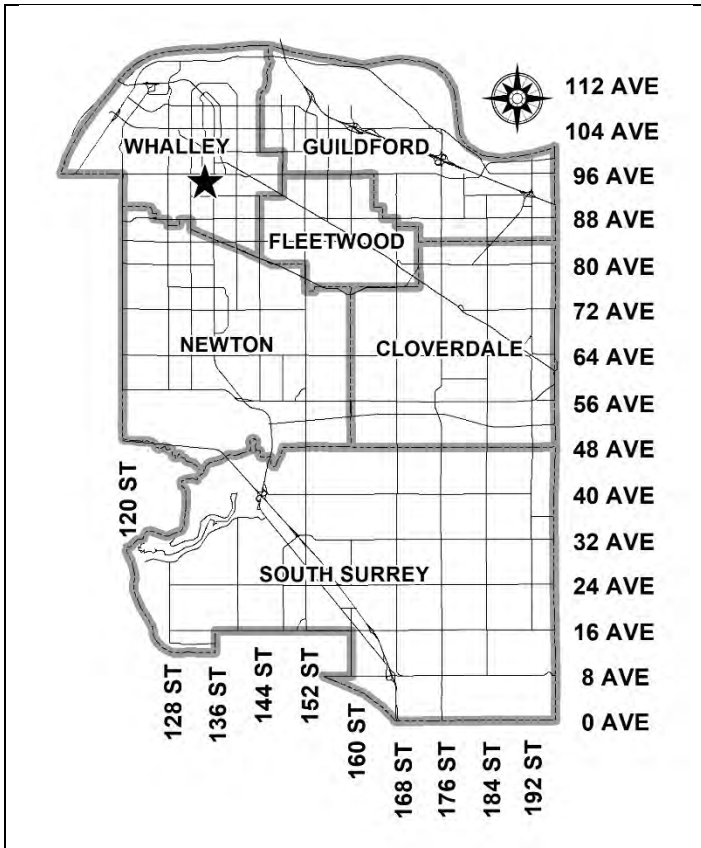


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0168-00

Planning Report Date: May 15, 2023



PROPOSAL:

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

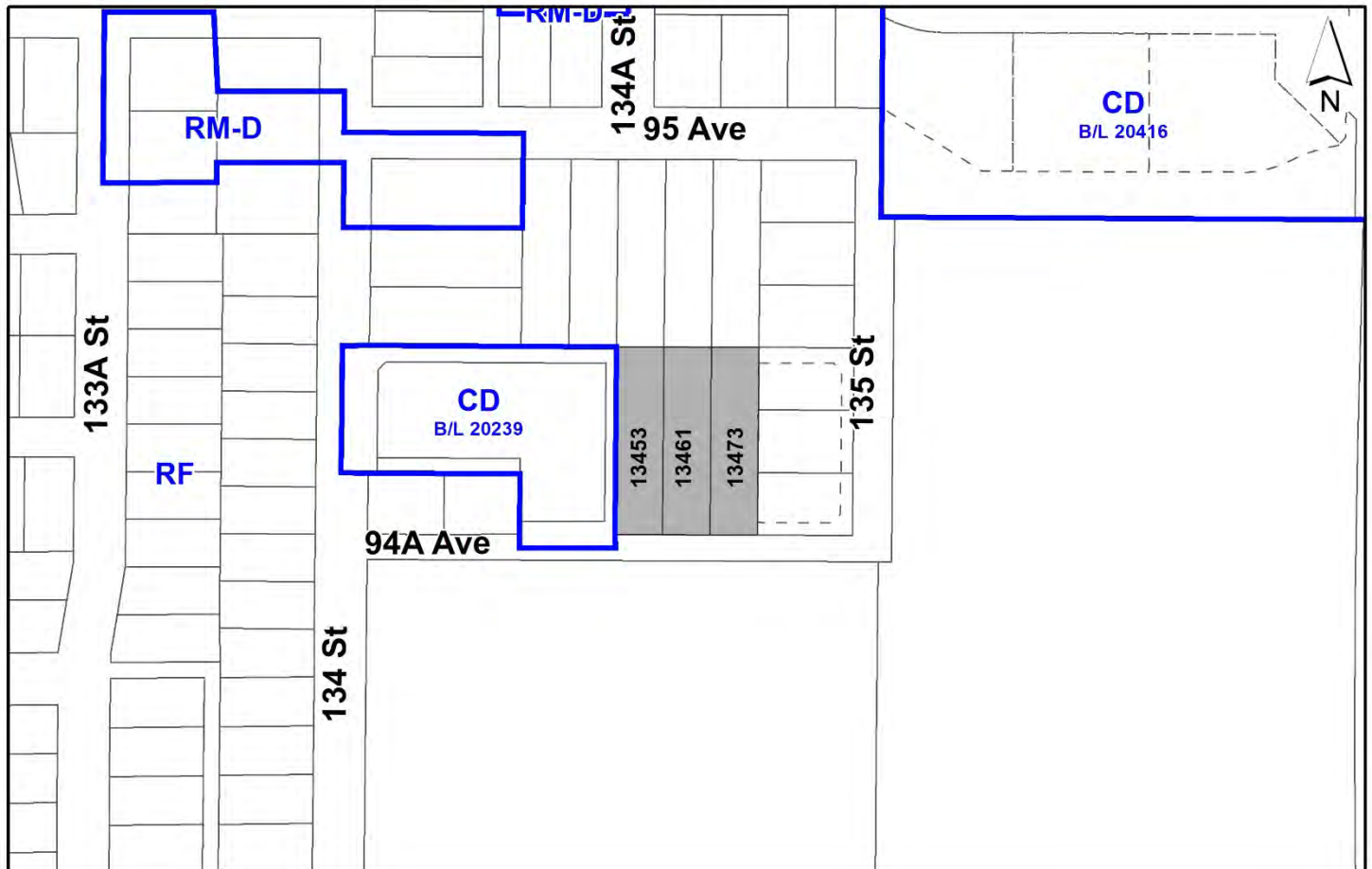
to permit the development of a 6-storey apartment building consisting of approximately 125 dwelling units in City Centre.

LOCATION: 13453 - 94A Avenue
13461 - 94A Avenue
13473 - 94A Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential

CCP DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP) and the 'Residential Low to Mid Rise up to 2.5 FAR' designation in the Surrey City Centre Plan.
- The proposed development is located approximately 800 metres travelling distance from an existing Frequent Transit Network (FTN) and contributes to the goal of achieving higher density development near a transit corridor.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the guidelines in the Surrey City Centre Plan, and the proposed density and 6-storey building form are appropriate for this area of City Centre.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0168-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Single family dwellings.	Low to Mid Rise Residential	RF
North (Across lane):	Construction of a 6-storey apartment building approved under Development Application No. 7920-0206-00	Low to Mid Rise Residential	CD (By-law No. 20571)
East:	Vacant land. Conditional Approval for the development of a 6-storey apartment building under Development Application No. 7917-0205-00	Low to Mid Rise Residential	RF
South (Across 94A Avenue):	Queen Elizabeth Meadows Park	Park	RF
West:	Construction of two 6-storey apartment buildings approved under Development Application No. 7919-0370-00	Low to Mid Rise Residential	CD (By-law No. 20239)

Context & Background

- The subject site is approximately 4,000 square metres in size and consists of three lots on the north side of 94A Avenue, between 134 Street and 135 Street. The site is located within the Medical District of City Centre.
- The subject properties are designated Multiple Residential in the Official Community Plan (OCP) and Low to Mid Rise Residential in the City Centre Plan and are zoned Single Family Residential Zone (RF). Currently there is an existing single family dwelling present on each property involved in the application.
- The site slopes downward by approximately 2.5 metres from west to east.
- There are a few other development applications on this block, bounded between 134 and 135 Streets, and 94A and 95 Avenues:
 - Development Application No. 7919-0370-00 (9442 and 9456 – 134 Street and 13439 - 94A Avenue) to the west of the subject site was approved by Council on July 26, 2021, for two 6-storey apartment buildings. The Building Permit and related construction is currently in process.
 - Development Application No. 7920-0286-00 (9470, 9482 and 9492 – 134 Street and 13428 – 95 Avenue) to the northwest of the subject site received Conditional Approval by Council on November 14, 2022.

- Development Application No. 7920-0206-00 (13458 – 95 Avenue) to the north of the subject site was approved by Council on October 3, 2022. The Building Permit and related construction is currently in process.
- Development Application No. 7917-0205-00 (9445/47, 9459/61 – 135 Street and 13491/93 – 135 Street) to the east of the subject site proposes a 6-storey apartment building and the Rezoning Bylaw was granted Third Reading by Council on May 7, 2018.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building with 125 dwelling units, the applicant is proposing the following:
 - Rezoning the site from RF to CD (based on RM-70);
 - Subdivision (consolidation) of three lots into one lot; and
 - A Development Permit for Form and Character.

	Proposed
Lot Area	
Gross Site Area:	3,996 square metres
Road Dedication:	896 square metres
Net Site Area:	3,100 square metres
Number of Lots:	1
Building Height:	18.7 metres
Floor Area Ratio (FAR):	2.5 gross FAR; 3.2 net FAR
Floor Area	
Residential:	9,769 square metres
Commercial:	NA
Total:	9,769 square metres
Residential Units:	
1-Bedroom:	92 units (including 2 adaptable units)
2-Bedroom:	29 units (including 1 adaptable unit)
3-Bedroom:	4 units
Total:	125 units

Referrals

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

School District:	<p>The School District has advised that there will be approximately 32 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>14 Elementary students at Cindrigh Elementary School 14 Secondary students at Queen Elizabeth Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2024.</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>Queen Elizabeth Meadows Park is the closest active park and contains amenities including open space, a community garden, and natural area. The park is across 94A Avenue from the development.</p>
Surrey Fire Department:	<p>No concerns. Comments provided are to be addressed as part of the Building Permit application.</p>
Advisory Design Panel:	<p>The proposal was considered at the ADP meeting on December 15, 2022, and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.</p>

Transportation Considerations

- The applicant will provide the following road improvements to service the subject proposal:
 - Dedication and construction of 94A Avenue to the City Centre local road standard;
 - Dedication and construction of a green lane along the north side of the site; and
 - Dedication and construction of a walkway along the west side of the site.
- The Zoning Bylaw requires a total of 125 stalls to be provided on site. The applicant is proposing to provide a total of 145 stalls, which exceeds the bylaw requirements.
- As part of the subject proposal, the applicant will be widening 94A Avenue to accommodate additional on-street parking along the north side of the road.

- Access for the development is proposed to be located from the green lane along the north side of the subject site.
- The proposed development is approximately 800 metres from King George Boulevard, which is an existing Frequent Transit Network (FTN), and approximately 1.4 kilometers from King George Skytrain Station.
- There is a walkway proposed along the west side of the subject site that will provide a continuous pedestrian connection ultimately from 94A Avenue to 95 Avenue.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
 - Wood frame construction has a lighter carbon footprint than steel;
 - Proposed decks provide solar shading for exterior spaces at ground level;
 - Passive ventilation through operable windows;
 - Energy efficient equipment and lighting systems, high efficiency HAC system and low-loc paints;
 - Energized outlets being provided in all residential and half of visitor stalls; and
 - Bike racks and bike storage.
- The applicant has indicated the project will meet Step 2 of the BC Energy Step Code with connection to the City Centre District Energy System.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - Accommodate higher density development into Surrey's City Centre and near Frequent Transit Corridors at density sufficient to encourage commercial development and transit service expansions (A2);

- Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability (A3);
- Encourage Development that supports increased transit, pedestrian walkability, and bicycle access (B3);
- Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4); and
- Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods (B6).

Secondary Plans

Land Use Designation

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

Themes/Objectives

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

CD By-law

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

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Floor Area Ratio:	1.50 FAR (net)	3.2 (net)
Lot Coverage:	33%	55%
Yards and Setbacks:		
North:	7.5 m	4.5 m
East:	7.5 m	3 m
South (94A Ave):	7.5 m	4.5 m
West:	7.5 m	5.0 m
Principal Building Height:	50.0 m	18.7 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
Amenity Space		
Indoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 286 m ² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit 1.0 sq. m. per lock-off suite 4.0 sq. m. per micro unit	The proposed 570 m ² meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	113	132
Residential Visitor:	13	13
Total:	126	145
Accessible:	3	4
Small Car (%):	44 (35%) max.	14 (10%)
Bicycle Spaces		
Residential Secure Parking:	150	163
Residential Visitor:	6	12

- The floor area ratio (FAR) has been increased from 1.5 net FAR in the RM-70 Zone to 3.2 net FAR in the CD Zone. The proposed density complies with the City Centre Plan.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 55% in the CD Zone to accommodate the built form, which is generally consistent with other similar 6-storey apartment developments in the City Centre Plan area.
- The reduced setbacks along frontages (94A Avenue, the west walkway and the north green lane) and the east property line achieve a more urban, pedestrian-oriented streetscape, consistent with the goals and objectives of the City Centre Plan.
- The applicant is proposing to exceed the minimum residential parking requirements with 132 parking spaces (113 required) and meet the minimum visitor parking requirements with 13 visitor parking spaces required), for a total of 145 parking spaces (126 required).

- The applicant is proposing to exceed the minimum bicycle parking requirements with 163 residential bicycle parking spaces (150 required) and 12 visitor bicycle parking spaces (6 required).

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 Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 19, 2022, and the Development Proposal Sign was installed on January 4, 2023. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant is proposing a 6-storey apartment building containing 125 units, consisting of 92 1-bedroom units, 29 2-bedroom units, and 4 three-bedroom units. Four (4) units are proposed to be adaptable units. The units range in size from 50 square metres to 107 square metres.
- The proposed 6-storey apartment development incorporates a design and building massing that is generally in accordance with the vision for this part of City Centre. This area is envisioned as a medium density residential neighbourhood of apartments, connected to neighbourhood parks and schools with a finer grained street network with green lanes and pedestrian pathway systems.
- The proposed U-shaped is to frame public frontages along 94A Avenue to the south, a public walkway to the west, and a green lane to the north. An outdoor amenity courtyard is located in the centre of the site opening up to the east, with connection to indoor amenity space on the ground floor.
- The applicant proposed an urban contemporary design and extensive use of brown brick on the façade along street frontages.
- All ground-oriented units will have their own usable, semi-private outdoor patio space with direct access to the street, and public walkway.
- Building materials include fibre cement panels and brick.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. For more details, see the Indoor and Outdoor Amenity Space sections in this report.
- The applicant had worked with staff to address ADP and staff comments favorably. In particular the applicant has worked to:
 - Reduce the material palette and simplify the building finished.
 - Develop the building massing, architectural expression, and better lobby proportion.
 - Improve the overall landscape concept, including the patios, and outdoor amenity space, by softening the landscaping and providing covered areas.

Landscaping

- The proposed landscaping for the site includes a mix of trees, shrubs, groundcover, along with hardscaping, site lighting, fencing, and site furnishings.
- The landscaping concept centres around three areas, an entrance amenity area adjacent to the building entrance along 94A Avenue, the ground-oriented unit entrances along street frontages, and the outdoor courtyard areas on the east side of the building.
- Pathways provide for pedestrian circulation around the site and provide access to the outdoor amenity courtyard on the east side of the site from the green lane and 94A Avenue.
- At grade units have patio spaces with feature paving, trees, shrubs, fencing with gates to create semi-private outdoor spaces for residents.

Indoor Amenity

- The required indoor amenity is 375 square metres, while the applicant is proposing to provide 286 square metres of indoor amenity space on site, requiring cash-in-lieu for the shortfall in accordance with City policy.
- The majority of indoor amenity space is located on the first level near the centre of the building and opens up onto the outdoor amenity courtyard to the east.
- The main floor indoor amenity space consists of a gym, lounge area, kitchen, and accessible washrooms.
- There is also indoor amenity space located on the P1 level, which consists of a bike maintenance room and a dog wash.

Outdoor Amenity

- The required outdoor amenity is 375 square metres. The applicant is proposing 570 square metres of outdoor amenity, exceeding the minimum requirement.
- The proposed outdoor amenity is organized into two areas, a courtyard on the main floor and a roof top amenity space.
- The main floor outdoor amenity courtyard on the east side of the building consists of an outdoor barbeque and seating area, a lounge area with artificial turf, an outdoor yoga area, a children's play area, and picnic tables for seating.
- The roof top amenity space includes community garden plots, outdoor covered lounge area for seating and a picnic table.

Outstanding Items

- The project was considered at the Advisory Design Panel (ADP) meeting on December 15, 2022, and received conditional support. The Panel provided comments to guide the refinement of the proposed apartment building and associated landscaping.
- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, including:
 - Coordination and development of the public realm interface and the easterly grading and landscape walls.
 - Design development of the landscape treatment, including soil depth coordination and integration of the plaza.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	2	2	0
European White Birch	1	1	0
Cherry	5	5	0
Paper Birch	1	0	1
Horse Chestnut	1	1	0
Tulip Tree	1	1	0
American Elm	1	0	1
Coniferous Trees			
Western Red Cedar	1	0	1
Douglas Fir	4	3	1
Austrian Pine	1	1	0
Jack Pine	1	0	1
Total (excluding Alder and Cottonwood Trees)	19	14	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		20	
Contribution to the Green City Program		\$7,700	

- The Arborist Assessment states that there are a total of 20 mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 5% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 5 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 29 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site, the deficit of 14 replacement trees will require a cash-in-lieu payment of \$7,700, representing \$550 per tree for applications received 2021 and after, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 94A Avenue, the west walkway, and the green lane. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including vine maple, slender silhouette sweet gum, Serbian spruce pendula, and Japanese stewartia.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$7,700 to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VI for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.

- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

SR/ar

**CITY OF SURREY FILE #22-0168 - RE-ISSUED FOR DP
APRIL 28, 2023**



sheet schedule

SD0.01 COVER PAGE	SD3.01 BUILDING ELEVATIONS	SD6.14 ENLARGED SECTIONS
SD1.01 CONTEXT PLANS	SD3.02 BUILDING ELEVATIONS	SD6.15 ENLARGED SECTIONS
SD1.02 CONTEXT EXISTING CONDITIONS	SD3.03 BUILDING ELEVATIONS	SD6.16 ENLARGED SECTIONS
SD1.03 CONTEXT INTERIM PROPOSED	SD3.04 BUILDING ELEVATIONS	SD6.17 ENLARGED SECTIONS
SD1.04 CONTEXT ULTIMATE BUILTOUT	SD3.05 BUILDING ELEVATIONS	SD7.01 SITE ANALYSIS-BASE PLAN
SD1.05 NHBC_10 MIN. WALK RADIUS	SD3.20 ENLARGED ELEVATIONS	SD7.02 SITE ANALYSIS WITH BUILDING
SD1.06 NHBC_ TRANSIT 10 MIN. RADIUS	SD4.01 MATERIAL BOARD	SD7.03 FIRE DEPT. SITE PLAN
SD1.10 PROJECT DATA	SD5.01 STREETSCAPES	SD9.01 UNIT PLANS
SD1.11 PROJECT DATA	SD5.10 SHADOW STUDY	SD9.02 UNIT PLANS
SD1.12 PROJECT DATA	SD6.01 SITE SECTIONS	SD9.03 UNIT PLANS
SD1.13 FSR PLANS	SD6.02 SITE SECTIONS	SD9.04 UNIT PLANS
SD1.20 DESIGN RATIONALE	SD6.03 SITE SECTIONS	SD9.05 UNIT PLANS
SD1.21 RENDERINGS	SD6.04 SITE SECTIONS	SD9.06 UNIT PLANS
SD1.22 MASSING DIAGRAM	SD6.05 SITE SECTIONS	SD9.07 UNIT PLANS
SD2.01 SITE PLAN	SD6.06 SITE SECTIONS	
SD2.02 SITE PLAN - GRADES	SD6.10 ENLARGED SECTIONS	
SD2.2.03 AMENITY AREAS	SD6.11 ENLARGED SECTIONS	
SD2.04 INDOOR AMENITY PLANS	SD6.12 ENLARGED SECTIONS	
SD2.10 1st LEVEL PLAN	SD6.13 ENLARGED SECTIONS	
SD2.11 2nd LEVEL PLAN		
SD2.12 3rd - 6th LEVEL PLAN		
SD2.16 ROOF LEVEL PLAN		
SD2.17 P2 LEVEL PLAN		
SD2.18 P1 LEVEL PLAN		

Whitetail homes

T 604.864.0714 | 104 - 3550 mount lehman road
abbotsford, bc v4x 2m9



keystone architecture & planning ltd.

T 604.850.0577 | 300 - 33131 south fraser way
F 1.855.398.4578 | abbotsford, bc v2s 2b1
T 587.391.4768 | 410 - 333 11th ave sw
calgary, ab t2t 1j9
e-mail: mail@keystonearch.ca
website: keystonearch.ca



94A APARTMENTS

13453, 13461 & 13473 94A AVE, SURREY

COVER PAGE

SCALE: N.T.S.

RE-ISSUED FOR DP

23-04-26 REVISION # 2
CITY OF SURREY FILE #22-0168
PROJECT NUMBER: 22-190



SD0.01



queen elizabeth secondary school



queen elizabeth meadows park



surrey memorial hospital



proposed development on 94A ave & 134 st



adjacent proposed development on 95 ave



proposed development on 134 street



94a ave looking west



94a ave looking east

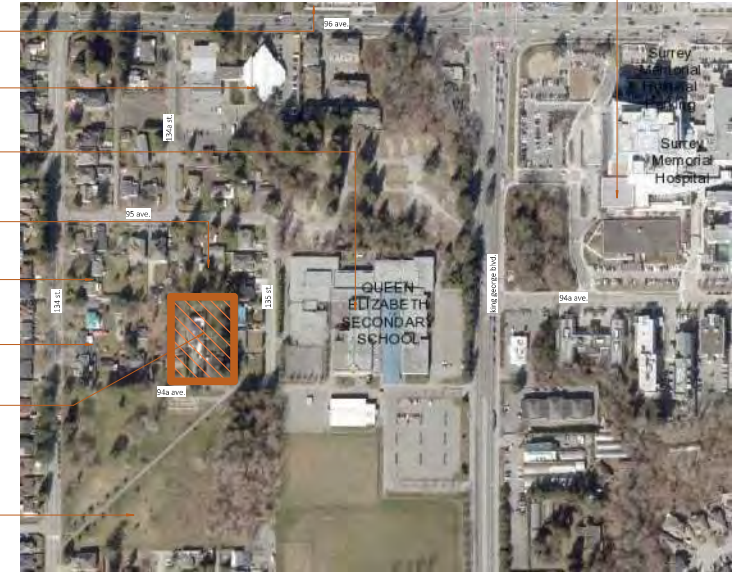


94a ave looking south



current property

- fusion apartments on 96 ave
- the salvation army church
- queen elizabeth secondary school
- adjacent proposed development on 95 ave
- proposed development on 134 street
- proposed development on 94A ave & 134 street
- proposed residential development**
- queen elizabeth meadows park



location

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY CENTRE OF SURREY ON 94A AVE. THE SITE IS CLOSELY SURROUNDED BY SINGLE FAMILY RESIDENTIAL HOMES THAT ARE IN THE PROCESS OF BECOMING MULTI-FAMILY BUILDING WITH SIMILAR HEIGHT AND DENSITY AS THIS PROPOSAL. A BLOCK TO THE EAST LIES QUEEN ELIZABETH SECONDARY SCHOOL. FURTHERMORE TO THE EAST IS THE SURREY MEMORIAL HOSPITAL. IN FRONT OF THE SITE IS THE QUEEN ELIZABETH MEADOWS PARK.



94A APARTMENTS
 13453, 13461 & 13473 94A AVE, SURREY

CONTEXT ULTIMATE BUILTOUT
 SCALE: N.T.S.



RE-ISSUED FOR DP
 23-04-28 REVISION # 2
 CITY OF SURREY FILE # 22-0168
 PROJECT NUMBER: 21-190



SD1.04

0.1.0 project data

PROJECT:	94A AVENUE APARTMENTS(RESIDENTIAL)
CURRENT ZONING:	RF (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING:	CD (COMPREHENSIVE DEVELOPMENT ZONE)
	PERMITTED USES: BASED ON RM-70 - MULTIPLE UNIT RESIDENTIAL BUILDINGS AND GROUND-ORIENTED MULTIPLE UNIT RESIDENTIAL BUILDING LIMITATIONS: DENSITY AS PER OFFICIAL COMMUNITY PLAN:2.5 FAR
CIVIC ADDRESS:	13453, 13461 & 13473 94A AVE, SURREY
LEGAL DESCRIPTION:	LOT 17 BLOCK 25 SECTION 32 LOT 18 NORTH EAST QUARTER SECTION 32 LOT 19 SECTION 31 all of TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 18175
VARIANCES APPLIED FOR:	1) INDOOR AMENITY SPACE FROM 375 S.M. REQUIRED TO PROVIDED 285 S.M. (76%) 2) COLUMNS, BALCONIES & CANOPIES ENCRACHED INTO SETBACK N/A
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.
BUILDABLE AREA DEFINITION (ZONING)	MEANS BUILDING AREA AS DEFINED BY THE TOTAL SUM OF ALL FLOOR AREAS ENCLOSED OR PARTIALLY ENCLOSED BY THE EXTERIOR PERIMETER OF A BUILDING OR STRUCTURE INCLUDING WITHOUT LIMITATION STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS, MECHANICAL ROOMS AND BASEMENTS, AND EXCLUDING AREAS FOR PARKING THAT ARE PROVIDED AS AN ACCESSORY USE TO THE BUILDING OR STRUCTURE.
FAR DEFINITION (ZONING):	MEANS A MEASURE OF DENSITY OBTAINED WHEN THE AREA OF ALL 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: THE FLOOR AREA OF THE BUILDING SHALL BE MEASURED TO THE LESSER OF THE OUTSIDE EDGE OF THE EXTERIOR WALLS OR SHEATHING, EXCLUDING BASEMENTS, CRAWL SPACES LESS THAN OR EQUAL TO 1.5 METERS CLEAR HEIGHT, BALCONIES, CANOPIES, TERRACES AND DECKS; WHEN CALCULATING THE FLOOR AREA RATIO, UNDEVELOPABLE AREAS ARE EXCLUDED FROM THE LOT AREA; THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND...
GROSS FLOOR AREA DEFINITION (ZONING):	MEANS ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING WITHOUT LIMITATION STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
EXISTING GRADE DEFINITION (ZONING):	MEANS THE LOWEST GROUND ELEVATION EXISTING PRIOR TO CONSTRUCTION, AS ESTABLISHED ON A LEGAL SURVEY PLAN BY A REGISTERED BRITISH COLUMBIA LAND SURVEYOR, SUCH GROUND ELEVATION TO INCLUDE FILL MATERIALS PLACED ON THE LOT TO RAISE THE GROUND ELEVATION UP TO, BUT NOT ABOVE, THE AVERAGE ELEVATION OF ADJACENT LOTS AT THE ADJOINING LOT LINES.
FINISHED GRADE DEFINITION (ZONING):	THE ROUGH GRADING ELEVATION AS IDENTIFIED ON A LOT GRADING PLAN, WHERE SUCH A PLAN HAS BEEN APPROVED BY THE CITY AT THE TIME OF SUBDIVISION WHEN THE LOT WAS CREATED; 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...
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE EXISTING GRADE LEVEL, DETERMINED BY AVERAGING THE EXISTING GRADES AT ALL BUILDING FACES SURROUNDING THE PERMITER OF A BUILDING, TO THE: i)HIGHEST POINT ON A FLAT ROOF; OR ii) AVERAGE LEVEL BETWEEN EAVES AND RIDGE OF A GABLE, HIP OR GAMBREL ROOFED BUILDING; OR iii)GREATER OF THE TWO MEASUREMENTS REFERRED TO IN i. AND ii ABOVE IN THE CASE OF A BUILDING WITH MORE THAN ONE TYPE OF ROOF; OR iv)THE HIGHEST POINT ON A FLAT ROOF WITH A WIDTH GREATER THAN 1m AND LOCATED OVER A GABLE, HIP, OR GAMBREL ROOF. ELEVATOR SERVICE ROOMS, AIR CONDITIONERS AND SIMILAR EQUIPMENT, AND DORMERS AND OTHER SIMILAR ROOF ELEMENTS SHALL NOT BE...
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	50m (ZONE RM-70) / 6 STOREYS, 18m (BCBC 3.2.2.50)
MINIMUM BUILDING ELEVATION:	PROPOSED - 65.89m AT MAIN ENTRANCE LOBBY, 66.45m AT 1ST STOREY
AVERAGE GRADE:	63.50m (EXISTING LOWEST AVERAGE GRADE)
LOWEST AVERAGE GRADE (BCBC 2018):	PROPOSED AVERAGE GRADE @ SOUTH BLDG:64.50m, @ NORTH BLDG: 64.60m
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREY - 22m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 3.2.2.50.(1).(C.)] PROPOSED - 15.6m
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 - 20m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 16.3m
ALLOWABLE DENSITY:	2.5 (MULTIPLE-RESIDENTIAL DESIGNATION WITHIN THE SURREY CITY CENTRE)
OUTDOOR AMENITY:	RM-70: 3.0 SQUARE METERS PER D.U. - NOT LOCATED WITHIN PROJECT SETBACKS - 125 (3.0) = 375.00 S.M. REQUIRED, PROVIDED: 420 S.M. (AT SITE)+ 150 S.M. (AT ROOF LEVEL) = 570 S.M. (152%)
INDOOR AMENITY:	RM-70: 3.0 SQUARE METERS PER D.U. - 125 (3.0) = 375.00 S.M. REQUIRED, PROVIDED: 253 S.M. (AT 1ST LEVEL) + 27 S.M. (AT INDOOR PARKING) = 280 S.M. (75%)
BALCONIES:	RM-70: MIN. 5% OF THE D.U. SIZE OR 4.6 S.M. PER UNIT, WHICHEVER IS GREATER REQUIRED
SITE AREA:	BEFORE DEDICATIONS: 42,693 S.F. (3966.31 S.M. ; 0.980 ACRES) AFTER DEDICATIONS: 33,370 S.F. (3,100.17 S.M. ; 0.766 ACRES)
LOT COVERAGE (MAXIMUM ALLOWABLE):	RM-170: 33%
LOT COVERAGE (PROPOSED):	LOT COVERAGE AREA: (BUILDING AREA - BCBC 2018) 17,824 S.F./42,693 = 41.7% (BEFORE DEDICATIONS), 17,824 S.F./33,370 = 53.4% (AFTER...)
BUILDING AREA:	NORTH BUILDING: 8,439 S.F. (784 S.M.) + SOUTH BUILDING : 9,385 S.F. (872 S.M.) = TOTAL 17,824 S.F. (1,656 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	105,320 S.F. (9,785 m)
GROSS FLOOR AREA (PARKADE ONLY):	57,297 S.F. (5,323 S.M.)
FAR:	BEFORE DEDICATIONS: 105,320S.F. /42,693 S.F. = 2.5 AFTER DEDICATIONS: 105,320 S.F. /33,370 S.F. = 3.2 (REFER TO FSR PLANS SHEET FOR AREA PLANS, AREA SCHEDULE, METHOD OF MEASUREMENT/EXCLUSIONS, AND CALCULATIONS)
SETBACKS:	94A AVE (FRONT): ROAD DEDICATION 4.94m, 4.5m SETBACK (9.44m TOTAL) REAR: 8.5m ROADWAY (INCLUDING SRW), 4.5m SETBACK (13.0m TOTAL) SIDE (WEST): 8m MUP LANE, 5.0m SETBACK (13.0m TOTAL) SIDE (EAST): 3m SETBACK TO BUILDING SWR: NORTH AND SOUTH PROPERTY LINES: 0.5m
NUMBER OF STREETS:	1
SUSTAINABILITY:	PROJECT CONNECTS TO SURREY DISTRICT ENERGY (STEP CODE LEVEL 2)
GARBAGE & RECYCLING REQUIREMENTS:	WASTE MANAGEMENT REGULATIONS AND CHARGES BYLAW, 2015, NO. 18412. REQUIRED: 240L OR 360L - 3 CARTS PER 50 DWELLING UNITS. PROVIDED: 2 x 4 CUBIC YARD RECYCLING, 1 x 4 CUBIC YARD GARBAGE, 1 x 4 CUBIC YARD COMPOST DUMPSTER BINS...

94A APARTMENTS/ MULTI-FAMILY RESIDENTIAL

0.1.1 code summary

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016

BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT: TO BE CONFIRMED

TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 3	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY (IES):	RESIDENTIAL/STORAGE GARAGE	3.1.2., & APPENDIX A - 3.1.2.1.(1)
3. BUILDING CLASSIFICATION (S):		3.2.2.19-3.2.2.90.
3.1. STORAGE GARAGE:		3.2.2.80
3.2. RESIDENTIAL:	GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 5,280.84 sm) NON-COMBUSTIBLE CONSTRUCTION FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS MEZZANINES: N/A LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING	3.2.2.50 3.2.2.50(1), 3.2.2.50.(1)(D)(iv) 3.2.2.50(1)(C) 3.2.2.50(1)(D)(iv)
3.3 STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:	GROUP C, UP TO 6 STOREYS, SPRINKLERED < 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL ALLOWABLE BUILDING AREA: < 1500 sm 872 sm SOUTH OF 2 HOUR FIREWALL (3.1.10.2(3)) (MASONRY CONSTRUCTION) 780 sm NORTH OF 2 HOUR FIREWALL (3.1.10.2(3)) (MASONRY CONSTRUCTION) COMBUSTIBLE CONSTRUCTION, EXCEPT NON-COMBUSTIBLE ROOF ASSEMBLIES >25M ABOVE 1ST STOREY FLOOR FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING ROOF ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING ROOF ASSEMBLIES: < 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY MEZZANINES: 1 HOUR FIRE RESISTANCE RATING LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN THE REQUIRED FOR THE SUPPORTED ASSEMBLY	3.2.2.50(2) EXCEPT (2)(C) 3.2.2.50(2)(A) 3.2.2.50(2)(B) 3.2.2.50(2)(D) 3.2.2.50(2)(E)
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4 - 3.2.2.8, 3.2.2.50(5)
5. NON-COMBUSTIBLE CLADDING:		3.1.4.8.(1)
6. HIGH BUILDING:	N/A	3.2.6, 3.1.13.7, 3.5.1.1, 3.2.2.50(1)(C)
7. FIREWALL:	2 HR.	3.1.10.
8. MEZZANINE(S):	N/A	3.2.1.1.(3) - (8)
9. MEZZANINE EXITING:	N/A	3.4.2.2.
10. INTERCONNECTED FLOOR SPACE:	N/A, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1(3), 3.2.8.2.(2)
11. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.2.
12. SPRINKLER SYSTEM:	YES - NFPA 13 - 2013	3.2.2.18., 3.2.5.13.
12.1. STORAGE GARAGE:	YES - NFPA 13 - 2013	3.2.5.12.(1)
12.2. RESIDENTIAL:	YES - NFPA 13 - 2013	3.2.5.12.(1)
12.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - NFPA 14 - 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-5524-14	3.2.4.1.(2)&(4)
15. SMOKE CONTROL MEASURES:	YES	3.1.8.12
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.

NOTES:

1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018



94A APARTMENTS

13453, 13461 & 13473 94A AVE, SURREY

PROJECT DATA

SCALE:

RE-ISSUED FOR DP

23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD1.10

0.2.0 gross floor area summary notes

- GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: BALCONIES, CANOPIES, TERRACES AND DECKS

0.2.1 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P2 LEVEL				
CIRCULATION	932 SF	86.60 m ²	0.6%	
PARKADE	25105 SF	2332.33 m ²	15.4%	
SERVICE ROOMS/SHAFTS	3112 SF	289.14 m ²	1.9%	
	29149 SF	2708.06 m²	17.9%	
P1 LEVEL				
CIRCULATION	914 SF	84.90 m ²	0.6%	
INDOOR AMENITY	291 SF	27.01 m ²	0.2%	
PARKADE	27246 SF	2066.74 m ²	13.7%	
SERVICE ROOMS/SHAFTS	4697 SF	436.41 m ²	2.9%	
	28148 SF	2615.05 m²	17.3%	
1ST LEVEL				
CIRCULATION	9399 SF	865.98 m ²	2.4%	
INDOOR AMENITY	2866 SF	266.24 m ²	1.8%	
RESIDENTIAL	10104 SF	938.68 m ²	6.2%	
SERVICE ROOMS/SHAFTS	174 SF	16.14 m ²	0.1%	
	17083 SF	1587.04 m²	10.5%	
2ND LEVEL				
CIRCULATION	2281 SF	211.87 m ²	1.4%	
RESIDENTIAL	15033 SF	1396.65 m ²	9.2%	
SERVICE ROOMS/SHAFTS	73 SF	6.78 m ²	0.0%	
	17387 SF	1615.30 m²	10.7%	
3RD LEVEL				
CIRCULATION	2277 SF	211.55 m ²	1.4%	
RESIDENTIAL	15362 SF	1427.21 m ²	9.4%	
SERVICE ROOMS/SHAFTS	73 SF	6.78 m ²	0.0%	
	17712 SF	1645.54 m²	10.9%	
4TH LEVEL				
CIRCULATION	2277 SF	211.55 m ²	1.4%	
RESIDENTIAL	15362 SF	1427.21 m ²	9.4%	
SERVICE ROOMS/SHAFTS	73 SF	6.78 m ²	0.0%	
	17712 SF	1645.54 m²	10.9%	
5TH LEVEL				
CIRCULATION	2277 SF	211.55 m ²	1.4%	
RESIDENTIAL	15362 SF	1427.21 m ²	9.4%	
SERVICE ROOMS/SHAFTS	73 SF	6.78 m ²	0.0%	
	17712 SF	1645.54 m²	10.9%	
6TH LEVEL				
CIRCULATION	2277 SF	211.55 m ²	1.4%	
RESIDENTIAL	15362 SF	1427.21 m ²	9.4%	
SERVICE ROOMS/SHAFTS	73 SF	6.78 m ²	0.0%	
	17712 SF	1645.54 m²	10.9%	
AREA GRAND TOTAL	162617 SF	15107.63 m²	100.0%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	69	55.2%	
1 BED & DEN	22	17.6%	
1 BED & DEN (ADAPTABLE)	1	0.8%	
1 BED (ADAPTABLE)	1	0.8%	
2 BED	5	4.0%	
2 BED & DEN	18	14.4%	
2 BED & DEN (ADAPTABLE)	5	4.0%	
3 BED	4	3.2%	
TOTAL UNITS: 125		100.0%	

0.4.0 unit floor area summary notes

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

0.4.1 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT B1	1 BED	16	535 SF	50 m ²	8564 SF	795.58 m ²
UNIT B1.1	1 BED	1	545 SF	51 m ²	545 SF	50.64 m ²
UNIT B1.2	1 BED	12	546 SF	51 m ²	6550 SF	608.52 m ²
UNIT B1.3	1 BED	21	548 SF	51 m ²	11501 SF	1068.52 m ²
UNIT B1.4	1 BED	1	557 SF	52 m ²	557 SF	51.76 m ²
UNIT B1.5	1 BED	5	605 SF	56 m ²	3023 SF	280.89 m ²
UNIT B2	1 BED	5	609 SF	57 m ²	3045 SF	282.85 m ²
UNIT B3	1 BED (ADAPTABLE)	1	610 SF	57 m ²	610 SF	56.71 m ²
UNIT B4	1 BED	1	610 SF	57 m ²	610 SF	56.66 m ²
UNIT B5	1 BED	1	655 SF	61 m ²	655 SF	60.82 m ²
UNIT B6	1 BED	5	673 SF	63 m ²	3364 SF	312.52 m ²
UNIT B6.1	1 BED	1	673 SF	63 m ²	673 SF	62.50 m ²
UNIT C1	1 BED & DEN	5	677 SF	63 m ²	3385 SF	314.47 m ²
UNIT C1.1	1 BED & DEN	1	675 SF	63 m ²	675 SF	62.68 m ²
UNIT C2	1 BED & DEN	5	710 SF	66 m ²	3550 SF	329.80 m ²
UNIT C3	1 BED & DEN	5	730 SF	68 m ²	3650 SF	339.07 m ²
UNIT C3.1	1 BED & DEN	1	753 SF	70 m ²	753 SF	69.93 m ²
UNIT C4	1 BED & DEN	5	737 SF	68 m ²	3683 SF	342.20 m ²
UNIT C5	1 BED & DEN (ADAPTABLE)	1	764 SF	71 m ²	764 SF	70.96 m ²
UNIT D1	2 BED	5	923 SF	86 m ²	4616 SF	428.80 m ²
UNIT E1	2 BED & DEN	5	823 SF	76 m ²	4113 SF	382.13 m ²
UNIT E2	2 BED & DEN	1	822 SF	76 m ²	822 SF	76.39 m ²
UNIT E3	2 BED & DEN	5	843 SF	78 m ²	4216 SF	391.69 m ²
UNIT E4	2 BED & DEN (ADAPTABLE)	4	1005 SF	93 m ²	4019 SF	373.40 m ²
UNIT E4.1	2 BED & DEN (ADAPTABLE)	1	1046 SF	97 m ²	1046 SF	97.19 m ²
UNIT E5	2 BED & DEN	1	1046 SF	97 m ²	1046 SF	97.18 m ²
UNIT E6	2 BED & DEN	6	994 SF	92 m ²	5964 SF	554.11 m ²
UNIT F1	3 BED	4	1149 SF	107 m ²	4598 SF	427.14 m ²
UNIT TOTALS: 125					86597 SF	8045.11 m²



94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY

PROJECT DATA
SCALE:

RE-ISSUED FOR DP
23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD1.11

0.5.0 parking stall summary

VEHICLE PARKING STALL DATA					
UNITS / AREA	CURRENT FACTOR (RM135)	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS	
DWELLING UNITS	125 UNITS	MIN. 0.9/D.U. - MAX. 1.1/D.U.	113 MIN. - 138 MAX.	1.0	126 STALLS
VISITOR		MIN. 0.1/D.U. - MAX. 0.2/D.U.	13 MIN. - 25 MAX	0.1	13 STALLS
ACCESSIBLE	N/A	2% OF TOTAL STALLS	0.02(125 MIN.) = 2.5 = 3 STALLS		4 STALLS
SMALL CAR	N/A	35% MAX OF TOTAL STALLS	44 MAX	13%	17 STALLS
TOTAL STALLS			113 MIN. - 138 MAX.		139
SPECIALTY PARKING STALL DATA					
ELECTRIC VEHICLE CHARGING	UNITS	FACTOR	REQUIRED	PROPOSED FACTOR / SIZE	PROPOSED
ALL RESIDENTIAL PARKING SPACES & 50% OF VISITOR PARKING SPACES TO HAVE AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR HIGHER ELECTRIC VEHICLE CHARGING; THE OWNER MUST INSTALL AN ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM IN ACCORDANCE WITH THE CITY STANDARDS					
BICYCLE PARKING REQUIRED (RM 135)					
BIKE STALLS (RESIDENT)	125	1.2	150	1.3	164
BIKE STALLS (VISITOR/BLDG)	N/A	N/A	6	N/A	12
TOTAL STALLS			156		176

NOTES:

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
RESIDENT				
ACCESS. VAN	2	2%	1.4%	
SMALL CAR	17	14%	12.2%	
STANDARD	106	85%	76.3%	
RESIDENT: 125		100%	89.9%	
VISITOR				
ACCESS. VAN	1	7%	0.7%	
STANDARD	13	93%	9.4%	
VISITOR: 14		100%	10.1%	
TOTAL PARKING STALLS: 139			100.0%	

0.5.2 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
RESIDENT				
STANDARD BIKE	113	68.9%	P1 LEVEL	
VERTICAL BIKE	51	31.1%	P1 LEVEL	
RESIDENT: 164		100.0%		
TOTAL PARKING STALLS: 164		100.0%		

VISITOR: 12		6.9%	1ST LEVEL	
TOTAL BICYCLE PARKING STALLS: 176		100%		



94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY

PROJECT DATA
SCALE:

RE-ISSUED FOR DP

23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD1.12

0.6.0 fsr floor area summary notes

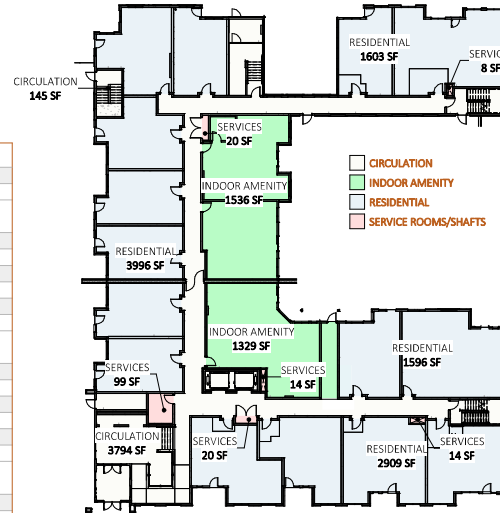
1. GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
2. EXCLUSIONS: UNDERGROUND PARKING, BASEMENTS, BALCONIES, CANOPIES, TERRACES AND DECKS

0.6.2 fsr calculation

1. BEFORE DEDICATIONS: 105,320S.F. /42,693 S.F. = 2.5 AFTER DEDICATIONS: 105,320 S.F./33,370 S.F. = 3.2

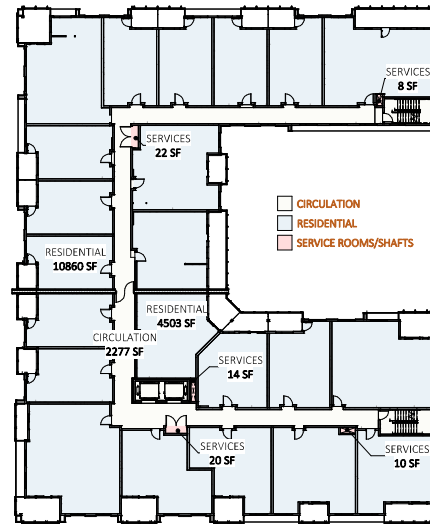
0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
SERVICE ROOMS/SHAFTS				
1ST LEVEL	174 SF	16.14 m ²	0.2%	
2ND LEVEL	73 SF	6.78 m ²	0.1%	
3RD LEVEL	73 SF	6.78 m ²	0.1%	
4TH LEVEL	73 SF	6.78 m ²	0.1%	
5TH LEVEL	73 SF	6.78 m ²	0.1%	
6TH LEVEL	73 SF	6.78 m ²	0.1%	
	539 SF	50.03 m²	0.5%	
RESIDENTIAL				
1ST LEVEL	10104 SF	938.68 m ²	9.6%	
2ND LEVEL	15033 SF	1396.65 m ²	14.3%	
3RD LEVEL	15362 SF	1427.21 m ²	14.6%	
4TH LEVEL	15362 SF	1427.21 m ²	14.6%	
5TH LEVEL	15362 SF	1427.21 m ²	14.6%	
6TH LEVEL	15362 SF	1427.21 m ²	14.6%	
	86587 SF	8044.18 m²	82.2%	
INDOOR AMENITY				
1ST LEVEL	2866 SF	266.24 m ²	2.7%	
	2866 SF	266.24 m²	2.7%	
CIRCULATION				
1ST LEVEL	3939 SF	365.98 m ²	3.7%	
2ND LEVEL	2281 SF	211.87 m ²	2.2%	
3RD LEVEL	2277 SF	211.55 m ²	2.2%	
4TH LEVEL	2277 SF	211.55 m ²	2.2%	
5TH LEVEL	2277 SF	211.55 m ²	2.2%	
6TH LEVEL	2277 SF	211.55 m ²	2.2%	
	15329 SF	1424.07 m²	14.6%	
AREA GRAND TOTAL	105320 SF	9784.51 m²	100.0%	



1st level

1" = 20'-0"



2nd level

1" = 20'-0"

3rd level to 6th level

1" = 20'-0"



94A APARTMENTS

13453, 13461 & 13473 94A AVE, SURREY

FSR PLANS

SCALE: N.T.S.



RE-ISSUED FOR DP

23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD1.13

design rationale

site description

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY CENTRE OF SURREY ON 94A AVE. THE SITE IS CLOSELY SURROUNDED BY SINGLE FAMILY RESIDENTIAL HOMES THAT ARE IN THE PROCESS OF BECOMING MULTI-FAMILY BUILDING WITH SIMILAR HEIGHT AND DENSITY AS THIS PROPOSAL. A BLOCK TO THE EAST LIES THE QUEEN ELIZABETH SECONDARY SCHOOL. FURTHERMORE TO THE EAST, IS THE SURREY MEMORIAL HOSPITAL. DIRECTLY SOUTH OF THE SITE IS THE QUEEN ELIZABETH MEADOWS PARK.

THE PROJECT SITE IS LOCATED AT THE NORTH SIDE OF 94A AVE. THE PROPERTY CONSISTS OF 03 PARCELS CURRENTLY OCCUPIED BY SINGLE FAMILY RESIDENCES. THIS APPLICATION IS FOR A DEVELOPING PERMIT TO ACCOMMODATE A MULTI-FAMILY RESIDENTIAL BUILDING.

project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF A 6-STORY WOOD FRAME 125-UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON 2-LEVEL CONCRETE PARKADES, WITH A TWO-WAY SINGLE HELIX CONFIGURATION. A LANDSCAPED INTERIOR COURTYARD AND A ROOF TOP AREA PROVIDE AMPLE OUTDOOR AMENITY SPACE FOR THE OVERALL DEVELOPMENT. GROUND ORIENTED APARTMENT UNITS LOCATED ALONG THE STREET ARE FRAMED BY 2-LEVEL BRICK STRUCTURES, REPLICATING TWO-STORY TOWNHOMES. PATIOS AND BALCONIES ON THE WEST ELEVATION CONNECT THE PRIVATE EXTERIOR SPACE WITH THE FUTURE MULTI-USE PATH.

massing, form & character

THE FOOTPRINT IS DICTATED BY THE PUBLIC REALM BOARDING THE SITE. BUILDING ELEVATIONS FACE 94A ON THE SOUTH, GREEN LANE ON THEN NORTH, AND MULTI-USE PATH ON THE WEST. THE INTERNAL CIRCULATION INCLUDES WINDOWS FACING THE COURTYARD ON THE NORTH WING, BRINGING LIGHT TO THE INTERIOR WHILE PROVIDING A VISUAL CONNECTION WITH THE OUTDOOR AMENITY COURTYARD. THE ENTRANCE LOCATED AT THE SOUTHWEST CORNER JOINS THE MULTI-USE PATH AND QUEEN ELIZABETH MEADOWS PARK, ENCOURAGING A WALKABLE EXPERIENCE TO RESIDENTS.

THE MASSING IS COMPOSED BY A 2 STOREY PODIUM THAT COMFORTS TRANSIENTS WITH SCALABILITY, WHILE RHYTHMICALLY DISTRIBUTED BOXES ABOVE CREATE AN INTERESTING AND UNIQUE EXPERIENCE AT EVERY ANGLE. THE VERTICALITY OF THE MAIN ENTRANCE ELEMENT PROVIDES HIERARCHY AND HAVE A WAYFINDING PURPOSE.

THE ROOF TOP AND COURTYARD PROPOSED PROVIDE A BALANCE OF SHADDED AND EXPOSED AREAS, PROVIDING FLEXIBILITY TO DIFFERENT USES AND SUITABLE FOR DIFFERENT WEATHER CONDITIONS. THE INDOOR AMENITY PROVIDES A DIRECT CONNECTION WITH THE COURTYARD.

THE BRICK AT THE PODIUM PROVIDES GROUNDS AND SUPPORT TO THE STRUCTURE ABOVE, WHILE THE WHITE OF THE FEATURE BOXES PROVIDE LIGHTNESS TO THE FLOATING VOLUMES. WOOD ACCENTS BRING WARM, WHILE A GRAY CEMENT BOARD ACTS AS A NEUTRAL BACKDROP. THE BLUE CEMENT BOARD AT THE 6TH FLOORS IT'S PLAYFUL AND CONTRIBUTES TO SCALING BACK THE BUILDING.

environmental sustainability

A SUM OF DESIGN STRATEGIES AND INTERVENTIONS CONTRIBUTE TO SUSTAINABILITY, SUCH AS:

- WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
- THE DECKS PROPOSED PROVIDE SOLAR SHADING FOR EXTERIOR SPACES AT GROUND LEVEL.
- PASSIVE VENTILATION IS SUPPLIED THROUGH OPERABLE WINDOWS.
- ENERGY EFFICIENT EQUIPMENT AND LIGHTING SYSTEMS ARE BEING USED, AND HIGH EFFICIENCY HVAC SYSTEM AND LOW-VOC PAINTS ARE BEING PROPOSED.
- ENERGIZED ELECTRICAL OUTLETS BEING PROVIDED TO ALL RESIDENTS' STALL SAND HALF OF VISITOR STALLS
- PROVISIONS OF BIKE RACKS AND BIKE STORAGES
- MEETING STEP CODE LEVEL 2

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS 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:

s/w corner



main entrance



courtyard amenity



94A APARTMENTS

13453, 13461 & 13473 94A AVE, SURREY

DESIGN RATIONALE

SCALE: N.T.S.

RE-ISSUED FOR DP

23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD1.20

south elevation



south street front



keystonearch.ca

94A APARTMENTS

13453, 13461 & 13473 94A AVE, SURREY

RENDERINGS

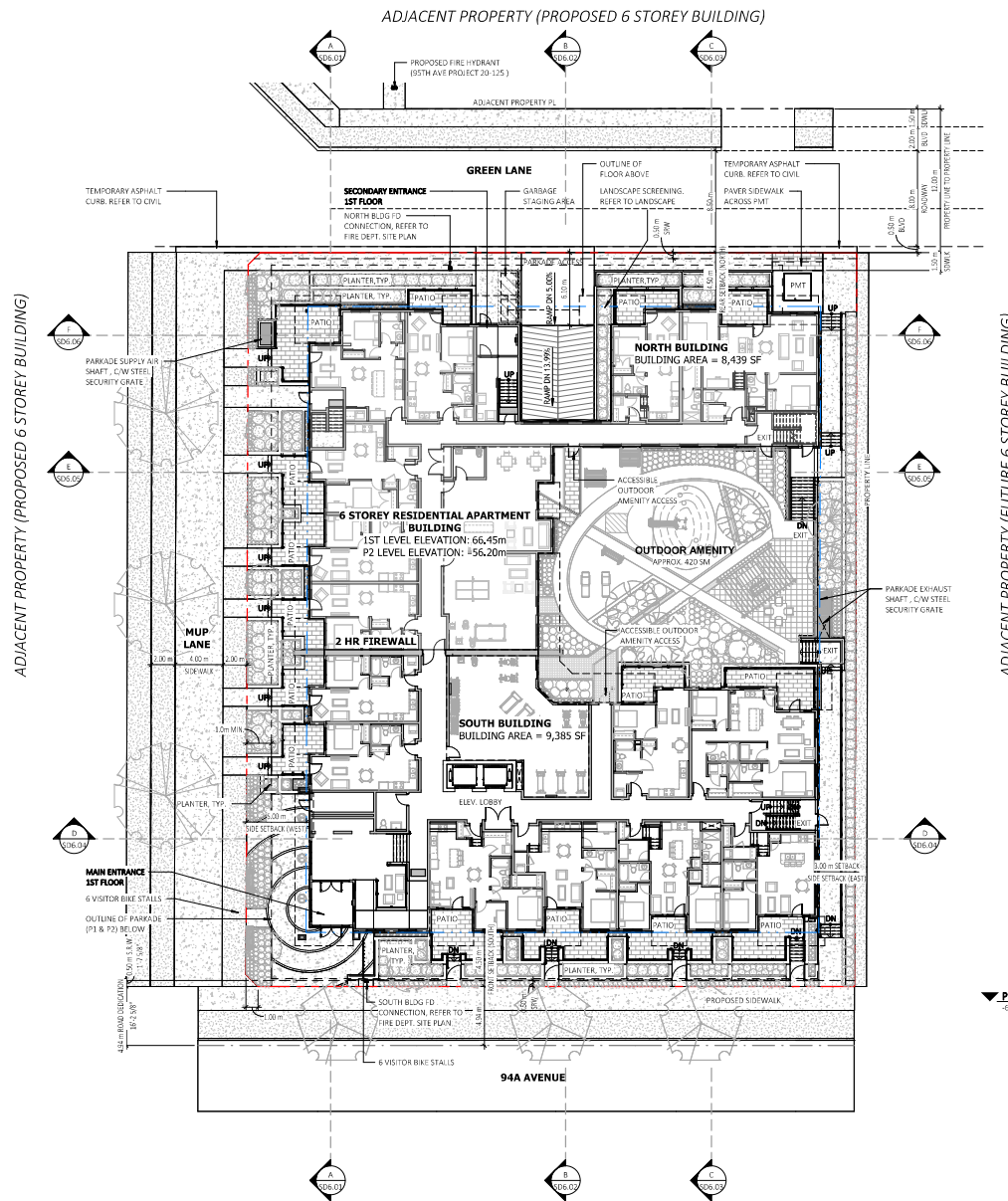
SCALE: N.T.S.

RE-ISSUED FOR DP

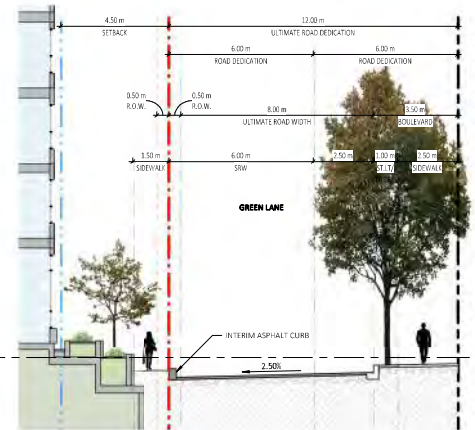
23-04-28 REVISION # 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD1.21



general site notes	
1.	REFER TO SITE LAYOUT PLAN FOR BUILDING POSITIONING ON SITE.
2.	REFER TO SITE CODE PLAN.
3.	VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4.	REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5.	TW = TOP OF WALL BW = BOTTOM OF WALL BOC = BOTTOM OF CURB TOC = TOP OF CURB
6.	NEW ELEVATION = 100.00 EXISTING ELEVATION = 100.00



typ. cross section: GREEN LANE
1/8" = 1'-0"



INDOOR AMENITY

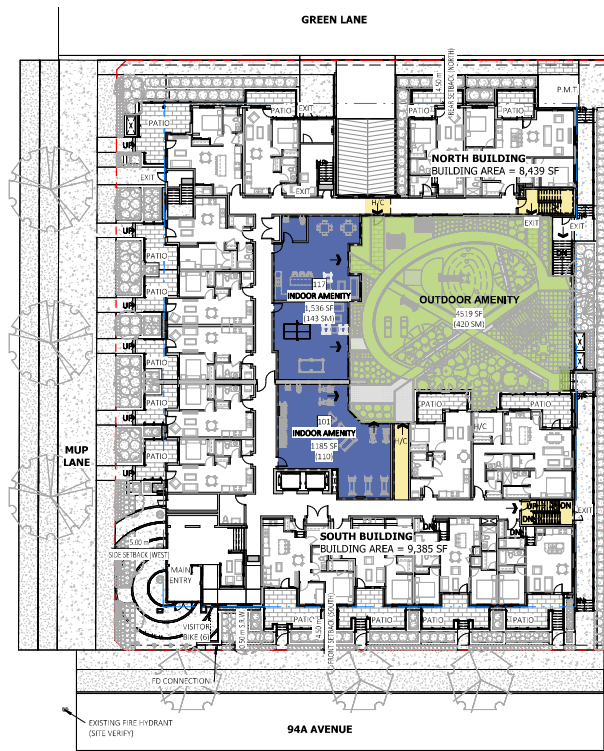
- 1ST LEVEL NORTH BUILDING
AREA = 143 S.M.
 - 1ST LEVEL SOUTH BUILDING
AREA = 110 S.M.
 - P1 LEVEL SOUTH BUILDING
AREA = 27 S.M.
- TOTAL AREA = 280 SM**

OUTDOOR AMENITY

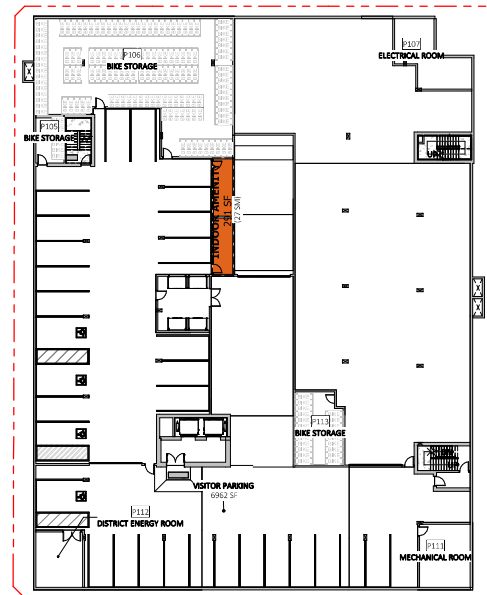
- 1ST LEVEL
AREA = 420 SM
 - ROOF
AREA = 150 SM
- TOTAL AREA = 570 SM**

AMENITY ACCESS

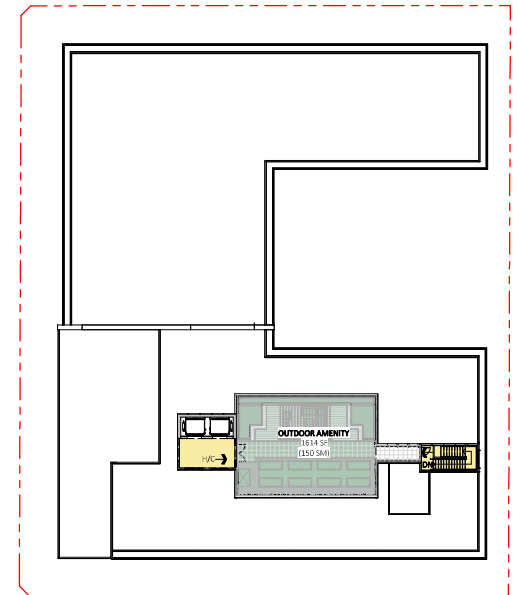
- ACCESS TO OUTDOOR AMENITY
- ACCESSIBLE ACCESS TO OUTDOOR AMENITY



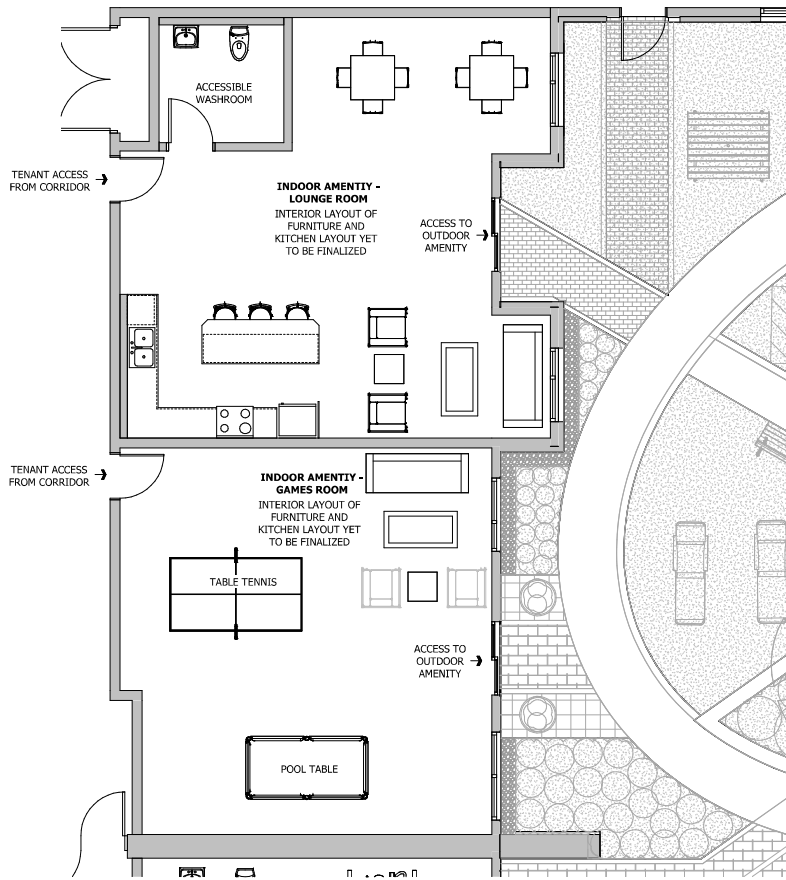
site plan
1" = 20'-0"



p1 level
1" = 20'-0"

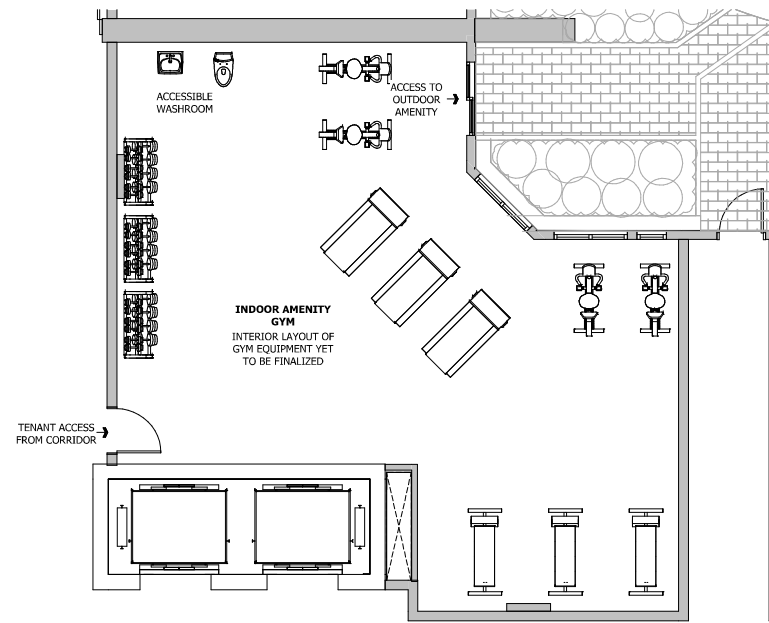


roof plan
1" = 20'-0"



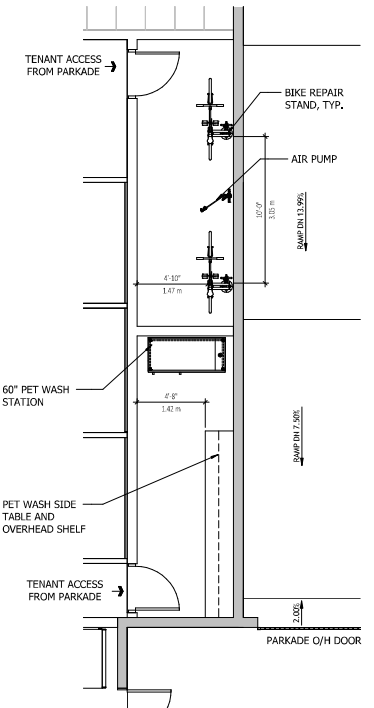
enlarged indoor amenity - north

1/4" = 1'-0"



enlarged indoor amenity - south

1/4" = 1'-0"



enlarged indoor amenity - P1

1/4" = 1'-0"



94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY

INDOOR AMENITY PLANS
SCALE: N.T.S.

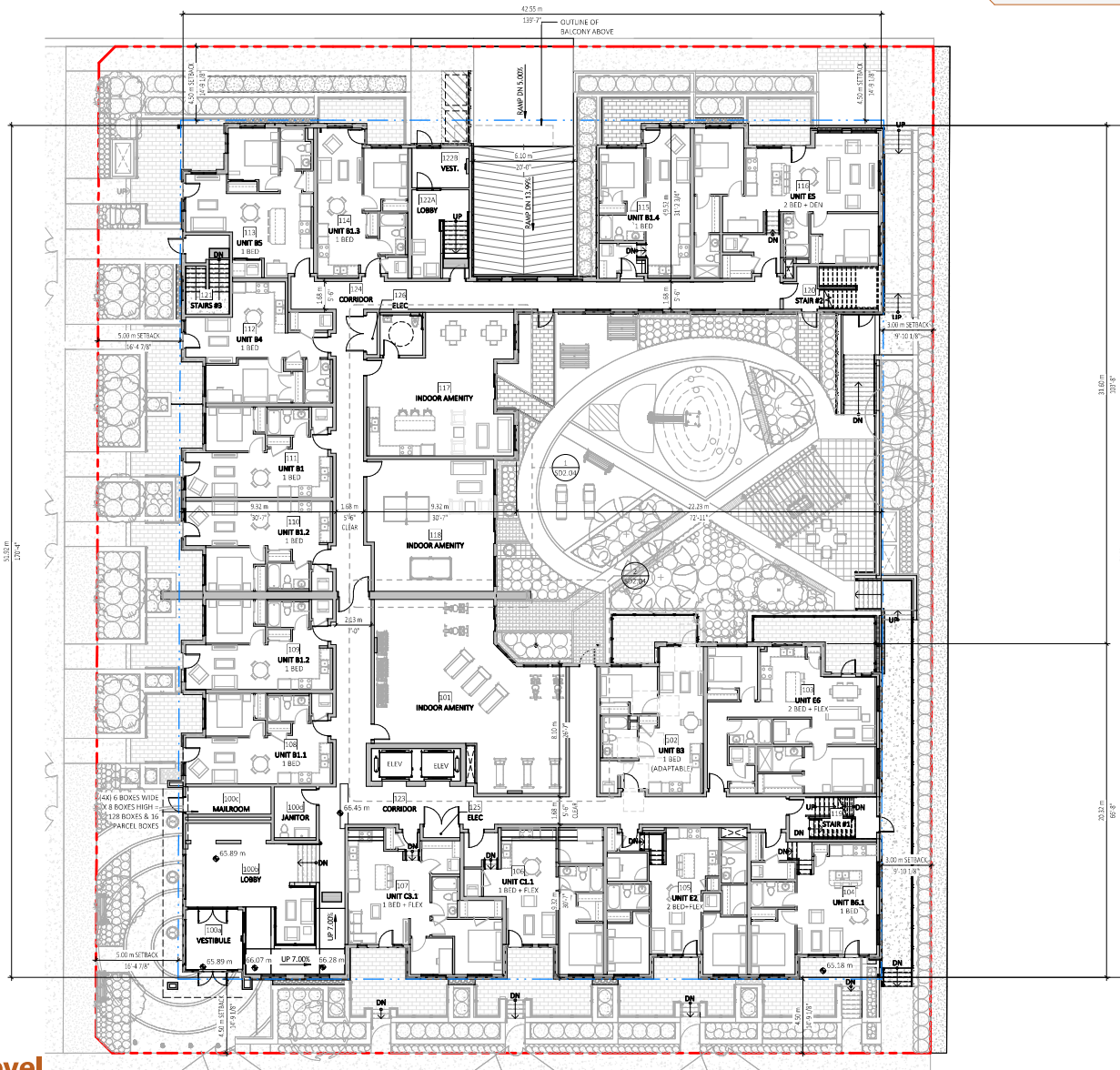


RE-ISSUED FOR DP

23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD2.04



1st level
3/32" = 1'-0"



94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY

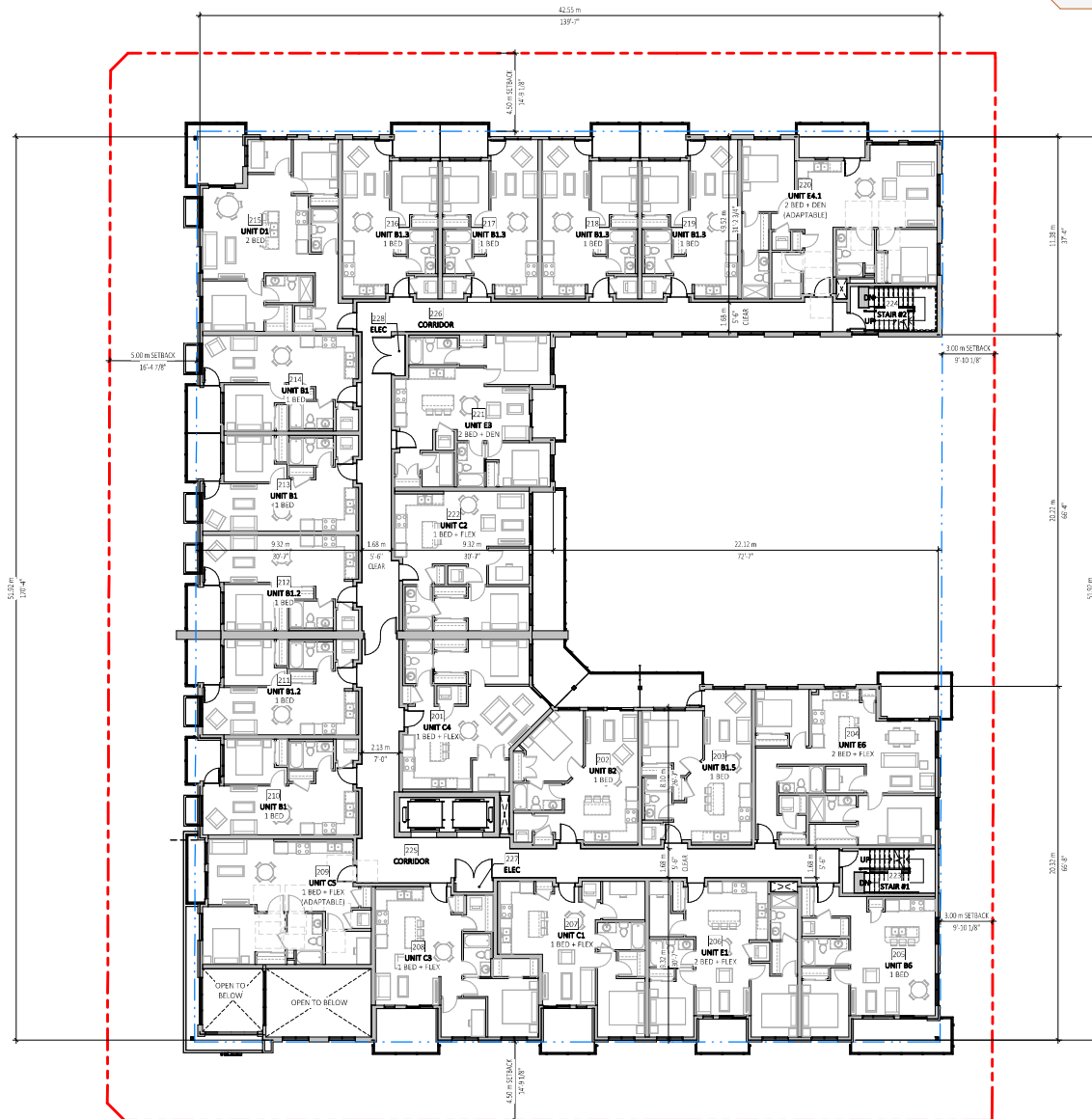
1st LEVEL PLAN
SCALE: 3/32" = 1'-0"



RE-ISSUED FOR DP
23-04-28 REVISION # 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD2.10



2nd level
3/32" = 1'-0"



94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY

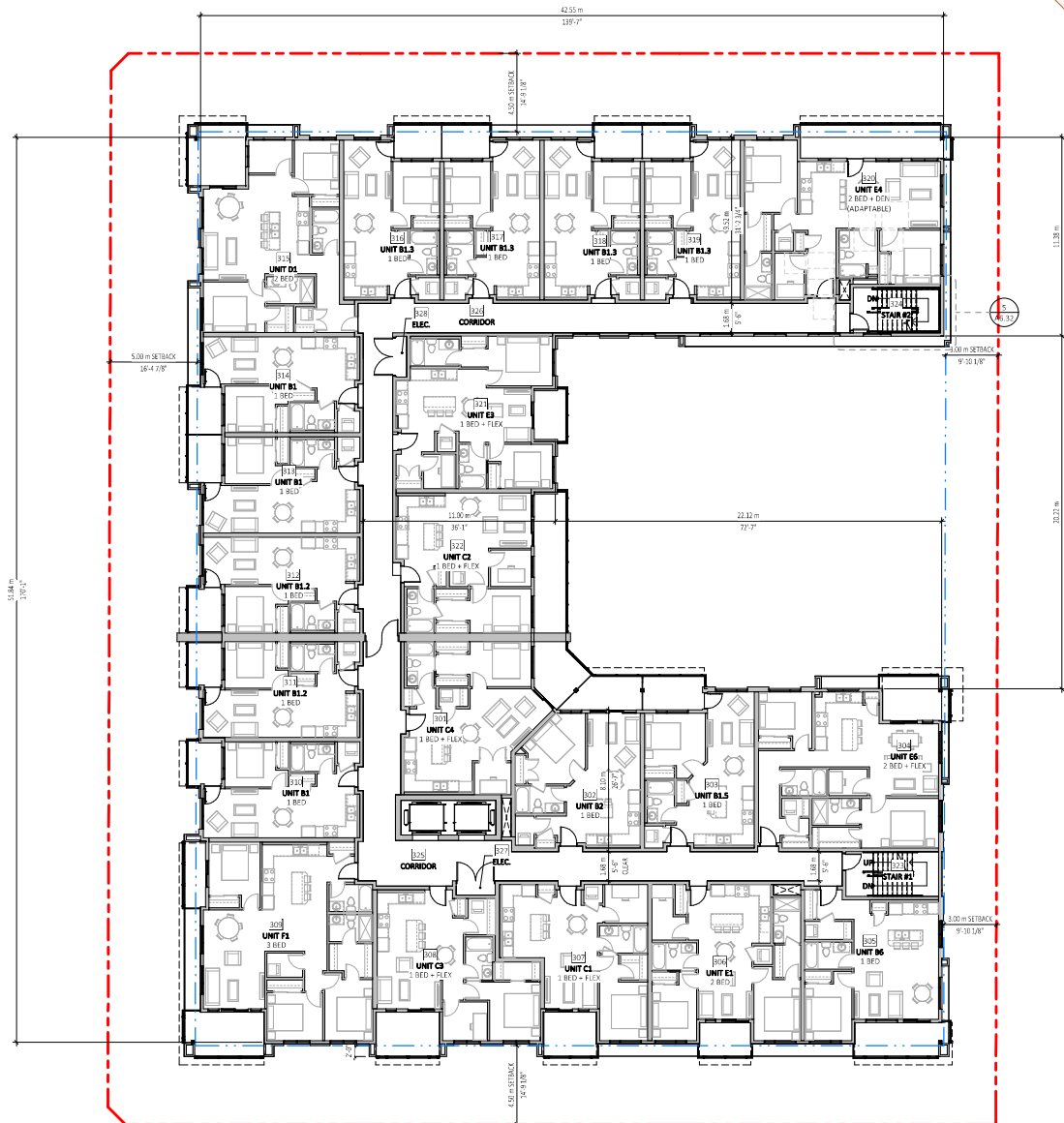
2nd LEVEL PLAN
SCALE: 3/32" = 1'-0"



RE-ISSUED FOR DP
23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD2.11



3rd - 6th level

3/32" = 1'-0"



keystonearch.ca

94A APARTMENTS

13453, 13461 & 13473 94A AVE, SURREY

3rd - 6th LEVEL PLAN

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

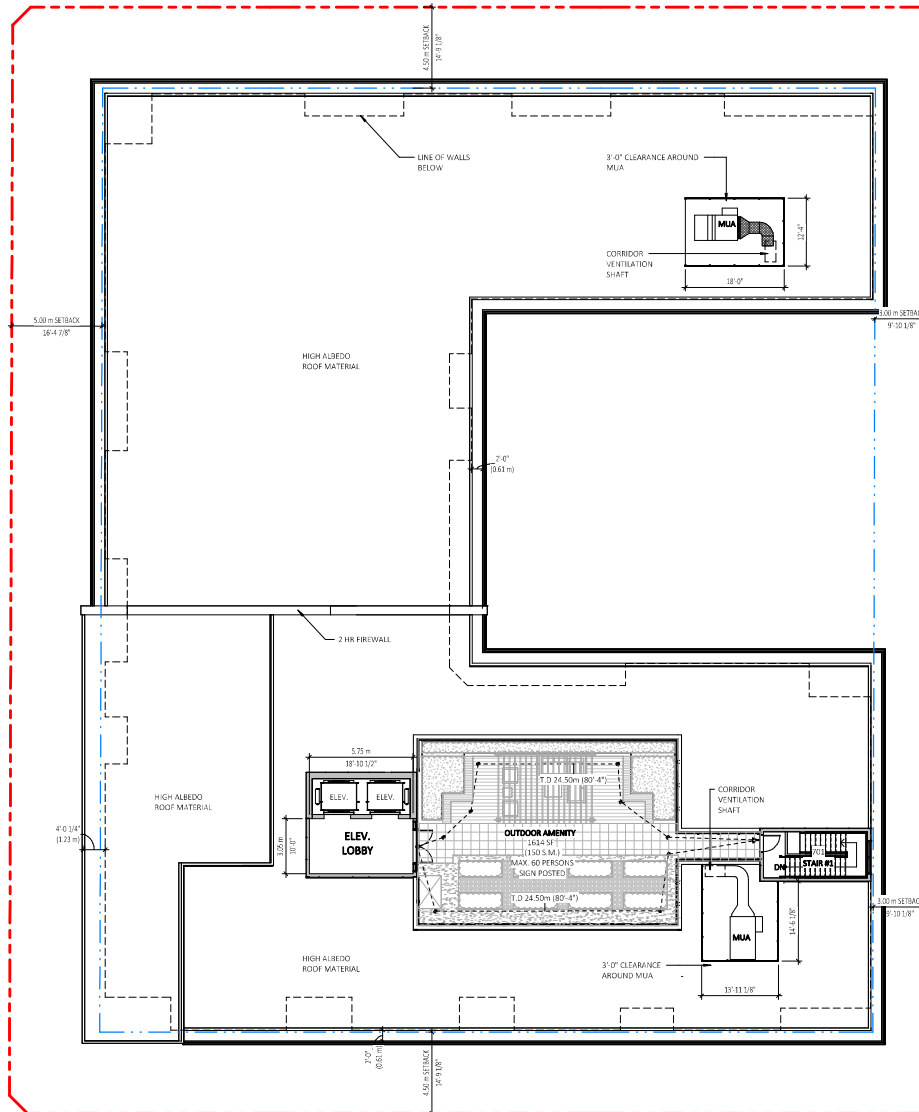


RE-ISSUED FOR DP

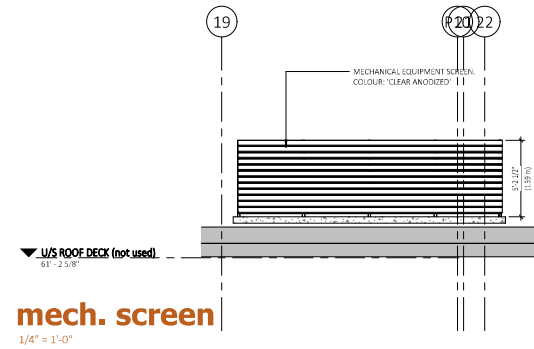
23-04-28 REVISION # : 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD2.12

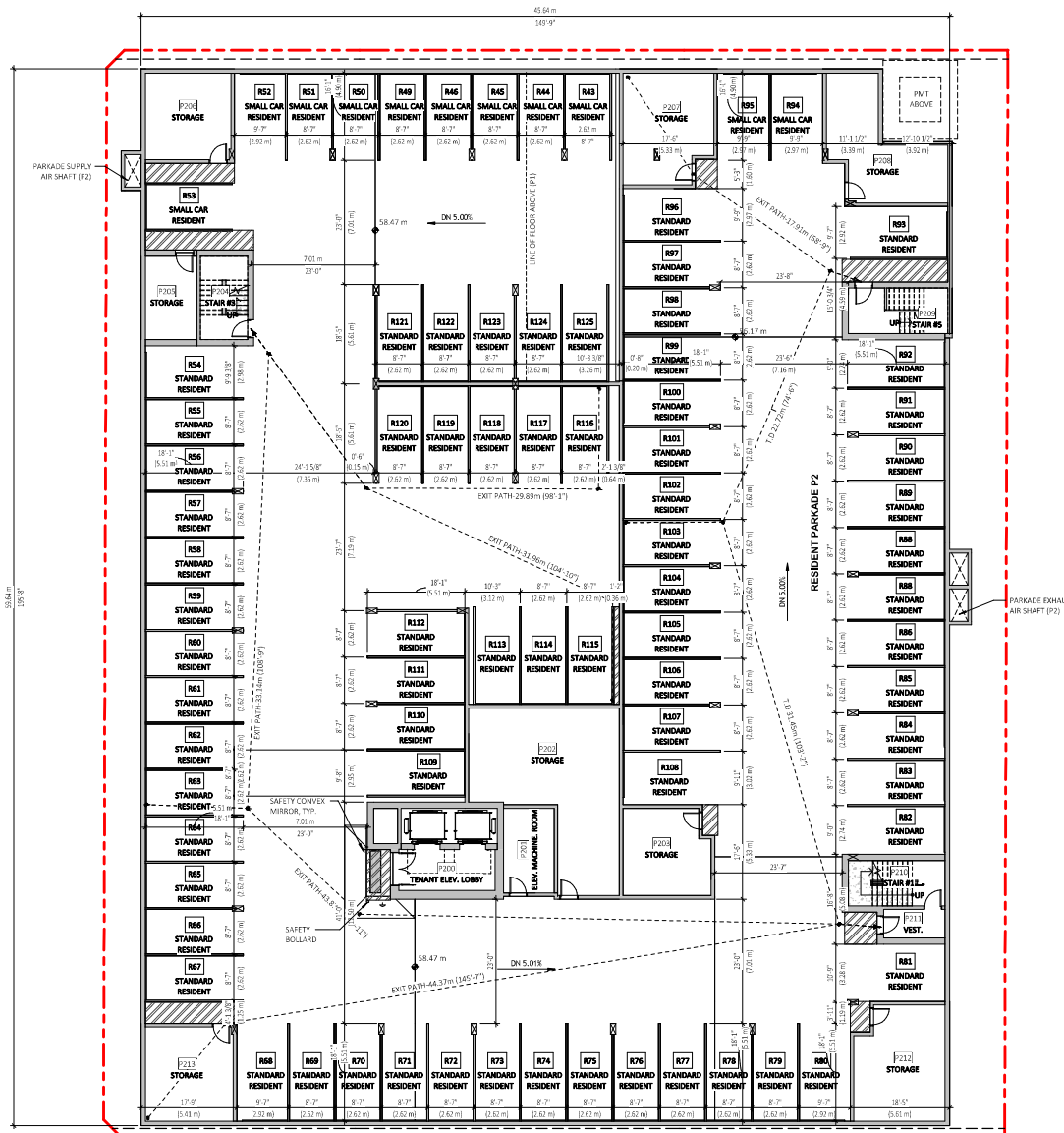


roof level
3/32" = 1'-0"



mech. screen
1/4" = 1'-0"





p2 level
3/32" = 1'-0"



94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY

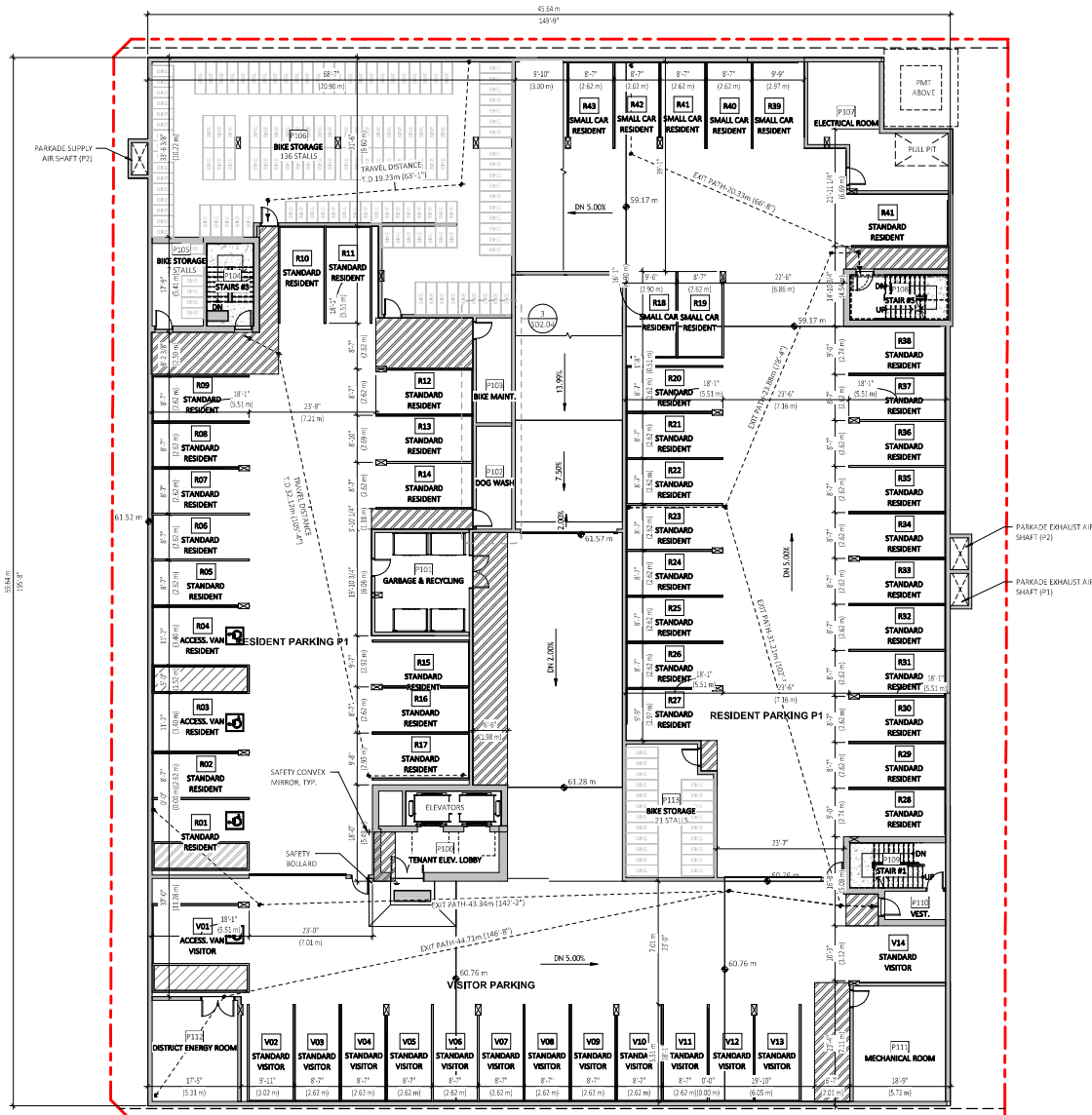
P2 LEVEL PLAN
SCALE: 3/32" = 1'-0"



RE-ISSUED FOR DP
23-04-28 REVISION # 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD2.17



p1 level
3/32" = 1'-0"



94A APARTMENTS

13453, 13461 & 13473 94A AVE, SURREY

P1 LEVEL PLAN

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



RE-ISSUED FOR DP

23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD2.18



6.0.0 MATERIAL LEGEND

- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: GRAY SLATE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: MIDNIGHT BLACK - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: EVENING BLUE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: ARCTIC WHITE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- CEMENT BOARD CTD BARK HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE', COLOUR: ARCTIC WHITE
- BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH';
BOND PATTERN: RUNNING, MORTAR JOINT TYPE: CONCAVE
- 'MULTI', COLOUR: 'BROWN', MORTAR COLOUR: 'TRD'
- BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH';
BOND PATTERN: SOLDIER, MORTAR JOINT TYPE: CONCAVE
- 'MULTI', COLOUR: 'BROWN', MORTAR COLOUR: 'TRD'
- CEMENT BOARD FASCIA BOARD (FINISHING AROUND COLUMN), TEXTURE: 'SMOOTH';
- 'JAMES HARDIE', COLOUR: 'MIDNIGHT BLACK'
- CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH';
- 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- ALUMINUM GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK', POWDER COAT
- CURTAIN WALL (1500 LT SYSTEM 3):
- 'KAWNEER', COLOUR: 'BLACK ANODIZED', C/W GRAY SPANBREL PANEL
- VINYL WINDOW & BALCONY / DECK DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- ALUMINUM GLASS GUARD RAILING BALCONY RAILING/GATE:
- COLOUR: 'BLACK', POWDER COAT
- CONCRETE STAIRS:
- COLOUR: 'CLEAR SEALER'
- ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'CLEAR ANODIZED'
- METAL FLASHING:
- 'SENTEK' COLOUR: 'GRAY'
- METAL DOOR:
- COLOUR: 'GRAY PAINTED TO MATCH ADJACENT CLADDING'
- MAIN ENTRY CANOPY SOFFIT:
- COLOUR: 'WHITE, PERFORATED VINYL'
- ROOF/BALCONY SOFFIT:
- COLOUR: 'WHITE, PERFORATED VINYL'
- ALUMINUM GUTTER & RWL:
- COLOUR: 'GRAY'
- EXHAUST VENT CAP (SINGLE & DOUBLE):
- FINISH: COLOUR: MATCH SURROUNDING CLADDING
- STEEL GLASS CANOPY:
- COLOUR (STEEL): 'BLACK'

NOTES:

- MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE WORK UPS AS PER PROJECT MANUAL.
- ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES UNLESS NOTED OTHERWISE.
- ALL MATERIALS CLADDING FINISHES TO BE NON-COMBUSTIBLE.



north elevation

1/8" = 1'-0"

6.0.0 MATERIAL LEGEND

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: GRAY SLATE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: MIDNIGHT BLACK - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: EVENING BLUE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- 'JAMES HARDIE', COLOUR: ARCTIC WHITE - 'EASY TRIM' 5/16" REVEAL PANEL SYS.
- 5 CEMENT BOARD C70 BARNUM HORIZONTAL LAP SIDING (6" EXPOSURE):
- 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- 6 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH';
BOND PATTERN: 'RUNNING MORTAR JOINT TYPE: CONCAVE
- 'MULTIUM', COLOUR: 'EBONY', MORTAR COLOUR: 'TRD'
- 7 BRICK (90 mm X 64 mm X 190 mm) TEXTURE: 'SMOOTH';
BOND PATTERN: 'SOLDER', MORTAR JOINT TYPE: CONCAVE
- 'MULTIUM', COLOUR: 'EBONY', MORTAR COLOUR: 'TRD'
- 8 CEMENT BOARD FASCIA BOARD FINISHING AROUND COLUMN, TEXTURE: 'SMOOTH';
- 'JAMES HARDIE', COLOUR: 'MIDNIGHT BLACK'
- 9 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH';
- 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- 10 ALUMINUM GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK POWDER COATED'
- 11 CURTAIN WALL (1600 LIT SYSTEM 3):
- 'KAWNEER', COLOUR: 'BLACK ANODIZED', C/W GRAY SPANDREL PANEL
- 12 VINYL WINDOW & BALCONY / DECK DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 13 ALUMINUM GLASS GUARDRAILING BALCONY RAILING/GATE:
- COLOUR: 'BLACK POWDER COATED'
- 14 CONCRETE STAIRS:
- COLOUR: 'CLEAR SEALER'
- 15 ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: 'CLEAR ANODIZED'
- 16 METAL FLASHING:
- 'SENTEK', COLOUR: 'GRAY'
- 17 METAL DOOR:
- COLOUR: GRAY PAINTED TO MATCH ADJACENT CLADDING
- 18 MAIN ENTRY CANOPY SOFFIT:
- COLOUR: WHITE PERFORATED VINYL
- 19 ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- 20 ALUMINUM GUTTER & RWL:
- COLOUR: 'GRAY'
- 21 EXHAUST VENT CAP (SINGLE & DOUBLE):
- FINISH: COLOUR MATCH SURROUNDING CLADDING
- 22 STEEL/GLASS CANOPY:
- COLOUR (STEEL): 'BLACK'

NOTES:
 1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE WORK UPS AS PER PROJECT MANUAL.
 2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
 3. ALL MATERIALS CLADDING FINISHES TO BE NON-COMBUSTIBLE.



east elevation

1/8" = 1'-0"



west elevation

1/8" = 1'-0"



94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY

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

RE-ISSUED FOR DP

23-04-28 REVISION #: 2
CITY OF SURREY FILE # 22-0168
PROJECT NUMBER: 21-190



SD3.04





south elevation - east
1/4" = 1'-0"



south elevation - west
1/4" = 1'-0"



typ. entry elevation
3/8" = 1'-0"

6.0.0 MATERIAL LEGEND

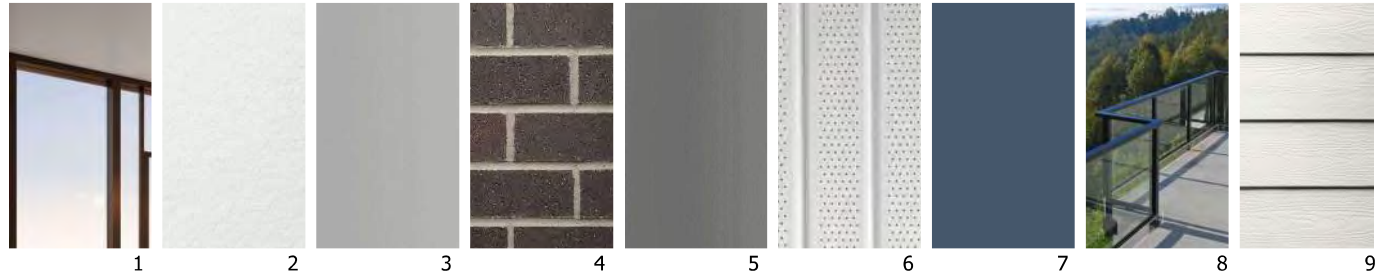
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: GRAY SLATE - EASY TRIM S/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: MIDNIGHT BLACK - EASY TRIM S/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: EVENING BLUE - EASY TRIM S/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE: COLOUR: ARCTIC WHITE - EASY TRIM S/16" REVEAL PANEL SYS.
- CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- BRICK (90 mm X 64 mm X 190 mm) TEXTURE: "SMOOTH";
BOND PATTERN: BRICKING; MORTAR JOINT TYPE: CONCAVE
- MUTUAL, COLOUR: EBONY, MORTAR COLOUR: TBD
- BRICK (90 mm X 64 mm X 190 mm) TEXTURE: "SMOOTH";
BOND PATTERN: SOLDIER; MORTAR JOINT TYPE: CONCAVE
- MUTUAL, COLOUR: EBONY, MORTAR COLOUR: TBD
- CEMENT BOARD FASCIA BOARD/FINISHING AROUND COLUMN, TEXTURE: "SMOOTH";
- JAMES HARDIE, COLOUR: MIDNIGHT BLACK
- CEMENT BOARD FASCIA BOARD, TEXTURE: "SMOOTH";
- JAMES HARDIE: COLOUR: ARCTIC WHITE
- ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: BLACK, POWDER COATED
- CURTAIN WALL (1600 UT SYSTEM 1):
- KAWNEER, COLOUR: BLACK ANODIZED, C/W GRAY SPANDREL PANEL
- VINYL WINDOW & BALCONY / DECK DOOR:
- COLOUR: BLACK EXT. / WHITE INT.
- ALUMINUM/GLASS GUARD/RAILING/ BALCONY RAILING/GATE:
- COLOUR: BLACK, POWDER COATED
- CONCRETE STAIRS:
- COLOUR: CLEAR SEALER
- ALUMINUM MECHANICAL EQUIPMENT SCREEN:
- COLOUR: CLEAR ANODIZED
- METAL FLASHING:
- SENTEK, COLOUR: GRAY
- METAL DOORS:
- COLOUR: GRAY PAINTED TO MATCH ADJACENT CLADDING
- MAIN ENTRY CANOPY SCOFF:
- COLOUR: WHITE, PERFORATED VINYL
- ROOF/BALCONY SOFFIT:
- COLOUR: WHITE, PERFORATED VINYL
- ALUMINUM GUTTER & RWL:
- COLOUR: GRAY
- EXHAUST VENT CAP (SINGLE & DOUBLE):
- PRIMEK, COLOUR: MATCH SURROUNDING CLADDING
- STEEL/GLASS CANOPY:
- COLOUR (STEEL): BLACK*

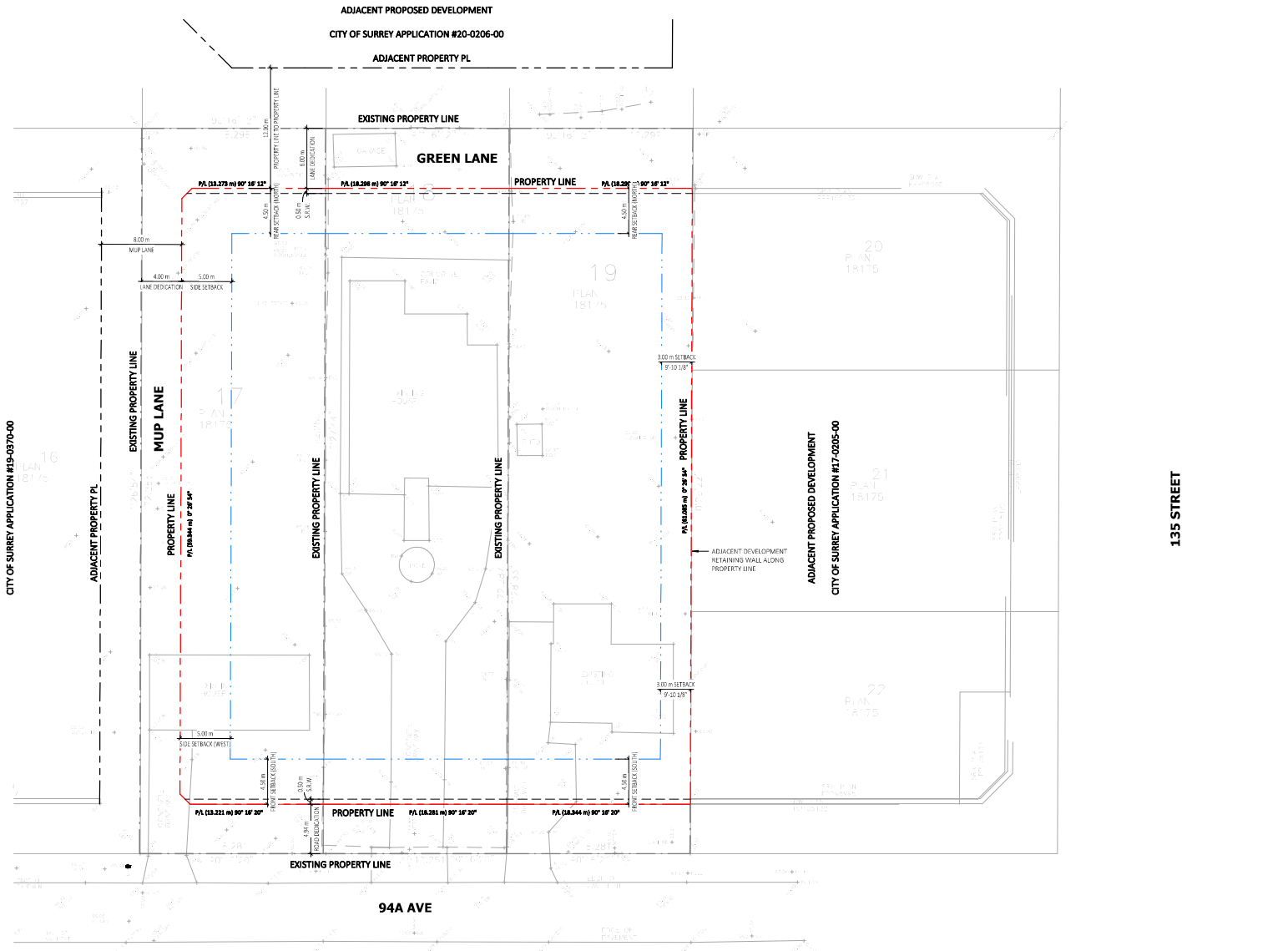
NOTES:

- * MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE KNOCK UPS AS PER PROJECT MANUAL.
- * ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.
- * ALL MATERIALS CLADDING FIREWALLS TO BE NON COMBUSTIBLE.

material legend

- 1. aluminum glass railing
colour - black
- 2. smooth panel cement board
colour - arctic white
- 3. smooth panel cement board
colour - gray slate
- 4. smooth brick
colour - ebony
- 5. smooth panel cement board
colour - midnight black
- 6. perforated vinyl soffit
colour - white
- 7. smooth panel cement board
colour - evening blue
- 8. glass window
colour - black
- 9. cement board lap siding
colour - arctic white





94A APARTMENTS
 13453, 13461 & 13473 94A AVE, SURREY

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



RE-ISSUED FOR DP
 23-04-28 REVISION # 2
 CITY OF SURREY FILE # 22-0168
 PROJECT NUMBER: 21-190



SD7.01



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



1" = 0' 4" 8" 12" 16"
SCALE: 3/32"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
8	11/18/2022	ISSUED FOR CITY REVIEW	GL
7	11/14/2022	ISSUED FOR REVIEW	GL
6	11/14/2022	ISSUED FOR SIGN BP	GL
5	11/14/2022	ISSUED FOR CIP	GL
4	11/14/2022	ISSUED FOR CIP	GL
3	10/13/2022	ISSUED FOR CIP	GL
2	09/13/2022	ISSUED FOR CIP	GL
1	11/11/2021	ISSUED FOR PRELIM	GL

PROJECT:
94A APARTMENTS
13453, 13461 &
13473 94A AVE,
SURREY, BC

DRAWING TITLE:
LAYOUT PLAN

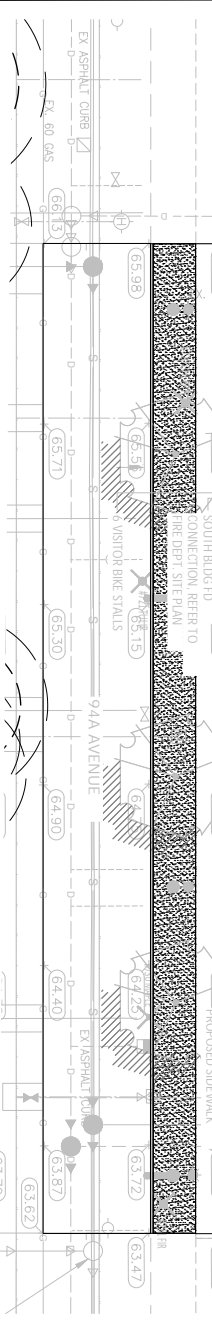
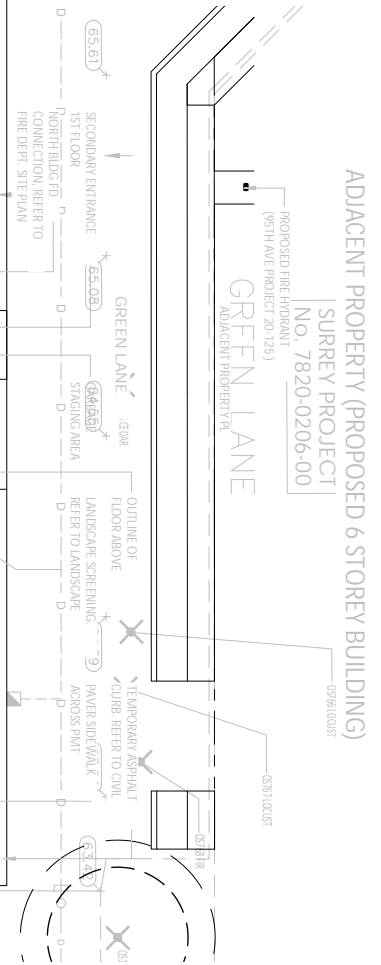
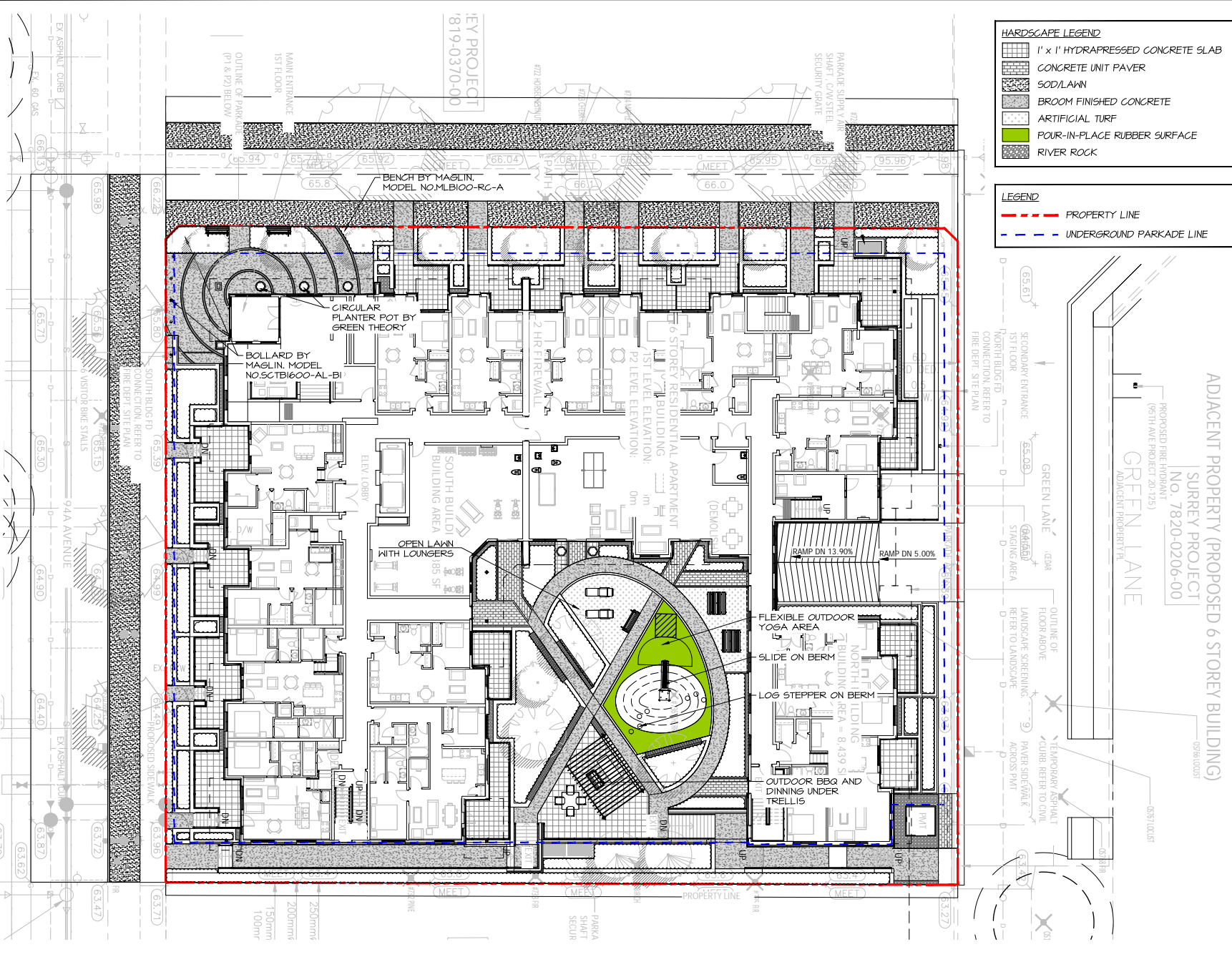
DATE: MAY.02.22 DRAWING NUMBER:
SCALE: 1" = 3/32"
DRAWN: GL
DESIGN: GL
CHK'D: MTLM
L1
OF 12

HARDSCAPE LEGEND

- 1' x 1' HYDRAPRESSED CONCRETE SLAB
- CONCRETE UNIT PAVER
- SOD/LAWN
- BROOM FINISHED CONCRETE
- ARTIFICIAL TURF
- FOUR-IN-PLACE RUBBER SURFACE
- RIVER ROCK

LEGEND

- PROPERTY LINE
- UNDERGROUND PARKADE LINE



ADJACENT PROPERTY (PROPOSED 6 STOREY BUILDING)

PLANT SCHEDULE - ONSITE

M2 JOB NUMBER: 22-027

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SHEET GUM	6CM CAL, B4B
2	PICEA OMORICA PENDULA	SERBIAN SPRUCE PENDULA	3 M HT, B4B
3	STEHARTIA PSEUDOCAMELLIA	JAPANESE STEHARTIA	6CM CAL, B4B

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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

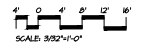
LEGEND

- PROPERTY LINE
- UNDERGROUND PARKADE LINE

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



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

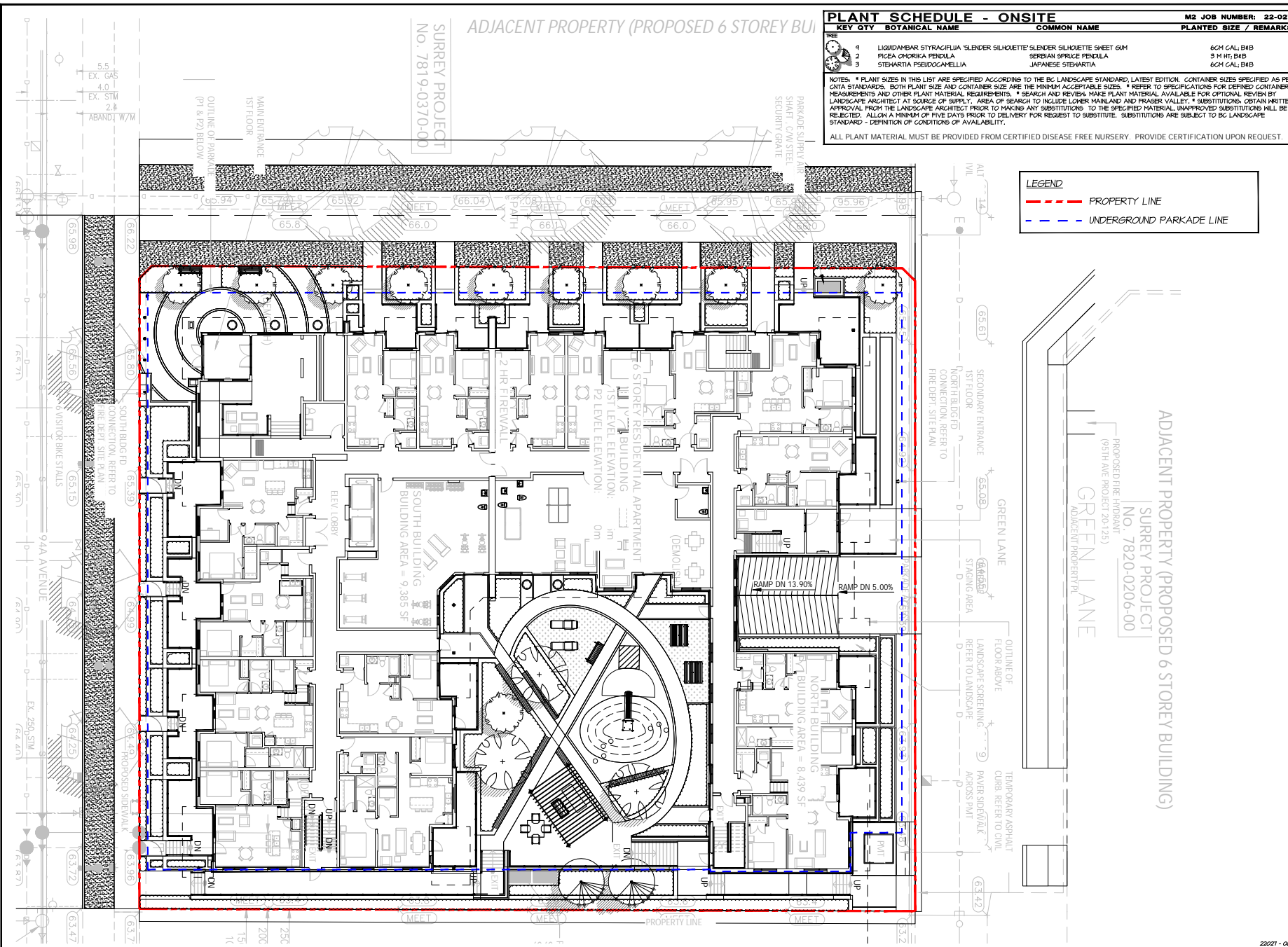


NO.	DATE	REVISION DESCRIPTION	DR.
6	09/28/2022	ISSUED FOR CITY REVIEW	GL
7	09/28/2022	ISSUED FOR REVIEW	GL
8	09/28/2022	ISSUED FOR SIGN BP	GL
9	09/28/2022	ISSUED FOR DP	GL
4	09/28/2022	ISSUED FOR DP	GL
3	09/28/2022	ISSUED FOR DP	GL
2	09/28/2022	ISSUED FOR DP	GL
1	09/28/2022	ISSUED FOR PRELIM	GL

PROJECT:
94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY, BC

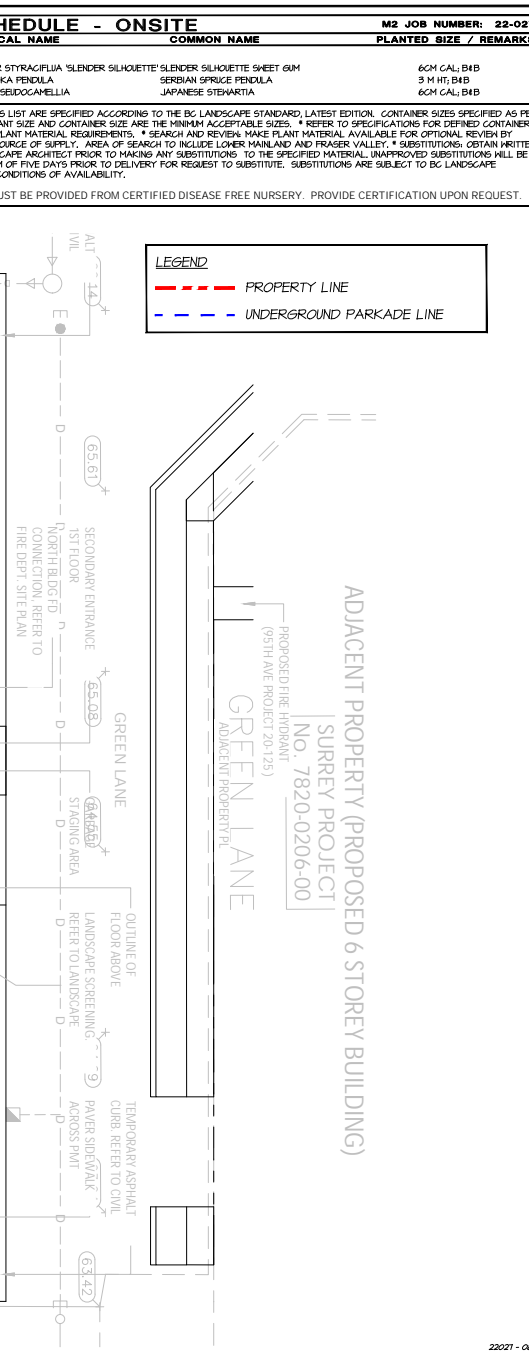
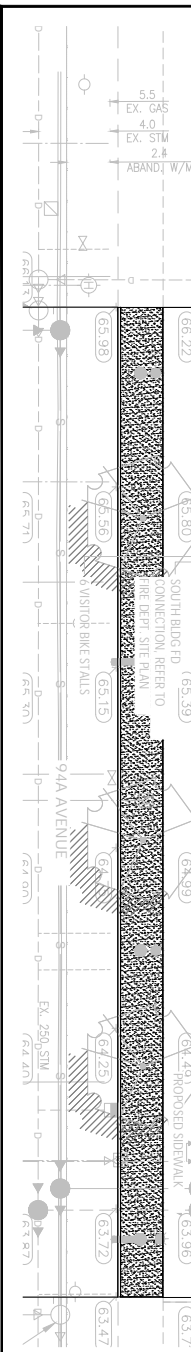
DRAWING TITLE:
TREE PLAN (ONSITE)

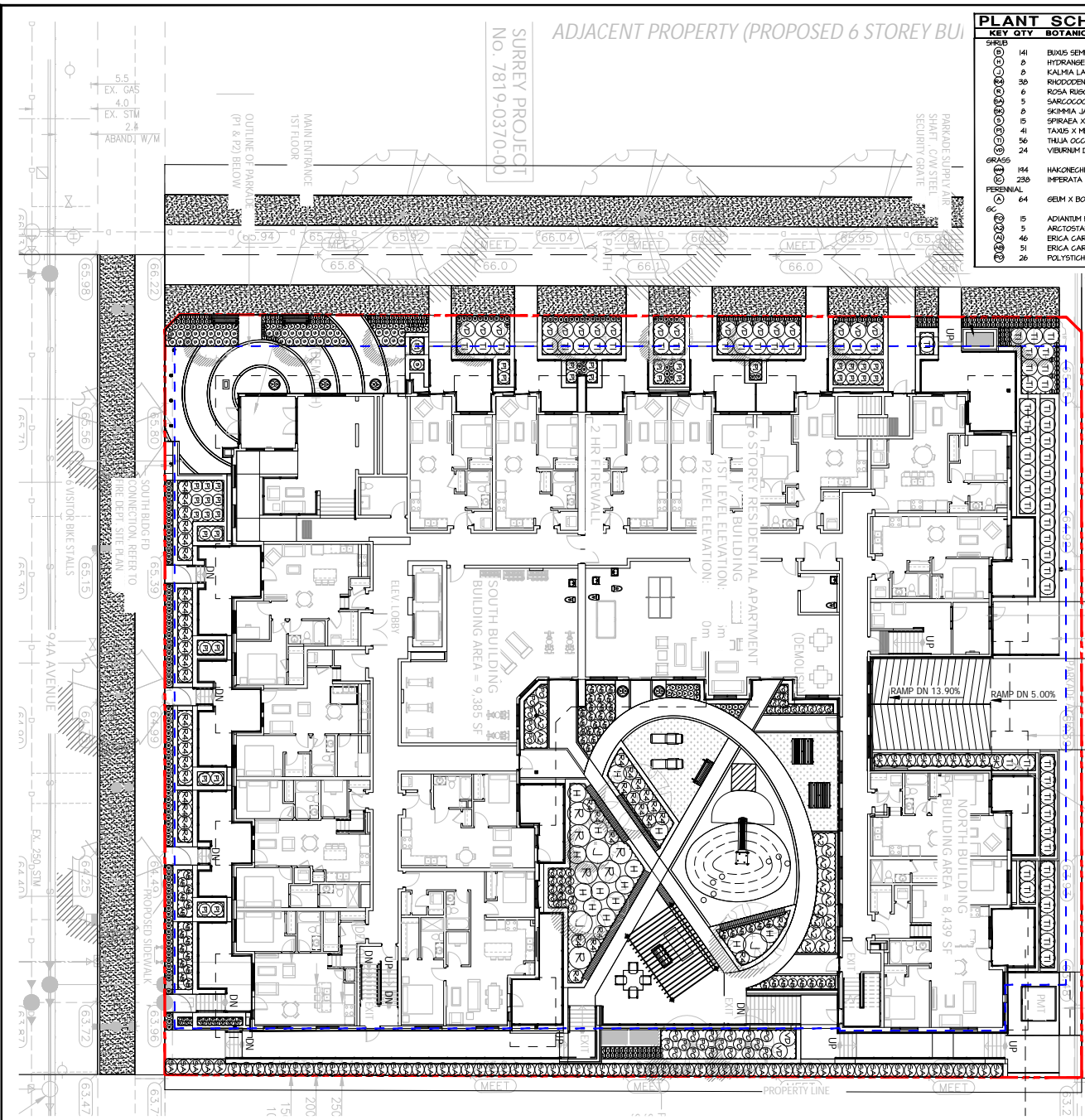
DATE: MAY.02.22 DRAWING NUMBER:
SCALE: 1" = 3/32"
DRAWN: GL
DESIGN: GL
CHKD: MTLM
L2a
OF 12



SURREY PROJECT
No. 7819-0370.00

ADJACENT PROPERTY (PROPOSED 6 STOREY BUILDING)
SURREY PROJECT
No. 7820-0206.00





PLANT SCHEDULE

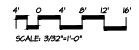
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
①	141	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT
②	8	HYDRANGEA MACROPHYLLA 'ADRIA'	DWARF BIGLEAF HYDRANGEA, BLUE	#2 POT; 50CM
③	8	KALMA LATIFOLIA 'BULLSEYE'	MOUNTAIN LAUREL	#3 POT; 50CM
④	38	RHODOCOSMION 'CREST'	RHODOCOSMION YELLOWHAY	#3 POT
⑤	6	ROSA 'RUGOSA ALBA'	RUGOSA ROSE	#2 POT
⑥	5	SARCOCCOGA 'HOOKERANA 'RUSCIFOLIA''	FRAGRANT SARCOCCOGA	#2 POT; 30CM
⑦	8	SKIMMIA JAPONICA (10% HALF)	JAPANESE SKIMMIA	#3 POT
⑧	15	'SPREA X BIMALDA 'KOLDFLANE''	GOLDFLAME SPREA	#2 POT
⑨	41	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#2 POT; 50CM
⑩	36	THUJA OCCIDENTALIS 'BRANDON'	PYRAMIDAL CEDAR	#3 POT; 50CM
⑪	24	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
⑫	184	HAKONEGLIOA MACRA 'AIREOLA'	HAKONE GRASS	#1 POT
⑬	238	IMPERATA CYLINDRICA 'RED BARKON'	BLOOD GRASS	#1 POT
FERN				
⑭	64	GEUM X BORISII	DWARF GEUM	#1 POT
⑮	5	ADIANTUM PEDATUM	MAIDENHAIR FERN	#2 POT; 35CM
⑯	5	ARCTOSTAPHYLOS 'IVA-URSII'	KINKINICK	#1 POT
⑰	46	ERICA GARNIEA 'GOLDEN SCARLET'	HEATH	#1 POT
⑱	51	ERICA GARNIEA 'SPRINGHOOD PINK'	HEATH	#1 POT
⑲	26	POLYSTICHUM MUNITUM	WESTERN SHORR FERN	#1 POT

M2 JOB NUMBER: 22-027

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



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



NO.	DATE	REVISION DESCRIPTION	DR.
8	04/08/22	ISSUED FOR CITY REVIEW	GL
7	04/08/22	ISSUED FOR REVIEW	GL
6	04/08/22	ISSUED FOR SOB BP	GL
5	04/08/22	ISSUED FOR DP	GL
4	04/08/22	ISSUED FOR DP	GL
3	04/08/22	ISSUED FOR DP	GL
2	04/08/22	ISSUED FOR DP	GL
1	04/08/22	ISSUED FOR PRELIM	GL

PROJECT:
94A APARTMENTS
13453, 13461 & 13473 94A AVE, SURREY, BC

DRAWING TITLE:
SHRUB PLAN (ONSITE)

DATE: MAY 08, 22 DRAWING NUMBER:
SCALE: 1" = 3/32"
DRAWN: GL
DESIGN: GL
CHKD: MTLM
M2LA PROJECT NUMBER: 22-027

L2b

OF 12

PLANT SCHEDULE - OFFSITE

M2 JOB NUMBER: 22-027

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
3	CORNUS KOUSA 'SATOH'	SATOH DOGWOOD	6CM CAL, B4B	
3	QUERCUS ELERA	RED OAK	6CM CAL; 12M STD, B4B	

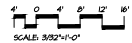
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL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

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



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



NO.	DATE	REVISION DESCRIPTION	DR.
6	19/04/2022	ISSUED FOR CITY REVIEW	GL
7	19/04/2022	ISSUED FOR REVIEW	GL
5	19/04/2022	ISSUED FOR SOB, BP	GL
6	19/04/2022	ISSUED FOR DP	GL
4	19/04/2022	ISSUED FOR DP	GL
3	16/04/2022	ISSUED FOR DP	GL
2	16/04/2022	ISSUED FOR DP	GL
1	16/04/2022	ISSUED FOR PRELIM	GL

NO. DATE REVISION DESCRIPTION DR.

SCALE:

PROJECT:
94A APARTMENTS
13453, 13461 &
13473 94A AVE,
SURREY, BC

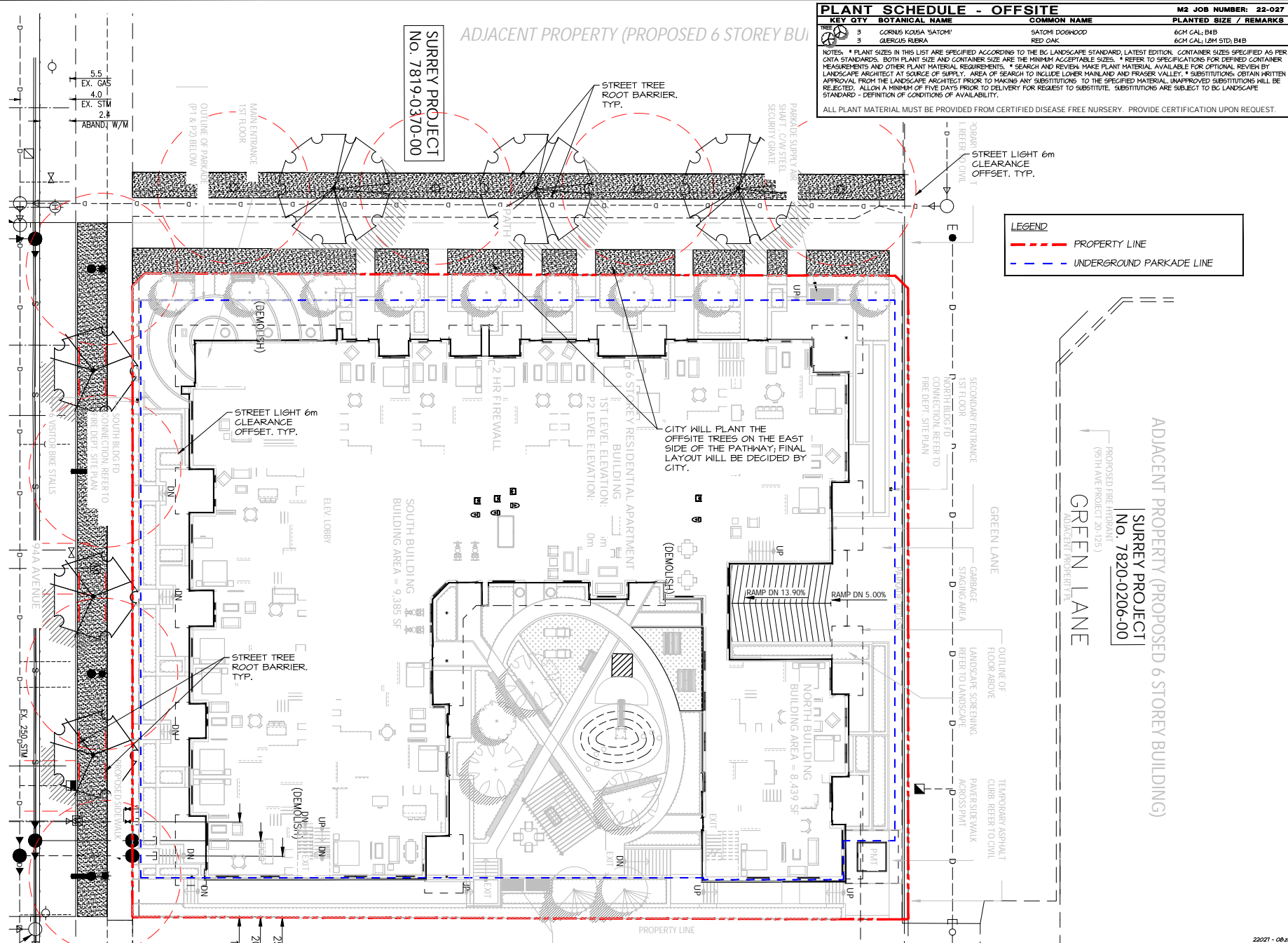
DRAWING TITLE:
TREE
PLAN (OFFSITE)

DATE: MAY.02.22	DRAWING NUMBER:
SCALE: 1" = 3/32"	L3
DRAWN: GL	
DESIGN: GL	
CHKD: MTLM	

M2LA PROJECT NUMBER: 22-027

ADJACENT PROPERTY (PROPOSED 6 STOREY BU)

SURREY PROJECT
No. 7819-0370-00



LEGEND

- PROPERTY LINE
- UNDERGROUND PARKADE LINE

ADJACENT PROPERTY (PROPOSED 6 STOREY BUILDING)
SURREY PROJECT
No. 7820-0206-00



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



2 0 2 4 6 8
SCALE: 3/16"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
8	04/08/2022	ISSUED FOR CITY REVIEW	GL
7	04/04/2022	ISSUED FOR REVIEW	GL
6	04/04/2022	ISSUED FOR SC&B BP	GL
5	04/04/2022	ISSUED FOR DP	GL
4	04/04/2022	ISSUED FOR DP	GL
3	04/04/2022	ISSUED FOR DP	GL
2	04/04/2022	ISSUED FOR DP	GL
1	04/02/2022	ISSUED FOR PRELIM	GL

NO. DATE REVISION DESCRIPTION DR.

PROJECT:
94A APARTMENTS
13453, 13461 &
13473 94A AVE,
SURREY, BC

DRAWING TITLE:
GROUND LEVEL
AMENITY AREA

DATE: MAY.10.22 DRAWING NUMBER:
SCALE: 1" = 3/16"
DRAWN: GL
DESIGN: GL
CHKD: MTLM
L6
OF 12



OPEN LAWN WITH LOUNGERS



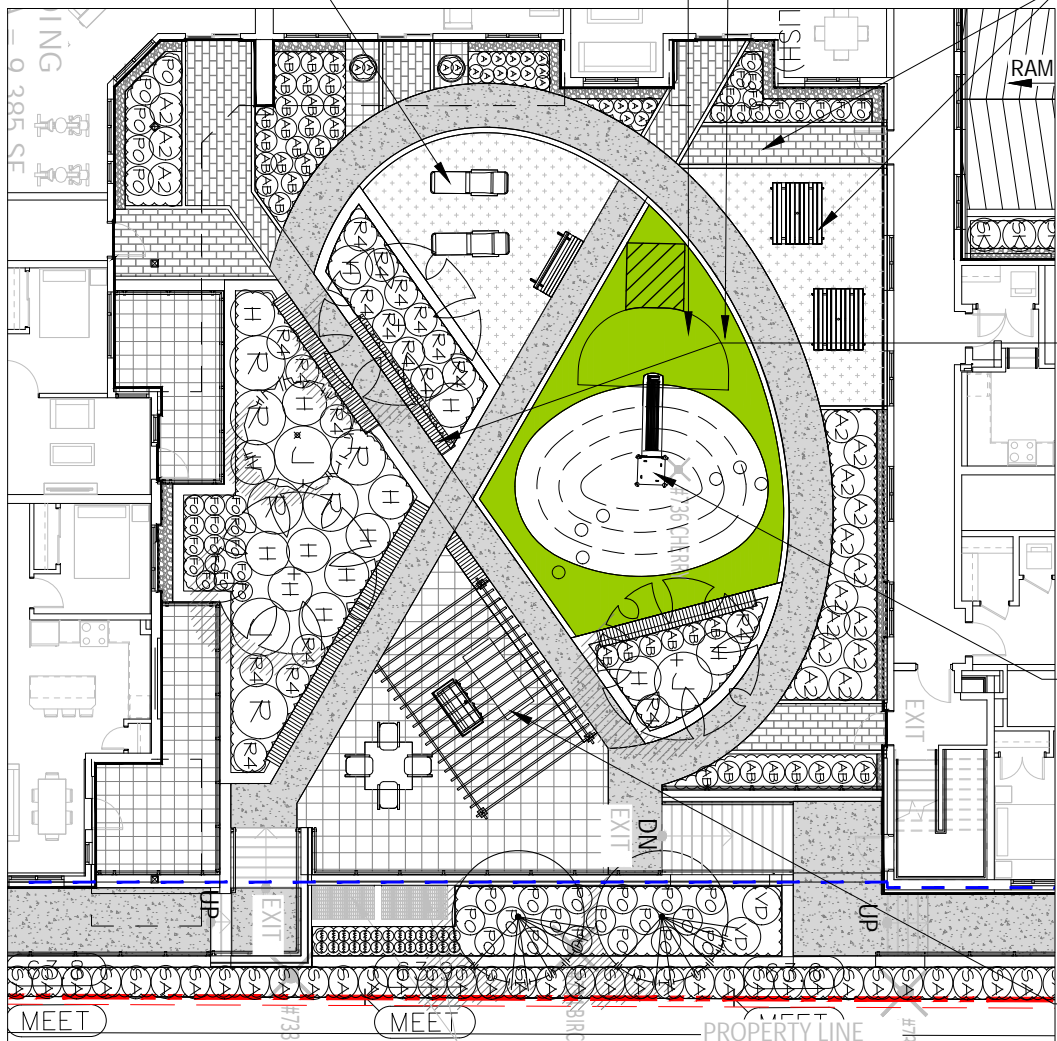
FLEXIBLE OUTDOOR YOGA SPACE



RUBBERIZED SURFACE



PICNIC TABLE



CONCRETE BENCH WITH WOOD TOP



SLIDE ON BERM



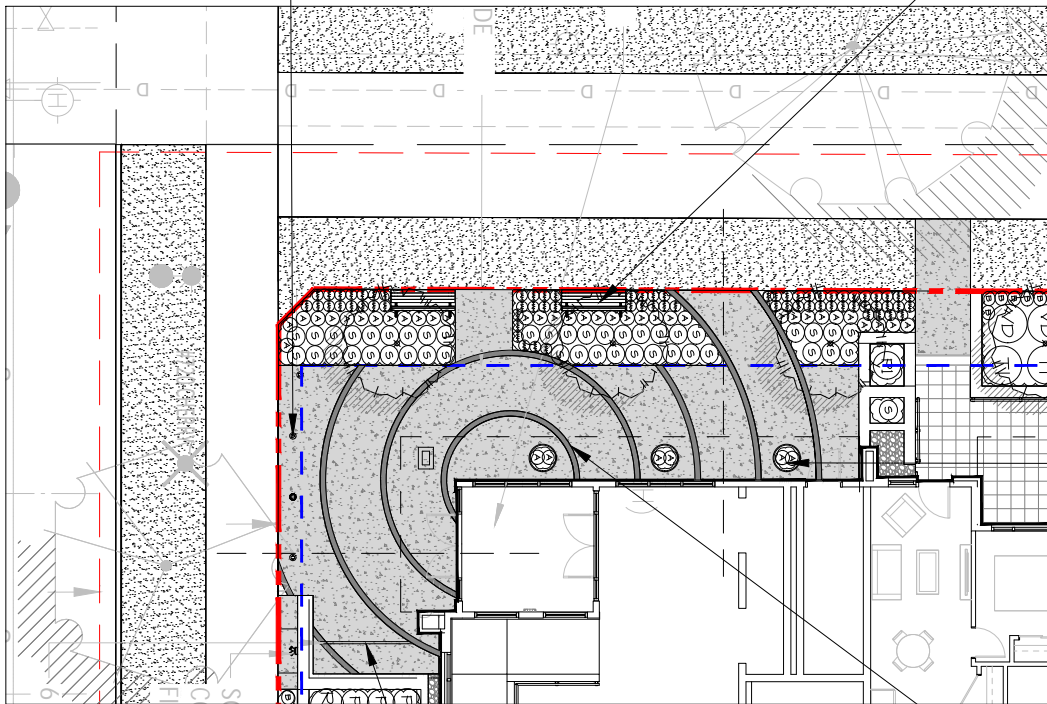
OUTDOOR BBQ AND DINNING UNDER TRELLIS



BOLLARD BY MAGLIN



BENCH BY MAGLIN



GREEN THEORY CYLINDER PLANTER



RIPPLE CONCRETE BAND PAVING



BIKE RACK BY MAGLIN

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



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



SCALE: 3/16"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
8	11/18/2021	ISSUED FOR CITY REVIEW	GL
7	11/18/2021	ISSUED FOR REVIEW	GL
6	11/18/2021	ISSUED FOR SCB EP	GL
5	11/18/2021	ISSUED FOR EP	GL
4	11/18/2021	ISSUED FOR EP	GL
3	10/28/2021	ISSUED FOR EP	GL
2	10/28/2021	ISSUED FOR EP	GL
1	11/12/2020	ISSUED FOR PERM	GL

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:

94A APARTMENTS
13453, 13461 &
13473 94A AVE,
SURREY, BC

DRAWING TITLE:

GROUND LEVEL
CORNER PLAZA

DATE: MAY.10.22 DRAWING NUMBER:

SCALE: 1" = 3/16"

DRAWN: GL

DESIGN: GL

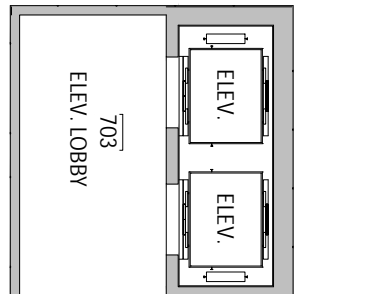
CHK'D: MFLM

L7

OF 12

HIGH ALBEDO
ROOF MATERIAL

GARDEN SHED



CONCRETE BASE WITH WOOD TOP BENCH



OUTDOOR LOUNGE SOFA SET UNDER TRELLIS



OUTDOOR COMMUNITY VEGGIE GARDEN



Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



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



2' 1" 0" 2' 4" 6"
SCALE: 1/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
8	09/28/2021	ISSUED FOR CITY REVIEW	GL
7	09/14/2021	ISSUED FOR REVIEW	GL
6	09/04/2021	ISSUED FOR SCB, BP	GL
5	08/04/2021	ISSUED FOR DP	GL
4	08/04/2021	ISSUED FOR DP	GL
3	06/28/2021	ISSUED FOR DP	GL
2	06/28/2021	ISSUED FOR DP	GL
1	06/22/2021	ISSUED FOR PERM	GL

SEAL:

PROJECT:

94A APARTMENTS
13453, 13461 &
13473 94A AVE,
SURREY, BC

DRAWING TITLE:

**ROOF LEVEL
AMENITY AREA**

DATE: MAY.02.22

DRAWING NUMBER:

SCALE: 1" = 1/4"

DRAWN: GL

DESIGN: GL

CHK'D: MTLM

L8

OF 12

22021 - 08-19

M2LA PROJECT NUMBER:

22-027

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

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

DATE: **May 9, 2023** PROJECT FILE: **7822-0168-00**

RE: **Engineering Requirements
Location: 13453 94A Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 m on 94 A Avenue;
- Dedicate 6.00 m for east-west Green Lane;
- Dedicate 4.00 m for ultimate 8.00 m walkway; and
- Register 0.5 m wide Statutory right-of-ways along 94A Avenue and Green Lane.

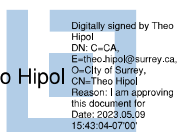
Works and Services

- Construct 94A Avenue;
- Construct 6.00 m Green Lane;
- Construct 4.00 m walkway along west property line;
- Construct an adequately-sized service connections (water, sanitary, and storm), complete with inspection chambers and water meter, to service the site; and
- Extend sanitary main from proposed manhole near East property line of 13439 94A Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Theo Hipol
Digitally signed by Theo Hipol
DN: C=CA,
E=theo.hipol@surrey.ca,
O=City of Surrey,
CN=Theo Hipol
Reason: I am approving
this document for
Date: 2023.05.09
15:43:04-07'00'

Jeff Pang, P.Eng.
Development Services Manager

MS

NOTE: Detailed Land Development Engineering Review available on file

School Enrolment Projections and Planning Update:

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

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

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

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0168 00

SUMMARY

The proposed 125 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	14
Secondary Students:	14

September 2022 Enrolment/School Capacity

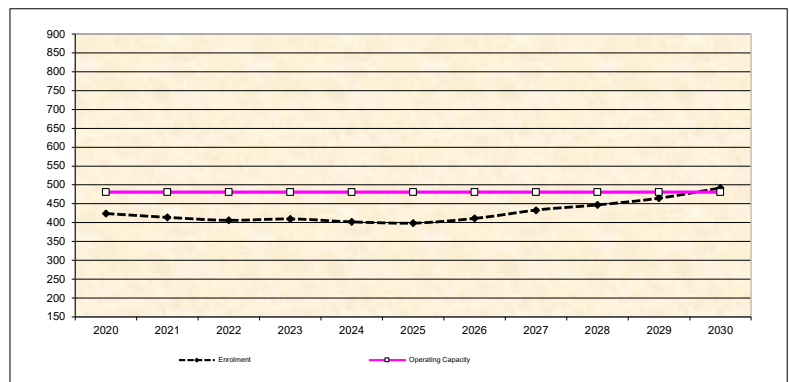
Cindrich Elementary	
Enrolment (K/1-7):	45 K + 361
Operating Capacity (K/1-7)	38 K + 443
Queen Elizabeth Secondary	
Enrolment (8-12):	1503
Capacity (8-12):	1600

Projected population of school-age children for this development:	32
--	----

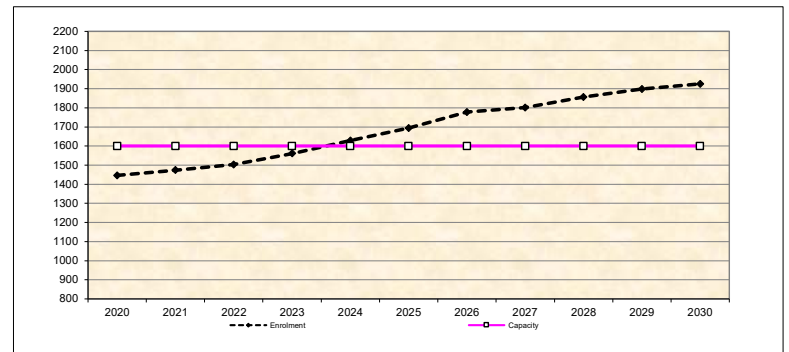
Population : The projected population of children aged 0-19 impacted by the development.

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

Cindrich Elementary



Queen Elizabeth Secondary



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

Tree Preservation Summary

Surrey Project No: 22-0168
Address: 13453, 13461 & 13473 94A Avenue, Surrey
Registered Arborist: Xudong Bao, PN-8671A

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)	20
Protected Trees to be Removed	15
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 1 \quad} \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 14 \quad} \times \text{two (2)} = 28$ 	29
Replacement Trees Proposed	15
Replacement Trees in Deficit	14
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	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

16-Mar-23

Date







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

Tree OS766-768 and OS775 to be removed through the development at 13460 & 13474 95Ave

Tree OS1 to be removed through the development at 9459 & 9461 135 Street, conflicts with road dedication at 9459 & 9461 135 Street

PLAN KEY

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



NO.	DATE	REVISION DESCRIPTION	DR.
1	21.02.22	UPDATED AS PER NEW SITE PLAN	XB

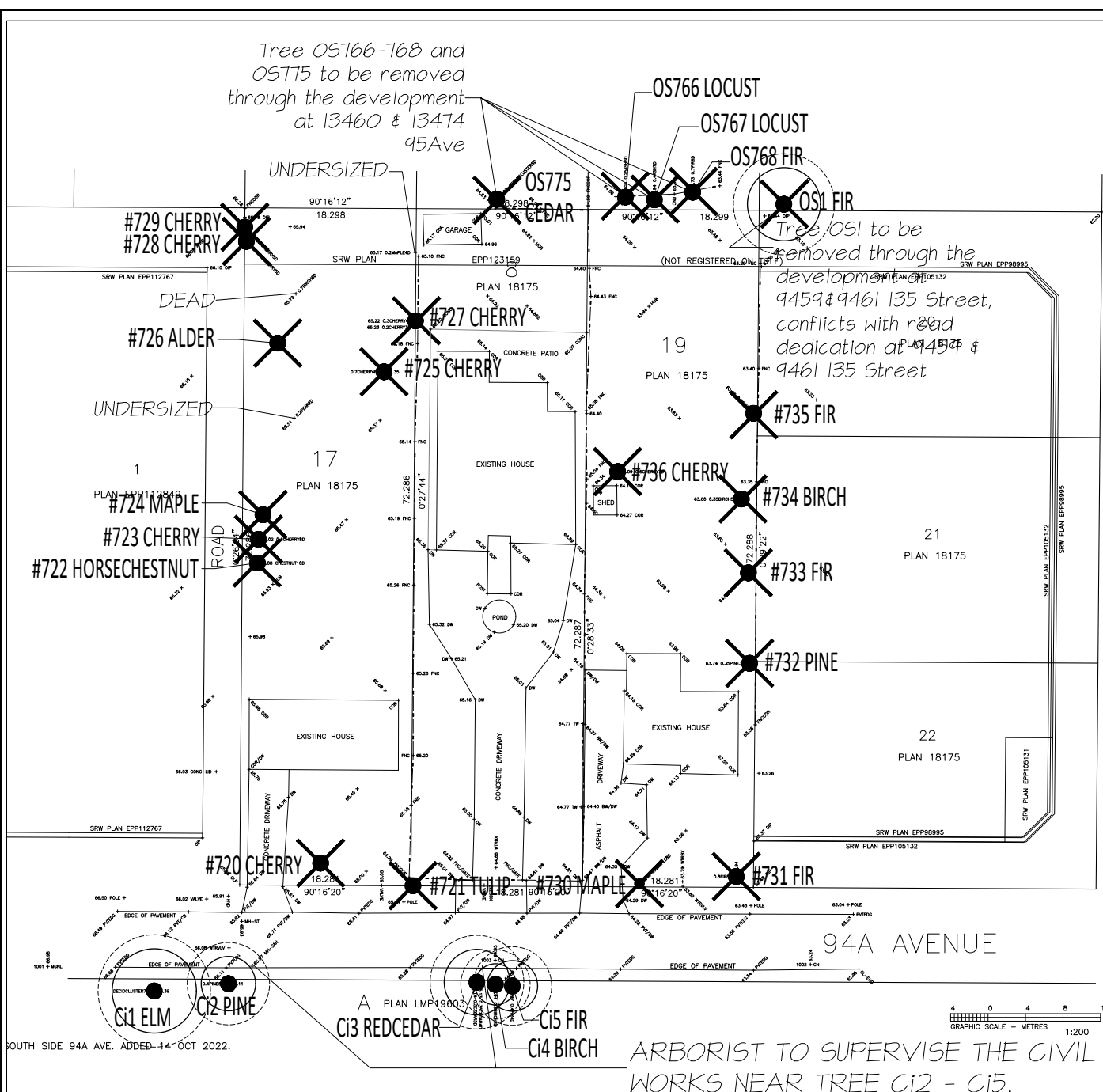
SEAL:

PROJECT:

ARBORIST
13453/13461/13473 94A AVE
SURREY, BC

DRAWING TITLE:
ARBORIST PLAN

DATE: 21 SEP 2022	DRAWING NUMBER:
SCALE: 1:200	
DRAWN: XB	L1arb
DESIGN: XB	
CHK'D: XB	



ARBORIST TO SUPERVISE THE CIVIL WORKS NEAR TREE C12 - C15.

SOUTH SIDE 94A AVE. ADDED - 14 OCT 2022.

April 14, 2023.

File: 22-0168

Sarah Robertson
 Planner
 City of Surrey
 13450 – 104 Avenue,
 Surrey, BC V3T 1V8

Re: Surrey File No. 20-0168 (13453/61/73 - 94A Ave): ADP Comments December 15, 2022

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

Key Points

- Reduce the material palette and consider simplifying the treatment of the building façade.
The material palette was reduced and the façade composition was simplified. Please refer to SD0.01, SD1.21, and SD3.01 to SD3.05.
- Simplify and rationalize the big frame element next to the lobby.
The entry corner was redesigned to create better proportions for the frame element. Please note the corner column is structurally needed. Please refer to SD0.01, SD1.20, SD1.21, SD3.01, and SD3.04.
- Consider additional design development at main building entry with pedestrian scale approach.
The entry element was redesigned, providing extra coverage and better wayfinding. Please refer to SD1.20.
- Consider design strategies and potential stepping of building to increase daylight into the central courtyard.
It was considered, but no significant solar gain would be achieved without a significant impact to the FSR, ultimately making the project unfeasible. Please refer to SD5.10 and SD5.11.
- Consider softening the treatment and reduction of hardscapes in outdoor amenity at level 1.
*The only hard surfaces on the L1 outdoor amenity area are the circulation paths, playground area, and barbecue area. A significant amount of vegetation and turf are proposed. Please refer to SD1.20 and the landscape drawings.
 M2: Noted. More softscape areas are added to the outdoor amenity space at level 1.*
- Consider more usable covered outdoor amenity spaces.
*Pergolas have been proposed in both outdoor amenity areas. Please refer to the landscape drawings.
 M2: Noted.*
- Further consider bike storage location and usability.
Bike storage is consolidated mainly on level P1, and convenience paths are being proposed to provide easier access to the parkade ramp. Please refer to SD2.21.
- Review the unit layout usability.

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

Unit layouts have been revised as requested. Please refer to SD9.01 to SD9.07

- Consider using future climate files to inform design as it progresses.

An energy modeler has been retained.

Site

- Consider reducing the amount of hardscape of the central courtyard design to increase the amount of softscape to better screen building overlook of the courtyard and the two unit patio's that are at the same level.

The only hard surfaces on the L1 outdoor amenity area are circulation paths, playground area, and barbecue area. A significant amount of vegetation and turf are proposed. Please refer to SD1.20 and the landscape drawings.

Form and Character

- Consider reviewing the massing concept, which has a horseshoe shape that creates shadowing within the courtyard; consider peeling back the rooftop overhang and reduce the 6th floor decks to get more light in there.

Studies for the solar gain are being provided; there is no significant solar gain if overhangs are removed. Please refer to SD5.11.

- Further consider the whole top floor to have a parapet rather than heavy roof overhang, which will help with the perceived height.

The parapet wall is recessed to provide a slimmer overhang. The proposed overhang provides partial coverage for the level 6 balconies. Please refer to SD1.20, SD1.21, and SD2.13.

- Consider adding more seating space or waiting space in the lobby so it can be used as more than a corridor for more functionality.

A seating area is being provided, please refer to SD2.10.

- Consider a pedestrian scale to your residential entry.

The entry was redesigned, providing a pedestrian-friendly scale and better wayfinding. Please refer to SD1.20.

- Consider further design development to reduce heavy columns or omit and reduce extension of decks at the side setbacks as they make the building mass overly large. Consider a consistent and robust approach to frame elements around the building facades.

The frames are now consistent and the decks at side setbacks have been reduced. Please refer to SD2.12, and SD3.01 to SD3.05.

- Further consider reducing the material palette, omit one of the materials, potentially the wood, and leave the brick and blue material.

Wood lap siding was deleted, and materiality use was simplified. Please refer to SD4.01.

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

- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.

We confirm that black windows will be installed. We have worked with this developer on multiple projects, and black windows were never an issue.

- Consider improving the living space layouts as in most units they look quite tight and not very operational.

The unit layouts were revised, please refer to SD9.01 to SD9.07.

- Consider having some units such as C6 and C3 to have some design development to open up the living rooms and adjust the wall to allow a more generous layout, as units in the armpit behind the elevators are always compromised.

The armpit unit areas were redistributed, providing more functional units. Please refer to SD9.01 and SD9.04.

- Consider the livability of the unit design, especially in corner units. Further consider deleting study rooms and giving more window wall length.

The corner units were redesigned, providing more functional units. Please refer to SD9.01 to SD9.07.

- Consider providing good-sized balcony doors and ensure door clearance when changing the building envelope.

All balcony doors are 3'-0".

- Consider having the north wing of the building double-loaded and the south one single-loaded to take better advantage of the daylight.

We have considered, but the solar gain would not be enough to counterbalance the negative effects on exiting, fire access, and remassing issues.

- Consider glazing in the stairwells to make them more welcoming and encourage use.

Windows were added to the stairwell when possible. Please refer to SD2.11 and SD2.12.

- Consider indoor amenity on the roof.

We have considered this but that would change the BCBC building classification to 7 storeys.

- For the main residential entry, consider pushing the exterior door of the lobby in and cut off part of the vestibule to open up more space at the entry.

The vestibule was redesigned as suggested. Please refer to SD2.10.

- Consider providing some indoor amenity space on the 6th floor with a direct access stair up to the sunny outdoor rooftop amenity.

We have considered this, but keeping the indoor amenity on 1st level has many advantages:

- *Provides a direct connection to the podium outdoor amenity*
- *Maintaining the amenity areas consolidates as per the city's preference expressed in other projects*
- *Limits visitor's access to only 1 residential level, increasing the overall security*

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

Landscape

- Consider adding some covered outdoor space that, in addition to being very useful in our climate, can help offset the deficiency in indoor amenity area

M2: Noted. Covered outdoor spaces are provided both on the ground level and rooftop.

- The rooftop trellis for shade over the seating node is a great addition, ensure, through design development, that furniture is can fit underneath.

M2: Noted

- Consider removing the abrupt paving transition at the front lobby area between the curving plaza space and the area under the balcony above. Further consider a more uniform treatment from the plaza to lobby doors.

M2: Noted. Please refer to L1 and L7 sheets for details.

- Consider rearranging the intermediate planters or, ideally resize them on the front patios of the west side of the building to make them more functional.

M2: Noted.

- Consider enlarging some of the unit patios along the west side as they appear to be constrained by planters that could be reduced without affecting soil volumes for trees in lower planters.

M2: Landscape plans have followed updated architectural layout.

- The retaining walls along the building perimeter appear to be well articulated and planters well designed for soil depths.

No comments

- Given how shady the courtyard amenity appears to be, consider providing more variety of programming, possibly reduce the amount of urban gardening or change plot sizes.

Rooftop amenity was redesigned.

CPTED

- No specific issues were identified.

Sustainability

- Consider consolidating all the bicycle storage onto P1 and provide easier access to the outdoors, such as a dedicated elevator for bicycles.

All bike stalls required as per the zoning bylaws are consolidated on level P1. Extra stalls are being proposed on level P2 – in our opinion that could be convenient for leisure bikers that may park on level P2, and would drive their bikes to parks or mountains, for example. Please refer to SD2.20 and SD2.21.

- Consider bike amenities, including good wayfinding for bicyclists, and automatic door operators to ease entry and exit.

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

A bike maintenance room is being proposed on level P1, and good wayfinding, and automatic door operators will be provided. Please refer to SD2.21.

- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.
Convenience paths are being proposed in the parkade; exit stairs connecting the bike storage room directly to the MUP are also being provided. Please refer to SD2.10 and SD2.21.
- Consider energy modelling to inform the design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in the future.
An energy modeller has been retained for this project.

Accessibility

- Consider additional design development of the building entry so it can be wrapped around the corner.
The building entry has been redesigned. More coverage is being provided at the main entrance and the structural column has been relocated. Please refer to SD1.20.

We hope the above responses are to your satisfaction. If further clarification or additional information is required, please let us know.

Kind regards,



Andressa Linhares | Sr. Design Project Coordinator
B. Arch. (Brazil), MRAIC, NCIDQ, MBA

Cc: Steve Bartok, Principal
Architect AIBC, AAA, MRAIC

KEYSTONE ARCHITECTURE & PLANNING LTD

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

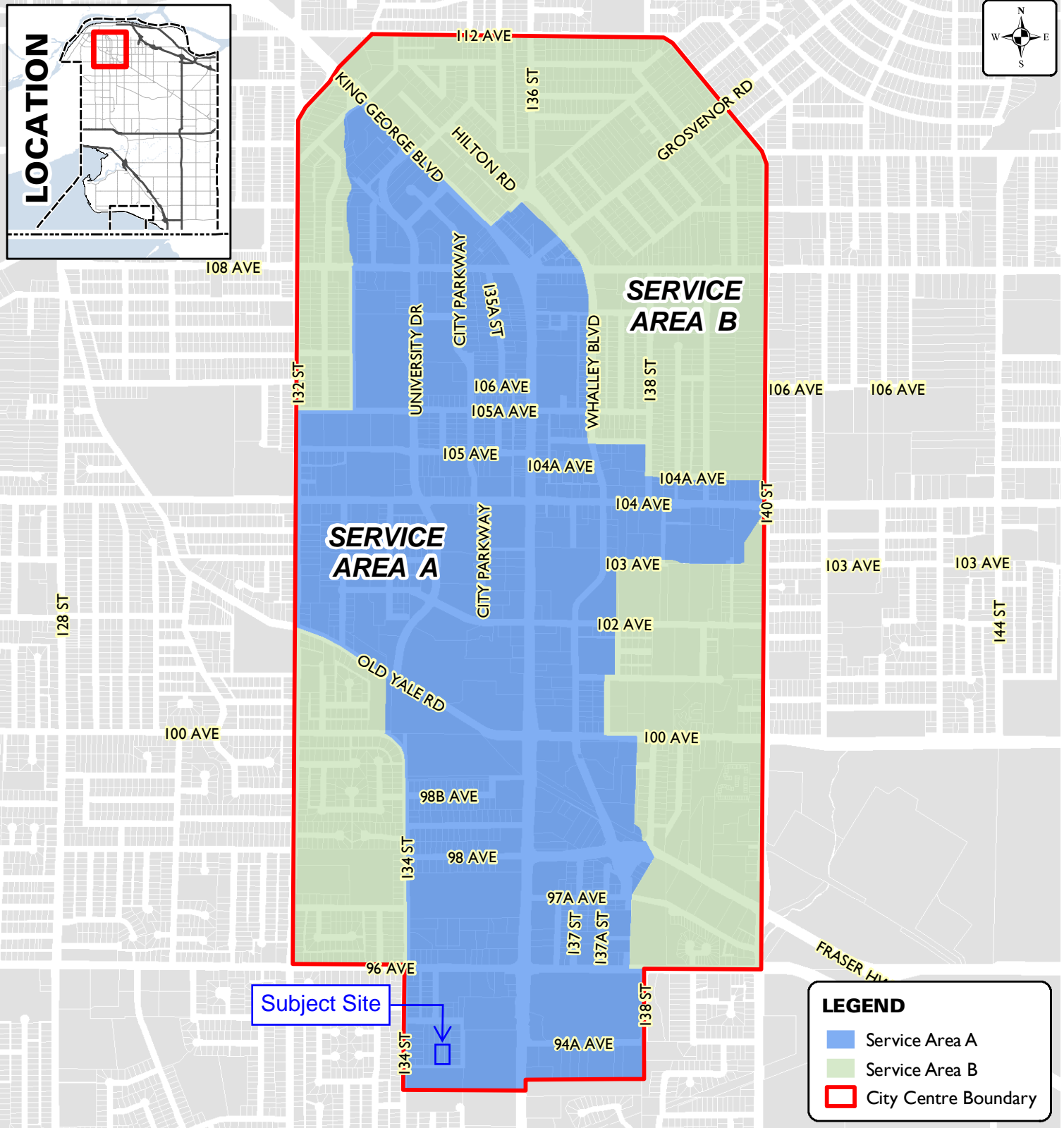
Steven Bartok Architect AIBC AAA MRAIC Principal | Lukas Wykpis Architectural Technologist AIBC Principal

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

FIGURE 1



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



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

ENGINEERING DEPARTMENT

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