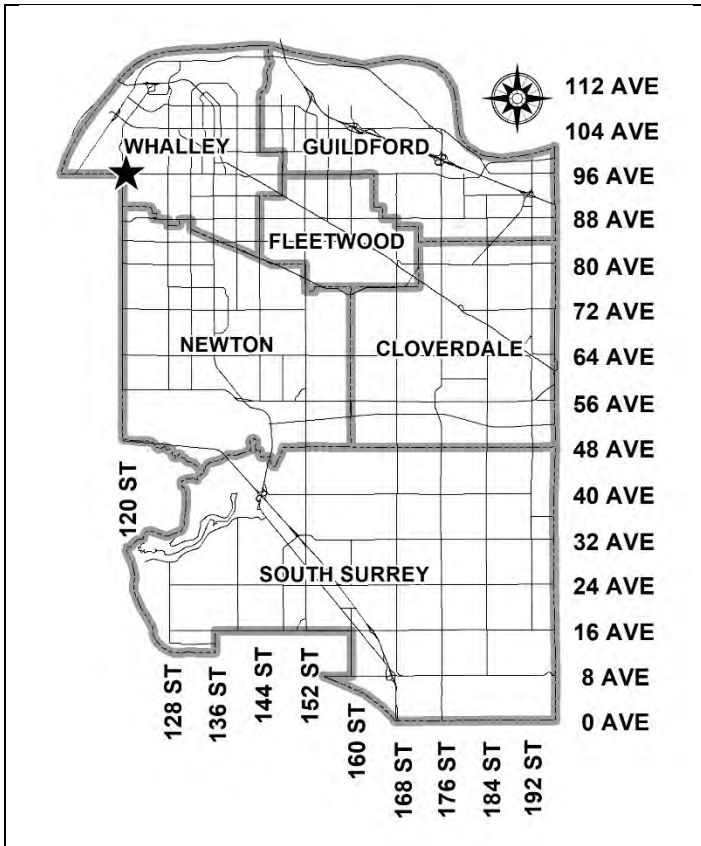


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0302-00

Planning Report Date: July 11, 2022



PROPOSAL:

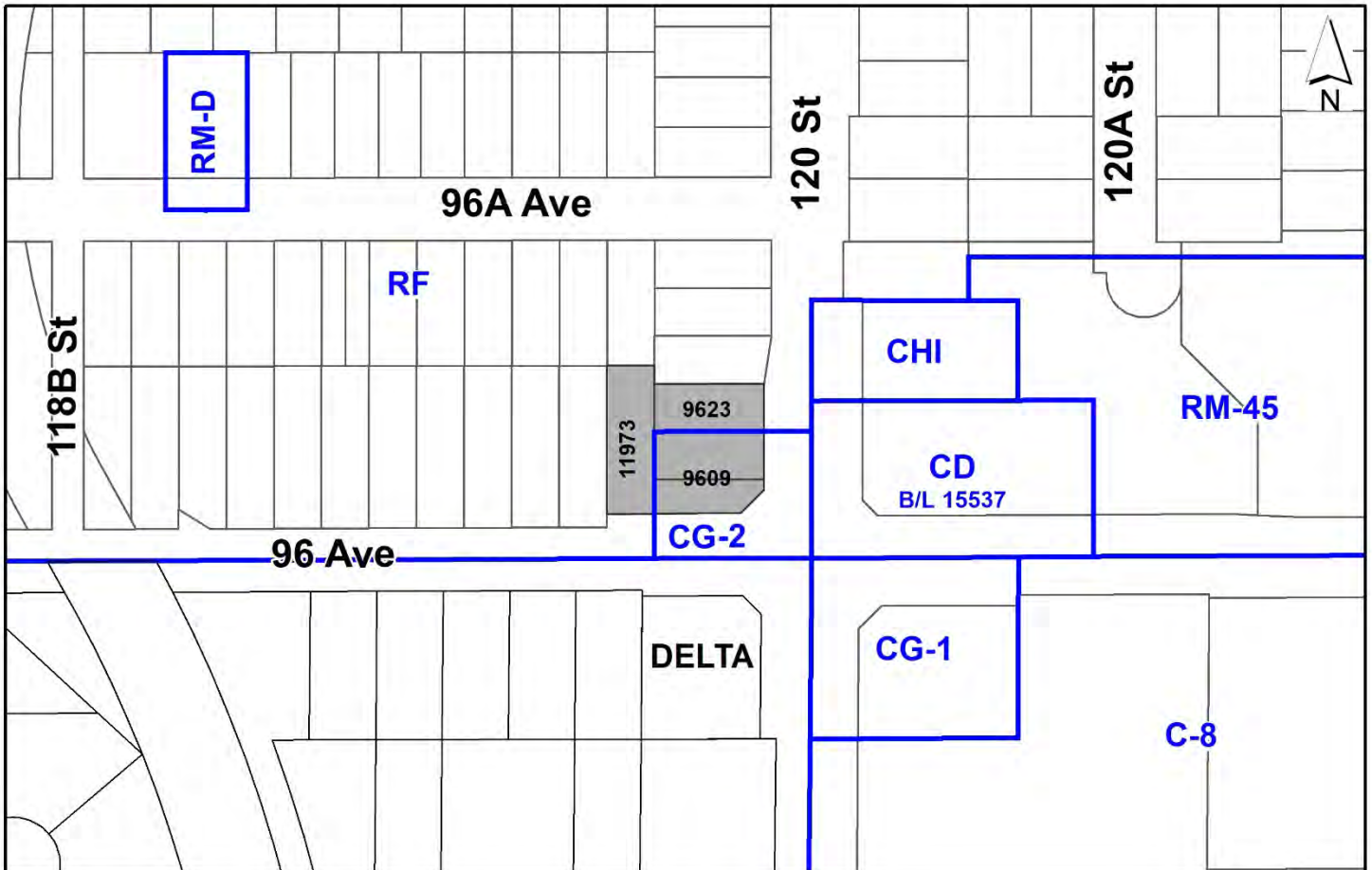
- **OCP Amendment** from Urban to Multiple Residential
- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation
- **Rezoning** from CG-2 & RF to CD (based on RM-70)
- **Development Permit**

to permit the development of a 6-storey residential building including three (3) live-work townhouse units fronting 120 Street.

LOCATION: 11973 - 96 Avenue
 9609 - 120 Street
 9623 - 120 Street

ZONING: CG-2 & RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and to increase the density permitted in the Multiple Residential designation for a site directly abutting a Frequent Transit Network (FTN).

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant is proposing an OCP Amendment from Urban to Multiple Residential and a text amendment to the OCP to increase the allowable floor area ratio (FAR) under the Multiple Residential designation from 2.0 to 2.83. The requested OCP Amendment is required in order to achieve the proposed 6-storey residential building on this site.
- The subject site is within the area identified for the Scott Road – 72 Avenue Corridor General Land Use Plan, for which Council authorized staff to commence a planning review and background studies at the April 11, 2022, Regular Council – Public Hearing Meeting. Recognizing this upcoming planning work, and the site's adjacency to an existing Frequent Transit Network (FTN) and future rapid transit (R6 Scott Road Rapidbus) along Scott Road, the proposed OCP Amendment is considered to have merit.
- The applicant is proposing three live-work townhouse units fronting 120 Street (Scott Road), which will provide an appropriate interface between the public and private realm along this busy arterial road.
- The proposed building height and density are appropriate for this location and the building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report. The applicant will be required to provide the per unit or per sq. ft. flat rate for the number of units or floor area above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designation from Urban to Multiple Residential; and
 - (b) amend Table 7A: Land Use Designation Exceptions by adding the following site specific notification:

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # xxxxx	Multiple Residential	11973 - 96 Avenue 9609/9623 - 120 Street	Density permitted up to 2.83 FAR"

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0302-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) confirmation from the Ministry of Environment that the site contamination has been remediated;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (g) 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;
- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the units adjacent to 120 Street (Scott Road) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) 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;
- (l) registration of a Section 219 "No-Build" Restrictive Covenant" to ensure the live-work units will be built incorporating the commercial units in accordance with the BC Building Code; and
- (m) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Automotive Service Station	Urban	CG-2 and RF
North (Across):	Single Family Dwellings	Urban	RF
East (Across 120 Street):	Gas Station, Car Wash, and Convenience Store	Commercial	CHI and CD Bylaw No. 15537
South (Across 96 Avenue):	Commercial uses within the City of Delta	N/A	N/A
West:	Single Family Dwellings	Urban	RF

Context & Background

- The subject site is approximately 2,000 square metres in size and is located on the northwest corner of the intersection of 120 Street (Scott Road) and 96 Avenue.

- The site is adjacent to the City of Surrey and City of Delta border and is within the area identified for the Scott Road – 72 Avenue Corridor General Land Use Plan, for which Council authorized staff to commence a planning review and background studies at the April 11, 2022, Regular Council – Public Hearing Meeting.
- The site is designated Urban in the Official Community Plan (OCP) and is currently zoned Single Family Residential (RF) and Combined Service Gasoline Station (CG-2).
- The subject site consists of four legal lots, with 9609 and 9623 – 120 Street once being the site of a gas station and currently the site of an automotive service station. Confirmation from the Ministry of Environment that the site contamination has been remediated is required prior to final adoption and the issuance of any permits.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the construction of a 6-storey residential building containing 59 market strata dwelling units, three of which are live-work units, the applicant is requesting the following:
 - OCP Amendment from Urban to Multiple Residential and text amendment to allow an increase in the maximum floor area ratio (FAR) of the Multiple Residential designation of a site directly abutting a Frequent Transit Network (FTN) from 2.0 to 2.83;
 - Rezoning from “Combined Service Gasoline Station Zone (CG-2)” and “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” based on the “Multiple Residential 70 Zone (RM-70)”;
 - Subdivision (Consolidation) from four (4) lots to one (1) lot; and
 - Development Permit for Form and Character.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	2,150 sq. m.
Road Dedication:	364 sq. m.
Undevelopable Area:	N/A
Net Site Area:	1,786 sq. m.
Number of Lots:	1
Building Height:	24.0 m (6-storey)
Floor Area Ratio (FAR):	2.83
Floor Area	
Residential:	5,007 sq. m.
Commercial:	44 sq. m.
Total:	5,051 sq. m.
Residential Units:	
1-Bedroom:	27
2-Bedroom:	30
4-Bedroom:	2

	Proposed
Total:	59

Referrals

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

Ministry of Environment The application cannot be granted final approval by the municipality until the applicant submits to the City a Determination that the site is not contaminated, an Approval in Principle of a remediation plan, a Certificate of Compliance or a Voluntary Remediation Agreement, or obtains a release notice from the Ministry.

School District: The School District has advised that there will be approximately 22 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 9 Elementary students at Royal Heights Elementary School
- 8 Secondary students at L.A. Matheson Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture: No concerns.
The closest active park is Moffat Memorial Park and is 700 metres away, and the closest natural area is Tom Hopkins Ravine Park and is 600 metres away.

Surrey Fire Department: No concerns.

City of Delta: To date, staff have not received comments in response to the referral made to City of Delta regarding the development application.

TransLink/Coast Mountain Bus Company: TransLink will be doing work fronting the property on 120 Street in support of the future R6 Rapid Bus, which will impact the required frontage works. Coordination with TransLink will be required. Coast Mountain Bus Company is satisfied with the proposed relocation of the bus stop on 96 Avenue.

Advisory Design Panel: The proposal was considered at the ADP meeting on March 10, 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 bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The applicant will be required to provide the following road dedications as part of the subject application:
 - Variable dedication of between 0.419 to 0.675 metres for 96 Avenue;
 - Variable dedication of between 1.510 and 1.645 metres for 120 Street;
 - Dedicate 6.0 metres for lane with 3.0 m by 3.0 m corner cut at 96 Avenue; and
 - Dedicate 5.0 m by 5.0 m corner cut at 120 Street and 96 Avenue.
- The applicant is required to complete the following transportation-related works and services as part of the subject application:
 - Construct the lane fronting the site; and
 - Confirm impact to traffic signal infrastructure at 96 Avenue and overhead pole line on 120 Street and complete any mitigative works.
- Two bus stops are located adjacent to the site, one on 96 Avenue and one on 120 Street (Scott Road). Coast Mountain Bus Company has reviewed the proposed relocation of the bus stop on 96 Avenue further to the east and is satisfied with the new location. The applicant will be required to coordinate with TransLink regarding the bus stop on 120 Street (Scott Road), which will support the future R6 Rapid Bus.
- Access to the site will be from the proposed lane off of 96 Avenue.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Light pollution reduction through dark sky compliant exterior lighting;
 - Water efficient landscaping and plumbing systems;
 - Renewable wood-based building materials; and
 - Remediation of environmental contamination from the site's prior use as a gas station.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Urban in the Official Community Plan (OCP).
- The applicant is proposing an amendment to the OCP to redesignate the site to Multiple Residential and a text amendment to the OCP to increase the allowable floor area ratio (FAR) under the Multiple Residential designation from 2.0 to 2.83.

Amendment Rationale

- The requested OCP Amendment is required in order to achieve the proposed 6-storey residential building on this site.
- The subject site is within the area identified for the Scott Road – 72 Avenue Corridor General Land Use Plan (GLUP), for which Council authorized staff to commence a planning review and background studies at the April 11, 2022, Regular Council – Public Hearing Meeting.
- Given the site's inclusion in the Scott Road – 72 Avenue Corridor GLUP, as well as the site's adjacency to an existing Frequent Transit Network (FTN) and future rapid transit (R6 Scott Road Rapidbus) along Scott Road, the proposed OCP Amendment is considered to have merit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit or per sq. ft. flat rate for the number of units or floor area above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption

Notification for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management

- Growth Priorities: Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).
- Accommodating Higher Density: Direct residential and mixed-use development into Surrey's City Centre, Town Centres, along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.
- Accommodating Higher Density: Support the redevelopment of Frequent Transit Corridors that fall outside of Town Centres to a higher-density; concentrate these developments within Frequent Transit Development Areas (FTDA), Skytrain Corridor Planning Areas and within 400 metres of existing or planned Rapid Transit stops.
- Centres, Corridors and Neighbourhoods
 - Transit Corridors: Support higher-density residential, commercial, and mixed-use development in appropriate locations along existing and planned Frequent Transit Corridors and Skytrain Corridor Planning Areas outside of Surrey's Town Centres.
 - Transit Corridors: Orient new buildings to directly face and front onto streets along all transit corridors, providing convenient access to residences and businesses from transit routes.
 - Healthy Neighbourhoods: Plan and design urban neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents.

CD Bylaw

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey, 59-unit residential building on the subject site. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Floor Area Ratio:	1.50	2.83
Lot Coverage:	33%	52%
Yards and Setbacks		
North	7.5 m	3.0 m
East (120 Street):	7.5 m	3.0 m
South (96 Avenue):	7.5m	4.5 m
West (lane):	7.5 m	4.0 m
Principal Building Height:	50.0 m	24.0 m
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple unit residential buildings • Child care centres 	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented multiple unit residential buildings • Accessory Uses within live-work units: <ul style="list-style-type: none"> ○ Personal service uses; ○ Office uses; ○ General service uses; ○ Retail stores; and ○ Eating establishments.
Amenity Space		
Indoor Amenity:	<ul style="list-style-type: none"> • 3.0 sq. m. per dwelling unit • 1.0 sq. m. per lock-off suite • 4.0 sq. m. per micro unit 	The proposed 151 sq. m. + CIL of \$22,500 meets the Zoning Bylaw requirement.
Outdoor Amenity:	<ul style="list-style-type: none"> • 3.0 sq. m. per dwelling unit • 1.0 sq. m. per lock-off suite • 4.0 sq. m. per micro unit 	The proposed 182 sq. m. meets the Zoning Bylaw requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	83	86
Residential Visitor:	12	13
Total:	95	99
Bicycle Spaces		
Residential Secure Parking:	71	75
Residential Visitor:	6	6

- The floor area ratio (FAR) has been increased from 1.5 FAR in the RM-70 Zone to 2.83 net FAR in the CD Zone. The proposed density requires a text amendment to the OCP to allow an increase in the density permitted in the Multiple Residential designation for a site directly abutting a Frequent Transit Network (FTN) from 2.0 FAR to 2.83 FAR.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 52% in the CD Zone to accommodate the built form, which is generally consistent with other similar 6-storey apartment developments.

- The reduced setbacks from 7.5 metres to between 3.0 metres and 4.5 metres achieve a more urban, pedestrian-oriented streetscape, consistent with the Design Guidelines in the OCP.
- The permitted uses exclude child care centres but include appropriate accessory commercial uses for the live-work units, consistent with other live-work developments in the City.
- The proposal complies with the minimum parking requirements for vehicle and bicycle parking within the Zoning Bylaw.

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 (\$2,000 per dwelling unit for applications completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved OCP designation in order to satisfy the proposed OCP Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate is \$430.57 per square metre for apartments.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 29, 2021, and the Development Proposal Signs were installed on December 10, 2021. Staff received two responses from neighbouring residents:
- One resident had questions about developing their own property.
- One resident provided comment that they have no concerns with the proposed development but wants the developer to contribute to improvements to the area.

(Staff advised the resident of the requirements for the developer to provide frontage works, including sidewalks adjacent to the proposed development site.)

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.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant is proposing a 6-storey apartment building containing 59 dwelling units, of which three (3) units are proposed to be live-work townhouses. The remaining units consist of 23 one-bedroom units and 33 two-bedroom units. The units range in size from 52 square metres to 182 square metres.
- The proposed building fronts 96 Avenue and 120 Street (Scott Road) with ground-oriented units facing the street with front doors and useable, semi-private outdoor patio space, and units facing 120 Street (Scott Road) will be 2-storey live-work townhouses.
- Outdoor amenity spaces are provided at grade on the rooftop.
- Building exterior materials are primarily Hardie cement board, corrugated metal, and brick veneer.
- The proposed massing articulations and setbacks help to scale down the building and interface with the surrounding single-family uses.
- The proposed development received 'conditional support' from the Advisory Design Panel (ADP) at the March 10, 2022, ADP meeting.
- The applicant has worked with staff to:
 - Create strong interfaces along the streets, and the lane.
 - Develop an accessible relationship between live-work units and the 120th Street (Scott Road) sidewalk.
 - Simplify and organize the material applications.
 - Enhance, and develop the amenity spaces.

- Improve the massing and architectural expression with appropriate scale.

Landscaping

- The proposed landscaping concept for the site includes three main focal areas: a corner feature plaza along 120 Street (Scott Road) near the corner of 96 Avenue; an outdoor amenity space at the rear of the building adjacent to the indoor amenity, and a rooftop outdoor amenity area.
- The proposed landscaping for the site includes a mix of trees, shrubs, and groundcovers, along with hardscaping and site furnishings.
- At grade units have patio spaces with hydra pressed slabs, buffered by trees and shrubs to create semi-private outdoor spaces for residents.

Indoor Amenity

- The required indoor amenity is 177 square metres, while the applicant is proposing to provide 151 square metres of indoor amenity on site, requiring cash-in-lieu for the shortfall in accordance with City policy.
- The proposed indoor amenity space is on the ground floor of the building and consists of two rooms totaling 151 square metres. No programming information for the indoor amenity rooms was provided at the time of this report but will be provided prior to final approval. An accessible washroom is proposed adjacent to one of the amenity rooms.

Outdoor Amenity

- The required outdoor amenity is 177 square metres. The applicant is proposing 182 square metres of rooftop outdoor amenity, meeting the minimum requirement.
- The rooftop amenity space is proposed to contain a children's play area, dining- and café-style tables and chairs, a lounge seating area with trellis, and raised planters.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
 - Design development to improve public realm interfaces and landscape concept, including the retaining walls, live-work frontage, and public plaza.
 - Design development and refinement of the architectural features, including the 6th floor step back, lobby, and materials.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Norway Maple	1	1	0
Paperbark Maple	4	0	4
Total (excluding Alder and Cottonwood Trees)	5	1	4
Off-Site Trees	3	1	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		24	
Total Retained and Replacement Trees		28	
Contribution to the Green City Program		\$1,100 for the removal of one (1) off-site tree	

- The Arborist Assessment states that there are a total of five (5) protected trees within the subject development area, one (1) on-site tree and four (4) City trees within the existing 96 Avenue and 120 Street road allowances. There are no Alder or Cottonwood trees. It was determined that the four (4) City 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.
- In addition, the Arborist Assessment states that there are a total of three (3) off-site trees on a property to the immediate west of the subject development site (11963 – 96 Avenue). In order to accommodate the proposal, it was determined that one (1) tree (OS3-NT) is required to be removed to accommodate the proposed north-south lane as well as 96 Avenue road upgrades. The applicant has obtained permission from the property owner for the removal of this tree, with the other two trees (OS1-NT and OS2-NT) to be retained.
- For the removal of OS3-NT the applicant will be required to undertake a cash-in-lieu payment of \$1100, representing \$550 per tree based on a 2 to 1 replacement ratio, to the Green City Program in accordance with the City's Tree Protection Bylaw.
- For the one (1) on-site tree proposed for removal, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of two (2) replacement trees on the site. The applicant is proposing 24 replacement trees, thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Bloodgood Japanese Maple, European Hornbeam, Red Kousa Dogwood, Southern Magnolia and Shore Pine.

- In summary, a total of 28 trees are proposed to be retained or replaced on the site with a no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

CB/cm



sheet schedule

SD0.01 COVER PAGE	SD2.16 ROOF LEVEL PLAN	SD6.01 SITE SECTIONS
SD1.01 CONTEXT PLANS	SD2.20 P3 LEVEL PLAN	SD6.02 SITE SECTIONS
SD1.10 PROJECT DATA	SD2.21 P2 LEVEL PLAN	SD6.03 SITE SECTIONS
SD1.11 PROJECT DATA	SD2.22 P1 LEVEL PLAN	SD6.04 SITE SECTIONS
SD1.20 DESIGN RATIONALE	SD3.01 BUILDING ELEVATIONS	SD6.10 ENLARGED SECTIONS
SD1.21 RENDERINGS	SD3.02 BUILDING ELEVATIONS	SD6.11 ENLARGED SECTIONS
SD1.22 RENDERINGS	SD3.10 RENDERED ELEVATIONS - EAST	SD6.12 ENLARGED SECTIONS
SD2.01 BASE PLAN	SD3.11 RENDERED ELEVATIONS - SOUTH	SD6.13 ENLARGED SECTIONS
SD2.02 BASE PLAN WITH BUILDING	SD3.12 RENDERED ELEVATIONS - WEST	SD6.14 ENLARGED SECTIONS
SD2.03 FIRE DEPT. SITE PLAN	SD3.13 RENDERED ELEVATIONS - NORTH	SD9.01 UNIT PLANS
SD2.04 SITE PLAN	SD3.20 ENLARGED ELEVATIONS	SD9.02 UNIT PLANS
SD2.10 1st LEVEL PLAN	SD3.21 ENLARGED ELEVATIONS	SD9.03 UNIT PLANS
SD2.11 2nd LEVEL PLAN	SD4.01 MATERIAL BOARD	SD9.04 UNIT PLANS
SD2.12 3rd LEVEL PLAN	SD5.01 STREETSCAPES	SD9.05 UNIT PLANS
SD2.13 4th LEVEL PLAN	SD5.10 SHADOW STUDY	SD9.06 UNIT PLANS
SD2.14 5th LEVEL PLAN	SD5.11 SHADOW STUDY	
SD2.15 6th LEVEL PLAN	SD5.20 3D MASSING PERSPECTIVES	

maple leaf homes

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MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

COVER PAGE

SCALE:

DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE #: 7921-0302-00
PROJECT NUMBER: 20-153



SD0.01



96 ave. looking east



120 st. looking north

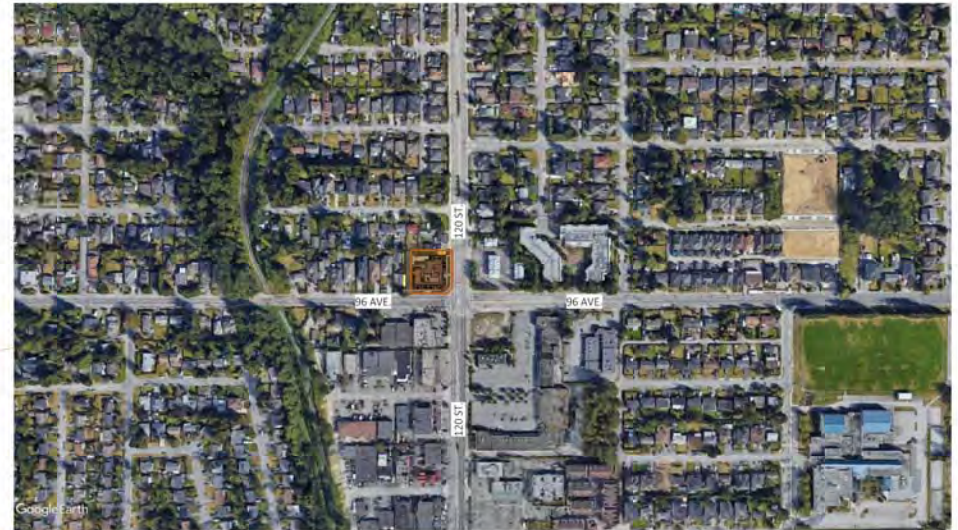


96 ave. looking west

location

THE PROPOSED DEVELOPMENT IS LOCATED ON 96 AVENUE AND 120 STREET, PART OF NEWTON NEIGHBOURHOOD. THE SITE IS CLOSELY SURROUNDED BY SINGLE FAMILY RESIDENTIAL HOMES. DIRECTLY EAST OF THE SITE IS A SHELL GAS STATION. DIRECTLY SOUTHEAST IS A FUTURE DEVELOPMENT OF A 4 STOREY COMMERCIAL BUILDING WITH GROUND LEVEL RETAIL UNITS AND A CHILDCARE CENTRE. SOUTH OF THE SITE DOWN 120 STREET IS A COMMERCIAL AREA INCLUDING RESTAURANTS, SHOPS AND OFFICES. ALSO LOCATED IN THE AREA ARE LA MATHESON SECONDARY SCHOOL AND CEDAR HILLS ELEMENTARY SCHOOL.

maple leaf apartments location



location map



maple leaf apartments location



aerial view looking nw

CONTEXT PLANS

SCALE: N.T.S.

DP RESUBMISSION

22-06-27 REVISION # 3
CITY OF SURREY FILE # 7921-0-00-00
PROJECT NUMBER: 20-153



0.1.0 project data

PROJECT:	MAPLE LEAF APARTMENTS SURREY
CURRENT ZONING:	CG-2 (COMBINED SERVICE GASOLINE STATION ZONE)
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE BASED ON RM-70)
OCR:	URBAN
CIVIC ADDRESS:	9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC
LEGAL DESCRIPTION:	LOT 58, LOT 113, LOT 114 AND LOT 115, BLOCK 4 SECTION 36 BLOCK 5 NORTH RANGE 3 PLAN 529A
VARIANCES APPLIED FOR:	1.0M SETBACK FROM PROPERTY LINES AT NORTHWEST PARKADE EXIT STAIR INDOOR AMENITY REDUCTION OF 14.84% SOUTHWEST BALCONY ENCRoACHING 0.75m ON SETBACK ENTRY CANOPIES ENCRoACHING ON SETBACKS (REFER TO ENLARGED SECTIONS FOR MEASUREMENTS)
OCp AMENDMENT APPLIED FOR:	OCp AMENDMENT REQUIRED FROM URBAN, TO MULTIPLE RESIDENTIAL INCREASE DENSITY TO 2.36 (GROSS SITE AREA) AND 2.84 (NET SITE AREA)
BYLAW EXEMPTIONS:	N/A
BUILDING AREA DEFINITION (BCBC 2018):	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
FSR DEFINITION (ZONING):	THE FIGURE OBTAINED WHEN THE AREA OF 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 1.5 METRES CLEAR HEIGHT, BALCONIES, CANOPIES, TERRACES AND DECKS
GROSS FLOOR AREA DEFINITION (ZONING):	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
EXISTING GRADE DEFINITION (ZONING):	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 AND THE ADJOINING LOT LINES
FINISHED GRADE DEFINITION (ZONING):	a) THE ROUGH 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
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE 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 EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOFED BUILDING; 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 METER [3FT] AND LOCATED OVER A GABLE, HIP OR GAMBREL ROOF
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	ZONE RM-70: PRINCIPAL BUILDING MAX. 50m; ACCESSORIES BUILDINGS & STRUCTURES MAX. 4.5m / 6 STOREYS (BCBC 3.2.2.48)
AVERAGE GRADE (ZONING):	89.54m
LOWEST AVERAGE GRADE (BCBC 2018):	88.57m
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREY - 23.95m [REFER TO BUILDING HEIGHT DEFINITION ABOVE]
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c), GROUP D 3.2.2.58 (1)(c)] PROPOSED - 16.86m
1ST STOREY TO UPPERMOST COMBUSTIBLE ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), GROUP D 3.2.2.58 (2)(c)], NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m] PROPOSED - 23.95m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 17.84m
ALLOWABLE DENSITY:	2.0 FAR (OCp)
LOT COVERAGE MAXIMUM:	RM-70: 33%
REQUIRED OUTDOOR AMENITY:	RM-70: 3.0 SQUARE METERS PER D.U. - NOT LOCATED WITHIN PROJECT SETBACKS - 59 (3.0) = 177.00 S.M. REQUIRED, PROVIDED: 182 S.M. (103%)
REQUIRED INDOOR AMENITY:	RM-70: 3.0 SQUARE METERS PER D.U. - 59 (3.0) = 177.00 S.M. REQUIRED, PROVIDED: 150.73 S.M. (85.16%)
SITE AREA:	GROSS: 23,145.19 S.F. (2,150.26 S.M.) (0.53 ACRES) NET: 19,211.49 S.F. (1,785.45 S.M.) (0.44 ACRES)
PROPOSED LOT COVERAGE:	GROSS: 9,895 S.F. / 23,145.19 S.F. = 42.75% NET: 9,895 S.F. / 19,211.49 = 51.50%
PROPOSED BUILDING AREA:	56,215 S.F. (5,224.44 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	56,215 S.F. (5,224.44 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	49,691 S.F. (4,616.45 S.M.)
PROPOSED FAR:	56,095 S.F. (RESIDENTIAL) - 1,622 S.F. (AMENITY SPACE) = 54,473 S.F. / 23,145.19 S.F. (SITE AREA) = 2.35 (GROSS) 56,095 S.F. (RESIDENTIAL) - 1,622 S.F. (AMENITY SPACE) = 54,473 S.F. / 19,211.49 S.F. (SITE AREA) = 2.83 (NET)
SETBACKS:	NORTH = 3.00m, EAST = 3.00m, SOUTH = 4.50m, WEST = 4.00m
NUMBER OF STREETS:	2

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P3 LEVEL				
PARKADE	16496 ft ²	1532.57 m ²	15.6%	
	16496 ft²	1532.57 m²	15.6%	
P2 LEVEL				
PARKADE	16595 ft ²	1541.73 m ²	15.7%	
	16595 ft²	1541.73 m²	15.7%	
P1 LEVEL				
PARKADE	16600 ft ²	1542.17 m ²	15.7%	
	16600 ft²	1542.17 m²	15.7%	
1ST LEVEL				
CIRCULATION	2229 ft ²	207.07 m ²	2.1%	
INDOOR AMENITY	1622 ft ²	150.73 m ²	1.5%	
RESIDENTIAL	5871 ft ²	545.46 m ²	5.6%	
SERVICE ROOMS/SHAFTS	104 ft ²	9.70 m ²	0.1%	
	9827 ft²	912.95 m²	9.3%	
2ND LEVEL				
CIRCULATION	1222 ft ²	113.54 m ²	1.2%	
RESIDENTIAL	8298 ft ²	770.92 m ²	7.8%	
SERVICE ROOMS/SHAFTS	42 ft ²	3.86 m ²	0.0%	
	9562 ft²	888.32 m²	9.0%	
3RD LEVEL				
CIRCULATION	996 ft ²	92.52 m ²	0.9%	
RESIDENTIAL	8283 ft ²	769.56 m ²	7.8%	
SERVICE ROOMS/SHAFTS	42 ft ²	3.86 m ²	0.0%	
	9321 ft²	865.94 m²	8.8%	
4TH LEVEL				
CIRCULATION	997 ft ²	92.59 m ²	0.9%	
RESIDENTIAL	8283 ft ²	769.49 m ²	7.8%	
SERVICE ROOMS/SHAFTS	42 ft ²	3.86 m ²	0.0%	
	9321 ft²	865.94 m²	8.8%	
5TH LEVEL				
CIRCULATION	996 ft ²	92.52 m ²	0.9%	
RESIDENTIAL	8283 ft ²	769.56 m ²	7.8%	
SERVICE ROOMS/SHAFTS	42 ft ²	3.86 m ²	0.0%	
	9321 ft²	865.94 m²	8.8%	
6TH LEVEL				
CIRCULATION	996 ft ²	92.52 m ²	0.9%	
RESIDENTIAL	7118 ft ²	661.28 m ²	6.7%	
SERVICE ROOMS/SHAFTS	42 ft ²	3.86 m ²	0.0%	
	8155 ft²	757.66 m²	7.7%	
ROOF TOP				
CIRCULATION	588 ft ²	54.64 m ²	0.6%	
	588 ft²	54.64 m²	0.6%	
AREA GRAND TOTAL	105786 ft²	9827.87 m²	100.0%	

0.2.1 gross floor area summary (excluding parkade)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %
CIRCULATION			
1ST LEVEL	2229 ft ²	207.07 m ²	4.0%
2ND LEVEL	1222 ft ²	113.54 m ²	2.2%
3RD LEVEL	996 ft ²	92.52 m ²	1.8%
4TH LEVEL	997 ft ²	92.59 m ²	1.8%
5TH LEVEL	996 ft ²	92.52 m ²	1.8%
6TH LEVEL	996 ft ²	92.52 m ²	1.8%
ROOF TOP	588 ft ²	54.64 m ²	1.0%
	8023 ft²	745.39 m²	14.3%
INDOOR AMENITY			
1ST LEVEL	1622 ft ²	150.73 m ²	2.9%
	1622 ft²	150.73 m²	2.9%
RESIDENTIAL			
1ST LEVEL	5871 ft ²	545.46 m ²	10.5%
2ND LEVEL	8298 ft ²	770.92 m ²	14.8%
3RD LEVEL	8283 ft ²	769.56 m ²	14.8%
4TH LEVEL	8283 ft ²	769.49 m ²	14.8%
5TH LEVEL	8283 ft ²	769.56 m ²	14.8%
6TH LEVEL	7118 ft ²	661.28 m ²	12.7%
	46137 ft²	4286.26 m²	82.2%
SERVICE ROOMS/SHAFTS			
1ST LEVEL	104 ft ²	9.70 m ²	0.2%
2ND LEVEL	42 ft ²	3.86 m ²	0.1%
3RD LEVEL	42 ft ²	3.86 m ²	0.1%
4TH LEVEL	42 ft ²	3.86 m ²	0.1%
5TH LEVEL	42 ft ²	3.86 m ²	0.1%
6TH LEVEL	42 ft ²	3.86 m ²	0.1%
	312 ft²	29.01 m²	0.6%
AREA GRAND TOTAL	56095 ft²	5211.39 m²	100.0%

0.2.2 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	2229 ft ²	207.07 m ²	4%	
2ND LEVEL	1222 ft ²	113.54 m ²	2%	
3RD LEVEL	996 ft ²	92.52 m ²	2%	
4TH LEVEL	997 ft ²	92.59 m ²	2%	
5TH LEVEL	996 ft ²	92.52 m ²	2%	
6TH LEVEL	996 ft ²	92.52 m ²	2%	
ROOF TOP	588 ft ²	54.64 m ²	1%	
	8023 ft²	745.39 m²	15%	
RESIDENTIAL				
1ST LEVEL	5781 ft ²	537.10 m ²	11%	
2ND LEVEL	8298 ft ²	770.92 m ²	15%	
3RD LEVEL	8283 ft ²	769.56 m ²	15%	
4TH LEVEL	8283 ft ²	769.49 m ²	15%	
5TH LEVEL	8283 ft ²	769.56 m ²	15%	
6TH LEVEL	7118 ft ²	661.28 m ²	13%	
	46047 ft²	4277.90 m²	85%	
SERVICE ROOMS/SHAFTS				
1ST LEVEL	194 ft ²	18.06 m ²	0%	
2ND LEVEL	42 ft ²	3.86 m ²	0%	
3RD LEVEL	42 ft ²	3.86 m ²	0%	
4TH LEVEL	42 ft ²	3.86 m ²	0%	
5TH LEVEL	42 ft ²	3.86 m ²	0%	
6TH LEVEL	42 ft ²	3.86 m ²	0%	
	402 ft²	37.37 m²	1%	
AREA GRAND TOTAL	54773 ft²	5060.66 m²	100%	
FSR AREA EXCLUSIONS:	INDOOR AMENITY SPACE REQUIREMENTS			

0.4.0 unit floor area summary apartments only

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1	1 BED	4	560 SF	52 m ²	2241 ft ²	208.21 m ²
UNIT A1	1 BED	1	567 SF	53 m ²	567 ft ²	52.63 m ²
UNIT A2	1 BED	1	604 SF	56 m ²	604 ft ²	56.08 m ²
UNIT A3	1 BED	1	503 SF	47 m ²	503 ft ²	46.77 m ²
UNIT A4	1 BED	1	552 SF	51 m ²	552 ft ²	51.25 m ²
UNIT A5	1 BED	1	607 SF	56 m ²	607 ft ²	56.41 m ²
UNIT B1	1 BED & DEN	4	604 SF	56 m ²	2415 ft ²	224.33 m ²
UNIT B2	1 BED & DEN	1	648 SF	60 m ²	648 ft ²	60.17 m ²
UNIT B2	1 BED & DEN	3	649 SF	60 m ²	1948 ft ²	180.94 m ²
UNIT B3	1 BED & DEN	1	661 SF	61 m ²	661 ft ²	61.44 m ²
UNIT B3	1 BED & DEN	4	667 SF	62 m ²	2669 ft ²	247.98 m ²
UNIT B4	1 BED & DEN	1	787 SF	73 m ²	787 ft ²	73.12 m ²
UNIT B5	1 BED & DEN	1	683 SF	63 m ²	683 ft ²	63.45 m ²
UNIT B6	1 BED & DEN	1	661 SF	61 m ²	661 ft ²	61.43 m ²
UNIT B7	1 BED & DEN	1	637 SF	59 m ²	637 ft ²	59.14 m ²
UNIT B8	1 BED & DEN	1	677 SF	63 m ²	677 ft ²	62.87 m ²
UNIT C1	JR. 2 BED	4	784 SF	73 m ²	3136 ft ²	291.38 m ²
UNIT C1	JR. 2 BED	6	787 SF	73 m ²	4722 ft ²	438.70 m ²
UNIT C2	JR. 2 BED	3	919 SF	85 m ²	2756 ft ²	256.03 m ²
UNIT D1	2 BED	4	844 SF	78 m ²	3375 ft ²	313.56 m ²
UNIT D2	2 BED	1	842 SF	78 m ²	842 ft ²	78.25 m ²
UNIT D3	2 BED	1	685 SF	64 m ²	685 ft ²	63.62 m ²
UNIT D4	2 BED	1	893 SF	83 m ²	893 ft ²	82.98 m ²
UNIT D4	2 BED	2	894 SF	83 m ²	1787 ft ²	166.04 m ²
UNIT E1	JR. 2 BED & DEN	3	792 SF	74 m ²	2376 ft ²	220.69 m ²
UNIT E2	JR. 2 BED & DEN	4	785 SF	73 m ²	3139 ft ²	291.61 m ²
TOTAL UNITS: 56					40570 ft²	3769.10 m²

0.4.1 unit floor area summary work-live townhomes only

UNIT	UNIT #	DESCRIPTION	UNIT TYPE	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT TH1	105	1ST LEVEL	4 BED + DEN TH	863 ft ²	80 m ²	863 ft ²	80.20 m ²
UNIT TH1	105	OFFICE	4 BED + DEN TH	141 ft ²	13 m ²	141 ft ²	13.12 m ²
UNIT TH1	105	2ND LEVEL	4 BED + DEN TH	982 ft ²	91 m ²	982 ft ²	91.27 m ²
UNIT TH1				1987 ft²	185 m²	1987 ft²	184.60 m²
UNIT TH2	106	1ST LEVEL	2 BED + DEN TH	500 ft ²	46 m ²	500 ft ²	46.48 m ²
UNIT TH2	106	OFFICE	2 BED + DEN TH	211 ft ²	20 m ²	211 ft ²	19.64 m ²
UNIT TH2	106	2ND LEVEL	2 BED + DEN TH	699 ft ²	65 m ²	699 ft ²	64.91 m ²
UNIT TH2				1410 ft²	131 m²	1410 ft²	131.03 m²
UNIT TH3	107	1ST LEVEL	4 BED + DEN TH	816 ft ²	76 m ²	816 ft ²	75.85 m ²
UNIT TH3	107	OFFICE	4 BED + DEN TH	229 ft ²	21 m ²	229 ft ²	21.24 m ²
UNIT TH3	107	2ND LEVEL	4 BED + DEN TH	1038 ft ²	96 m ²	1038 ft ²	96.44 m ²
UNIT TH3				2083 ft²	194 m²	2083 ft²	193.53 m²
WORK-LIVE TOWNHOMES TOTALS: 3				5480 ft²	509 m²	5480 ft²	509.15 m²

0.4.2 total unit count summary apartments and townhomes

UNIT TYPE	UNIT COUNT	UNIT TYPE %
1 BED	9	15.3%
1 BED & DEN	18	30.5%
2 BED	9	15.3%
2 BED + DEN TH	1	1.7%
4 BED + DEN TH	2	3.4%
JR. 2 BED	13	22.0%
JR. 2 BED & DEN	7	11.9%
TOTAL UNITS: 59		100.0%

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)	UNITS / S.F.	FACTOR	TOTAL
RESIDENT: 1 BED (INCL. DENS UNDER 9 S.M.)	23	1.3	29.9
RESIDENT: 2+ BEDS	36	1.5	54
TOTAL:			83.9 = 84 RESIDENT
VISITOR	59	0.2	11.80
TOTAL:			12 VISITOR
GRAND TOTAL			96 STALLS
ACCESSIBLE SMALL CAR ALLOWABLE		2% OF TOTAL 35% OF TOTAL	2 (INCL. 1 VAN ACCESSIBLE STALL) 33.95 = 34 ALLOWED
EV CHARGE INFRASTRUCTURE			
ALL RESIDENTIAL PARKING SPACES & 50% OF VISITOR PARKING SPACES TO HAVE AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER IF ELECTRIC VEHICLE CHARGING OR, THE OWNER MUST INSTALL AN ELECTRIC VEHICLE ENERGY MANAGEMENT PROGRAM IN ACCORDANCE WITH THE CITY STANDARDS			
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
TENANT (UNIT)	59	1.2	71
VISITOR (BLDG)	1	6	6
TOTAL STALLS:			77

*BICYCLE PARKING IS EXCLUDED FROM FAR TO A MAXIMUM OF 170 SM (1830 SF)

0.5.1 vehicle parking stall proposed

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	COMMENTS
RESIDENT			
ACCESSIBLE	1	1.0%	
SMALL CAR	27	27.3%	
STANDARD	57	57.6%	
VAN ACCESSIBLE	1	1.0%	
RESIDENT: 86		86.9%	
VISITOR			
ACCESSIBLE	1	1.0%	
STANDARD	12	12.1%	
VISITOR: 13		13.1%	
TOTAL PARKING STALLS: 99		100.0%	

NOTE: ALL RESIDENTIAL PARKING SPACES & 50% OF VISITOR PARKING SPACES TO HAVE AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER IF ELECTRIC VEHICLE CHARGING OR, THE OWNER MUST INSTALL AN ELECTRIC VEHICLE ENERGY MANAGEMENT PROGRAM IN ACCORDANCE WITH THE CITY STANDARDS

0.5.2 bike stall parking proposed

BIKE PARKING PROVIDED	BIKE STALLS (RESIDENT / PARKADE)	BIKE STALLS (VISITOR / ON SITE)	TOTAL
BIKE STALLS (RESIDENT / PARKADE)	75		75
BIKE STALLS (VISITOR / ON SITE)		6	6
TOTAL STALLS			81

28 STALLS ON P1, 37 STALLS ON P2, 10 STALLS ON P3
SURFACE MOUNT- WITHIN 30 METERS FROM MAIN ENTRANCE



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

PROJECT DATA

SCALE:

DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD1.11

design rationale

project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF A SIX-STORY WOOD FRAME 60-UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON A 3-LEVEL CONCRETE PARKADE SITUATED ALONG TWO INTERSECTING STREETS, 96 AVENUE AND 120 STREET.

UNITS LOCATED ALONG THE 120TH STREET FRONT ARE GROUND-ORIENTED TWO-STORY TOWNHOMES WHICH CREATE HUMAN SCALE INTERACTION WITH THE STREET, LEADING INTO A PROJECTING CORNER FEATURE ANCHORING THE DEVELOPMENT AT THE INTERSECTING STREETS.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

massing, form & character

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO CREATE A HUMAN SCALE EXPERIENCE ALONG THE STREET AND PROVIDE LIVABILITY WITHIN THE DEVELOPMENT WITH APPROACHABLE WALK-UP ENTRIES, LARGE PROJECTING BALCONIES, AND ROOF OUTDOOR AMENITIES.

DIVERSITY IN THE ARTICULATION AND USE OF MATERIALS AND TEXTURED ACCENTS THROUGHOUT THE BUILDING FACADES ALONG THE STREET FACE CREATES VISUAL INTEREST FOR BOTH MOTORISTS AND PEDESTRIANS MOVING ALONG THE STREETS, AS WELL AS A STRONG SENSE OF WELCOMING FOR PEDESTRIANS MOVING IN AND THROUGHOUT THE DEVELOPMENT.

THE EXTERIOR TREATMENT OF THE BUILDING REFLECTS A TRADITIONAL URBAN BROWNSTONE GROUND FLOOR WITH A MORE MODERN CONTEMPORARY URBAN THEME THROUGHOUT THE UPPER FLOORS REFERENCING AN INDUSTRIAL VERNACULAR WITH THE USE GRAY, WHITE & STEEL TONES, AND RAISED ROOF PROJECTIONS AND CANOPIES, WHILE BRINGING WARMTH AND EXCITEMENT AS A LIVABLE PLACE BY USE OF GLASS, METAL PANEL AND LANDSCAPE FEATURES.

MATERIALS CONSIST OF FINISHED CERAMIC COATING PANELS AND TERRAZZO ERICK, CEMENTITIOUS PANEL, AND HORIZONTAL CORRUGATED METAL CLADDING. THE DISTRIBUTION OF MATERIALS ARTICULATES A LOWER SCALE AT THE STREET, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS, ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS MORE EFFECTIVELY, WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARD AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES. ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



southeast corner - concept



east elevation - concept



northeast from 120 street



MAPLE LEAF SURREY

96 AVENUE & 120 STREET & 117TH AVENUE, SURREY, BC

DESIGN RATIONALE

SCALE:

DP RESUBMISSION

22-06-27 REVISION # 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD1.20



southwest from 96 avenue



MAPLE LEAF SURREY
9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

RENDERINGS
SCALE: N.T.S.

DP RESUBMISSION
22-06-27 REVISION #: 3
CITY OF SURREY FILE #: 7521-0302-00
PROJECT NUMBER: 20-153



SD1.21



northwest from lane



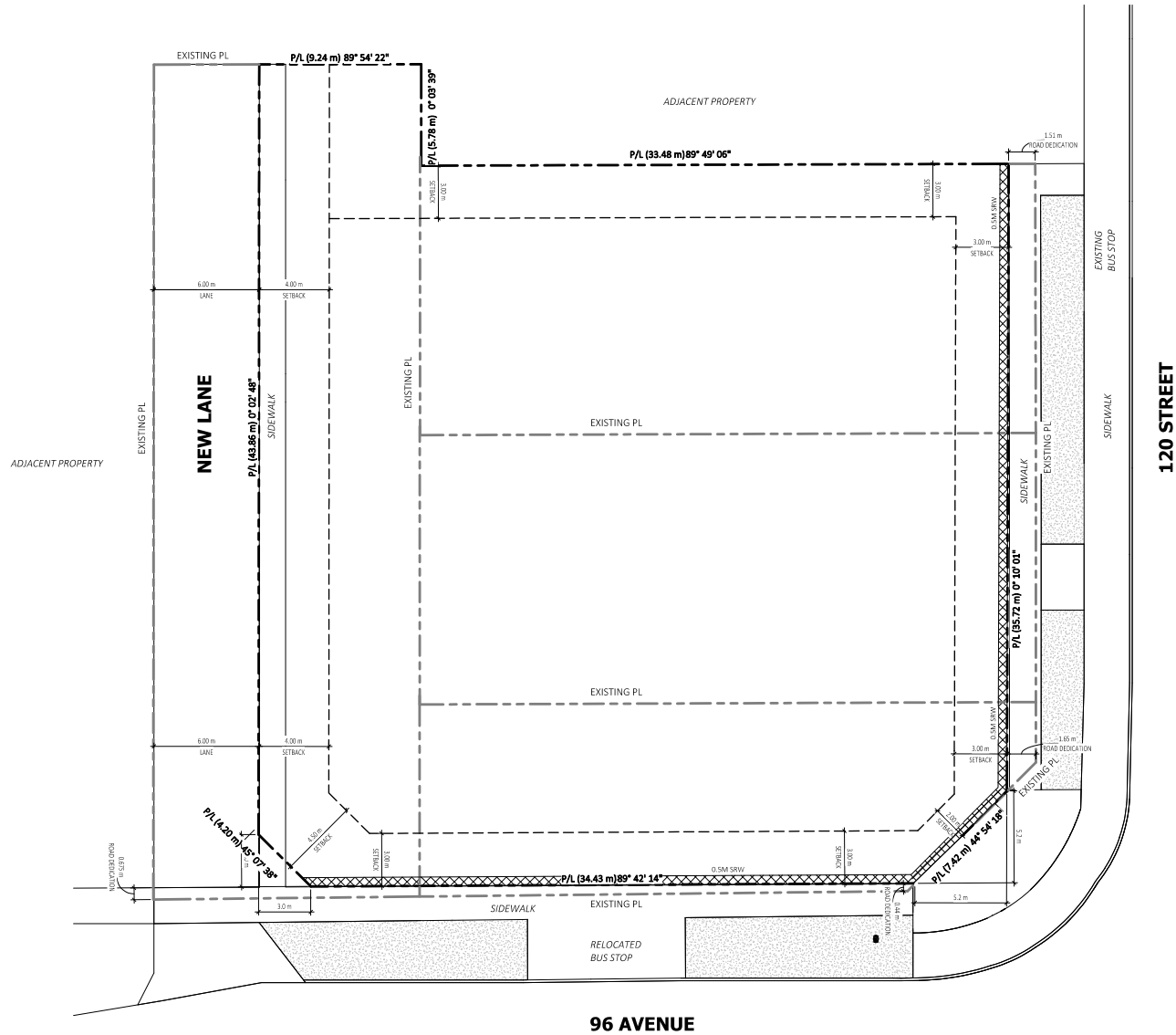
MAPLE LEAF SURREY
9609 120 STREET, 9673 120 STREET, & 11973 96 AVENUE, SURREY, BC

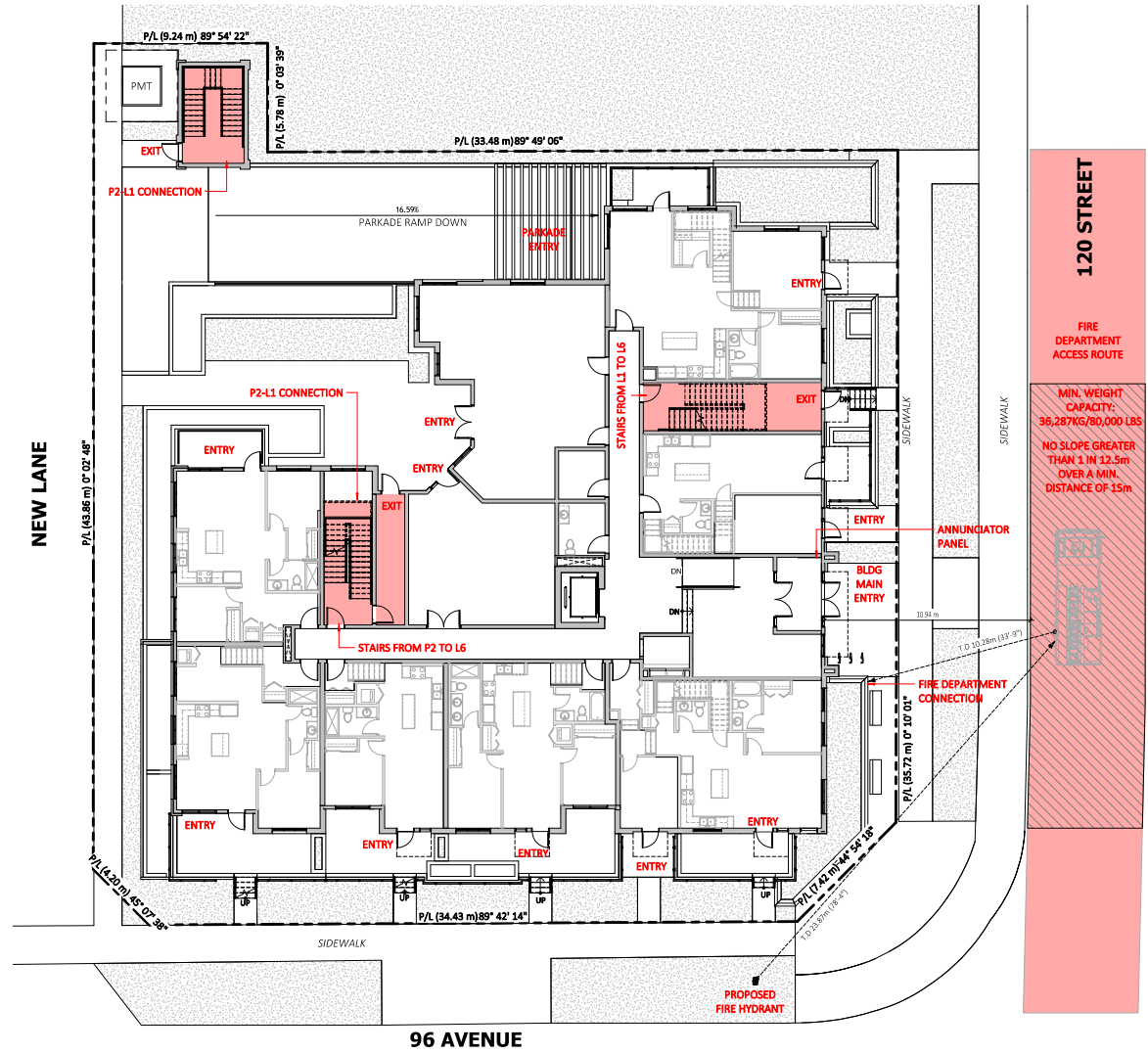
RENDERINGS
SCALE: N.T.S.

DP RESUBMISSION
23-06-27 REVISION #: 3
CITY OF SURREY FILE #: 7521-0302-00
PROJECT NUMBER: 20-153

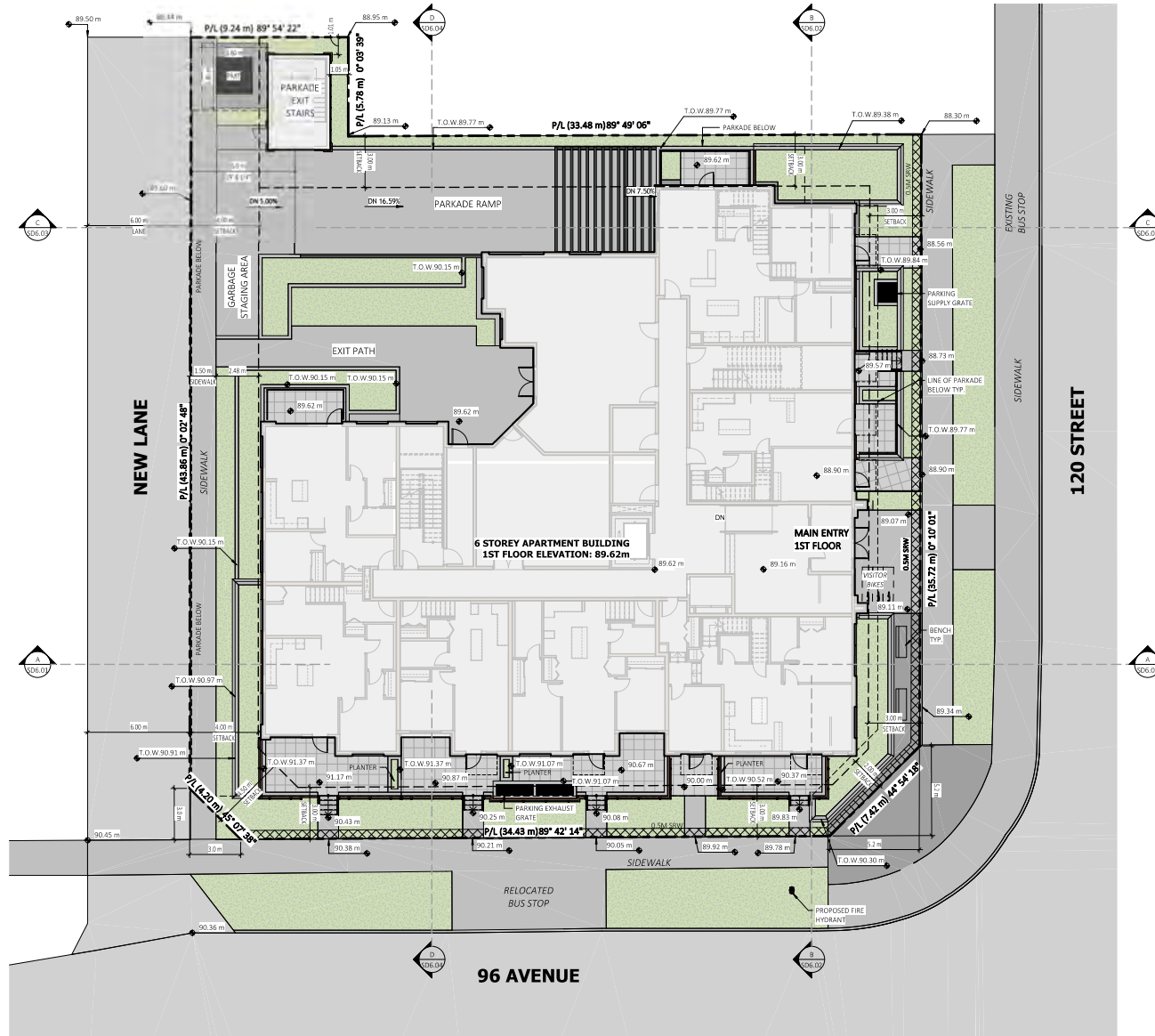


SD1.22





SITE PLAN - FIRE DEPT.
1" = 10'-0"



MAPLE LEAF SURREY
 9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

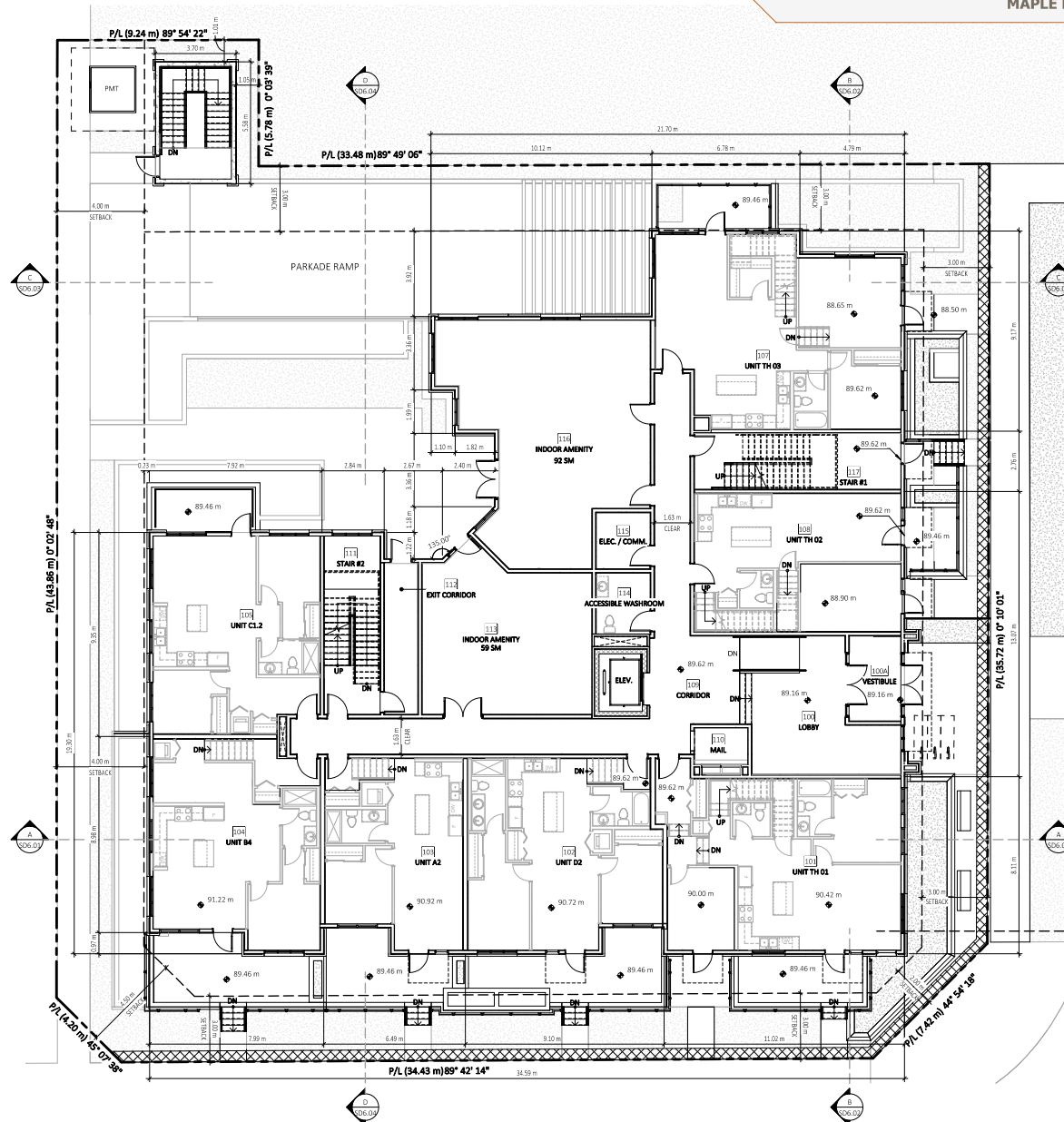
SITE PLAN
 SCALE: 1" = 10'-0"



DP RESUBMISSION
 22-06-27 REVISION #: 3
 CITY OF SURREY FILE # 7921-0302-00
 PROJECT NUMBER: 20-153



SD2.04



MAPLE LEAF SURREY
 9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

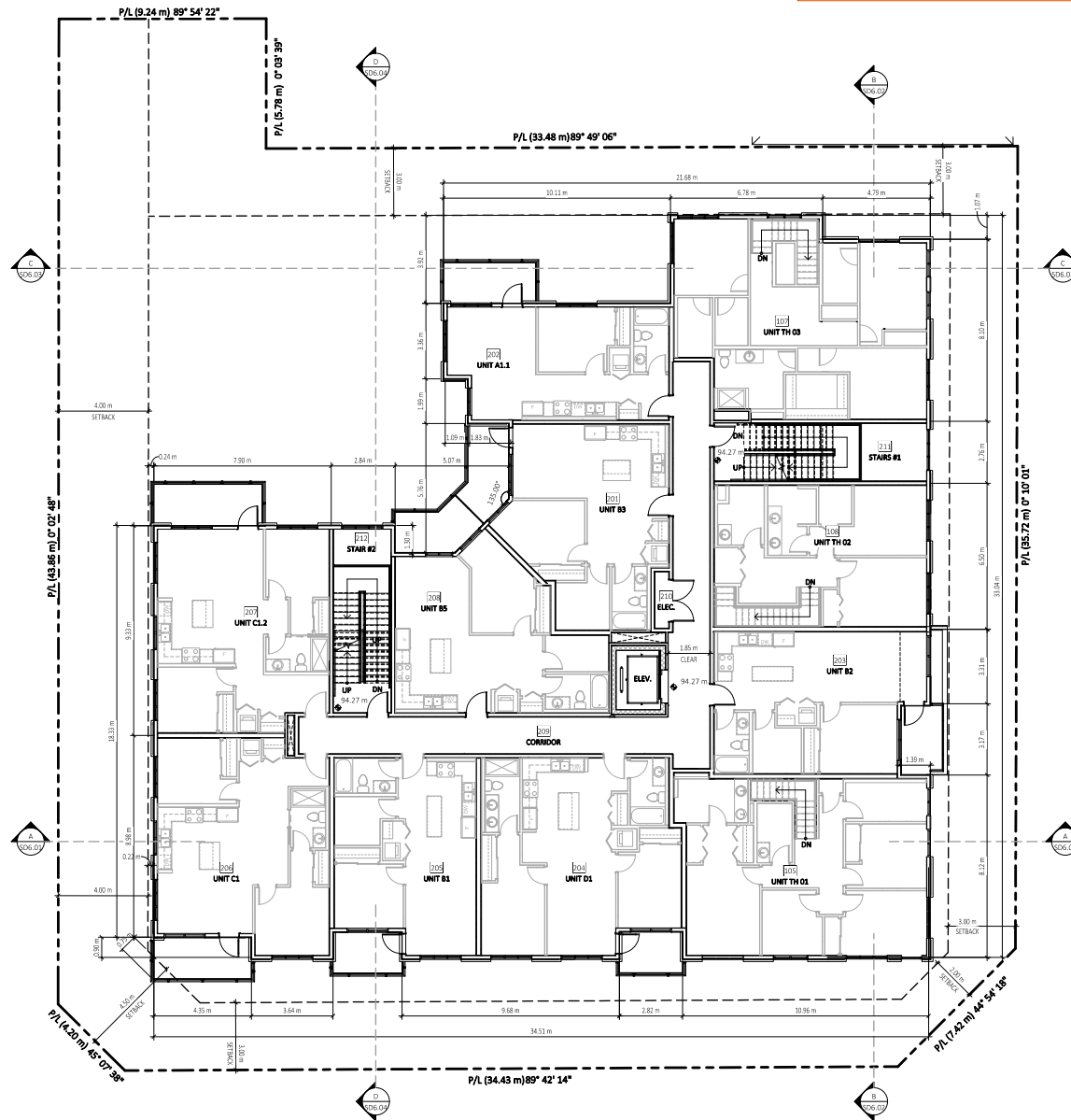
1st LEVEL PLAN
 SCALE: 1/8" = 1'-0"



DP RESUBMISSION
 22-06-27 REVISION # 3
 CITY OF SURREY FILE # 7921-0302-00
 PROJECT NUMBER: 20-153



SD2.10



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

2nd LEVEL PLAN

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

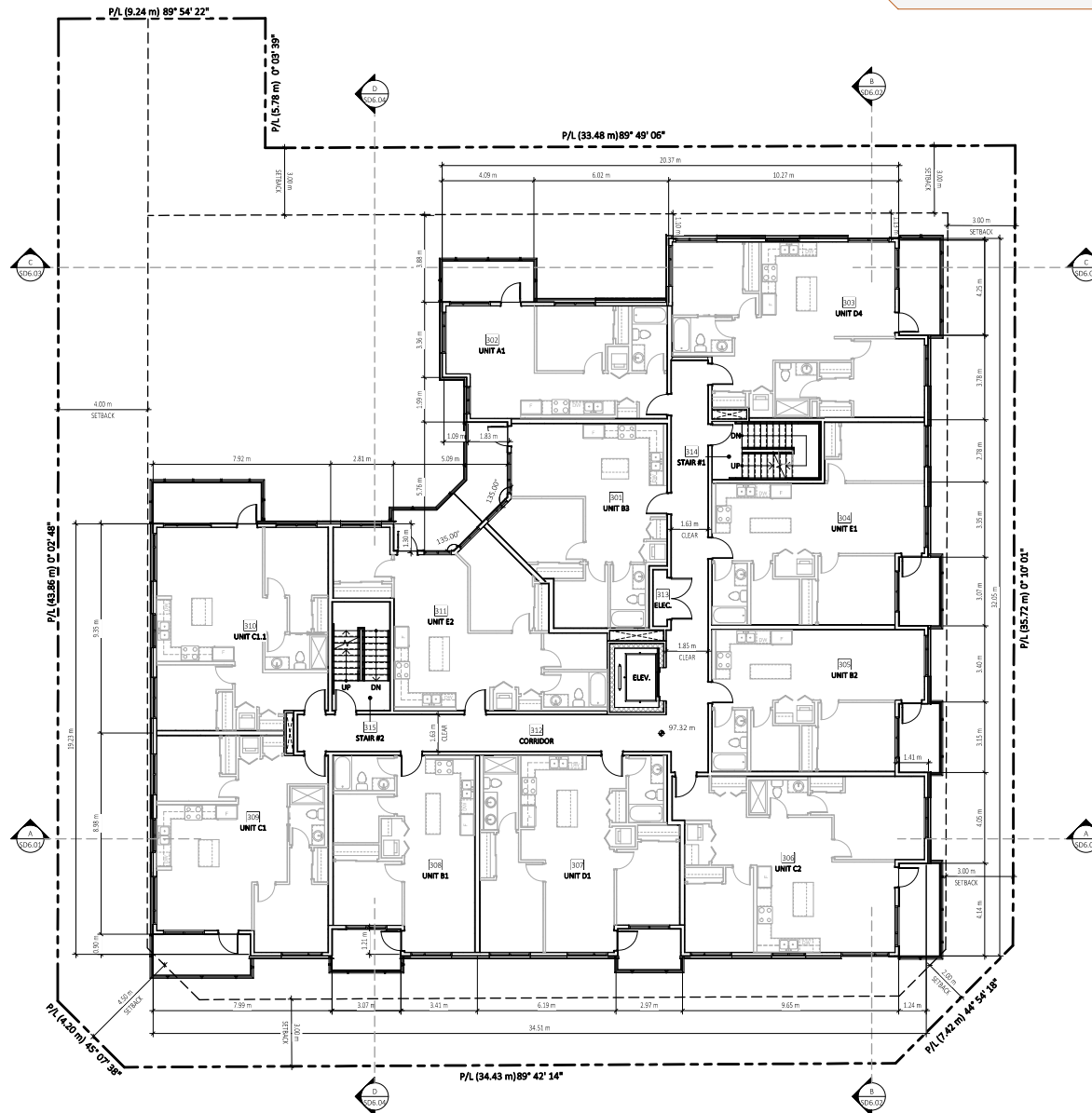


DP RESUBMISSION

22-06-27 REVISION #: 3
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SD2.11



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

3rd LEVEL PLAN

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

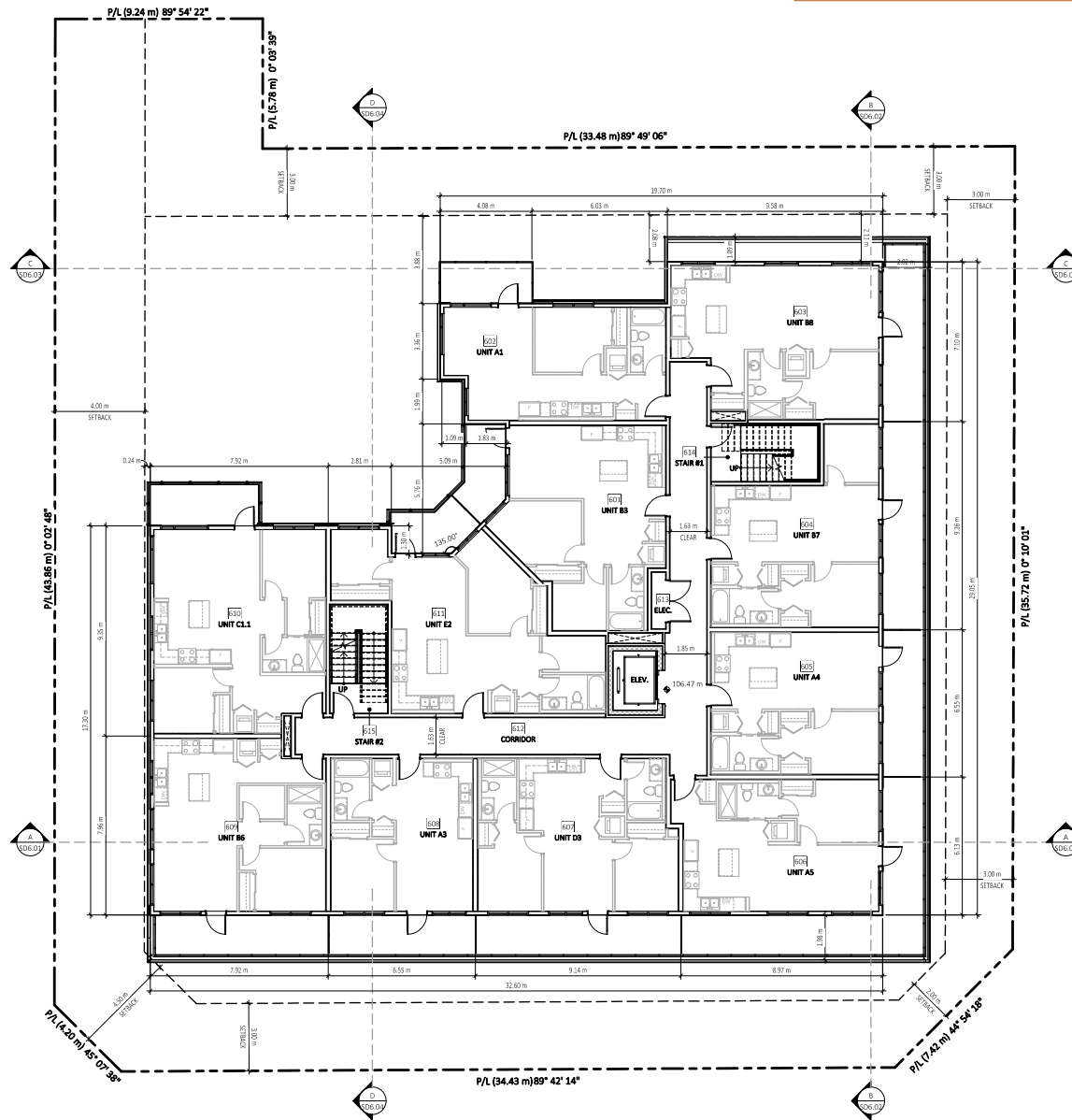


DP RESUBMISSION

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PROJECT NUMBER: 20-153



SD2.12



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

6th LEVEL PLAN

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

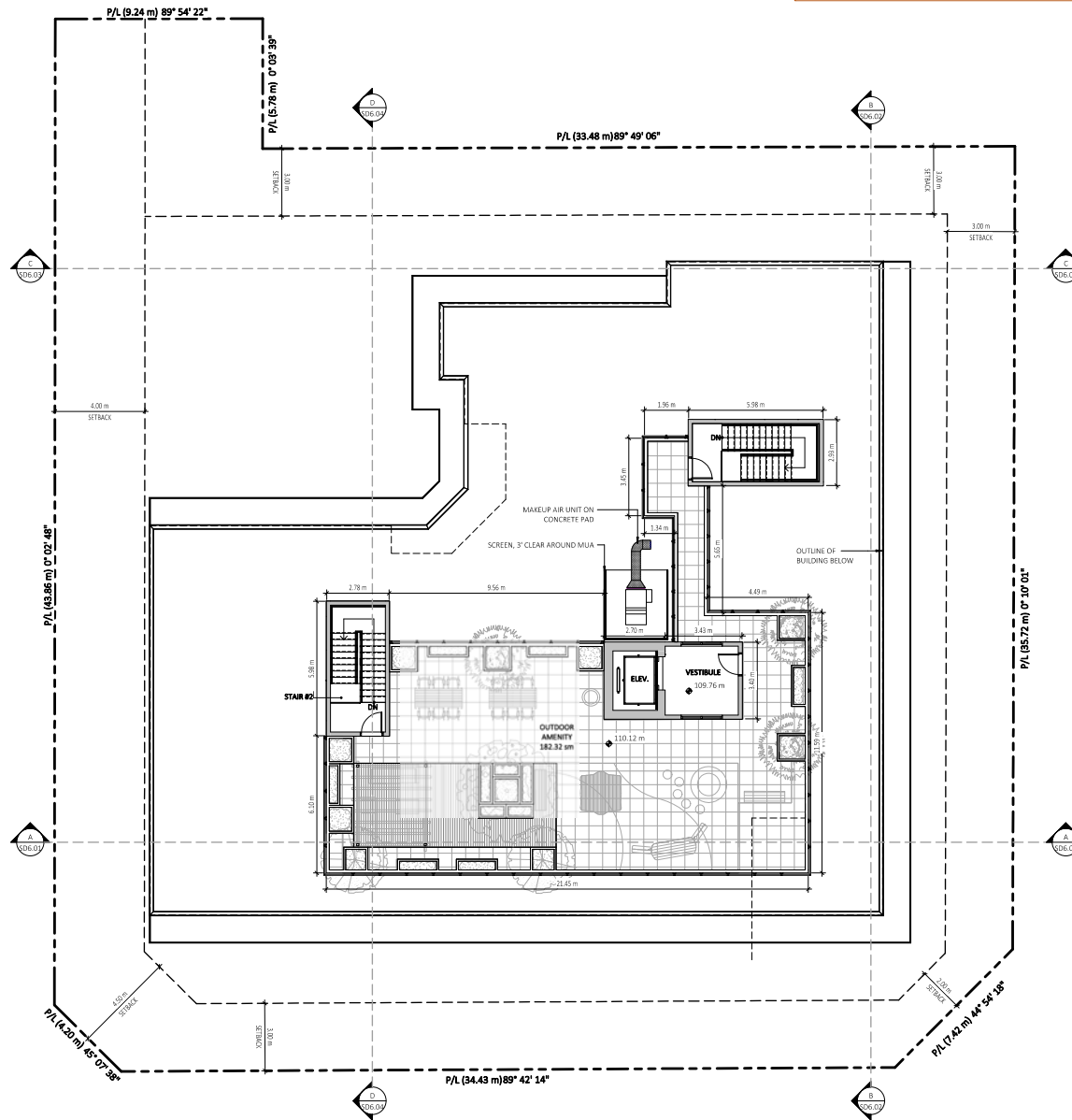


DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD2.15



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

ROOF LEVEL PLAN

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

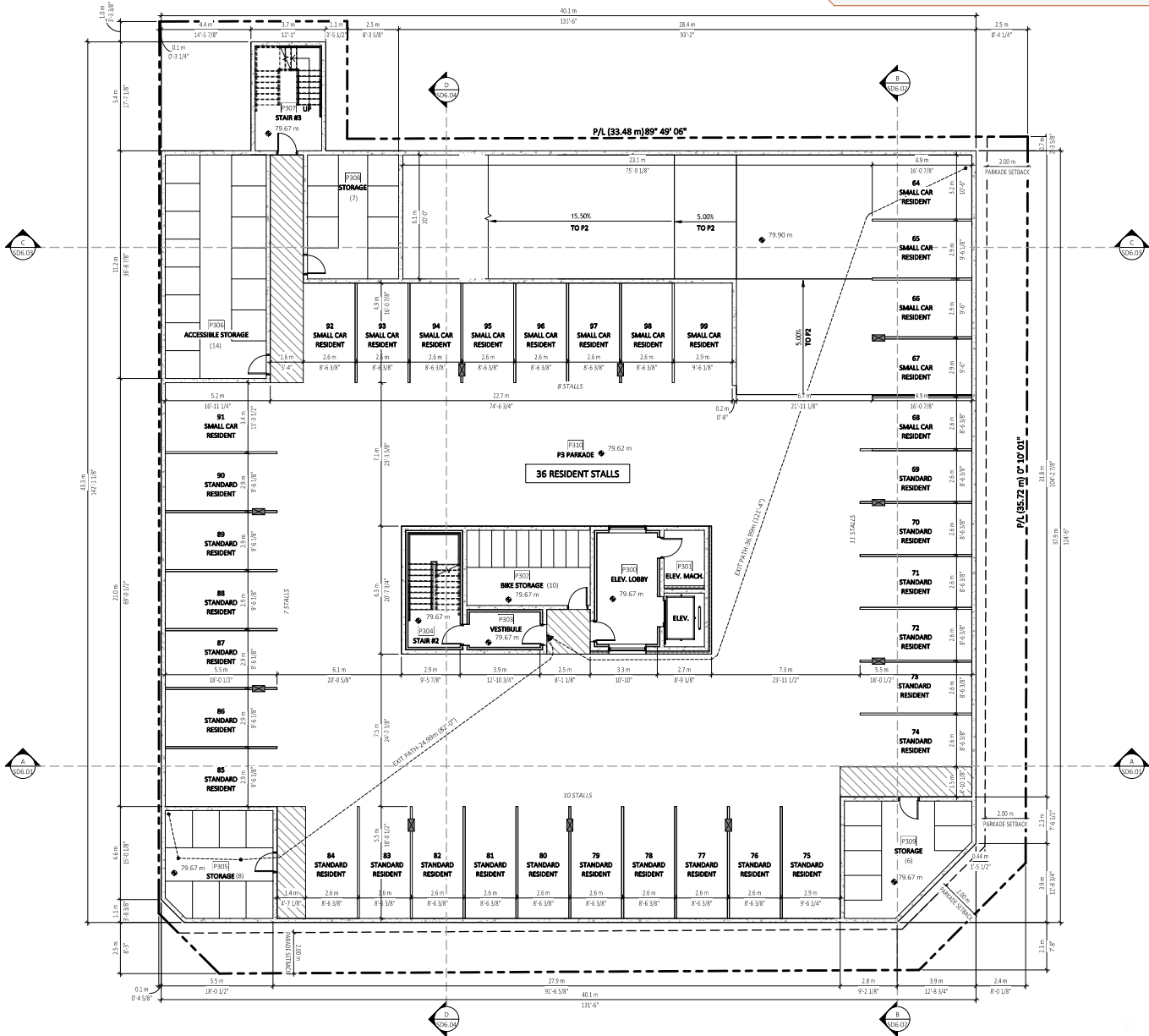


DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD2.16



MAPLE LEAF SURREY
 9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

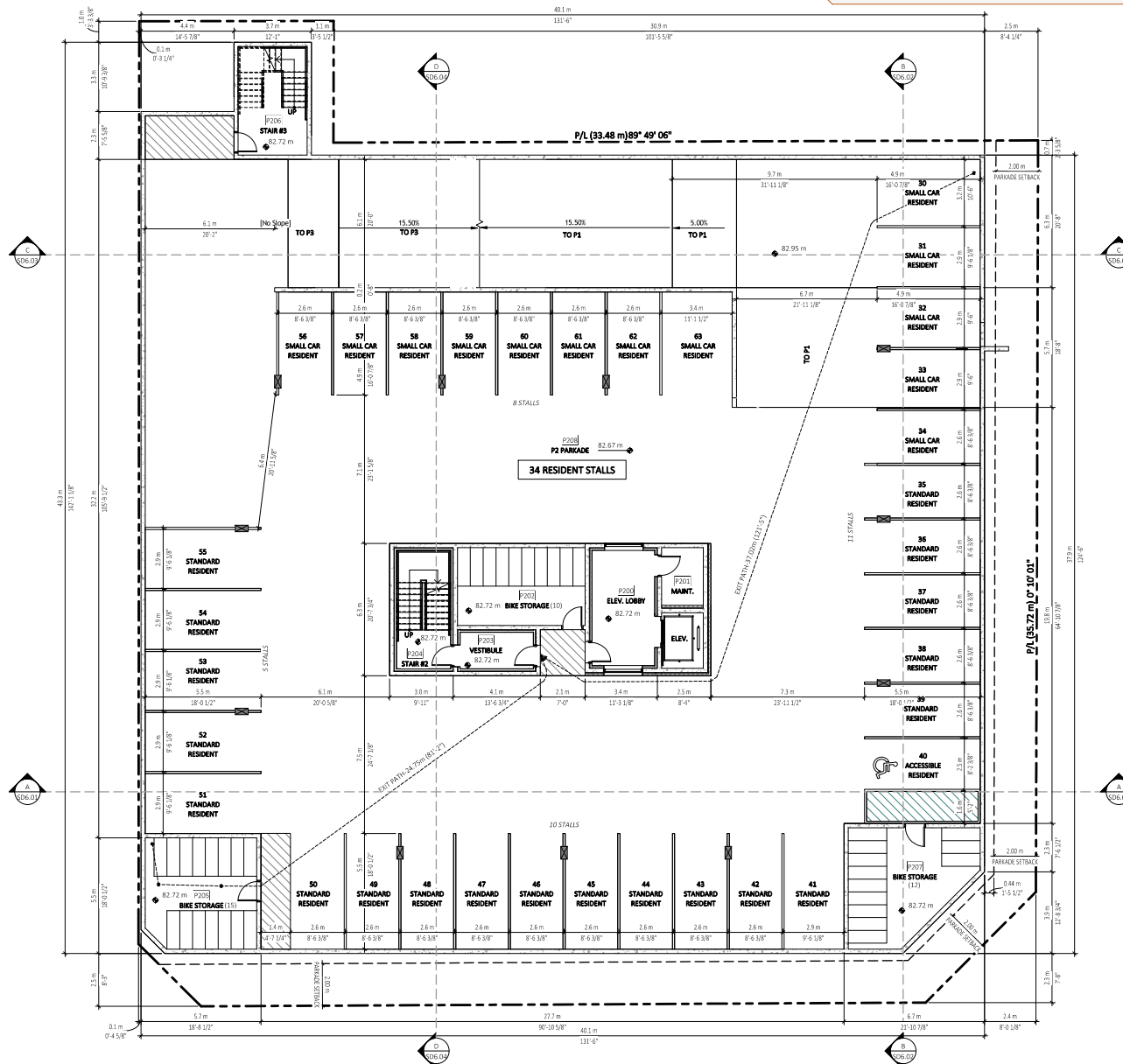
P3 LEVEL PLAN
 SCALE: 1/8" = 1'-0"



DP RESUBMISSION
 22-06-27 REVISION # 3
 CITY OF SURREY FILE # 7921-0302-00
 PROJECT NUMBER: 20-153



SD2.20



P2 LEVEL PLAN

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



DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153

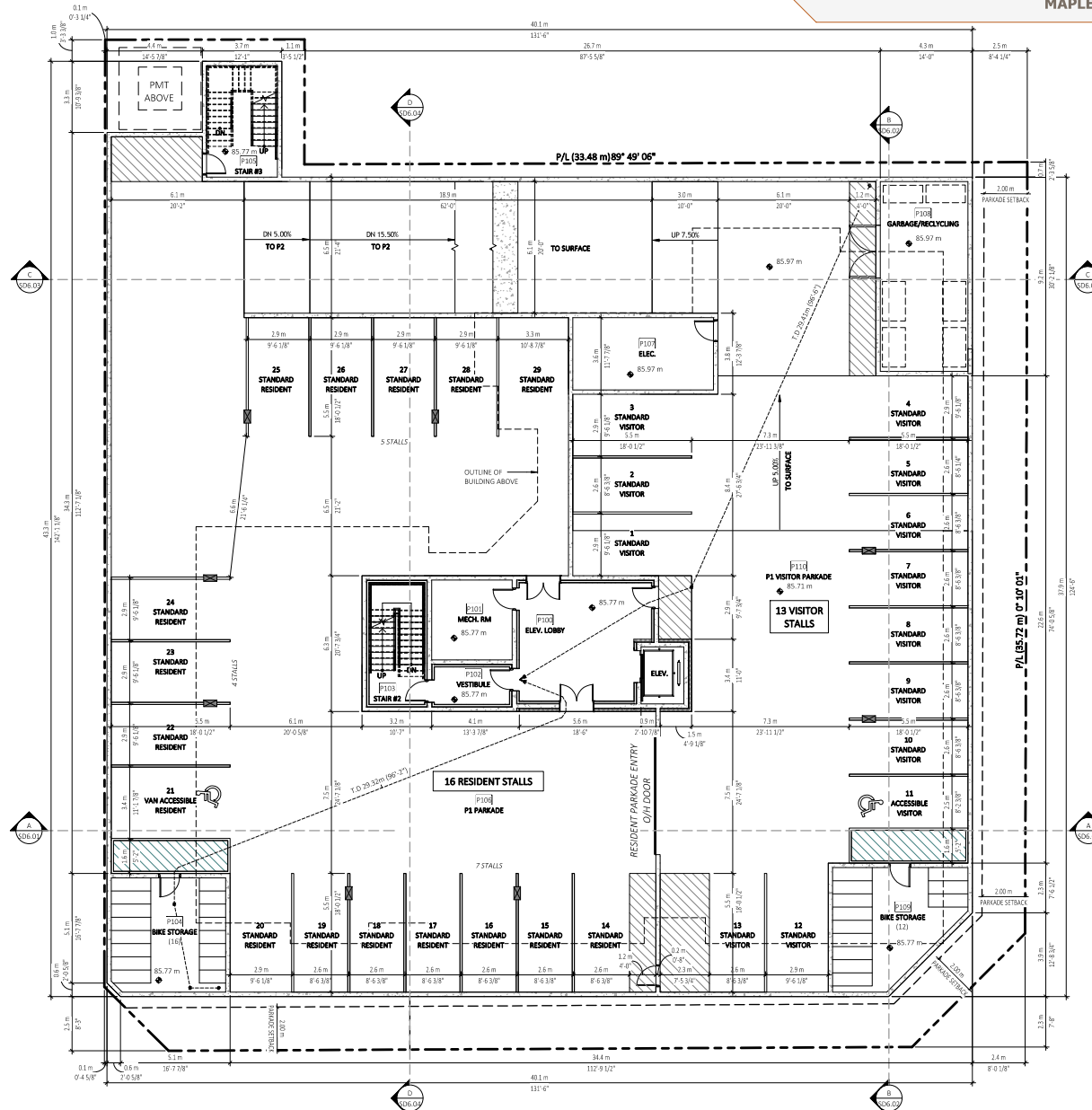


MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC



SD2.21



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

P1 LEVEL PLAN

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



DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD2.22



EAST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

material legend

- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: 'PEARL GRAY', 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: 'IRON GRAY', 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: 'DREAM COLOUR COLLECTION, JET BLACK', 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CERAMIC COATED SIDING PANELS:
- STONE FINISH, COLOUR: 'CHIRCOAL'
- CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'DREAM COLOUR COLLECTION, JET BLACK'
- CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'JET BLACK'
- CORRUGATED METAL (HORIZONTAL) PROFILE '7/8" CORRUGATED 2 5/8" SPACE:
- COLOUR: 'SILVERMETAL'
- BRICK VENEER (90mmx64mmx130mm) COLOUR: 'BROWN/GRAY MIX', MORTAR COLOUR: 'LIGHT GRAY'
- TRELLIS:
- COLOUR: 'GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'CLEAR ANODIZED'
- STEEL / GLASS ENTRANCE CANOPY
- COLOUR (STEEL): 'BLACK'
- E/F/S TRIM, COLOUR: 'STONE'
- METAL FLASHING:
COLOUR: 'BLACK'
- ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- CURTAIN WALL:
- COLOUR: 'BLACK ANODIZED'
- VINYL WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- VINYL BALCONY DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- METAL DOOR:
- COLOUR: 'GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
- CONCRETE WALL:
- FINISH: 'SEALED CONCRETE'
- ROOF/BALCONY SOFFIT:
- COLOUR: 'BLACK, PERFORATED VINYL'

NOTES:
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



MAPLE LEAF SURREY
9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD3.01



NORTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

3/32" = 1'-0"

SOUTHEAST COURTYARD ELEVATION

3/32" = 1'-0"

material legend

- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: PEARL GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: DREAM COLOUR COLLECTION, JET BLACK - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CERAMIC COATED SIDING PANELS:
- STONE FINISH, COLOUR: CHIRCOAL
- CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: IRON GRAY
- CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: DREAM COLOUR COLLECTION, 'JET BLACK'
- CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'JET BLACK'
- CORRUGATED METAL (HORIZONTAL) PROFILE '7/8" CORRUGATED 2 5/8" SPACE:
- COLOUR: 'ADVANCED'
- BRICK VENEER (90mmx64mmx130mm) COLOUR: 'BROWN/GRAY MIX', MORTAR COLOUR: 'LIGHT GRAY'
- TRELLIS:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD 'IRON GRAY'
- COLOUR: 'CLEAR ANODIZED'
- ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'BLACK ANODIZED'
- STEEL / GLASS ENTRANCE CANOPY
- COLOUR (STEEL): 'BLACK'
- E/F/S TRIM, COLOUR: 'STONE'
- METAL FLASHING:
COLOUR: 'BLACK'
- ALUMINUM / GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- CURTAIN WALL:
- COLOUR: 'BLACK ANODIZED'
- VINYL WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- VINYL BALCONY DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD 'IRON GRAY'
- COLOUR: 'BLACK ANODIZED'
- ALUMINUM GUARDRAILING:
- COLOUR: 'BLACK'
- CONCRETE WALL:
- FINISH: 'SEALED CONCRETE'
- ROOF/BALCONY SOFFIT:
- COLOUR: 'BLACK, PERFORATED VINYL'

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

DP RESUBMISSION

22-06-27 REVISION # 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD3.02



MAPLE LEAF SURREY
9609 120 STREET, 9673 120 STREET, & 11973 96 AVENUE, SURREY, BC

RENDERED ELEVATIONS - EAST
SCALE: N.T.S.

DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE #: 7521-0302-00
PROJECT NUMBER: 20-153



SD3.10



MAPLE LEAF SURREY

9509 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

RENDERED ELEVATIONS - SOUTH

SCALE: N.T.S.



DP RESUBMISSION

22-06-27 REVISION #
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD3.11



MAPLE LEAF SURREY
9509 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

RENDERED ELEVATIONS - WEST
SCALE: N.T.S.



DP RESUBMISSION

22-06-27 REVISION #:
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD3.12



MAPLE LEAF SURREY

9509 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

RENDERED ELEVATIONS - NORTH

SCALE: N.T.S.



DP RESUBMISSION

22-06-27 REVISION #:
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD3.13

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
- JAMES HARDIE; COLOUR: PEARL GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
- JAMES HARDIE; COLOUR: IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
- JAMES HARDIE; COLOUR: DREAM COLOUR COLLECTION, JET BLACK - EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CERAMIC COATED SIDING PANELS;
STONE FINISH, COLOUR: CHARCOAL
- 5 CEMENT BOARD TRIM, TEXTURE: SMOOTH;
- JAMES HARDIE; COLOUR: IRON GRAY
- 6 CEMENT BOARD TRIM, TEXTURE: SMOOTH;
- JAMES HARDIE; COLOUR: DREAM COLOUR COLLECTION, JET BLACK
- 7 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH;
- JAMES HARDIE; COLOUR: JET BLACK
- 8 CORRUGATED METAL (HORIZONTAL) PROFILE 17/8" CORRUGATED 2.5/8" SPACE;
- COLOUR: GALVANIZED
- 9 BRICK VENEER (90mmx64mmx190mm) COLOUR: BROWN/GRAY MIX, MORTAR COLOUR: LIGHT GRAY
- 10 TRELLIS;
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD IRON GRAY
- 11 ALUMINUM MECHANICAL EQUIPMENT SCREEN;
- COLOUR: CLEAR ANODIZED
- 12 STEEL / GLASS ENTRANCE CANOPY
- COLOUR (STEEL): BLACK
- 13 EIFS TRIM, COLOUR: STONE
- 14 METAL FLASHING;
COLOUR: BLACK
- 15 ALUMINUM GLASS PATIO PRIVACY SCREEN;
- COLOUR: BLACK ANODIZED
- 16 CURTAIN WALL;
- COLOUR: BLACK ANODIZED
- 17 VINYL WINDOW;
- COLOUR: BLACK EXT. / WHITE INT.
- 18 VINYL BALCONY DOOR;
- COLOUR: BLACK EXT. / WHITE INT.
- 19 METAL DOOR;
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD IRON GRAY
- 20 ALUMINUM GUARDRAILING;
- COLOUR: BLACK
- 21 CONCRETE WALL;
- FINISH: SEALED CONCRETE
- 22 ROOF/BALCONY SOFFIT;
- COLOUR: BLACK, PERFORATED VINYL

NOTES:
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



EAST ELEVATION
1/4" = 1'-0"



MAPLE LEAF SURREY
9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

ENLARGED ELEVATIONS
SCALE: 1/4" = 1'-0"

DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD3.20

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: PEARL GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: DREAM COLOUR COLLECTION, JET BLACK - EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CERAMIC COATED SIDING PANELS:
STONE FINISH, COLOUR: CHARCOAL
- 5 CEMENT BOARD TRIM, TEXTURE: SMOOTH:
- JAMES HARDIE, COLOUR: IRON GRAY
- 6 CEMENT BOARD TRIM, TEXTURE: SMOOTH:
- JAMES HARDIE, COLOUR: DREAM COLOUR COLLECTION, JET BLACK
- 7 CEMENT BOARD FASCIA BOARD, TEXTURE: SMOOTH:
- JAMES HARDIE, COLOUR: JET BLACK
- 8 CORRUGATED METAL (HORIZONTAL) PROFILE 17/8" CORRUGATED 2.5/8" SPACE:
- COLOUR: GALVANIZED
- 9 BRICK VENEER (90mmx64mmx190mm) COLOUR: BROWN/GRAY MIX, MORTAR COLOUR: LIGHT GRAY
- 10 TRELLIS:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- 11 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: CLEAR ANODIZED
- 12 STEEL / GLASS ENTRANCE CANDOPY
- COLOUR (STEEL): BLACK
- 13 EIFS TRIM, COLOUR: STONE
- 14 METAL FLASHING:
COLOUR: BLACK
- 15 ALUMINUM GLASS PATIO PRIVACY SCREEN:
- COLOUR: BLACK ANODIZED
- 16 CURTAIN WALL:
- COLOUR: BLACK ANODIZED
- 17 VINYL WINDOW:
- COLOUR: BLACK EXT. / WHITE INT.
- 18 VINYL BALCONY DOOR:
- COLOUR: BLACK EXT. / WHITE INT.
- 19 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD "IRON GRAY"
- 20 ALUMINUM GUARD/RAILING:
- COLOUR: BLACK
- 21 CONCRETE WALL:
- FINISH: SEALED CONCRETE
- 22 ROOF/BALCONY SOFFIT:
- COLOUR: BLACK, PERFORATED VINYL

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



MAPLE LEAF SURREY
9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

ENLARGED ELEVATIONS
SCALE: 1/4" = 1'-0"

DP RESUBMISSION
22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD3.21



material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: PEARL GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: IRON GRAY - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE' COLOUR: DREAM COLOUR COLLECTION, JET BLACK - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 4 CERAMIC COATED SIDING PANELS:
- STONE FINISH, COLOUR: CHARCOAL
- 5 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'IRON GRAY'
- 6 CEMENT BOARD TRIM, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: DREAM COLOUR COLLECTION, 'JET BLACK'
- 7 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- 'JAMES HARDIE', COLOUR: 'JET BLACK'
- 8 CORRUGATED METAL (HORIZONTAL) PROFILE '7/8" CORRUGATED 2 5/8" SPACE':
- COLOUR: 'GALVANIZED'
- 9 BRICK VENEER (90mmx64mmx130mm) COLOUR: 'BROWN/GRAY MIX', MORTAR COLOUR: 'LIGHT GRAY'
- 10 TRELLIS:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD 'IRON GRAY'
- 11 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'CLEAR ANODIZED'
- 12 STEEL / GLASS ENTRANCE CANOPY:
- COLOUR (STEEL): 'BLACK'
- 13 EPS TRIM, COLOUR: 'STONE'
- 14 METAL FLASHING:
COLOUR: 'BLACK'
- 15 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- 16 CURTAIN WALL:
- COLOUR: 'BLACK ANODIZED'
- 17 VINYL WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 18 VINYL BALCONY DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 19 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH CEMENT BOARD 'IRON GRAY'
- 20 ALUMINUM GUARDRAILING:
- COLOUR: 'BLACK'
- 21 CONCRETE WALL:
- FINISH: 'SEALED CONCRETE'
- 22 ROOF/BALCONY SOFFIT:
- COLOUR: 'BLACK, PERFORATED VINYL'

NOTES:
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



1. CEMENT BOARD PEARL GRAY



2. CEMENT BOARD IRON GRAY



3. CEMENT BOARD CHARCOAL



8. FEATURE TEXTURED WALL
GALVANIZED CORRUGATED METAL



9. BRICK

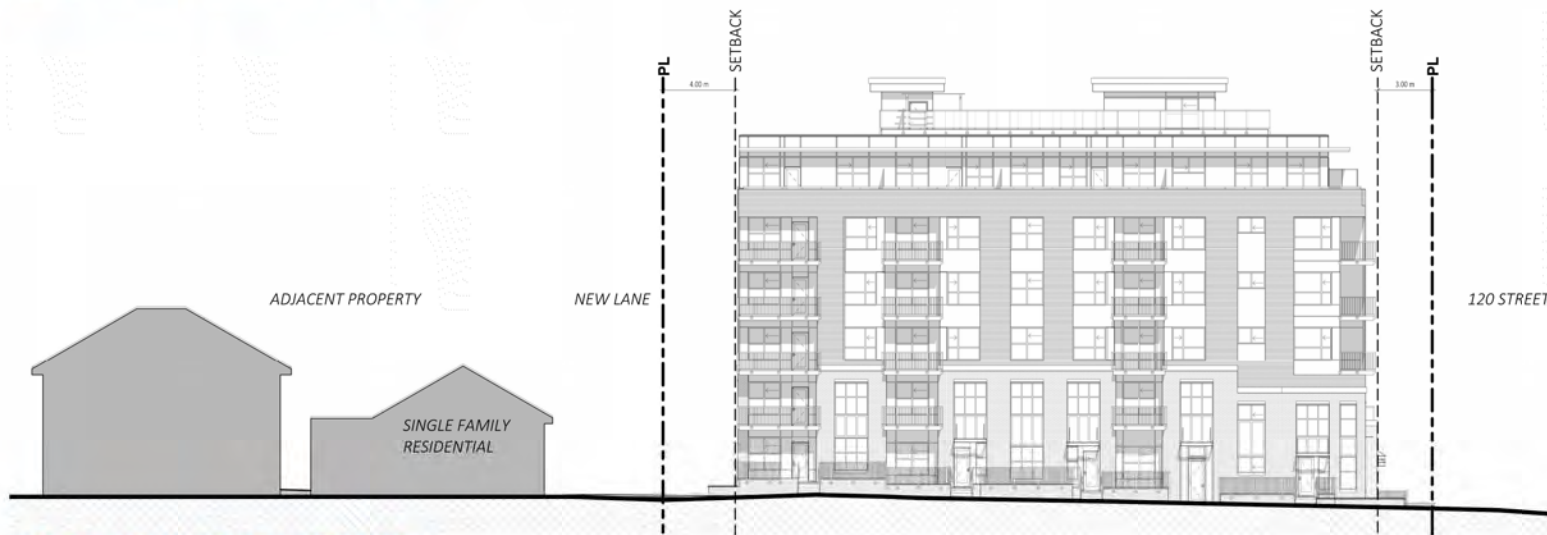


4. CERAMIC COATED PANEL AT
THE ENTRANCE



120 STREET STREETScape

3/32" = 1'-0"



96 AVENUE STREETScape

3/32" = 1'-0"



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

STREETSCAPES

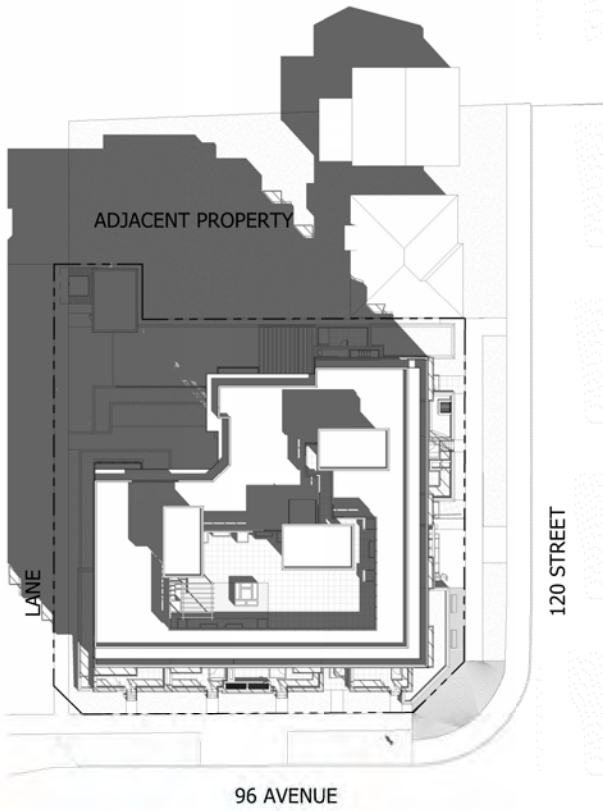
SCALE: 3/32" = 1'-0"

DP RESUBMISSION

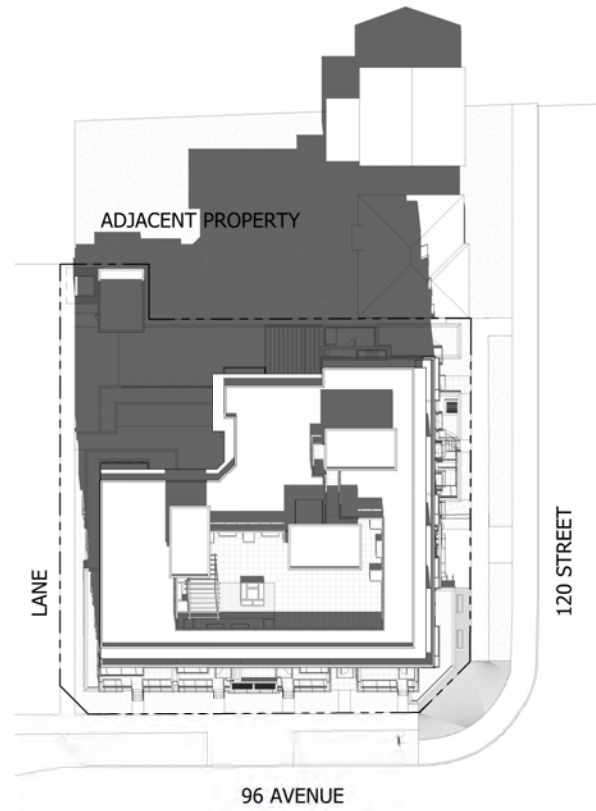
23-06-27 REVISION # 3
CITY OF SURREY FILE # 7921-0308-00
PROJECT NUMBER: 20-153



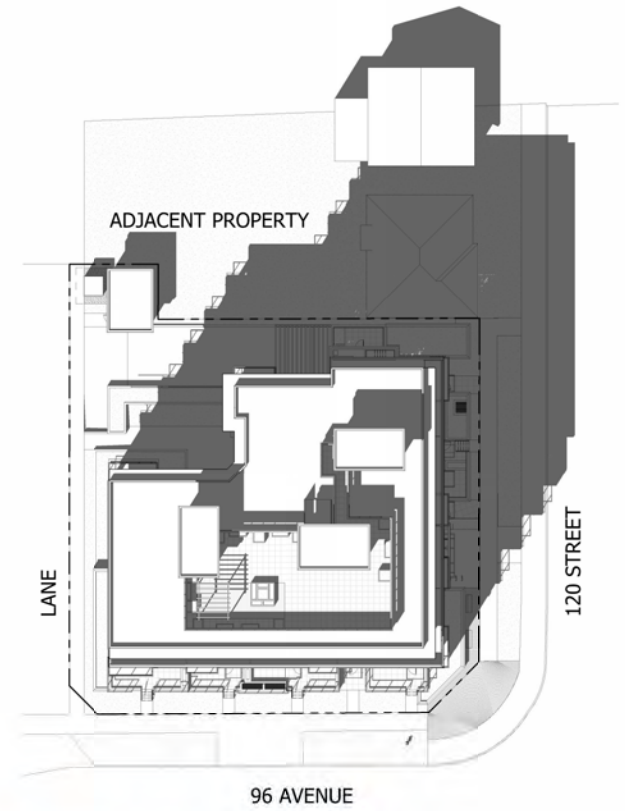
SD5.01



March 22 Equinox - 10am
1" = 20'-0"

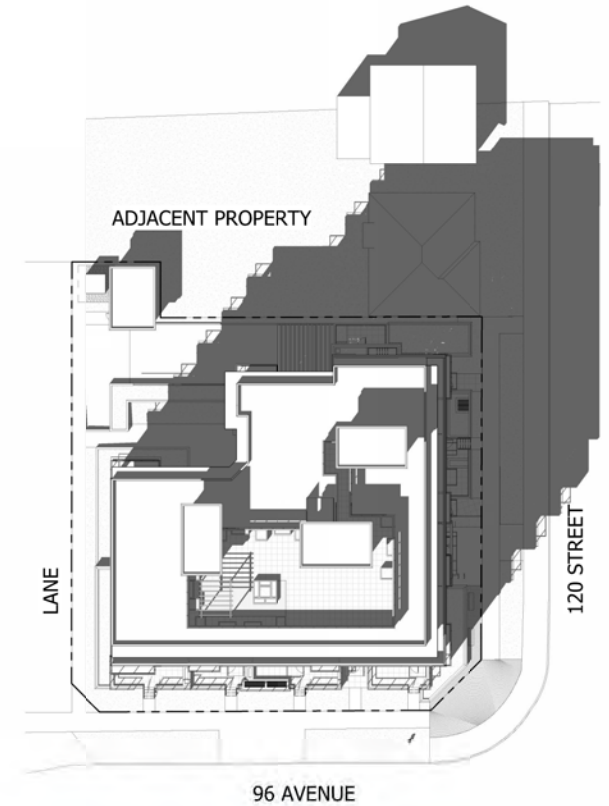
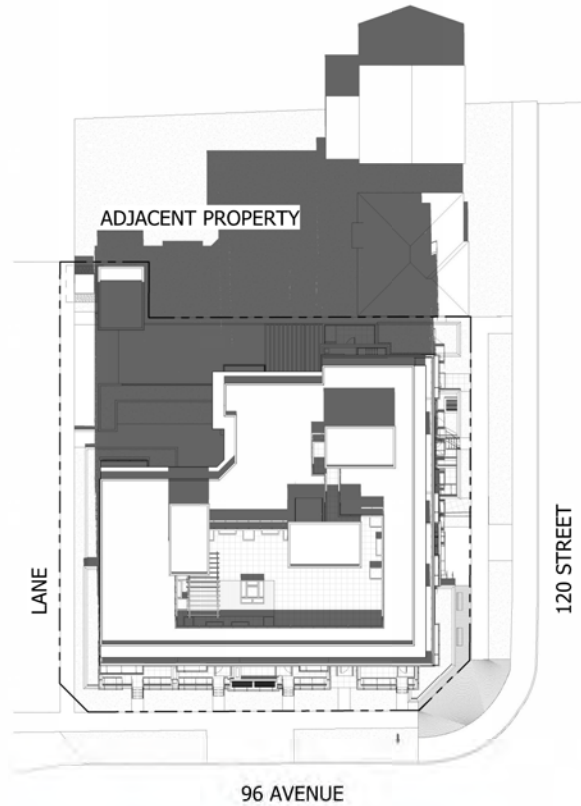
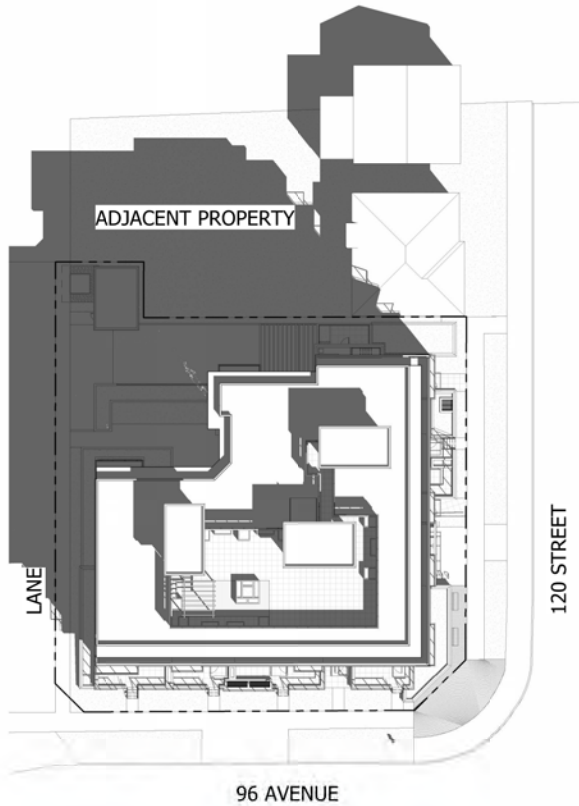


March 22 Equinox - 12pm
1" = 20'-0"



March 22 Equinox - 2pm
1" = 20'-0"





September 22 Equinox - 10am
1" = 20'-0"

September 22 Equinox - 12pm
1" = 20'-0"

September 22 Equinox - 2pm
1" = 20'-0"





MASSING SOUTH-WEST CORNER



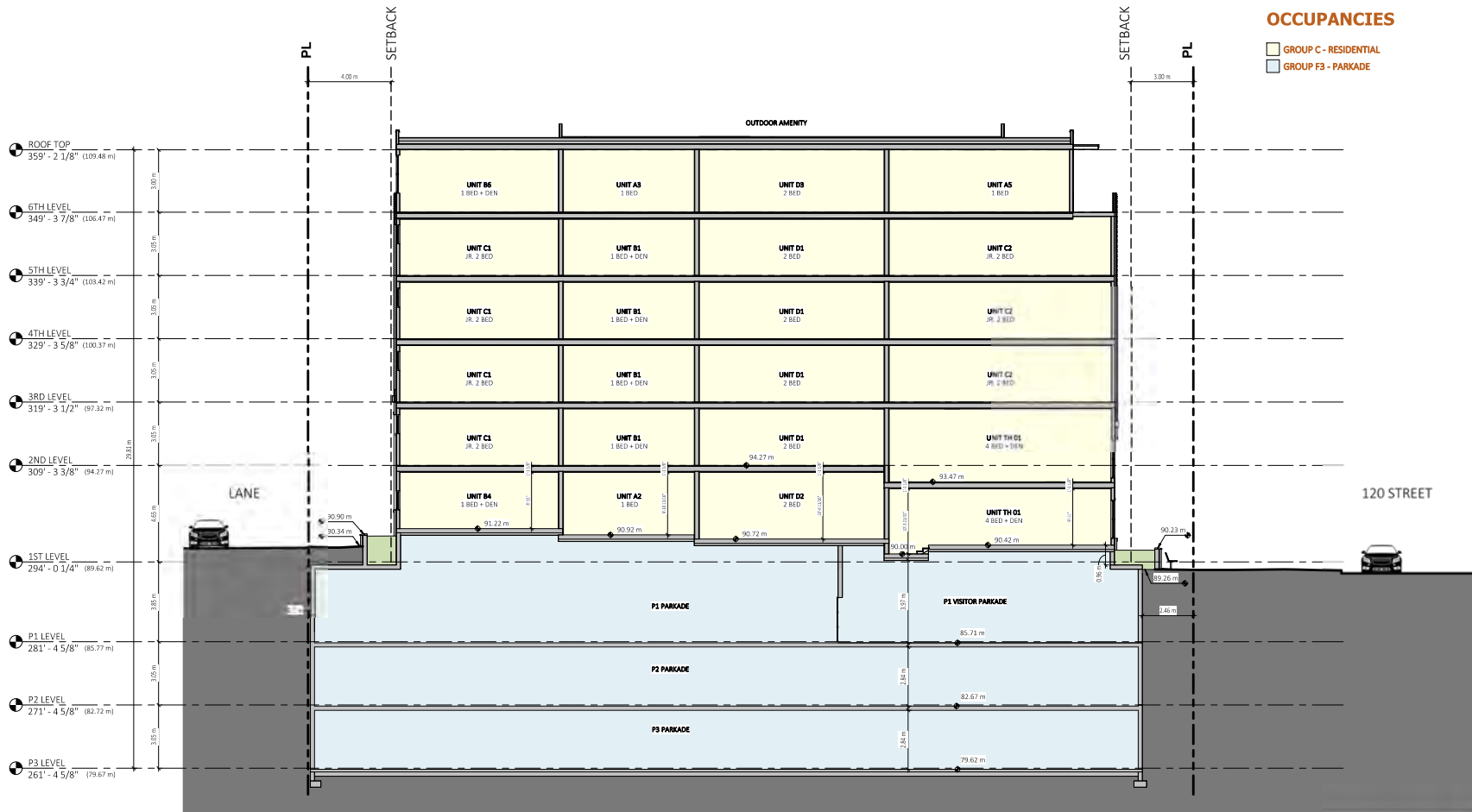
MASSING NORTH-WEST CORNER



MASSING NORTH-EAST CORNER



MASSING SOUTH-EAST CORNER



OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE

SITE SECTION A - EAST/ WEST

1/8" = 1'-0"



keystonearch.ca

MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

SITE SECTIONS

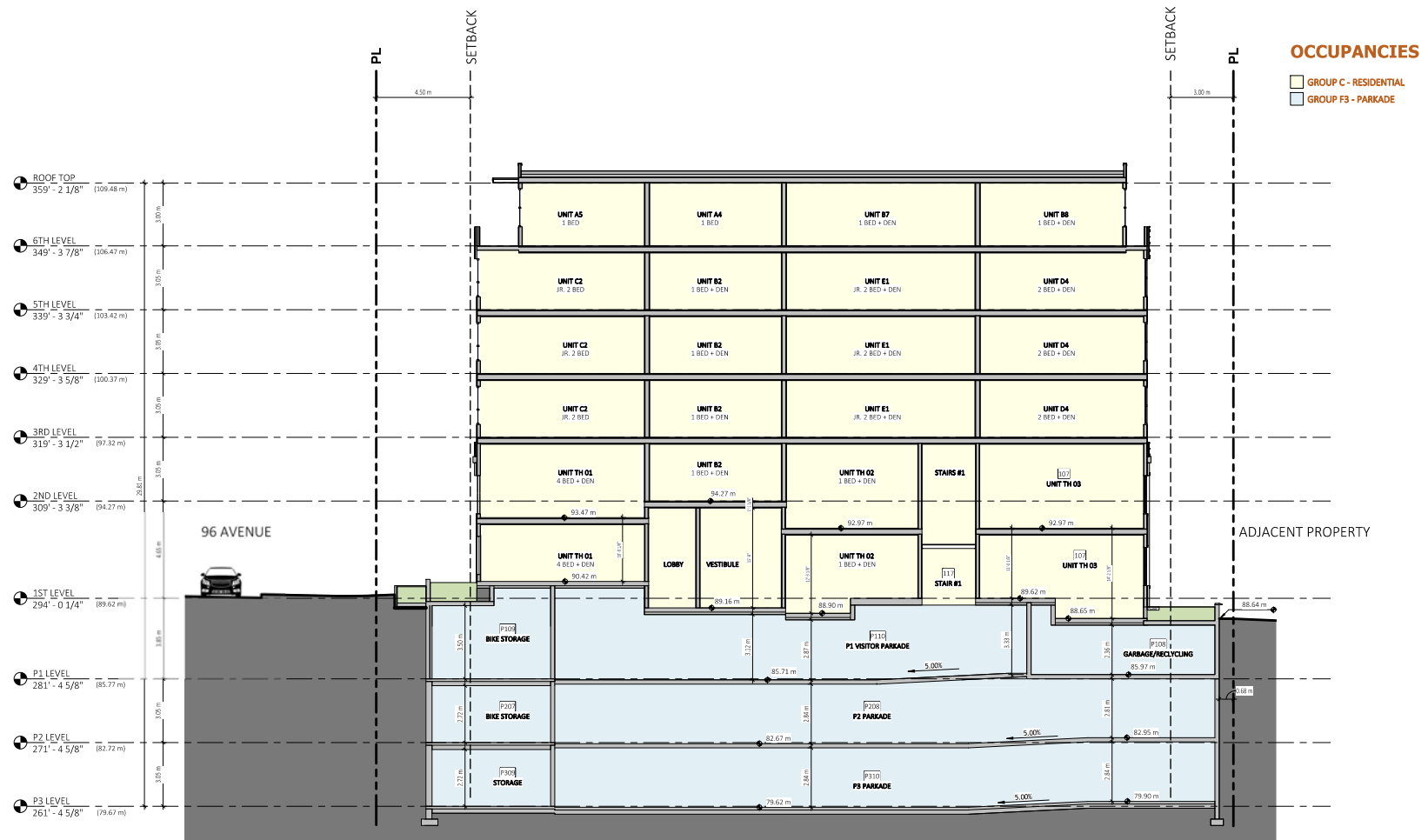
SCALE: 1/8" = 1'-0"

DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD6.01



SITE SECTION B - NORTH/SOUTH
1/8" = 1'-0"



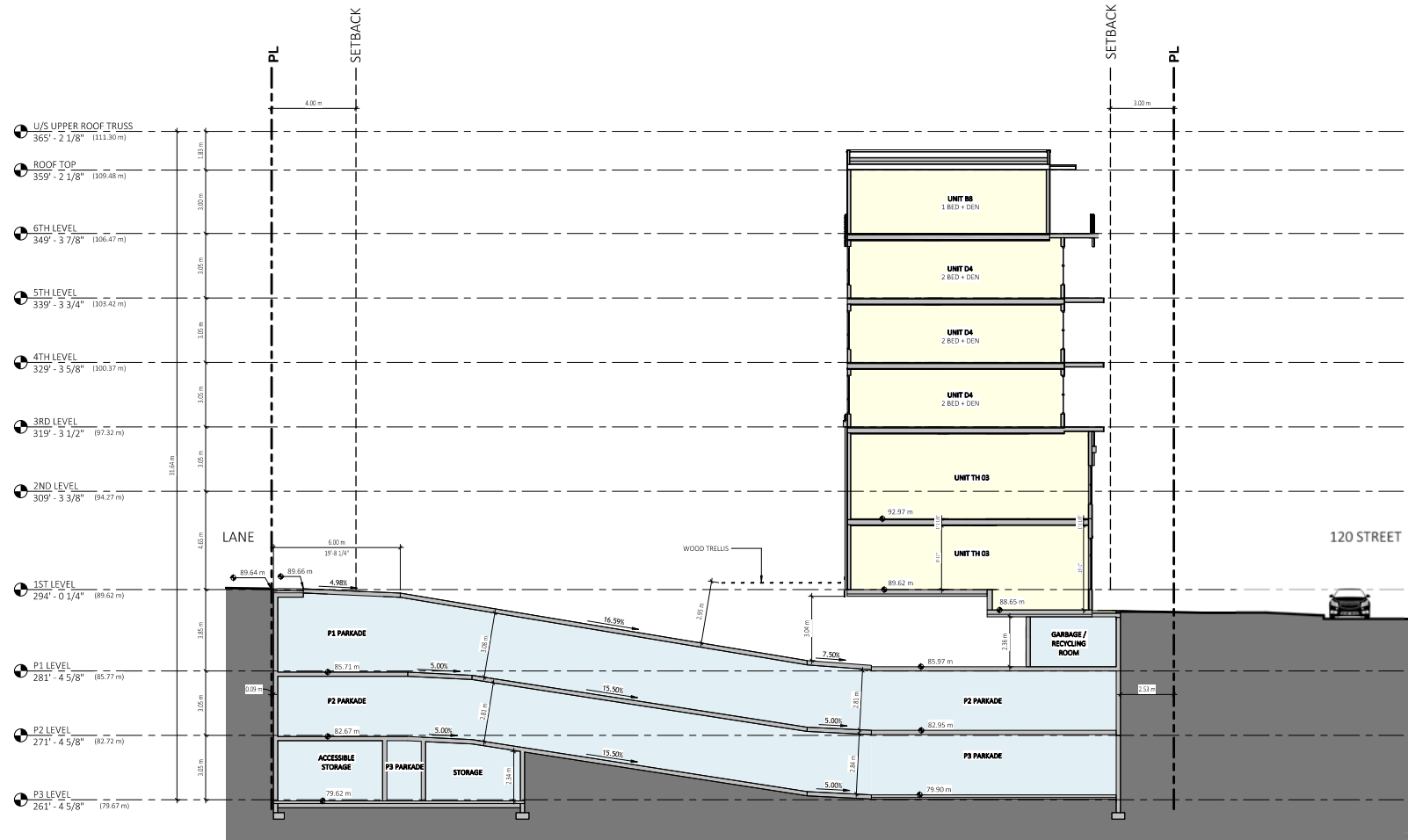
MAPLE LEAF SURREY
9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

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

DP RESUBMISSION
22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD6.02



SITE SECTION C - EAST/WEST @ RAMP
 1/8" = 1'-0"



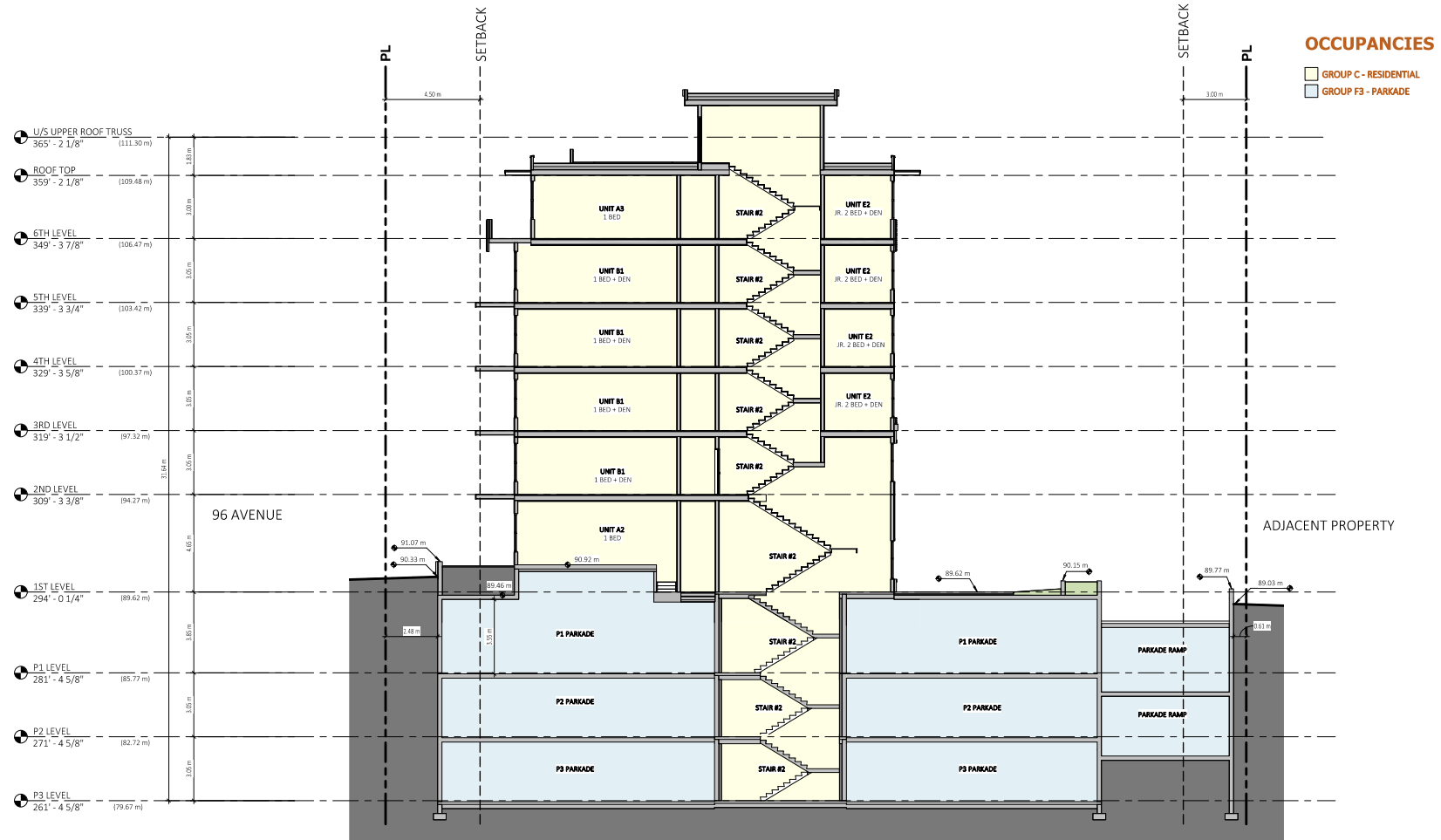
MAPLE LEAF SURREY
 9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

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

DP RESUBMISSION
 22-06-27 REVISION # 3
 CITY OF SURREY FILE # 7921-0302-00
 PROJECT NUMBER: 20-153



SD6.03



SITE SECTION D - NORTH/SOUTH
1/8" = 1'-0"



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MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

SITE SECTIONS

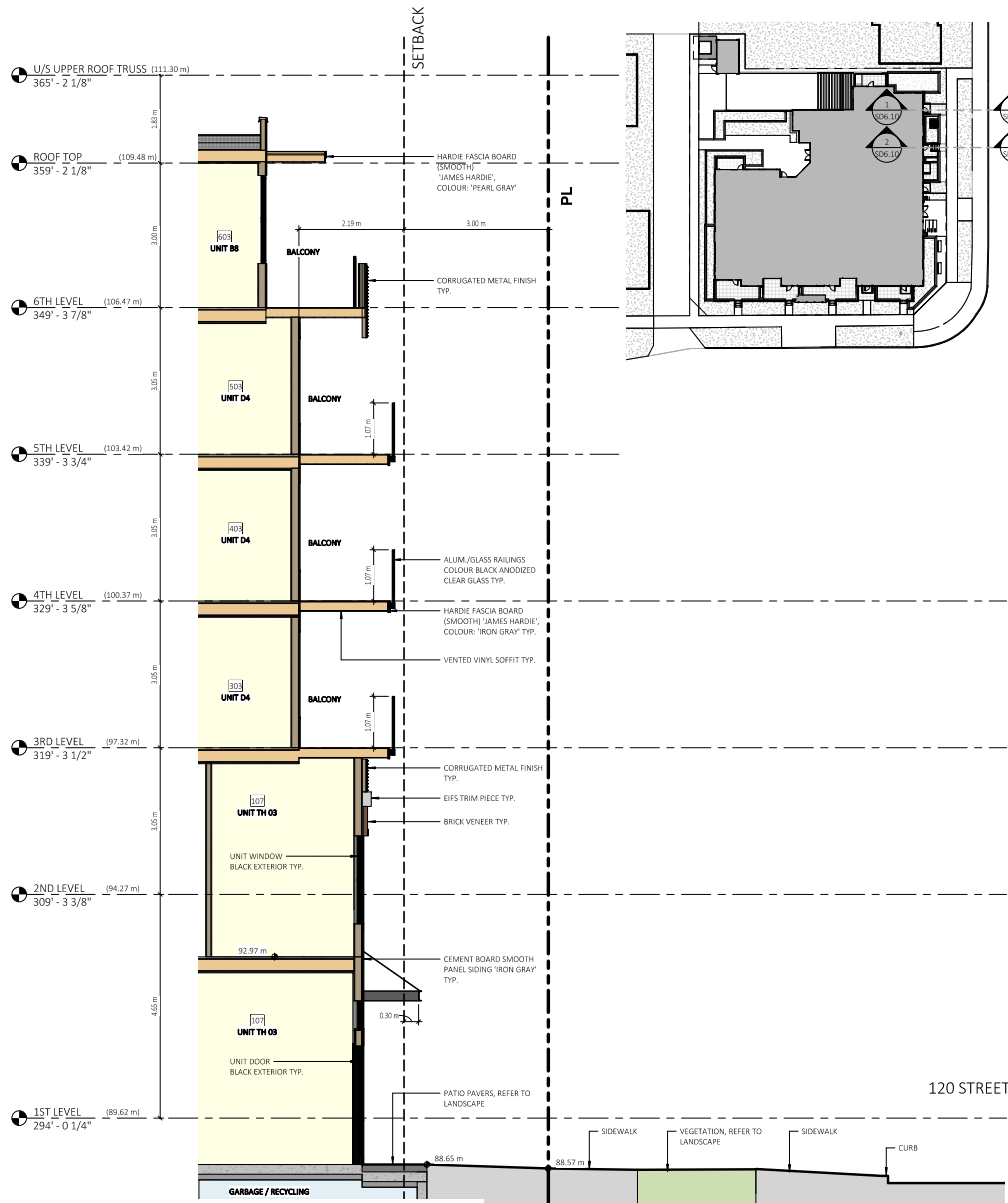
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DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153

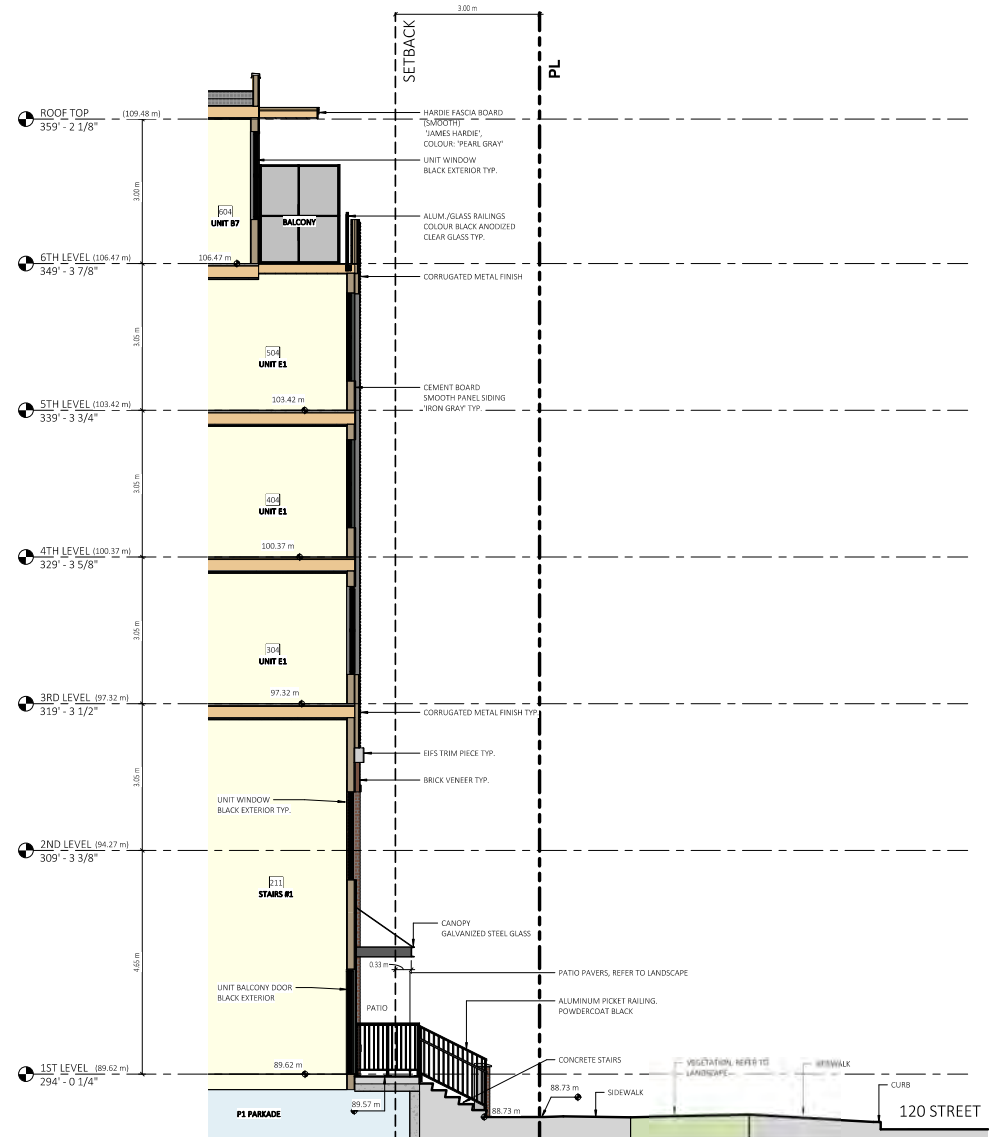


SD6.04



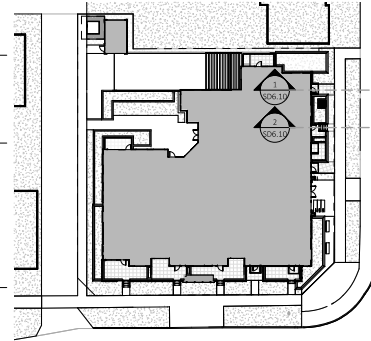
ENLARGED SECTION 1

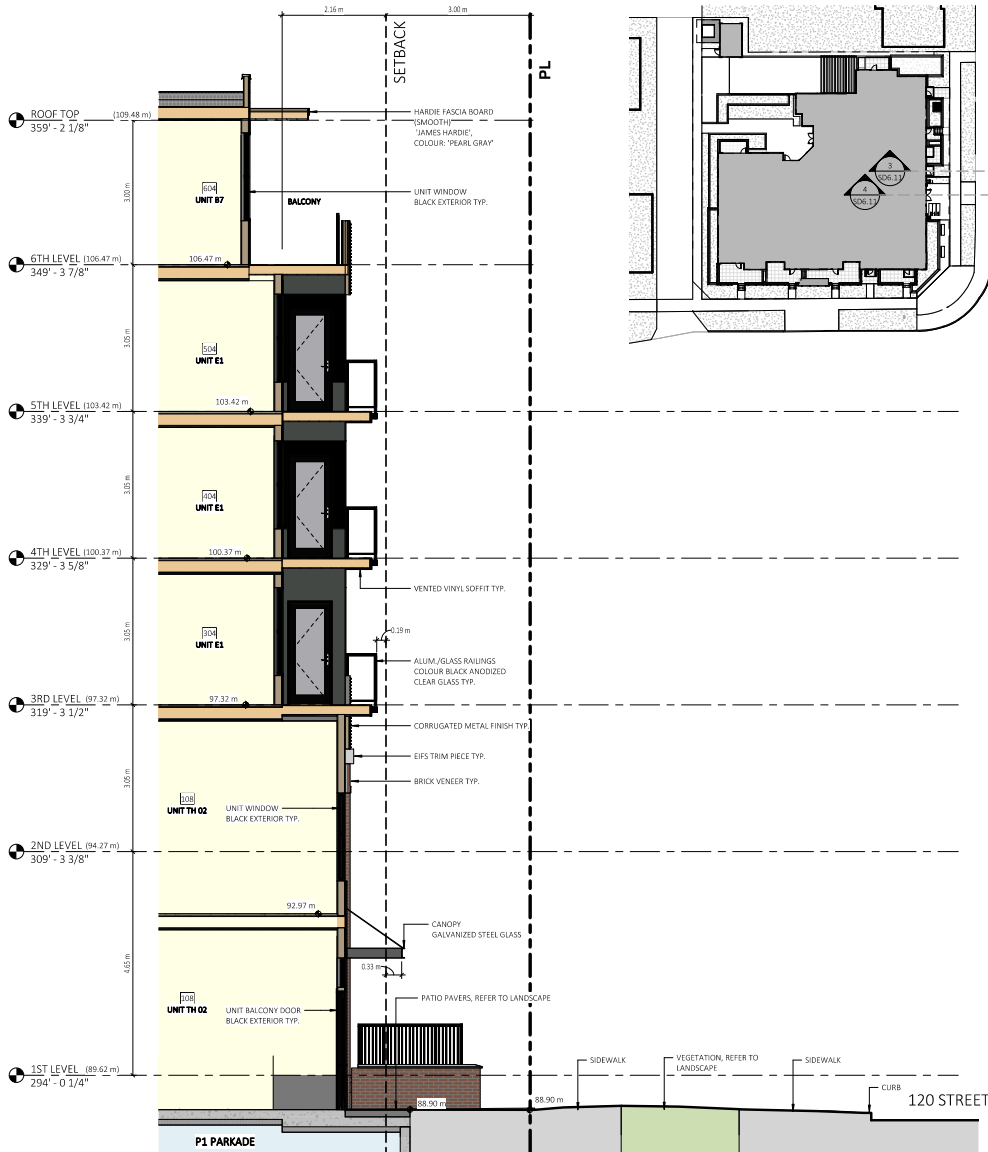
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ENLARGED SECTION 2

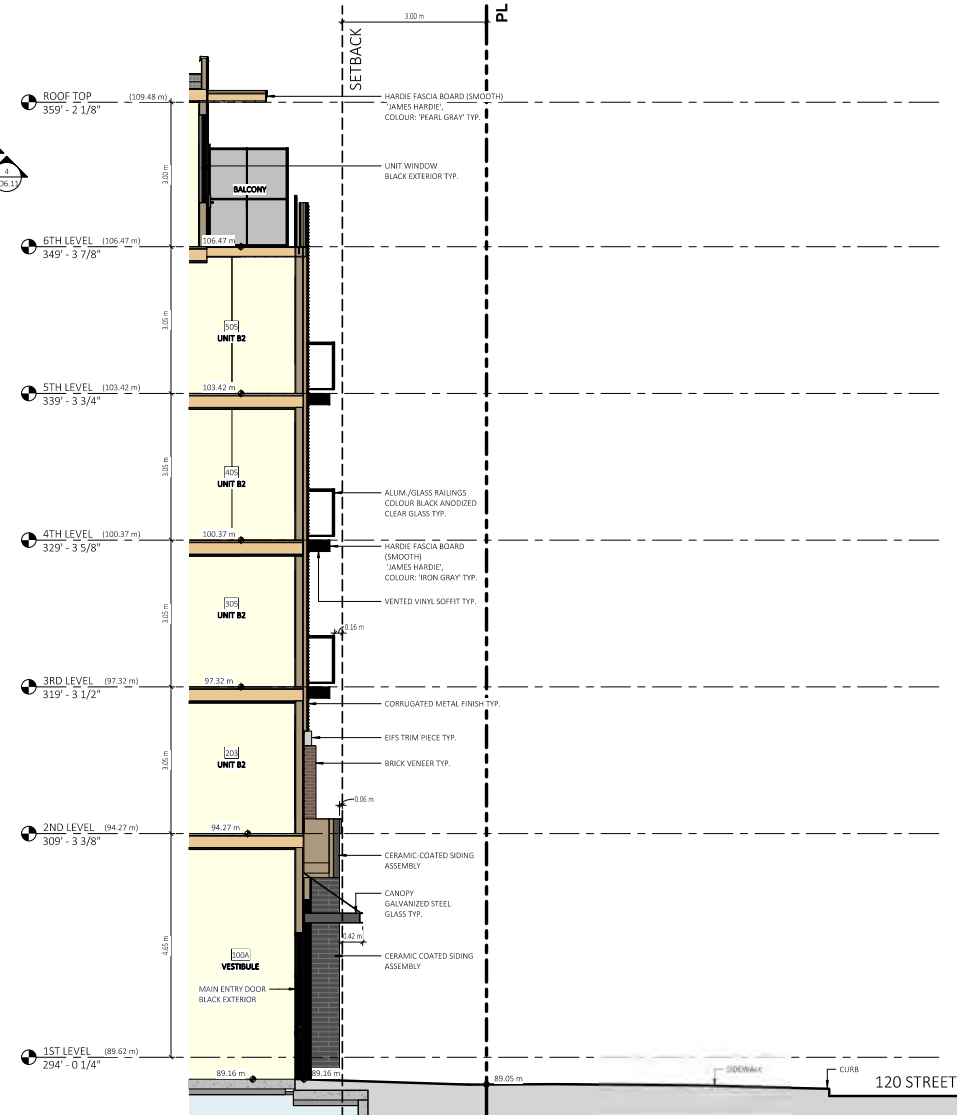
1/4" = 1'-0"





ENLARGED SECTION 3

1/4" = 1'-0"



ENLARGED SECTION 4

1/4" = 1'-0"



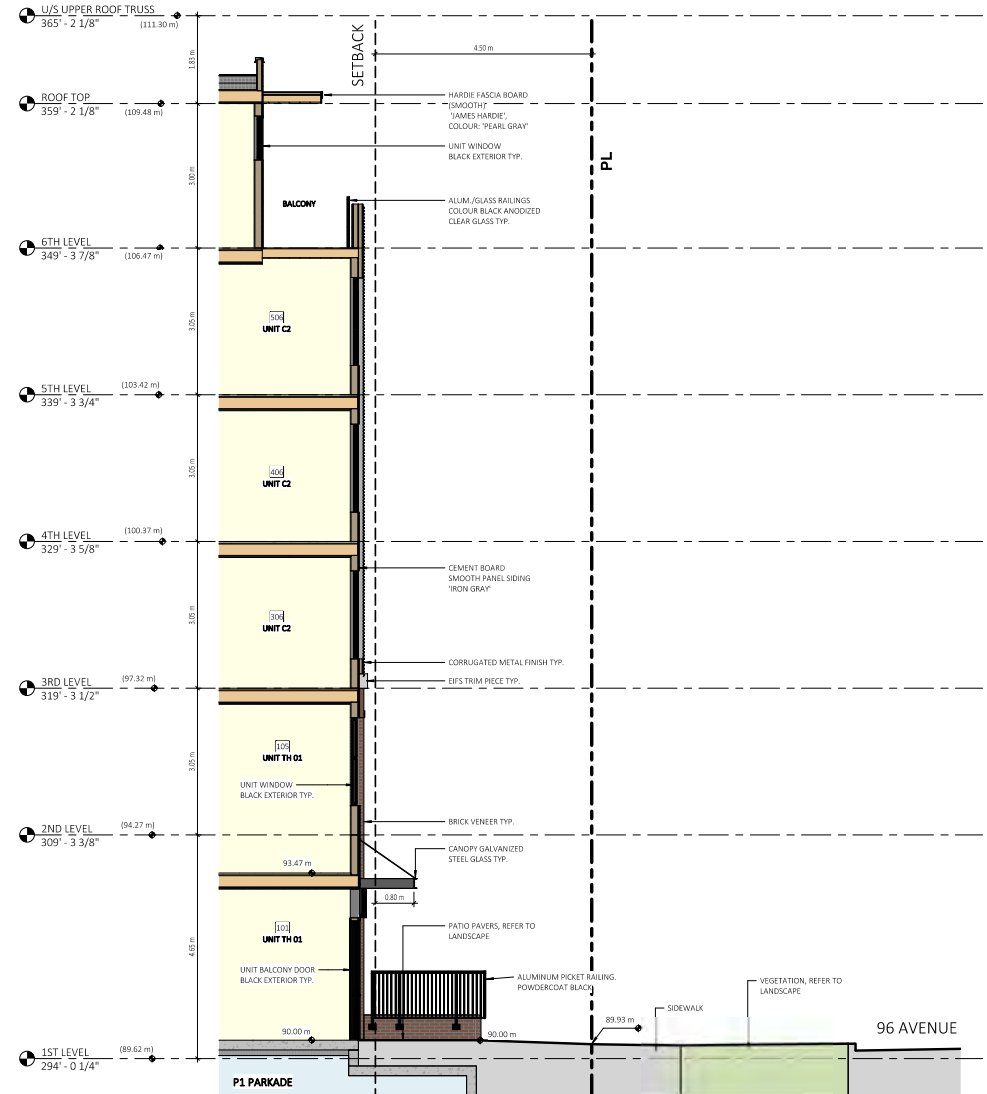
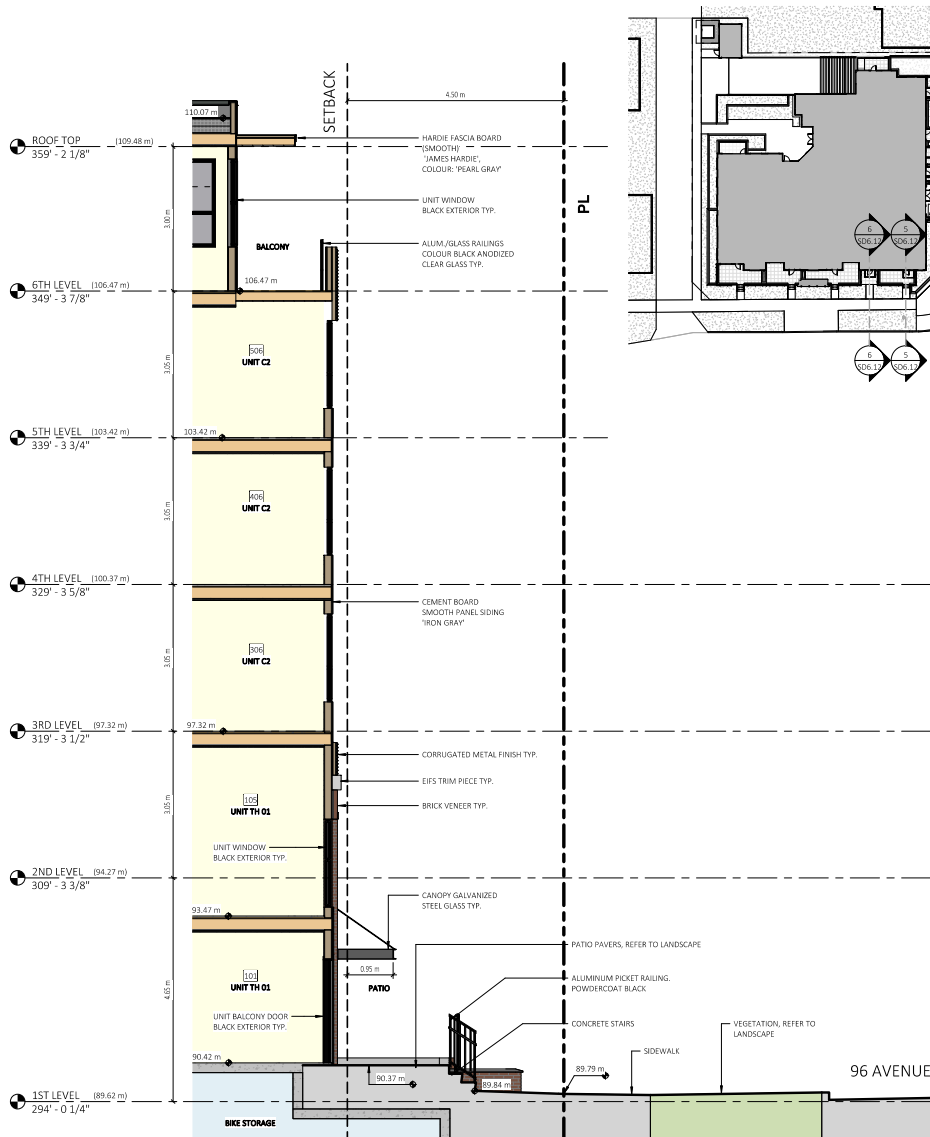
MAPLE LEAF SURREY
9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

ENLARGED SECTIONS
SCALE: As indicated

DP RESUBMISSION
22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD6.11



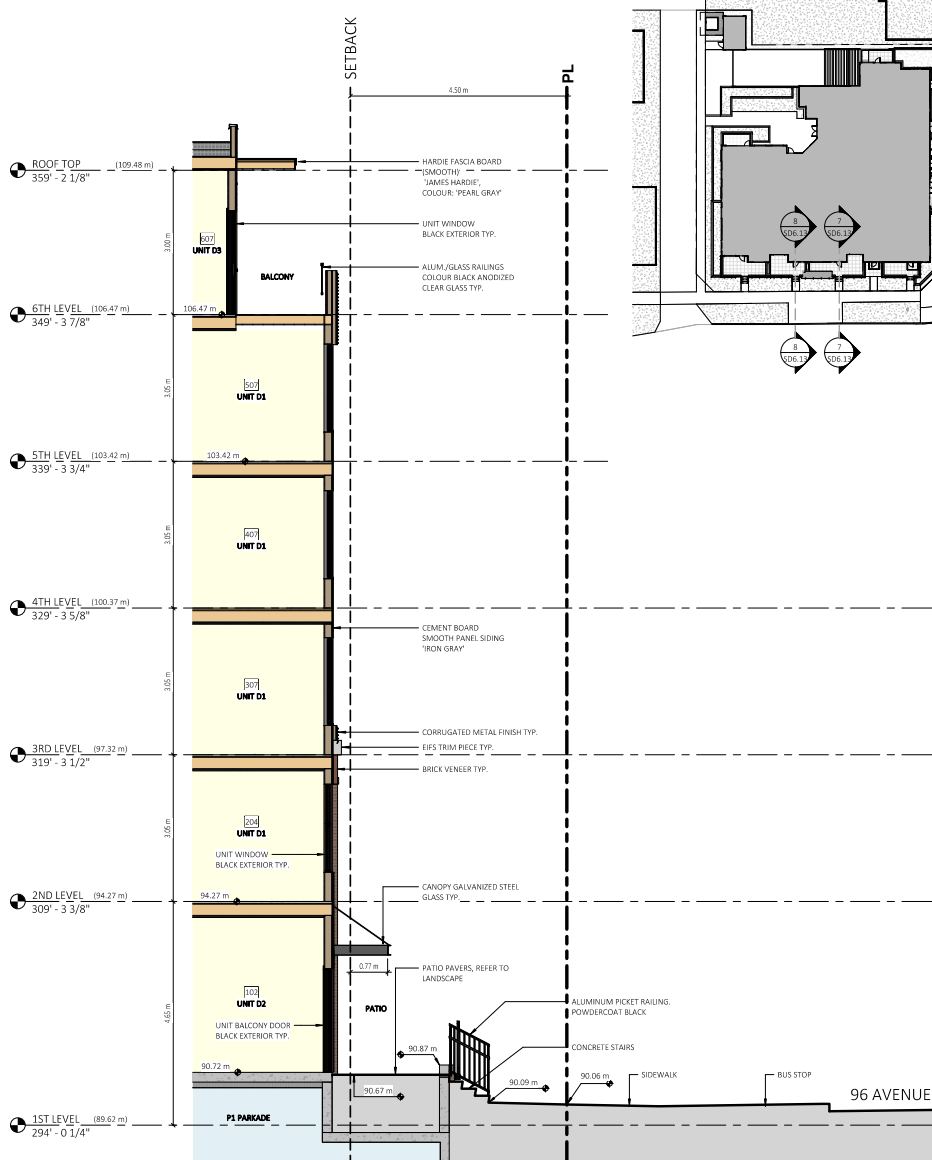
MAPLE LEAF SURREY
9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

ENLARGED SECTIONS
SCALE: As indicated

DP RESUBMISSION
22-06-27 REVISION #1: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153

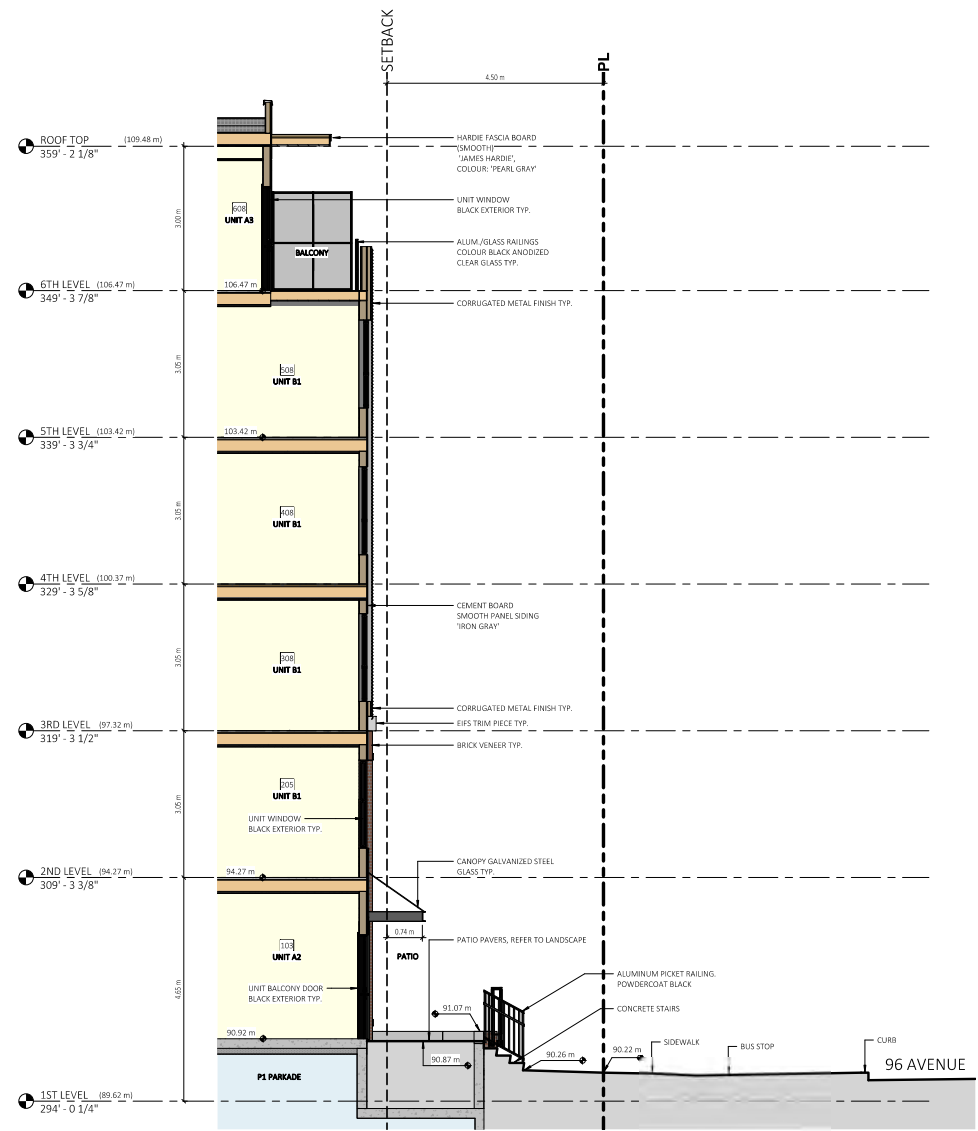
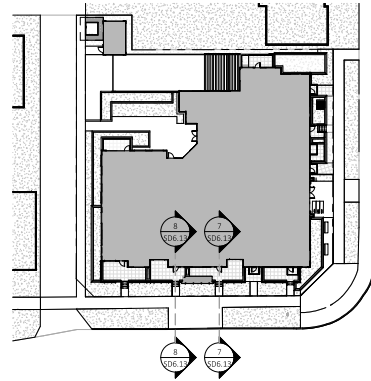


SD6.12



ENLARGED SECTION 7

1/4" = 1'-0"



ENLARGED SECTION 8

1/4" = 1'-0"



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MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

ENLARGED SECTIONS

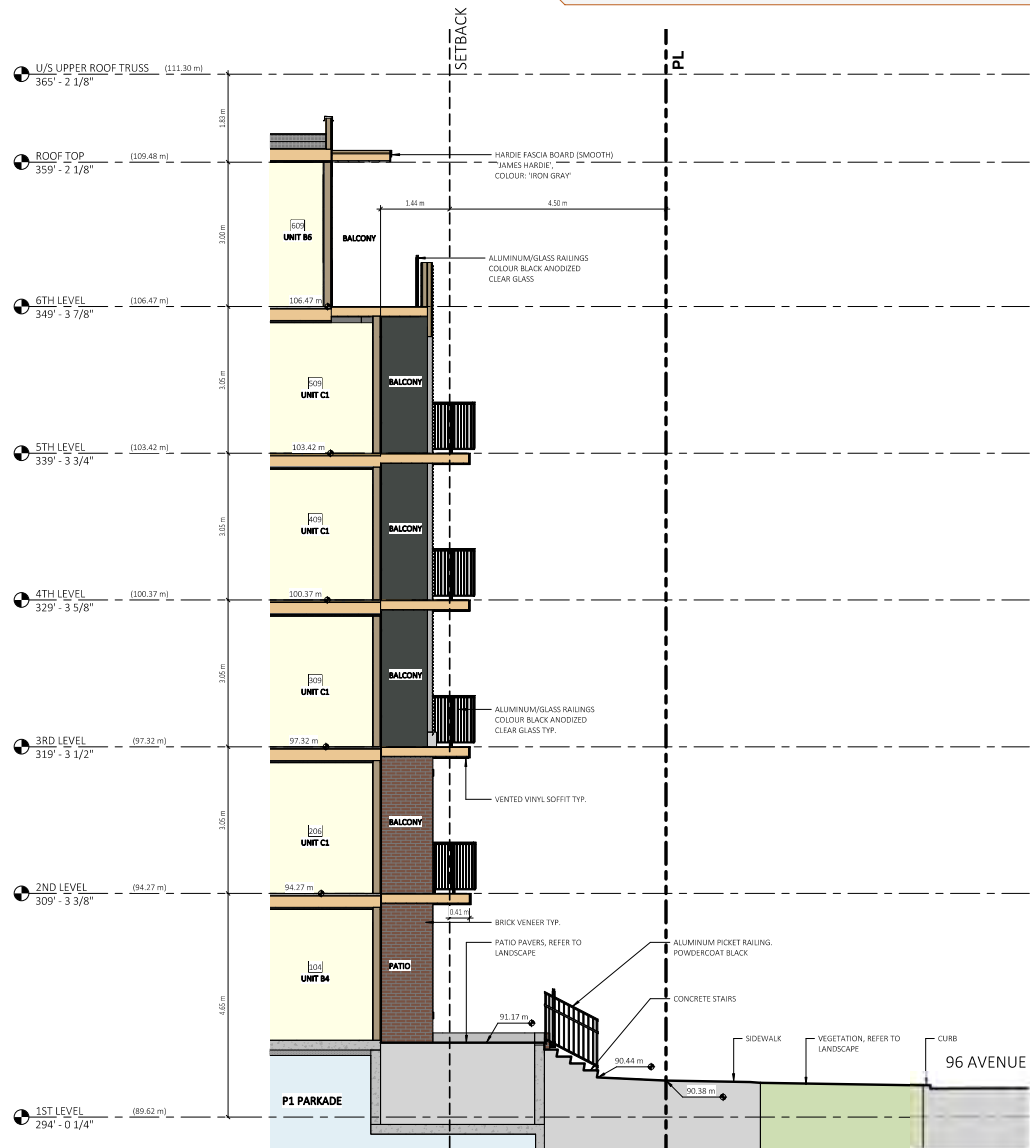
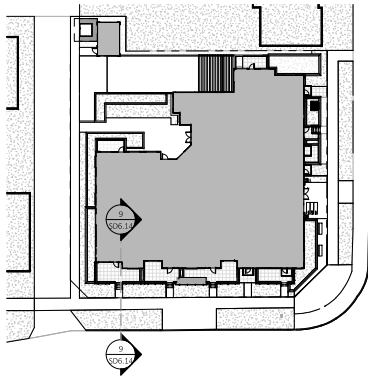
SCALE: As indicated

DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD6.13



ENLARGED SECTION 9

1/4" = 1'-0"



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

ENLARGED SECTIONS

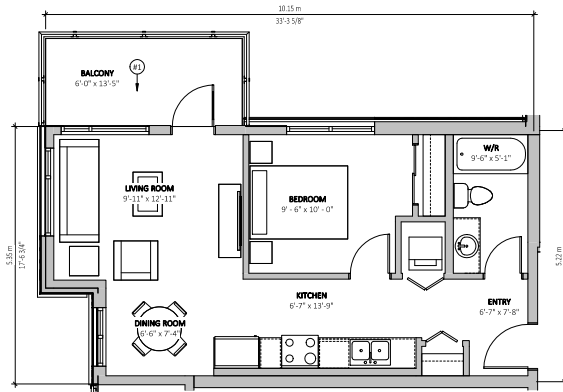
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DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153

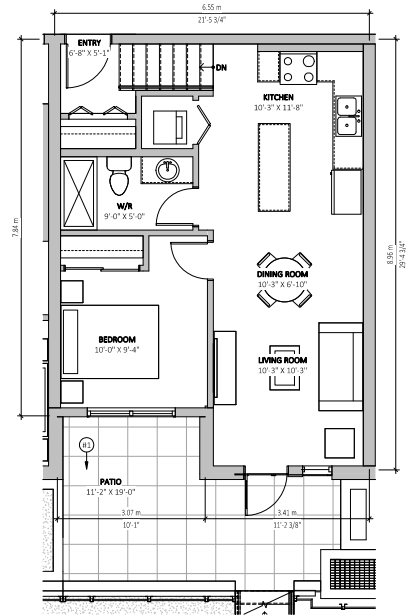


SD6.14



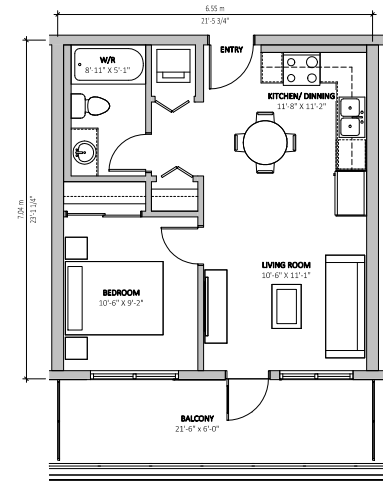
UNIT A1

560 ft² 1 BED
LEVELS 1 - 6
6 UNITS



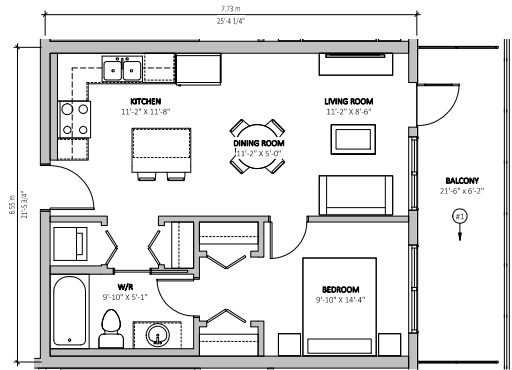
UNIT A2

604 ft² 1 BED
LEVEL 1
1 UNIT



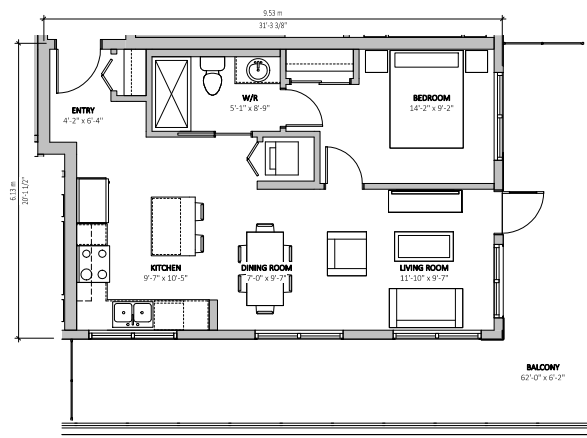
UNIT A3

503 ft² 1 BED
LEVEL 6
1 UNIT



UNIT A4

552 ft² 1 BED
LEVEL 6
1 UNIT



UNIT A5

607 ft² 1 BED
LEVEL 6
1 UNIT

7.1.0 UNIT PLAN KEYNOTES

NOTE #	DESCRIPTION
#1	MIN. AREA OF BALCONY NO LESS THAN 5% OF THE DWELLING UNIT SIZE OR 4.65M (15'05"), WHICHEVER IS GREATER (CITY OF SURREY ZONING BYLAW).



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

UNIT PLANS

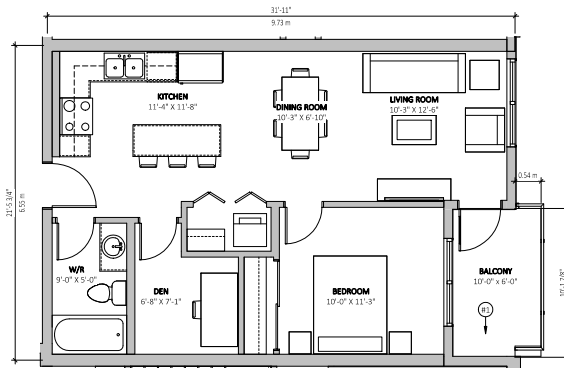
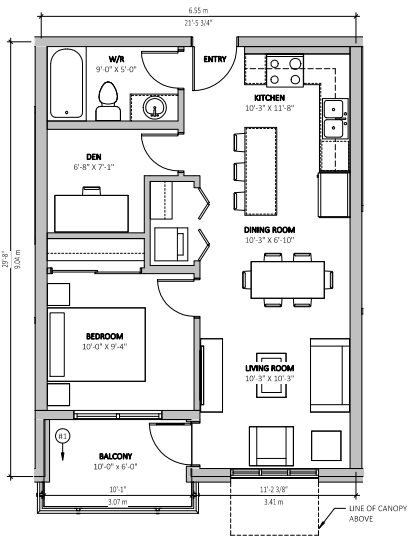
SCALE: 1/4" = 1'-0"

DP RESUBMISSION

22-06-27 REVISION # : 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153

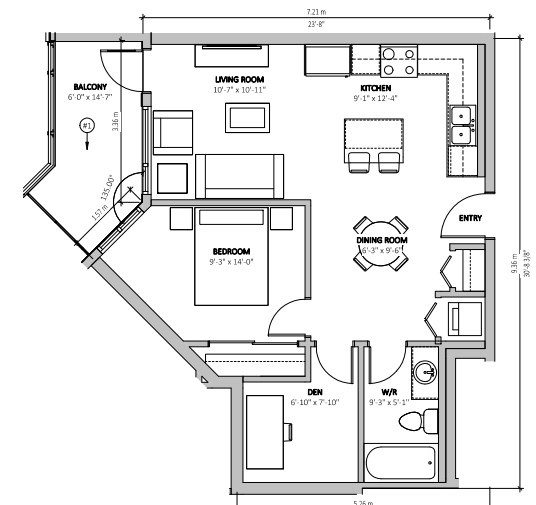


SD9.01



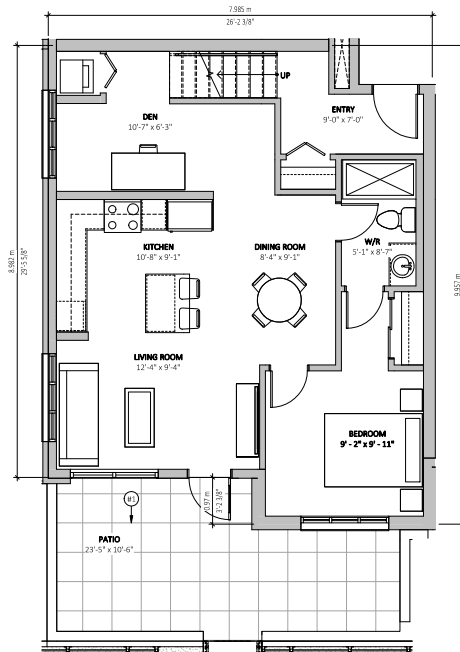
UNIT B2

648 ft² 1 BED & DEN
LEVEL 2-6
5 UNITS



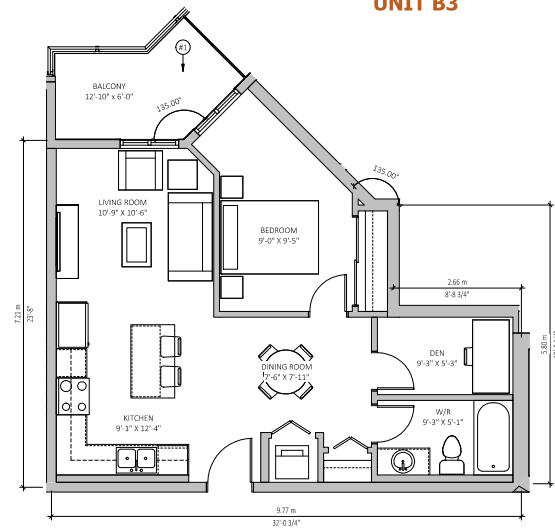
UNIT B3

667 ft² 1 BED & DEN
LEVEL 2 TO 6
5 UNITS



UNIT B4

787 ft² 1 BED & DEN
LEVEL 1
1 UNIT



UNIT B5

683 ft² 1 BED & DEN
LEVEL 2
1 UNIT

7.1.0 UNIT PLAN KEYNOTES

NOTE #	DESCRIPTION
#1	NOTE: AREA OF BALCONY NO LESS THAN 5% OF THE (WELL) BY UNIT SIZE OR 4.6 SM (50SFL, WHICHEVER IS GREATER CITY OF SURREY ZONING BYLAW).



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

UNIT PLANS

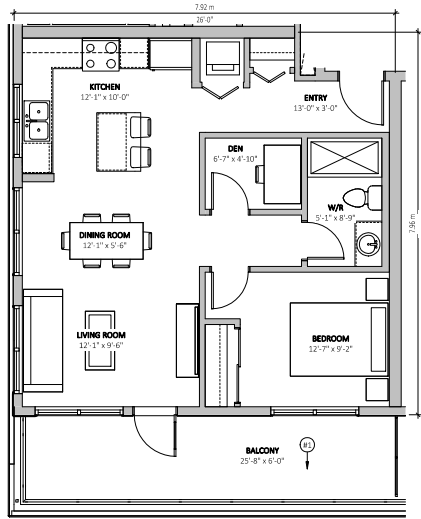
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DP RESUBMISSION

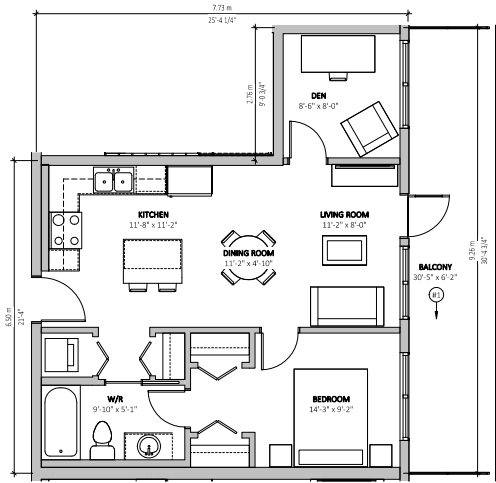
22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



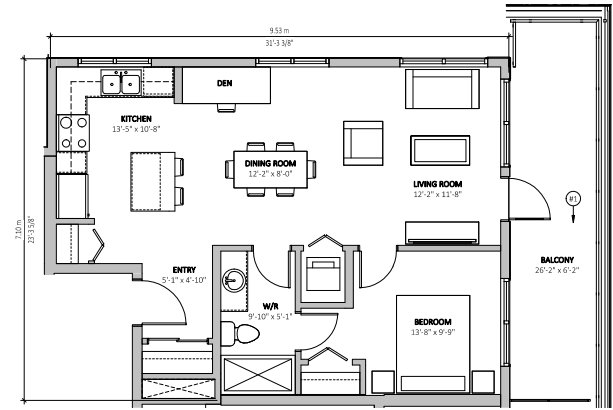
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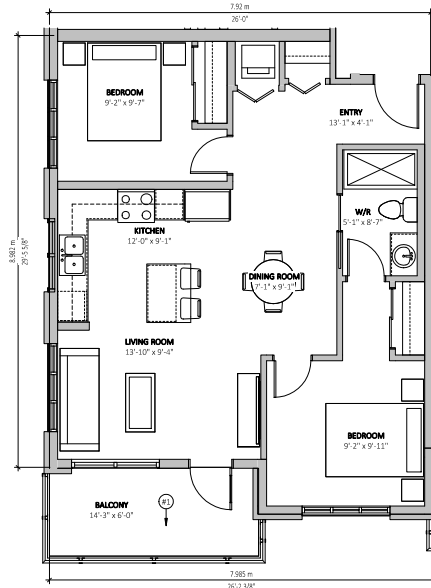
UNIT B6
661 ft² 1 BED & DEN
LEVEL 6
1 UNIT



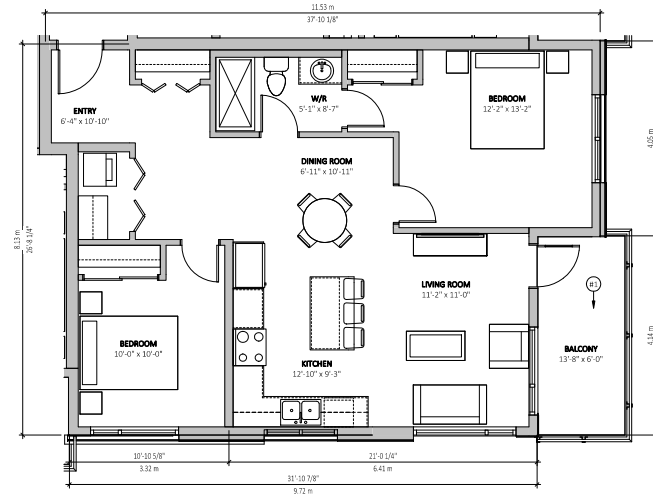
UNIT B7
637 ft² 1 BED & DEN
LEVEL 6
1 UNIT



UNIT B8
677 ft² 1 BED & DEN
LEVEL 6
1 UNIT



UNIT C1
787 ft² JR. 2 BED
LEVEL 1 TO 6
11 UNITS



UNIT C2
919 ft² JR. 2 BED
LEVEL 3 - 6
4 UNITS

7.1.0 UNIT PLAN KEYNOTES

NOTE #	DESCRIPTION
01	MIN. AREA OF BALCONY NO LESS THAN 5% OF THE DWELLING UNIT SIZE OR 4.6 SM (50SF), WHICHEVER IS GREATER (CITY OF SURREY ZONING BYLAW).



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

UNIT PLANS

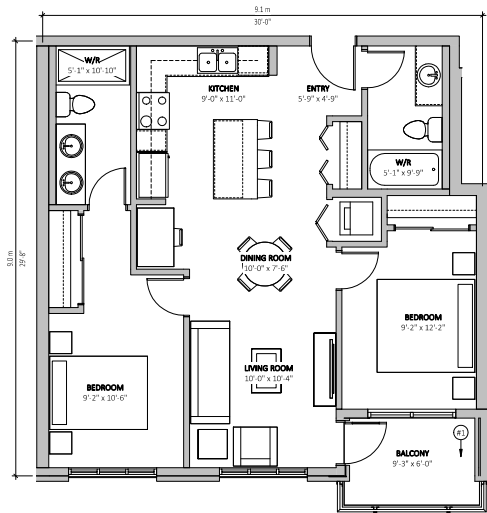
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DP RESUBMISSION

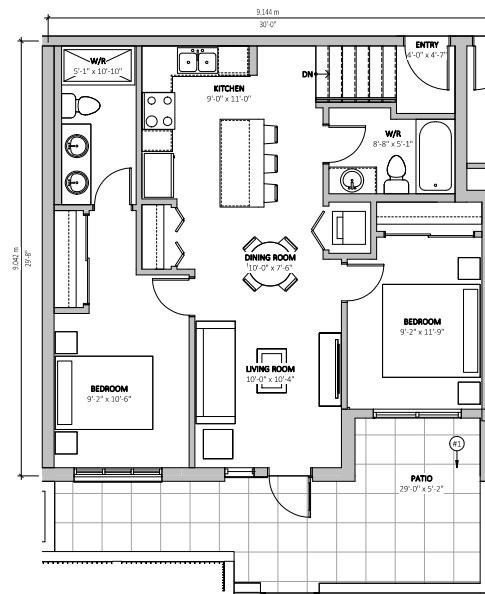
22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



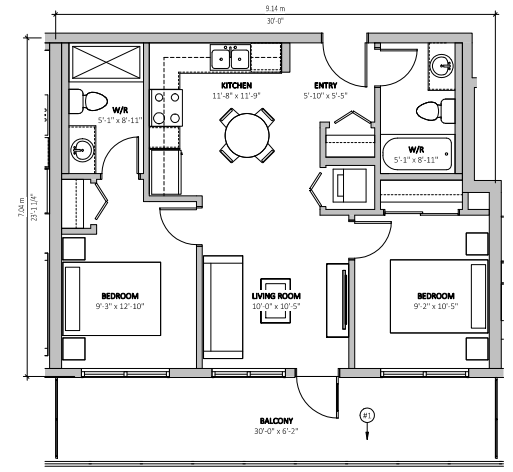
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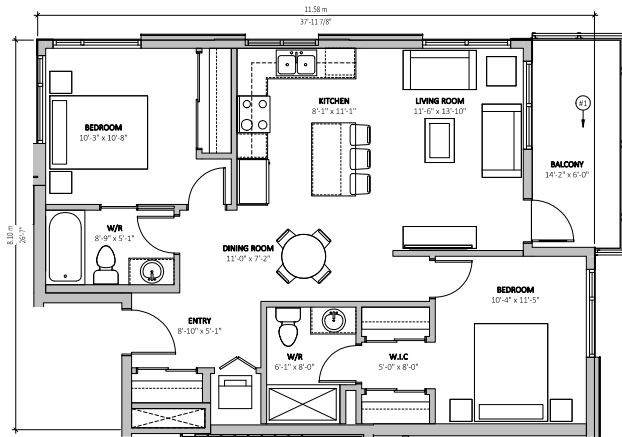
UNIT D1 844 ft² 2 BED
LEVEL 2 TO 6
5 UNITS



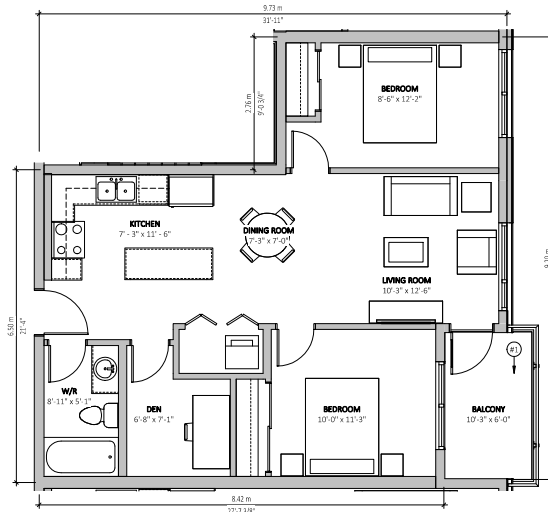
UNIT D2 842 ft² 2 BED
LEVEL 1
1 UNIT



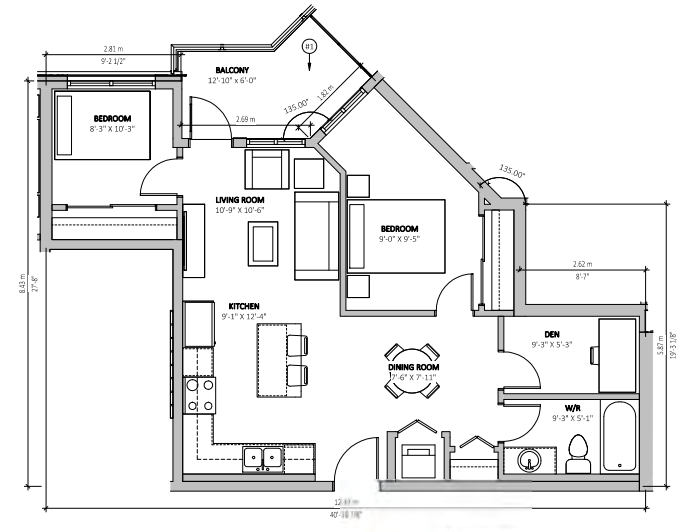
UNIT D3 685 ft² 2 BED
LEVEL 6
1 UNIT



UNIT D4 893 ft² 2 BED
LEVELS 3 TO 5
3 UNITS



UNIT E1 792 ft² JR. 2 BED & DEN
LEVEL 3 TO 5
4 UNITS



UNIT E2 785 ft² JR. & 2 BED & DEN
LEVEL 3 TO 5
4 UNITS

7.1.0 UNIT PLAN KEYNOTES	
NOTE #	DESCRIPTION
1	MIN. AREA OF BALCONY NO LESS THAN 5% OF THE UNITS LIVING UNIT SIZE OR 4.6 SM (SOSFL WHICHEVER IS GREATER CITY OF SURREY ZONING BYLAW).



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

UNIT PLANS

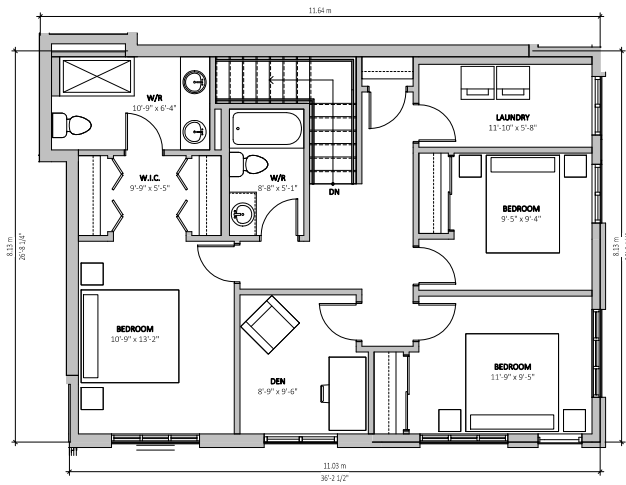
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DP RESUBMISSION

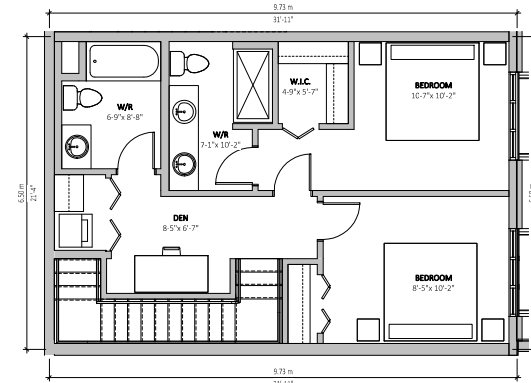
22-06-27 REVISION #:
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



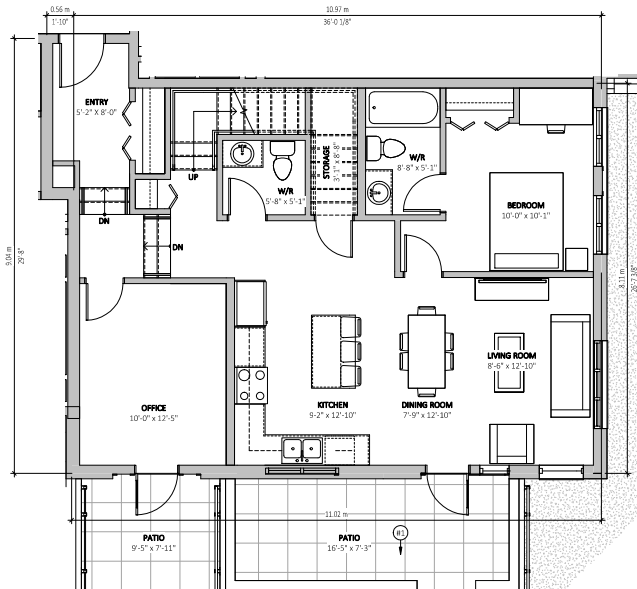
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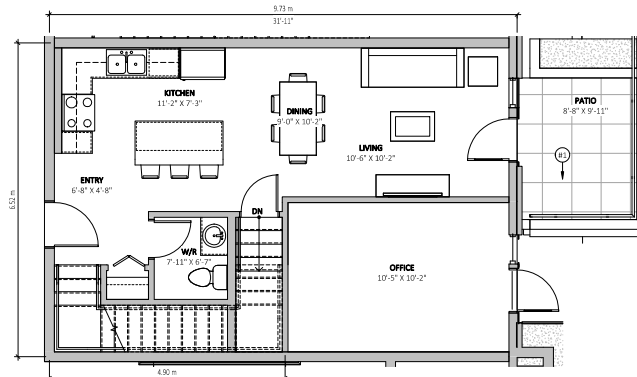
UNIT TH1 (UPPER) 982 ft² 4 BED + DEN TH
LEVEL 2
1 UNIT



UNIT TH2 (UPPER) 699 ft² 2 BED + DEN TH
LEVEL 2
1 UNIT



UNIT TH1 (LOWER) 863 ft² 4 BED + DEN TH
LEVEL 1
1 UNIT



UNIT TH2 (LOWER) 500 ft² 2 BED + DEN TH
LEVEL 1
1 UNIT

7.1.0 UNIT PLAN KEYNOTES

NOTE #	DESCRIPTION
K1	MIN. AREA OF BALCONY NO LESS THAN 5% OF THE (DWELLING) UNIT SIZE OR 4.6 SM (50SF), WHICHEVER IS GREATER (CITY OF SURREY ZONING BYLAW).



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

UNIT PLANS

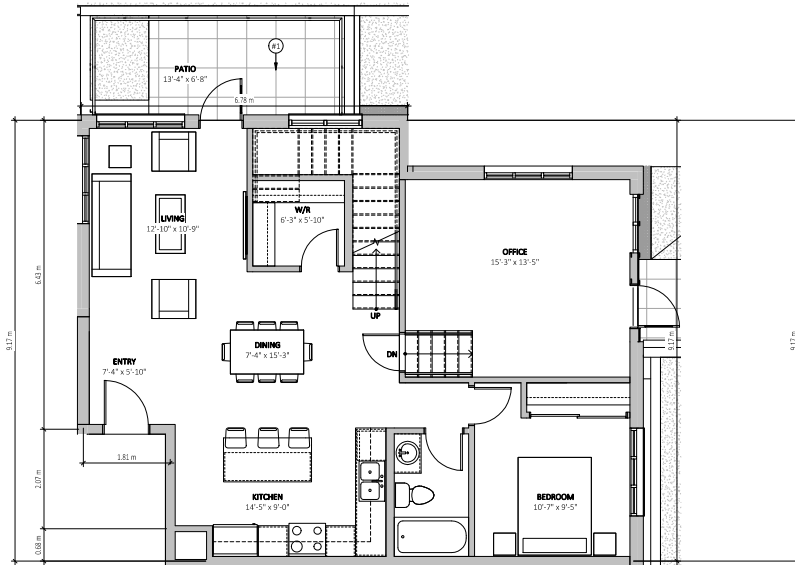
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DP RESUBMISSION

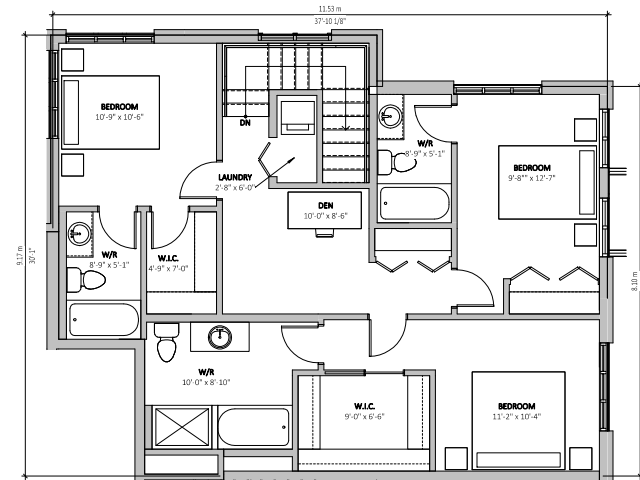
22-06-27 REVISION # 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD9.05



UNIT TH3 (LOWER) 816 ft² 4 BED + DEN TH
LEVEL 1
1 UNIT



UNIT TH3 (UPPER) 1038 ft² 4 BED + DEN TH
LEVEL 2
1 UNIT

7.1.0 UNIT PLAN KEYNOTES

NOTE #	DESCRIPTION
K1	MINI FRIDA-SP BALCONY NO LESS THAN 5% OF THE (DWELLING) UNIT SIZE OR 4.6 SM (50SF), WHICHEVER IS GREATER (CITY OF SURREY ZONING BYLAW).



MAPLE LEAF SURREY

9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

UNIT PLANS

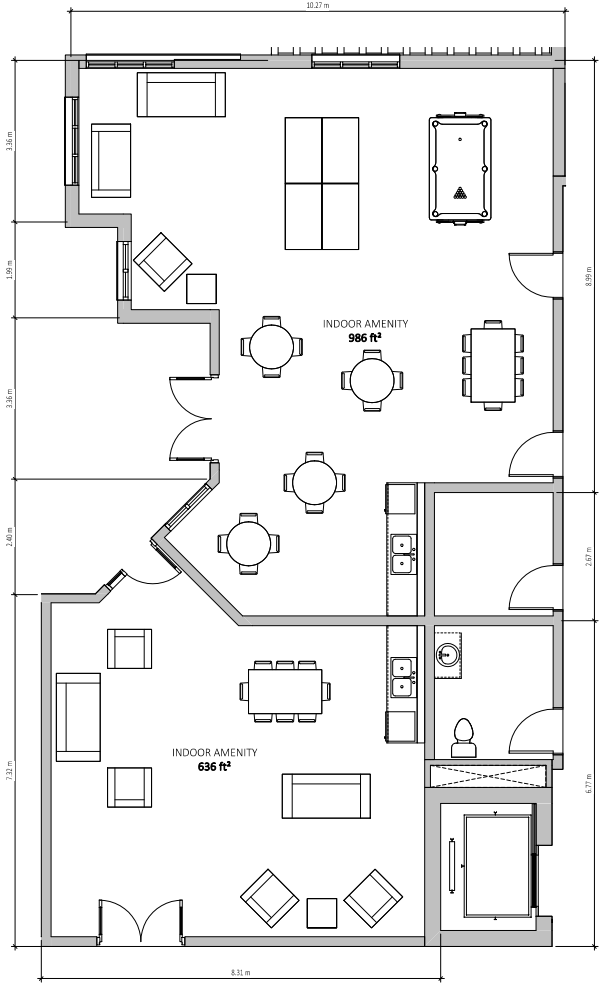
SCALE: 1/4" = 1'-0"

DP RESUBMISSION

22-06-27 REVISION #: 3
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD9.06



MAPLE LEAF SURREY
9609 120 STREET, 9623 120 STREET, & 11973 96 AVENUE, SURREY, BC

ENLARGED INDOOR AMENITY
SCALE: 1/4"= 1'-0"



DP RESUBMISSION
06/29/22 REVISION #:
CITY OF SURREY FILE # 7921-0302-00
PROJECT NUMBER: 20-153



SD9.07

PLANT SCHEDULE

NOBS	BOTANICAL / COMMON NAME	QTY	SIZE	HT'
1	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	8AB	40cm	3
2	Cornus stolonifera 'Fraxinifolia' / Pyramidal European Hornbeam	8AB	40cm	2
3	Cornus kousa 'Satanii' / Heteroicus Dogwood	8AB	50cm	1.5
4	Magnolia grandiflora 'Edith Bogus' / Edith Bogus Southern Magnolia	8AB	50cm	5
5	Pinus contorta 'Contorta' / Snow Pine	8AB	3m height	8

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	5.7 LD-01	Broom Finished C.I.P. Concrete Colour: Nature
	6.7 LD-01	Dark Broom Finished C.I.P. Concrete Colour: Nature
	1 LD-02	Hydrated Silt
	4 LD-01	Concrete Unit Paver
	1 LD-02	6' Privacy Cedar Fence
	7 LD-03	4' PICKET FENCE
	7 LD-03	Mounded Planting
	1.3 LD-01	Shrub
	1.3 LD-01	Groundcover Planting
		Drip Strip
	1 LD-03	Bike Racks
		Gravel

VDZ+A
 LANDSCAPE ARCHITECTURE
 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 100-1033 Church St. 100-1033 Kingsway
 Fort Langley BC Vancouver BC
 1-844-268-1117
 www.vdz.ca 604-882-0211



REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
4	MM	Issued for ADP	2022-01-22
3	MM	Issued for ADP	2022-02-22
2	ST	Issued for Rebuilding/DP	2021-09-28
1	AL	Issued for Approval Report	2021-04-08

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project: Maple Leaf Survey
 Location: 11973 96 Avenue, Surrey, B.C.






Drawn: SZ	Stamp:
Checked: MW	
Approved: MW	Original: Steve Son, 21/1/20
Scale: 1:100	DATEPLOTTER FILE: L-02-19-2022.dwg PLOTTER: HP DesignJet T1100e

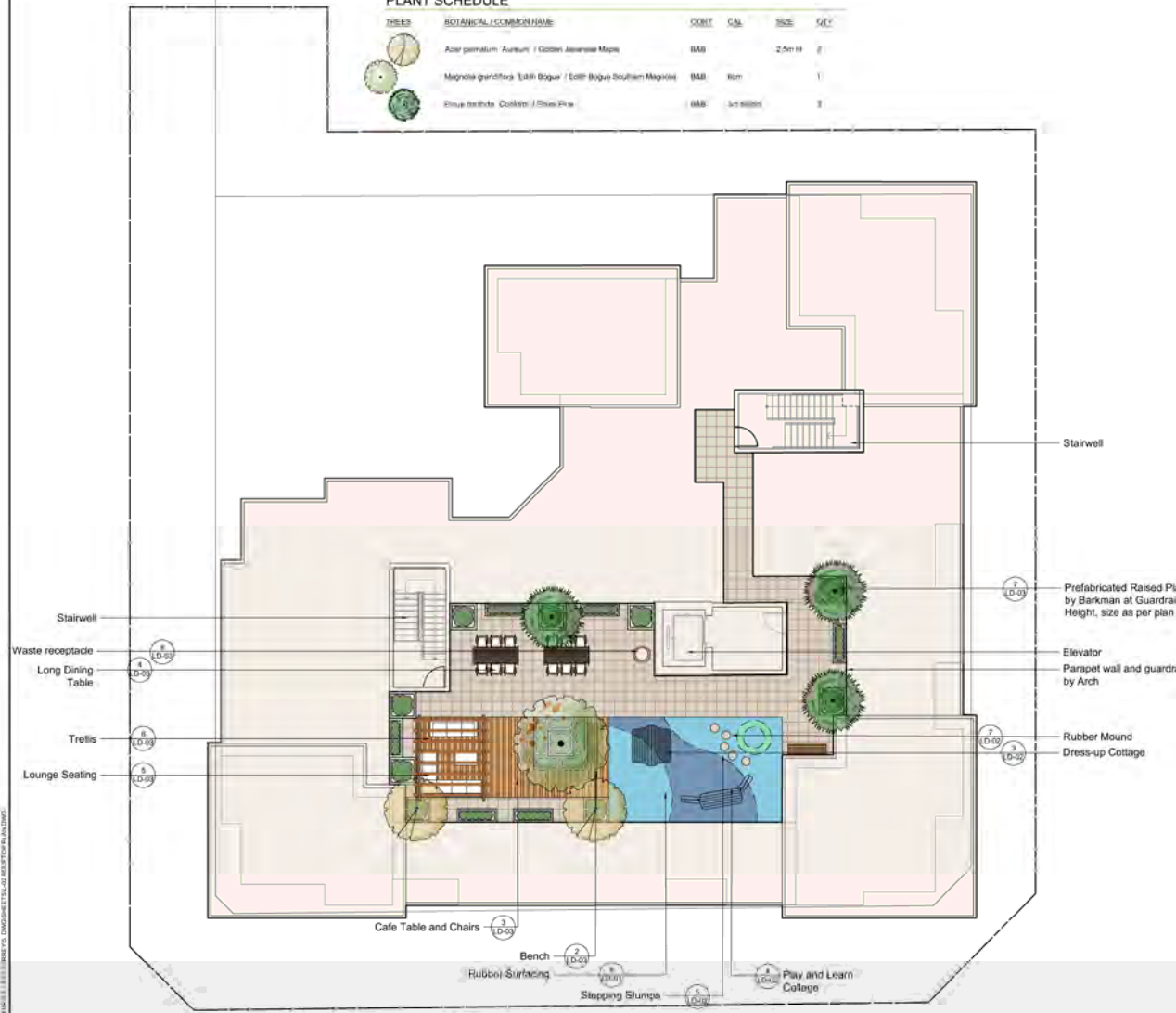
Drawing Title: **LANDSCAPE PLAN**
 Drawing #: **DP2021-19**
 Drawing #: **L-02**

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	DBHT	CAL	SIZE	QTY
	<i>Acier palmatum</i> / Autumn / Golden Japanese Maple	1000	1000	2.0m H	2
	<i>Magnolia grandiflora</i> / Little Bogue / Little Bogue Southern Magnolia	1000	1000	1	1
	<i>Thuja occidentalis</i> / Coast Pine	1000	1000	1	3

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2 LD-02	Decking
	3 LD-02	Hydrated Glass Blot
	8 LD-01	Rubber Surface
	3 LD-03	Cafe Table and Chairs
	1.3 LD-01	Shrub



Stairwell
 Waste receptacle
 Long Dining Table
 Trellis
 Lounge Seating

Stairwell
 Prefabricated Raised Planter by Barkman at Guardrail Height, size as per plan
 Elevator
 Parapet wall and guardrail by Arch
 Rubber Mound
 Dress-up Cottage

Cafe Table and Chairs
 Bench
 Rubber Surfacing
 Sleeping Slungs
 Play and Learn Cottage

No.	By	Description	Date
1	AL	Issued for Approval Report	2021-04-09
2	ST	Issued for Revising/DP	2021-06-08
3	MW	Issued for ADP	2022-02-28
4	MW	Issued for ADP	2022-04-22

REVISIONS TABLE FOR DRAWINGS
 * Changes to drawings are the responsibility of the user. It is recommended that all changes be approved by the designer.

REVISIONS TABLE FOR SHEET

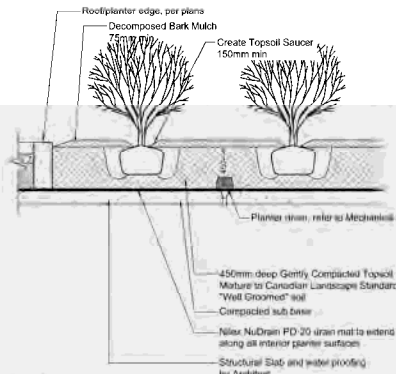
Project:
Mazle Leaf Slurry

Location:
 11973 96 Avenue,
 Surrey, B.C.

Drawn: [Signature]
 Checked: MW
 Approved: Original Design Son, MW
 Scale: 1:100

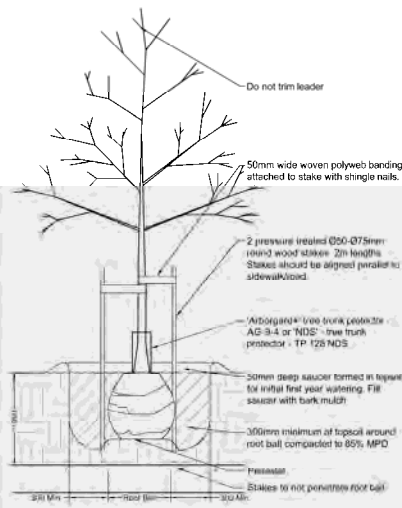


C:\Users\mhw\OneDrive\Documents\Projects\DP2021-19\11973 96 Avenue\11973 96 Avenue - Rooftop Plan.dwg



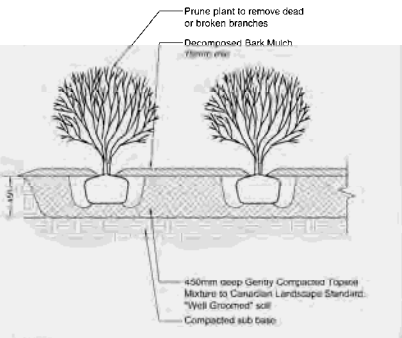
- NOTES:
1. Remove all string, twine, pots, legs from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil saucer diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

1 SHRUB PLANTING ON SLAB
 Scale: 1:25



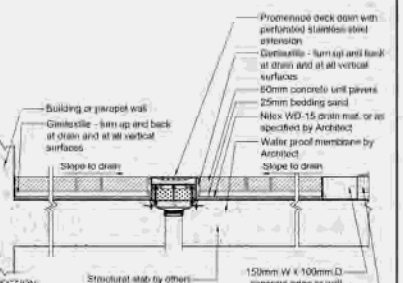
- NOTES:
1. Stacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem.

2 TREE PLANTING ON SLAB
 Scale: 1:25



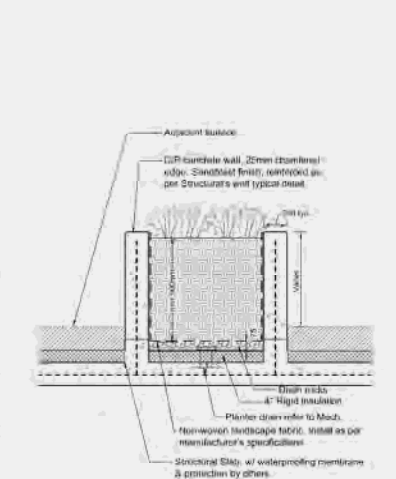
- NOTES:
1. Remove all string, twine, pots, legs from plant.
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 3. Topsoil saucer diameter to be 1.5X diameter of plant container.
 4. O.C. spacing per planting plan.

3 SHRUB PLANTING
 Scale: 1:25



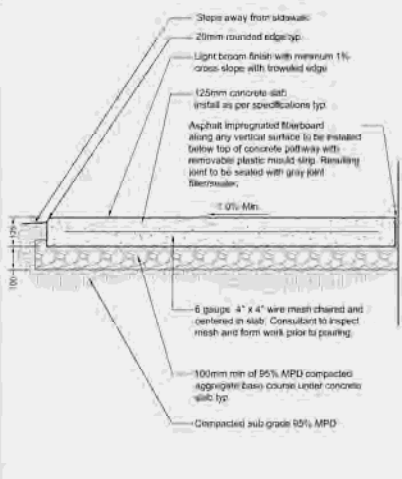
- NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum 1/2 Paver.

4 UNIT PAVER ON SLAB
 Scale: 1:10



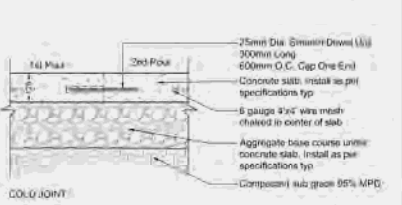
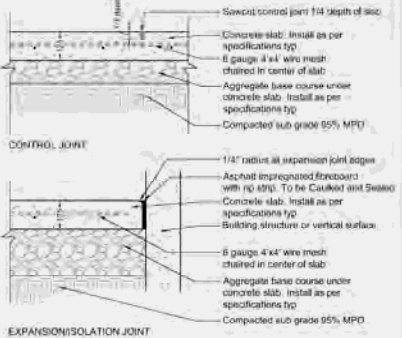
- NOTES:
1. Refer to Architect's drawings for floor assemblies.

5 PLANTER ON SLAB
 Scale: 1:25



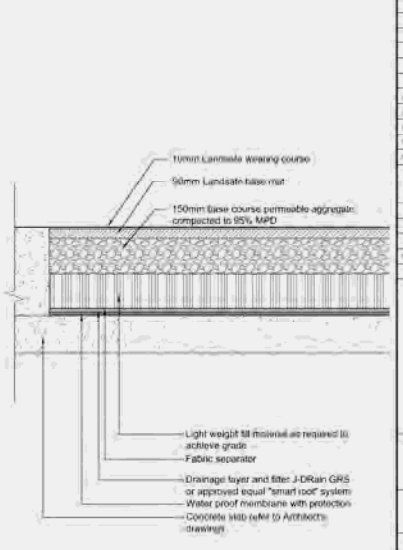
- NOTES:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal saw-cuts at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center saw-cuts on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joints every 3000mm o.c. both ways.
 7. Contractor to contact Landscape Architect for saw-cuts approval prior to cutting.

6 CONCRETE PAVING
 Scale: 1:10



- NOTES:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal saw-cuts at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center saw-cuts on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joints every 3000mm o.c. both ways.
 7. Contractor to contact Landscape Architect for saw-cuts approval prior to cutting.

7 CONCRETE JOINTS
 Scale: 1:10



- NOTES:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
 2. Horizontal saw-cuts at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 3. Center saw-cuts on 150mm smooth finish or to match existing concrete pathway.
 4. All components as specified or approved alternate.
 5. Concrete to slope to drain.
 6. Expansion joints every 3000mm o.c. both ways.
 7. Contractor to contact Landscape Architect for saw-cuts approval prior to cutting.

8 RUBBER ON SLAB
 Scale: 1:10

REV.	BY	DESCRIPTION	DATE
1	MM	Issued for RFP	2024-11-22
2	MM	Issued for RFP	2024-02-28
3	MM	Issued for Revisions/RFI	2023-08-07
4	AL	Issued for Issuing Report	2023-04-03
5	By:	Designation:	Date:

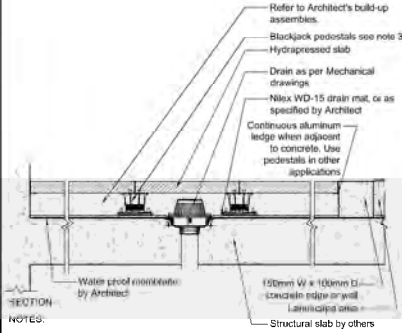
REVISIONS TABLE FOR DRAWINGS
* Drawing number for the drawing on page number (02-00) drawing number for the drawing on page number (02-00) drawing number for the drawing on page number (02-00)

REVISIONS TABLE FOR SHEET

Project: Maple Leaf Survey

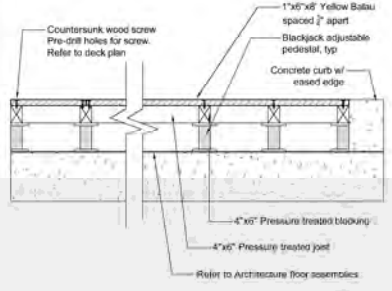
Location: 11973 96 Avenue, Surrey, B.C.

Drawn:	Checked:	Approved:	Scale:
MM	MW	MM	AS SHOWN



- NOTES:
1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjacket Surejack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.
 5. Architect's assembly's differ between floor type and roof type. The above 'structural slab' is indicative only. Refer to Architecture for relevant assemblies.

1 HYDRAPRESSED SLAB ON SLAB
 Scale: 1:10



2 DECK ON SLAB
 Scale: 1:20



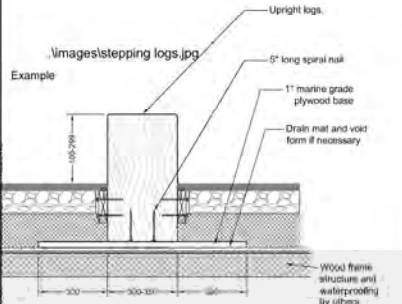
DRESS-UP COTTAGE
 Model #: AP29625-0931
 Colour: Brown
 Manufacturer: Kompan
 Korjooen

3 DRESS-UP COTTAGE
 Scale: NTS



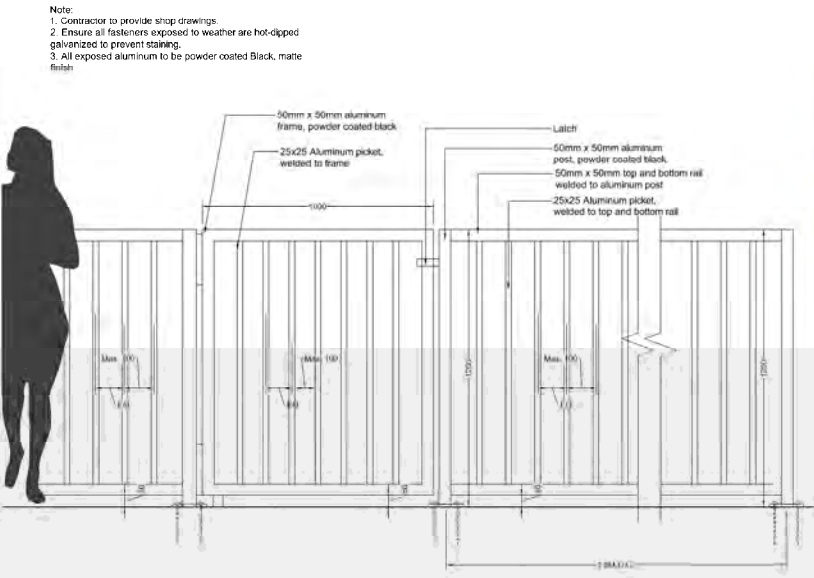
PLAY AND LEARN COLLEGE
 Model: NFD011
 Mount: as per Manufacturer's Specifications.
 Manufacturer: Kompan

4 PLAY AND LEARN COLLEGE
 Scale: NTS



- Notes:
1. Fasten upright logs together by boring to each other.
 2. End fastener to be used on all areas below grade. Apply as per manufacturer's instructions.
 3. Stain above grade logs with SikWood Cetol SHD RE. Colour: Natural.
 4. All branches and trunk splits to be cut flush, rounded and sanded. No bark.

5 STEPPING STUMP
 SCALE: 1:10



6 4' PICKET FENCE WITH GATE
 SCALE: 1:10



7 RUBBER MOUND
 NTS

No.	By:	Description	Date
4	MW	Issued for ADP	2022-01-22
3	MW	Issued for ADP	2022-02-28
2	SY	Issued for Receiving/DP	2022-09-28
1	AL	Issued for Approval Report	2021-04-06

REVISIONS TABLE FOR DRAWINGS
 * Drawing Issued: This drawing only applies to the project at 102-4-60000. It may still be contained or used in other projects unless otherwise stated.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 Maple Leaf Surrey

Location:
 11973 96 Avenue
 Surrey, B.C.

Drawn:	LAJ
By:	SL
Checked:	MW
Approved:	Original Brian Son, 21'x30'
Scale:	AS SHOWN



INTER-OFFICE MEMO

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

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

DATE: **January 27, 2022** PROJECT FILE: **7821-0302-00**

RE: **Engineering Requirements
Location: 9609, 9623 120 Street, 11973 96 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION***Property and Statutory Right-of-Way (SRW) Requirements***

- Dedicate westerly 0.675 meters tapering to easterly 0.419 metres for 96 Avenue
- Dedicate northerly 1.510 meters tapering to southerly 1.645 metres for 120 Street
- Dedicate 5.0 by 5.0 metre corner cut at 120 Street and 96 Avenue
- Dedicate 6.0 metres for lane with 3.0 by 3.0 metre corner cut at 96 Avenue
- Register 0.5 metre SRW along property lines of 96 Avenue and 120 Street
- Confirm and register on and/or offsite SRW corridors to service drainage from the site
- Discharge existing SRW for sanitary sewer

Works and Services

- Construct lane fronting the site
- Confirm impact to traffic signal infrastructure at 96 Avenue and overhead pole line on 120 Street, and complete any mitigative works
- Provide ultimate drainage servicing to the site
- Implement onsite low impact development drainage features
- Install adequately sized water, drainage and sanitary service connections to the site
- Build water main and extend sanitary sewer on 120 Street

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

KMH

NOTE: Detailed Land Development Engineering Review available on file



November 26, 2021

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0302 00

SUMMARY

The proposed 3 townhouse units and 55 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	8

September 2021 Enrolment/School Capacity

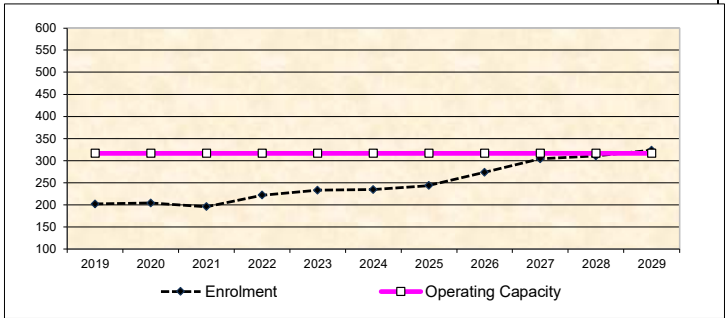
Royal Heights Elementary	
Enrolment (K/1-7):	25 K + 171
Operating Capacity (K/1-7)	38 K + 279
L. A. Matheson Secondary	
Enrolment (8-12):	1145
Capacity (8-12):	1400

Projected population of school-age children for this development:	22
--	----

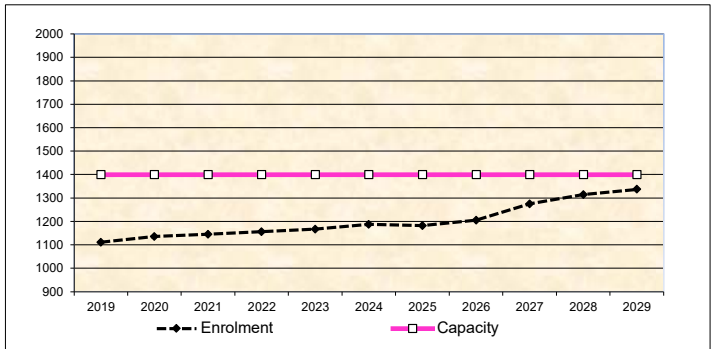
Population : The projected population of children aged 0-19 Impacted by the development .
Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:
 Royal Heights Elementary is currently operating below capacity. The 10 year enrolment projections are showing modest growth in the catchment . Even though some parcels are looking to increase their housing density, the projected development is not enough to overcome a maturing enrolment trend in the area . Currently, there are no plans to expand this school.
 L.A. Matheson Secondary is currently operating at 80%. Though the 10 year enrollment projections do show modest growth, the current capacity of the building can accommodate it. Currently, there are no plans to expand this school.

Royal Heights Elementary



L. A. Matheson 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.



Table 2: TREE PRESERVATION SUMMARY

Surrey Project No:

Site Address: 11973 96 Avenue, Surrey, B.C.

Registered Arborist: Philip Lee PN 9016A

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)	5
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> x one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 1 </u> x two (2) = 2	2
Replacement Trees Proposed	24
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

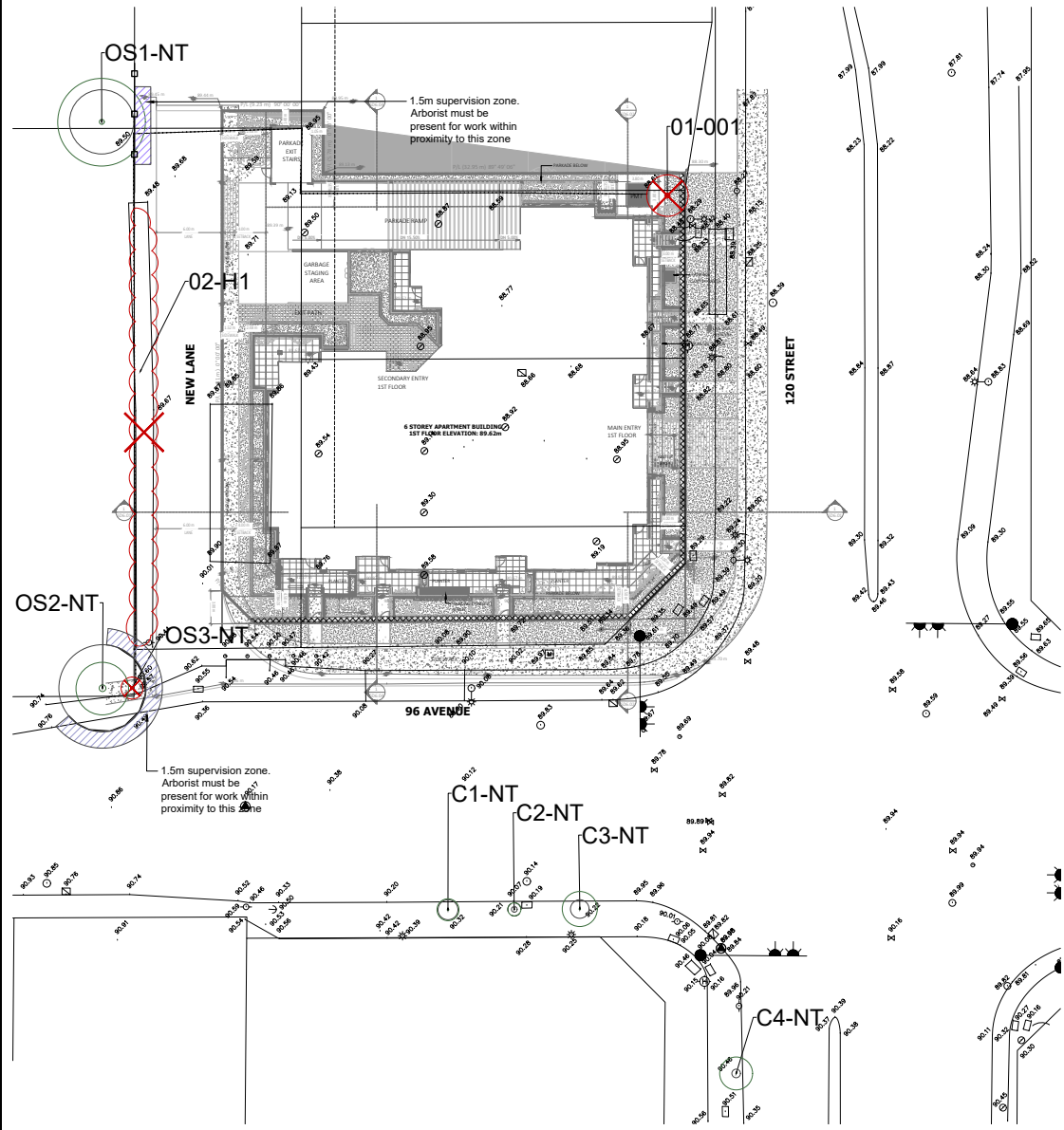
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 1 </u> X two (2) = 2	2
Replacement Trees Proposed	0
Replacement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

Summary, report, and plan prepared and submitted by Philip Lee PN 9016A

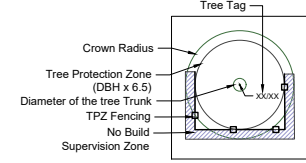
Signature of Arborist

April 6, 2021

Date

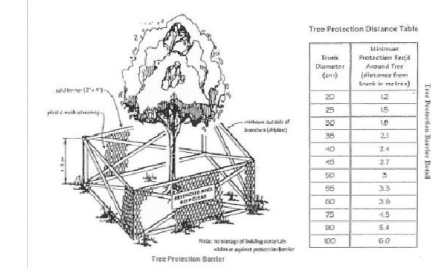


Tree Tag Legend
 XX - Tag number
 C-XX - Muncipale tree
 OS-XX - Off-site tree
 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #
 WRC= Western Red Cedar
 BLM= Big Leaf Maple
 RA= Red Alder



LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Existing Tree in Poor Condition to be Retained	Significant Tree to be Retained	Significant Tree to be Removed	Existing Dead Tree or Stump	Tree Protection Fencing



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

No.	By:	Description	Date
2	DY	Issued for Reasoning/CP	2021-09-02
1	AL	Issued for Arborist Report	2021-04-06

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
Maple Leaf Survey

Location:
11973 96 Avenue,
Surrey, B.C.

Drawn: AL	Stamp:
Checked: KM	
Approved: MVDZ	Original Sheet Size: 24"x36"

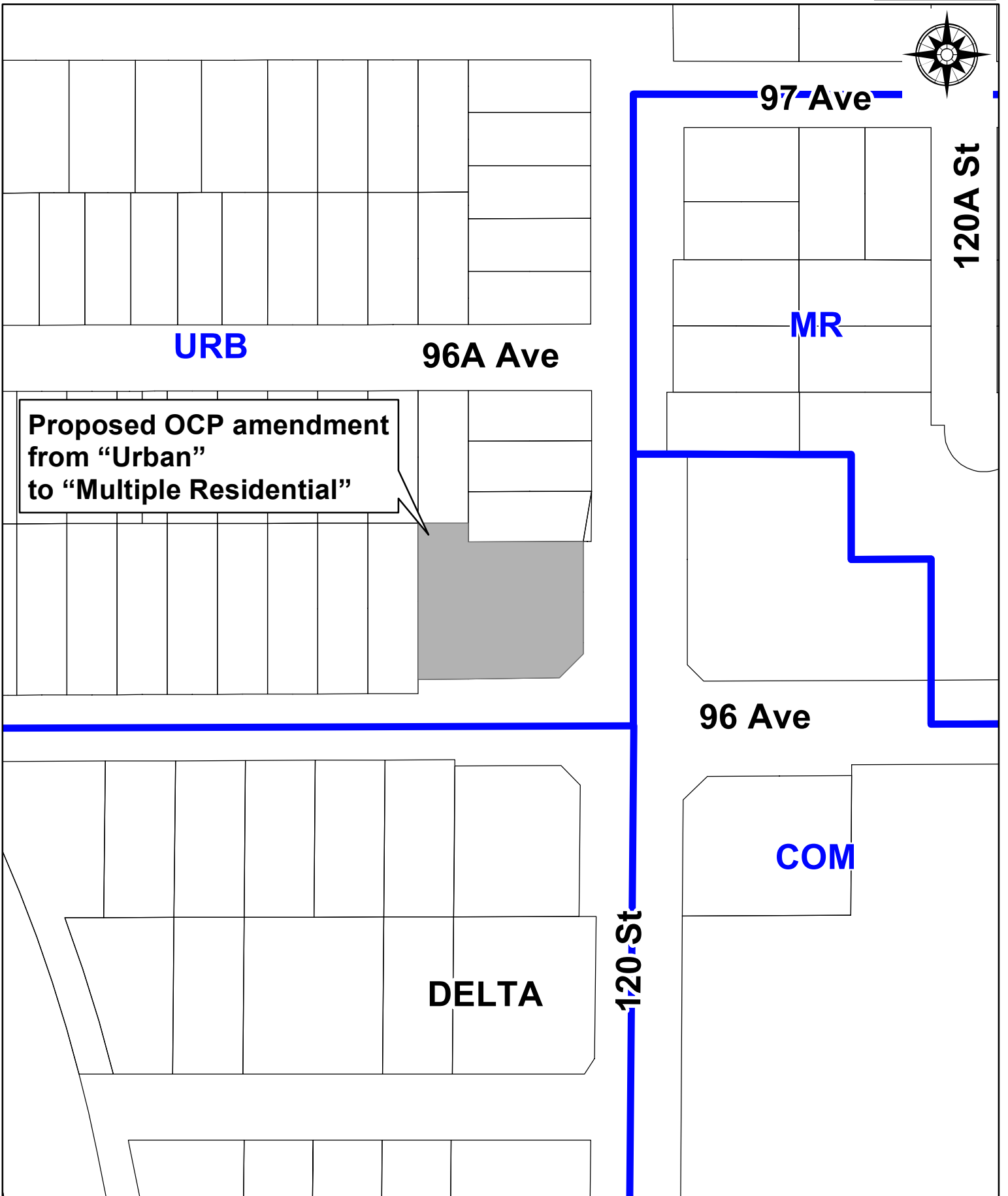
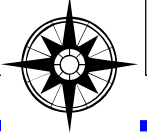
Scale:
1:200

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE APPROVED BY THE CONSULTANT. TREE TAGS FOR CONSTRUCTION (TREES LABELLED ISSUED FOR TREES TO BE REMOVED)



2:\PROJECT\DEVELOPMENT\PROJECTS\DP2021-19\MAPLE LEAF SURVEY\DRAWINGS\TREETM\TREE MANAGEMENT PLAN.DWG







June 30, 2022

File: 7921-0302-00

Christa Brown
 Planner, Planning and Development Services
 City of Surrey
 13450 104 Ave
 Surrey BC, V3T 1V8

Re: Advisory Design Panel Comments for Property 9609/9623 120th Street & 11973 96th Avenue

Please find our itemized responses (*in blue*) to your comments below:

Key Points

- Consider relocating the lobby to the corner.
On our follow up meeting with planning after the ADP, it was advised to maintain the main entrance at its originally proposed location and convert the townhome units along 120 Street into work-live units. We have followed this recommendation in our resubmission.
- Consider further refinement of the elevations. Refine the use of materials in the project.
The elevations were refined through the elimination of 'pop-up' roofs, corner balconies chamfers & columns. The building footprint was simplified, forming larger and cleaner volumes. It is reinforced by a more concise use of material types, resulting on a more organized aesthetic. All these items will be described in more detail through this letter. Please refer to SD2.10, SDD2.15 SD1.20 to SD1.22 & SD3.01 to SD3.13.
- Consider further development of the use of colour in the project. Replace white with another colour in the project palette.
The white colour was eliminated and replaced with a soft light gray. Please refer to SD1.20 to SD1.22 & SD3.01 to SD3.13.
- Consider reducing height or eliminating corner roof forms ("pop ups").
We have eliminated all 'pop up' roofs as requested. Please refer to SD1.20 to SD1.22, SD2.16 & SD3.01 to SD3.13.
- Consider lightening the heaviness of the hats on the rooftop forms.
We have addressed this issue by eliminating the 'pop up' roofs and stepping the 6th floor away from the property line. Please refer to SD1.20 to SD1.22 & SD3.01 to SD3.13.

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

ABBOTSFORD BC | 300 – 33131 South Fraser Way V2S 2B1 | Phone 604 850 0577

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

Fax 1 855 398 4578 | mail@keystonearch.ca | keystonearch.ca

- Consider stepping back the upper floor to enhance daylight access to the sites to the north and reduce the height of the street wall.

Top floor is recessed approximately 2m along the east and south elevations.

On the North elevation, Levels 3 to 5 were recessed in approximately 1.1m, providing more than 4m setback from the property line. Level 6 was recessed in approximately 2m, providing more than 5m setback to the property line. Maintaining level 3 to 5 on the same plane aids with the continuity of volumes and materials, providing a wrap around corrugated metal screen, as intended by the conceptual design proposed.

Please refer to SD1.20 to SD1.22, SD 2.10 to SD2.15, & SD3.01 to SD3.13.

- Work with the structural engineer to reduce the visual impact of the corner columns.

Corner columns were eliminated. Please refer to SD1.20 to SD1.22.

- Consider deleting the “chamfer” at the corner balconies to simplify and lighten the expression.

Corner chamfer was eliminated. Please refer to SD1.20 to SD1.22.

- Consider reconfiguring the southeast corner units. Relocate balcony to south or east façade. (Not wrapping corner balcony).

Wrapping of the corner balcony was substituted by east balconies on the southeast corner. Please refer to SD0.01

- Explore developing live-work units in the ground floor suites.

Townhouse units were converted into live-work units. The language being used on townhomes and ground units was simplified. Continuity of the materials and proportions previously applied only on the east elevation is now seen through all the development, providing rhythm, consistency, and a pleasing scale for pedestrians.

Please refer to SD2.10, SD9.04 & SD9.05

- Consider relocating indoor amenity to the top floor or roof, if feasible, so that it is closer to the outdoor amenity space.

As per the follow up meeting with planning, indoor amenity is remaining on the ground floor, while incorporating extra area from one unit eliminated. The outdoor courtyard was also redesigned to provide outdoor area connected to the indoor amenity. Please refer to SD2.04 & SD2.10.

- Consider providing more variety to ground cover planting and landscaping.

The Landscape Architect has improved the selection of cover planting and landscape. Please refer to the landscape drawings.

- Consider using energy and thermal comfort modelling to inform design development. Use future climate files to best understand the resiliency of the project.

An energy model consultant will be engaged at the beginning of the design development phase of the project.

- Consider the potential CPTED issues regarding the location of the rear door, next to the lane.

That is an exit door so it must remain, but it will be an ‘exit-only’ door. Please refer to SD2.10.

KEYSTONE ARCHITECTURE & PLANNING LTD

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Fax 1 855 398 4578 | mail@keystonearch.ca | keystonearch.ca

Site

- No specific site issues identified
On our follow up meeting with planning, the enlarged garbage staging area was flagged as an issue, and we have addressed it. The staging area was reduced, and landscape and hardscape design were improved. Please refer to SD2.04.

Form and Character

- Consider relocating the entry to the corner of the building.
As mentioned on the key points, on our follow up meeting with planning it was advised to maintain the main entrance at its originally proposed location.
- Consider stepping back the massing and providing the top floor with larger, recessed patios to soften the fit in the transitioning context.
Top floor is recessed approximately 2m along the east and south elevations, as per our follow up meeting discussions. Reference: SD2.15
- Reconsider the horizontal eyebrow features, especially along the roof.
Eyebrow features were eliminated. Please refer to SD1.20 to SD1.22 & SD3.01 to SD3.13
- Consider reducing the height of the pop ups or their function, as they add visual weight to the project.
'Pop ups' roofs were eliminated. Please refer to SD1.20 to SD1.22, SD2.16 & SD3.01 to SD3.13
- Suggest consolidating bicycle storage to P1 level.
We have consolidated the bike storage on levels P1 and P2 and moved the residential storage into P3. Bicycle storage needs to be on two levels due the small footprint of the parkade. Please refer to SD2.20 to SD2.22.
- Consider adding commercial at the ground floor
As per our follow up meeting with planning, we have created work-live residential units instead. Please refer to SD2.10.

Landscape

- Suggest taller guardrails for the play area.

KEYSTONE ARCHITECTURE & PLANNING LTD

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

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

Fax 1 855 398 4578 | mail@keystonearch.ca | keystonearch.ca

Guardrails are suggested for the play area as requested. Please refer to the landscape drawings.

- Consider more diversity in the ground cover plants, including native species.
The Landscape Architect has improved the selection of cover planting and landscape. Please refer to the landscape drawings.

CPTED

- CPTED concerns are noted under Key Points.
Comments were addressed as noted under key points.

Sustainability

- Recommend involving energy modelling earlier in the process to better understand passive systems and the need for active systems.
An energy model consultant will be engaged at the beginning of design development phase of the project.

We trust the information provided satisfies the City of Surrey's requirements for this DP submission, however should you have any questions or require any further information, please do not hesitate to contact us.

Kind regards,



Andressa Linhares
Sr. Design Project Coordinator
Keystone Architecture & Planning Ltd.



Eric Poxleitner
Sr. Principal, Architect AIBC
Keystone Architecture & Planning Ltd.

KEYSTONE ARCHITECTURE & PLANNING LTD

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