Issued for 50% DD	April 26, 2021
6	DJ	Re-issued for DP	Oct 08, 2019
5	DJ	Re-issued for DP	March 06, 2019
4	DJ	Re-issued for DP	Sept 14, 2017
3	DJ	Re-issued for DP	Aug 04, 2017
2	DJ	Issued for DP	Feb 16, 2017
1	DJ	DP Draft	Jan 18, 2017

REVISIONS TABLE FOR DRAWINGS
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No.	Rev.	Description	Date
2	DJ	Final Agreement Plan for 50% DD	Jan 16, 2020
1	DJ	Revision for tree plan	Mar 20, 2019

REVISIONS TABLE FOR SHEET
 Project: Guru Nanak Diversity Village
 Location: 6471 175A Street, Surrey, B.C.

Drawn PC	Stamp
Checked DJ	
Approved DJ	Original Sheet Size 24"x36"

Scale: 1:200
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK EXISTING AND ACCORDING TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	1.8M CEDAR PRIVACY FENCE Maximum combined height of wall and fence to 2.0m
	2 LD-02	2.4M METAL SECURITY FENCE
	2 LD-02	1.8M METAL PICKET FENCE
		1.1M GUARDRAIL BY ARCHITECT



Precedent Images: Wood fence to metal fence transition

LIGHTING

KEY	REF.	DESCRIPTION
	1 LD-03	BOLLARD LIGHT
	7 LD-03	UPLIGHTS ON TREES
	2 LD-03	OVERHEAD LOUNGE LIGHT

Note:
 Lighting Fixture selection to be coordinated with Electrical.

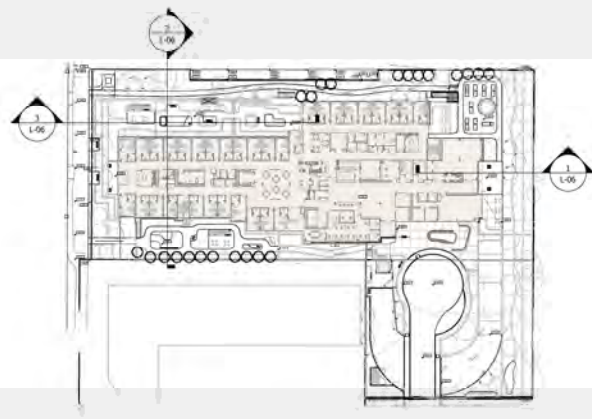
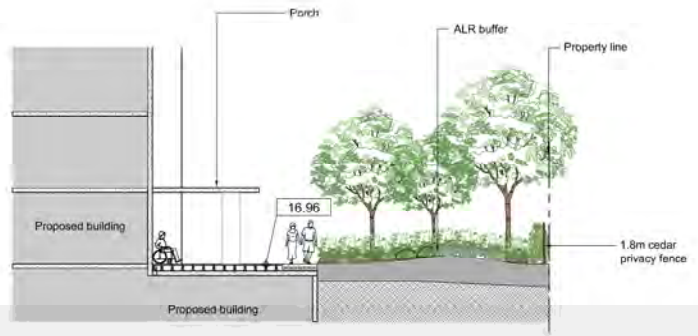


Drawing Title: FENCING & LIGHTING PLAN

Project #: DP2015-25

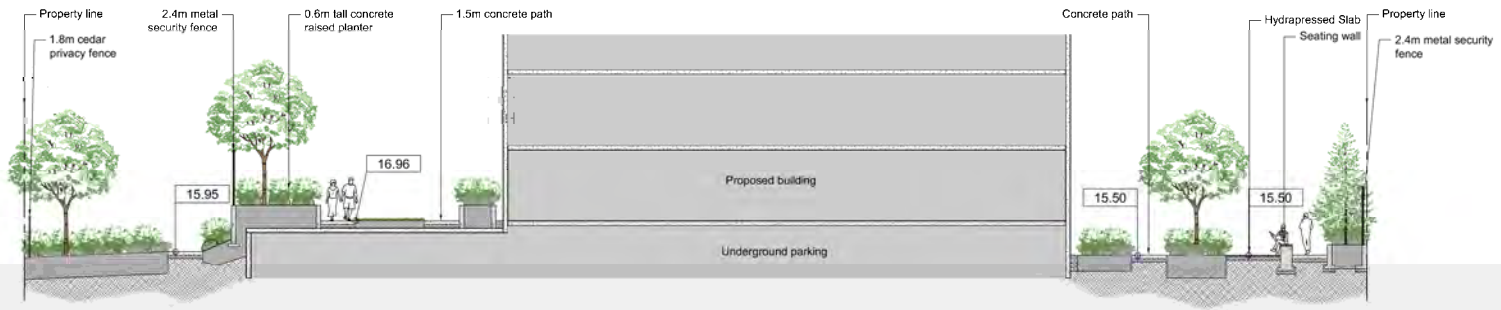
Drawing #: L-05

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1 SECTION 1 - NORTH COURTYARD
Scale 1:100

KEY MAP



2 SECTION 2 - THROUGH BUILDING & TWO COURTYARDS
Scale 1:100



3 SECTION 3 - THROUGH SOUTHWEST COURTYARD & 64 AVE
Scale 1:100

No.	By	Description	Date
11	PC	Revised for DP	Mar 21, 2022
10	PC	Revised for DP	Oct 30, 2021
9	PC	Revised for DP	Aug 30, 2021
8	PC	Revised for DP	May 21, 2021
7	PC	Issued for 90% DD	April 26, 2021
6	DJ	Revised for DP	Oct 08, 2019
5	DJ	Revised for DP	March 09, 2019
4	DJ	Revised for DP	Sept 14, 2017
3	DJ	Revised for DP	Aug 04, 2017
2	DJ	Revised for DP	Feb 14, 2017
1	DJ	DP Draft	Jan 16, 2017

REVISIONS TABLE FOR DRAWINGS
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No.	By	Description	Date
6	DJ	Final Approved Plan	Jan 16, 2022
5	DJ	Revised for DP	Mar 20, 2019
4	PC	Development	Exam

REVISIONS TABLE FOR SHEET

 Project:
 Guru Nanak Diversity Village

 Location:
 1471 115A Street
 Surrey, B.C.

Drawn: PC	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 34" x 48"

Scale:
 1:100

Drawing Title: **SECTIONS**

VZ Project #: **DP2015-25**

Drawing #: **L-06**





van der Zalm + associates inc.

TREE PRESERVATION SUMMARY

Address: 17505 & 17515 – 64 Avenue, Surrey BC
Registered Arborist: D. Glyn Romaine - ISA Certified Arborist PN 7929A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	33 (3 dead)
Protected Trees to be Removed	14 (2 dead)
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	19 (1 dead)
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 - Replacement Ratio 5 X one (1) = 5 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	19
Replacement Trees Proposed	106
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 - Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2
Protected Off-Site Trees to be Retained	4

Summary, report and plan prepared and submitted by:

Project Arborist.

April 7, 2022

Date

Advisory Design Panel Minutes

Location: Virtual
THURSDAY, NOVEMBER 18, 2021
Time: 3:00 p.m.

Present:

Panel Members:
R. Drew, Chair
W. Chong
R. Jenkins
I. MacFadyen
M. Patterson
M. Tashakor
B. Wiebe

Guests:

Shannon Seefeldt, Ciccozzi Architecture
Dave Jerke, VDZ + A
Jessie Arora, DF Architecture
Meredith Mitchell, M2 Landscape Architecture
Sukhi Rai, 192nd Street Development LP
Joe Minten, JM Architecture Inc.
Mark Van Der Zalm, VDZ+A

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
W. Lee, Recording Secretary

A. RECEIPT OF MINUTES

It was

Moved by Winston Chong
Seconded by Ryan Jenkins
That the minutes of the Advisory Design

Panel meeting of October 28, 2021, be received.

Carried

B. NEW SUBMISSIONS**1. Time: 3:00 p.m.**

File No.:	7921-0149-00
New or Resubmit:	New
Last Submission Date:	General DP was reviewed by ADP on October 12, 2017.
Description:	Detailed DP for a 3-storey senior's care facility, consisting of 125 units, ground floor accessory uses, and 1 level of underground parking.
Address:	6471 175A Street
Developer:	Progressive Intercultural Community Services Society (PICS)
Architect:	Shannon Seefeldt, Ciccozzi Architecture
Landscape Architect:	Dave Jerke, VDZ + A
Planner:	Sarah Cranston
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that city staff worked closely with the applicant to advance the concept and staff generally support the project.

The Panel was asked to comment on overall site plan, architectural expressions of the building and materials, landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, floor plans, and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by Ryan Jenkins
Seconded by Michael Patterson
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

Key Points

Thank you to the Planning and Urban Design teams of the City of Surrey for actively collaborating with us through the design stage. The comments received from the panel are acknowledged and have been addressed accordingly.

- Consider more direct connectivity between interior circulation/spaces to the outdoor amenities.
Implemented. Our design maximizes opportunities for residents to access the outdoors in active and passive ways. The outdoor recreation spaces on all four sides of the building are directly accessible to residents through common hallways. The connections to such outdoor spaces are limited by Fraser Health requirements which require Care staff to have direct visual supervision on such exits at all times.
- Consider further design development of the material palette, especially the use of colour.
Implemented. We prefer to limit the number of colours for cementitious panels to three (i.e. Saffron, Silk and Medium gray). The cultured stone, with a stratified gray appearance, contrasts with the smooth finish of the cementitious panels and 'grounds' the building with its solid appearance. Some cementitious panels on Level-1 have been replaced with cultured stone.
- Consider further design development of the stair glazing, maximizing the amount of glazing/daylight access on north and south elevations.
Implemented. The glazing has been increased to the maximum extent possible along the North and South elevations while balancing it with heat gain or energy efficiency considerations.
- Consider further design development of the third level window eyebrow, and the spandrel treatment.
Implemented. The depth of the eyebrow has been increased. Some windows on Level 3 have been combined as window walls with those on Level-2, to include a spandrel panel.

- Consider further design development of parkade stair exits.
Under consideration. The Parkade stair exits are meant to appear subdued, as they could draw attention away from the main elevation of the building itself. However, we shall consider providing a trellis over the parkade stair exits, wherever possible. Additional details shall be provided in the BP stage.
- Consider providing glazing into elevator core.
Implemented. To accommodate this comment, the Elevator cores have been turned around, allowing us to glaze the lobby along the exterior face for Levels 2 and 3. This glazing allows residents to visually connect with the outdoors while admitting natural daylight into the lobbies.
- Consider reducing the number of western red cedars or finding an alternate.
Implemented. Current placement of trees is to provide a screen for the neighbouring properties. Tree species has been changed to Colorado Blue Spruce.
- Consider further development of the entry court to provide more space at the entry, and outdoor seating.
Implemented. We visualize the whole arrival experience - from 175A St leading up to the main entry - to be through a visually vibrant space with a bright landscape, and generous seating areas for residents to use on good weather days.
A central planter with seating all around, as well as seating along the North-end of the entry court shall provide opportunities for the residents to meet and interact with each other.
- Consider full electrification of the energy systems.
Under consideration. This is being reviewed by the Consultant team as we continue to develop our designs for the Building Permit stage.
- Engage an acoustic consultant to inform attenuation strategies along 64th.
Under consideration. An acoustic consultant shall be engaged to conduct a thorough review of the design in the Building Permit stage.
- Commend applicant for working on a project which is a necessity in our community.
Thank you.

Site

- Consider reviewing the pedestrian movement to the site from outside.
Implemented. Our revised site layout, along 175A St, shows two sidewalks from the lot frontage leading up to the main entry. The exposure of pedestrians to vehicular traffic is minimized, and the loading area to the South shall be segregated by removable bollards to ensure the safety of pedestrians using the sidewalks.
- Consider reviewing the fence heights, and locations to reduce the prominence of it.
Implemented. The fence heights have been proposed in discussion with

Fraser Health to ensure the safety of residents, specifically those with conditions such as Alzheimer's or dementia.

As shown in the rendering along 64 Ave, we propose to have dense plantations along exposed fences to mask them from being seen along 64 Ave and also 175A St.

Form and Character

- Recommend further design development to the material design rationale; review the combination of colour choices and material choices; encourage a physical mock-up study to see under 'real world' conditions.
Implemented. We reviewed full-scale samples in natural daylight and are encouraged to proceed with the selections shown. In natural light, the 'saffron' colour appears more nut-brown or terracotta, rather than orange. Also, the use of the saffron cementitious panels in the elevation was reduced and in some cases converted to cultured stone.
- Recommend further design development to the stair spandrel location; review the 'dark' colour to be more in the family of the field.
Implemented. The Spandrel panel is revised to 'medium gray' and now matches with the darker framing members.
- Recommend further design development to maximizing glazing on the south and north ends; encourage full glazing since there is a generous overhang that can protect/ shade.
Implemented. The glazing has been increased to the maximum extent possible along the North and South elevations while balancing it with heat gain or energy efficiency considerations.
The main door leading to the balcony now has a glazed panel at the top, along with sidelights. In addition, corner windows have been provided at the end of the corridor, thus admitting natural daylight and providing a focal point for residents in the hallways.
- Recommend further design development to the L3 window overhang; more articulation required to help emphasize the verticality ie. shape, overhang dimension, colour; encourage a colour to match window frames.
Implemented. The depth of the eyebrow has been increased. Some windows on Level-3 have been combined as window walls with those on Level-2 (by including a spandrel panel). This articulates the elevations better by reducing the horizontal appearance of the East and West facades.
- Recommend further design development to glazing the elevator in lieu of the orange opaque cladding; encourage bringing in light as much as possible. Recommend further design development to daylight studies to understand the natural light access on the deep and long interiors.
Implemented. To accommodate this comment, the Elevator cores

have been turned around, bringing the lobby to the exterior face for Levels 2 and 3. This allows residents to visually connect with the outdoors while admitting natural daylight into the lobbies.

The glazing has been increased to the maximum extent possible along the North and South elevations while balancing it with heat gain or energy efficiency considerations.

- Recommend changing the color and/or material of middle proud portion of west façade to create a visual break Like what has been done for east façade.
Implemented. The material for the area projecting out on Level-1 has been revised from cementitious panels to stone. This provides a visual break in the elevation.
- Recommend toning down the orangish color of saffron cementitious panel to more of a brownish tone.
Implemented. We reviewed full-scale samples in natural daylight and are encouraged to proceed with the selections shown. In natural light, the 'saffron' colour appears more nut-brown or terracotta, rather than orange. Also, the use of the saffron cementitious panels in the elevation was reduced and in some cases converted to cultured stone.
- Consider an option of using double story or triple story window wall system with metal spandrel panel to emphasise more on the verticality of the facades.
Implemented. This has now been achieved with vertical window walls spanning Levels 2 and 3. Also, the height of the windows on Level 1 has been increased accentuating the verticality of elements in the elevation.
- Recommend changing the mullion to a darker color to be more consistent with the overhang and railing.
Implemented. All door window frames, along with metal elements such as railings have now been revised to black, to blend with the overall colour scheme.
- Consider strategies to increase daylighting to inside public spaces.
Implemented. This has been implemented. The height of the windows on Level 1 has been increased accentuating the verticality of elements in the elevation. Glazed areas have been maximized on the North and South facades, where the hallways terminate.
- Consider creating some functionality for the high-pitched roof empty spaces e.g. as service spaces.
Implemented. This is being reviewed by the Consultant team as we continue to develop our designs for the Building Permit stage.
- Recommend engaging with an acoustical engineer to ensure that neighbouring traffic and industrial noise are taken into consideration as part of the design based on the proposed seniors care home use.

Under consideration. An acoustic consultant shall be engaged to conduct a thorough review of the design in the Building Permit stage.

- Recommend engaging with building envelope consultant to review weather protection to windows, especially along the large open faces on the East & West elevation.

Under consideration. A building envelope consultant shall be engaged to conduct a thorough review of the design in the Building Permit stage.

Landscape

- The landscape package submitted for a Development Permit application is lacking in detail including site lighting plan and fixtures, planting plan with detailed plant list, landscape sections, materials, details.

Implemented. Lighting plan provided. See drawing L-05 Fencing & Lighting Plan. Details of lighting fixtures provided. See detail 1, 2, 7 in LD-03. Detail plant list and full planting plan provided. See drawing L-04. Section of 64th Ave frontage and through courtyards have been provided. See drawing L-06 Sections. Landscape materials and details see drawing LD-01 to LD-03

- Consider providing a more random placement of trees along the SE and NW courtyard where there is currently a line of cedars which can become dark and imposing in the winter.

Implemented. Current placement of trees is to provide screen for the neighbouring properties. Tree species has been changed to Colorado Blue Spruce.

- Consider reducing the number of Western Red Cedars or finding an alternate.

Implemented. Tree species has been changed to Colorado Blue Spruce, which is a smaller size tree, and it will not grow big in a planter.

- Consider providing covered exterior rain protected space located adjacent to building entry/exit for residents to be able to enjoy the outdoors through the seasons while still being in view of the care stations.

Implemented. Architecture provided covered shelter in the building entry.

- There is an area of unprogrammed hardscape at the at the main entry. Consider addition clustered seating for resident use, preferably protected from the weather.

Implemented. Additional seating provided. See drawing L-03

- The courtyard at the SW and SE seems to be somewhat isolated from the building interior and overlook from the nursery stations. Additionally, these exterior spaces are adjacent bedrooms creating potential privacy conflict. Consider larger planters between bedrooms and courtyard areas and consider more direct connections from interior building common space to the exterior spaces.
-

Implemented. Hedge planting provided for more privacy.

- Recommend installing oversized trees or some other form of enhanced landscaping along the East property line adjacent to the industrial building to screen the large blank concrete wall from the residents of the care home.

Implemented. 8 cm caliper *Carpinus betulus* 'Fastigiata' substituted with *Picea pungens* in this area to provide planting variety and to screen the large blank concrete wall. See drawing L-03.

- Consider providing a variety of evergreen with less reliance on Western Red Cedars, a variety of native tree that it is struggling with changing climate conditions.

Implemented. Tree species has been changed to Colorado Blue Spruce.

- Recommend further design development to the transition of wood fence to metal fence on the south elevation which is against the residential neighbourhood.

Implemented. Precedent images for how wood fence transitions to metal fence provided in drawing L-05 Fencing Plan.

- Recommend installing oversized trees or some other form of enhanced landscaping along the East property line adjacent to the industrial building to screen the large blank concrete wall from the residents of the care home

Implemented. This comment is the same as the one above.

8cm caliper *Carpinus betulus* 'Fastigiata' substituted with *Picea pungens* in this area to provide planting variety and to screen the large blank concrete wall. See drawing L-03.

CPTED

- Encourage a robust lighting rationale for the uncovered area and landscaping buffers that is conducive to coverage but not affect CPTED requirements.

Lighting plan provided. See drawing L-05 Fencing & Lighting Plan.

- Recommend further design development to the underground parking stair treatment at grade to avoid CPTED issues.

Unlike the previous version where the stairs exited at grade next to the driveway, we have revised the design so that the exit point is now adjacent to the main entry door to the building.

This area shall be very brightly lit and offers direct sightlines through many windows from within the building. Also, this area can only be reached by first passing through the drop-off point and shall be well surveilled.

It thus satisfies most CPTED design principles and is thus unlikely to pose any security risks.

Sustainability

- Commend applicant for already looking at energy side of things.

Thank you.

- Reduce overall consumption of hot water.
This comment shall be addressed as we proceed with advanced design, and per Fraser Health requirements
- Consider going beyond Code – thermal comfort of users / look at operational energy / future carbon / BC Hydro funding electrification.
This comment shall be addressed as we proceed with advanced design, and per Fraser Health requirements
- Consider future weather files in energy modelling process.
This comment shall be addressed as we proceed with advanced design, and per Fraser Health requirements
- Consider low flow fixtures and fittings.
This comment shall be addressed as we proceed with advanced design, and per Fraser Health requirements
- Consider efficient laundry – water efficiency / ozone.
This comment shall be addressed as we proceed with advanced design, and per Fraser Health requirements
- Consider electrifying the kitchen.
This comment shall be addressed as we proceed with advanced design, and per Fraser Health requirements
- Consider window analysis, evaluating increasing window area for amenity space and stair and balancing with patient room.
This comment shall be addressed as we proceed with advanced design, and per Fraser Health requirements
- Encourage as much EV charging infrastructure as possible for future use and consideration.
This comment shall be addressed as we proceed with advanced design, and per Fraser Health requirements

Accessibility

- No specific issues were identified.
Thank you.

M. Tashakor left the meeting.

1. **Time:** 4:45 p.m.

File No.: 7919-0347-00
New or Resubmit:

New Last Submission
Date:

N/A

Description: OCP Amendment to allow for an increased FAR in the Mixed Employment designation from 1.0 to 1.3, Rezoning from CD (Bylaw No. 17404) to a new CD Zone (based on IB-3) to increase the density from 0.75 FAR to 1.3 FAR and a Development Permit to permit the construction of a 3,918.6 sq. m. mixed-employment building.

Address: 6611 – 152A Street

Developer: Empire Park Inc.

Architect: Jessie Arora

Landscape Architect: Meredith

Mitchell Planner: Kevin

Shackles Urban Design Planner: Nathan Chow

The Urban Design Planner advised that the staff support use, form, and density of the proposal.

The Panel was asked to comment on use and form, column expression, undercroft parkade, and the corner plaza on the southeast corner which is a publicly accessible open space.

The Project Architect presented an overview of the site planning, streetscapes, building concept, floor plans, and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by Winston
Chong Seconded by Iain
MacFadyen
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

Key Points

- Reconsider the form of the three columns along the east façade on the north end.
- Recommend further development of the exterior material palette.
- Recommend further design development of the exterior wall assembly.
- Consider providing operable windows.

- Considering moving the outdoor amenity to the roof top.
- Consider strengthening the connection from Multipurpose Pathway to the building entrance.
- Reconsider planting strategy along 152 Street - explore a less static arrangement of trees along 152 Street, to respond to the building façade more strongly.
- Consider adding bike racks at west entry.
- Consider the number of elevators.
- Consider utilizing the energy and thermal comfort models to inform your design process – use future climate files to best understand the resiliency of the project.
- Consider planning for or providing rooftop photovoltaic (PV) infrastructure.
- Consider providing as much electric vehicle (EV) charging for both bike and vehicles as possible.

Site

- Consider enlarging the walkway to the main entrance from the Multipurpose Pathway to provide a more generous sense of entry.
- Consider providing some bike racks at this entry location adjacent the Multipurpose Pathway.
- Consider relocating bike racks adjacent parking stall 15 to the area currently used for exterior amenity or reducing the number of bikes at this location to prevent conflict with parking car in stall 15.
- Consider the addition of a roof top exterior amenity. A roof top amenity would be much preferred over a plaza at the street sidewalk edge.
- Recommend further review to the occupant load for a single elevator; may be deficient pending on size.

Form and Character

- Recommend further design development to the columns at grade; encourage not to be proud and be placed underneath the soffit like the others.
- Recommend further design development of the exterior wall assembly. Encourage a physical mock-up to study these conditions; make sure rendering doesn't betray what is being constructed.
- Recommend further design development to daylight studies to understand the natural light access to the deep and long interiors.
- Recommend further design development to maximizing glazing on the east projection; encourage opening up for glazing bringing in natural light.
- Recommend further design development to roof access; encourage providing amenity for the users.

Landscape

- Explore alternate tree spacing to provide less repetitive tree layout along the west side.
- Appreciate stormwater drainage and coordination with civil.

- Consider alternate plant species for *Scirpus lacustris* which gets to 2.5 m in height and can get out of control. Suggest finding an aquatic plant that is more easily controlled and maintained.
- Ensure that there is a slab step along the south edge to allow for ±3' soil depth for planting of trees shown on landscape plans. Provide root barrier adjacent the walkway to prevent roots lifting the pavers.

CPTED

- No specific issues were identified.

Sustainability

- Encourage energy modelling as part of design process.
- Recommend further review to having operable windows strategically located.
- If considering renewable, suggest that photovoltaic (PV) aligns with electrification of building/ domestic hot water (DHW) is very small for this typology.
- Consider adding solar infrastructure at the roof level if not used for amenity.
- Consider adding electrical bike charging infrastructure in the end of trip facilities and bike storage areas.
- Encourage providing as much electric vehicle (EV) Charging infrastructure as possible for both underground parking stalls and surface parking visitor stalls for futureproofing.

Accessibility

- Consider the number of elevators.

3.	Time:	4:45 p.m.
	File No.:	7921-0005-00
	New or Resubmit:	New
	Last Submission Date:	A General DP was reviewed by ADP on May 28, 2020.
	Description:	Detailed DP for four apartment buildings (two 4-storey and two 5-storey) consisting of 390 dwelling units with underground parking.
	Address:	19310 Fraser Highway & 6312 – 192 Street
	Developer:	192 nd Street Development LP, Sukhi Rai
	Architect:	Joe Minten, JM Architecture Inc.
	Landscape Architect:	Mark Van Der Zalm, VDZ+A
	Planner:	Misty Jorgensen
	Urban Design Planner:	Sam Maleknia

B. Wiebe joined the meeting.

The Urban Design Planner advised that city staff worked closely with the applicant to advance the concept through general DP and detail DP, and staff generally support the project.

The Panel was asked to comment on the overall site plan, landscape concept, architectural expression, building materials, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, floor plans, and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by Ryan Jenkins
Seconded by Michael Patterson
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

Key Points

- Consider relocating parkade entrance between building 6,7 and remove visitor parking stall in front of the parking ramp, and replace it with landscaping
- Consider removing visitor parking stalls at triangle open space feature.
- Consider further design development of the south (end) elevations facing the Fairway Drive.
- Consider further design development to ensure the entry canopy's wood column finish is protected.
- Give further consideration to the colour palette – particularly at the stair tower, and the use of white at the Hardie-panel.
- Give further consideration to the overlook and privacy issues on the eastern end units in buildings 4,5
- Consider a softer perimeter edge condition facing the neighbours, fencing and landscaping.
- Consider more robust street tree strategy, earlier flowering.
- Consider allocating 5% of your suites as adaptable.
- Consider working with your elevator consultant to review number of elevators in each building, in the context of move-in move out demand and maintenance.
- Consider providing electric charging stations for E-bicycles.
- Work with City to reducing number of parking stalls required for the project, due to the proximity to the frequent transit network

Site

- Consider signing or marking a couple of parking stalls adjacent the lobby entries for service/short term parking from drop off/deliveries.
- Consider the parking access/exit from between building 6/7 and the impact of headlights on units across the street.
- Consider removing the parking stalls adjacent the courtyard space between bldg. 4,5 and using for landscape planting to help buffer/screen units from headlights.
- Give equal consideration to all pedestrian crossings at the roadway.
- Review the pedestrian access across the driveways particularly on the north of building 4,6

Form and Character

- Recommend further design development to the visible south elevation of Building 5 and Building 7 that faces the open south and amenity building; encourage a more diverse elevation with windows sizes, form, and material selections.
- Caution on the exposed wood column at the entrance canopies against weather; encourage a robust canopy overhang to protect if left exposed.
- Consider adding 3 bedroom and/or studio units to the overall unit mix
- Recommend adding a window to the living room to Plan A3.
- Consider adding more glazing to the living room area of the B6 plan to bring more natural light into the unit.
- Recommend adding a window to the bedroom #1 on Plan D6
- Use of contemporary materials brings a level of darkness and heaviness to the ground floor, which is not necessary. Consider bringing the white decks above down to the ground floor but keep the brick.
- Consider tying the colours into something such as local nature, or art installations that are applied to the stair towers or add more glazing to the stair corner.
- White composite board tends to get dirty quite quickly. Recommend selecting a light gray instead of pure white.
- Consider adding a window on building 5 within corridor on the NE corner, beside unit B6.
- Consider orienting the easterly end units in building 4,5 overlooking each other to look in a different direction.
- Consider reviewing the parking arrangement to reduce the overall number of parking stalls, and potentially delete P3 as this project is within walking distance of a future rapid transit node.
- Consider privacy issues of the very public side of north elevations facing the highway.

Landscape

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

- There is a consider perimeter edge condition which could result in a considerable amount of fencing. Consider a softer edge transition around the perimeter of the project to a metal picket fence with hedge to provide separation or perhaps look at providing some variation of fence types.
- The toddler play area appears to be quite close to the road with the seating placed further away. Consider some type of containment for the play area or flip play and seating.

CPTED

- No specific issues were identified.

Sustainability

- Commend the approach to energy modelling and the consideration on full
- Commend applicant for putting window in stairwell – active use.
- Consider low flow fixtures and fittings.
- Consider electrification – heating and cooling.
- Encourage adding electric bicycle charging infrastructure in the bike parking & storage areas.

Accessibility

- Encourage providing more than 2 adaptable units to the overall unit mix.
- Recommend undertaking an elevator study to consider the potential for residents on upper floors which may not be able to take stairs on the regular basis when a single elevator is being used for move in/move out, is down for maintenance or is required for emergency services.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for December 2, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:30 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0149-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 031-127-428
Lot 2 Section 18 Township 2 New Westminster District Plan EPP94567
6471 - 175A Street

(the "Land")

3. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19488 is varied as follows:
 - (a) In Section F. Yard and Setbacks the north yard setback is reduced from 20 metres to 15.5 metres to the principle building face.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

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REVISION:	
NO.	DESCRIPTION

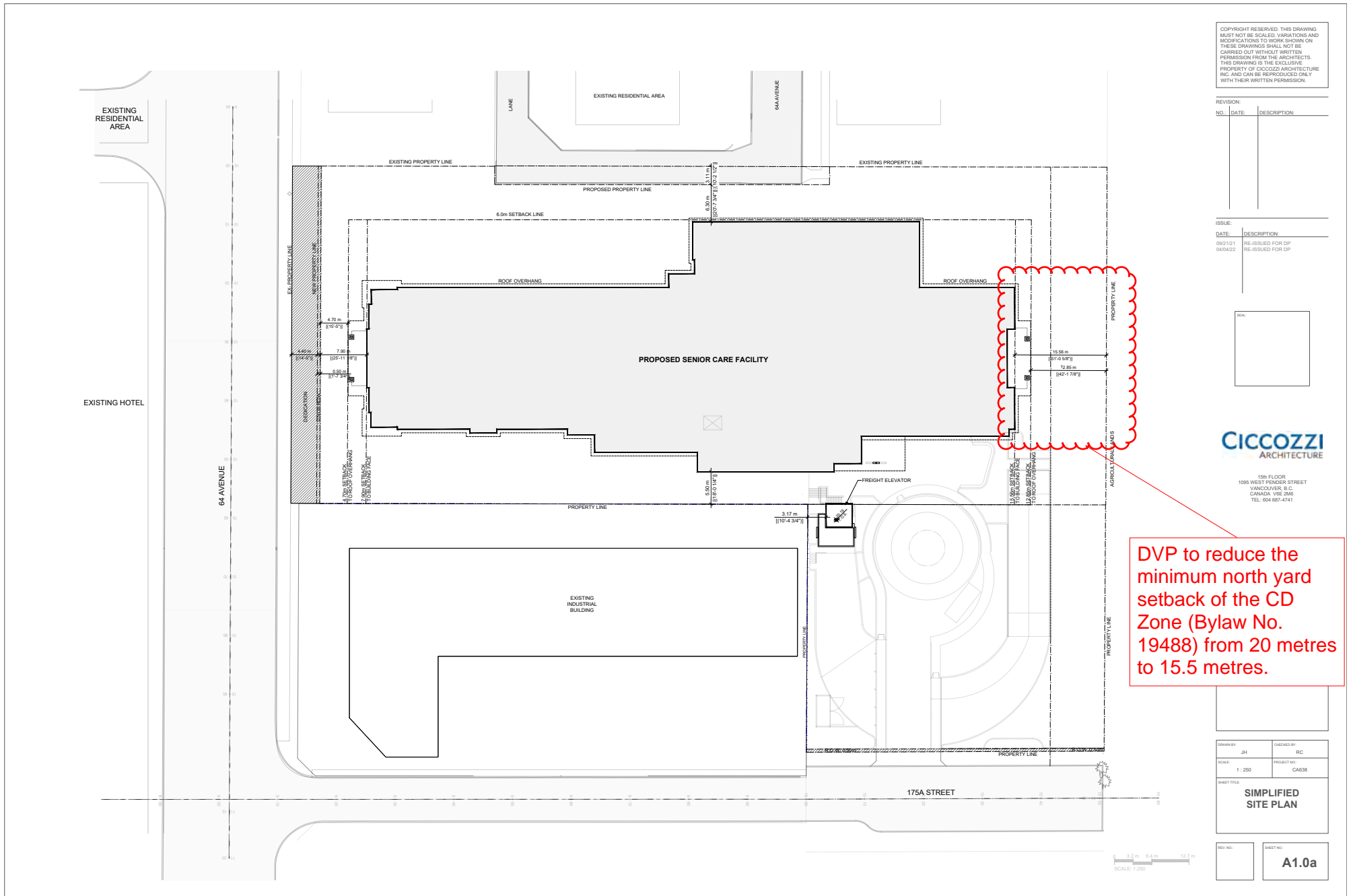
ISSUE:	
DATE:	DESCRIPTION:
09/21/21	RE-ISSUED FOR DP
04/04/22	RE-ISSUED FOR DP



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CANADA V6E 2M6
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DVP to reduce the minimum north yard setback of the CD Zone (Bylaw No. 19488) from 20 metres to 15.5 metres.



DRAWN BY: JH	CHECKED BY: RC
SCALE: 1:250	PROJECT NO: CA638
SIMPLIFIED SITE PLAN	
SHEET NO:	A1.0a

