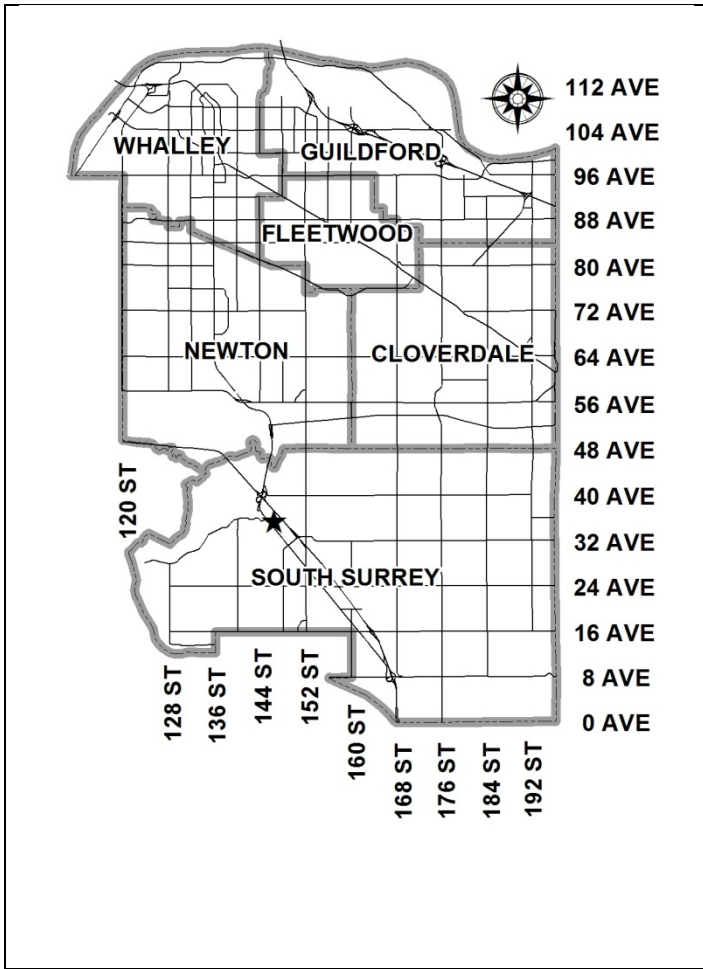


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0255-00

Planning Report Date: April 3, 2017



PROPOSAL:

- **Partial OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RA and A-1 to CD (based on RM-70) and RF-13
- **Development Permit**

to permit the development of approximately 177 apartment units and 4 single family small lots.

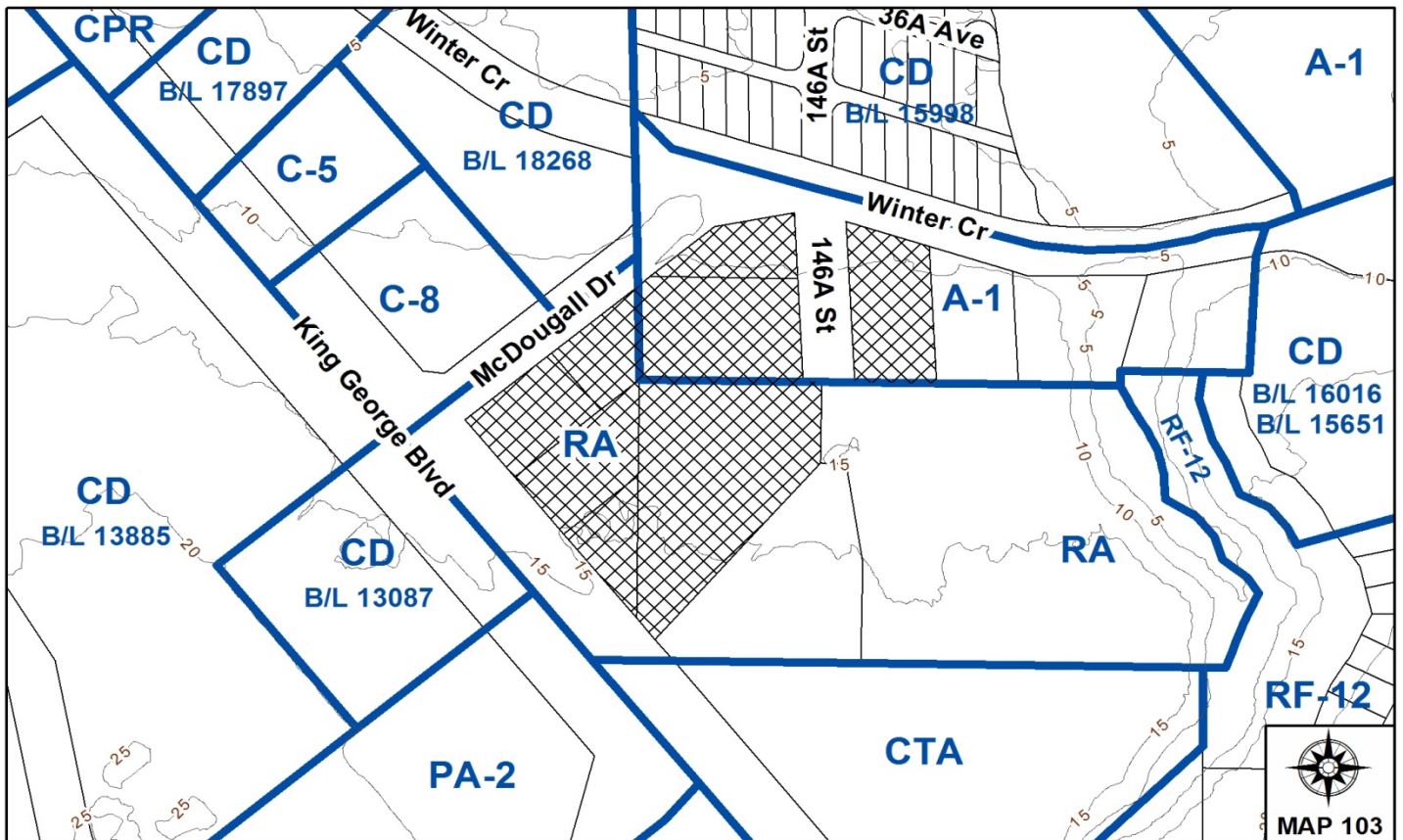
LOCATION: 3488, 3494, 3506, and 3516 - King George Boulevard;
 3545 and 3562 - 146A Street;
 14600 - McDougall Drive; and
 14634 - Winter Crescent

OWNER: Quadra Holdings 2007 Ltd. and Quadra Enterprises Ltd.

ZONING: A-1 & RA

OCP DESIGNATION: Urban

LAP DESIGNATION: Single Family Clustering 8 upa and 15-metre Landscape Buffer



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the Official Community Plan (OCP) designation from Urban to Multiple Residential for a portion of the site and to amend the King George Highway Corridor Local Area Plan (LAP) from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments and Single Family Residential.

RATIONALE OF RECOMMENDATION

- The proposed OCP and LAP amendments have been requested in order to achieve the proposed apartment building form and project density.
- The proposal supports the existing Frequent Transit Network (FTN) service on King George Boulevard, and future B-line service as identified in the Mayor's Council Transit Plan and potential Rapid Transit on King George Boulevard.
- The land use designation for the subject site was developed 22 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 22 years, the development trend and market affordability has moved away from lower density/ larger unit sizes towards a higher density/ smaller unit size form of development. As such, the proposed development responds to today's market and helps to diversify housing choice in the neighbourhood.
- The proposed apartment site plan has been designed to provide significant tree retention on the site, by proposing a two-level underground parkade, and employing shot-crete in the building excavation during construction. Both of these factors help to substantially reduce the footprint of the buildings and area of excavation, resulting in greater on-site tree retention.
- The proposed amendment is consistent with the recently approved 4-storey apartment building located north of the subject site across McDougall Drive (Development Application No. 7911-0165-00 was approved in July 2015).
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, and the level of tree retention, the proposed amendments to the OCP and LAP can be supported.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan (OCP) to redesignate the properties at 14600 - McDougall Drive, 14634 - Winter Crescent, 3545 - 146A Street and 3488, 3494, 3506, and 3516 - King George Boulevard in Development Application No. 7915-0255-00 from Urban to Multiple Residential, and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the properties at 14600 - McDougall Drive and 3488, 3494, 3506, and 3516 - King George Boulevard from "One-Acre Residential Zone (RA)" and the properties at 14634 - Winter Crescent Drive and 3545 - 146A Street from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. a By-law be introduced to rezone the parcel at 3562 - 146A Street from "General Agriculture Zone (A-1)" to "Single Family Residential 13 Zone (RF-13)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7915-0255-00 generally in accordance with the attached drawings (Appendix II).
6. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
 - (i) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) 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
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
7. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the properties at 14600 - McDougall Drive, 14634 - Winter Crescent, 3545 - 146A Street and 3488, 3494, 3506, and 3516 - King George Boulevard from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartments, and to amend the property at 3562 - 146A Street from Single Family Clustering 8 upa to Single Family Small Lots when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>20 students at Semiahmoo Trail Elementary School 9 students at Semiahmoo Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2019.</p>
Parks, Recreation & Culture:	Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has come to an agreement with Parks to provide a contribution to allay this concern.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	The proposed apartment building will need to conform to the requirements as stipulated in E-COMM By-law No. 15740.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwellings proposed to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across McDougall Drive):	A commercial business and a 4-storey apartment building under construction.	Commercial and Multiple Residential/ Commercial and Apartments	C-8 and CD (By-law No. 18268)
North (Across Winter Crescent):	Single family small lots.	Urban/ Clustering at Urban Single Family Density (8 upa)	CD (By-law No. 15998)
East and South:	Single family residential and RV park. The RV park is under application for townhouses (File No. 7915-0322-00; pre-Council).	Urban/ Clustering at Urban Single Family Density (8 upa) and 15-metre Landscape Buffer	A-1, RA and CTA
West (Across King George Boulevard):	Gas station and church.	Urban/ Commercial and Institutional	CD (By-law No. 13087) and PA-2

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Urban in the Official Community Plan (OCP) and Single Family Clustering 8 upa and 15-metre Landscape Buffer in the King George Highway Corridor Local Area Plan (LAP). The applicant is proposing an OCP amendment from Urban to Multiple Residential and an LAP amendment from Single Family Clustering 8 upa and 15-metre Landscape Buffer to Apartment for the proposed apartment portion of the site. An LAP amendment from Single Family Clustering 8 upa to Single Family Small Lots is proposed for the proposed single family portion of the site.
- The proposed OCP and LAP amendments have been requested in order to achieve the proposed apartment building form and project density.
- The proposal supports the existing Frequent Transit Network (FTN) service on King George Boulevard, and future B-line service as identified in the Mayor's Council Transit Plan and potential Rapid Transit on King George Boulevard.

- The land use designation for the subject site was developed 22 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 22 years, the development trend and market affordability has moved away from lower density/ larger unit sizes towards a higher density/ smaller unit size form of development. As such, the proposed development responds to today's market and helps to diversify housing choice in the neighbourhood.
- The proposed apartment site plan has been designed to provide significant tree retention on the site, by proposing a two-level underground parkade, and employing shot-crete in the building excavation during construction. Both of these factors help to substantially reduce the footprint of the buildings and area of excavation, resulting in greater on-site tree retention.
- The proposed amendment is consistent with the recently approved 4-storey apartment building located north of the subject site across McDougall Drive (Development Application No. 7911-0165-00 was approved in July 2015).
- In connection with the proposed OCP amendment, the applicant has committed to providing a community benefit to the City on a per unit basis. Specifically, the applicant has agreed to provide a community benefit contribution for the proposed 177 apartment units in the amount of \$1,200 per unit, for a total of \$212,400, prior to Final Adoption.
- In connection with the proposed LAP amendment and to mitigate any impact that the additional density may have on Parks, Recreation & Culture facilities, the applicant has come to an agreement with the Parks, Recreation & Culture Department to provide a contribution for the proposed 177 apartment units in the amount of \$750 per unit, for a total of \$132,750, prior to Final Adoption.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, the level of tree retention and the applicant's proposed community benefit contribution, the proposed amendments to the OCP and LAP can be supported.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DEVELOPMENT CONSIDERATIONS

Site Context

- The 1.56-hectare (3.8-acre) subject site consists of 8 parcels located at the intersection of King George Boulevard and McDougall Drive. The site is heavily treed.

- The site is currently designated Urban in the Official Community Plan (OCP) and Single Family Clustering 8 upa and 15-metre Landscape Buffer in the King George Highway Corridor Local Area Plan (LAP). Five of the parcels are zoned "One-Acre Residential Zone (RA)" and three of the parcels are zoned "General Agriculture Zone (A-1)".
- The site is bordered by single family residential to the east and an RV park to the south. The RV park is under application for townhouses (Development Application No. 7915-0322-00, which is pre-Council). To the north, across McDougall Drive and Winter Crescent, there is a commercial business, an apartment site approved for a 4-storey apartment, and single family residential. Across King George Boulevard the site interfaces with a gas station and a church.

Proposed Development

- The applicant is proposing:
 - the above-described OCP and LAP amendments;
 - to rezone the site from RA and A-1 to:
 - "Comprehensive Development Zone (CD)" based on "Multiple Residential 70 Zone (RM-70)" for the apartment portion; and
 - "Single Family Residential 13 Zone (RF-13)" for the single family portion; and
 - a Development Permit to allow the development of approximately 177 apartment units.
- The applicant is proposing a consolidation for the proposed apartment site and a 4-lot subdivision on the proposed single family portion (3562 – 146A Street).

Single Family Portion of Site

- The applicant is proposing to rezone the parcel at 3562 – 146A Street from A-1 to RF-13 to allow for subdivision into 4 single family small lots (Appendix II). The proposed RF-13 lots meet the minimum lot width, depth and area requirements of the Zoning By-law.
- The applicant is proposing to provide a 6-metre (20-ft.) wide east-west lane south of proposed Lot 4, to provide lane access for the properties to the east of the subject site (14670 and 14684 - Winter Crescent), to facilitate a future subdivision similar to the existing lots on the north side of Winter Crescent.
- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has proposed a set of building design guidelines. New homes will be constructed either with the typical designs common throughout Surrey. Vinyl is not permitted as a cladding material. Cedar shingles, concrete roof tiles in a shake profile, asphalt shingles in a "shake profile" only, environmentally sustainable roof products, roll roofing, or metal roofing on feature roofs only, are permitted as roofing materials.
- A preliminary lot grading plan has been prepared by H.Y. Engineering Ltd. and has been reviewed by staff and is sufficient to proceed. The plan shows areas with fill greater than 0.5 metres (1.6 feet) on the proposed site. These areas are minimal and are necessary to accommodate in-ground basements and to facilitate proper lot drainage.

Apartment Portion of Site

- On the portion of the site adjacent to King George Boulevard, the applicant is proposing a 1.34-hectare (3.31-acre) apartment site with three 5-storey apartment buildings, containing approximately 177 units.
- The applicant proposes a total floor area of approximately 22,963 square metres (247,170 sq.ft.) representing a floor area ratio (FAR) of 1.71.
- The applicant is proposing a CD Zone for the apartment portion of the site, based on the RM-70 Zone. The table below outlines the differences between the RM-70 Zone and the proposed CD Zone:

	RM-70 Zone	Proposed CD Zone
Maximum Floor Area Ratio (FAR)	1.50	1.72
Maximum Lot Coverage	33%	37%
Setbacks	7.5m (25 ft.) from all property lines.	West yard (King George Boulevard) – 5.5m (15 ft.); South yard – 7.5m (25 ft.); East yard – 5.3m (17 ft.); North yard (McDougall Drive) – 6.0m (20 ft.)
Principal Building Height	50m (164 ft.)	21.0m (69 ft.)
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	4,000 sq.m. (0.99 acres)

- The CD Zone proposes a higher floor area ratio (FAR) at 1.72 versus the 1.5 FAR permitted by the RM-70 Zone. The proposed FAR increase reflects the applicant's proposal to enclose the balconies with glass solariums. The FAR, not including the enclosed balcony space, is 1.5.
- The Multiple Residential designation of the Official Community Plan (OCP) permits an FAR of 1.5, with a provision for permitting a higher FAR if the applicant provides sufficient community benefit. As part of this development proposal, the applicant has agreed to provide a community benefit contribution in the amount of \$1,200 per apartment unit, for a total of \$212,400.
- The proposed lot coverage of 37% is slightly higher than the maximum 33% lot coverage permitted in the RM-70 Zone. The CD Zone proposes a decrease in the maximum principal building height from 50.0 metres (164 ft.) to 21.0 metres (69 ft.). The applicant is proposing a 5-storey building form.
- The proposed setback relaxations bring the building closer to the street to allow for a better street presence and surveillance of the public realm, while still providing sufficient landscaping and tree retention between the public and private realms.

DESIGN PROPOSAL AND REVIEW FOR APARTMENT SITE

Building and Site Design

- The proposal is for three 5-storey apartment buildings with a total of approximately 177 units, and 22,963 square metres (247,170 sq.ft.) of floor area. Of the approximately 177 units, 23 units are proposed as 1-bedroom units, 122 units as 2-bedroom units and 32 units as 3-bedroom units. The applicant is proposing to provide 40 adaptable units (23% of units).
- The proposed apartment building density and massing is appropriate given the site's location along King George Boulevard, which has Frequent Transit Network service and is identified for future B-line service in the Mayor's Council Transit Plan and potential Rapid Transit in the future.
- The proposed development is sensitive to its context within the neighbourhood. The apartment site is bordered by a major arterial road (King George Boulevard) to the west, by a proposed townhouse development (Application No. 7915-0322-00) to the south and east, and a 4-storey apartment site and commercial building to the northwest across McDougall Drive. There are existing single family residences located across Winter Crescent. In this location, larger building setbacks are proposed, ranging from 9 metres (30 feet) to 14 metres (46 feet). These increased setbacks allow for tree retention, which will provide natural screening along this northern interface. In addition, due the alignment of Winter Crescent and McDougall Drive in this location, there is also a larger than typical boulevard area between the subject site and the paved portion of Winter Crescent, which serves to provide additional separation between the proposed apartment and the existing single family residences to the north.
- The proposed site plan was developed to provide a high degree of tree retention on the site. The applicant is proposing to retain approximately 10 trees in the north portion of the property along McDougall Drive and Winter Crescent, approximately 32 trees in the interior of the site between the buildings and approximately 13 trees in the southwest portion of the site. The proposed level of tree retention is achieved in two ways. Firstly, the applicant is proposing two separate (non-connected) 2-level underground parkade structures. By using two levels of underground parking, the parkade footprint is substantially reduced from the footprint that would be needed for a one-level parkade. Secondly, the applicant proposes to use shot-crete during the construction stage. While use of shot-crete is more costly, it allows for steeper side slopes for the excavation of buildings, which results in a smaller excavation footprint and greater tree retention on the site.
- The buildings are proposed as articulated buildings with street presence on King George Boulevard, McDougall Drive, Winter Crescent and 146A Street. The buildings' orientation to the street promotes "eyes on the street" and casual surveillance of the public realm. The main entrance for each building is accentuated with a 2-storey glazed element and a canopy projection.

- The applicant is also proposing to enclose the balconies with glass solariums. This design feature, which includes retractable glass so that the balcony can be opened up in warmer weather, has proven popular in the other projects that the applicant has completed in the Lower Mainland. Enclosing the balcony space increases the floor area of the building as what is typically open balcony space is now proposed to be enclosed. To accommodate this, the applicant is proposing an increase in the floor area ratio (FAR) from 1.5 to 1.72. The floor area above the 1.5 FAR is attributable to the proposed enclosed balconies.
- High quality building materials are proposed. Building materials and colours include hardipanel (beige, gray tones, brown), hardieplank siding (taupe, blue, gray), and cultured stone (brown). The roof is proposed to be clad in black asphalt shingles and will include gables and sloped roofs.

Access, Pedestrian Circulation and Parking

- All of the parking for the apartment is proposed to be provided underground. Vehicular access to the underground parkades is proposed from McDougall Drive and 146A Street. A security gate provides access to each parkade.
- Pedestrian connections are proposed from the main lobbies of the three buildings to the adjacent sidewalks. A meandering pathway system is proposed in the large outdoor amenity space area, with linkages to King George Boulevard and 146A Street. This will facilitate pedestrian access to the bus stop on King George Boulevard at the southern corner of the site.
- The applicant is proposing to provide 360 resident parking spaces and 36 visitor parking spaces, which substantially exceeds the Zoning By-law minimum parking requirements of 261 resident parking spaces and 35 visitor parking spaces.

Amenity Space

- The Zoning By-law requires 531 square metres (5,715 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 617 square metres (6,640 sq. ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. Each building has proposed indoor amenity space as follows:
 - Building A has a ground floor media room, a ground floor two-bedroom guest suite room and also a second floor fireside lounge room with kitchen facilities;
 - Building B has a large ground floor room that can be separated into two rooms through retractable panels. One portion of the room is a meeting space with kitchen facilities and the other portion of the room is an indoor playroom with a play station. The outdoor amenity room has direct access to the outdoor amenity area; and
 - Building C has a ground floor exercise room, with direct access to the outdoor amenity area.

- The applicant is proposing to provide a 4,258-square metre (1.05-acre) outdoor amenity space which substantially exceeds the requirements in the Zoning By-law. The applicant is retaining approximately 45 trees in this large outdoor area, which will provide the space with a natural forested environment. Pedestrian walkways are proposed in this area, and will link the various active parts of the outdoor amenity area. Active uses in the outdoor amenity area include: fitness stations, children's play area, outdoor chess set, a putting green and outdoor lawn areas for bocce and croquet.

Landscaping

- Landscaping plans have been received and found to be generally acceptable. The landscaping includes a mix of retained trees, 91 new trees (Maples, Katsura, Dogwoods, Spruce and Ash), shrubs, ground cover and lawn areas. Decorative paving is proposed at the two vehicular entrances to the site to enhance the vehicular entry ways.
- A pedestrian plaza is proposed at the intersection of King George Boulevard and McDougall Drive. The plaza contains decorative paving, seating areas and a low decorative wall.
- Low (0.9-metre/ 3-feet) aluminum picket fencing is proposed along the street elevations, with higher (1.2-metre/ 4-feet) wooden privacy fencing between unit patios and a 1.8-metre (6-feet) high wood fence proposed along the southerly property line.

ADVISORY DESIGN PANEL

The apartment portion of the project was referred to the Advisory Design Panel (ADP) on January 26, 2017 (Appendix VI). The ADP comments and suggestions have been satisfactorily addressed.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Bigleaf Maple	6	5	1
Cherry/Plum	8	8	0
Horsechestnut	1	1	0
Lombardy Poplar	2	0	2

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Cypress	2	2	0
Douglas-fir	98	65	33
Grand Fir	3	3	0
Sitka Spruce	2	2	0
Western Hemlock	1	1	0
Western Redcedar	89	70	19
Total (excluding Alder and Cottonwood Trees)	215	160	55
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		91	
Total Retained and Replacement Trees		146	
Contribution to the Green City Fund		\$91,600	

- The Arborist Assessment states that there are a total of 215 protected trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that 55 mature trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building and underground parking footprints, road dedication and proposed lot grading.
- The proposed alignment of the sidewalk on McDougall Drive will be altered in order to maximize tree preservation in the road allowance.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 320 replacement trees on the site. Since only 91 replacement trees can be accommodated on the site, the deficit of 229 replacement trees will require a cash-in-lieu payment of \$91,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Maples, Katsura, Dogwoods, Spruce and Ash.
- In summary, a total of 146 trees are proposed to be retained or replaced on the site with a contribution of \$91,600 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were sent on July 18, 2016 and staff received phone calls from 3 individuals and email correspondence from 5 individuals. One (1) emailer had general questions about the proposal and expressed no concerns. Concerns expressed include:

- traffic – concerns that adding more people to the area will increase traffic;

(The site is located along a major arterial (King George Boulevard) which is also a Frequent Transit Network (FTN) route.)

- parking – concerns that adding more people to the area will increase on-street parking issues;

(The Zoning By-law requires the applicant to provide 296 parking spaces and the applicant is proposing to provide 396 parking spaces in a 2-level underground parkade. In addition, through the servicing requirements, new on-street parking spaces will be provided on McDougall Drive and 146A Street.)

- density/height – concerns that the proposed apartment buildings are too dense and too tall;

(Given the site's location on a major arterial (King George Boulevard) which is also a Frequent Transit Network (FTN) route, and the long term plans to extend rapid transit along King George Boulevard to Semiahmoo Town Centre, the proposed density is appropriate to support transit. The applicant has prepared a shadow analysis (Appendix II) that demonstrates that there will be minimal overshadowing of neighbouring properties. In addition, in terms of area context, a four-storey apartment was recently (July 2015) approved north of the site.)

- tree loss; and

(The proposal retains approximately 55 mature trees and is providing a substantial (4,258-square metre/ 1.05-acre) outdoor amenity green space. The applicant is proposing two separate (non-connected) 2-level underground parkade structures, using shot-crete walls during the construction phase, which allows for large tree retention areas.)

- impact to neighbouring properties to the east of 3562 – 146A Street.

(The applicant's shadow analysis (Appendix II) demonstrates that the properties to the east will not be overshadowed by the proposed development. The applicant has also provided a 6-metre (20-ft.) wide east-west lane south of proposed Lot 4, to provide lane access for the properties to the east of the subject site (14670 and 14684 Winter Crescent) which will help facilitate future subdivision of their properties, similar to the subdivision pattern on the north side of Winter Crescent.)

The applicant held a Public Information (PIM) meeting on September 20, 2016 at Elgin Hall from 5 pm to 7 pm. A total of 10 residents signed in, of which 5 submitted comment sheets. Comments provided include:

- the development should be denser as it's located on a transit corridor;
- the design looks good;
- the roof design should be enhanced;
- provision of on-street parking would be beneficial;
- the design is poor and is not suitable for the neighbourhood. Tree retention should be improved.

(The roof design and building design were enhanced after the PIM, and were reviewed and supported at the Advisory Design Panel (Appendix VI). On-street parking will be provided on McDougall Drive and 146A Street. The proposal retains a substantial amount of trees (55).)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 3, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in an urban infill area and the proposed development will help support the existing Frequent Transit Network (FTN) routes and Future Rapid Transit on King George Boulevard.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed apartment units will provide housing choice in the neighbourhood. • Hose bibs and drains are provided on the apartment balconies for private gardening.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ absorbent soils (minimum 300 mm in depth); ○ natural landscaping; ○ sediment control devices; ○ perforated pipe systems; and ○ permeable surfaces. • The applicant is proposing to retain 55 on-site trees. • Organic and recycling pickup will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • All units will be provided with an electric vehicle plug-in. • Bicycle parking will be provided. • The proposal provides paths and connections to surrounding sidewalks and also the bus stop on King George Boulevard.

Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Forty (40) adaptable units are proposed. • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ natural surveillance whereby units are designed to overlook streets and outdoor amenity spaces; ○ low and permeable fencing is proposed to increase visibility; and ○ natural access control by clearly defining entries to the building.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The applicant is proposing to adhere to the Built Green and Energy Star standards. • Energy Star appliances, high efficiency boilers, heat pumps and retractable window solariums are proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents has occurred (i.e. development proposal sign and pre-notification letter). • The applicant conducted a Public Information Meeting on September 20, 2016. • All buyers will receive documentation containing information on their unit's features.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations, Landscape Plans and RF-13
Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. ADP Comments and Applicant's Response
- Appendix VII. OCP Redesignation Map
- Appendix VIII. Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da

- (g) Civic Address: 14600 – McDougall Drive
Owner: Quadra Holdings 2007 Ltd.
PID: 008-797-773
Lot 43 District Lot 165 Group 2 New Westminster District Plan 26034
- (h) Civic Address: 14634 - Winter Crescent
Owner: Quadra Holdings 2007 Ltd.
PID: 008-936-951
Lot 25 District Lot 165 Group 2 New Westminster District Plan 28064
- (i) Civic Address: 3545 - 146A Street
Owner: Quadra Holdings 2007 Ltd
PID: 010-275-924
Parcel "A" (Explanatory Plan 51548) District Lot 165 Group 2 New Westminster District Plan 17141

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the properties at 14600 - McDougall Drive, 14634 - Winter Crescent, 3545 - 146A Street and 3488, 3494, 3506, and 3516 - King George Boulevard.
- (b) Introduce two By-laws to rezone the site.
- (c) Application is under the jurisdiction of MOTI.

MOTI File No. 2016-04854

SUBDIVISION DATA SHEET FOR SINGLE FAMILY LOTS

Proposed Zoning: RF-13

Requires Project Data	Proposed
SITE AREA (3562 - 146A Street)	
Gross	1,968 sq.m.
Road dedication	201 sq.m.
Net	1,767 sq.m.
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	13.4 metres to 16.9 metres
Range of lot areas (square metres)	428 sq.m. to 481 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.3 uph/8.2 upa
Lots/Hectare & Lots/Acre (Net)	22.5 uph/9.1 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

DEVELOPMENT DATA SHEET FOR APARTMENT SITE

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3.37 ac/ 13,633.5 sq.m.
Road Widening area		220 sq.m.
Undevelopable area		
Net Total		3.31 ac/ 13,413.5 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	37%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
West (King George Blvd)	5.5m	5.5m
South	7.5m	7.5m
East (146A St)	5.3m	5.3m
North (McDougall Dr)	6.0m	6.0m
BUILDING HEIGHT (in metres/storeys)		
Principal	21.0m	21.0m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		23
Two or Three Bedroom		154
Total		177
FLOOR AREA: Residential		22,963 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		22,963 sq.m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.72	1.71
AMENITY SPACE (area in square metres)		
Indoor	531 sq.m.	617 sq.m.
Outdoor	531 sq.m.	4,258 sq.m.
PARKING (number of stalls)		
1 Bedroom	30	
2 or 3 Bedroom	231	
Total Residential	261	360
Residential Visitors	35	36
Institutional		
Total Number of Parking Spaces	296	396
Number of accessible stalls	3	10
Number of small cars	99	30
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Appendix II

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7315-0255-00



FOREST RIDGE

<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>ISSUED FOR ADP SUBMISSION</td> <td>01/16/2017</td> </tr> <tr> <td>5</td> <td>REVISED FOR DEVELOPMENT PERMIT REVIEW</td> <td>12/03/2016</td> </tr> <tr> <td>4</td> <td>REVISED FOR DEVELOPMENT PERMIT REVIEW</td> <td>11/15/2016</td> </tr> <tr> <td>3</td> <td>REVISED FOR DEVELOPMENT PERMIT REVIEW</td> <td>09/05/2016</td> </tr> <tr> <td>2</td> <td>REVISED FOR DEVELOPMENT PERMIT REVIEW</td> <td>08/05/2016</td> </tr> <tr> <td>1</td> <td>REVISED FOR DEVELOPMENT PERMIT REVIEW</td> <td>06/25/2016</td> </tr> </tbody> </table>	No.	Description	Date	6	ISSUED FOR ADP SUBMISSION	01/16/2017	5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/03/2016	4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016	3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/05/2016	2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/05/2016	1	REVISED FOR DEVELOPMENT PERMIT REVIEW	06/25/2016	<p>CONSULTANT:</p>	 <p>points west ARCHITECTURE</p> <p>203 - 2190 W. Railway St. Abbotsford, B.C. V2S 2E2</p> <p>PHONE: 604-864-8555 FAX: 604-864-8505 E-mail: pwa@pointwestarch.com</p>	<p>PROJECT: FOREST RIDGE</p> <p>### KING GEORGE BLVD, CITY OF SURREY, BC</p> <p>DATE: OCT. 26, 2015 SCALE: 1/4" = 1'-0" DRAWN: WF HB</p>	<p>DRAWING TITLE: COVER SHEET</p> <p>JOB NO: 1504</p> <p>SHEET NO: ADP 0</p>
No.	Description	Date																							
6	ISSUED FOR ADP SUBMISSION	01/16/2017																							
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SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00

SITE DATA - LOT 2

PROPOSED ZONE - CD			
LOT AREA	GROSS =	13,633.47 SQM (3.37 AC)	
	NET =	13,413.18 SQM (3.31 AC)	
	ROAD DEDICATION =	220.29 SQM (0.06 AC)	
PROPOSED LOT COVERAGE	NET =	35.37%	
SETBACKS	KING GEORGE BLVD =	6.0m	
	MC DOUGALL DRIVE =	6.0m	
	146a STREET =	6.0m	
	SOUTH EAST SETBACK =	7.5m	
UNITS	177 SUITES (A: 47 + B: 72 + C: 58)		
DENSITY	GROSS =	52.52 UPA	
	NET =	53.47 UPA	
BUILDING F.A.R.	GROSS =	1.47	
	NET =	1.50	
ALL WEATHER DECK F.A.R.	GROSS =	0.21	
	NET =	0.21	
TOTAL F.A.R.	GROSS =	1.68	
	NET =	1.71	
PROPOSED MAX. BUILDING HEIGHT		21.0m	
AMENITY AREA REQUIRED	INDOOR = 177 x 3 SQM =531 SQM		
	OUTDOOR = 177 x 3 SQM = 531 SQM		
AMENITY AREA PROPOSED	INDOOR = 625 SQM		
	OUTDOOR = 4,258 SQM		
PARKADE NORTH			
	1 BEDROOM UNITS - 19 x 1.3 =	25 PARKING STALLS	
	2 BEDROOM UNITS - 100 x 1.5 =	150 PARKING STALLS	
	VISITOR PARKING - 119 UNITS x 0.2 =	24 PARKING STALLS	
	199 TOTAL PARKING STALLS REQUIRED		
267 TOTAL PARKING STALLS PROVIDED			
	24 VISITOR (4 ACCESSIBLE, 4 SMALL CAR)		
	243 RESIDENT (4 ACCESSIBLE, 20 SMALL CAR)		
PARKADE SOUTH			
	1 BEDROOM UNITS - 4 x 1.3 =	5 PARKING STALLS	
	2 BEDROOM UNITS - 54 x 1.5 =	81 PARKING STALLS	
	VISITOR PARKING - 58 UNITS x 0.2 =	12 PARKING STALLS	
	98 TOTAL PARKING STALLS REQUIRED		
129 TOTAL PARKING STALLS PROVIDED			
	12 VISITOR (1 ACCESSIBLE)		
	117 RESIDENT (1 ACCESSIBLE, 6 SMALL CAR)		

BUILDING A INFORMATION

BUILDING HEIGHT: 15.44m (50' - 8")				
UNIT SUMMARY				
UNIT TYPE	BEDROOMS	AREA - SQM (SQF)	UNITS	
A1	3	104.1 (1,120)	12	
B	1	59.8 (644)	5	
D (ADAPT)	2	120.8 (1,300)	10	
D1	2	112.7 (1,213)	5	
E	2	103.3 (1,112)	5	
F	2	93.3 (1,004)	5	
H	2	80.4 (865)	5	
TOTAL			47	
FLOOR AREA - SQM (SQF)				
BLDG. LEVEL	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA	
1ST	152.4 (1,641)	1,117.0 (12,023)	1,269.4 (13,664)	
2ND	152.4 (1,641)	1,117.0 (12,023)	1,269.4 (13,664)	
3RD	170.7 (1,837)	1,118.0 (12,034)	1,288.7 (13,871)	
4TH	170.7 (1,837)	1,118.0 (12,034)	1,288.7 (13,871)	
5TH	170.7 (1,837)	1,118.0 (12,034)	1,288.7 (13,871)	
TOTAL	816.9 (8,793)	5,588.0 (60,148)	6,404.9 (68,941)	

BUILDING B INFORMATION

BUILDING HEIGHT: 16.61m (54' - 6")				
UNIT SUMMARY				
UNIT TYPE	BEDROOMS	AREA - SQM (SQF)	UNITS	
A1	3	104.1 (1,120)	10	
A2	2	108.2 (1,165)	5	
A3	2	94.7 (1,019)	5	
A4	3	101.4 (1,091)	5	
B	1	59.8 (644)	14	
D (ADAPT)	2	120.8 (1,300)	15	
H	2	80.4 (865)	10	
J	2	122.5 (1,319)	8	
TOTAL			72	
FLOOR AREA - SQM (SQF)				
BLDG. LEVEL	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA	
1ST	228.5 (2,460)	1,645.6 (17,713)	1,874.1 (20,173)	
2ND	239.3 (2,576)	1,645.6 (17,713)	1,884.9 (20,289)	
3RD	239.3 (2,576)	1,645.6 (17,713)	1,884.9 (20,289)	
4TH	239.3 (2,576)	1,645.6 (17,713)	1,884.9 (20,289)	
5TH	239.3 (2,576)	1,645.6 (17,713)	1,884.9 (20,289)	
TOTAL	1,185.7 (12,764)	8,228.0 (88,565)	9,413.7 (101,329)	

BUILDING B INFORMATION

BUILDING HEIGHT: 16.61m (54' - 6")				
UNIT SUMMARY				
UNIT TYPE	BEDROOMS	AREA - SQM (SQF)	UNITS	
B	1	59.8 (644)	4	
C	2	95.9 (1,032)	10	
D (ADAPT)	2	120.8 (1,300)	15	
E	2	103.3 (1,112)	10	
G	3	104.8 (1,128)	5	
H	2	80.4 (865)	5	
K	2	87.4 (941)	5	
L	2	119.8 (1,290)	4	
TOTAL			58	
FLOOR AREA - SQM (SQF)				
BLDG. LEVEL	ALL WEATHER DECKS	INSULATED AREA	TOTAL AREA	
1ST	152.1 (1,637)	1,342.0 (14,444)	1,494.1 (16,081)	
2ND	178.9 (1,926)	1,391.2 (14,975)	1,570.1 (16,901)	
3RD	178.9 (1,926)	1,391.2 (14,975)	1,570.1 (16,901)	
4TH	178.9 (1,926)	1,391.2 (14,975)	1,570.1 (16,901)	
5TH	178.9 (1,926)	1,391.2 (14,975)	1,570.1 (16,901)	
TOTAL	867.7 (9,341)	6,906.8 (74,344)	7,774.5 (83,685)	

LEGEND

H/C - HANDICAPPED PARKING STALL	TC - TOP OF FINISHED CONCRETE	BW - BOTTOM OF WALL
SU - SUPPLY AIR	TG - TOP OF GRADE	AD - AREA DRAIN
EX - EXHAUST AIR	TS - TOP OF SUSPENDED SLAB	TBC - TO BE CONFIRMED
TA - TOP OF ASPHALT	TW - TOP OF WALL	SRW - SERVICE RIGHT OF WAY
AWD - ALL WEATHER DECK		

NOTES

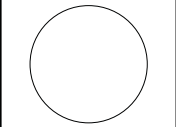
1. THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH CIVIL & LANDSCAPE PLANS.
2. ALL TOP OF WALL AND FINISHED CONCRETE GRADES ARE TO BE CONFIRMED ON SITE.
3. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
4. METRIC GRADE ELEVATIONS ARE ACTUAL & GEODETIC.
5. MAIN FLOOR GEODETIC GRADE ELEVATION MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.

CONSULTANTS

ARCHITECT:	POINTS WEST ARCHITECTURE 203 - 2190 WEST RAILWAY STREET ABBOTSFORD, B.C. V2S 2E2 (604) 864-8555
CIVIL ENGINEER:	H.Y. ENGINEERING LTD. 200 - 9128 152ND ST SURREY, B.C. V3R 4E7 (604) 583-1616
LANDSCAPE ARCHITECT:	PMg LANDSCAPE ARCHITECTS 100 - 4185 STILL CREEK DRIVE BURNABY, B.C. V5C 6G9 (604) 294-0011
ARBORIST:	DIAMOND HEAD CONSULTING LTD. 3551 COMMERCIAL STREET VANCOUVER, B.C. V5N 4E8 (604) 733-4886

DRAWING INDEX - ADP

SHEET	DRAWING TITLE
ADP	Unnamed
ADP 0	COVER SHEET
ADP 0.1	DATA SHEET
ADP 1	CONTEXT PLANS
ADP 2	BASE PLAN
ADP 3	SHADOW STUDY
ADP 4	STEET SCAPES
ADP 5	SITEPLAN
ADP 6	SUSPENDED SLAB PLAN
ADP 7	UNDERGROUND PARKING NORTH - LVL P1
ADP 8	UNDERGROUND PARKING NORTH - LVL P2
ADP 9	UNDERGROUND PARKING NORTH - LVL P3
ADP 10	A - FIRST FLOOR PLAN
ADP 11	A - SECOND FLOOR PLAN
ADP 12	A - THIRD FLOOR PLAN
ADP 13	A - FOURTH FLOOR PLAN
ADP 14	A - FIFTH FLOOR PLAN
ADP 15	A - ELEVATIONS
ADP 16	A - ELEVATIONS
ADP 17	B - FIRST FLOOR PLAN
ADP 18	B - SECOND FLOOR PLAN
ADP 19	B - THIRD FLOOR PLAN
ADP 20	B - FOURTH FLOOR PLAN
ADP 21	B - FIFTH FLOOR PLAN
ADP 22	B - ELEVATIONS
ADP 23	B - ELEVATIONS
ADP 24	UNDERGROUND PARKING SOUTH - LVL P1
ADP 25	UNDERGROUND PARKING SOUTH - LVL P2
ADP 26	C - FIRST FLOOR PLAN
ADP 27	C - SECOND FLOOR PLAN
ADP 28	C - THIRD FLOOR PLAN
ADP 29	C - FOURTH FLOOR PLAN
ADP 30	C - FIFTH FLOOR PLAN
ADP 31	C - ELEVATIONS
ADP 32	C - ELEVATIONS
ADP 33	SITE SECTIONS
ADP 34	SUITE PLANS - A1 & A2
ADP 35	SUITE PLANS - A3 & A4
ADP 36	SUITE PLANS - B, C & C
ADP 37	SUITE PLANS - D & D1
ADP 38	SUITE PLANS - E & F
ADP 39	SUITE PLANS - G & H
ADP 40	SUITE PLANS - J & K
ADP 41	SUITE PLANS - L
ADP 42	DETAILS



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1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/28/2016
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Email: pwest@pointswestarch.com

PROJECT: FOREST RIDGE

KING GEORGE BLVD, CITY OF SURREY, BC

DATE:	OCT. 26, 2015
SCALE:	1/4" = 1'-0"
DRAWN:	WF HB

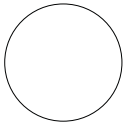
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JOB NO:	1504
SHEET NO:	ADP 0.1



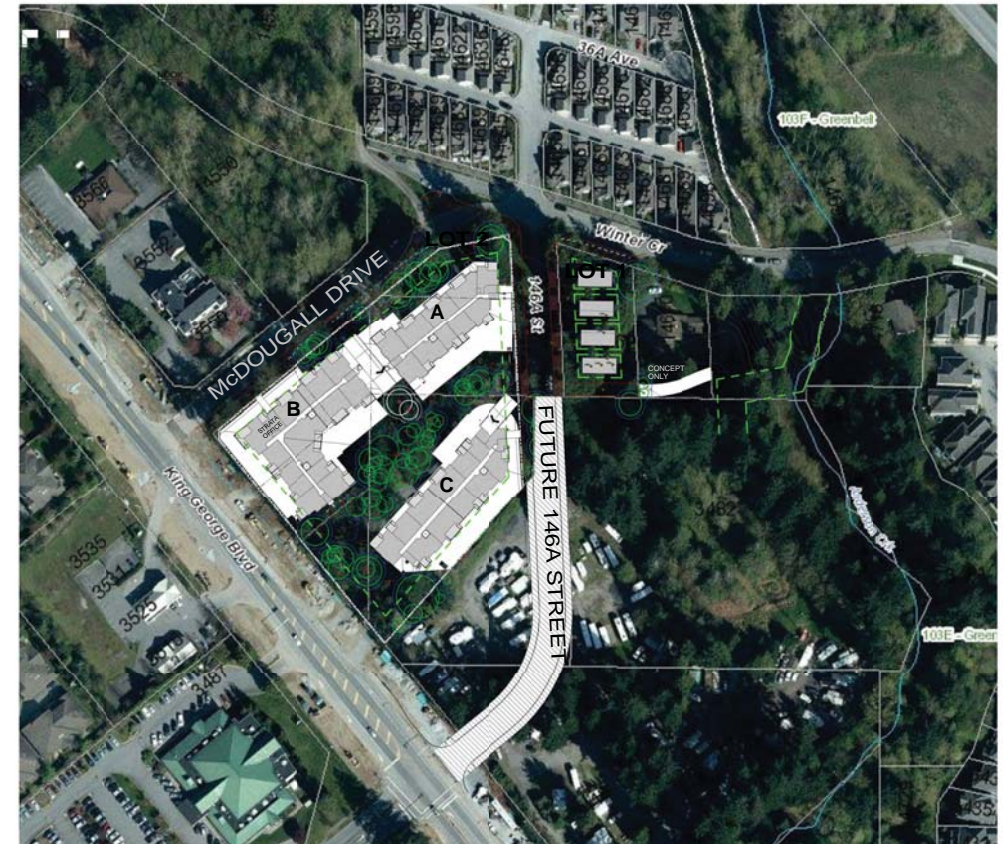
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ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



CONTEXT PLAN - GRAPHICAL

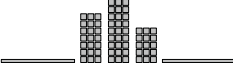
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CONTEXT PLAN - GEOGRAPHICAL

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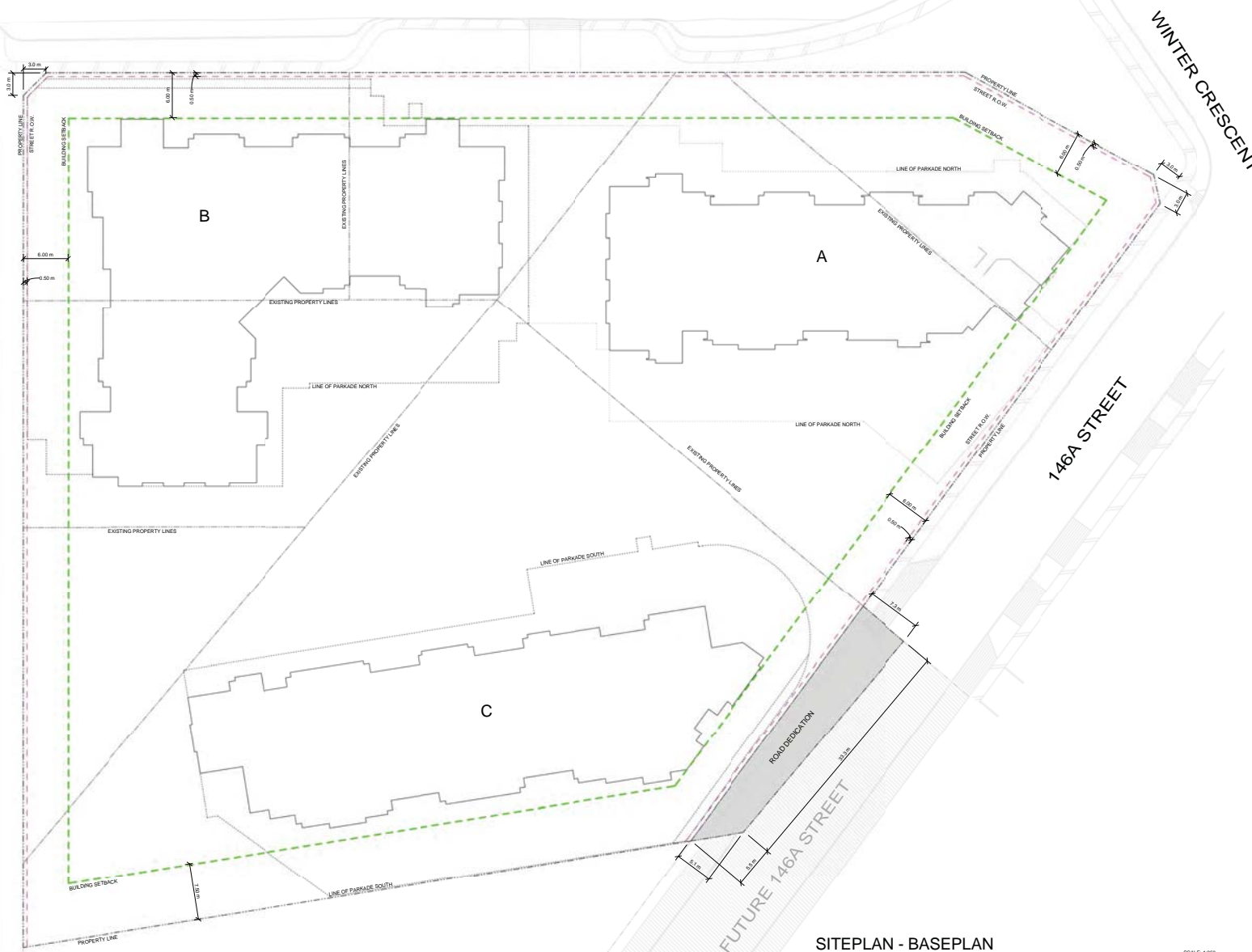
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KING GEORGE BOULEVARD

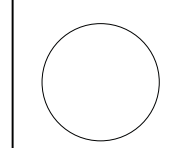
McDOUGALL DRIVE

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



SITEPLAN - BASEPLAN
1 = 250



No.	Description	Date
4	ISSUED FOR ADP SUBMISSION	01/16/2017
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4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
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CONSULTANT:

points west
ARCHITECTURE

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V3R 2E2
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FAX: 604-968-8805
Email: pw@pointswestarch.com

PROJECT:
FOREST RIDGE

DATE: OCT. 26, 2015
SCALE: As Indicated
DRAWN: WF HB

DRAWING TITLE:
BASE PLAN

JOB NO: 1504
SHEET NO: ADP 2



SHADOW STUDY - MARCH 21
NTS



SHADOW STUDY - JUNE 21
NTS



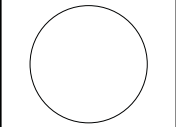
SHADOW STUDY - SEPT. 21
NTS



SHADOW STUDY - DEC. 21
NTS

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



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2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/08/2016
1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/28/2016

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CONSULTANT:

points west
ARCHITECTURE

271-701-1000
403-2166-1400
604-966-4805
P.O. BOX 1000
VANCOUVER, BC V6P 4C4
Email: pwest@pointswest.com

PROJECT:
FOREST RIDGE

KING GEORGE BLVD, CITY OF SURREY, BC

DATE: OCT. 26, 2015
SCALE: As indicated
DRAWN: WF HB

DRAWING TITLE:
SHADOW STUDY

JOB NO: 1504
SHEET NO: ADP 3

BLDG C

BLDG A

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



STREETSCAPE - 146A ST
1/16" = 1'-0"

← OBLIQUE VIEW | ORTHOGONAL VIEW →

← OBLIQUE VIEW | ORTHOGONAL VIEW →

BLDG A

BLDG B



STREETSCAPE - MCDUGAL
1/16" = 1'-0"

BLDG B

BLDG C



STREETSCAPE - KING GEORGE BLVD.
1/16" = 1'-0"



CONSULTANT:

No.	Description	Date
6	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/20/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/05/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/05/2016
1	REVISED FOR DEVELOPMENT PERMIT REVIEW	06/29/2016

points west
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PROJECT:
FOREST RIDGE

KING GEORGE BLVD, CITY OF SURREY, BC

DATE:	OCT. 26, 2015
SCALE:	As Indicated
DRAWN:	WF HB

DRAWING TITLE:
STREET SCAPES

JOB NO:	1504	SHEET NO:	ADP 4
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SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



No.	Description	Date
4	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/23/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/08/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/08/2016

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PROJECT:
FOREST RIDGE

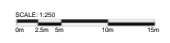
KING GEORGE BLVD, CITY OF SURREY, BC

DATE: OCT. 26, 2016
SCALE: As indicated
DRAWN: WF HB

DRAWING TITLE:
SITEPLAN

JOB NO: **1504**
SHEET NO: **ADP 5**

SITEPLAN
1 = 250



KING GEORGE BOULEVARD

McDOUGALL DRIVE

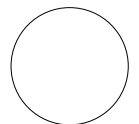
WINTER CRESCENT

146A STREET



SUBMISSION TO ADP
 ADP MEETING DATE: JANUARY 26, 2017
 CITY OF SURREY FILE NUMBER: 7915-0255-00



		
No.	Description	Date
4	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/23/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/06/2016
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CONSULTANT:

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PROJECT:
FOREST RIDGE

KING GEORGE BLVD, CITY OF SURREY, BC

DATE: OCT. 26, 2016
 SCALE: As indicated
 DRAWN: WF HB

DRAWING TITLE:
SUSPENDED SLAB PLAN

JOB NO: **1504**
 SHEET NO: **ADP 6**

SUSPENDED SLAB PLAN
 1 : 250



KING GEORGE BOULEVARD

McDOUGALL DRIVE

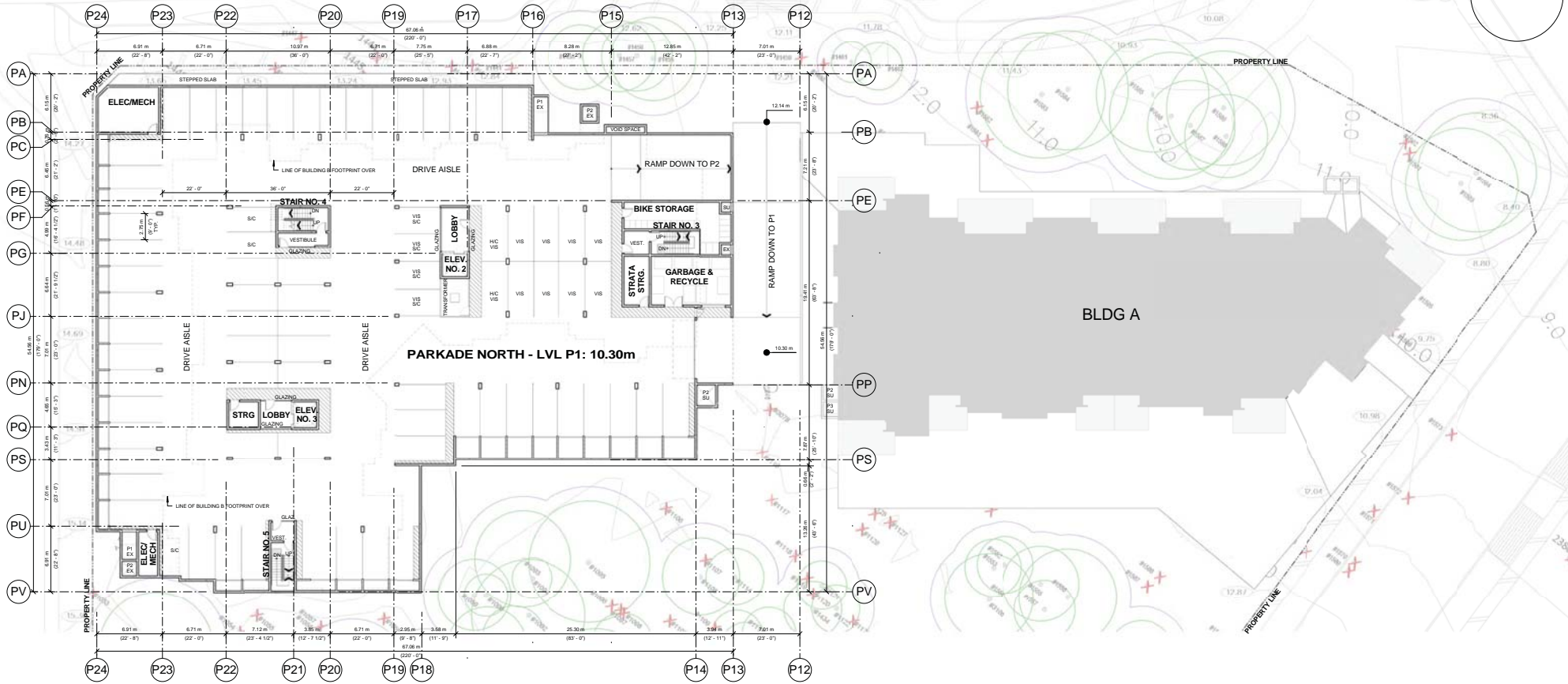
WINTER CRESCENT

146A STREET

FUTURE 146A STREET

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



PARKADE NORTH - LVL P1: 10.30m

BLDG A

PARKADE NORTH - LVL 1

1/16" = 1'-0"

LEGEND	
SC - SMALL CAR PARKING STALL	
HC - HANDICAPPED PARKING STALL	
VB - VISITOR PARKING STALL	
SU - SUPPLY AIR	
EX - EXHAUST AIR	
CB - CATCH BASIN	
TC - TOP OF FINISHED CONCRETE	

OVERALL PARKING SUMMARY		
REQUIRED PARKING	PROVIDED PARKING	
AUTOMOBILE	AUTOMOBILE	
1 BEDROOM UNITS - 19 x 1.3 = 25 PARKING STALLS	243 RESIDENT PARKING STALLS (83 ON P1 + 128 ON P2 + 52 ON P3)	
2 BEDROOM UNITS - 100 x 1.5 = 150 PARKING STALLS	24 VISITOR STALLS (14 ON P1 + 10 ON P2)	
VISITOR PARKING - 119 UNITS @ 2.1 = 251 PARKING STALLS	24 VISITOR STALLS (14 ON P1 + 10 ON P2)	
199 TOTAL PARKING STALLS REQUIRED	267 TOTAL PARKING STALLS PROVIDED	
BIKE	BIKE	
119 UNITS x 1.2 = 143 BIKE STALLS	119 RESIDENT BIKE STALLS (IN LOCKERS) (48 ON P1 + 58 ON P2 + 20 ON P3)	
VISITOR PARKING = 143 BIKE STALLS	21 RESIDENT BIKE STALLS (IN STORAGE ROOM ON P1)	
143 TOTAL BIKE STALLS REQUIRED	6 VISITOR BIKE STALLS ON SURFACE	
136 TOTAL STORAGE LOCKERS PROVIDED	152 TOTAL BIKE STALLS PROVIDED	

NOTES
1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC.
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.

P1 LEVEL INFORMATION
PARKING STALLS PROVIDED: 77 ON THIS LEVEL
- STALL DIMENSIONS 5.5m x 2.8m (18'-0" x 9'-0")
- STALL DIMENSIONS 5.5m x 2.7m (18'-0" x 8'-7")
- HC STALL MIN. DIMENSIONS 5.5m x 3.7m (18'-0" x 12'-0")
SMALL CAR: 7 ON THIS LEVEL
- 5% MAX. OF REQUIRED PARKING (63 STALLS ALLOWED)
- STALL DIMENSIONS 4.8m x 2.8m (15'-7" x 9'-0")
- STALLS TO BE CLEARLY LABELED "SMALL CAR"
VISITOR STALLS: 14 ON THIS LEVEL
- STALL DIMENSIONS 5.5m x 2.8m (18'-0" x 9'-0")
- HC STALL MIN. DIMENSIONS 5.5m x 3.7m (18'-0" x 12'-0")
- VIS. STALLS TO BE CLEARLY LABELED "VISITOR ONLY"
BIKE STALLS: 67 ON THIS LEVEL
- IN STORAGE LOCKERS: 48
- IN BIKE STORAGE ROOM: 21
STORAGE LOCKERS: 30 LOCKERS ON THIS LEVEL
- LOCKER DIMENSIONS 2.4 x 1.2m (8'-0" x 4'-0")
- ALL LOCKERS TO HAVE AN O/LIGHT
- 220 V AUTO CHARGE RECEPTACLE AND A 110 V RECEPTACLE
- ALL METERED TO A CORRESPONDING STRATA UNIT
GARBAGE ROOM: 43.230M (145 SQFT)
- WASTE REMOVAL TO BE PROVIDED BY A PRIVATE CONTRACTOR



CONSULTANT:		
6	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/03/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/05/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/05/2016
1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/25/2016
No.	Description	Date

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Abbotsford, B.C.
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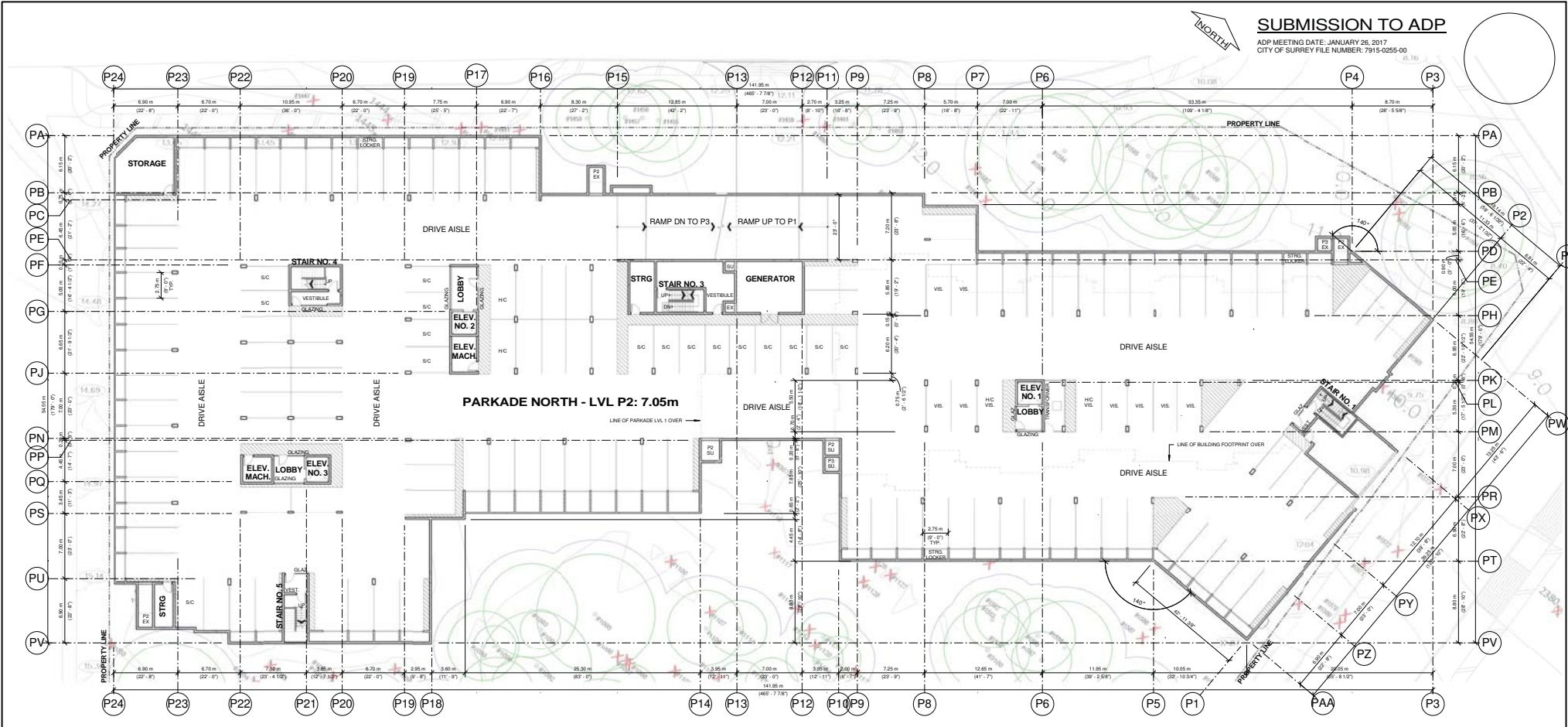
PHONE: 604-864-8555
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E-mail: pwest@pointswestarch.com

PROJECT:	
FOREST RIDGE	
### KING GEORGE BLVD., CITY OF SURREY, BC	
DATE:	OCT. 26, 2015
SCALE:	As Indicated
DRAWN:	WF - HB

DRAWING TITLE:	
UNDERGROUND PARKING NORTH - LVL P1	
JOB NO:	1504
SHEET NO:	ADP 7

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



PARKADE NORTH - LVL P2

1/16" = 1'-0"

LEGEND	
SC - SMALL CAR PARKING STALL	
HC - HANDICAPPED PARKING STALL	
VS - VISITOR PARKING STALL	
BU - SUPPLY AIR	
EX - EXHAUST AIR	
CB - CATCH BASIN	
TC - TOP OF FINISHED CONCRETE	

OVERALL PARKING SUMMARY	
AUTOMOBILE	1 BEDROOM UNITS - 150 x 1.3 = 25 PARKING STALLS 2 BEDROOM UNITS - 150 x 1.5 = 150 PARKING STALLS VISITOR PARKING - 115 UNITS x 0.2 = 24 PARKING STALLS 199 TOTAL PARKING STALLS REQUIRED
BICYCLE	115 UNITS x 1.2 = 140 BICYCLE STALLS 140 TOTAL BICYCLE STALLS REQUIRED
STORAGE	136 TOTAL STORAGE LOCKERS PROVIDED

NOTES	
1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.	
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC.	
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.	

P2 LEVEL INFORMATION	
REQUIRED PARKING	243 RESIDENT PARKING STALLS (83 ON P1 + 128 ON P2 + 32 ON P3) 24 VISITOR STALLS (14 ON P1 + 10 ON P2)
PROVIDED PARKING	267 TOTAL PARKING STALLS PROVIDED
SMALL CARS	10 ON THIS LEVEL (10 STALLS - 10 STALLS) - STALL DIMENSIONS 5.8m x 3.0m (19'0" x 9'0") - HC STALL MAX. DIMENSIONS 5.5m x 2.7m (18'0" x 9'0") - VIS. STALLS TO BE CLEARLY LABELED "VISITOR ONLY" - ALL STALL DIMENSIONS 8m x 3.0m (26'0" x 9'0") - STALLS TO BE CLEARLY LABELED "SMALL CAR"
VISITOR BICYCLE STALLS	10 ON THIS LEVEL (10 STALLS - 10 STALLS) - STALL DIMENSIONS 5.8m x 3.0m (19'0" x 9'0") - HC STALL MAX. DIMENSIONS 5.5m x 2.7m (18'0" x 9'0") - VIS. STALLS TO BE CLEARLY LABELED "VISITOR ONLY"
BICYCLE STALLS	50 ON THIS LEVEL (50 STALLS - 27 STALLS) - IN STORAGE LOCKERS 59
STORAGE LOCKERS	75 LOCKERS ON THIS LEVEL (44 LOCKERS + 31 LOCKERS) - LOCKER DIMENSIONS 2.4 x 1.2m (8'0" x 4'0") - ALL LOCKERS TO HAVE AN ON LIGHT - 220 V AC/DC CHARGE RECEPTACLE AND A 110V RECEPTACLE - ALL METERED TO A CORRESPONDING STRATA UNIT



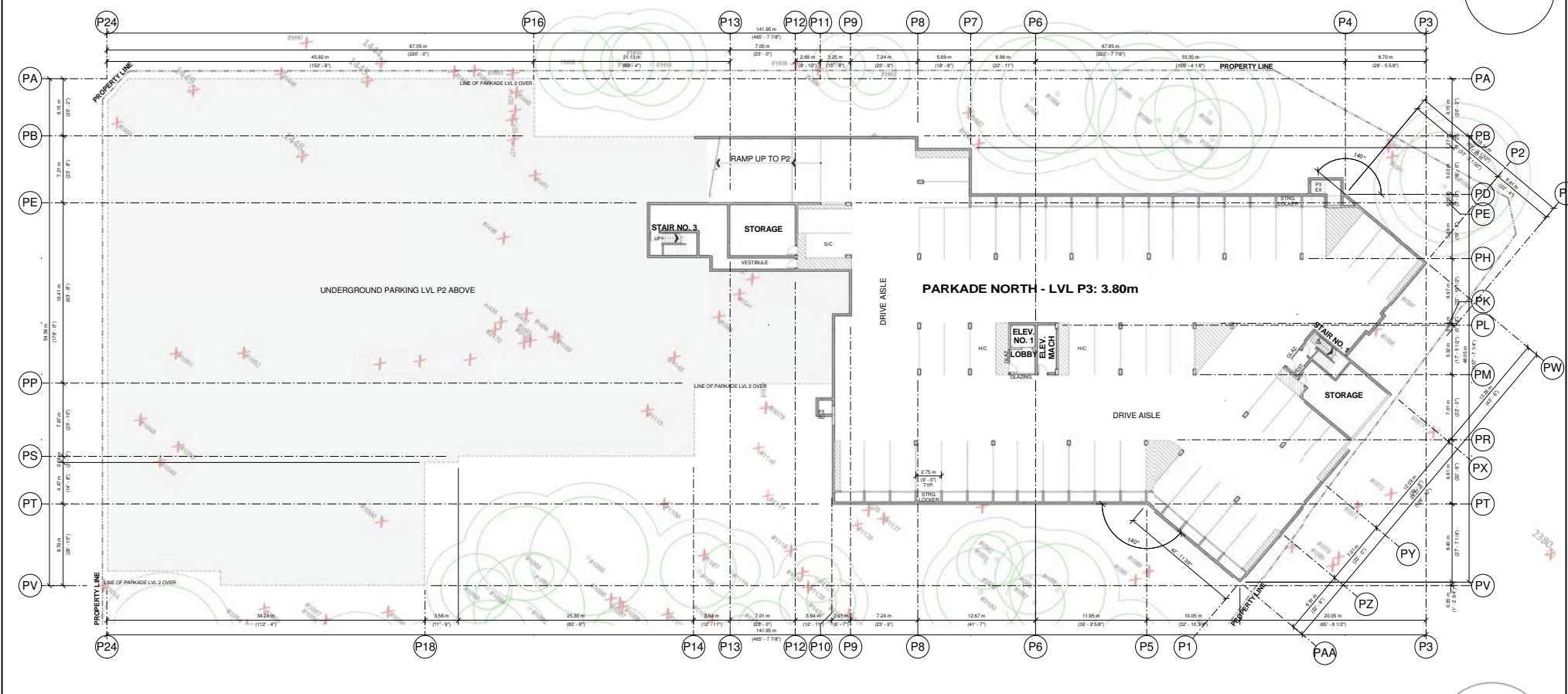
P2

<p>CONSULTANT:</p> <p>203 - 2190 W. Railway St. Abbotsford, B.C. V2S 2E2</p> <p>PHONE: 604-864-8555 FAX: 604-864-8500 E-mail: pwest@pointwestarch.com</p>	<p>PROJECT: FOREST RIDGE</p> <p>DRAWING TITLE: UNDERGROUND PARKING NORTH - LVL P2</p>	<p>JOB NO: 1504</p> <p>SHEET NO: ADP 8</p>
	<p>DATE: OCT. 26, 2015</p> <p>SCALE: As Indicated</p> <p>DRAWN: WF-HB</p>	<p>ISSUED FOR ADP SUBMISSION 01/16/2017</p> <p>REVISED FOR DEVELOPMENT PERMIT REVIEW 12/29/2016</p> <p>REVISED FOR DEVELOPMENT PERMIT REVIEW 11/15/2016</p> <p>REVISED FOR DEVELOPMENT PERMIT REVIEW 09/05/2016</p> <p>REVISED FOR DEVELOPMENT PERMIT REVIEW 08/05/2016</p> <p>ISSUED FOR DEVELOPMENT PERMIT REVIEW 06/25/2016</p>



SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



PARKADE NORTH - LVL 3

1/16" = 1'-0"



P3

LEGEND	
SC - SMALL CAR PARKING STALL	
HC - HANDICAPPED PARKING STALL	
VB - VISITOR PARKING STALL	
SU - SUPPLY AIR	
EX - EXHAUST AIR	
CB - CATCH BASIN	
TC - TOP OF FINISHED CONCRETE	

OVERALL PARKING SUMMARY		
REQUIRED PARKING	PROVIDED PARKING	
AUTOMOBILE	AUTOMOBILE	
1 BEDROOM UNITS - 19 x 1.3 = 25 PARKING STALLS	243 RESIDENT PARKING STALLS (83 ON P1 + 128 ON P2 + 32 ON P3)	
2 BEDROOM UNITS - 180 x 1.5 = 270 PARKING STALLS	24 VISITOR STALLS (14 ON P1 + 10 ON P3)	
VISITOR PARKING - 119 UNITS x 0.2 = 24 PARKING STALLS	267 TOTAL PARKING STALLS PROVIDED	
199 TOTAL PARKING STALLS REQUIRED		
BICYCLE	BICYCLE	
119 UNITS x 1.2 = 143 BIKE STALLS	119 RESIDENT BIKE STALLS IN LOCKERS (46 ON P1 + 59 ON P2 + 20 ON P3)	
VISITOR PARKING = 8 BIKE STALLS	27 RESIDENT BIKE STALLS IN STORAGE ROOM ON P1	
149 TOTAL BIKE STALLS REQUIRED	6 VISITOR BIKE STALLS ON SURFACE	
STORAGE	152 TOTAL BIKE STALLS PROVIDED	
136 TOTAL STORAGE LOCKERS PROVIDED		

NOTES	
1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.	
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC.	
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.	

P3 LEVEL INFORMATION	
REQUIRED PARKING	PARKING STALLS PROVIDED: 52 ON THIS LEVEL
- STALL DIMENSIONS 5.5m x 2.8m (18'-0" x 9'-0")	
- STALL DIMENSIONS 5.5m x 2.2m (18'-0" x 7'-0")	
- 115 SMALL CAR MIN. DIMENSIONS 5.5m x 3.7m (18'-0" x 12'-0")	
SMALL CARS: 1 ON THIS LEVEL	
- 25% MAX. OF REQUIRED PARKING (25 STALLS ALLOWED)	
- STALL DIMENSIONS 4.0m x 2.8m (13'-0" x 9'-0") MIN.	
- STALLS TO BE CLEARLY LABELED "SMALL CAR"	
BICYCLE STALLS: 20 ON THIS LEVEL	
- IN STORAGE LOCKERS (6)	
STORAGE LOCKERS: 31 LOCKERS ON THIS LEVEL	
- LOCKER DIMENSIONS 2.4 x 1.2m (8' x 4' - 0")	
- ALL LOCKERS TO HAVE AN ON-LIGHT	
- 220 V AUTO CHARGE RECEPTACLE AND A 110 V RECEPTACLE	
- ALL METERS TO A CORRESPONDING STAIR W/ UNIT	

CONSULTANT:	
6 ISSUED FOR ADP SUBMISSION	01/16/2017
6 REVISED FOR DEVELOPMENT	12/20/2016
4 PERMIT REVIEW	11/15/2016
4 REVISED FOR DEVELOPMENT	11/15/2016
3 PERMIT REVIEW	09/05/2016
3 REVISED FOR DEVELOPMENT	08/05/2016
1 PERMIT REVIEW	06/25/2016
1 REVISED FOR DEVELOPMENT	06/25/2016

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203 - 2190 W. Railway St.
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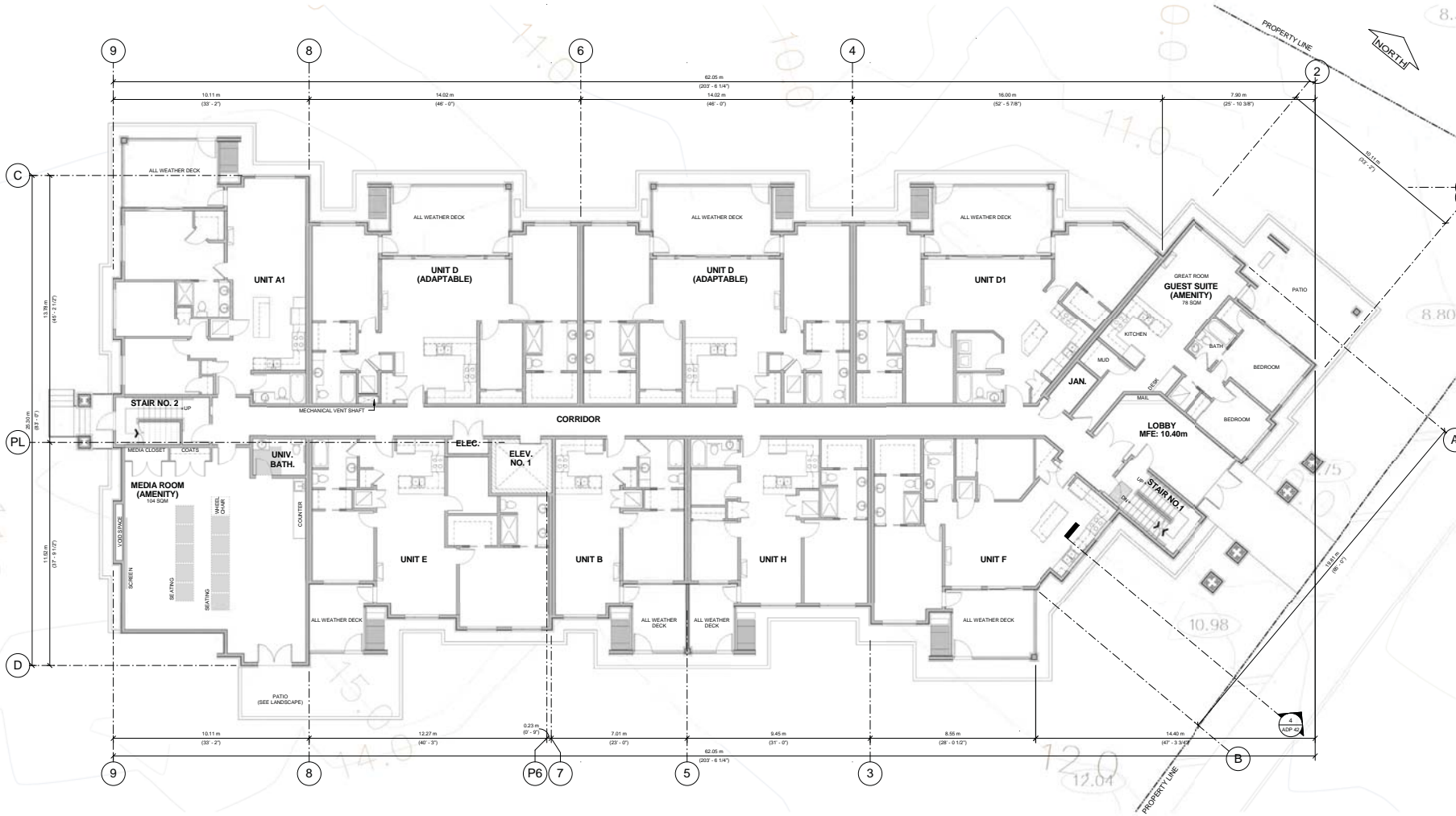
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PROJECT:	
FOREST RIDGE	
### KING GEORGE BLVD, CITY OF SURREY, BC	
DATE:	OCT. 26, 2015
SCALE:	As Indicated
DRAWN:	WF - HB

DRAWING TITLE:	
UNDERGROUND PARKING NORTH - LVL P3	
JOB NO:	1504
SHEET NO:	ADP 9

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



		
4	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/23/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/06/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/08/2016
1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/28/2016
No.	Description	Date
REVISIONS:		

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PROJECT:
FOREST RIDGE, BLDG A 48 UNITS

KING GEORGE BLVD, CITY OF SURREY, BC

DATE: OCT. 26, 2016
 SCALE: As Indicated
 DRAWN: WF HB

DRAWING TITLE:
A - FIRST FLOOR PLAN

JOB NO: **1504-A**
 SHEET NO: **ADP 10**

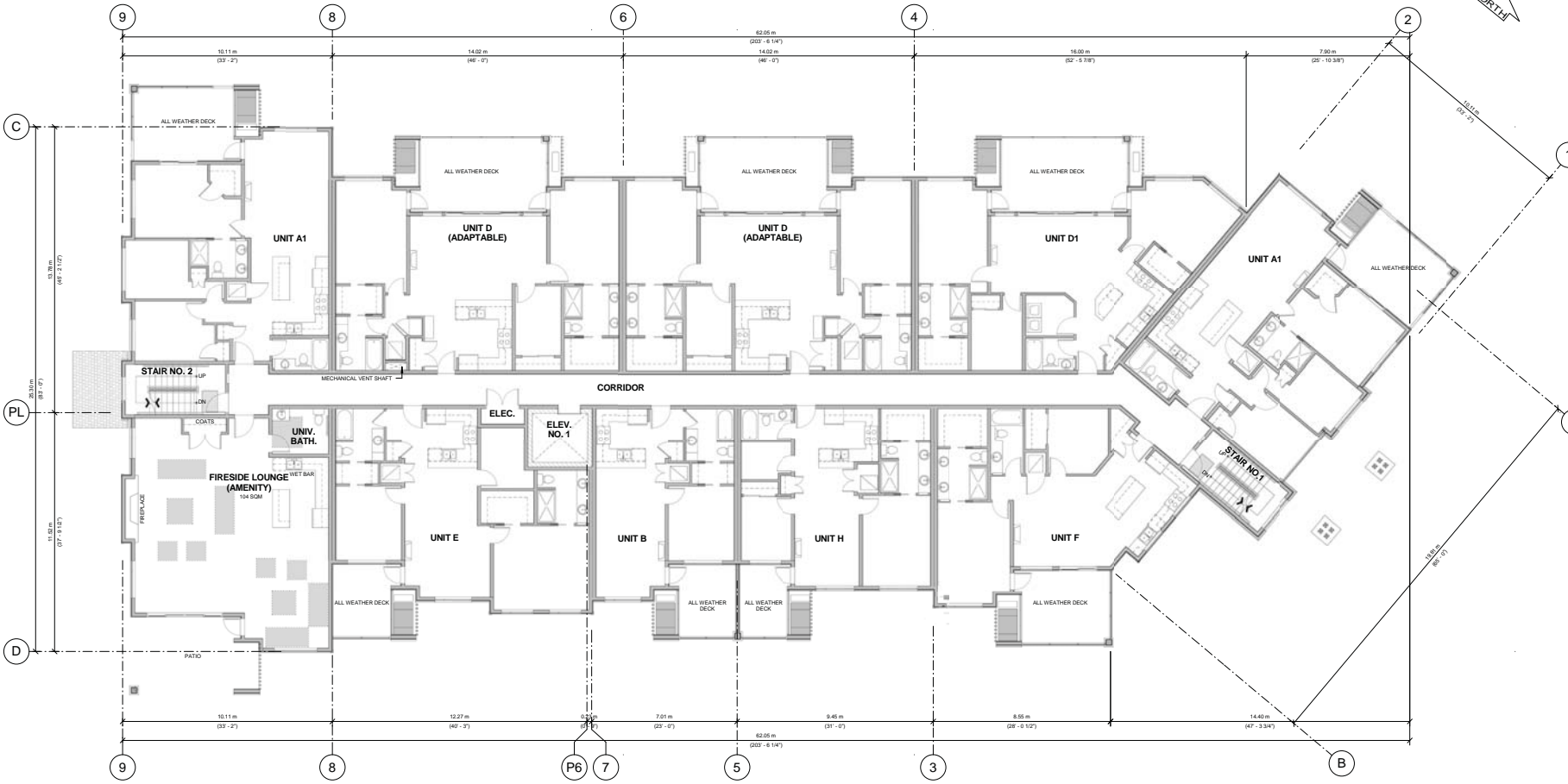
1ST FLOOR PLAN
1/8" = 1'-0"

1,117 SQM (12,023 SQF)



SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



No.	Description	Date
4	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/23/2016
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2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/08/2016
1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/28/2016

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PROJECT:
FOREST RIDGE, BLDG A 48 UNITS

KING GEORGE BLVD, CITY OF SURREY, BC

DATE: OCT. 26, 2016
SCALE: As indicated
DRAWN: WF HB

DRAWING TITLE:
A - SECOND FLOOR PLAN

JOB NO: **1504-A**
SHEET NO: **ADP 11**

2ND FLOOR PLAN
1/8" = 1'-0"

1,117 SQM (12,023 SQF)



SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0265-00



NORTH ELEVATION







1/8" = 1'-0"







EAST ELEVATION

1/8" = 1'-0"

BUILDING FINISHES

<p>A  HARDIEPANEL® COBBLESTONE</p> <p>C  HARDIEPLANK® LAP SIDING AGED PEWTER</p> <p>E  CULTURED STONE® SOUTHERN LEDGESTONE ASPEN</p>	<p>B  HARDIEPANEL® GRAY SLATE</p> <p>D  HARDIEPANEL® AGED PEWTER</p> <p>F  HARDIEPANEL® NAVAJO BEIGE</p>
--	--

BUILDING TRIM

<p>G  WOOD FASCIA WINDOW/ BUILDING TRIM BENJAMIN MOORE® ESPRESSO BEAN (CSP - 30)</p> <p>I  VERTICAL ALUMINUM RAILS GENTEX® SADDLE BROWN 569</p>	<p>H  DECORATIVE TRIM HARDIE TRIM® CHESTNUT BROWN</p> <p>J  ASPHALT SHINGLES CAMBRIDGE BY KO DUAL BLACK</p>
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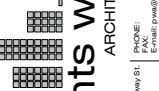


	
<p>4 ISSUED FOR ADP SUBMISSION 01/16/2017</p> <p>5 REVISED FOR DEVELOPMENT PERMIT REVIEW 12/23/2016</p> <p>4 REVISED FOR DEVELOPMENT PERMIT REVIEW 11/15/2016</p> <p>3 REVISED FOR DEVELOPMENT PERMIT REVIEW 09/06/2016</p> <p>2 REVISED FOR DEVELOPMENT PERMIT REVIEW 08/08/2016</p> <p>1 ISSUED FOR DEVELOPMENT PERMIT REVIEW 06/28/2016</p>	<p>No. Description Date</p>
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CONSULTANT:

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PROJECT:
FOREST RIDGE, BLDG A 48 UNITS

KING GEORGE BLVD, CITY OF SURREY, BC

DATE: OCT. 26, 2016
SCALE: As Indicated
DRAWN: WF HB

DRAWING TITLE:
A - ELEVATIONS

JOB NO: 1504-A
SHEET NO: ADP 15



SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00

No.	Description	Date
4	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/23/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/06/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/08/2016
1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/28/2016

SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

BUILDING FINISHES

A	HARDIPANEL® COBBLESTONE	B	HARDIPANEL® GRAY SLATE
C	HARDIPANEL® LAP SIDING AGED PEWTER	D	HARDIPANEL® AGED PEWTER
E	CULTURED STONE® SOUTHERN LEDGESTONE ASPEN	F	HARDIPANEL® NAVAJO BEIGE

BUILDING TRIM

G	WOOD FASCIA/WINDOW/ BUILDING TRIM BENJAMIN MOORE® ESPRESSO BEAN (CSP - 30)	H	DECORATIVE TRIM HARDIE TRIM® CHESTNUT BROWN
J	VERTICAL ALUMINUM RAILS GENTEK® SADDLE BROWN 569		ASPHALT SHINGLES CAMBRIDGE BY IKO DUAL BLACK



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CONSULTANT:

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PROJECT:
FOREST RIDGE, BLDG A 48 UNITS

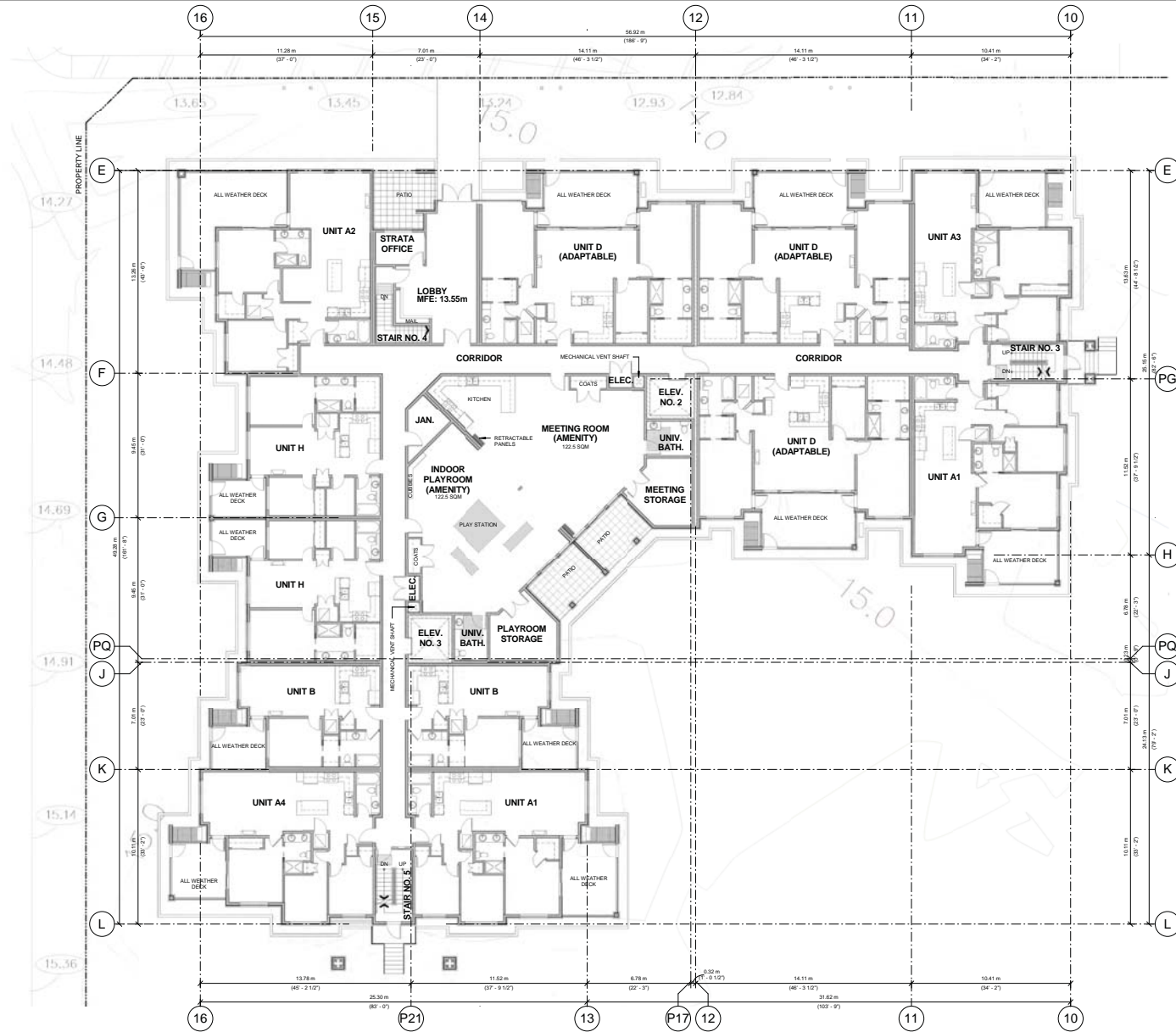
DATE: OCT. 26, 2016
SCALE: As Indicated
DRAWN: WF HB

DRAWING TITLE:
A - ELEVATIONS

JOB NO: 1504-A
SHEET NO: ADP 16

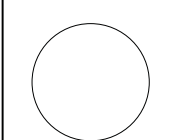
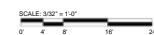
SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



1ST FLOOR PLAN
3/32" = 1'-0"

1,645.6 SQM (17,713 SQF)



No.	Description	Date
4	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/23/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/06/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/08/2016
1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/28/2016

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CONSULTANT:

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PHONE: 604-596-8800
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E-mail: pwest@pointswestarch.com

PROJECT:
FOREST RIDGE, BLDG B 74 UNITS

KING GEORGE BLVD, CITY OF SURREY, BC

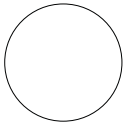
DATE:	OCT. 26, 2016
SCALE:	As indicated
DRAWN:	WF HB

DRAWING TITLE:
B - FIRST FLOOR PLAN

JOB NO:	1504-B
SHEET NO:	ADP 17

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

BUILDING FINISHES

A	HARDFINISH COBBLESTONE	B	HARDFINISH GRAY SLATE
C	HARDFINISH MONTEREY TAUPE	D	HARDFINISH MONTEREY TAUPE
E	CULTURED STONE SOUTHERN LEDGESTONE ASPEN	F	HARDFINISH NAVAJO BEIGE

BUILDING TRIM

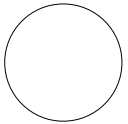
G	WOOD FASCIA/WINDOW/ BUILDING TRIM - SEBASTIAN MOORE - ESPRESSO BEAN (CSP - 30)	H	DECORATIVE TRIM HARDIE TRIM - CHESTNUT BROWN
J	VERTICAL ALUMINUM RAILS - CENTER - SADDLE BROWN 569	K	ASPHALT SHINGLES CAMBRIDGE BY KO DUAL BLACK



<p>6 ISSUED FOR ADP SUBMISSION 01/16/2017</p> <p>5 REVISED FOR DEVELOPMENT PERMIT REVIEW 12/20/2016</p> <p>4 REVISED FOR DEVELOPMENT PERMIT REVIEW 11/15/2016</p> <p>3 REVISED FOR DEVELOPMENT PERMIT REVIEW 09/05/2016</p> <p>2 REVISED FOR DEVELOPMENT PERMIT REVIEW 08/05/2016</p> <p>1 ISSUED FOR DEVELOPMENT PERMIT REVIEW 06/29/2016</p> <p>No. Description Date</p>	<p>CONSULTANT:</p>	<p>points west ARCHITECTURE</p> <p>203 - 2190 W. Railway St. Abbotsford, B.C. V2S 2E2</p> <p>PHONE: 604-864-8555 FAX: 604-864-8505 E-mail: pwest@pointswestarch.com</p>	<p>PROJECT: FOREST RIDGE, BLDG B 74 UNITS</p> <p>### KING GEORGE BLVD, CITY OF SURREY, BC</p>	<p>DRAWING TITLE: B - ELEVATIONS</p>
	<p>THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE, AND MAY NOT BE USED, DUPLICATED, OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION</p>		<p>DATE: OCT. 26, 2015</p> <p>SCALE: As Indicated</p> <p>DRAWN: WF HB</p>	<p>JOB NO: 1504 - B</p>

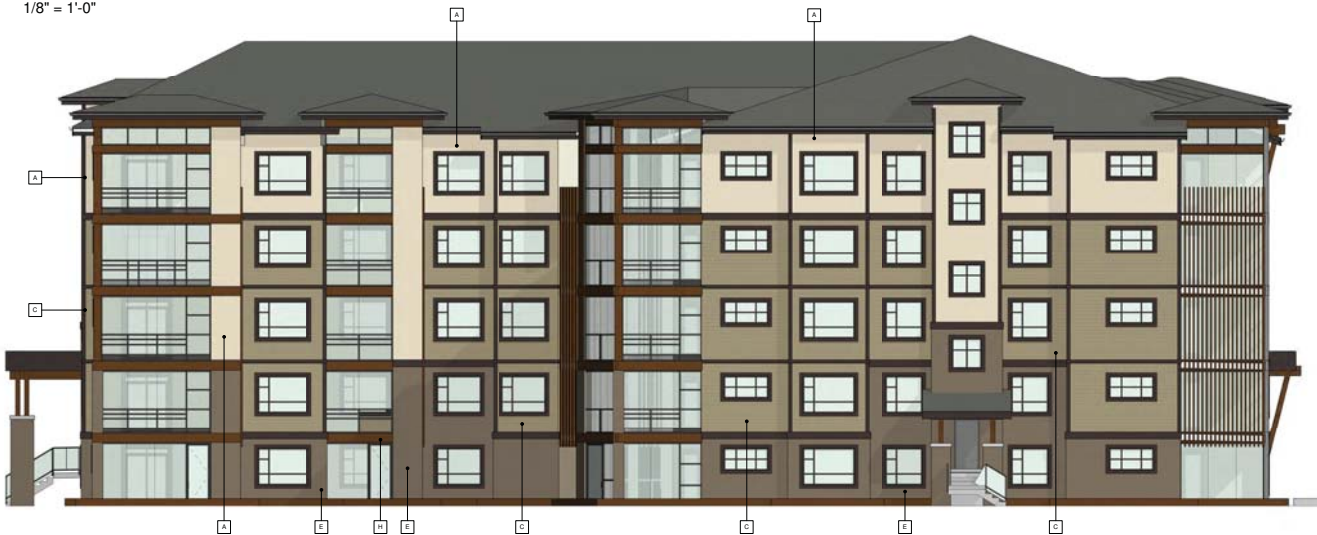
SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7315-0255-00



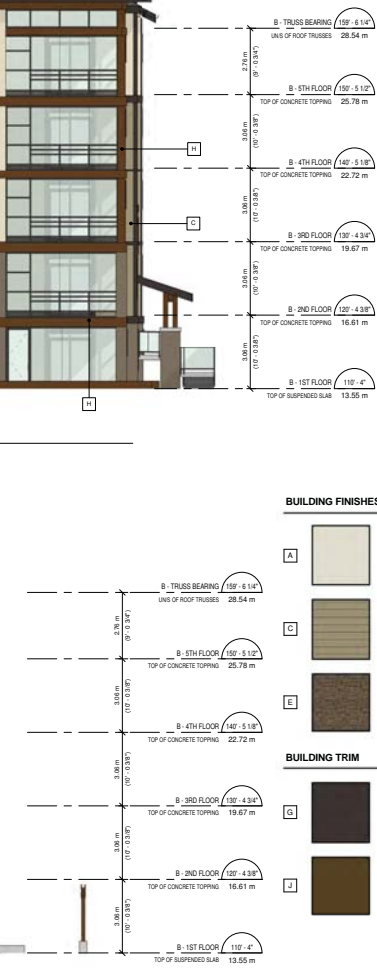
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



BUILDING FINISHES

A	HARDIPANEL® · COBBLESTONE	B	HARDIPANEL® · GRAY SLATE
C	HARDIPANEL® LAP SIDING · MONTEREY TAUPE	D	HARDIPANEL® · MONTEREY TAUPE
E	CULTURED STONES® SOUTHERN LEDGESTONE ASPEN	F	HARDIPANEL® · NAVAJO BEIGE

BUILDING TRIM

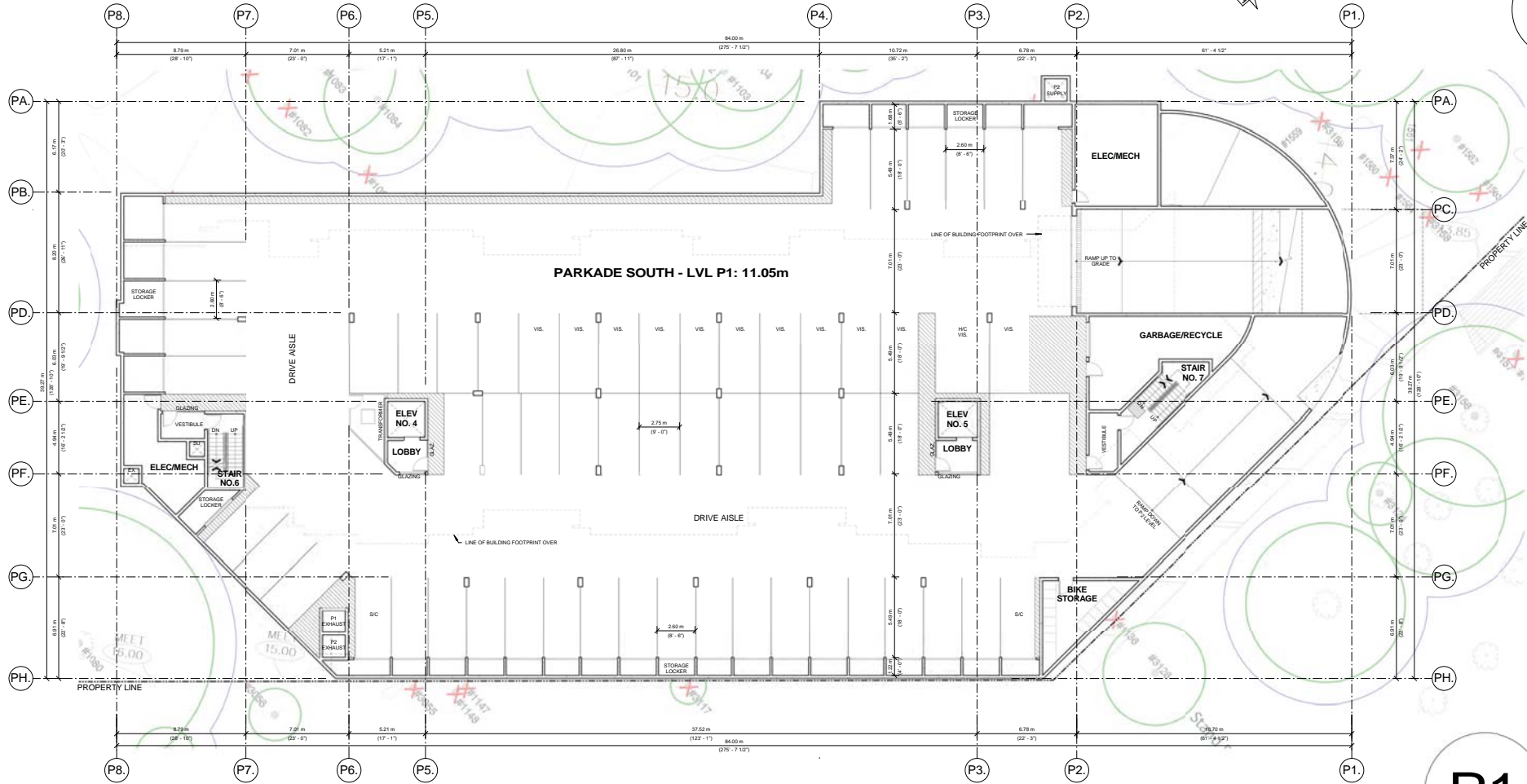
G	WOOD FASCIA/WINDOW/ BUILDING TRIM · BENJAMIN MOORE® · ESPRESSO BEAN (CSP - 30)	H	DECORATIVE TRIM HARDIPANEL® · CHESTNUT BROWN
J	VERTICAL ALUMINUM RAILS · GENTLE® · SADDLE BROWN 569		ASPHALT SHINGLES · CAMBRIDGE BY KO · DUAL BLACK



<p>6 ISSUED FOR ADP SUBMISSION 01/16/2017</p> <p>5 REVISED FOR DEVELOPMENT PERMIT REVIEW 12/23/2016</p> <p>4 REVISED FOR DEVELOPMENT PERMIT REVIEW 11/15/2016</p> <p>3 REVISED FOR DEVELOPMENT PERMIT REVIEW 09/05/2016</p> <p>2 REVISED FOR DEVELOPMENT PERMIT REVIEW 08/05/2016</p> <p>1 REVISED FOR DEVELOPMENT PERMIT REVIEW 06/29/2016</p> <p>No. Description Date</p>	<p>CONSULTANT:</p>	<p>203 - 2190 W. Railway St. PHONE: 604-864-8555 Abbotsford, B.C. FAX: 604-864-8500 V2B 2622 E-mail: pwest@pointswestarch.com</p>	<p>PROJECT: FOREST RIDGE, BLDG B 74 UNITS</p> <p>### KING GEORGE BLVD, CITY OF SURREY, BC</p>	<p>DRAWING TITLE: B - ELEVATIONS</p>
	<p>THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE, AND MAY NOT BE USED, DUPLICATED, OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION</p>		<p>DATE: OCT. 26, 2015</p> <p>SCALE: As Indicated</p> <p>DRAWN: WF HB</p>	<p>JOB NO: 1504 - B</p>

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



P1

LEGEND

- SC - SMALL CAR PARKING STALL
- HC - HANDICAPPED PARKING STALL
- VS - VISITOR PARKING STALL
- SU - SUPPLY AIR
- EX - EXHAUST AIR
- CB - CATCH BASIN
- TC - TOP OF FINISHED CONCRETE

OVERALL PARKING SUMMARY

BIKE/PARKING

- 1 BEDROOM UNITS - 4 x 1.3 = 5 PARKING STALLS
- 2 BEDROOM UNITS - 54 x 1.2 = 65 PARKING STALLS
- VISITOR PARKING - 58 UNITS x 0.2 = 12 PARKING STALLS

98 TOTAL PARKING STALLS REQUIRED

BIKE

- 58 UNITS x 1.2 = 70 BIKE STALLS
- 1 VISITOR PARKING = 6 BIKE STALLS

76 TOTAL BIKE STALLS REQUIRED

STORAGE

98 TOTAL STORAGE LOCKERS PROVIDED

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC.
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.

RESIDENT PARKING

- 117 RESIDENT PARKING STALLS (80 ON P1 + 47 ON P2)
- 12 VISITOR STALLS (11 NORMAL + 1 HC ON P1)

129 TOTAL PARKING STALLS PROVIDED

BIKE

- 60 RESIDENT BIKE STALLS IN LOCKERS (30 ON P1 + 30 ON P2)
- 14 RESIDENT BIKE STALLS IN STORAGE ROOM ON P1
- 6 VISITOR BIKE STALLS ON SURFACE

80 TOTAL BIKE STALLS PROVIDED

P1 LEVEL INFORMATION

- PARKING STALLS PROVIDED: 60 ON THIS LEVEL
 - STALL DIMENSIONS 5.0m x 2.8m (16' 0" x 9' 0")
 - STALL DIMENSIONS 5.0m x 2.5m (16' 0" x 8' 0")
 - HC STALL MIN. DIMENSIONS 5.0m x 3.7m (16' 0" x 12' 0")

- SMALL CAR: 2 ON THIS LEVEL
 - MIN. MAX. OF REQUIRED PARKING (46 STALLS ALLOWED)
 - STALL DIMENSIONS 5.0m x 2.8m (16' 0" x 9' 0")
 - STALLS TO BE CLEARLY LABELED "SMALL CAR"

- VISITOR STALLS: 12 ON THIS LEVEL
 - STALL DIMENSIONS 5.0m x 2.8m (16' 0" x 9' 0")
 - HC STALL MIN. DIMENSIONS 5.0m x 3.7m (16' 0" x 12' 0")
 - VIS. STALLS TO BE CLEARLY LABELED "VISITOR ONLY"

- BIKE STALLS: 44 ON THIS LEVEL
 - IN BIKE STORAGE ROOM: 14
 - STORAGE LOCKERS: 30
 - LOCKER DIMENSIONS 2.4 x 1.2m (8' 0" x 4' 0")

- STORAGE LOCKERS: 30 ON THIS LEVEL
 - ALL LOCKERS TO HAVE AN ON LIGHT
 - 200 LITER CHARGE RECEPTACLE AREA & 110 V RECEPTACLE
 - ALL METERED TO A CORRESPONDING STRATA UNIT

PARKADE SOUTH - LVL 1

3/32" = 1'-0"

SCALE 3/32" = 1'-0"



CONSULTANT:

No.	Description	Date
6	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/03/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/05/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/05/2016
1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/29/2016

points west
ARCHITECTURE

203 - 2190 W. Railway St.
Abbotsford, B.C.
V2S 2E2

PHONE: 604-864-8555
FAX: 604-864-8505
E-mail: pwest@pointwestarch.com

PROJECT:
FOREST RIDGE

KING GEORGE BLVD., CITY OF SURREY, BC

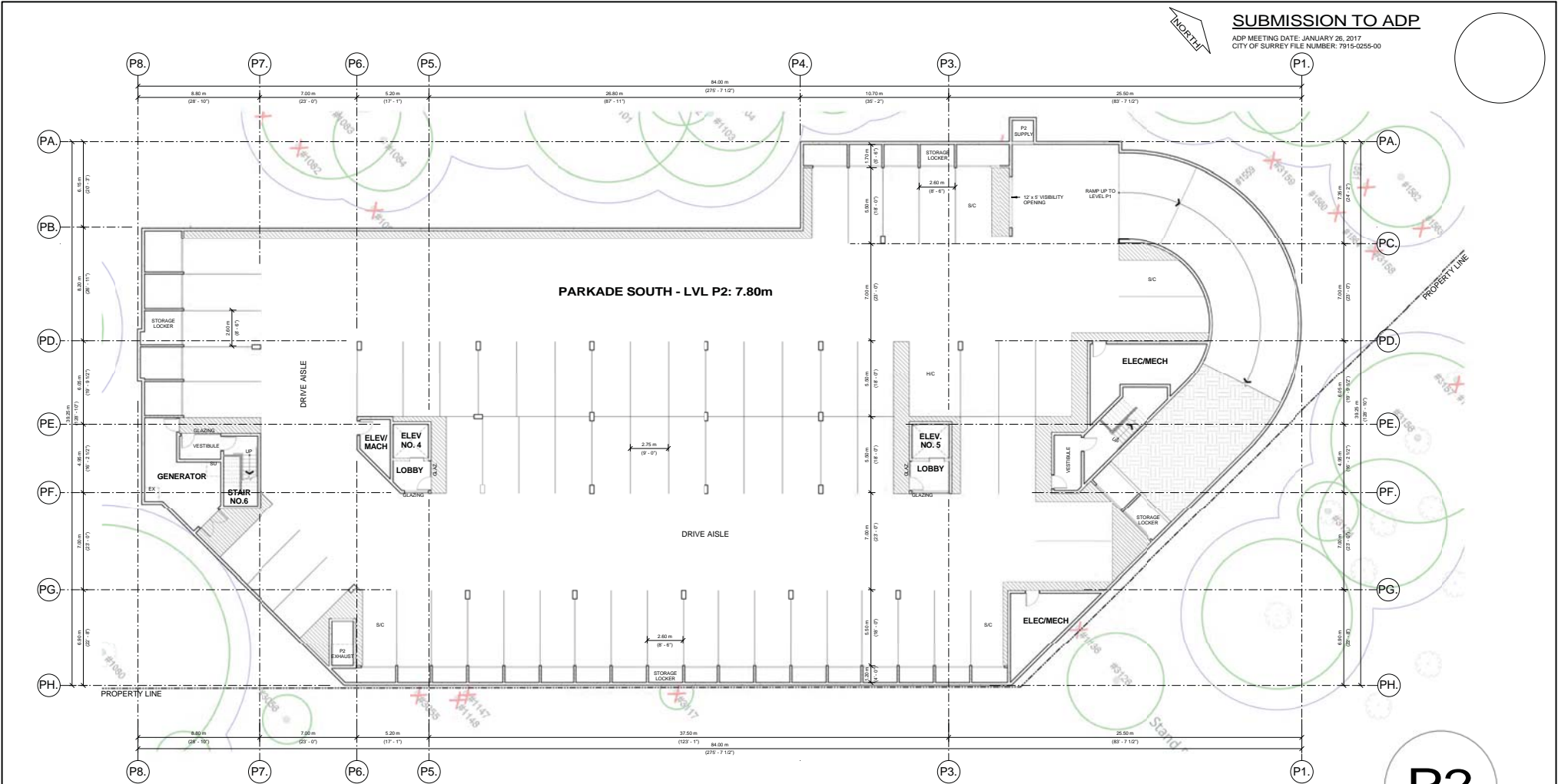
DATE: OCT. 26, 2015
SCALE: As Indicated
DRAWN: WF-HB

DRAWING TITLE:
UNDERGROUND PARKING SOUTH - LVL P1

JOB NO: 1504
SHEET NO: ADP 24

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



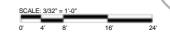
LEGEND	
SC	SMALL CAR PARKING STALL
HC	HANDICAPPED PARKING STALL
VB	VISITOR PARKING STALL
SU	SUPPLY AIR
EX	EXHAUST AIR
CB	CATCH BASIN
TC	TOP OF FINISHED CONCRETE

OVERALL PARKING SUMMARY	
REQUIRED PARKING	PROVIDED PARKING
AUTOMOBILE	AUTOMOBILE
1 BEDROOM UNITS 4 x 1.3 = 5 PARKING STALLS	11 RESIDENT PARKING STALLS (6 ON P1 + 4* ON P2)
2 BEDROOM UNITS 54 x 1.5 = 81 PARKING STALLS	12 VISITOR STALLS (11 NORMAL + 1 HC ON P1)
VISITOR PARKING 46 UNITS x 0.2 = 12 PARKING STALLS	12 VISITOR STALLS (11 NORMAL + 1 HC ON P1)
87 TOTAL PARKING STALLS REQUIRED	129 TOTAL PARKING STALLS PROVIDED
BICYCLE	BICYCLE
58 UNITS x 1.2 = 70 BIKE STALLS	65 RESIDENT BIKE STALLS IN LOCKERS (20 ON P1 + 30 ON P2)
VISITOR PARKING 6 BIKE STALLS	14 RESIDENT BIKE STALLS IN A STORAGE ROOM ON P1
76 TOTAL BICYCLE STALLS REQUIRED	6 VISITOR BIKE STALLS ON SURFACE
STORAGE	STORAGE
87 TOTAL STORAGE LOCKERS PROVIDED	88 TOTAL BIKE STALLS PROVIDED

NOTES
1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC.
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.

P2 LEVEL INFORMATION
PARKING STALLS PROVIDED: 67 ON THIS LEVEL:
- STALL DIMENSIONS 3.5m x 2.26m (10'-0" x 4'-0")
- STALL DIMENSIONS 3.5m x 2.75m (11'-0" x 4'-0")
- HC STALL MIN. DIMENSIONS 5.0m x 3.7m (16'-0" x 12'-0")
- 30% MAX. OF REQUIRED PARKING (46 STALLS ALLOWED)
SMALL CARS 4 ON THIS LEVEL:
- STALL DIMENSIONS 4.0m x 2.6m (13'-0" x 8'-6") MIN.
- STALLS TO BE CLEARLY LABELED "SMALL CAR"
BICYCLE STALLS: 30 ON THIS LEVEL:
- 19 STORAGE LOCKERS (3)
STORAGE LOCKERS: 30 ON THIS LEVEL:
- LOCKER DIMENSIONS 2.4 x 1.2m (8'-0" x 4'-0")
- ALL LOCKERS TO HAVE AN ON-LIGHT
- 20V AUTO-CHARGE RECEPTACLE AND A 110V RECEPTACLE
- ALL METERED TO A CORRESPONDING STRATA UNIT

PARKADE SOUTH - LVL 2
3/32" = 1'-0"



CONSULTANT:	
6	ISSUED FOR ADP SUBMISSION 01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW 12/23/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW 11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW 09/05/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW 08/05/2016
1	REVISED FOR DEVELOPMENT PERMIT REVIEW 06/29/2016
No.	Description Date

points west
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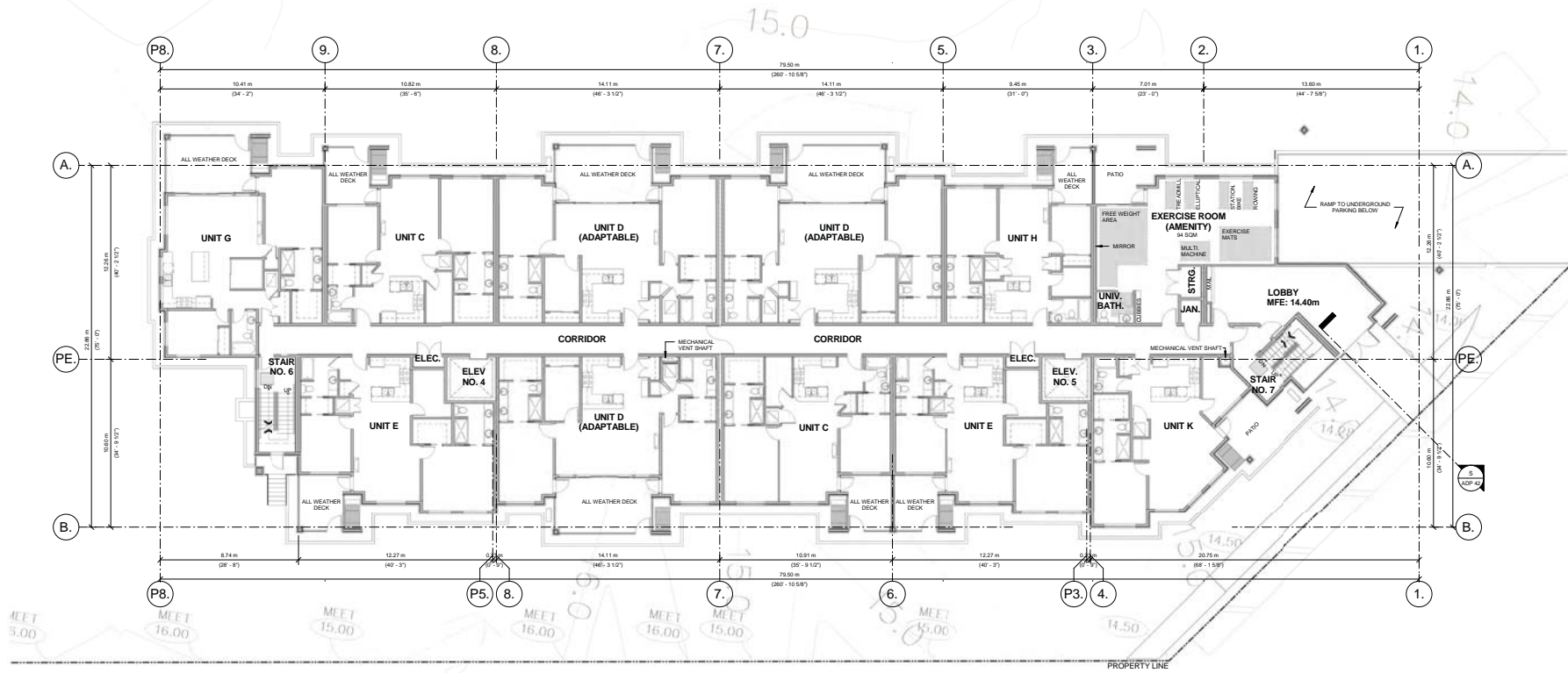
203 - 2190 W. Railway St.
Abbotsford, B.C.
V2S 2E2

PHONE: 604-864-8555
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E-mail: pwest@pointswestarch.com

PROJECT: FOREST RIDGE	DRAWING TITLE: UNDERGROUND PARKING SOUTH - LVL P2
### KING GEORGE BLVD, CITY OF SURREY, BC	JOB NO: 1504
DATE: OCT. 26, 2015	SHEET NO: ADP 25
SCALE: As Indicated	
DRAWN: WF-HB	

SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7345-0255-00



1ST FLOOR PLAN
3/32" = 1'-0"

1,342.0 SQM (14,444 SQF)

REVISIONS:		
No.	Description	Date
4	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/23/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/06/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/08/2016
1	ISSUED FOR DEVELOPMENT PERMIT REVIEW	06/28/2016

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CONSULTANT:

points west ARCHITECTURE

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SURREY, BC V3R 2E2
PHONE: 604-966-8800
FAX: 604-966-8805
Email: pwest@pointswestarch.com

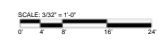
PROJECT:
FOREST RIDGE, BLDG C 58 UNITS

KING GEORGE BLVD, CITY OF SURREY, BC

DATE: OCT. 26, 2016
SCALE: As indicated
DRAWN: WF HB

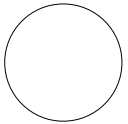
DRAWING TITLE:
C - FIRST FLOOR PLAN

JOB NO: **1504-C**
SHEET NO: **ADP 26**



SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



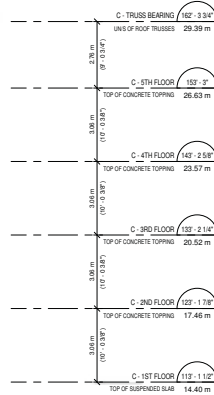
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



BUILDING FINISHES

A	HARDIEPANEL® - COBBLESTONE	B	HARDIEPANEL® - GRAY SLATE
C	HARDIEPLANK® LAP SIDING - BOOTHBAY BLUE	D	HARDIEPANEL® - BOOTHBAY BLUE
E	CULTURED STONE® SOUTHERN LEDGESTONE - ASPEN	F	HARDIEPANEL® - NAVAJO BEIGE
G	WOOD FASCIA/WINDOW/ BUILDING TRIM - BENJAMIN MOORE® - ESPRESSO BEAN (CSP - 30)	H	DECORATIVE TRIM HARDIETRIM® - CHESTNUT BROWN
J	VERTICAL ALUMINUM RAILS - CENTER® - SADDLE BROWN 569		ASPHALT SHINGLES - CAMBRIDGE BY WKO - DUAL BLACK

BUILDING TRIM



<p>6 ISSUED FOR ADP SUBMISSION 01/16/2017</p> <p>5 REVISED FOR DEVELOPMENT PERMIT REVIEW 12/20/2016</p> <p>4 REVISED FOR DEVELOPMENT PERMIT REVIEW 11/15/2016</p> <p>3 REVISED FOR DEVELOPMENT PERMIT REVIEW 09/05/2016</p> <p>2 REVISED FOR DEVELOPMENT PERMIT REVIEW 08/05/2016</p> <p>1 REVISED FOR DEVELOPMENT PERMIT REVIEW 06/29/2016</p> <p>No. Description Date</p>	<p>CONSULTANT:</p>	<p>203 - 2190 W. Railway St. Abbotsford, B.C. V2S 2E2</p> <p>PHONE: 604-864-8555 FAX: 604-864-8500 E-mail: pwest@pointwestarch.com</p>	<p>PROJECT: FOREST RIDGE, BLDG C 58 UNITS</p> <p>### KING GEORGE BLVD, CITY OF SURREY, BC</p>	<p>DRAWING TITLE: C - ELEVATIONS</p>
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SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

BUILDING FINISHES

A	HARDEPANEL® COBBLESTONE	B	HARDEPANEL® GRAY SLATE
C	HARDEPLANK® LAP SIDING BOOTHBAY BLUE	D	HARDEPANEL® BOOTHBAY BLUE
E	CULTURED STONE® SOUTHERN LEDGESTONE ASPEN	F	HARDEPANEL® NAVAJO BEIGE

BUILDING TRIM

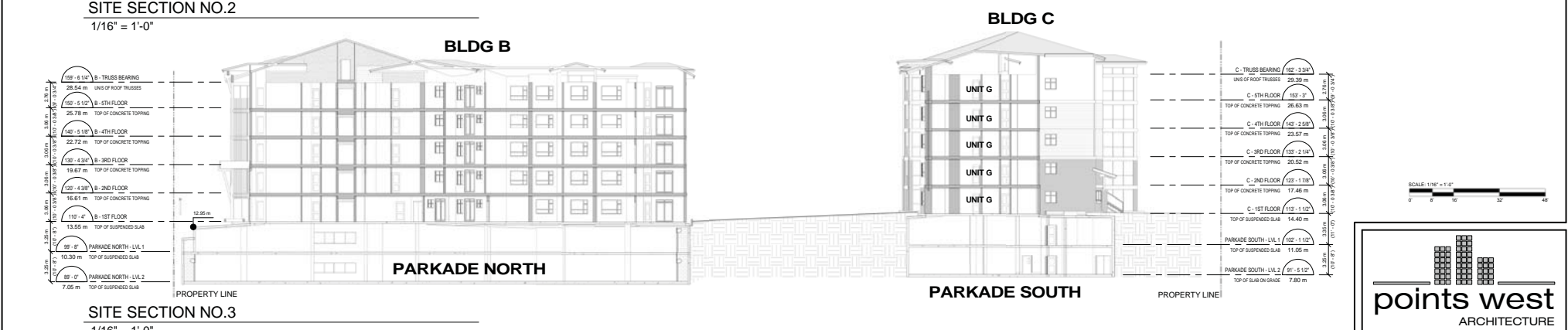
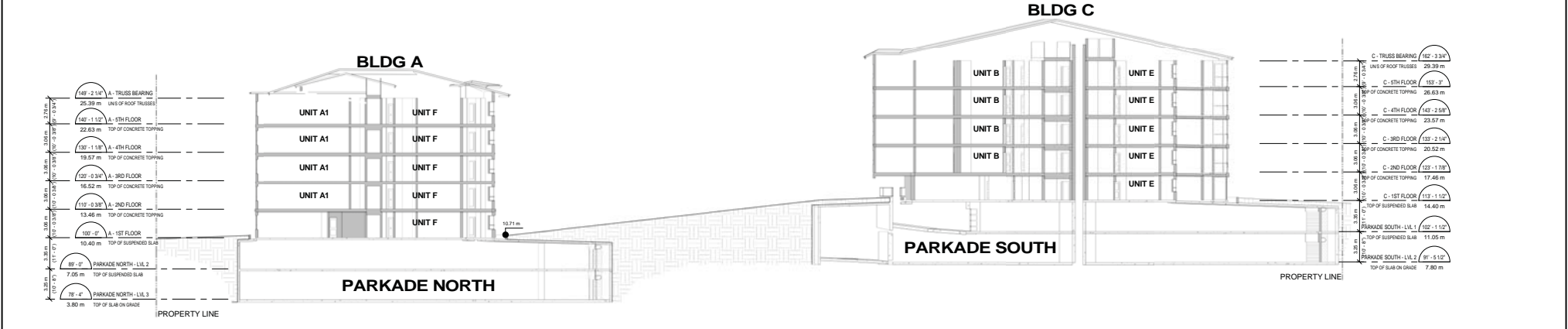
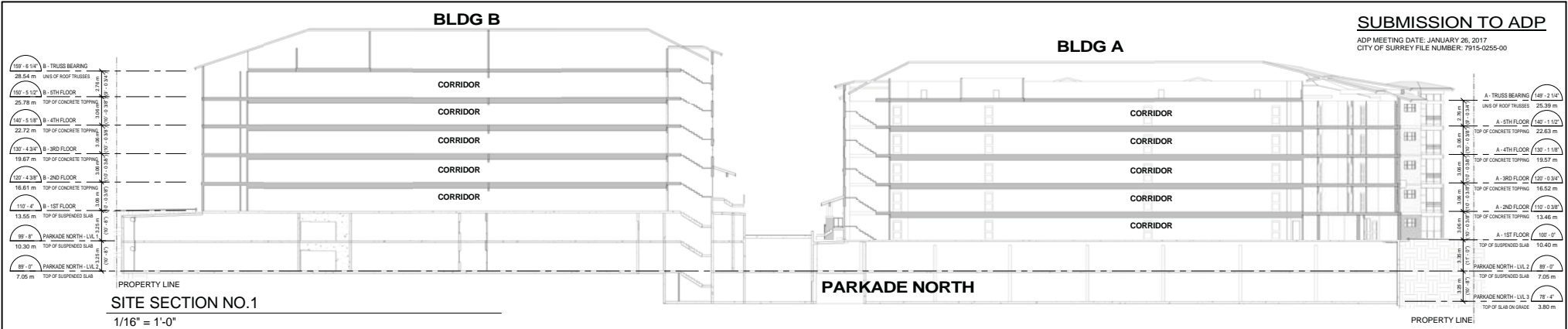
G	WOOD FASCIA/WINDOW BUILDING TRIM "BELLAMINI MOORE®" ESPRESSO BEAN (CSP - 30)	H	DECORATIVE TRIM HARDI TRIM® CHESTNUT BROWN
J	VERTICAL ALUMINUM RAILS CENTER® SADDLE BROWN 569		ASPHALT SHINGLES "CAMBRIDGE BY IKO" DUAL BLACK



<p>6 ISSUED FOR ADP SUBMISSION 01/16/2017</p> <p>5 REVISED FOR DEVELOPMENT 12/20/2016</p> <p>4 PERMITS FOR DEVELOPMENT PERMIT REVIEW 11/15/2016</p> <p>3 PERMITS FOR DEVELOPMENT PERMIT REVIEW 09/05/2016</p> <p>2 PERMITS FOR DEVELOPMENT PERMIT REVIEW 08/05/2016</p> <p>1 REVISED FOR DEVELOPMENT PERMIT REVIEW 06/29/2016</p> <p>No. Description Date</p>	<p>CONSULTANT:</p>	<p>203 - 2190 W. Railway St. Abbotsford, B.C. V2S 2E2</p> <p>PHONE: 604-864-8555 FAX: 604-864-8505 E-mail: pwest@pointwestarch.com</p>	<p>PROJECT: FOREST RIDGE, BLDG C 58 UNITS</p> <p>### KING GEORGE BLVD, CITY OF SURREY, BC</p>	<p>DRAWING TITLE: C - ELEVATIONS</p>
	<p>THIS DRAWING IS THE PROPERTY OF POINTS WEST ARCHITECTURE, AND MAY NOT BE REPRODUCED, COPIED, DULICATED, OR REPRODUCED IN ANY WAY WITHOUT EXPRESS WRITTEN PERMISSION</p>		<p>DATE: OCT. 26, 2015</p> <p>SCALE: As Indicated</p> <p>DRAWN: WF HB</p>	<p>JOB NO: 1504 - C</p>

SUBMISSION TO ADP

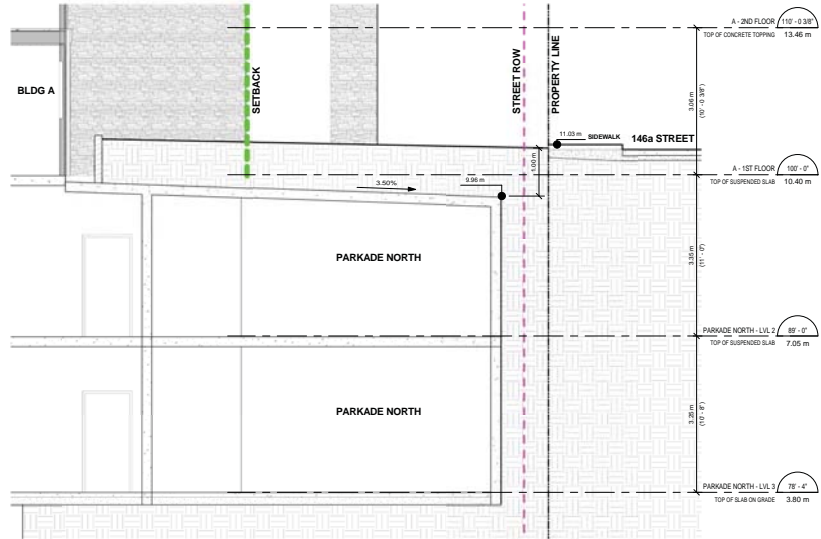
ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 7915-0255-00



points west
ARCHITECTURE

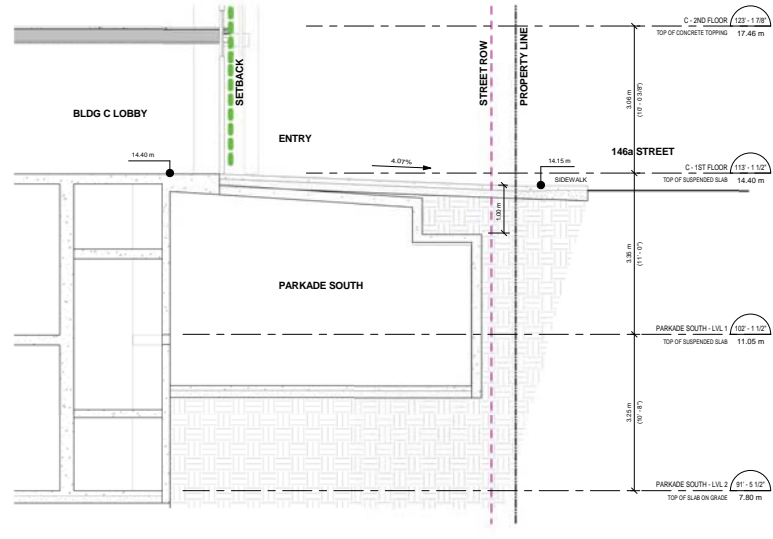
203 - 2190 W. Railway St.
Abbotsford, B.C.
V2S 2E2

PHONE: 604-864-8505
FAX: 604-864-8505
E-mail: pwa@pointwestarch.com



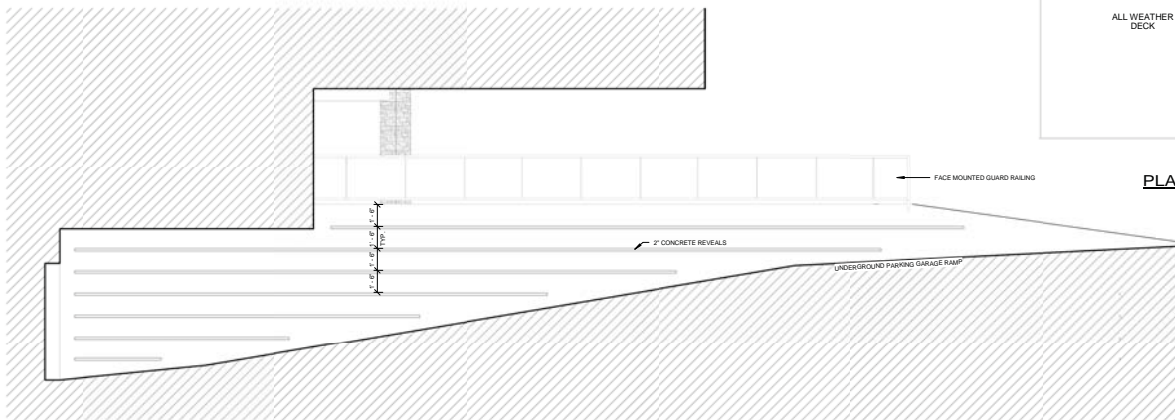
BLDG A LOBBY SECTION

1/4" = 1'-0"



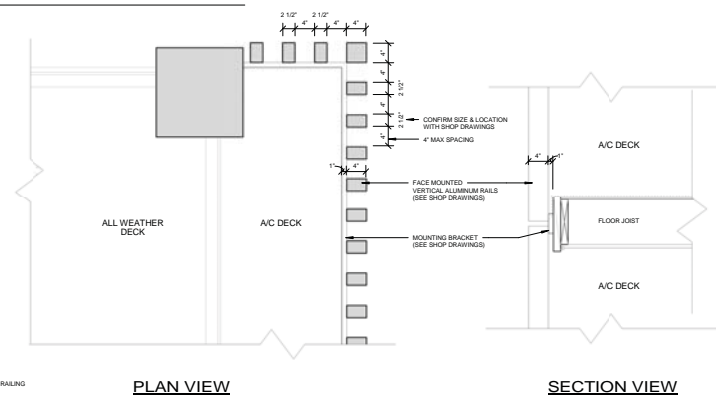
BLDG C LOBBY SECTION

1/4" = 1'-0"



RAMP DETAIL

1/4" = 1'-0"



VERTICAL ALUMINUM RAILS

1" = 1'-0"



SUBMISSION TO ADP

ADP MEETING DATE: JANUARY 26, 2017
CITY OF SURREY FILE NUMBER: 2315-0255-00

No.	Description	Date
4	ISSUED FOR ADP SUBMISSION	01/16/2017
5	REVISED FOR DEVELOPMENT PERMIT REVIEW	12/23/2016
4	REVISED FOR DEVELOPMENT PERMIT REVIEW	11/15/2016
3	REVISED FOR DEVELOPMENT PERMIT REVIEW	09/06/2016
2	REVISED FOR DEVELOPMENT PERMIT REVIEW	08/08/2016

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CONSULTANT:

points west ARCHITECTURE

203 - 2160, W. 41st Avenue #11
SURREY, BC V3R 2E2
PHONE: 604-596-8800
FAX: 604-596-8805
E-mail: pwest@pointswestarch.com

PROJECT:
FOREST RIDGE

KING GEORGE BLVD, CITY OF SURREY, BC

DATE: OCT. 26, 2016
SCALE: As indicated
DRAWN: WF HB

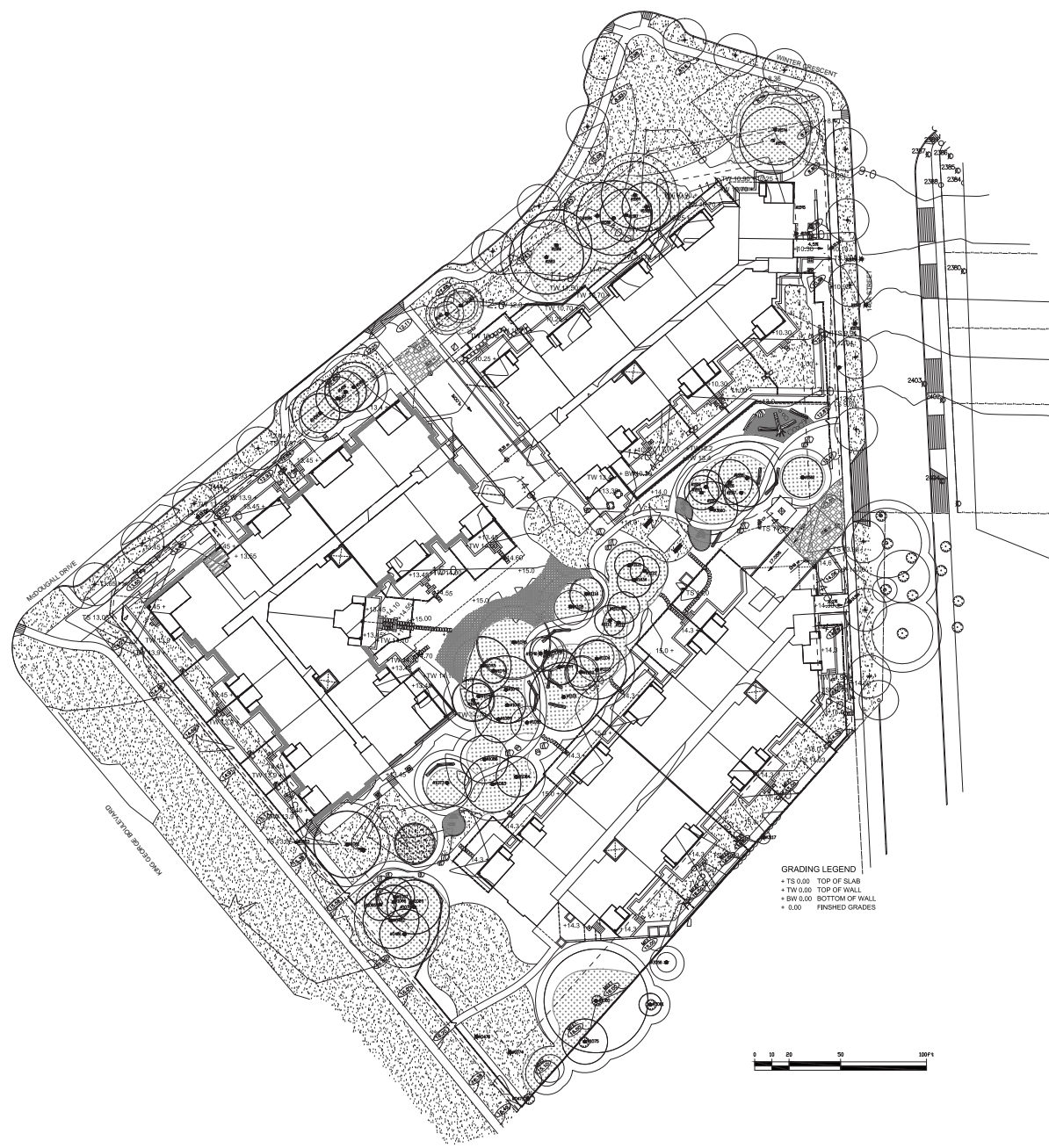
DRAWING TITLE:
DETAILS

JOB NO: **1504**
SHEET NO: **ADP 42**

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pmg
LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia V5C 6G9
 p. 604 294-0011 · f. 604 294-0022

SEAL:



GRADING LEGEND
 + TS 0.00 TOP OF SLAB
 + TW 0.00 TOP OF WALL
 + BW 0.00 BOTTOM OF WALL
 + G.O. FINISHED GRADES

NO.	DATE	REVISION DESCRIPTION	DR.
1	17 MARCH 23	REV. AS PER MARK COMMENTS	MM
4	17 FEB 20	ADD COMMENTS	MM
3	17 JAN 20	MARK COMMENTS	MM
2	17 JAN 19	NEW SITE PLAN	DDUM
1	16 NOV 04	NEW SITE PLAN	DD

CLIENT:

PROJECT:

RESIDENTIAL DEV.
McDOUGAL DRIVE
SURREY, BC

DRAWING TITLE:
PRELIMINARY GRADING PLAN

DATE: 16.MAY.10 DRAWING NUMBER:
 SCALE: 1"=30'-0"
 DRAWN: MM **L10**
 DESIGN: MM
 CHKD: MCV **OF 10**



15123-6.ZIP

PMG PROJECT NUMBER:

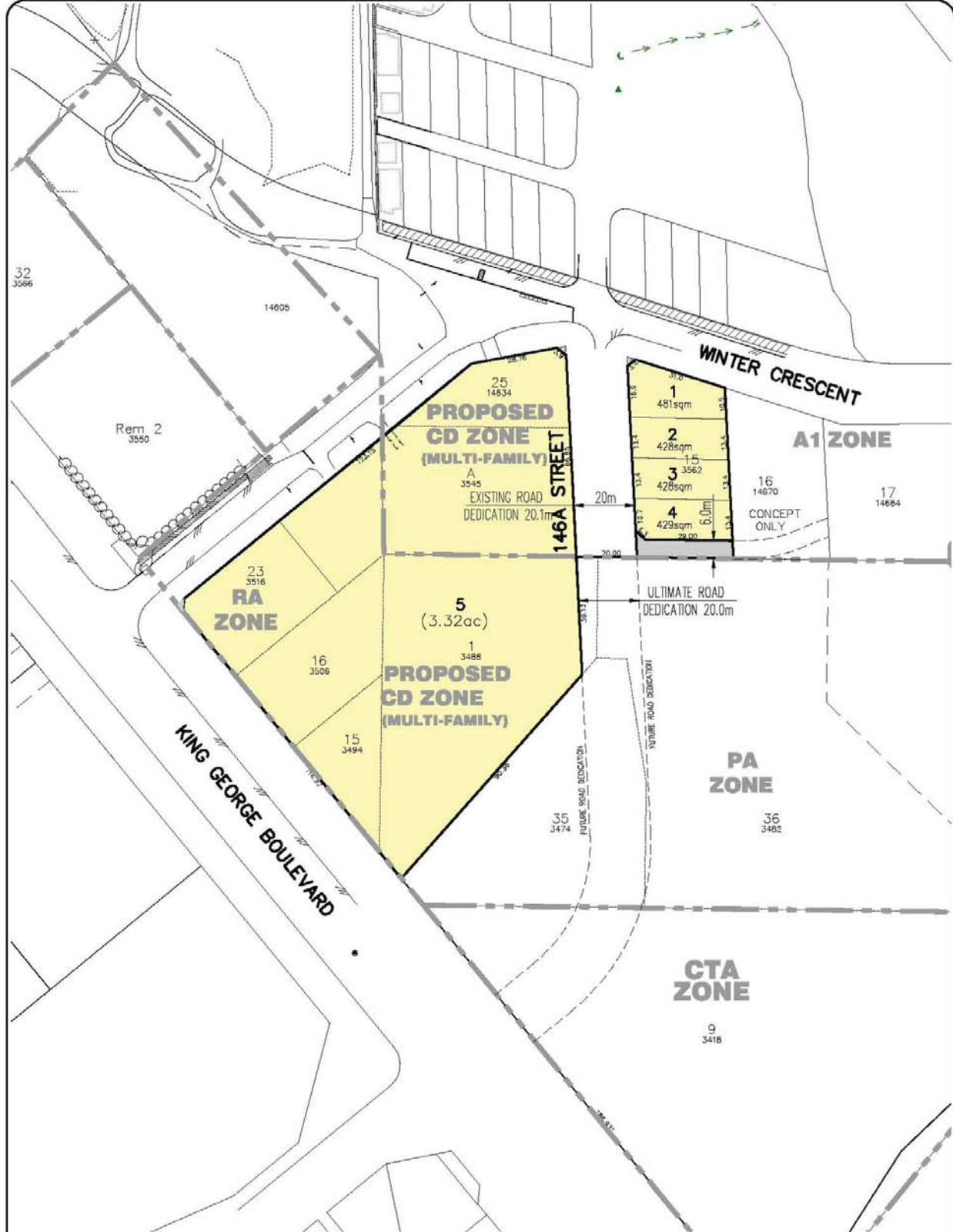
15-123



Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SITE LAYOUT

File No: 7915-0255-00
 MAP #: 103
 EXIST. ZONE: RA/A1
 PROP. ZONE: CD/RF-13



GROSS M.F. SITE AREA: 15202.09sqm (3.75ac)
 ROAD DEDICATION AREA: 195.68sqm
 NET M.F. SITE AREA: 15006.65sqm (3.70ac)

#200-9128-152nd. St. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:133747A | ALTERNATIVE#02 | DATE: 03 MAR/17 | SCALE: 1:1250

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\133747A\PLANNING\133747A-AL.T02.DWG

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

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

DATE: **March 28, 2017** PROJECT FILE: **7815-0255-00**

RE: **Engineering Requirements
Location: 3488 King George Blvd**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0 m x 3.0 m corner cut at McDougall Dr./146A St. and Winter Cr./146A Street.
- Dedicate 3.0 m x 3.0 m corner cut at King George Blvd and McDougall Drive.
- Dedicate on 146A St., 5.5 m to 7.5 m for ultimate 20.0 m Local Road allowance.
- Dedicate 6.0 m for 6.0 m wide Residential Lane, including 1.0 x 1.0 m corner cut at 146A St.
- Register 0.5 m SRW on McDougall Drive, 146A Street and King George Boulevard.
- Secure offsite SRWs for servicing as required.

Works and Services

- Construct south side of McDougall Drive and Winter Crescent to Local Road standard.
- Construct 146A Street to Local Road standard with 10.5 m pavement width, and 1.5 m sidewalk.
- Construct lane to Residential Lane standard with 5.4 m pavement width.
- Confirm downstream storm drainage system capacity, upgrade if required.
- Construct storm sewers to service the proposed lots and frontage roads.
- Provide storm water management features to meet the Elgin/Anderson/Barbara Creeks ISMP recommendations.
- Provide stormwater quality treatment on the multi-family lot.
- Construct 250 mm water mains on McDougall Dr., Winter Cr., and 146A St. to meet fire flow requirements.
- Construct a 250 mm sanitary sewer on 146A Street.
- Pay applicable Latecomer Charges and Sanitary Connection Fees (SDRs).

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file



Friday, September 23, 2016
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0255 00

SUMMARY 4 single family

The proposed 178 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	20
Secondary Students:	9

September 2015 Enrolment/School Capacity

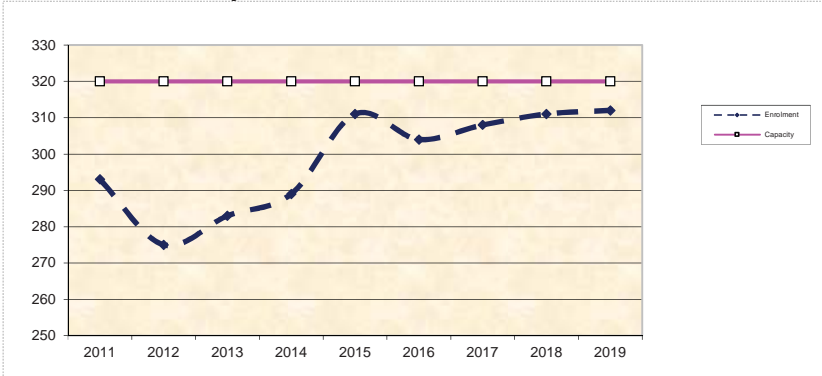
Semiahmoo Trail Elementary	
Enrolment (K/1-7):	32 K + 279
Capacity (K/1-7):	20 K + 300
Semiahmoo Secondary	
Enrolment (8-12):	1584
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

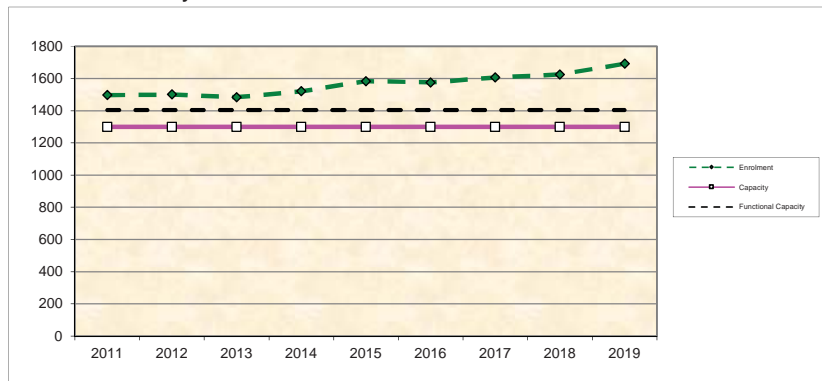
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Semiahmoo Trail Elementary School. The school district has purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020) which will relieve capacity pressures at area secondary schools.

Semiahmoo Trail Elementary



Semiahmoo Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Arborist Report – 3488, 3494, 3506 and 3516 King George Boulevard, 14600 and 14634 Winter Crescent & 3545 and 3562 146A Street, Surrey, BC

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No: 7915-0255-00
 Address: 3488, 3494, 3506 and 3516 King George Boulevard, 14600 and 14634 Winter Crescent & 3545 and 3562 146A Street, Surrey, BC,
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

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)	215
Protected Trees to be Removed	160
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	55
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{1} \times \text{one (1)} = 0$	320
- All other Trees Requiring 2 to 1 Replacement Ratio $160 \times \text{two (2)} = 320$	
Replacement Trees Proposed	91
Replacement Trees in Deficit	229
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	20
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{1}{1} \times \text{one (1)} = 1$	39
- All other Trees Requiring 2 to 1 Replacement Ratio $19 \times \text{two (2)} = 38$	
Replacement Trees Proposed	
Replacement Trees in Deficit	39

Summary prepared and submitted by:



March 24, 2017

Arborist

Date

Present:

Chair – Leroy Michelson
M. Enns
M. Lesack
D. Nelson
A. Scott
R. Solivar
D. Staples

Guests:

M. Yip, PMG Landscape Architects
S. Bouchard, Quadra Homes
W. Friesen, Points West Architecture
H. Bronson, Points West Architecture
Robert Salikan, Salikan Architecture Inc.
David Jerke, Van der Zalm & Associates Inc.
Sao Sim Kuan and David Tam
P. Joyce, City of Surrey
E. Ng, HCMA Architecture and Design
S. Rothnie, HCMA Architecture and Design
J. Cutler, space2place
M. Frappier, acdf* architecture/design
urbain/interior
R. Virani, Avanni Investment Group
D. Stoyko, Connect Landscape Architecture
S. Bose, Architecture 49
A. Page, Core Project Management
J. Henderson, Core Project Management

Staff Present:

M. Rondeau, Acting City Architect,
Planning & Development
N. Chow, Urban Designer, Planning &
Development
L. Luaifoa, Legislative Services

B. NEW SUBMISSIONS

1. 4:00 PM

File No.:	7915-0255-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Three 5-storey apartment buildings
Address:	3488 King George Boulevard, 3494 King George Boulevard, 3562 146A Street, 3506 King George Boulevard, 3516 King George Boulevard, 14600 Winter Crescent, 14634 Winter Crescent, 3545 146A Street, South Surrey
Developer:	Shawn Bouchard, Quadra Homes
Architect:	Wes Friesen, Points West Architecture
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner provided the following comments:

- The buffer and setback on King George Boulevard has been reduced on the site to match the surrounding streetscapes, with a solid hedge and no expectation of a street interface.

- Staff has been working with the applicant on the architectural character and is seeking commentary from the Panel with that regard.

The **Project Architect** presented an overview of the revised site plan, building plans, streetscapes and elevations. The following was highlighted:

- The plan includes a dense tree retention and landscape buffer as suggested in the Development Permit Guidelines.
- Garbage and recycling areas are provided underground for all buildings.
- Exterior balconies have fully retractable glass enclosures.

The **Landscape Architect** presented an overview of the Landscape, Sustainability and CPTED plans and highlighted the following:

- 80 new trees will be planted in addition to the consisting of varying species as well as conifers along King George Boulevard which will add some extra buffering.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Three 5-storey apartment buildings

File No. 7915-0255-00

It was

Moved by D. Nelson

Seconded by M. Enns

That the Advisory Design Panel (ADP)

recommends A - that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

The Design Panel supported use, form and density of the project and considered the building siting/tree retention to be commendable.

Building Form and Character

- Suggest highlighting the McDougall Drive/King George Boulevard corner.

Highlighted the McDougall/KGB corner by wrapping the 'A2' glassed in all weather deck around the building corner.

- Consider the human scale of the columns at the lobby entries in its material ratios between stone and timber. Suggest lowering the stonework, and extending the timber lower.

Lowered the stonework on Building B & C entry ways to a more human scale.

- Suggest simplifying the cladding material usage. Consider arrangement of stone work, which may be too linear; could be reduced in some portions in favour of 2 stories on other portions.

Revised Stonework in some areas to 2 stories to prevent an overly linear look.

- Suggest differentiating each building with its own identity by varying the application of the existing colour palette.

Revised colour palettes on Buildings A & C to improve visual appeal and building identity.

- There was some concern with the use of the horizontal aluminum siding.

Removed Horizontal Aluminum at all building entries in favour of Hardie Panel.

- Consider daylighting for Unit J in Building B, as it may be quite shaded.

Revised Unit J to allow for more natural light.

Landscaping

- Commend the retention of trees.
- The connection between the outdoor space and indoor amenity room should be strengthened.

Connection between the indoor amenity and outdoor amenity is directly across from each other.

- There are possible program opportunities such as covered social area and an exercise circuit as extension of the workout room.

Exercise Equipment has been integrated along walkway for an exercise circuit.

- Create a more open space in the “central amenity area” to eliminate excessive shade and allow sightlines for parental supervision of children.

Sunny open grass area is now available beside the amenity room.

- Appreciate the naturalized play areas. Suggest exploring more opportunities for kids play and risk.

Balance logs are offered. Due to liability, and non supervision, we have to limit the extent of opportunity or risk.

- Suggest that walkway surfaces be solid and accessible for the elderly, as soft surfaces can be challenging.

Walkway is finished in asphalt for accessibility.

CPTED

- No comments provided specific to CPTED.

Accessibility

- Recommend 5% of the buildings be accessible.

Revised 20% of project units to be adaptable.

- Recommend a minimum of 2 disables parking stalls per building.

Provided at least 2 Accessible parking stalls per building.

- Recommend call buttons be horizontal at entrance.

Will Provide.

- Recommend emergency call button in parking lobbies.

Will Provide.

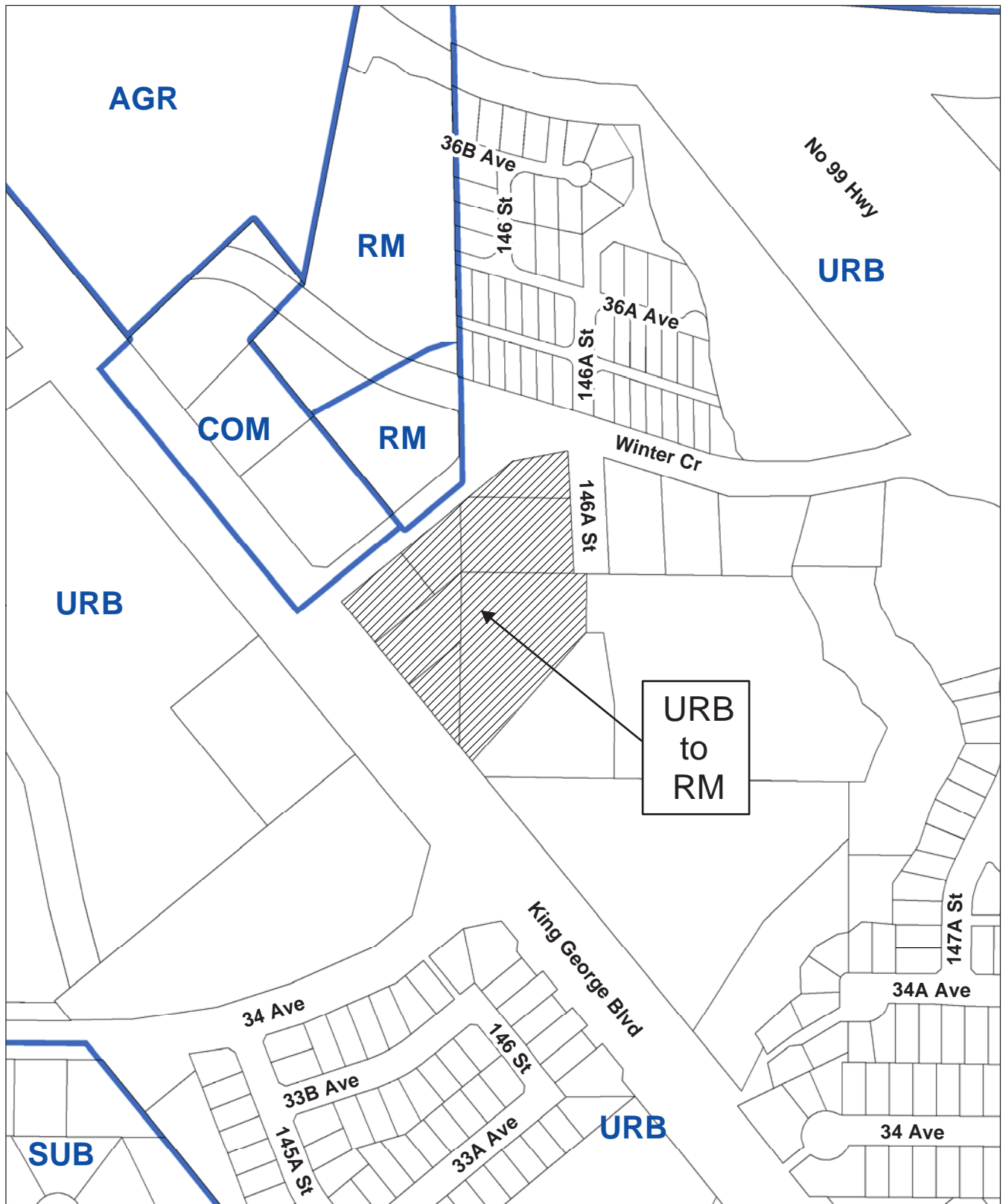
- Recommend elevator buttons are replaced horizontally.

Will Provide.

Sustainability

- Consider opportunities for rainwater management and water absorption between existing forest and rooftops/hardscapes.

Will Discuss with our Consultants.



OCP Amendment 7915-0255-00
Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: GENERAL AGRICULTURE ZONE (A-1)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 008-936-951
 Lot 25 District Lot 165 Group 2 New Westminster District Plan 28094
 14634 Winter Crescent

Parcel Identifier: 010-275-924
 Parcel "A" (Explanatory Plan 51548) District Lot 165 Group 2
 New Westminster District Plan 17141
 3545 - 146A Street

- (b) FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 013-028-286
 Parcel "One" (Explanatory Plan 11190) of Parcel "A" (Reference Plan 7601)
 Of District Lot 165 Group 2 New Westminster District
 3488 King George Boulevard

Parcel Identifier: 009-528-253
 Lot 15 District Lot 165 Group 2 New Westminster District Plan 11383
 3494 King George Boulevard

Parcel Identifier: 009-528-296
Lot 16 District Lot 165 Group 2 New Westminster District Plan 11383
3506 King George Boulevard

Parcel Identifier: 008-797-731
Lot 23 District Lot 165 Group 2 New Westminster District Plan 26034
3516 King George Boulevard

Parcel Identifier: 008-797-773
Lot 24 District Lot 165 Group 2 New Westminster District Plan 26034
14600 Winter Crescent

(hereinafter both 1. (a) and (b) shall be referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings* and related *amenity space* which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 1.72.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 37%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

	Setback	West <i>Yard</i> (King George Boulevard)	South <i>Yard</i>	East <i>Yard</i> (146A Street)	North <i>Yard</i> (McDougall Drive)
Use					
<i>Principal Buildings</i>		5.5 m. [18 ft.]	7.5 m. [25 ft.]	5.3 m. [17 ft.]	6.0 m. [20 ft.]
<i>Accessory Buildings and Structures</i>					

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 21.0 metres [69 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. All required resident and visitor *parking spaces* shall be provided as *underground parking*.
3. Notwithstanding Sub-section A.3 (d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* shall not be located within 0.5 metre [2 ft.] of the *front lot line* or the *lot line* along a *flanking street*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the *Surrey Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK