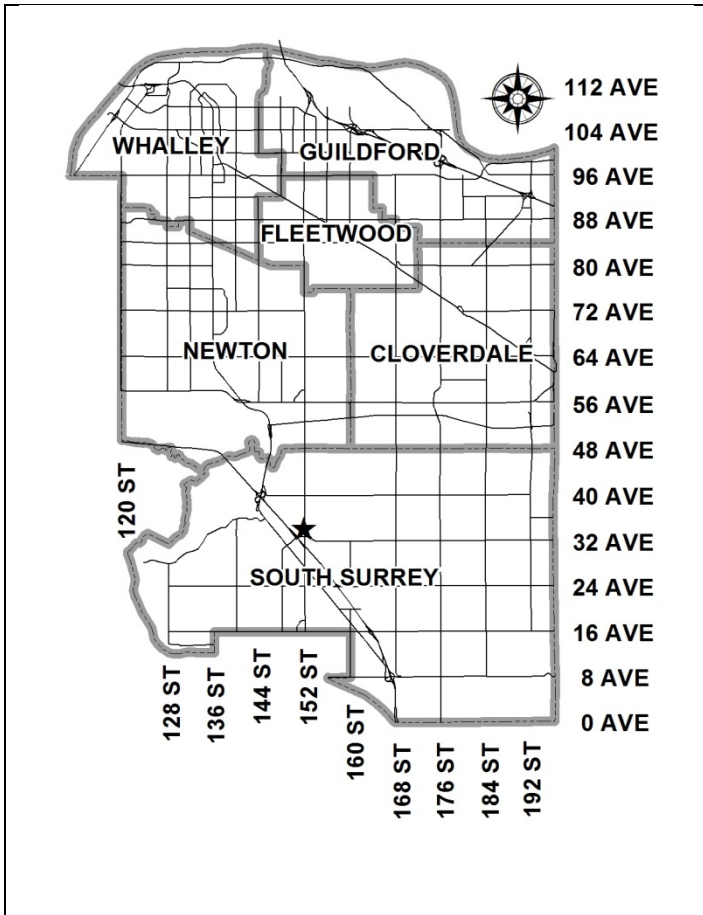


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0076-00

Planning Report Date: June 13, 2016



PROPOSAL:

- **Development Permit**

to permit the development of two four-storey apartment buildings

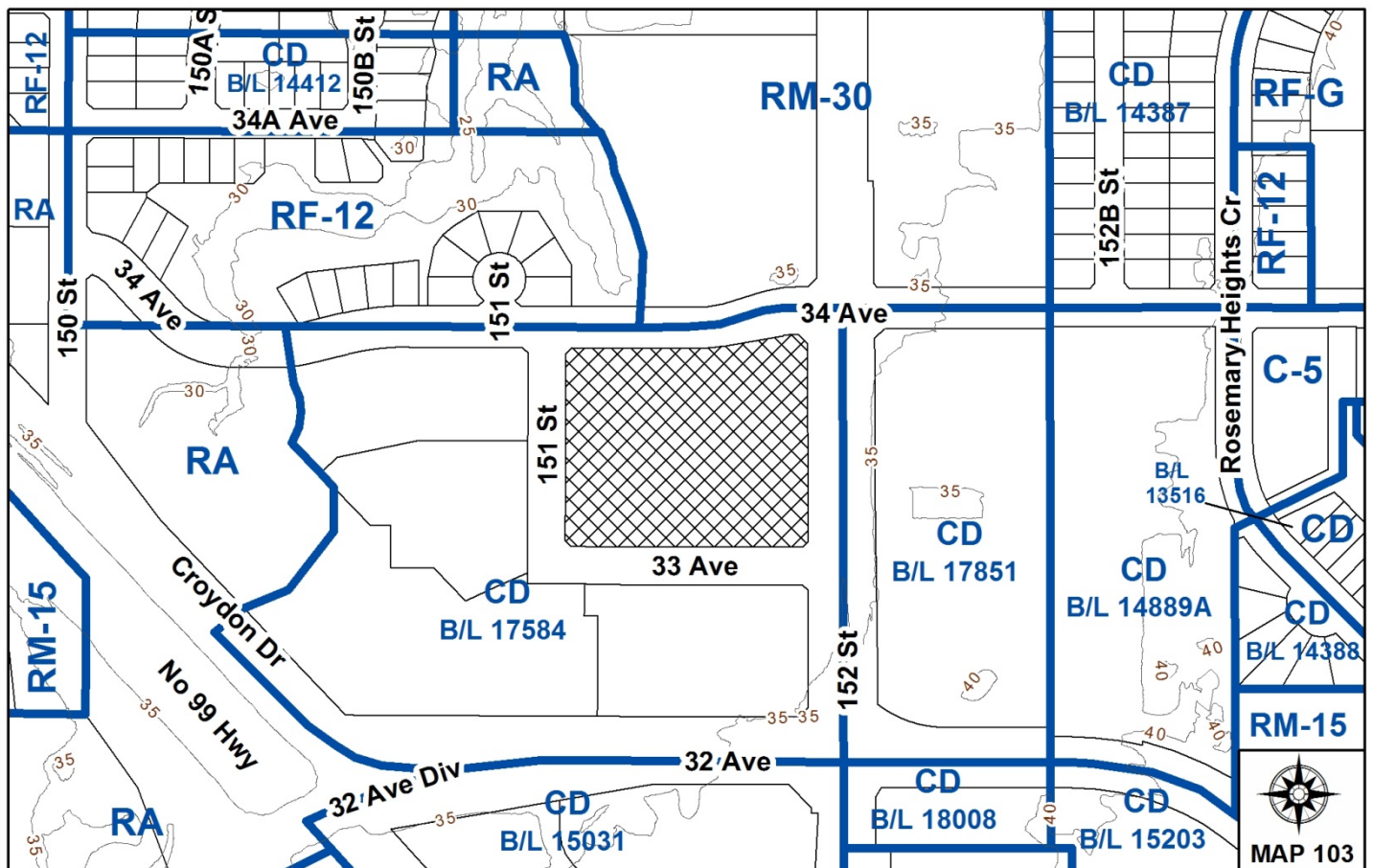
LOCATION: 3350 - 151 Street

OWNER: Polygon Harvard Gardens Ltd.

ZONING: CD (By-law nos. 17584 & 18175)

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Apartments 4-Storey Maximum and Apartments 6-Storey Maximum



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval to reduce indoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the land-use designation in the Official Community Plan (OCP) and the designation in the Rosemary Heights West Land Use Plan.
- The proposal complies with the Master Development Permit that was approved under Development Application No. 7911-0241-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0076-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,539 square metres (16,566 square feet) to 895 square metres (9,600 square feet).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) the applicant adequately address the impact of reduced indoor amenity space;
 - (h) discharge of Restrictive Covenant CA2848835 (No Development Until Satisfaction of Indoor Amenity Space Requirements); and
 - (i) registration of a Section 219 Restrictive Covenant outlining a maintenance agreement for specialty paving material that is located on City property.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Surrey Fire Department: The Fire Department has no concerns with the proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot, with the northwest corner being used for a sales centre for the phases of the development that have already been constructed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Townhomes, single-family lots, and preservation area for setbacks to Barbara Creek	Urban/ Garden Apartments, Single Family Small Lots and Cluster Housing and Preservation Area/Open Space	RM-30 and RF-12
East (Across 152 Street):	Low-rise apartment building for seniors.	Multiple Residential/ Institutional Residential.	CD (By-law No. 17851)
South (Across 33 Avenue):	Low-rise apartment building and amenity building for the community.	Multiple Residential/ Apartments (6-storey maximum) and Indoor/Outdoor Amenity Space	CD (By-law Nos. 17584 & 18175)
West (Across 151 Street):	Low-rise apartment building and townhomes.	Multiple Residential/ Apartments (4-storey maximum) and Townhouse (30 upa maximum)	CD (By-law Nos. 17584 & 18175)

DEVELOPMENT CONSIDERATIONSBackground and Context

- The subject site is part of the Harvard Gardens master-planned community. It is within the Rosemary Heights West Neighbourhood Concept Plan (NCP) area. The proposed development is the fourth and final phase of the Harvard Gardens project.
- In September 2012, Council approved a Neighbourhood Concept Plan amendment and rezoning to facilitate the development of the Harvard Gardens comprehensive residential project, which will consist of approximately 550 multiple residential units (510 apartment units and 40 townhouses) located in several buildings. The building forms included townhouses and four-storey apartment buildings.

- At the same time, Council approved a Master Development Permit (Application No. 7911-0241-00) for the project, which established the overall site plan, form, character, design guidelines and landscaping for the project in its entirety. The master-plan includes significant outdoor amenity space and a large indoor-amenity building to be shared by the entire community.
- Subsequently, detailed development permits for Phases 1, 2, and 3 have been issued.
- Phase 1 (Application No. 7911-0242-00) consisted of a 40-unit townhouse complex and an 86-unit, four-storey apartment building, both located in the northwestern portion of the site, across 151 Street from the subject property.
- Phase 2 (Application No. 7912-0233-00) consisted of a large indoor amenity building and outdoor amenity features, including a swimming pool, change rooms, gymnasium, guest suite, and indoor and outdoor lounge areas.
- Phase 3 (Application No. 7913-0214-00) consisted of a 139-unit, four-storey apartment building, located in the southeastern corner of the site, across 33 Avenue from the subject property.

Proposal

- The applicant is now proposing a Development Permit to facilitate the development of two four-storey apartment buildings with one level of underground parking. The buildings will be located in the northeastern corner of the Harvard Gardens site, adjacent to 152 Street.
- In the Rosemary Heights West Land Use Plan the subject property is split between two land-use designations: the northern half of the property is designated for “Apartments (4-storey maximum)” and the southern half is designated for “Apartments (6-storey maximum).” These designations are compatible with the zoning and the Master Development Permit that were approved under application no. 7911-0241-00. The applicant now proposes, however, to proceed with two four-storey buildings.
- The two buildings will be comprised of 248 one- and two-bedroom units. The proposed unit-density is 181 units per hectare (uph), or 73.4 units per acre (UPA). The floor area ratio (FAR) is 1.6. Lot coverage is proposed to be 44%.
- The original proposal anticipated the creation of approximately 550 units in total for the entire Harvard Gardens community. Since Phase 3 was constructed at four storeys instead of the anticipated six storeys, and one of the buildings in the current proposal is also four storeys instead of six, the total number of units has been reduced to 513.
- One level of underground parking is proposed, accessed from from 151 Street. Parking for residents’ and visitors’ vehicles will be located in the underground parking, as well as several rooms for bicycle storage. A total of 413 parking spaces are proposed including 50 visitor parking stalls, which meets the Zoning By-law requirement.

PRE-NOTIFICATION

- Development signs were installed on the property, but staff have received no comments from the public.

DESIGN PROPOSAL AND REVIEW

Building Design

- The design and siting of the building are generally consistent with Master Development Permit No. 7911-0241-00.
- The property has road frontage on four sides: 152 Street to the east, 33 Avenue to the south, 151 Street to the west, and 34 Avenue to the north.
- The proposed buildings are each u-shaped, creating a strong street frontage on all sides and forming a large interior courtyard. Access to the courtyard, other than via the buildings, will be between the buildings on the west and east sides of the site (see Appendix II for the site plan and elevations).
- The buildings are of wood-frame construction and will consist of a total floor area of 21,975 m² (236,538 ft²).
- The design of the proposed buildings is consistent with the design theme for the project, which is a modern interpretation of the traditional Boston brownstone style. The design has been adapted to suit our west coast climate and context.
- The buildings feature flat roofs, and cladding materials include primarily brick and Hardie-type cladding. All of the building materials are high-quality and attractive. A carefully-considered distribution of materials and colours breaks up the façade.
- The main entries to both buildings are set back, creating a break in the façade. Entries make extensive use of glass, with large awnings over the doors.
- The red-brick cladding is prominent on the lower portions of the buildings, with the rest of the buildings being primarily white and light grey. Black and dark grey are used as accent colours.

Amenity Space

- The courtyard on the interior of the site provides ample outdoor amenity space in the form of a playground, outdoor seating areas, groves of trees, and an open lawn. The current proposal requires a minimum of 744 m² (8,010 ft²) of outdoor amenity space and the courtyard will provide approximately 3,500 m² (32,300 ft²).
- Under the original application for the Harvard Gardens project (Development Application No. 7911-0241-00), it was agreed that the developer would provide a large indoor amenity building for the entire project, which would function as the heart of the community. A detailed Development Permit (No. 7912-0223-00) was approved for the amenity, and it has now been

constructed. The building is 895 m² (9,600 ft²) in area and includes a gymnasium, exercise room, games room, media lounge, kitchen, office space, storage space, and washrooms on the main floor and a caretaker's suite and two guest suites on the second floor. An outdoor swimming pool and patio are located on the south side of the amenity building.

- The 895 m² (9,600 ft²) of indoor amenity space provided is less than the approximately 1,650 m² (17,760 ft²) of indoor amenity space that is required under the Zoning By-law based on the originally anticipated 550 total residential units that were proposed.
- Since Phase 3 constructed fewer units than anticipated and the current Phase 4 proposal also includes fewer units, the total requirement for indoor amenity area will be 1,539 m² (16,566 ft²). This number is lower than anticipated, but still exceeds the 895 m² (9,600 ft²) that has been provided.
- At the time of the original application, the applicant was contemplating whether to incorporate small amenity rooms within future phases of the project to offset the deficiency. To resolve this issue and to provide some flexibility to the applicant, a covenant (CA2848835) was registered over the residential lots in the development. The covenant indicates that the lots should not be built upon until the indoor amenity requirements have been satisfied.
- For the first three phases of the development, comprised of 265 units in total, the required indoor amenity contribution was satisfied by the centralized indoor amenity building. With the current application for the proposed development of Phase 4, the shortfall in indoor amenity space will need to be resolved. The applicant proposes to address the shortfall by providing a cash-in-lieu contribution.

Landscaping

- The landscaping plan for the project includes planting around the perimeter of the site and a number of programmed landscaped zones within the interior courtyard.
- A north-south multi-use pathway is located on the eastern side of the property, adjacent to 152 Street. A minimum of 3.0 m (9.8 ft) of landscape planting is required on the west side of the pathway, between the path and the ground-level patios. The planting is required to enhance the public realm and to provide a privacy separation for the occupants of the ground-floor units.
- The two entries to the courtyard, between the buildings on the east and west sides of the site, are lined with double-rows of magnolia trees.
- Ground-level patios for interior units will face the courtyard and both buildings will have direct entry to the courtyard area from the main lobbies.
- Within the outdoor amenity area, located in the courtyard, the space is divided into a number of zones: a children's play area, outdoor lounge, outdoor dining area, "croquet lawn," "dogwood grove," and "poet's corner." These zones each contain distinctive plantings.
- 127 trees are proposed to be planted on the site, including dogwood, magnolia, spruce, ironwood and oak.

- Additional shrubs, hedges and other plantings will be located around the patios and along all street frontages, including orange blossom, yew, boxwood, laurel, hosta, and ferns.
- The applicant proposes some specialty paving material to extend onto City property in some locations. Specifically, this paving will be extended across the sidewalk at both main building entries (on 33 Avenue and 34 Avenue), and onto the boulevard at two intersections (151 Street & 33 Avenue and 151 Street & 34 Avenue). The City's Engineering Department has approved this design but the applicant must register a restrictive covenant on title to outline an on-going maintenance agreement. This arrangement is similar to those established on previous phases of the Harvard Gardens development.

TREES

- The clearing of the subject property was approved as part of the earlier phases of development. There are currently no trees on the property.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site in February, 2016. 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 within the Rosemary Heights West Land Use Plan. The proposal complies with the Land Use Plan and with the approved Master Development Permit.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • A community garden was constructed as part of the master plan and will be available to all residents in the community.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards such as absorbent soils, downspout disconnection, and on-lot infiltration.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development incorporates a multi-use pathway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The project provides amenities for different age groups through the programming of the courtyard and the fact that residents will have access to the common amenity building.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A sustainable features document will be created and provided to new home owners at the time of sale.

ADVISORY DESIGN PANEL

- The proposal was presented to the Advisory Design Panel (ADP) on April 7, 2016. The proposal was well-received by the panel. There were relatively few comments from the panel and they have been addressed by the applicant.

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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Rositch Hemphill Architects and HAPA Landscape Architecture, respectively, dated May 20, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MJ/dk

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-laws no. 17584 & 18175)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,692 m ²
Road Widening area		
Undevelopable area		
Net Total		13,692 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		44%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North	7.5 m	7.5 m
East	12.0 m	12.0 m
West	4.0 m	4.0 m
South	4.0 m	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		15m / 4 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		48
Two Bedroom		200
Three Bedroom +		
Total		248
FLOOR AREA: Residential		21,975 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		21,975 m ²

** 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)		181 uph / 73 upa
# of units/ha /# units/acre (net)	198 uph / 80 upa	181 uph / 73 upa
FAR (gross)		1.6
FAR (net)	2.0	1.6
AMENITY SPACE (area in square metres)		
Indoor	744 m ²	895 (shared with other buildings)
Outdoor	744 m ²	3,500 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	62.4	63
2-Bed	300	300
3-Bed		
Residential Visitors	49.6	50
Institutional		
Total Number of Parking Spaces	412	413
Number of disabled stalls		5
Number of small cars		50
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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1. DPA	24 FEB. 2016
2. DESIGN PANEL	16 MARCH 2016
3. DP COORDINATION	21 APRIL 2016
4. DP COORDINATION	14 MAY 2016
5. DPA RE-SUBMISSION	20 MAY 2016



PERSPECTIVE VIEW - 34 AVENUE & 152 STREET



PERSPECTIVE VIEW - 33 AVENUE & 151 STREET

ISSUED FOR
DPA Re-submission
20 MARCH 2016

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PROJECT NO. **1525**

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DATE: 20 May 2016



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PERSPECTIVE VIEW - MAIN ENTRY

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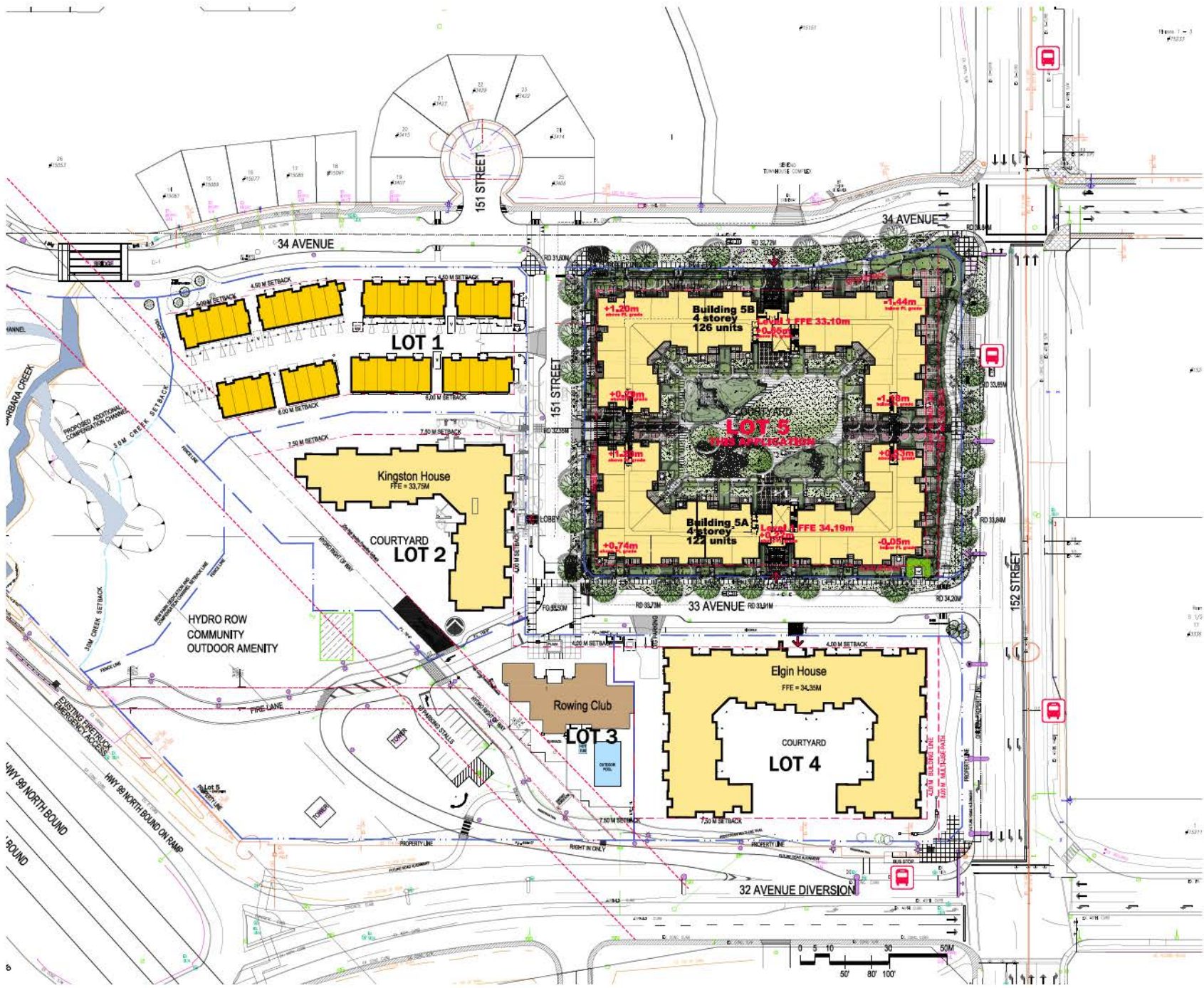
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7. DP COORDINATION	21 APRIL 2016
8. DP COORDINATION	21 APRIL 2016
9. DPA RE-SUBMISSION	20 MAY 2016

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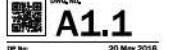
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SITE PLAN

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20 May 2016



151 STREET

34 AVENUE

151 STREET

33 AVENUE

152 STREET

Flain House



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2. DESIGN PANEL	26 MARCH 2016
3. DP COORDINATION	21 APRIL 2016
4. DP COORDINATION	11 MAY 2016
5. DPA RE-SUBMISSION	20 MAY 2016

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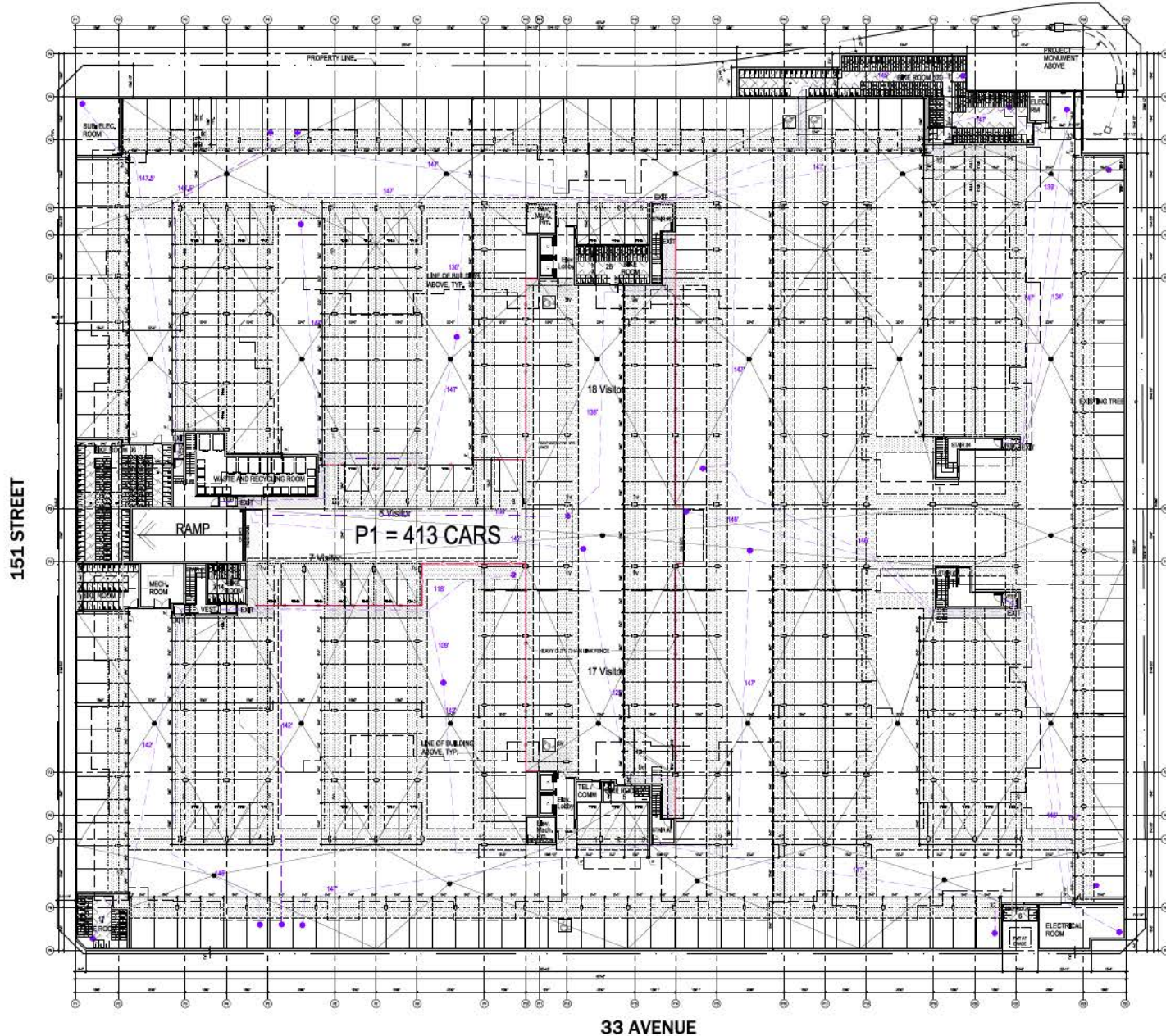
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OVERALL PLAN**

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PROJECT NO. 1525



34 AVENUE



151 STREET

152 STREET

33 AVENUE



135883.48 SF
P1 = CARS

	Required	Provided
Resid.	412	413
Vis.	362	363
	50	50

363 Standard Size Cars
50 Small Size Cars (12%)
5 HC Size Cars

P1 = BIKES

	Required	Provided
	298	305

Typ. Bike storage sizes





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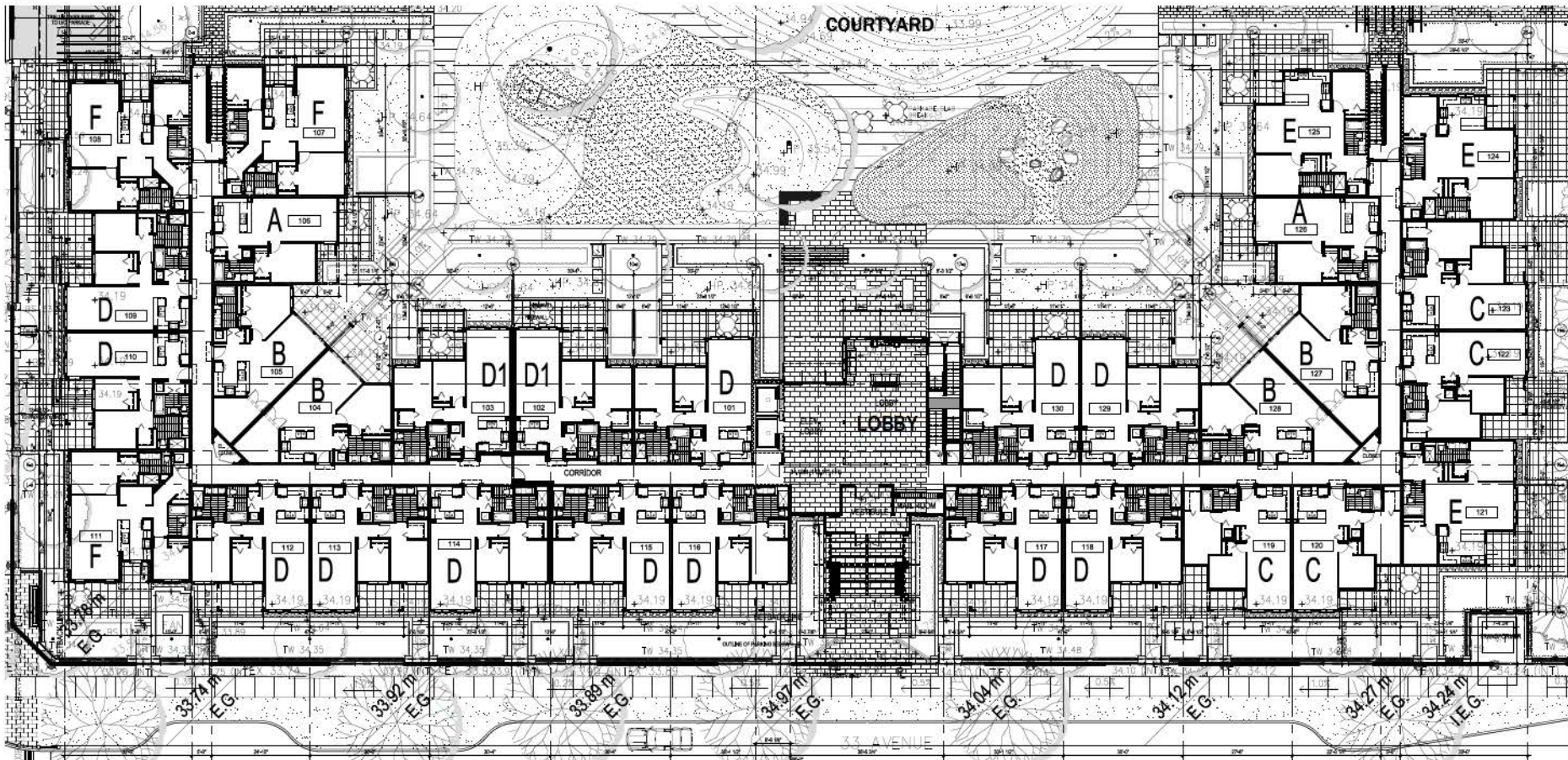
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2. DESIGN PANEL	20 MARCH 2016
3. DP COORDINATION	21 APRIL 2016
4. DP COORDINATION	11 MAY 2016
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151 STREET

152 STREET



33 AVENUE

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1ST FLOOR PLAN
Building A

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DATE: 20 May 2016

34 AVENUE



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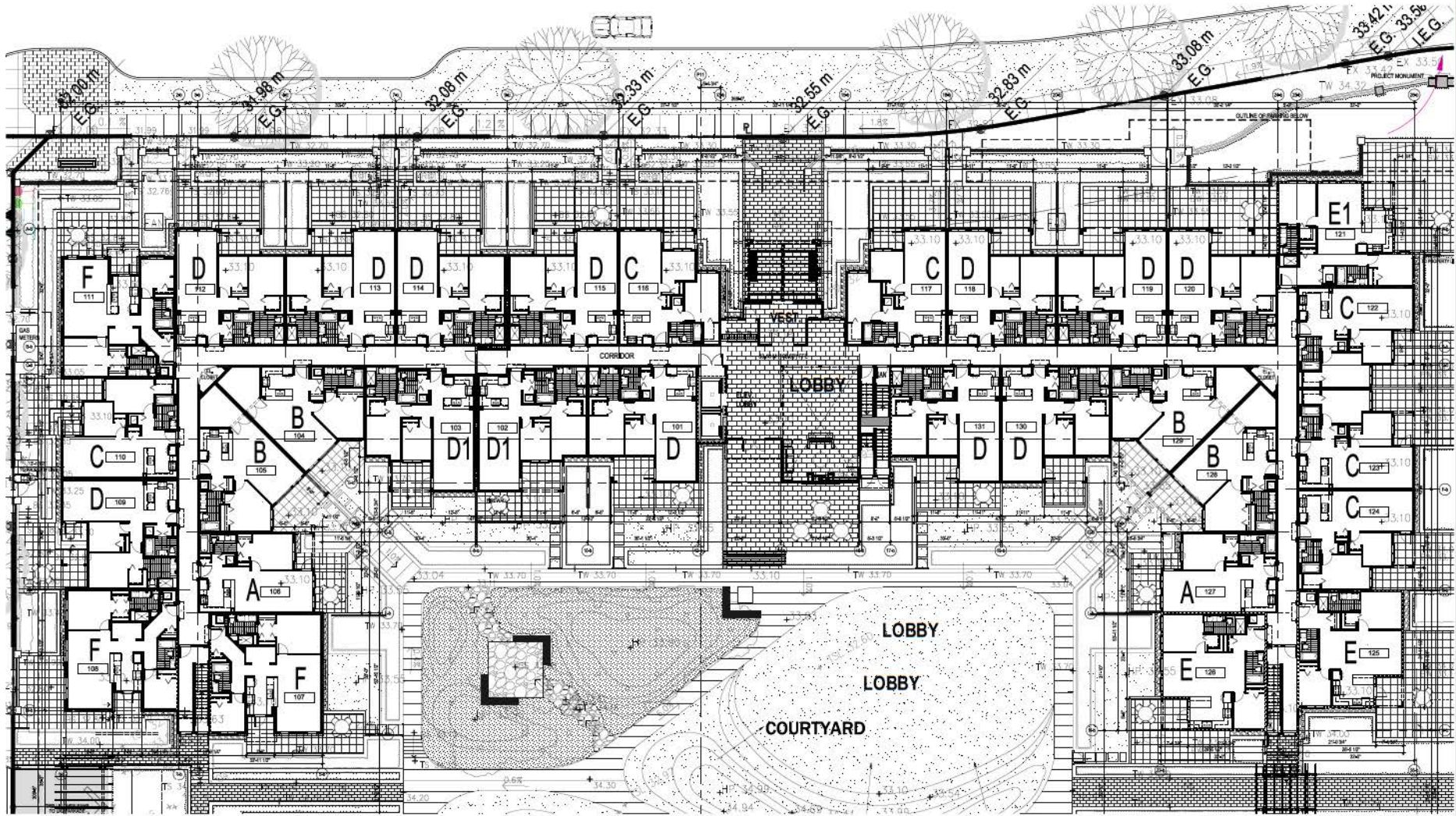
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5 DPA	24 FEB, 2016
6 DESIGN PANEL	25 MARCH, 2016
7 3P COORDINATION	21 APRIL, 2016
8 4P COORDINATION	14 MAY, 2016
9 DPA REAPPRAISAL	20 MAY, 2016



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 @ HARVARD GARDENS**
 3350 - 151 Street, City of Surrey, B.C.

DRAWING TITLE:
**1ST FLOOR PLAN
 Building B**

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 CHECKED: KH

PROJECT NO. 1525

DWG. NO.
A3.0 B
 20 May 2016

E:\ARCHITECTURE\2015\2015 HARVARD GARDENS LIT SUPPLY\1525-A1101010

151 STREET

152 STREET



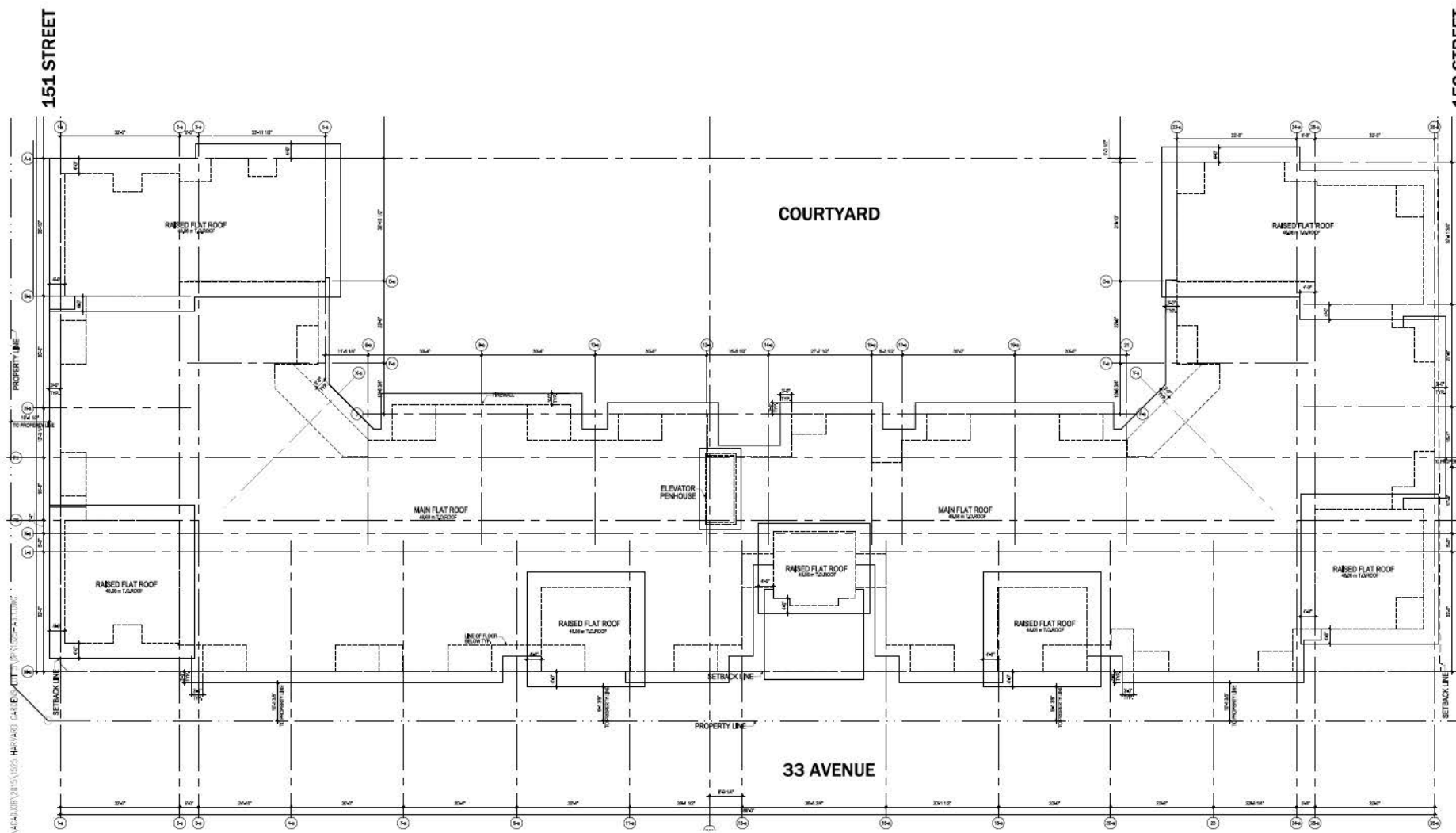
Rositch Hemphill Architects

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REVISION	DATE
1. DPA	24 FEB, 2016
2. DESIGN PANEL	20 MARCH 2016
3. DP COORDINATION	21 APRIL 2016
4. DP COORDINATION	11 MAY 2016
5. DPA RE-SUBMISSION	20 MAY 2016



ISSUED FOR
DPA Re-submission
20 MARCH 2016

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ARCHITECTURAL SEAL:

CLIENT: **POLYGON**
400-100 West End Drive, Vancouver BC
Canada, Phone: 604.689.8002 Fax: 604.689.1091

PROJECT: **PRESCOTT COMMONS @ HARVARD GARDENS**
3350 - 151 Street, City of Surrey, BC.

DRAWING TITLE: **ROOF PLAN Building A**

DATABASE: 1525-A3.4A.rvt
SCALE: 3/32" = 1'-0"
PLOT DATE: 28 JAN, 2016
DRAWN: SS
CHECKED: KH

PROJECT NO. 1525

DWG. NO. **A3.4A**
DATE: 20 May 2016

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Vancouver, BC Canada
V6A 1G1

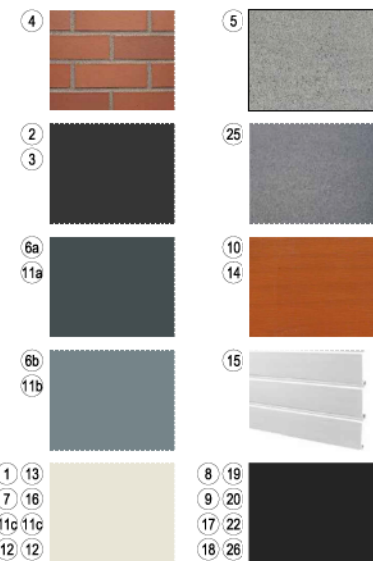
1 604.699.8002

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ISSUED: 24 FEB. 2016
DATE: 26 MARCH 2016
L DPA 24 FEB. 2016
L DESIGN PANEL 26 MARCH 2016
L DP COORDINATION 21 APRIL 2016
L DP COORDINATION 14 MAY 2016
L DPA Re-submission 20 MAY 2016

MATERIAL LEGEND	APARTMENT
1a ROOF FASCIA	DELITE BRICKS CHARCOLE YORKSPS (BM 2134) SEAPANEL
1b STEEL ROOF FASCIA	BM 2134-10 JET BLACK
2 STEEL ENTRY CANOPY	BM 2134-10 JET BLACK
3 STEEL POST	BM 2134-10 JET BLACK
4 BRICK CLADDING	MUTUAL MATERIALS BRICK SMOOTH
5 CONCRETE HEADERS & SILLS AT BRICK & CULTURED STONE	NATURAL CONCRETE
6a HORIZONTAL LAP SIDING @ EXPOSURE CEDAR MILL FINISH (DARK)	BM 2134-05 STONEGRAYTOP
6b HORIZONTAL LAP SIDING @ EXPOSURE CEDAR MILL FINISH (LIGHT)	BM 2134-10 SMOKESTACK GRAY
7a HORIZONTAL VERTICAL SIDING SMOOTH FINISH IN WOOD BATTENS	DELITE BRICKS CHARCOLE YORKSPS (BM 2134) SEAPANEL
7b HORIZONTAL VERTICAL SIDING SMOOTH FINISH	BM 2134-10 JET BLACK
8 OILY GLAZED TROUGH BROKEN VINYL WINDOW & DOOR FRAME	STOCK BLACK
9 ALUM. STOREFRONT WINDOWS AND DOORS AT MAIN ENTRY	STOCK BLACK
10 GROUND FLOOR UNIT ENTRY DOORS	BRINKERS CETOL CEDAR 8077
11 WINDOW & DOOR WOOD TRIM	DELITE BRICKS CHARCOLE YORKSPS (BM 2134) SEAPANEL
12a WOOD TRIM BAND	DELITE BRICKS CHARCOLE YORKSPS (BM 2134) SEAPANEL
12b WOOD TRIM BAND	BM 2134-10 JET BLACK
13 EXIT DOORS	DELITE BRICKS CHARCOLE YORKSPS (BM 2134) SEAPANEL
14 WOOD COUSINGS ALUMINUM SOFFIT (BY SPOT LIGHTING) - BRICKS CHARCOLE	SANDED SMOOTH DOUGLAS FIR, BRINKERS - CETOL CEDAR 8077
15 EQUINOX T3 VIP (MOVEMENT) SOFFIT - TYPICAL	METEN - TYPICAL
16 DENTIL CORNICE	DELITE BRICKS CHARCOLE YORKSPS (BM 2134) SEAPANEL
17 ALUM. BALCL. RAILING & POST EXTERIOR GUARD	STOCK BLACK
18 DECORATIVE ALUM. ACCENTS	STOCK BLACK
19 ALUM. UNIT ENTRY GATE	STOCK BLACK
20 LIGHT FIXTURE	STOCK BLACK
21 ALUMINUM MAIN WATER LEADER & GUTTER	CASCADE - OCEANO BLACK
22 PARKADE GATES & PARKADE ALUMINUM PICKET PARTITIONS	STOCK BLACK
23 3/4 GA PREFINISHED ALUMINUM FLASHINGS	TO MATCH THE COLOUR OF FINISH MATERIALS THE FLASHING CLADDING
1. AT CONCRETE HEADERS & SILLS	CASCADE - OCEANO METRO BROWN
2. AT OFF-WHITE HORIZONTAL SIDING	CASCADE - OCEANO VIOLET GRAY
3. AT DARK BLUE HORIZONTAL SIDING	CASCADE - OCEANO CHARCOAL
4. AT LIGHT BLUE HORIZONTAL SIDING	CASCADE - OCEANO RESISTANT GRAY
5. AT ROOF FASCIA	CASCADE - OCEANO VIOLET WHITE
6. METAL CANOPY	CASCADE - OCEANO BLACK
7. CONCRETE CAP	NATURAL CONCRETE
8. CULTURED STONE @ EXTERIOR & LANDSCAPE WALLS	AGORA STONE - BRINKERS BRISTONE
9. ALUM. LANDSCAPE GUARD PICKET & POSTS	STOCK BLACK
10. VINYL EXTERIOR VENT CAPS	STOCK COLOUR BY PRIMEX
11. THRU BRICK CLADDING BRICK SMOOTH	PRIMEX WOLF SERIES - 25 BLACK
12. THRU BM 2134-05 STONEGRAYTOP HORIZONTAL SIDING	PRIMEX WC SERIES - 28 DARK GREY
13. THRU BM 2134-10 SMOKESTACK GRAY HORIZONTAL SIDING	PRIMEX WC SERIES - 31 LIGHT GREY
14. THROUGH BRICK CLADDING YORKSPS (BM 2134) SEAPANEL	PRIMEX WC SERIES - 01 SNOW WHITE
15. VINYL SOFFIT VENT CAPS	PRIMEX SVL - 01 SNOW WHITE



ISSUED FOR
DPA Re-submission
20 MARCH 2016

DATE: 20 MARCH 2016

PROJECT: PRESOTT COMMONS @ HARVARD GARDENS 3350-151 Street, City of Surrey, B.C.

MATERIALS ANC COLOURS

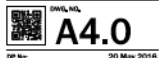


PRESOTT COMMONS @ HARVARD GARDENS 3350-151 Street, City of Surrey, B.C.

MATERIALS ANC COLOURS

DATABASE: 1525-A4.0.rvt
SCALE: 3/32" = 1'-0"
PLOT DATE: 26 JAN, 2016
DRAWN: JB
CHECKED: KH

PROJECT NO. 1525



DATE: 20 MAY 2016



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REVISED	DATE
1. DPA	24 FEB. 2016
2. DESIGN PANEL	16 MARCH 2016
3. DP CONFIRMATION	21 APRIL 2016
4. DP CONFIRMATION	14 MAY 2016
5. DPA Resubmission	20 MAY 2016

ISSUED FOR
DPA Re-submission
 20 MARCH 2016

NO. / REVISION	DATE
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PROJECT:
**PRESCOTT COMMONS
 @ HARVARD GARDENS**
 3350-151 Street, City of Surrey, B.C.

DRAWING TITLE:
STREETSCAPE

DATABASE: 1525-A4.0.1.rvt
 SCALE: 1/250' = 1"=0'
 PLOTTED: 28 JAN, 2016
 DRAWN: JB
 CHECKED: KH

PROJECT NO. 1525



DATE: 20 MAY 2016

ELGIN HOUSE

BUILDING 5A

BUILDING 5B

33 AVENUE

STREETSCAPE - 152 STREET

BUILDING 5B

LAUREATES WALK TOWNHOUSES

151 STREET

STREETSCAPE - 34 AVENUE

E:\1525\1525\1525 HARVARD GARDENS LIT 5/DP/1525-A4.0.1.DWG



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REVISED	DATE
1. DPA	24 FEB. 2016
2. DESIGN PANEL	16 MARCH 2016
3. DP CONFIRMATION	21 APRIL 2016
4. DP CONFIRMATION	14 MAY 2016
5. DPA RE-SUBMISSION	20 MAY 2016



SOUTH ELEVATION - FACING 33 AVENUE



WEST ELEVATION - FACING 151 STREET

ISSUED FOR
DPA Re-submission
20 MARCH 2016

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PROJECT:
PRESCOTT COMMONS @ HARVARD GARDENS
3350-151 Street, City of Surrey, B.C.

DRAWING TITLE:
ELEVATIONS

DATABASE: 1525-A4.01.rvt
SCALE: 3/32" = 1'-0"
PLOTTED DATE: 28 JAN, 2016
DRAWN BY: JB
CHECKED BY: KH

PROJECT NO.: 1525



DATE: 20 May 2016

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REVISION	DATE
1. DPA	24 FEB. 2016
2. DESIGN PANEL	16 MARCH 2016
3. DP CONFIGURATION	21 APRIL 2016
4. DP CONFIGURATION	14 MAY 2016
5. DPA RE-SUBMISSION	20 MAY 2016



NORTH ELEVATION - FACING 34 AVENUE



EAST ELEVATION FACING 152 STREET

ISSUED FOR
DPA Re-submission
20 MARCH 2016

REVISION **DATE**

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PROJECT:
PRESCOTT COMMONS @ HARVARD GARDENS
3350-151 Street, City of Surrey, B.C.

DRAWING TITLE:
ELEVATIONS

DATE: 1525-A4.0-01.dwg
SCALE: 3/32" = 1'-0"
PLOTTED: 28 JAN. 2016
DRAWN: JB
CHECKED: KH

PROJECT NO.: 1525

DRAWING NO.: A4.2

DATE: 20 May 2016

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REVISED	DATE
1. DPA	24 FEB. 2016
2. DESIGN PANEL	16 MARCH 2016
3. DP COORDINATION	21 APRIL 2016
4. DP COORDINATION	14 MAY 2016
5. DPA RE-SUBMISSION	20 MAY 2016



COURTYARD ELEVATION - FACING SOUTH



COURTYARD ELEVATION - FACING NORTH

ISSUED FOR
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20 MARCH 2016

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PROJECT: **PRESCOTT COMMONS @ HARVARD GARDENS**
3350-151 Street, City of Surrey, B.C.

DRAWING TITLE: **ELEVATIONS**

DATE: 1525-A4.3.dwg
SCALE: 3/32" = 1'-0"
PLOT DATE: 28 JAN, 2016
DRAWN: JB
CHECKED: KH

PROJECT NO. 1525

DRAWING NO. **A4.3**
DATE: 20 May 2016

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REVISED	DATE
1. DPA	24 FEB. 2016
2. DESIGN PANEL	16 MARCH 2016
3. DP COORDINATION	21 APRIL 2016
4. DP COORDINATION	14 MAY 2016
5. DPA RE-SUBMISSION	20 MAY 2016



COURTYARD ELEVATION - FACING EAST



COURTYARD ELEVATION - FACING WEST

ISSUED FOR
DPA Re-submission
20 MARCH 2016

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PROJECT: PRESCOTT COMMONS
@ HARVARD GARDENS
3350-151 Street, City of Surrey, B.C.

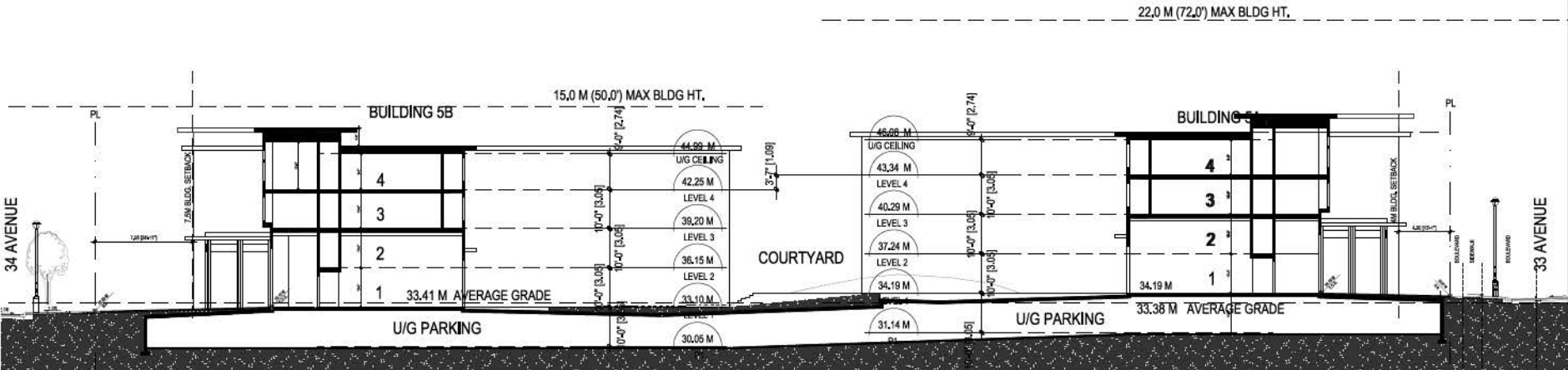
DRAWING TITLE: ELEVATIONS

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SCALE: 3/32" = 1'-0"
PLOT DATE: 28 JAN, 2016
DRAWN: JB
CHECKED: KH

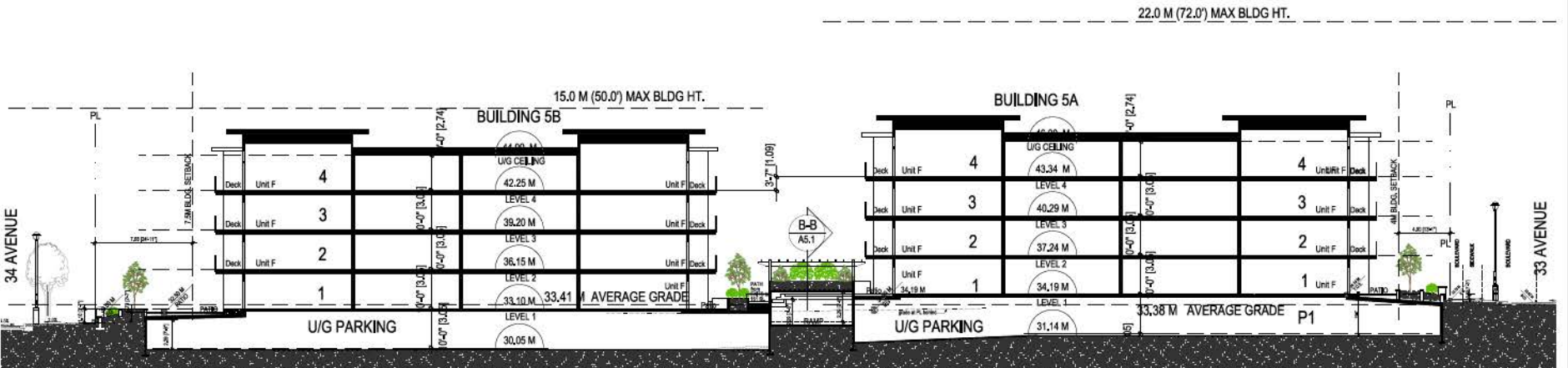
PROJECT NO.: 1525

DRAWING NO.: A4.4

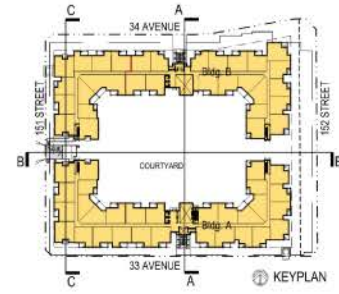
DATE: 20 MAY 2016



1 SECTION A-A
SCALE 3/32" = 1'-0"



1 SECTION C-C
SCALE 3/32" = 1'-0"



ISSUED FOR
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20 MARCH 2016

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PROJECT:
PRESCOTT COMMONS @ HARVARD GARDENS
3350-151 Street, City of Surrey, BC
DRAWING TITLE:
CROSS SECTIONS

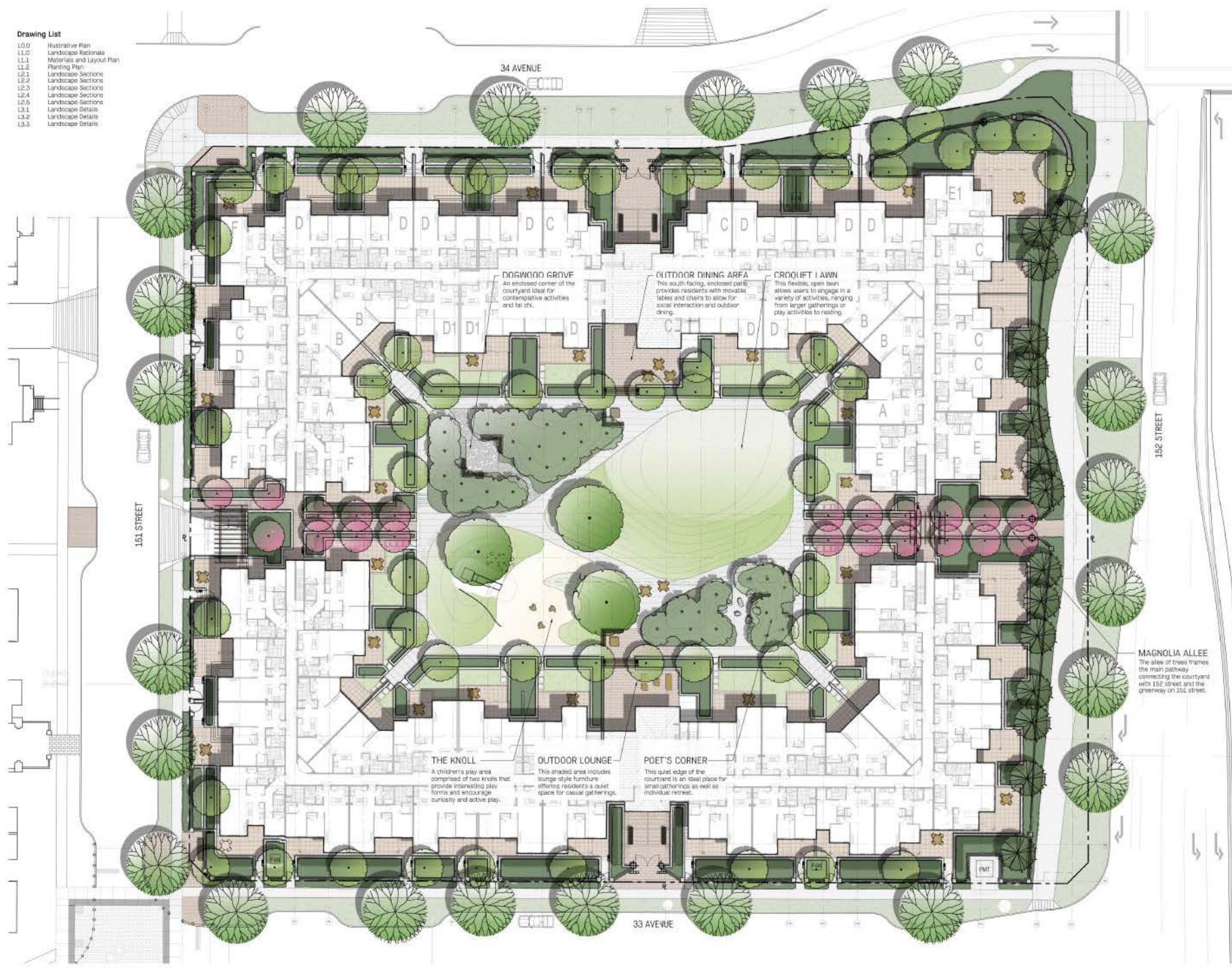
DATABASE: 1525-A5.0.dwg
SCALE: 3/32" = 1'-0"
PLOTTED DATE: 26 JAN, 2016
DRAWN BY: SS
CHECKED BY: KH

PROJECT NO.: 1525
DWG. NO.: A5.0
DATE: 20 May 2016

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Drawing List

1.0.0	Illustrative Plan
1.1.0	Landscape Rationale
1.1.1	Materials and Layout Plan
1.1.2	Planting Plan
1.2.1	Landscape Sections
1.2.2	Landscape Sections
1.2.3	Landscape Sections
1.2.4	Landscape Sections
1.2.5	Landscape Sections
1.3.1	Landscape Details
1.3.2	Landscape Details
1.3.3	Landscape Details



34 AVENUE

151 STREET

152 STREET

33 AVENUE

DOGWOOD GROVE
 An enclosed corner of the courtyard ideal for contemplative activities and tai chi.

OUTDOOR DINING AREA
 This south facing, enclosed patio provides residents with movable tables and chairs to allow for social interaction and outdoor dining.

CROQUET LAWN
 This flexible, open lawn allows users to engage in a variety of activities, ranging from larger gatherings or play activities to reading.

THE KNOLL
 A children's play area comprised of two knolls that provide interesting play forms and encourage curiosity and active play.

OUTDOOR LOUNGE
 This shaded area includes lounge-style furniture offering residents a quiet space for casual gatherings.

POET'S CORNER
 This quiet edge of the courtyard is an ideal place for small gatherings as well as individual retreat.

MAGNOLIA ALLEE
 The alley of trees frames the main pathway connecting the courtyard with 152 Street and the greenway on 151 Street.

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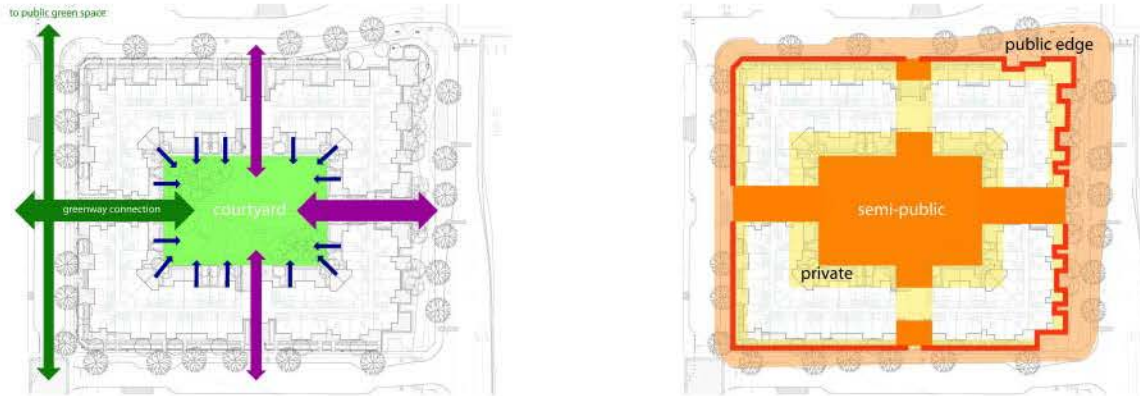
1	Issued For DP	May 21, 2020
2	Issued For DP	Apr 21, 2020
3	Issued For DP	Mar 20, 2020
4	Issued For DP	Feb 24, 2020



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Prescott Commons
 at Harvard Gardens
 Surrey, BC

Illustrative Plan



Animate the Courtyard

Harvard Gardens evokes an old world academic aesthetic with stately brick walls and red metal gates and fences. An interior courtyard much like those found on university campuses creates a unique setting for the immediate community, embedded with a variety of spaces for different uses.

Croquet Lawn: An open lawn provides a flexible space for users to engage in a variety of activities, such as play and gatherings.

Tai Chi Grove: This enclosed corner of the courtyard with flagstone paving is ideal for practicing tai chi, removed from the activity of the rest of the courtyard.

The Kiddi: A play area comprised of a large mound with a slide and climbing ropes and a smaller one, both of which provide form, visual curiosity and a variety of play options.

Poet's Corner: A seating area with a canopy for shade dedicated to quiet contemplative uses such as reading or small group gatherings.



Connectivity

Lobby entries are framed by special paving which roll-outs into the public realm. A magnolia alley frames the main path that bisects the courtyard connecting the pathway on 153rd Street with the development, and linking it with the multi-use pathway on 154th.

Pavos: Feature paving extending from the building entrances facing the courtyard create patios that allow residents to interact with neighbours.

Outdoor Dining Patio: A south-facing courtyard that protrudes from the building entry into the courtyard is an ideal open air eating area with a harvest table and food counter. A bench at the edge of the patio shaded by a trellis overhead interfaces with the open lawn.

Outdoor Lounge: This cooler area secluded from the main activity of the courtyard offers users casual seating for smaller groups.



Define Public and Private

The brick wall surrounding Harvard Gardens is a main feature for both the public and private realm. It provides adequate room for planting over the parkade below, with trees and groundcover softening the edges of the roads, and demarcating the transition between the street and the residences. The use of fences and gates in between residential units further clarifies public and private space. Special paving highlights major entrances facing the streets, signaling a change from the public to the private.

Inside the courtyard, patios are buffered by planter walls with trees and hedges providing retreat for the residences and distinguishing the public amenity from the private.



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4	Re-issued For CP	May 20, 2016
3	Issued For CP	Nov 11, 2015
2	Issued For CP	Mar 20, 2015
1	Issued For CP	Feb 24, 2015

No.	Description	Date
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Prescott Commons
at Harvard Gardens
Surrey, BC

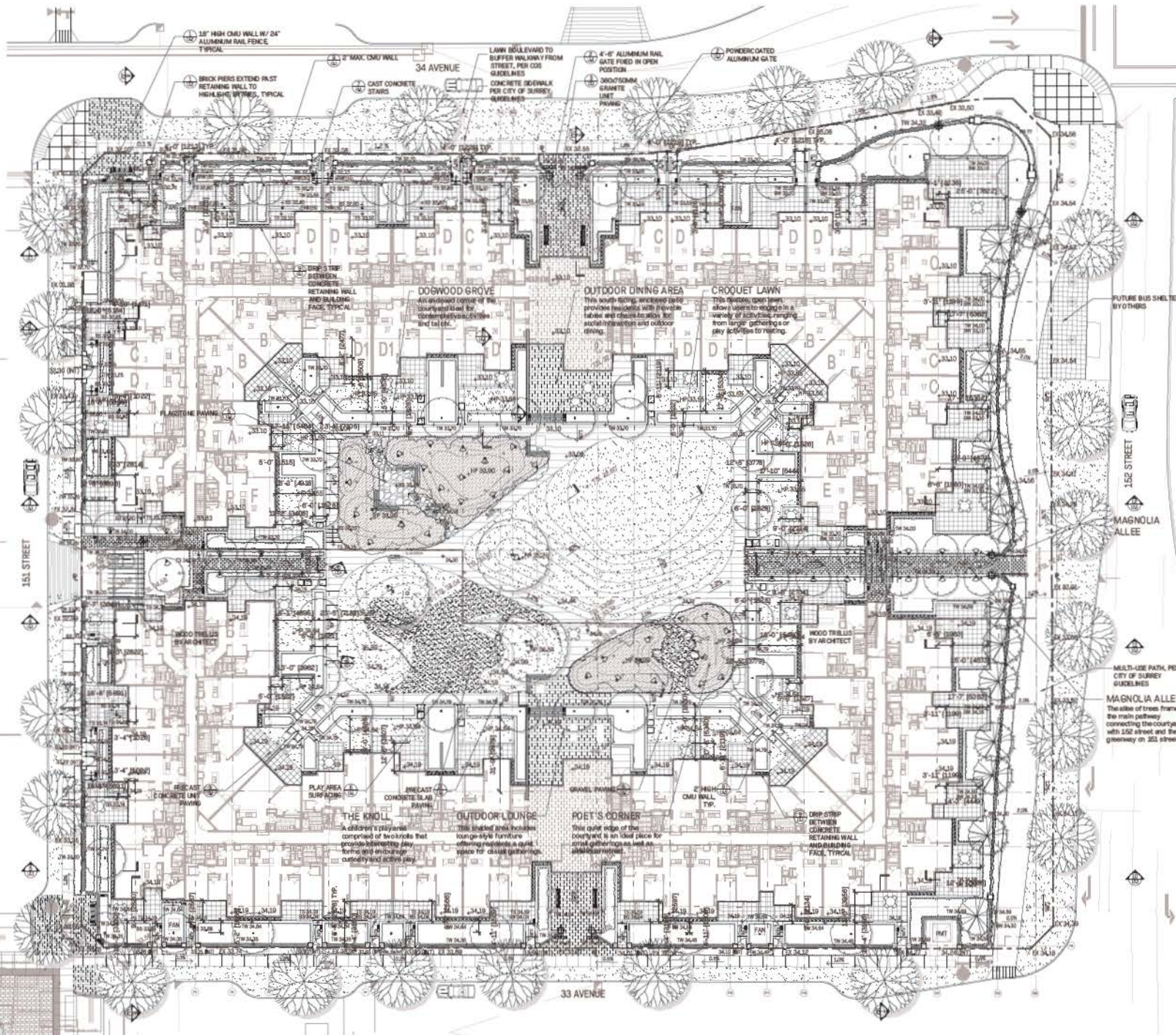
Design Rationale

Date	FMS: 24.2.2016	Drawing No.	
Project No.	1530		
Scale	1/8" = 1'		
Drawn by	JP		

Legend

- property line
- edge of slab

- proposed trees
- EX existing grade
- (INT) interpolated grade
- TSL top of slab
- TW top of wall
- BLW bottom of wall
- TS top of stair
- BS bottom of stair
- HP high point
- LP low point
- 34.54 proposed elevation
- slab elevation below
- globe light
- signage upright LED strip
- tree upright
- stop light/wall mount



HAPA
 LANDSCAPE ARCHITECTS
 URBAN DESIGN
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 WASHINGTON, DC 20510
 800-200-4230
 hapa.com

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No.	Description	Date
1	Issued for CP	May 20, 2018
2	Issued for SDC	April 11, 2018
3	Issued for CP	Mar. 30, 2018
4	Issued for CP	Feb. 28, 2018



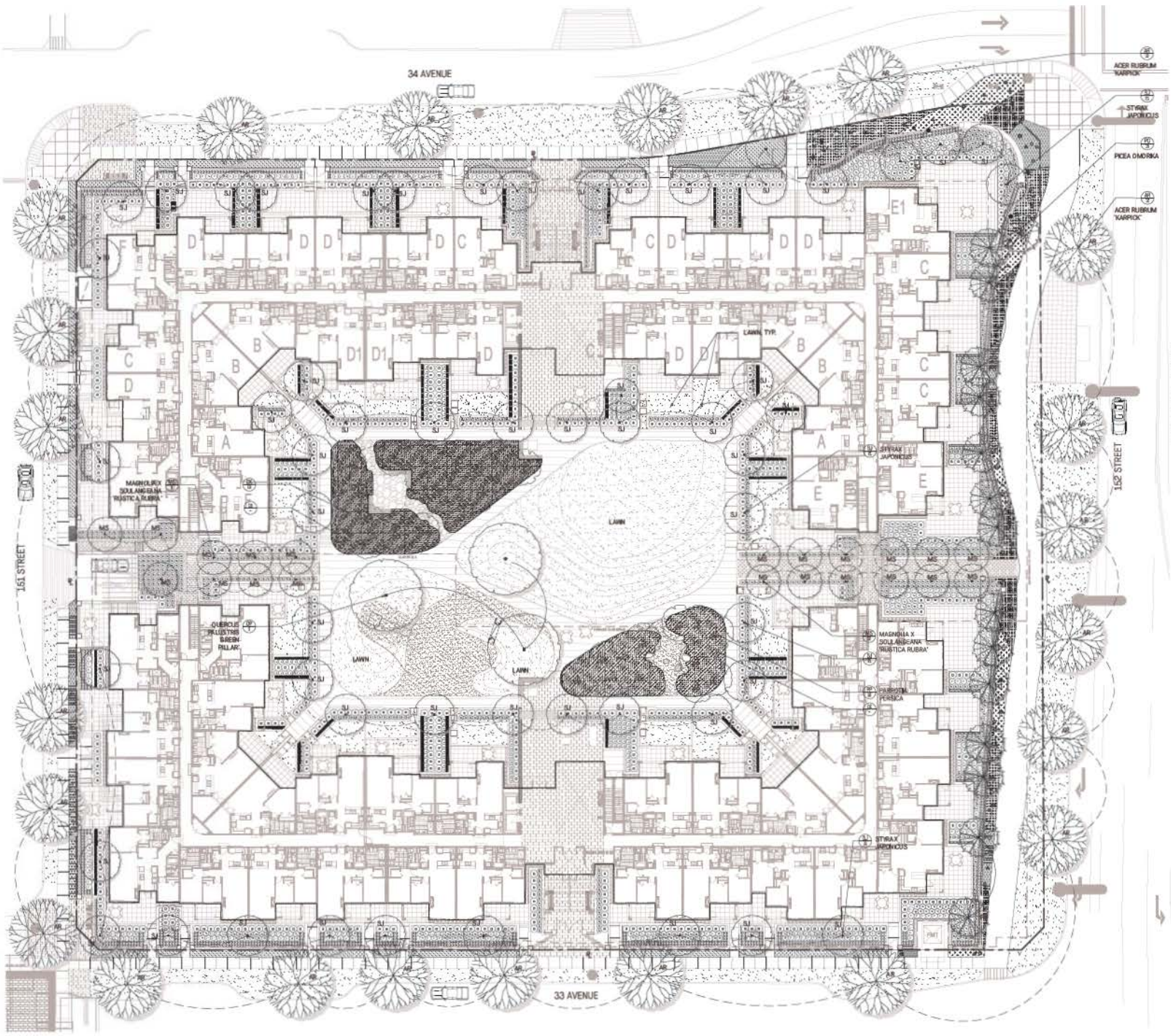
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Prescott Commons
 at Harvard Gardens
 Survey, 8C

Materials, Grading &
 Layout Plan

Date: Feb. 28, 2018 Drawing Number: 1538
 Project Name: 1538
 Scale: 1/8" = 1'-0"
 Drawing No: 151 P

L1.1



Plant Schedule

Sym.	Qty	Botanical Name	Common Name	Spacing & Size
Tr	24	<i>Acer rubrum 'Variegat'</i>	Variegated Maple	5' cal., 850
CK	19	<i>Cornus kousa</i>	Kousa Dogwood	2.5' cal., 850
MS	21	<i>Magnolia x soulabicka</i>	Sacred Magnolia	2.5' cal., 850
PO	15	<i>Picea omorika</i>	Serbian Spruce	2.5' cal., 850
PP	12	<i>Parrotia persica</i>	Persian Ironwood	2.5' cal., 850
QP	3	<i>Quercus palustris 'Green Pillar'</i>	Green Pillar Pin Oak	5' cal., 850
SJ	57	<i>Styrax japonicus</i>	Japanese Snowbell	2.5' cal., 850
Sh	433	<i>Cholysa tamata</i>	Mexican orange blossom	#2 pot, 30" O.C.
Ca	119	<i>Cornus albizziifolia</i>	Red collar dogwood	#2 pot, 30" O.C.
Ca	112	<i>Eucryphia alata</i>	Burning bush	#2 pot, 30" O.C.
La	238	<i>Lavandula angustifolia 'Munstead'</i>	Lavender	#2 pot, 24" O.C.
Sa	314	<i>Symphoricarpos albus</i>	Snowberry	#2 pot, 24" O.C.
Sp	442	<i>Spirea japonica</i>	Japanese spirea	#2 pot, 24" O.C.
Tc	382	<i>Taxus cuspidata 'Morie'</i>	Japanese 'low'	#2 pot, 24" O.C.
Vt	83	<i>Viburnum tinus</i>	Viburnum	#2 pot, 30" O.C.
Hd	1963	<i>Buxus sempervirens</i>	Common Boxwood	#2 pot, 15" O.C.
Tr	440	<i>Taxus x media 'Hicks'</i>	Hick's yew	1.5m ht., 3" O.C.
Pl	279	<i>Prunus laurocerasus 'Dito Layler'</i>	Dito Layler laurel	3" ht., 3" O.C.
Gr	-	<i>Colostephus 'Stitch's finding'</i>	Stitch's cottonaster	#1 pot, 12" O.C.
Gr	-	<i>Calluna vulgaris 'Alca'</i>	Scotch Heather Alca	#1 pot, 12" O.C.
Gr	-	<i>Pachyandra terminalis</i>	Japanese Spurge	#1 pot, 12" O.C.
Gr	-	<i>Thymus serpyllan</i>	Creeeping Thyme	#1 pot, 12" O.C.
Re	-	<i>Adiantum christense 'Vista in Pink'</i>	Vista in Pink adiantum	#1 pot, 12" O.C.
Re	-	<i>Achillea millefolium</i>	Lady's mantle	#1 pot, 12" O.C.
Re	-	<i>Helleborus 'Blue Flame'</i>	Blue flame helleborus	#1 pot, 12" O.C.
Re	-	<i>Baccharis spargan</i>	Deer fern	#1 pot, 12" O.C.
Re	-	<i>Gaultheria shallon</i>	Skill	#1 pot, 12" O.C.
Re	-	<i>Epilobium</i>	Barrenwort	#1 pot, 12" O.C.
Re	-	<i>Helleborus</i>	Lenten Rose	#1 pot, 12" O.C.

- Notes**
- All plant material to BCHA and BCLA standards. Refer to the BC SJA Landscape Standard, latest edition.
 - Area of search for plant material: Pacific Northwest including British Columbia, Washington and Oregon.
 - Refer to specification for general conditions, materials and installation requirements.
 - All planted areas to have automatic irrigation.



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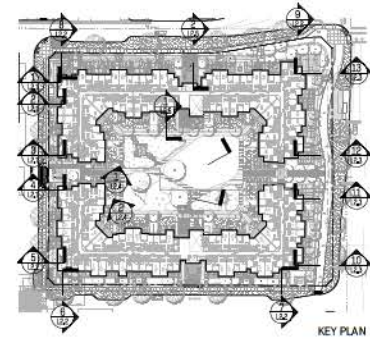
No.	Description	Date
1	Released for CP	May 05, 2018
2	Issued for 90%	Apr. 25, 2018
3	Issued for CP	Mar. 20, 2018
4	Issued for CP	Feb. 24, 2018



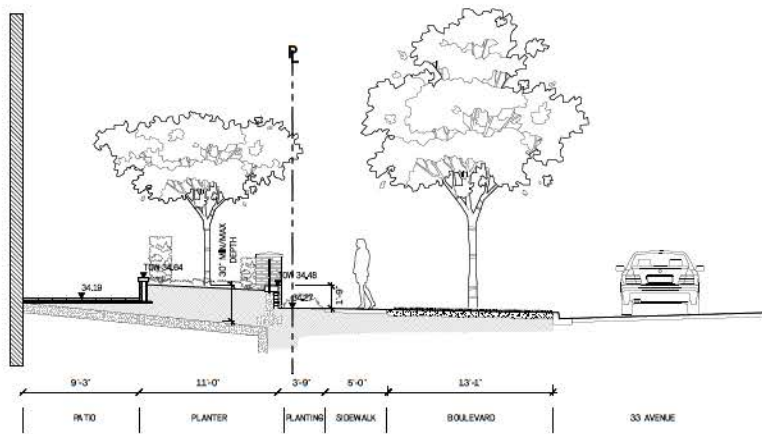
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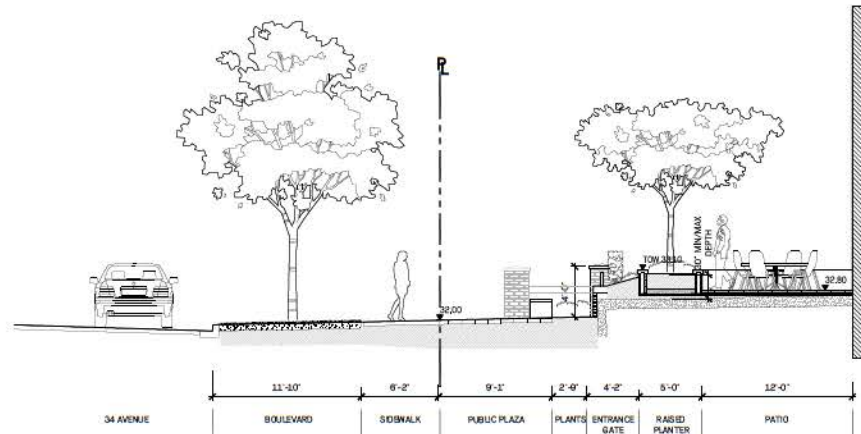
Planting Plan



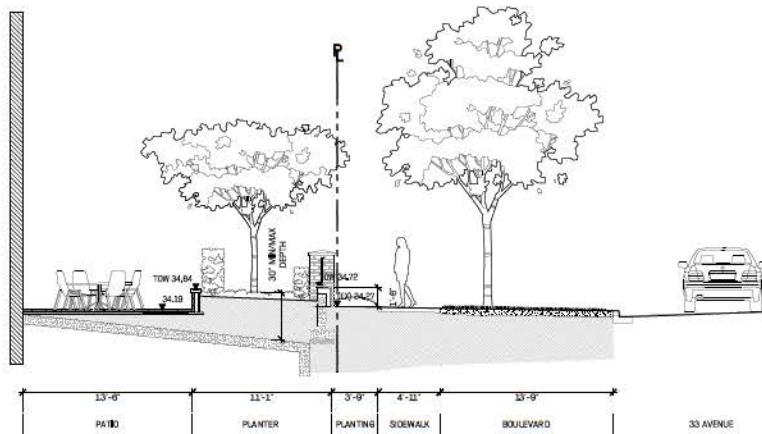
KEY PLAN



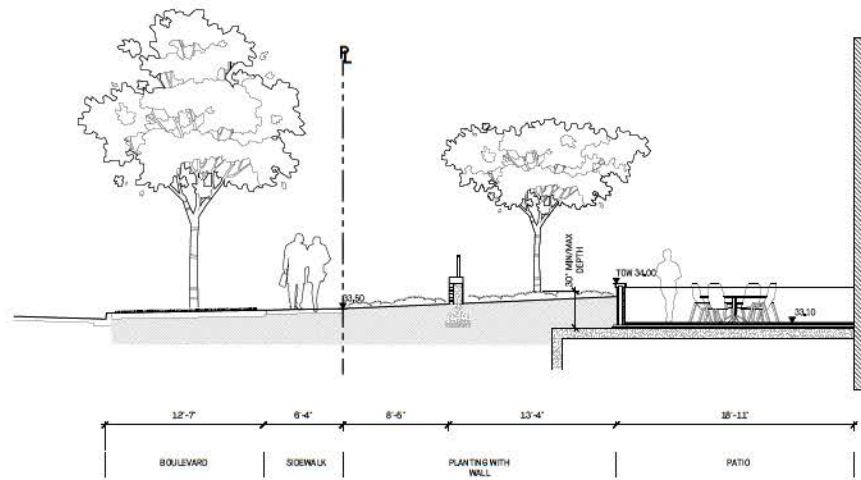
SECTION 1 - 1' - 33 AVENUE
1/4" = 1'



SECTION - 34 AVENUE
1/4" = 1'



SECTION - 33 AVENUE
1/4" = 1'



SECTION - 34 AVENUE
1/4" = 1'

NOT FOR CONSTRUCTION

- 4. Issued For CP May 20, 2016
- 3. Issued For CP Nov 11, 2015
- 2. Issued For CP Mar 20, 2015
- 1. Issued For CP Feb 24, 2015

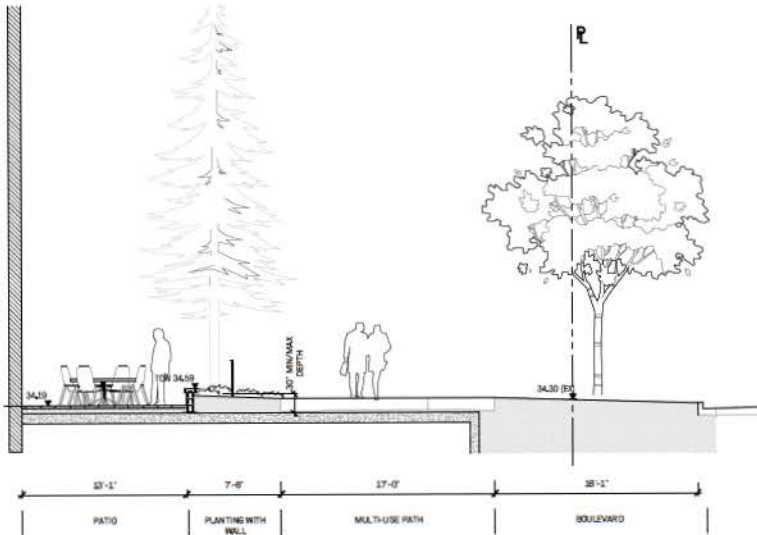
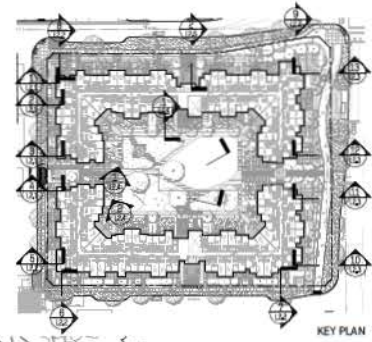
No. Description Date



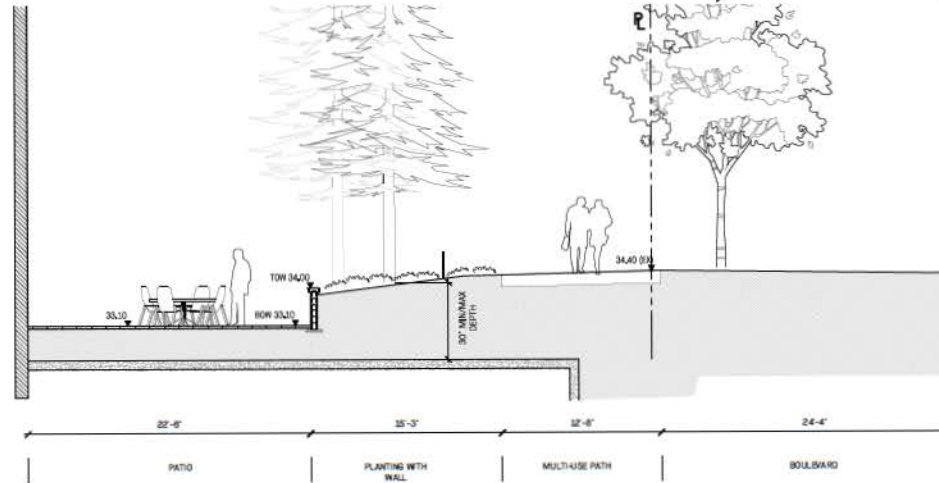
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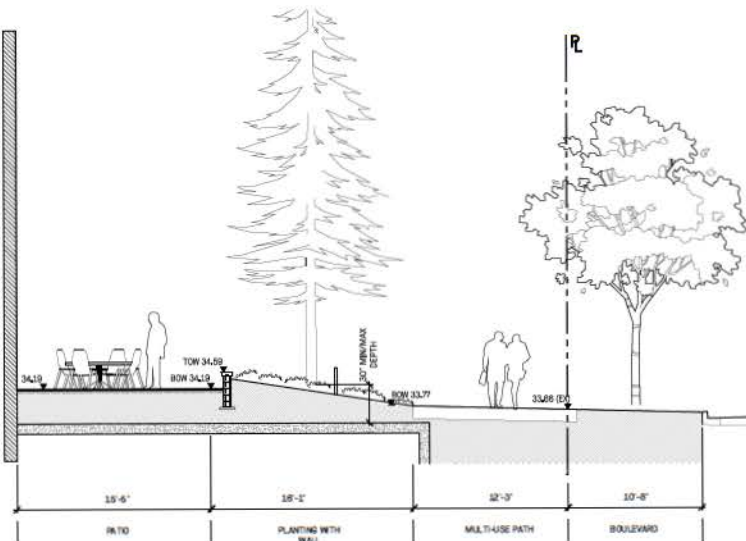
Landscape Sections
33 and 34 Avenue



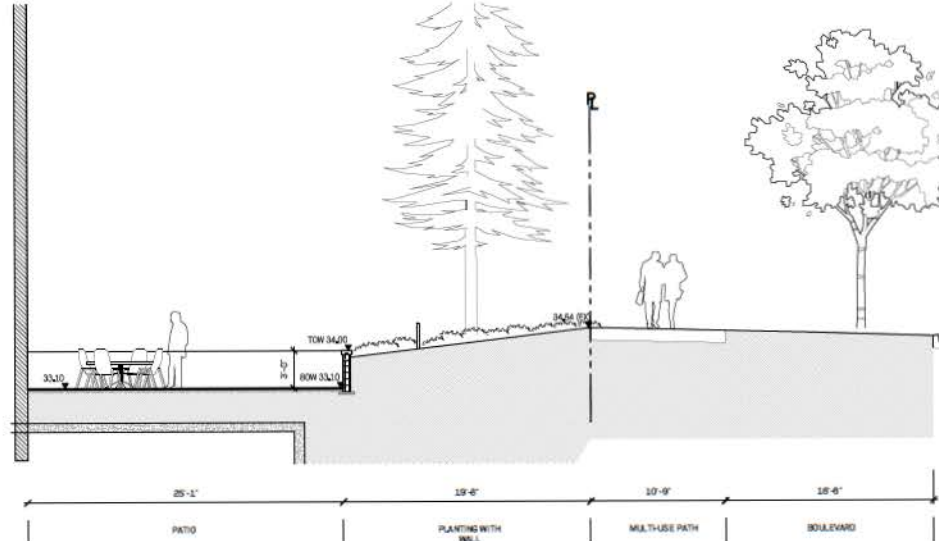
10 SECTION - 152 STREET
1/4" = 1'



12 SECTION - 152 STREET
1/4" = 1'



11 SECTION - 152 STREET
1/4" = 1'



13 SECTION - 152 STREET
1/4" = 1'

NOT FOR CONSTRUCTION

4	Rev Issued For CP	May 20, 2016
3	Issued For CP	Apr 23, 2016
2	Issued For CP	Mar 31, 2016
1	Issued For CP	Feb 28, 2016

No.	Description	Date
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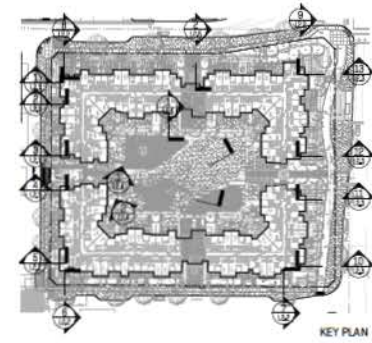


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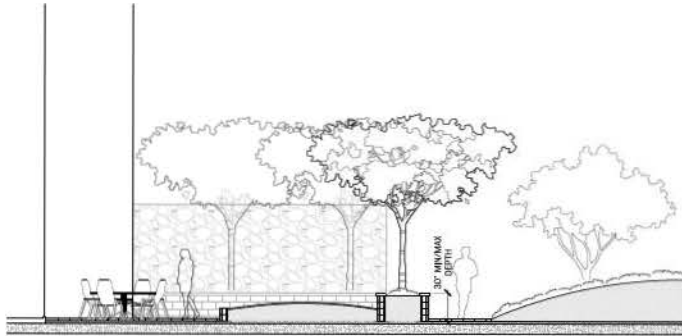
Prescott Commons at
Harvard Gardens
Surrey, BC

Landscape Sections
152 Street

Rev	Feb 28, 2016	Issued for CP
Project No	152B	
Scale	1/4" = 1'-0"	L2.3
Drawn by	SPJ/P	

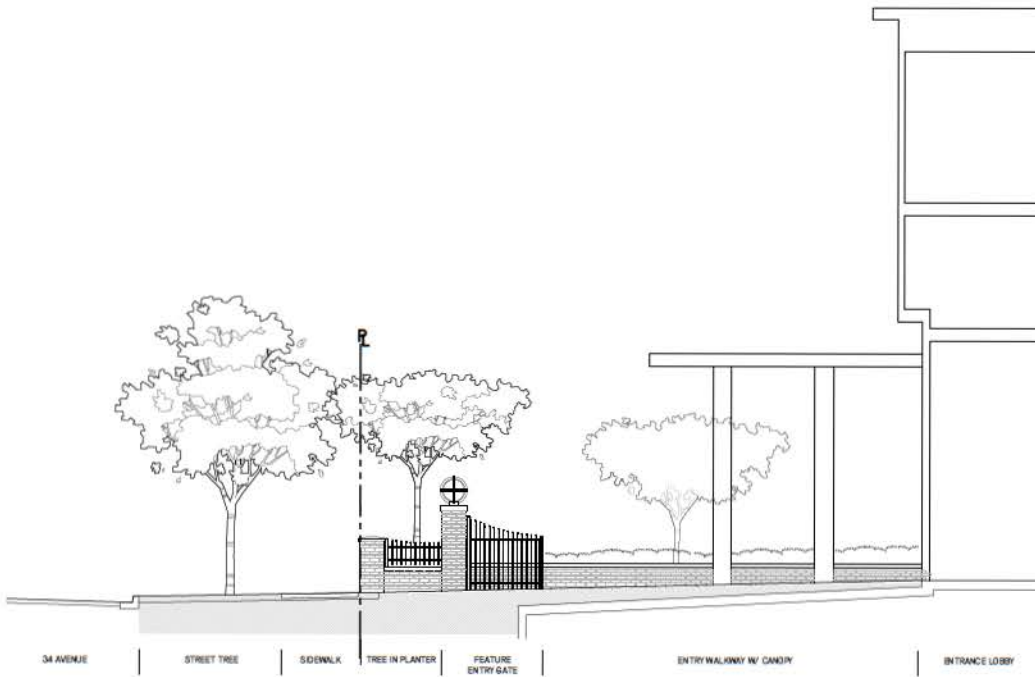


KEY PLAN



PATIO | LAWN | RAISED PLANTER W/ TREE | PATHWAY | DOGWOOD GROVE

1 SECTION - TYPICAL COURTYARD PATIO
1/4" = 1'



34 AVENUE | STREET TREE | SIDEWALK | TREE IN PLANTER | FEATURE ENTRY GATE | ENTRY WALKWAY W/ CANOPY | ENTRANCE LOBBY

2 SECTION - 34 AVENUE - LOBBY ENTRANCE
1/4" = 1'

NOT FOR CONSTRUCTION

4	Re-issued for CP	May 01, 2016
3	Issued for E2N	Apr 01, 2016
2	Issued for CP	Mar 20, 2016
1	Issued for CP	Feb 01, 2016



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Surrey, BC

Landscape Sections
Lobby Entrance



INTER-OFFICE MEMO

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

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

DATE: **May 12, 2016** PROJECT FILE: **7816-0076-00**

RE: **Engineering Requirements
Location: 3350 151 Street**

DEVELOPMENT PERMIT

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

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

- Any existing sanitary, storm, and water service connections no longer in use must be abandoned and capped at the main;
- Remove existing curb bulge on the north side of 33 Avenue approximately 23 m west of the intersection at 151 Street; and
- Construct driveway letdown on 151 Street for site access.

Robert Cooke, Eng.L.
Development Project Engineer

MB



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, APRIL 7, 2016
Time: 4:00 pm

Present:

Chair – L. Mickelson
M. Ehman
K. Johnston
D. Nelson
R. Solivar
D. Staples
M. Younger
S. Vincent

Guests:

W. Francl, Francl Architecture
K. Larsson, Connect Landscape
J. Fry, Hapa Collaborative
K. Hemphill, Rositch Hemphill Architectures
R. Salikan, Salikan Architecture Inc.
D. Jerke, van der Zalm & Associates Inc.

Staff Present:

M. Rondeau, Acting City Architect
N. Chow, Urban Designer
L. Luaifoa, Administrative Assistant

The Acting City Architect introduced the newest ADP member, D. Nelson to the Panel.

A. RECEIPT OF MINUTES

It was Moved by M. Ehman
Seconded by L. Mickelson
That the minutes of the Advisory Design
Panel meeting of March 24, 2016 be received. Carried

4:45 PM

File No.:	16-0076-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	DP for two 4-storey apartment buildings
Address:	3350 – 151 Street Harvard Gardens Rosemary Heights West
Developer:	Kevin Shoemaker-Polygon
Architect:	Smiljka Stankovic – Rositch Hemphill Architects
Landscape Architect:	Hapa
Planner:	Melissa Johnson
Urban Design Planner:	Nathan Chow

The **Urban Designer** noted that this project consists of two apartment buildings which will complete the final phase of development in the Harvard Gardens. Staff support the proposal in general and don't have specific issues with the project.

The **Project Architect** provided an overview of the site plan, building plan, streetscapes and highlighted the following:

- The buildings are U-shaped defining a large central courtyard.
- The challenge with this project was dealing with the grade.

The **Landscape Architect** provided an overview of the landscape plan and noted that:

- The brick wall surrounding the building is a main feature for the public and private realm.
- The large courtyard is animated providing lots of opportunities for programming for different uses.
- A mutli-modal trail is on the east side.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
Rezoning to C-8 and DP for a 3 - storey commercial building
File No. 16-0076-00

It was Moved by K. Johnston
Seconded by R. Solivar
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 commended the quality of the package and the follow thru of the architectural idea into the details creating a memorable neighbourhood. The Panel supported the application in general with few comments to add.

Building Form and Character

- Treatment of entrances and research of project is commendable.
- The horizontal line at light coloured top storey is a bit relentless and there could be more variation to break the two - three storey.

Landscaping

- Landscape and court development is a great “common” to create community within the larger whole is fantastic.
- Commend the contrast between formality of building and the informality of the courtyard.
- Consider relocation of the play area to a sunny location.
- Consider expanding outdoor dining patio with design that allows multiple groups to occupy two patios.

CPTED

- No specific CPTED comments.

Accessibility

- Recommend power doors at entrances.
- Recommend elevator/call button panels be horizontal.
- Recommend emergency call in lobby (elevator).
- Ensure the amenity space has disabled washrooms (to code).
- Recommend 30% of units be wheelchair accessible.

Sustainability

- Consider using captured rainwater for irrigation.
- Consider use of operable windows for all residential suites.
- Consider use of heat recovery ventilators for suite ventilation for enhanced IAQ and energy efficiency.