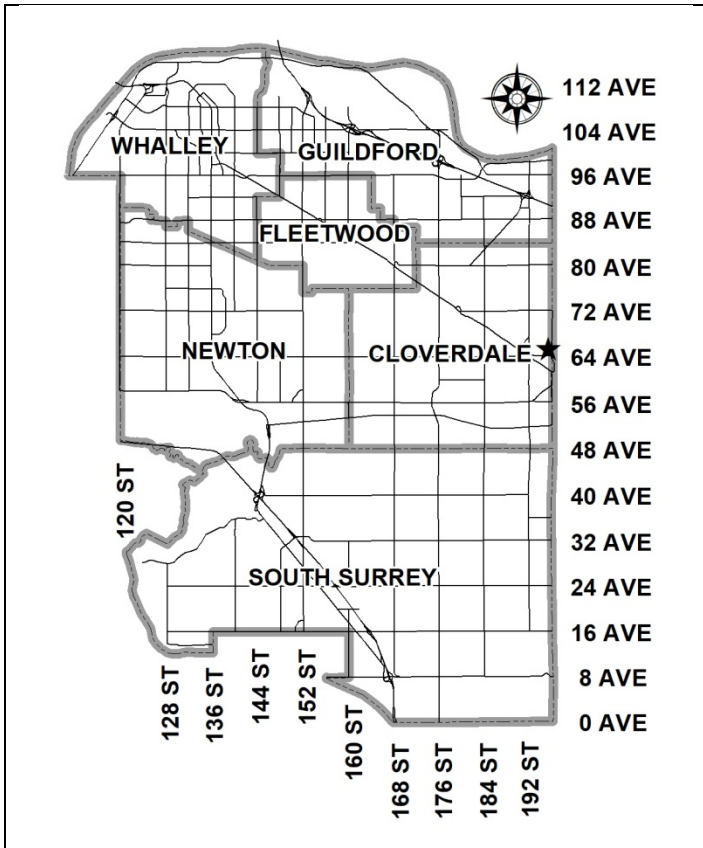


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0072-00

Planning Report Date: July 9, 2018



**PROPOSAL:**

- **OCF Amendment** from Urban to Multiple Residential and to allow higher floor area ratio (FAR) in the Multiple Residential designation
- **NCP Amendment**, of a portion, from 22-45 u.p.a (High Density) to 30-70 u.pa. (High Density)
- **Rezoning** from RA to CD (based on RM-70)
- **Development Permit**

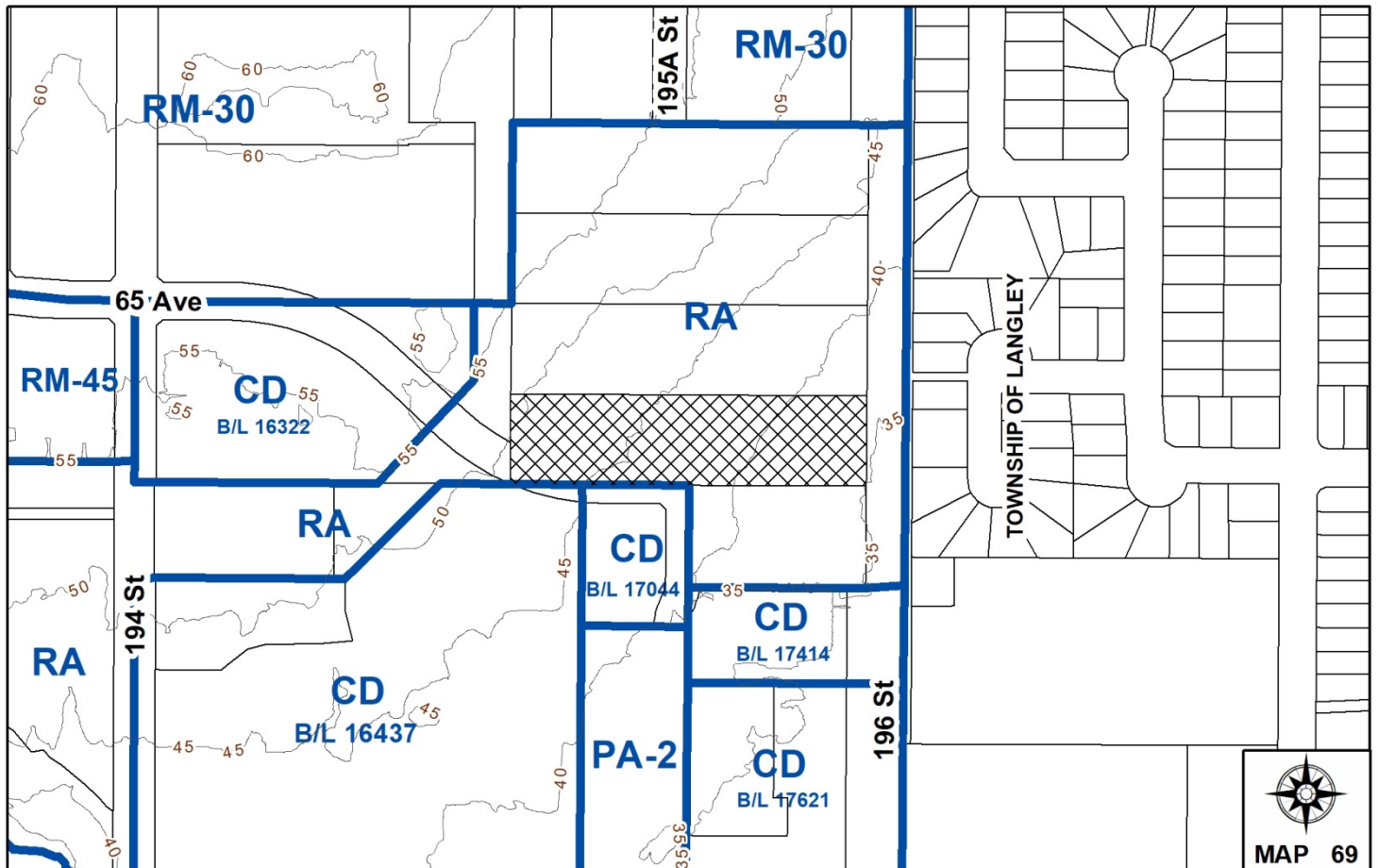
To permit the development of two, 5 storey apartment buildings.

**LOCATION:** 6529 - 196 Street

**ZONING:** RA

**OCF DESIGNATION:** Urban

**NCP DESIGNATION:** 22-45 u.p.a (High Density)/Public Open Space/Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Urban designation in the Official Community Plan (OCP) is proposed to be amended to Multiple Residential which is required as part of the implementation process outlined in the East Clayton Neighbourhood Concept Plan (NCP).
- An OCP Text Amendment is proposed to allow an increase to the maximum floor area ratio (FAR) of 1.5 under the Multiple Residential designation.
- The East Clayton Neighbourhood Concept Plan (NCP) is proposed to be amended from 22-45 u.p.a to 30-70 u.p.a (High Density) in order to allow for a 5- storey apartment form with smaller units.

### RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment from Urban to Multiple Residential was anticipated to accommodate the density and built form envisioned in the East Clayton NCP. The OCP Text Amendment to increase the allowable FAR under the Multiple Residential designation from 1.5 to 2.2 will allow for an increase in building height from 4 to 5 storeys as well as an increase in unit density in order to allow smaller, potentially more affordable, units.
- The proposed NCP Amendment from 22-45 u.p.a to 30-70 u.p.a allows for smaller units and is consistent with the designation of the adjacent developments approved to the south. The proposal supports the objectives of the East Clayton NCP to develop a compact, diverse and walkable community.
- The applicant has volunteered to dedicate 599 square metres (6,448 sq. ft.) of land to the City to be used for Parks purposes, as well as a cash contribution of \$50,000 to be put toward park improvements as a community benefit associated with the proposal.
- The applicant has demonstrated community support for the proposal.
- The proposed density and building form are appropriate for this part of East Clayton and in context with the existing developments to the south as well as the land use designations of the undeveloped properties to the north which allow for buildings of up to 4 storeys.
- Significant sustainable design features are proposed as part of the proposed development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the Official Community Plan by redesignating the subject site in Development Application No. 7918-0072-00 from Urban to Multiple Residential and increasing the allowable floor area ratio within the Multiple Residential designation for the subject site from 1.5 to 2.2, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Comprehensive Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0072-00 generally in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues, including the Advisory Design Panel (ADP) comments, to the satisfaction of the Planning and Development Department;
  - (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures;
  - (g) 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;
  - (h) registration of a Section 219 Restrictive Covenant to ensure the proposed energy efficiency design and construction proposed is implemented;
  - (i) conveyance of proposed Lot 3, to the City, for Parks purposes; and
  - (j) provision of a community benefit in support of the proposed OCP Text Amendment.

6. Council pass a resolution to amend the East Clayton NCP to redesignate the land from 22-45 u.p.a (High Density) to 30 to 70 u.p.a (High Density) 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 II.

**School District:** **Projected number of students from this development:**

8 Elementary students at Latimer Road Elementary School  
8 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2021.

**Parks, Recreation & Culture:** Parks supports the conveyance of land and monetary contribution to the future Park improvements as the voluntary contribution for the proposed OCP Text Amendment.

**Surrey Fire Department:** No concerns. Final approval required for Development Permit.

### SITE CHARACTERISTICS

**Existing Land Use:** Undeveloped acreage property.

**Adjacent Area:**

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single detached house on large lot	22-45 u.p.a (High Density)	RA
East (Across 196 Street):	Township of Langley, single detached houses	NA	NA
South (Across 65 Avenue):	4 storey apartment building and a single detached house	30-70 u.p.a (High Density) and 22 to 45 u.p.a (High Density).	RA/CD
West:	Park and Townhouses	Park/15-25 u.p.a Medium-High Density	RA/RM-30

## DEVELOPMENT CONSIDERATIONS

### Site Context:

- The subject site is located at 6529 196 Street on the edge of East Clayton and is adjacent to the Township of Langley to the east.
- The subject site is approximately 0.894 hectares (2.211 acres) in area and is zoned "One-Acre Residential Zone (RA)". The property is designated Urban in the Official Community Plan (OCP) and designated 22-45 u.p.a (High Density) and Public Open Space/Park in the East Clayton Neighbourhood Concept Plan (NCP).

### Current Proposal

- The subject development application proposes two (2), 5-storey apartment buildings on two (2) proposed lots. An additional lot (proposed Lot 3) is proposed to be conveyed to the City for a public Park.
- The proposal requires the following:
  - Official Community Plan (OCP) Amendment from Urban to Multiple Residential;
  - OCP Text Amendment to allow a higher density in the Multiple Residential designation;
  - Neighbourhood Concept Plan (NCP) Amendment from 22-45 u.p.a (High Density) to 30 to 70 u.p.a (High Density);
  - Rezoning from One Acre Residential Zone (RA) to CD (based on RM-70);
  - Subdivision to create a total of three (3) lots; and
  - Development Permit.
- An OCP Amendment from Urban to Multiple Residential is required in order to implement the land use, density, and built form anticipated in the East Clayton NCP.
- An OCP Text Amendment is also proposed to increase the maximum allowable floor area ratio (FAR) under the Multiple Residential designation for the subject site from 1.5 FAR to 2.2 FAR calculated on the net site area. The proposed FAR, based on the gross density, including the land to be dedicated to the City for Park use, is 1.3 FAR which is below the maximum 1.5 FAR. However, because the subject site is outside an Urban Centre or Frequent Transit Development Area, density is calculated on the net site area.
- The applicant proposes to subdivide the subject property into three (3) lots. Proposed Lot 1 and Lot 2 are proposed to be the building lots. Proposed Lot 3 will be conveyed to the City to be used for a public Park.
- Two (2) 5-storey residential apartment buildings are proposed. Building 1, on proposed Lot 1, is west of 195A Street. Building 2, on proposed Lot 2, is on the east portion of the property and adjacent to 196 Street.
- The proposed floor area of Building 1 is 5,069 sq. metres (54,562 sq. ft.) and Building 2 is 5,624 sq. metres (60,542 sq. ft.) for a total combined floor area of 10,693 sq. m (115,104 sq. ft.).

The floor area ratio (FAR) of Building 1, on Lot 1, is 2.21 and the FAR of Building 2, on Lot 2, is 2.01.

- There are 69 units proposed in Building 1 and 78 units in Building 2 for a total of 147 residential units. The majority of the units are one (1) bedroom units, with a total of 98 one (1) bedroom units and 46 two (2) bedroom units. There are three (3) studio units proposed. The proposed unit density is 67 units per acre (165 u.p.h.) based on the gross site area.
- Details regarding the permitted densities and use will be discussed under the CD By-law section below.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 28, 2018. Staff received six (6) e-mails from nearby property owners in response to the pre-notification letters. The property owners expressed the following comments/concerns (with staff comments in italics):

- The Cloverdale Community Association provided a letter confirming that they have no concerns related to the proposal and are supportive of the sustainable design features of the project.

*(Staff has received comments from the Cloverdale Community Association and are requiring the registration of a Section 219 Restrictive Covenant to ensure the implementation of the proposed energy efficiency measures).*

- A resident of 6480 – 195A Street has requested that, during the construction of the project, residents in the building will require vehicular access to 65<sup>th</sup> Avenue to exit.

*(Since the road works will be completed prior to the start of construction of the buildings on site, the local area residents will have the option to use the newly built half road on 65 Avenue eastbound from 195A Street to connect with 196 Street. Furthermore, during the construction of the development, the residents in the complex at 6480 195A will have access to the existing 65<sup>th</sup> Ave west bound, 195A Street onwards. The Engineering Consultant doesn't foresee any major or significant traffic obstruction during the construction of the above mentioned road works and the developer will work with the Engineering Consultant and city staff to minimize any temporary inconvenience to the residents of the area).*

- The proposed development was referred to the Township of Langley (TOL) for comments. The TOL noted the two storey form of residential development along 196 Street within Langley and suggested that the proposed development be responsive to this scale. They requested that the notice of public hearing be forwarded to adjacent residents.

*(The East Clayton NCP was approved in 2003 and designated the lands along 196 Street 22-45 u.p.a (High Density) which allows for a building of up to four storeys. The proposed development is generally reflective of this with the addition of a recessed fifth floor. There is a significant building setback of 11.6 metres (38 ft.) along 196 Street, which consists of a landscaped berm. The proposed interface is considered appropriate and reflective of the*

*approved NCP. Residents within the Township of Langley, who are also within 100 metres (328 ft.) notification area, will receive notice of the Public Hearing).*

- Two letters were received from nearby property owners, who supported the new development, building design and the associated construction of 64<sup>th</sup> Avenue.

*(Staff note the comments provided.)*

- Two letters of opposition were received from nearby property owners, who expressed concerns related to the height of the building, the loss of green space, privacy, parking and schools.

*(The subject site is designated 22-45 u.p.a (High Density) which allows for an apartment building of up to four (4) storeys. A portion of the property is designated Public Open Space/Park. This portion of the site is proposed to be dedicated to the City as a voluntary community benefits contribution associated with the project. The five (5) storey height does exceed the maximum four (4) storeys suggested in the NCP, however, the building has been designed to recess the fifth storey so it is not easily visible from the street. The proposal exceeds the required number of parking stalls by 7. Comments provided by the Surrey School District indicate that a total of 16 students are projected as a result of the proposed development. Although there are existing capacity issues, two (2) new schools are scheduled for opening by 2020 which will alleviate the capacity pressures. The project is not estimated to be completed prior to 2020.)*

#### 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.

#### JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is currently designated Urban in the Official Community Plan (OCP) and 22-45 upa (High Density) in the East Clayton Neighbourhood Concept Plan (NCP).
- The proposed OCP amendment, to re-designate the subject site to Multiple Residential, complies with the intent of the NCP for the development of multiple residential apartments. In accordance with the East Clayton NCP, the OCP amendment is occurring as part of the rezoning application.
- The OCP Text Amendment is to increase the allowable FAR under the Multiple Residential designation from 1.5 to 2.2 (calculated on the net site area) which will allow for an increase in building height from 4 to 5 storeys as well as an increase in unit density in order to allow smaller, potentially more affordable, units.
- The applicant has volunteered to dedicate 599 square metres (6,448 sq. ft.) of land to the City to be used for Parks purposes, as well as a cash contribution of \$50,000 to be put towards park improvements as a voluntary community benefit associated with the proposal.

- The proposed NCP amendment from 22-45 upa (High Density) to 30-70 upa (High Density) is supportable for the following reasons:
  1. The East Clayton NCP outlines that unit density is to be calculated on the gross site area.
  2. Since the approval of the East Clayton NCP in 2003, the housing market has changed significantly in the Metro Vancouver area due to increases in land and housing prices. The proposed NCP amendment is intended to provide smaller and more affordable housing units.
  3. The overall floor area ratio (FAR) based on the gross density of the site, before Park and road dedications, is less than 1.3.
  4. The property is significantly affected by road and park dedications – about 43% of the site will be dedicated to the City for road and park purposes.
  5. The overall massing of the buildings is consistent with typical four (4) storey buildings with the 5<sup>th</sup> (fifth) storey recessed.
  6. The proposed NCP amendment is compatible with the nearby development projects to the south (7909-0193-00 and 7911-0035-00) that received approval to amend the NCP from 22-45 upa (High Density) to 30-70 upa (High Density).
  7. The proposed development includes 599 square metres (6,448 sq. ft.) of park dedication that contributes to improving livability of the East Clayton area.
  8. The proposed development incorporates numerous sustainable features that are unique in the East Clayton NCP area.

#### Proposed CD Bylaw

- A CD Zone, based on RM-70, is proposed to accommodate the proposed development.
- The density (floor area ratio and units per acre) of the proposed development in the CD By-law is calculated based on the net site area. It is noted, however, that the East Clayton NCP permits unit density to be calculated on the gross site area.
- The proposed CD Zone is based on the RM-45 Zone using net area of the site and is divided into three blocks (Block A Block B and Block C) to accommodate the proposed two buildings, which are separated by the dedication of 195A Street, and Block C which is the area to be conveyed to the City for Parks purposes:

CD By-law	Block A (West Building)	Block B (East Building)	Block C (Park)
Permitted Uses	Multiple Residential	Multiple Residential	Open Space
FAR	2.22	2.02	N/A
Maximum No. of Units	69 units	78 units	N/A
Max. Lot Coverage	53%	57%	N/A



Maximum Building Height	<b>16.6 metres</b>	<b>17.1 metres</b>	N/A
Setbacks	Between 3.0m and 6.0m	Between 3.0m and 11.6m	N/A

CD By-law comparison to RM-45 and RM-70:

Regulations	CD	RM-70	RM-45
Floor Area Ratio (net)	Up to 2.22	1.50	1.30
Unit Density (net)	Up to 122 u.pa	N/A	45 u.p.a
Lot Coverage	Up to 57%	33%	45%
Height	Up to 17.1 m (56 ft.)	50 metres (164 ft.)	15 m (50 ft.)

- The proposed reduced setbacks achieve the following:
  - i. Ensure the preservation of trees on the neighbouring property to the north and adequate separation space between the future development;
  - ii. Creation of a buffer along 196 Street in accordance with the requirements of the East Clayton NCP;
  - iii. Establishment of an appropriate interface between Building 1 and the park/open space to the west; and
  - iv. Provision for better visual monitoring of a pedestrian friendly streetscape.

#### Access and Roads

- The applicant is required to dedicate approximately (3,270 sq.m (35,199 sq. ft) of road as part of the project. This involves the dedication and construction of 195A Street and 65 Avenue and dedication along 196 Street.
- Vehicle access to Building 1 will be off of 195A Street to the east and vehicle access to Building 2 will be from 65 Avenue to the south.

#### DESIGN PROPOSAL AND REVIEW

- A simple, modern architectural vernacular has been applied to the buildings, which creates a suitable backdrop to the contrasting and extensive existing and proposed vegetation surrounding the buildings.
- A colour palette of a white, textured cementitious panel system contrasts with a charcoal grey PVC horizontal siding system as the main building elements.
- This applique will be enhanced with a charcoal grey vinyl window system. These main contrasting textured and colour elements assist in breaking down the building's massing and provides an orderly rhythm to the facades.
- A third, contrasting wood-like material provides framing at key elements around the building such as highlighting corner elements, defining main pedestrian and parkade entry, as well as enhancing the stepped building facades terracing to match the site's natural topography.

- "U" shaped buildings have been developed with large central south-facing courtyards for both sites.
- Both buildings have been designed to terrace up the hill from the low point along 196th to the high point (west end) of the site, following the natural topography of the land.
- The height of the buildings read primarily as four storeys because of the natural grading conditions.
- A recessed 5th storey sits behind the four-storey facade, creating large roof-top decks for the fifth-floor units.
- The "U" shaped massing breaks down the scale of each building significantly when viewed from the main street (65th Ave.)
- Similarly, the end elevations (east and west elevations of each building) have been broken down in scale with symmetrical treatments and a void (representing decks) located in the middle of each facade. In other facades, the opposite solid / void ratio has been adopted.
- Finally, the rear (north) building massing breaks down the building length by creating two blocks with a central void (and setback) element.
- The buildings comply with the BC Building Access Handbook guidelines. They are designed for all to have access and move around within the building and the building facilities. All access points are level with connecting pathways for seamless movement throughout the buildings.

#### Sustainable design features:

- The applicant is committing to a LEED certification equivalent rating for the project.
- All lighting in the building will be LED with common areas to be covered by motion sensor lighting for energy efficiency.
- A minimum of 20% of the parking stalls will be roughed in ready for EV chargers.
- Sewage Heat Recovery SHARC Energy Systems are proposed for both buildings, subject to final feasibility and Engineering review by civil consultants and the City.
- A green roof is proposed on each building and will include an outdoor amenity area.
- A section 219 Restrictive Covenant will be registered as a condition of approval to ensure the implementation of the sustainable design features.

#### Landscape and Amenity Areas

- The landscape plan shows a total of 40 trees to be planted throughout the subject site including Red Maple, Chinese Dogwood and Japanese Snowbell.

- A significant number of shrubs and ground cover species are proposed including boxwood, laurel, cedars, ferns, rhododendrons, roses, azaleas, and decorative grasses.
- The proposed trees and landscaping will enhance the streetscape and create an urban, pedestrian-friendly environment.
- The two (2) proposed outdoor amenity courtyards will provide for green space and usable common areas.
- The landscape plan proposes contrasting surface treatments and raised planters to distinguish between private, public, shared spaces and pathways.
- A rooftop urban agriculture and amenity area are key features of the development for both buildings. Edible planting will form part of the design.
- The required indoor and outdoor amenity areas for Building 1 is 207 square metres (2,228 sq. ft). The indoor amenity area proposed exceeds the required amount at 223 square metres (2,409 sq. ft) and the outdoor amenity area exceeds the required amount at 220 sq. metres (2,376 sq. ft.).
- The required indoor and outdoor amenity areas for Building 2 is 234 square metres (2,519 sq. ft). The indoor amenity area proposed exceeds the required amount at 269 square metres (2,888 sq. ft) and the outdoor amenity area meets the required amount at 234 sq. metres (2,519 sq. ft.).
- Notwithstanding the above, the Advisory Design Panel (ADP) suggested an increase in the area of rooftop outdoor amenity area. The applicant has agreed to increase the amount of outdoor amenity area on the rooftop. This is subject to detailed design.

### TREES

- Monica Ardiel, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	66	66	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch, Paper	1	1	0
Big Leaf Maple	2	2	0
<b>Coniferous Trees</b>			
Cedar, Western Red	2	2	0
Douglas-Fir	10	10	0
Fir, Grand	2	2	0

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Pine, Austrian	1	1	0
Spruce, Norway	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>19</b>	<b>19</b>	<b>0</b>
<b>Additional Trees in the proposed Open Space</b>	<b>3</b>	<b>0</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>40</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>40</b>	
<b>Contribution to the Green City Fund</b>			
		<b>\$25,600</b>	

- The Arborist Assessment states that there are a total of 19 protected trees on the site, excluding Alder and Cottonwood trees. There are 85 existing trees and 66 of the trees on the site are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 3 protected trees that are located within the proposed open space to be dedicated to the City. The trees within the proposed open space will be retained. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 104 replacement trees on the site. Since only 40 replacement trees can be accommodated on the site the deficit of 64 replacement trees will require a cash-in-lieu payment of \$25,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 100 Street/Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Red Maple, Chinese Dogwood and Japanese Snowbell.
- In summary, a total of 40 trees are proposed to be retained or replaced on the site with a contribution of \$25,600 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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"> <li>The proposed development is within a planned medium/high density area of the East Clayton NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed development will add to a mix of different housing types in the East Clayton area and increase housing affordability for the City of Surrey.</li> <li>Housing units proposed are smaller and more affordable.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>All lighting in the buildings will be LED.</li> <li>All common areas to be covered by motion sensor lighting for energy efficiency.</li> <li>Possible Sewage Heat Recovery SHARC Energy Systems for both buildings.</li> <li>Solar panels for some units.</li> <li>Substantial Green Roof area of around 3,800 sq. ft.</li> <li>Central Courtyard based partially passive design.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>EV Roughed in ready parking stalls for a minimum of 20% of the parking stalls.</li> <li>Possible Car Share / Car pool program for the development.</li> <li>Bicycle storage provided in the project.</li> <li>The project provides significant park and open space to the City as part of the overall greenway system in the East Clayton NCP area.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>EV Roughed in ready parking stalls for a minimum of 20% of the parking stalls.</li> <li>The building is accessible from all street entrances and circulation within.</li> <li>Possible Car Share / Car pool program for the development.</li> <li>Bicycle storage provided in the project.</li> <li>The project provides significant park and open space to the City as part of the overall greenway system in the East Clayton NCP area.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>No green certification is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification were sent and a development proposal sign was installed.</li> </ul>

The project was reviewed at the Advisory Design Panel (ADP) meeting on June 11, 2018. The DRAFT comments prepared by the panel are attached as Appendix VI. The panel was generally supportive of the project and had no significant comments to be addressed. The comments provided by the panel will form part of the detailed urban design review prior to final issuance of the Development Permit.

The Advisory Design Panel (ADP) suggested an increase in the rooftop outdoor amenity area. The applicant has agreed to increase the amount of rooftop outdoor amenity area.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Engineering Summary
Appendix III.	Draft Development Permit Drawings
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	Advisory Design Panel Comments
Appendix VII	NCP Amendment Plan
Appendix VIII	OCP Redesignation Map
Appendix IX	Proposed CD By-law

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ankeman Marchand and Durante Kruek Ltd dated July 4, 2018.

Jean Lamontagne  
General Manager  
Planning and Development

IM/cm

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:                     Gurjit Daara  
   1034786 B.C. Ltd.  
   Address:                 7337 - 137 Street, Unit 306  
   Surrey, BC V3W 1A4
  
2.     Properties involved in the Application
  - (a)     Civic Address:                 6529 - 196 Street
  
  - (b)     Civic Address:                 6529 - 196 Street  
           Owner:                         1034786 B.C. Ltd.  
   Director Information:  
   Gurjit Daara  
  
   Officer Information as at April 27, 2018:  
   Gurjit Daara (President)
  
  - PID:   001-461-184  
           The South Half of Lot 15 Section 15 Township 8 New Westminster District Plan 2468
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Introduce a By-law to amend the Official Community Plan to re-designate the site and the OCP Text Amendment;
  
  - (b)     Introduce a By-law to rezone the site.

# DEVELOPMENT DATA SHEET

Block A Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,949 sq. m
Road Widening area		3,268 sq. m
Undevelopable area		599 sq. m
Net Total Overall Site		5,083 sq.m
Net Total Block A		2,289 sq.m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		53%
Paved & Hard Surfaced Areas		5%
Total Site Coverage		58%
SETBACKS ( in metres)		
Front (South)		4.5m
Rear (North)		6.0m
Side (West)		3.0m
Side (East)		4.5m
BUILDING HEIGHT (in metres/storeys)		
Principal		16.6m/ 5-storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		1
One Bed		45
Two Bedroom		23
Total		69
FLOOR AREA: Residential		5,069 sq.m
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		5,069 sq.m

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



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		67 u.p.a
# of units/ha /# units/acre (net)		122 u.p.a
FAR (gross)		1.3
FAR (net)		2.2
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	207 sq.m	224 sq,m
Outdoor	207 sq.m	220 sq.m
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		60
2-Bed		35
3-Bed		0
Residential Visitors		14
Institutional		
Total Number of Parking Spaces	109	116
Number of accessible stalls		
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

## DEVELOPMENT DATA SHEET

Block B Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,949 sq. m
Road Widening area		3,268 sq. m
Undevelopable area		599 sq. m
Net Total Overall Site		5,083 sq.m
Net Total Block B		2,790 sq.m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		57%
Paved & Hard Surfaced Areas		5%
Total Site Coverage		62%
SETBACKS ( in metres)		
Front (South)		4.5m
Rear (North)		6.0m
Side (West)		4.5m
Side (East)		11.62m
BUILDING HEIGHT (in metres/storeys)		
Principal		17.1m/ 5 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		2
One Bed		53
Two Bedroom		23
Total		78
FLOOR AREA: Residential		5,625 sq.m
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		5,625 sq.m

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		63 u.p.a
# of units/ha /# units/acre (net)		113 u.p.a
FAR (gross)		1.3
FAR (net)		2.0
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	234 sq.m	269 sq.m
Outdoor	234 sq.m	234 sq.m
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		72
2-Bed		35
3-Bed		0
Residential Visitors		16
Institutional		
Total Number of Parking Spaces	123	131
Number of accessible stalls		
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 29, 2018**

PROJECT FILE: **7818-0072-00**

**FILE COPY**

RE: **Engineering Requirements  
Location: 6529 196 Street**

### NCP AMENDMENT/ OCP AMENDMENT

The existing sanitary sewer downstream infrastructure does not have adequate capacity to service the increase in density for the proposed development. The following upgrades must be completed at the developers' expense as a condition of the NCP Amendment/OCP Amendment:

- 72.1-metres of 450mm sewer to be upgraded to 525mm along 195B Street and 63A Avenue.
- 16.6-metres of 450mm sewer to be upgraded to 525mm along 195B Street and 62A Avenue.
- 138.6-metres of 450mm sewer to be upgraded to 525mm along 196 Street south of Fraser Hwy.

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- dedicate 9.883-metre along 196 Street, for the 30.0-metre arterial road standard.
- dedicate minimum 10.0-metres west of 195A Street and 11.5-metre east of 195 Street, along 65 Avenue.
- dedicate 18.0-metre along 195A Street for the through local road standard.
- dedicate corner cuts at the intersections.
- register 0.5-metre statutory right-of-way along all property lines.

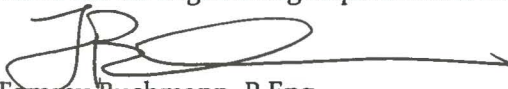
#### *Works and Services*

- construct 65 Avenue, and 195A Street.
- pay 50% cash-in-lieu for a traffic circle at the 195A Street and 65 Avenue intersection.
- construct storm mains to provide road drainage and service the development and provide service connections.
- meet sustainable drainage principles as outlined in the East Clayton NCP.
- construct water mains and sanitary sewer mains to service the development and provide service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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

  
Tommy Buchmann, P.Eng.  
Development Engineer

SK2

NOTE: Detailed Land Development Engineering Review available on file

# 6529 196 St, Surrey, BC

## File no: 7918-0072-00

### Submission to ADP - June 21st 2018

**Client**

1034786 BC Ltd.  
306-7337 137 St  
Surrey, BC V3W 1A4  
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Email: jitdaara@gmail.com  
Tel: 604.355.2269

**Architect**

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Tel: 604.872.2595 Fax: 604.872.2505

**Surveyor**

Grewal & Associates  
204-15299 68th Ave  
Surrey, BC, V35 2C1  
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Email: office@GrewalSurveys.com  
Tel: 604.597.8567

**Landscape**

Durante Kreuk  
Address 102-1637 West 5th Ave  
Vancouver, BC V6J 1N5  
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Email: jtaylor@dki.bc.ca  
Tel: 604.684.4611 Fax: 604.684.0577

**Civil**

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201-12488 82nd Ave  
Surrey, BC V3W 3E9  
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**Arborist**

Mike Fadum & Associates Ltd.  
105-8277 129 St  
Surrey, BC V3W 0A6  
Contact: Mike Fadum  
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Project:

1744

Owner

6529 196 St

Surrey

Drawing:

**COVER PAGE & DRAWING LIST**

Project Status:

**REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale:

DWG. NO:

**A001**

SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A003	GENERAL NOTES
A004	DESIGN RATIONAL
A030	CONTEXT
A035	STREET ELEVATIONS
A036	STREET ELEVATIONS
A037	STREET ELEVATIONS
A100	SURVEY
A105	OVERALL SITE PLAN
A106	BUILDING 1/BLOCK A (WEST) SITE PLAN
A107	BUILDING 2/BLOCK B (EAST) SITE PLAN
A110	BUILDING 1/ BLOCK A (WEST) UNDERGROUND LEVEL 3 PLAN

SHEET NUMBER	SHEET NAME
A111	BUILDING 1/ BLOCK A (WEST) UNDERGROUND LEVEL 2 PLAN
A112	BUILDING 1/BLOCK A (WEST) UNDERGROUND LEVEL PLAN
A115	BUILDING 1/BLOCK A (WEST) SITE PLAN / GROUND FLOOR PLAN
A120	BUILDING 1/ BLOCK A (WEST) LEVEL 2 PLAN
A125	BUILDING 1/BLOCK A (WEST) LEVEL 3 PLAN
A130	BUILDING 1/ BLOCK A (WEST) LEVEL 4 PLAN
A135	BUILDING 1/BLOCK A (WEST) LEVEL 5 PLAN
A140	BUILDING 1/ BLOCK A (WEST) ROOF PLAN
A150	BUILDING 2/BLOCK B (EAST) UNDERGROUND LEVEL 3 PLAN

SHEET NUMBER	SHEET NAME
A151	BUILDING 2/BLOCK B (EAST) UNDERGROUND LEVEL 2 PLAN
A152	BUILDING 2/BLOCK B (EAST) UNDERGROUND LEVEL 1 FLOOR PLAN
A155	BUILDING 2/BLOCK B (EAST) SITE PLAN / GROUND FLOOR PLAN
A160	BUILDING 2/BLOCK B (EAST) LEVEL 2 PLAN
A165	BUILDING 2/BLOCK B (EAST) LEVEL 3 PLAN
A170	BUILDING 2/BLOCK B (EAST) LEVEL 4 PLAN
A175	BUILDING 2/BLOCK B (EAST) LEVEL 5 PLAN
A180	BUILDING 2/BLOCK B (EAST) ROOF PLAN

SHEET NUMBER	SHEET NAME
A210	BUILDING 1/BLOCK A (WEST) - ELEVATIONS NORTH & SOUTH
A215	BUILDING 1/BLOCK A (WEST) - ELEVATIONS EAST & WEST
A250	BUILDING 2/BLOCK B (EAST) - ELEVATIONS NORTH & SOUTH
A255	BUILDING 2/BLOCK B (EAST) - ELEVATIONS EAST & WEST
A310	BUILDING 1/BLOCK A (WEST) - SECTIONS
A350	BUILDING 2/BLOCK B (EAST) - SECTIONS
A710	BUILDING 1/BLOCK A (WEST) - 3D VIEWS
A750	BUILDING 2/BLOCK B (EAST) - 3D VIEWS
L-1	Landscape- Overall Site Plan
L-2	Landscape- West Building Ground Plan
L-3	Landscape- East Building Ground Plan
L-4	Landscape- West Building Roof Plan
L-5	Landscape- East Building Roof Plan
L-6	West Planting
L-7	East Planting
L-8	Details

Project:

1744

Owner

6529 196 St

Surrey

Drawing:

GENERAL NOTES

Project Status:

REZONING

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale:

DWG. NO:

A003

STATISTICS

**Legal Description**

Lot 15 Section 15 Township 8 Plan 2468 NWD S 1/2

**Civic Address:**

6529 196 St, Surrey, BC

**Zoning:**

Existing: RA (One Acre Residential Zone)

Proposed: CD-

**Existing NCP Designation:**

22-45 UPA (High Density), East Clayton NCP

**Proposed NCP Designation:**

30-70 UPA (High Density), East Clayton NCP

**Existing OCP Designation:**

Urban

**Proposed OCP Designation:**

Multiple Residential

**Site Area:**

Gross Site Area: 96,326.23 sf / 8,949 m<sup>2</sup> / 2.211 ac / 0.895 ha

Road/Park Dedications: 41,645.57 sf / 3,869 m<sup>2</sup> / 0.956 ac / 0.386 ha

**Site Coverage:**

Total Site Coverage: 30,136.48 / 96,326.23 = **31.3%**

**Density:**

With NCP Amendment: 70 UPA x 2.211 ac = 154.77 = **155 units**

Proposed number of units: **147 units**

**FAR:**

Proposed:  
Total Floor Area: 54,562 sf + 60,543 sf = 115,105 sf  
115,105 sf / 96,326.23 sf = 1.1949 or **1.2 FAR**

**BUILDING 1 WEST**

**Units:**

Proposed: **69 units**

**Floor Area:**

Residential + Circulation = 54,562 SF

**Building Height:**

Maximum height of Building 1 is as follows : 16.52 m ( 54.23 ft ) measured to a maximum height of **62.49 m ( 205.05 ft ) geodetic up from a starting point of 45.97m (150.82 ft ) geodetic elevation.**

**Parking:**

Required:	Residents	46 x 1 Bed Units x 1.3 Spaces/Unit = 23 x 2 Bed + Units x 1.5 Spaces/Unit = Total=	60 spaces 35 spaces <b>95 spaces</b>
	Visitors	69 units x 0.2 spaces =	<b>14 spaces</b>
	Total	95 Residential + 14 Visitor =	<b>109 spaces</b>
	Bicycles	69 units x 1.2 spaces = plus <b>6 visitor spaces</b>	<b>83 spaces</b>

Not more than 35% of parking spaces shall be small car spaces, clearly marked as "small car only"  
1 Parking spaces for Disabled persons parking, clearly marked as per BC Building Code Requirements.

Proposed:	Residents	<b>102 Spaces</b> (72 Regular + 29 Small + 1 Disability)
	Visitors	<b>14 Spaces</b> (12 Regular + 1 Small + 1 Disability)
	Total	<b>116 Spaces</b>
	Bicycles	<b>84 spaces + 8 visitor spaces</b>

**Amenity Space:**

Required:	Outdoor:	69 units x 3 m <sup>2</sup> = 207 m <sup>2</sup> / 2,228 sf
	Indoor:	69 units x 3 m <sup>2</sup> = 207 m <sup>2</sup> / 2,228 sf
Proposed:	Outdoor:	220.7 m <sup>2</sup> / 2,376 sf
	Indoor:	223.8 m <sup>2</sup> / 2,409 sf

**Refuse Space**

Provided: 15 x 360 L Bin (Compost & Recyclables)  
1 x 6 Yard Bin (Garbage)  
1 x 4 Yard Bin (Garbage)

**BUILDING 2 EAST**

**Units:**

Proposed: **78 units**

**Floor Area:**

Residential + Circulation = 60,543 SF

**Building Height:**

Maximum height of Building 2 is as follows : 17.10 m ( 56.12 ft ) measured to a maximum height of **56.81 m (186.40 ft ) geodetic up from a starting point of 39.71 m ( 130.28 ft ) geodetic elevation.**

**Parking:**

Required:	Residents	55 x 1 Bed Units x 1.3 Spaces/Unit = 23 x 2 Bed + Units x 1.5 Spaces/Unit = Total=	72 spaces 35 spaces <b>107 spaces</b>
	Visitors	78 units x 0.2 spaces =	<b>16 spaces</b>
	Total	107 Residential + 16 Visitor =	<b>123 spaces</b>
	Bicycles	78 units x 1.2 spaces = plus <b>6 visitor spaces</b>	<b>94 spaces</b>

Not more than 35% of parking spaces shall be small car spaces, clearly marked as "small car only"  
1 Parking spaces for Disabled persons parking, clearly marked as per BC Building Code Requirements.

Proposed:	Residents	<b>115 Spaces</b> (98 Regular + 16 Small + 1 Disabled)
	Visitors	<b>16 Spaces</b> (7 Regular + 8 Small + 1 Disabled)
	Total	<b>131 Spaces</b>
	Bicycles	<b>101 spaces + 8 visitor spaces</b>

**Amenity Space:**

Required:	Outdoor:	78 units x 3 m <sup>2</sup> = 234 m <sup>2</sup> / 2,519 sf
	Indoor:	78 units x 3 m <sup>2</sup> = 234 m <sup>2</sup> / 2,519 sf
Proposed:	Outdoor:	234.5 m <sup>2</sup> / 2,525 sf
	Indoor:	269.0 m <sup>2</sup> / 2,888 sf

**Refuse Space**

Provided 17 x 360 L Bin (Compost & Recyclables)  
2 x 6 Yard Bins (Garbage)

UNIT MATRIX

<b>Building 1</b>	
Studio	1
1 Bed	45
2+ Bed	23
<b>Total</b>	<b>69</b>
<b>Building 2</b>	
Studio	2
1 Bed	53
2+ Bed	23
<b>Total</b>	<b>78</b>



## DESIGN RATIONAL

**Site Description:**

This very large (> 2 acre) site is to be bisected by a new N/S road (195 A) which consequently splits the site into two projects (Building's 1 & 2). It is a relatively steep site and fronts onto 65th Avenue on the South side and 196 Street on the East, located in the East Clayton neighbourhood in Surrey. Approximately 40% of the land area is being dedicated to the City of Surrey, leaving relatively small remaining footprints for each of the two building sites.

**Surrounding Context:**

The Neighbourhood of East Clayton has witnessed significant densification in the last few years with High Density Multifamily Townhouse and Apartment Projects being built. Such is the case to the north and south of the Site where 4-5 story apartment buildings also exist across 65th Ave. A large ROW/setback has been reserved along 196th for future road widening /pedestrian pathway.

**Underground Parkade Access:**

On both the western and eastern sites, due to the step grading, parkade access has been located at each site's lowest point:

- The parkade access for the western site (Building 1) is being proposed at the site's lowest point - accessed from the newly created 195A.
- Building 2 does not have the advantage of an undeveloped, benign road at its lowest point from which to access the parkade, as this portion of the site fronts onto 196th, an arterial. Accordingly, this parkade access has been located around the corner, along 65th Avenue, set back from 196th a suitable distance to ensure no conflicts nor stacking conflicts arise. The planning team studied providing the parkade access point for Building 2 at the site's high point along 195A so the parkade access points could be shared, but due to Building 2's steep site topography (approx. 26 feet) from the western part of the site (195A) to the lowest, eastern part of the site (196th), this proved impossible without raising the parkade above grade, resulting in unsightly conditions.

**Building Massing:**

As both sites are similar in size and topography, a similar massing approach has been implemented for both sites:

- "U" shaped buildings have been developed with large central south-facing courtyards for both sites.
- Both buildings have been designed to terrace up the hill from the low point along 196th to the high point (west end) of the site, following the natural topography of the land.
- The height of the buildings are read primarily as four stories and a datum line has been established for each.
- A subordinate 5th story sits behind the four-story facade, creating large roof-top decks for the fifth-floor units.
- The "U" shaped massing being proposed breaks down the scale of each building significantly when read from the main street (65th Ave.)
- Similarly, the end elevations (east and west elevations of each building) have been broken down in scale with symmetrical treatments and a void (representing decks) located in the middle of each facade. In other facades, the opposite solid / void ratio has been adopted.
- Finally, the rear (north) building's massing has also been broken down by creating two blocks with a central void (and setback) element that assists in each building reading as two.

**Landscaping:**

Please refer to the Landscape Design Rationale on Drawing L1 of 5.

**Livability/Functionality:**

The "U" shaped buildings, by their shape, create tremendous livability opportunities as this building typology creates an inordinate number of corner units relative to more conventional building forms. Corner units are desirable not just because they create natural, cross-thru ventilation opportunities, but they also provide ample natural light to a larger number of units. Accessibility is an important objective to create a diverse community with direct connections from several units to the adjacent sidewalks. This creates more eyes on the street and the surrounding neighbourhood.

Other livability features within each building include:

- Ample exterior and interior amenity space.
- Windows in each elevator, allowing natural surveillance onto the courtyards as well as allowing natural light into the elevators. The glass elevators also provide a level of interest from both the streetscape as well as in the courtyard when they are in use.
- Both buildings also offer natural light into the main corridors at the elevator lobbies.
- This project proposes a very wide variety of unit typologies and sizes catering to the same variety of socio-economic opportunities for future residents.
- A host of further livability features can also be found below under the heading "Sustainability Features".

**Courtyards:**

- Each central courtyard's primary use is to define the pedestrian entry for each building while sharing the space with a outdoor amenity patios, lawns and the like.
- At the end of the entry axis are the building's main elevators, making the pedestrian approach simple and distinctive.
- A waterfall feature has been located at the center of the courtyard which further celebrates entry, while creating "white noise" to drown the sound of existing and future traffic along 65th Ave.
- Courtyards are activated by the moving glass elevators located at the end of each axis.

**Sustainability Features:**

Sustainability features in this project include:

1. **LEED Certification** - The project commits LEED Certification.
2. **LED Lighting** - All lighting in the building will be LED and common areas to be covered by motion sensor lighting for energy efficiency.
3. **EV Roughed In Ready Parking Stalls** - A minimum of 20% of the parking stalls roughed in ready for EV chargers. The project is attempting to achieve 50% of the stalls to be roughed in ready for EV chargers, however, this is contingent on our appointed Electrical Consultant providing final load calculations and feasibility.
4. **Sewage Heat Recovery SHARC Energy Systems for both buildings** - Subject to final feasibility and Engineering review by our Civil consultants regarding the depth of the City Sewage Service connections etc.
5. **Green Roof** - Substantial Green Roof area.
6. **Car Share / Carpool** - We are in dialogue with MODO to bring their services to that area and also looking at other options subject to feasibility.
7. **Central Courtyard** based partially passive design
8. **Substantial Natural Landscaping, Community Outdoor Amenity, and Parkland Dedications.**
9. **Bicycles** - Secured all-weather bicycle parking and storage lockers provided inside the project.

**Accessibility:**

The buildings comply with the BC Building Access Handbook guidelines so that they are designed for all to have access and move around within the building and the building facilities.

All access points are level with connecting pathways for seamless movement throughout the buildings.

**Architecture:**

A simple, modern architectural vernacular has been applied to the buildings, which creates a suitable backdrop to the contrasting and extensive surrounding existing and proposed vegetation surrounding the buildings.

A very simple colour palette of a white, textured cementitious panel system contrasts with a charcoal grey PVC horizontal siding system as the main building elements.

This applique will be enhanced with a charcoal grey vinyl window system. These main contrasting textured and colour elements assist in breaking down the building's massing and provides an orderly rhythm to the facades.

A third, contrasting wood-like material provides framing at key elements around the building providing a variety of celebrations such as highlighting corner elements, defining main pedestrian and parkade entry,

as well as enhancing the stepped building facades terracing to match the site's natural topography.

**Summary:**

In summary, this project will provide its future residents with all the tools necessary to create a new and complete community, while offering a complete list of all relevant and current sustainability features.

It is a project that will set an extremely good, high quality precedent for this area in transition.

**Project:**

**1744**

**Owner**

**6529 196 St**

Surrey

**Drawing:**

**DESIGN RATIONAL**

**Project Status:**

**REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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**Scale:**

**DWG. NO:**

**A004**

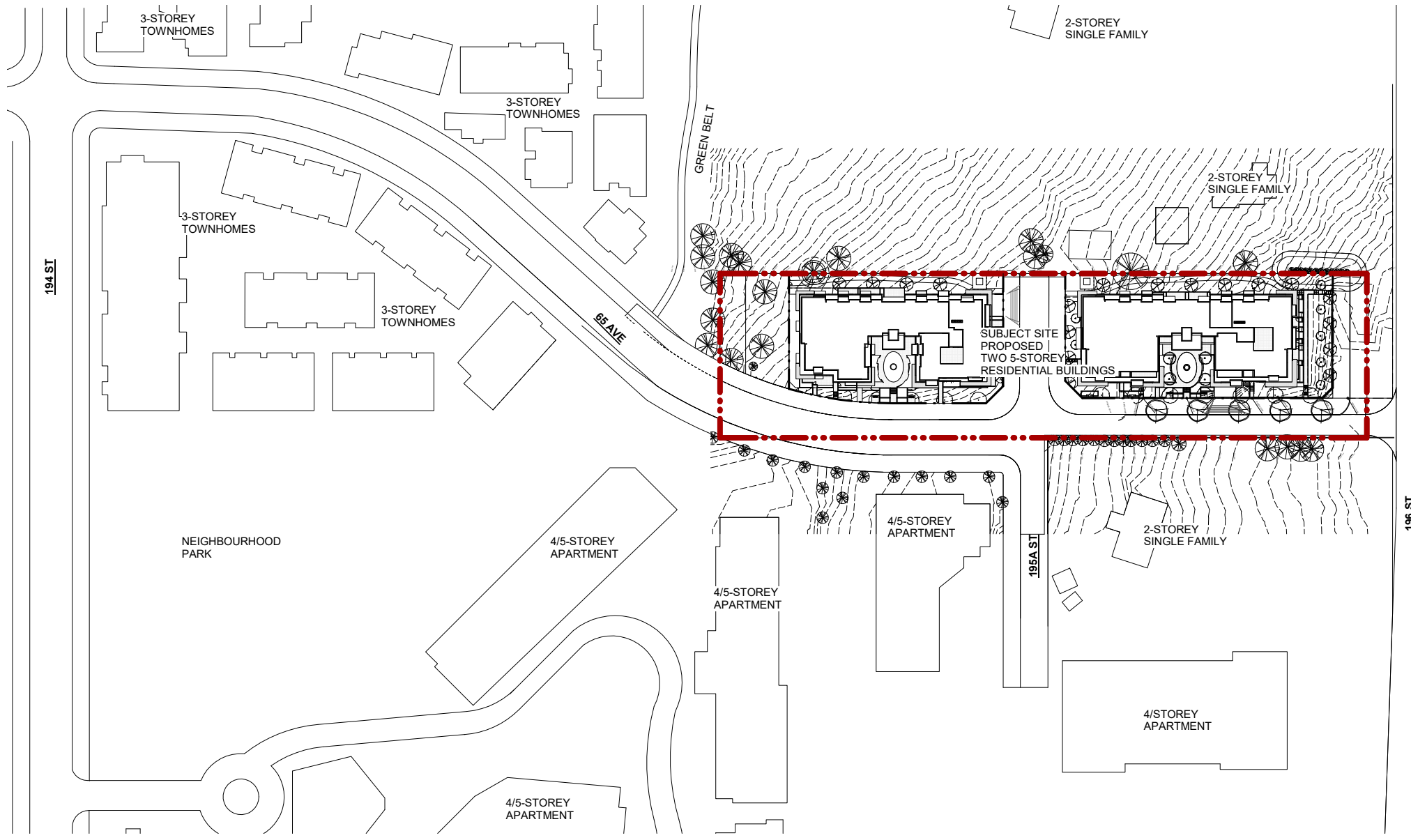
Project:  
**1744**  
Owner:  
**6529 196 St**  
Surrey  
Drawing:  
**CONTEXT**

Project Status:  
**REZONING**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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1 Context Plan  
1" = 60'-0"



CONTEXT KEY PLAN







Project:  
**1744**

Owner:

**6529 196 St**

Surrey

Drawing:

**STREET ELEVATIONS**

Project Status:

**REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale:  
**3/64" = 1'-0"**  
DWG. NO:  
**A034**

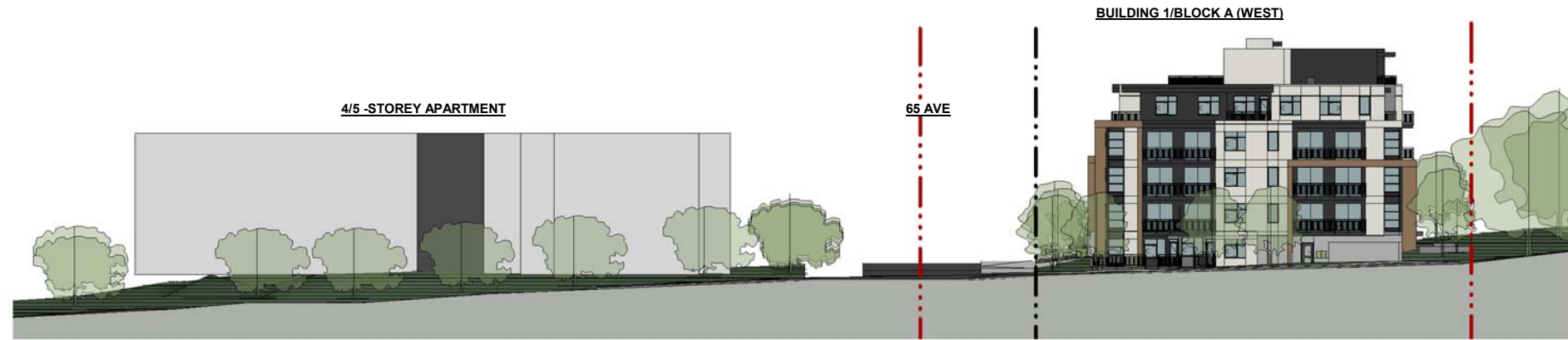
CONTEXT PHOTOS



65 AVE EXISTING STREETScape - FACING NORTH

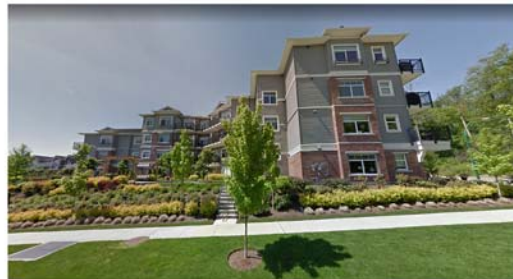


65 AVE EXISTING STREETScape - FACING SOUTH



② 195A STREET ELEVATION  
3/64" = 1'-0"

CONTEXT PHOTOS



195A ST EXISTING STREETScape - FACING WEST

Project:

**1744**

Owner

**6529 196 St**

Surrey

Drawing:

**STREET ELEVATIONS**

Project Status:

**REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
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REVISION

No.	Date	Description

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Scale:  
**3/64" = 1'-0"**

DWG. NO:

**A035**



② 195A ST ELEVATION FACING EAST  
3/64" = 1'-0"

CONTEXT PHOTOS



195A ST EXISTING STREETScape - FACING EAST

Project:  
**1744**  
Owner  
**6529 196 St**  
Surrey

Drawing:  
**STREET ELEVATIONS**

Project Status:  
**REZONING**

SUBMISSION	
Date (YYYY-MM-DD)	Description
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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① 196 STREET ELEVATION  
3/64" = 1'-0"

CONTEXT PHOTOS



196 ST EXISTING STREETScape

Project:  
1744  
Owner:  
6529 196 St  
Surrey

Drawing:  
STREET ELEVATIONS

Project Status:  
REZONING

SUBMISSION	
Date	Description
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale:  
3/64" = 1'-0"  
DWG. NO:  
**A037**

Project:  
**1744**  
Owner:  
**6529 196 St**  
Surrey  
Drawing:  
**SHADOW ANALYSIS MARCH**

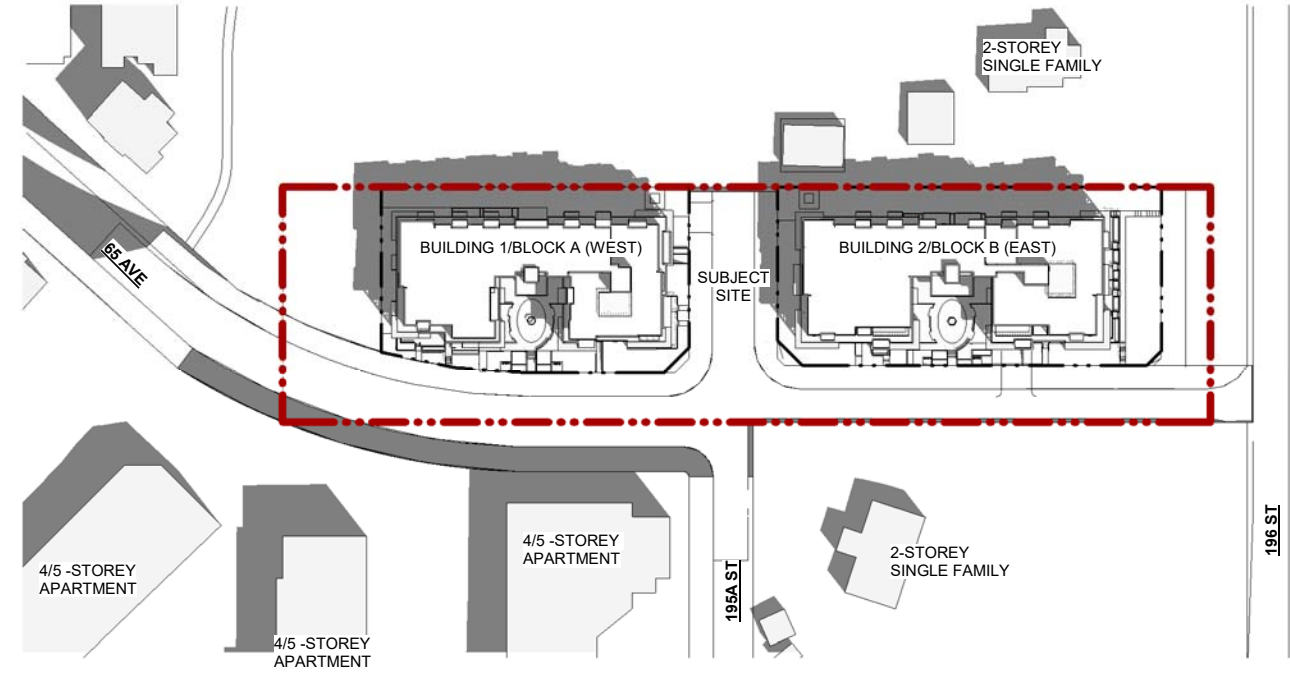
Project Status:  
**REZONING**

SUBMISSION	
Date (YYYY-MM-DD)	Description

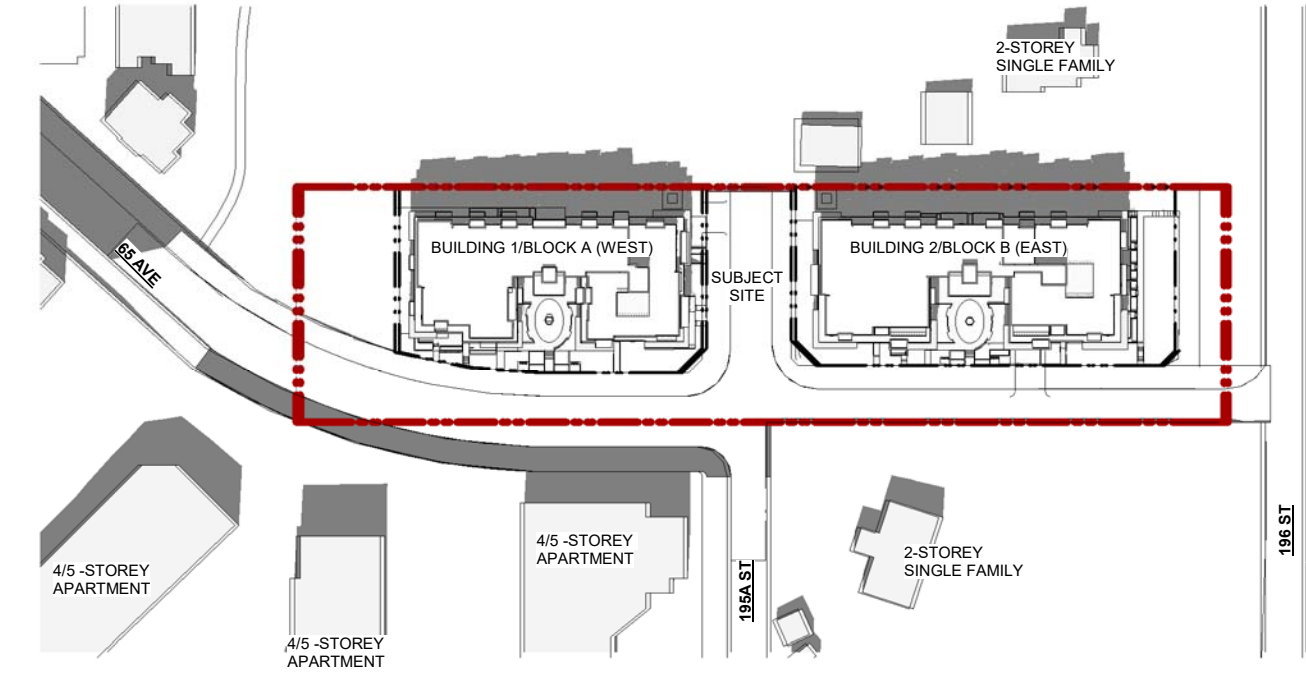
REVISION		
No.	Date	Description

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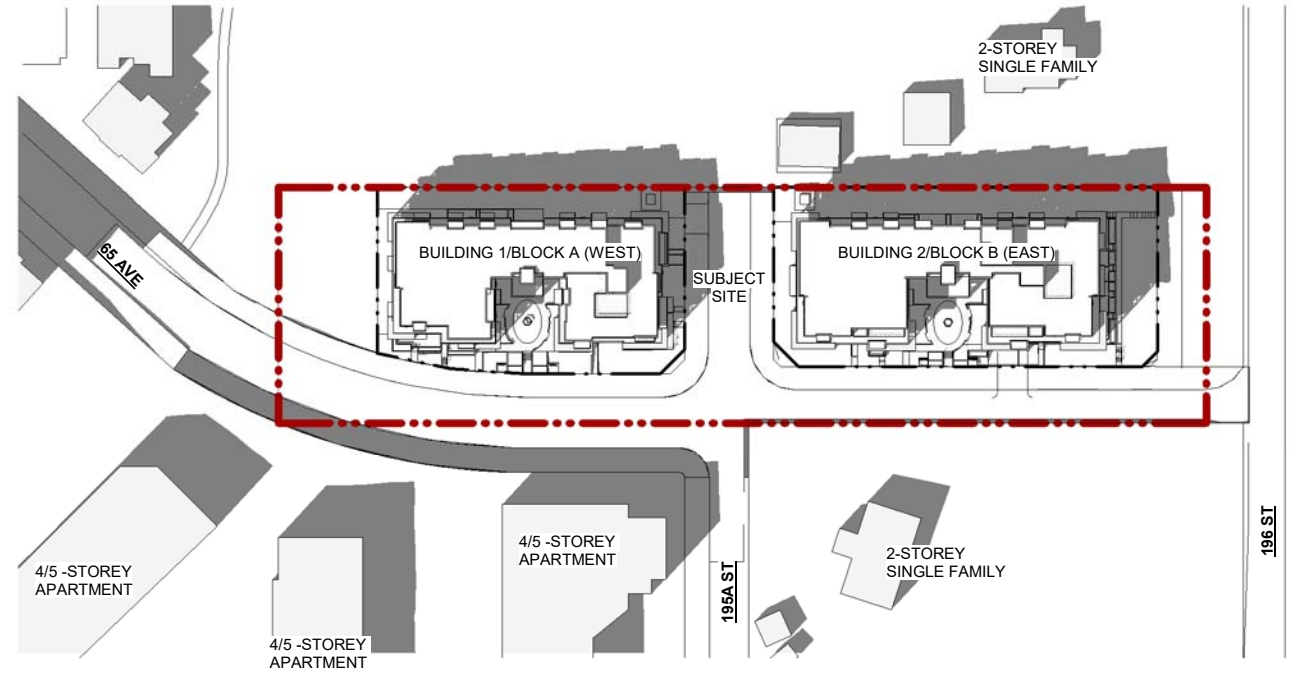
Scale:  
**1" = 60'-0"**  
DWG. NO:  
**A040**



① SHADOW 10AM MARCH 21ST



② SHADOW 12PM MARCH 21ST



③ SHADOW 2PM MARCH 21ST

Project:  
**1744**  
Owner:  
**6529 196 St**  
Surrey  
Drawing:  
**SHADOW ANALYSIS  
SEPTEMBER**  
Project Status:  
**REZONING**

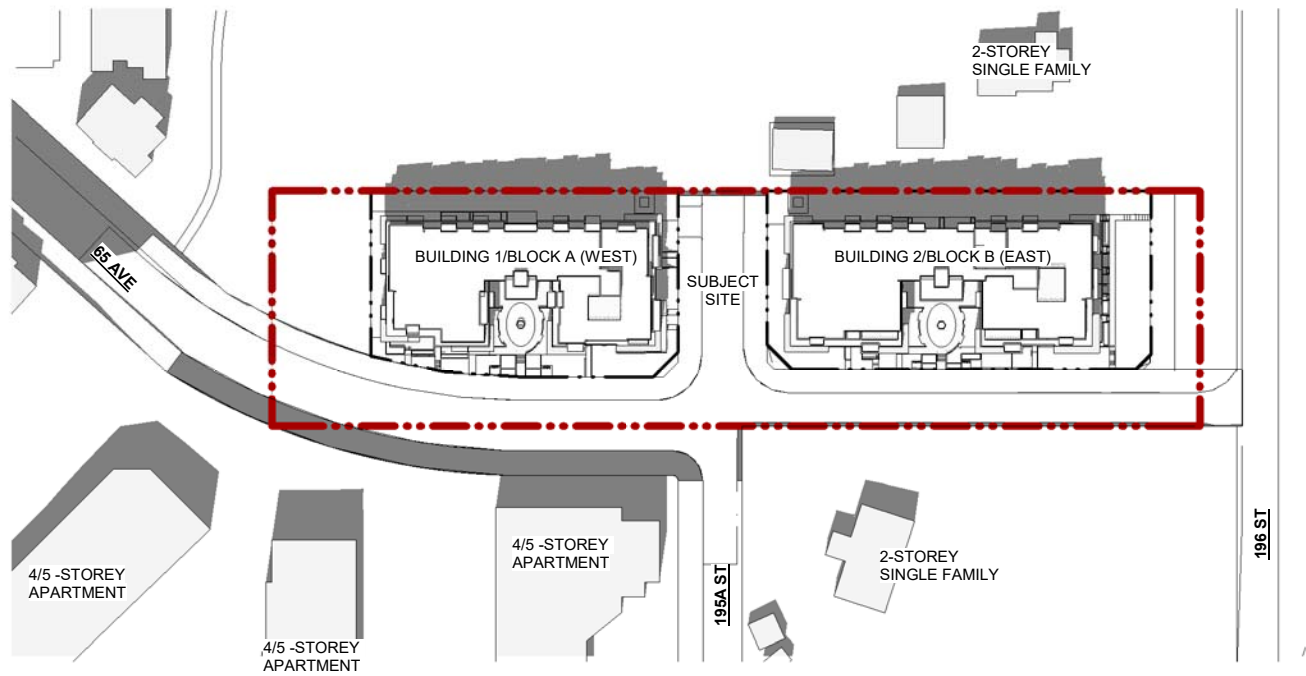
SUBMISSION

Date (YYYY-MM-DD)	Description

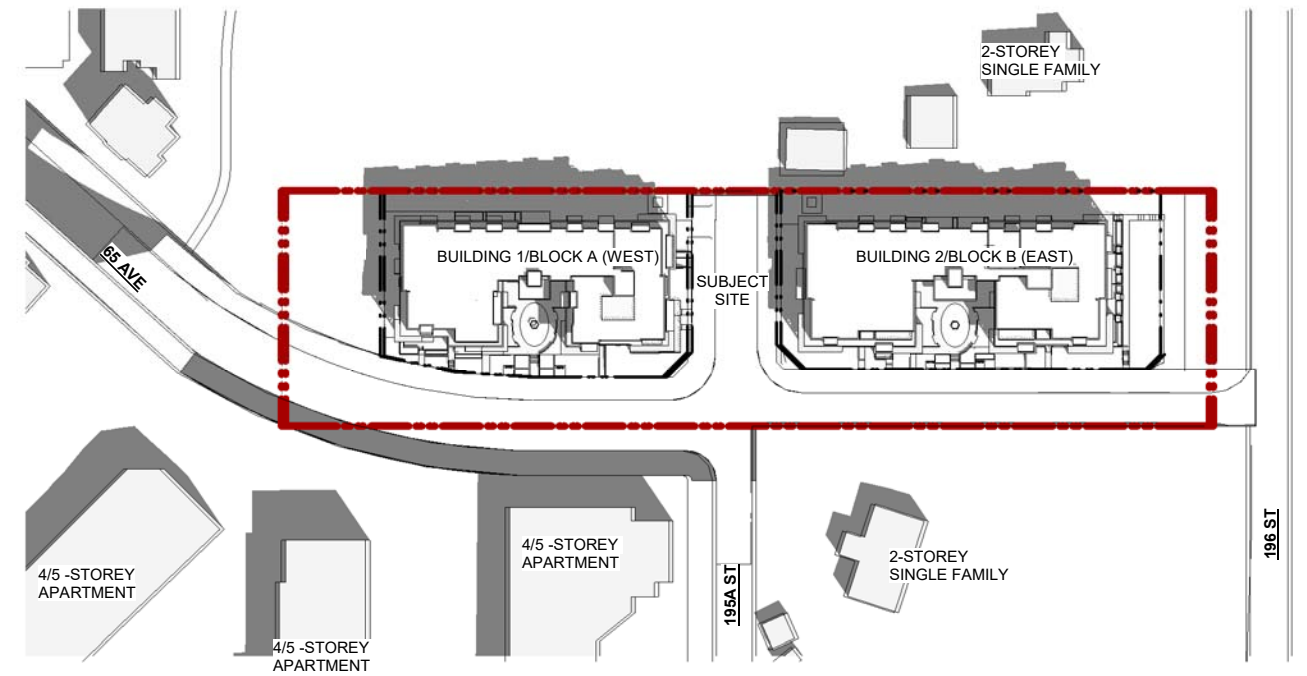
REVISION

No.	Date	Description

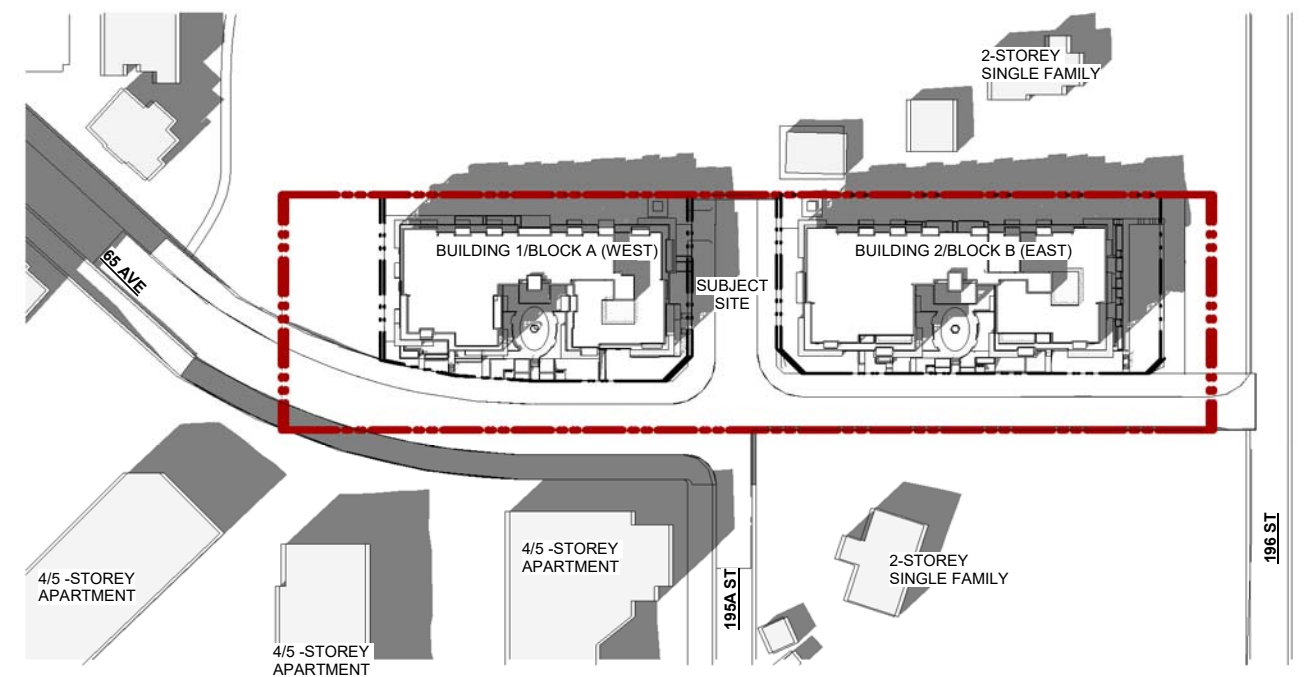
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② SHADOW 12PM SEPTEMBER 21ST



① SHADOW 10AM SEPTEMBER 21ST



③ SHADOW 2PM SEPTEMBER 21ST

Project:  
**1744**  
Owner:  
**6529 196 St**  
Surrey  
Drawing:  
**OVERALL SITE PLAN**

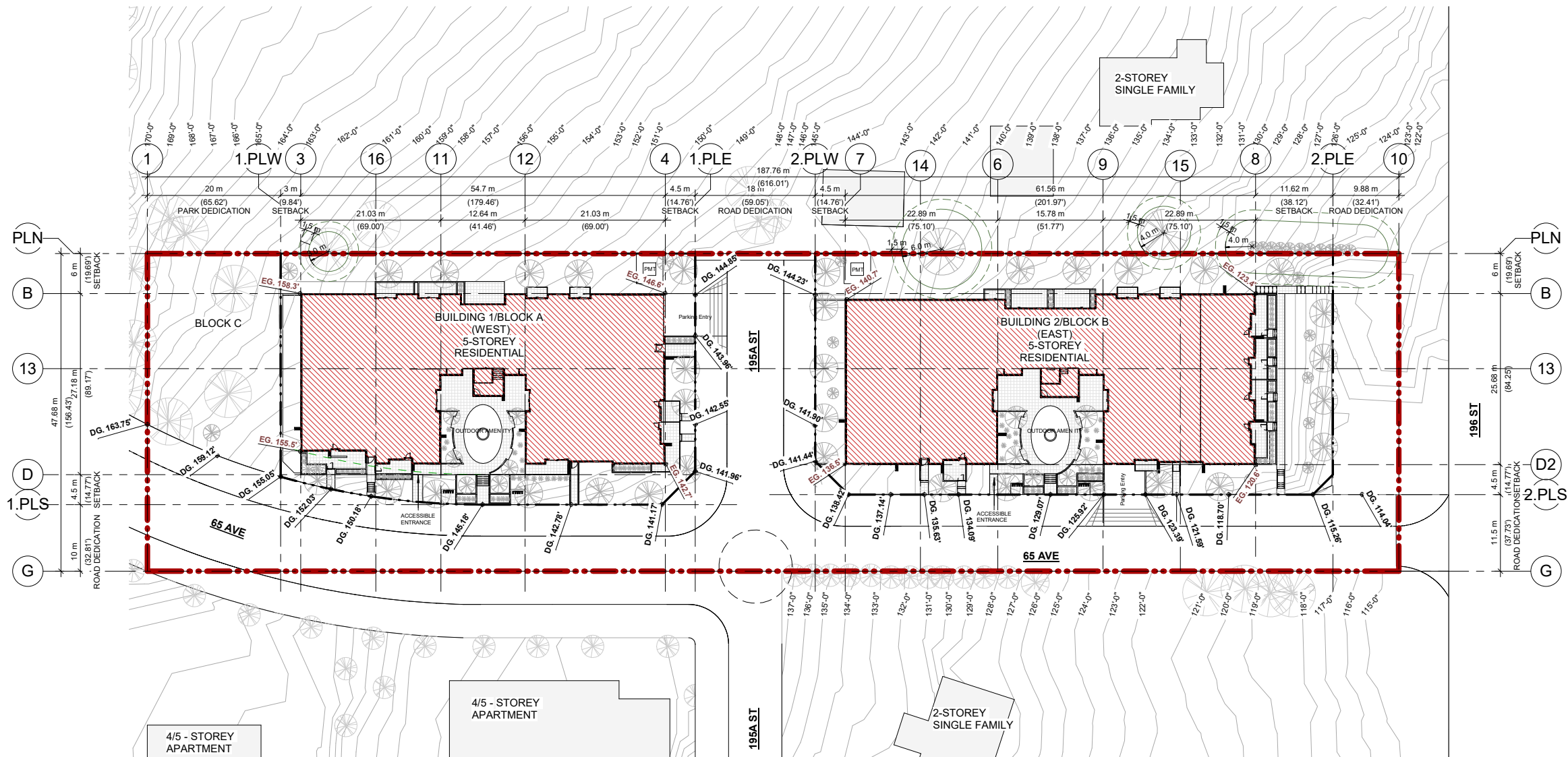
Project Status:  
**REZONING**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale:  
**1" = 30'-0"**  
DWG. NO.:  
**A105**



See also A106 and A107 for more detailed Site Plans

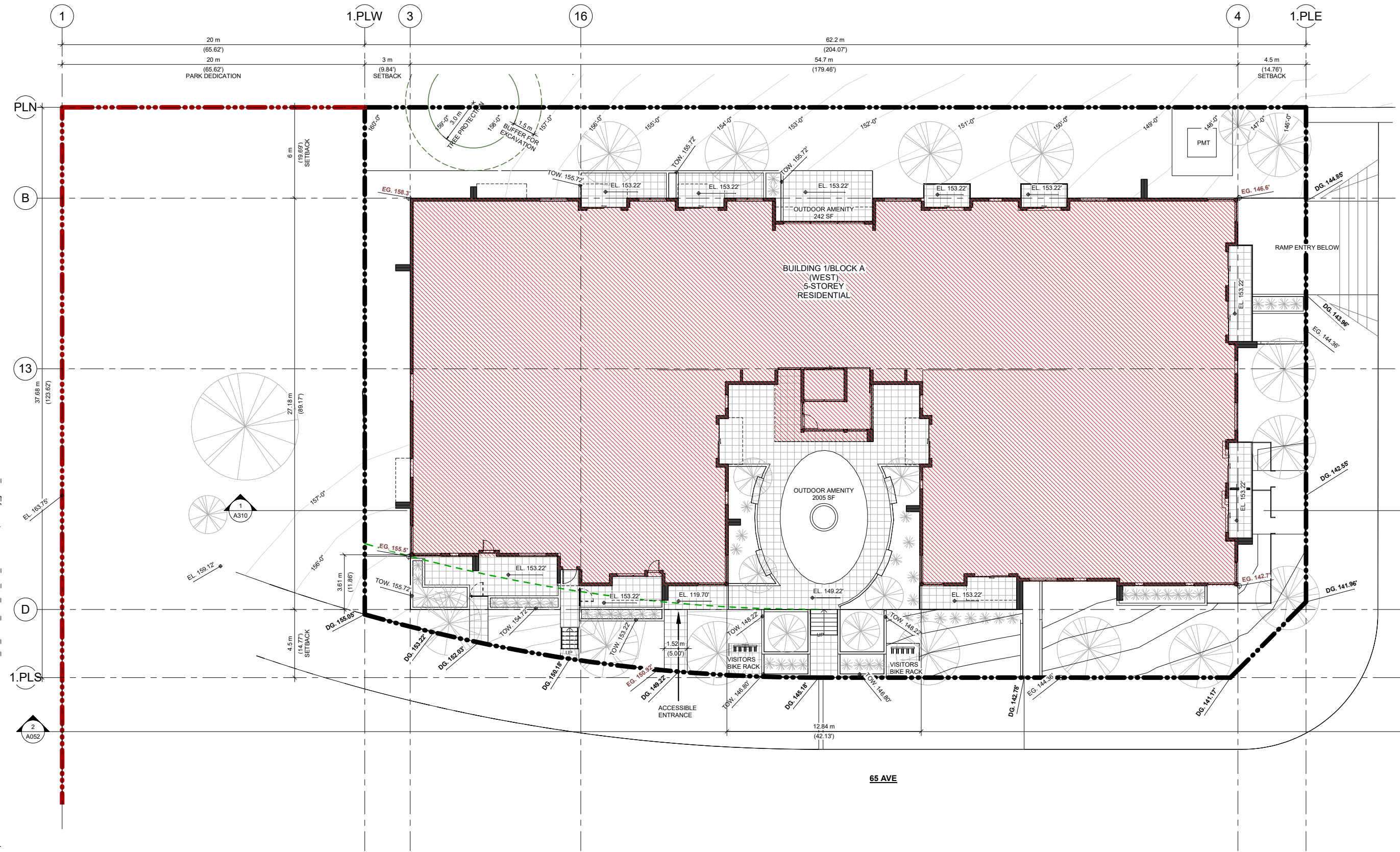
Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 1/BLOCK A (WEST)  
SITE PLAN  
Project Status: REZONING

SUBMISSION	
Date	Description
(YYYY-MM-DD)	

REVISION		
No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: A106



Plot Date: 2018-06-22 7:28:03 p.m. D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_June\_Banrvt





Project:  
**1744**

Owner:

**6529 196 St**

Surrey

Drawing:

**BUILDING 2/BLOCK B (EAST)  
SITE PLAN**

Project Status:

**REZONING**

SUBMISSION

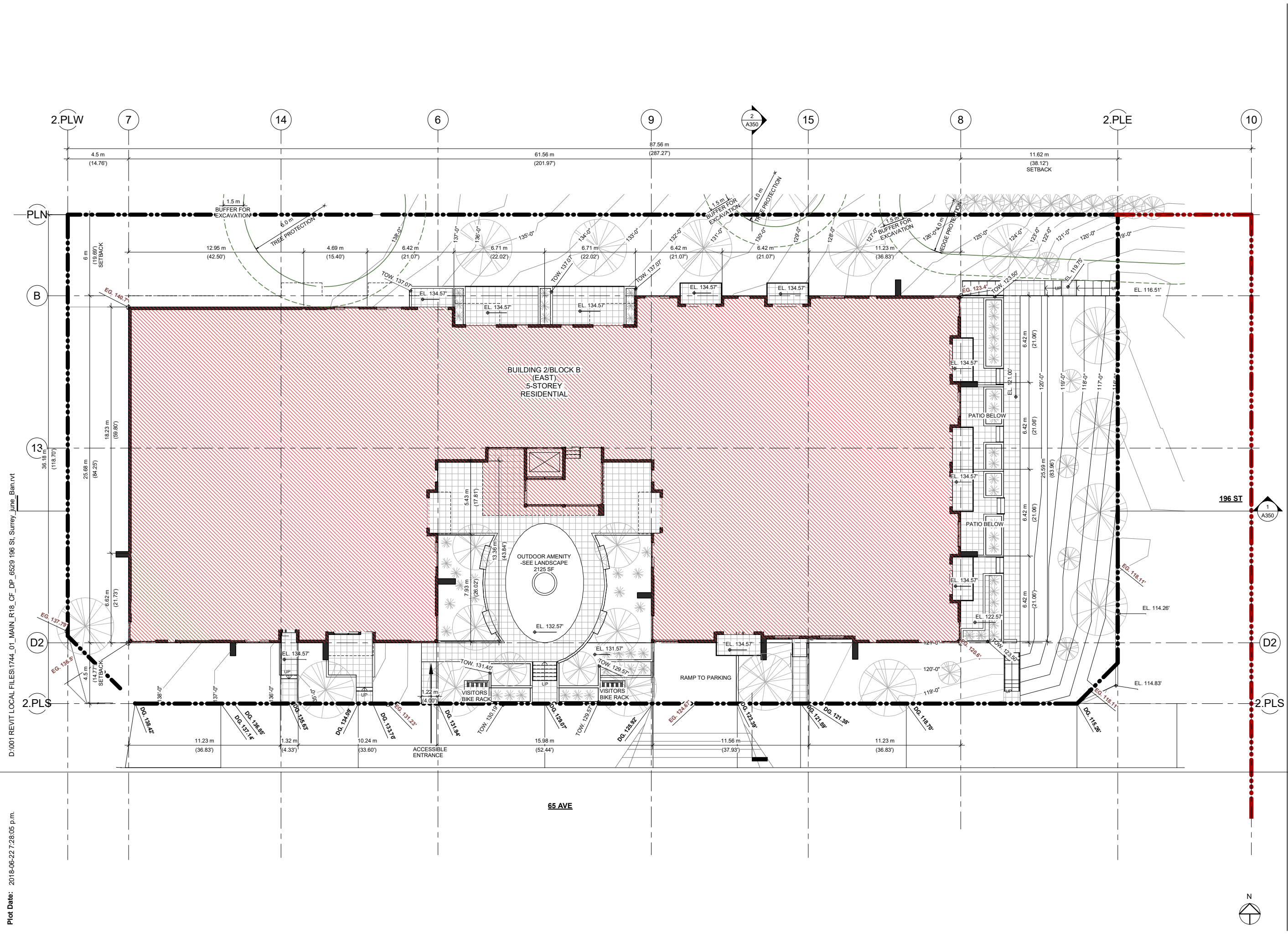
Date (YYYY-MM-DD)	Description

REVISION

No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: **A107**



D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey June\_Banrv

Plot Date: 2016-06-22 7:28:05 p.m.

Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 1/ BLOCK A  
(WEST) UNDERGROUND  
LEVEL 3 PLAN  
Project Status: REZONING

SUBMISSION

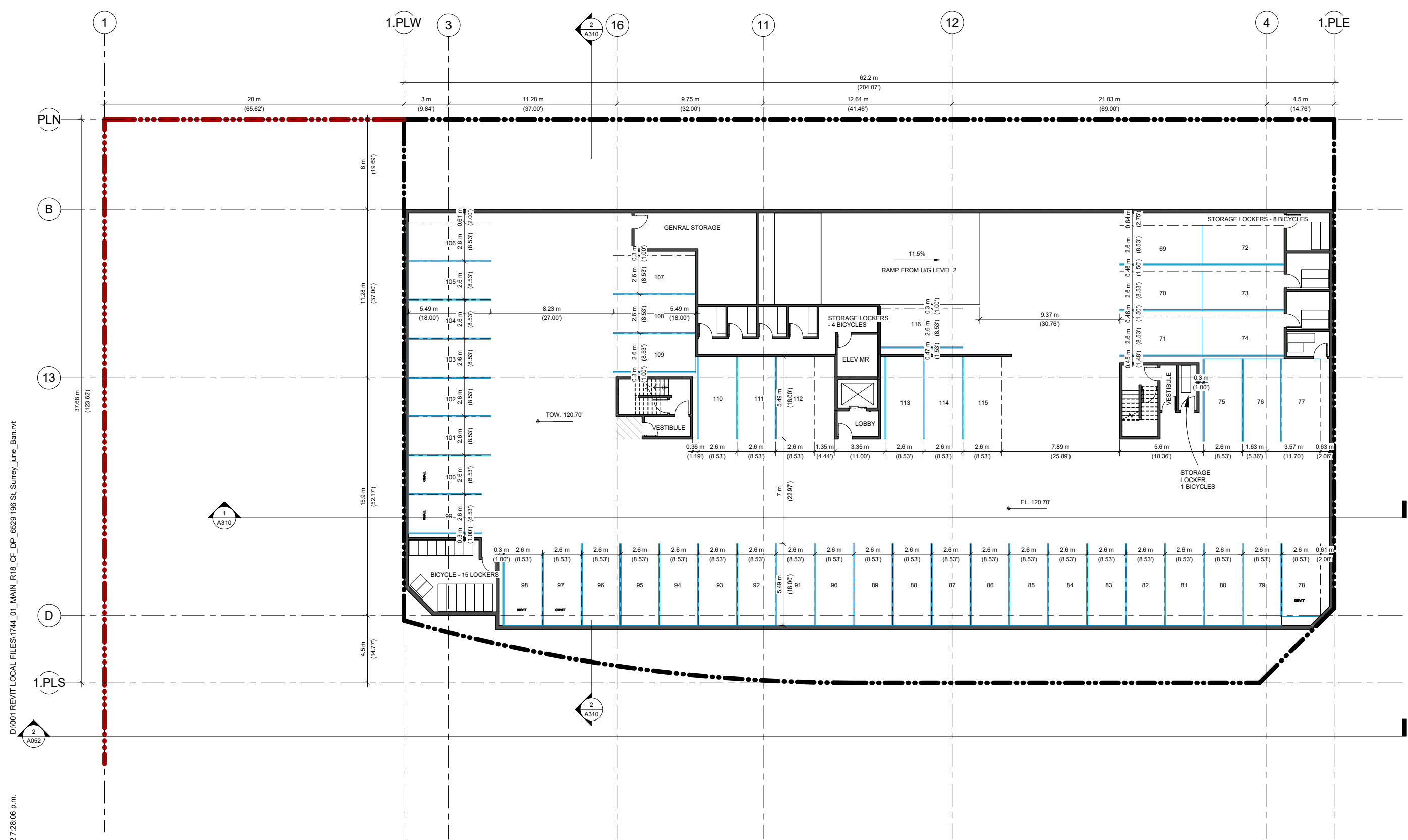
Date	Description
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: A110



Plot Date: 2018-06-22 7:28:06 p.m.  
D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_june\_Banrvt

Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 1/ BLOCK A  
(WEST) UNDERGROUND  
LEVEL 2 PLAN  
Project Status: REZONING

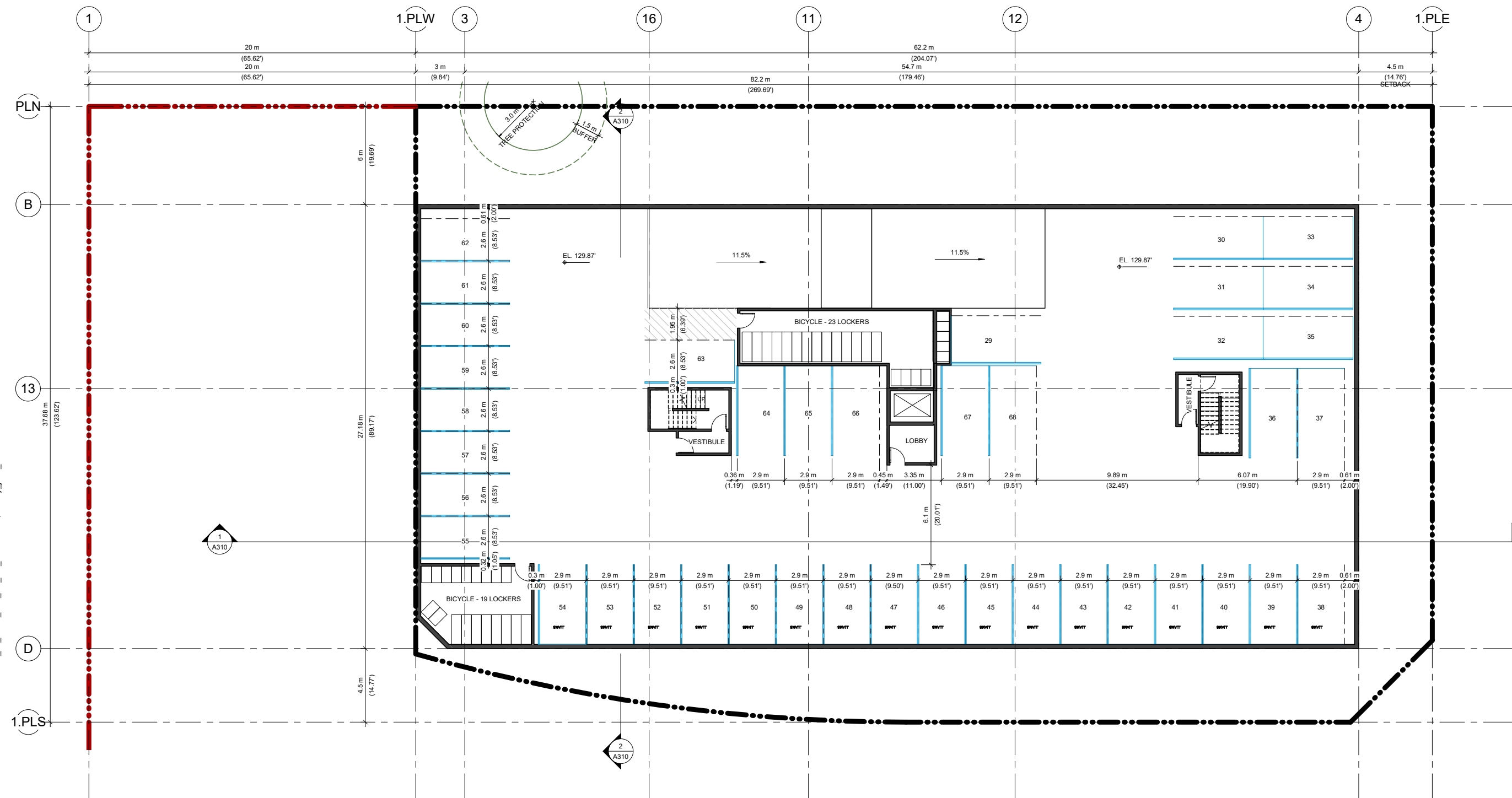
SUBMISSION

Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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872-2505  
Email: office@AMArchitects.com

Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 1/BLOCK A (WEST)  
UNDERGROUND LEVEL PLAN

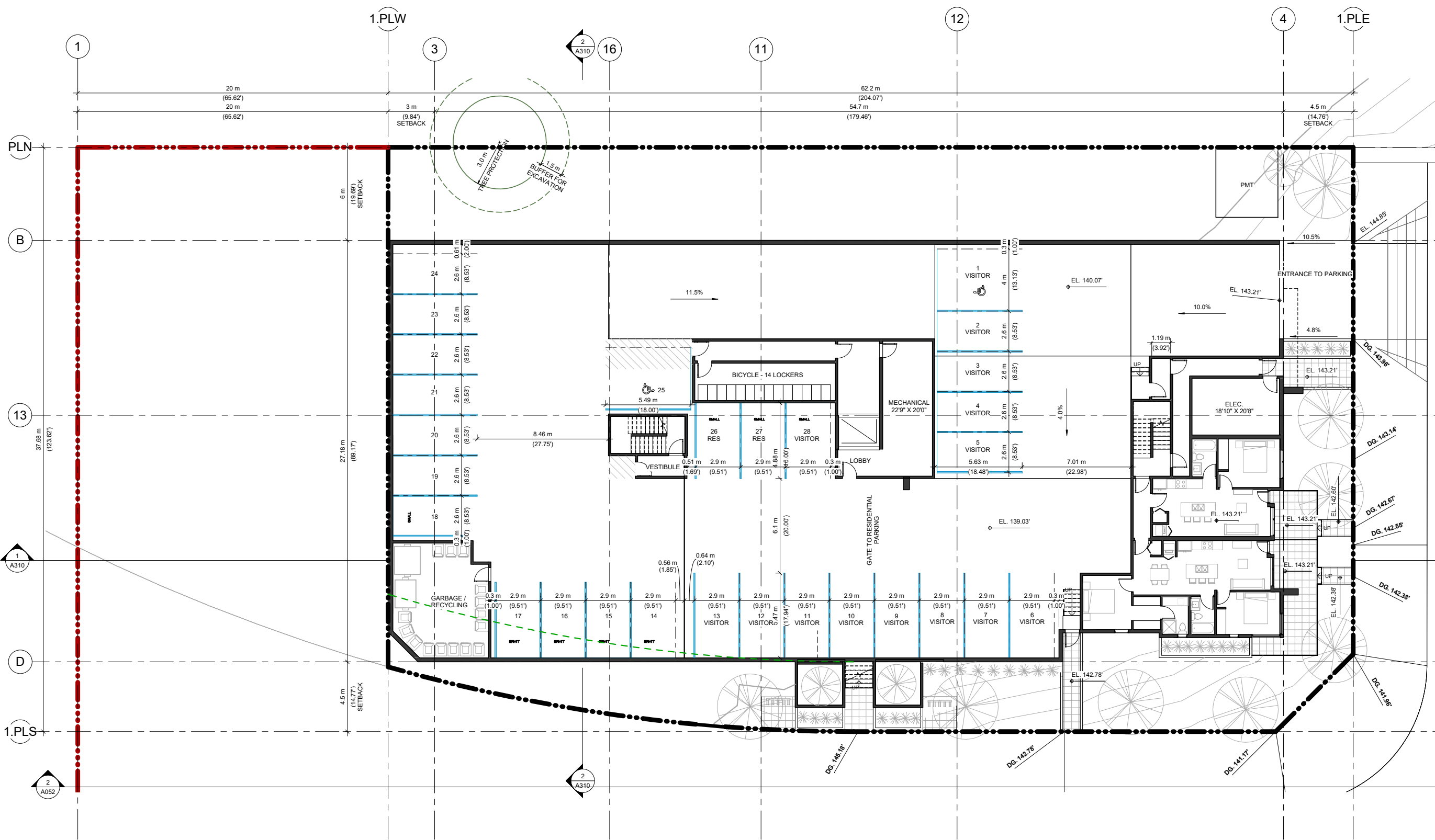
Project Status: REZONING

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: A112



D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_June\_Banrvt

Plot Date: 2018-06-22 7:28:08 p.m.

Project:  
**1744**  
Owner:  
**6529 196 St**  
Surrey

Drawing:  
**BUILDING 1/BLOCK A (WEST)  
SITE PLAN / GROUND FLOOR  
PLAN**  
Project Status:  
**REZONING**

SUBMISSION

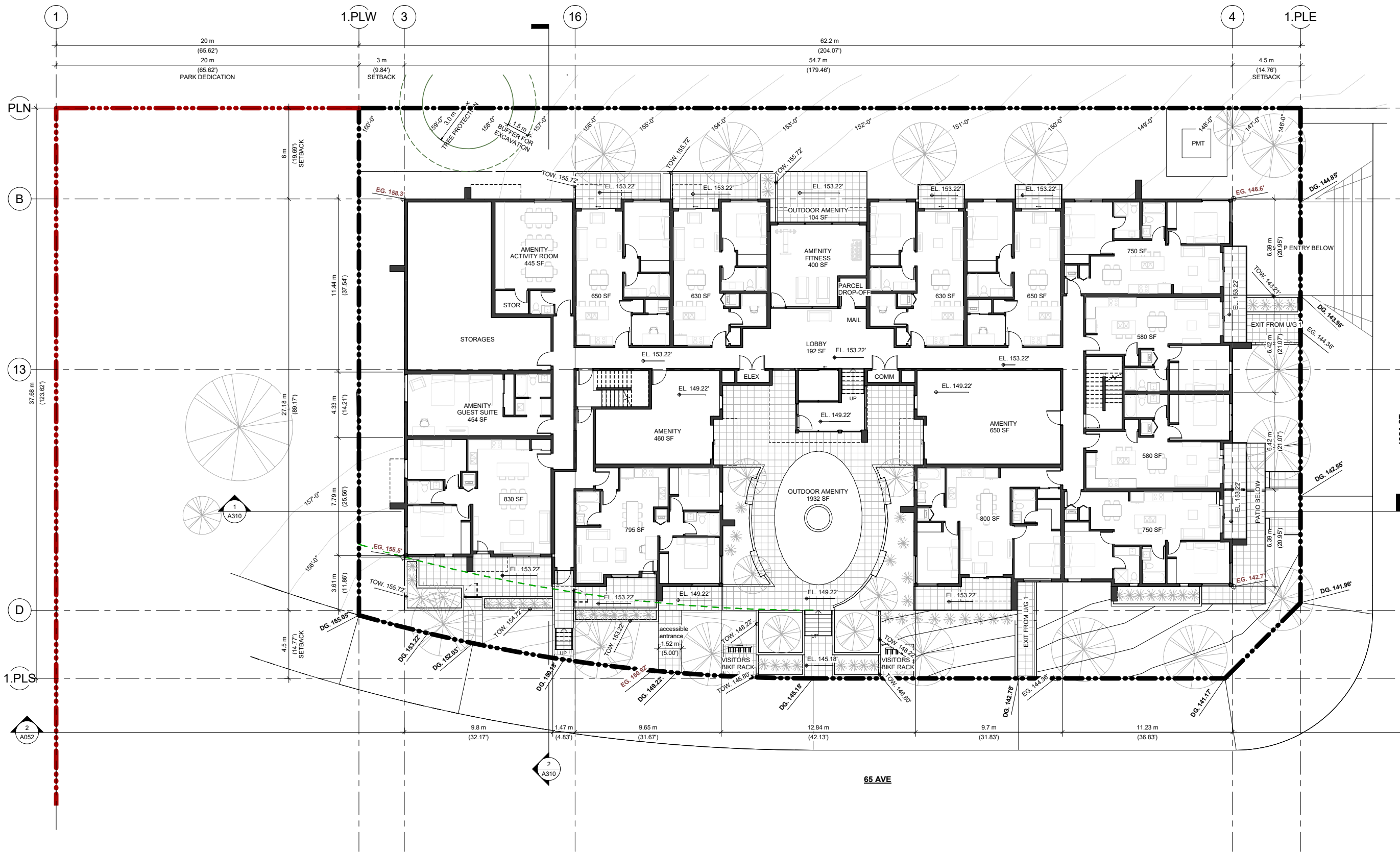
Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale:  
**1" = 10'-0"**  
DWG. NO:  
**A115**



D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_June\_Banrvt  
Plot Date: 2018-06-22 7:28:11 p.m.

Project:  
**1744**

Owner:

**6529 196 St**

Surrey

Drawing:

**BUILDING 1/ BLOCK A  
(WEST) LEVEL 2 PLAN**

Project Status:

**REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

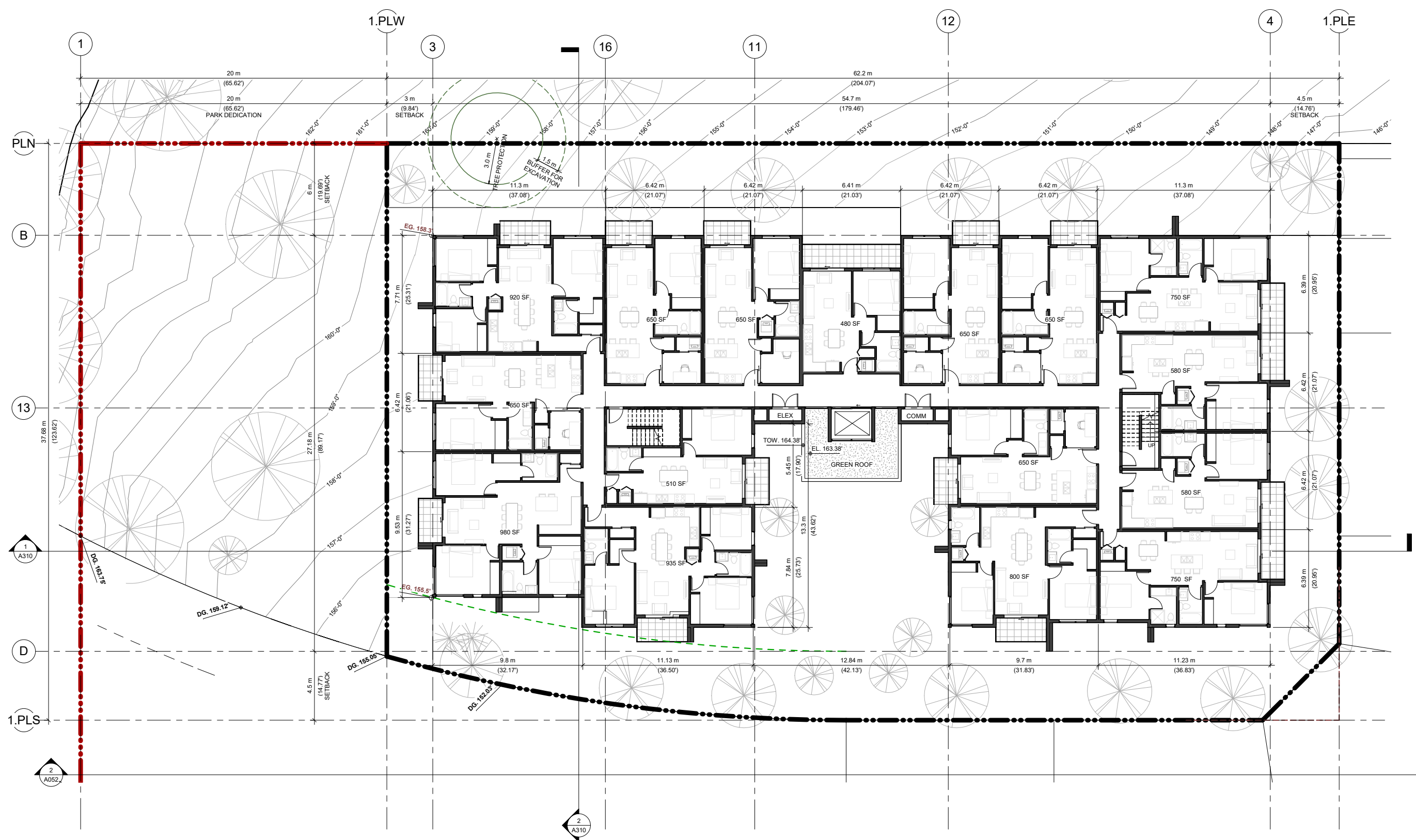
REVISION

No.	Date	Description

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Scale:  
**1" = 10'-0"**

DWG. NO:  
**A120**



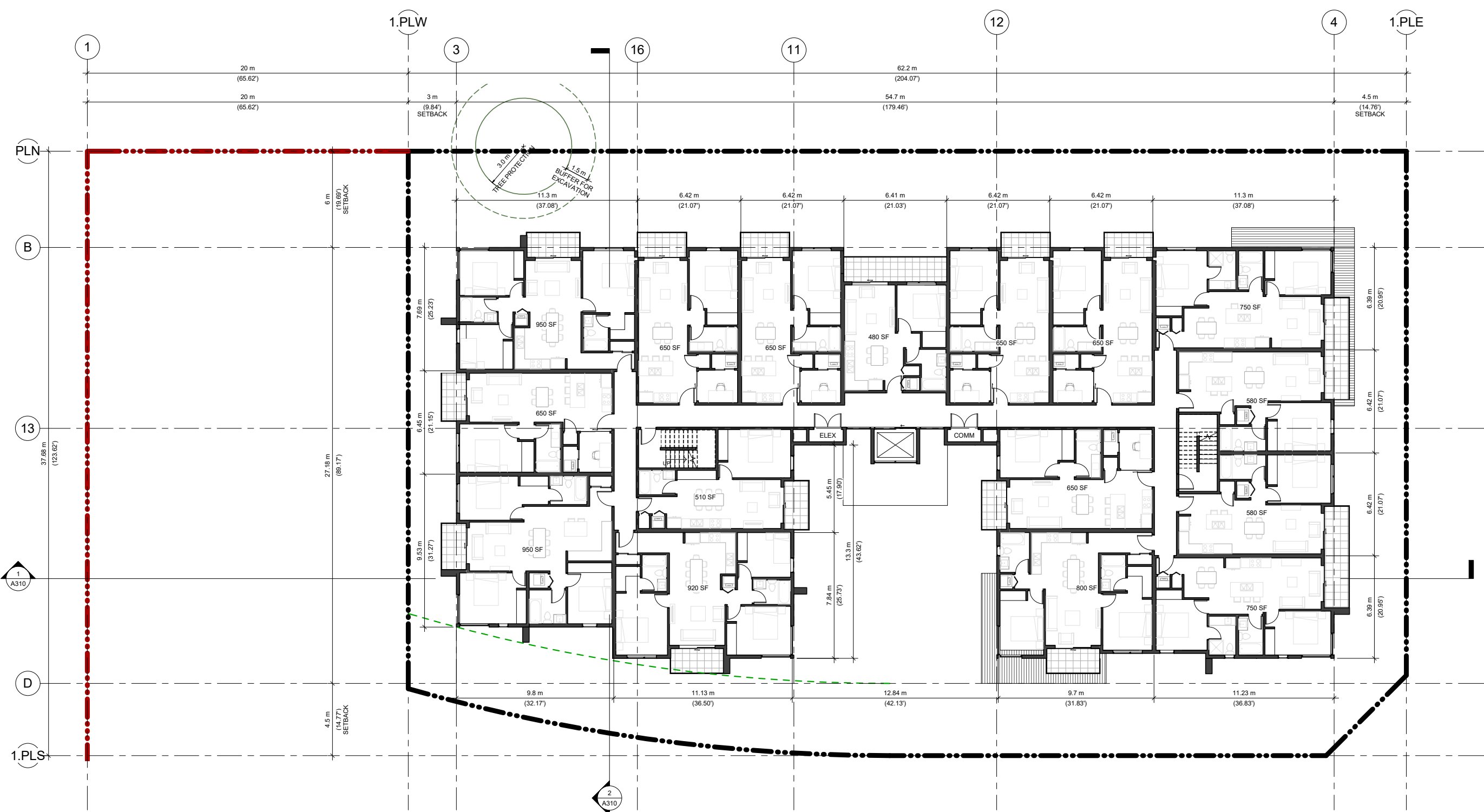
Project: **1744**  
Owner: **6529 196 St**  
Surrey  
Drawing: **BUILDING 1/BLOCK A (WEST)  
LEVEL 3 PLAN**  
Project Status: **REZONING**

SUBMISSION	
Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: **1" = 10'-0"**  
DWG. NO: **A125**



D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St, Surrey, June\_Ban.rvt

Plot Date: 2018-06-22 7:28:16 p.m.

Project:  
**1744**  
Owner:  
**6529 196 St**  
Surrey

Drawing:  
**BUILDING 1/ BLOCK A  
(WEST) LEVEL 4 PLAN**

Project Status:  
**REZONING**

SUBMISSION

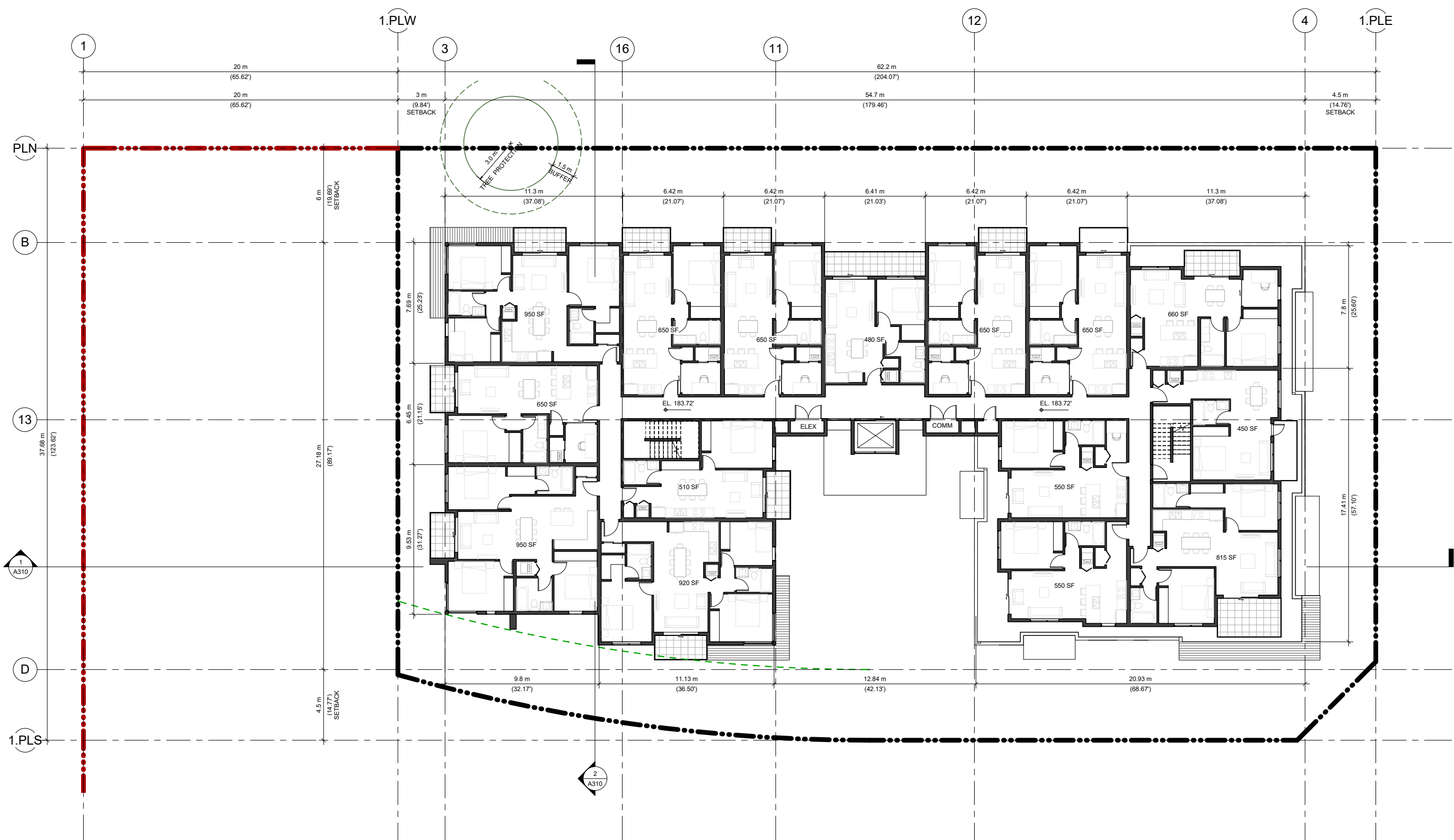
Date (YYYY-MM-DD)	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale:  
**1" = 10'-0"**  
DWG. NO:  
**A130**



Plot Date: 2018-06-22 7:28:18 p.m. D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_June\_Banrvt



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872-2505  
Email: office@AMArchitects.com

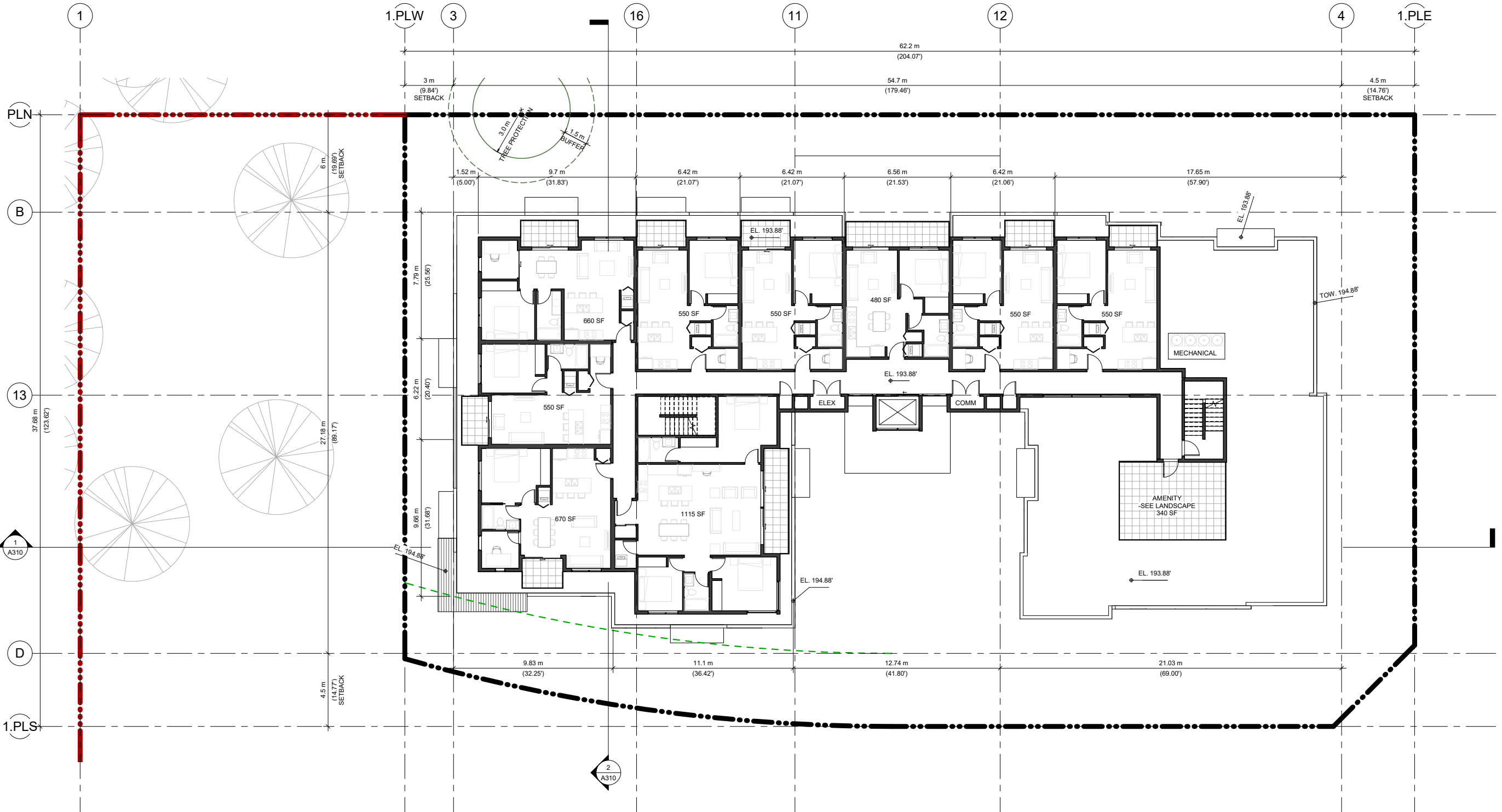
Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 1/BLOCK A (WEST)  
LEVEL 5 PLAN  
Project Status: REZONING

SUBMISSION	
Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: A135



D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St, Surrey, June\_Banrvt

Plot Date: 2018-06-22 7:28:20 p.m.

Project:  
**1744**

Owner:

**6529 196 St**

Surrey

Drawing:

**BUILDING 1/ BLOCK A  
(WEST) ROOF PLAN**

Project Status:

**REZONING**

SUBMISSION

Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

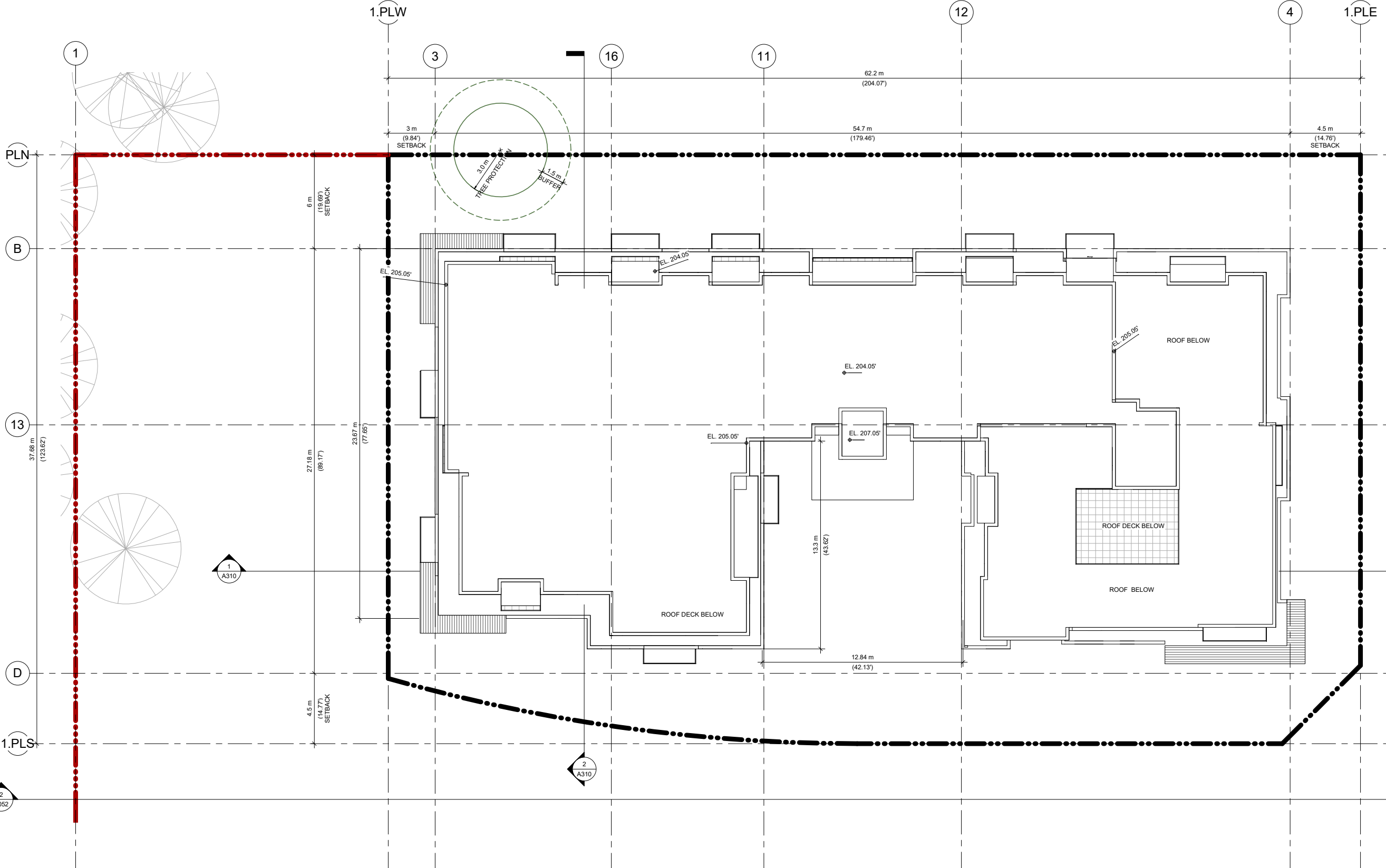
No.	Date	Description

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Scale:  
**1" = 10'-0"**

DWG. NO:

**A140**



Plot Date: 2018-06-22 7:28:21 p.m.  
 D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_june\_Banrvt

Project:  
**1744**

Owner:

**6529 196 St**

Surrey

Drawing:

**BUILDING 2/BLOCK B (EAST)  
UNDERGROUND LEVEL 3  
PLAN**

Project Status:

**REZONING**

SUBMISSION

Date	Description
(YYYY-MM-DD)	

2018-06-07 Re-Issue for DP

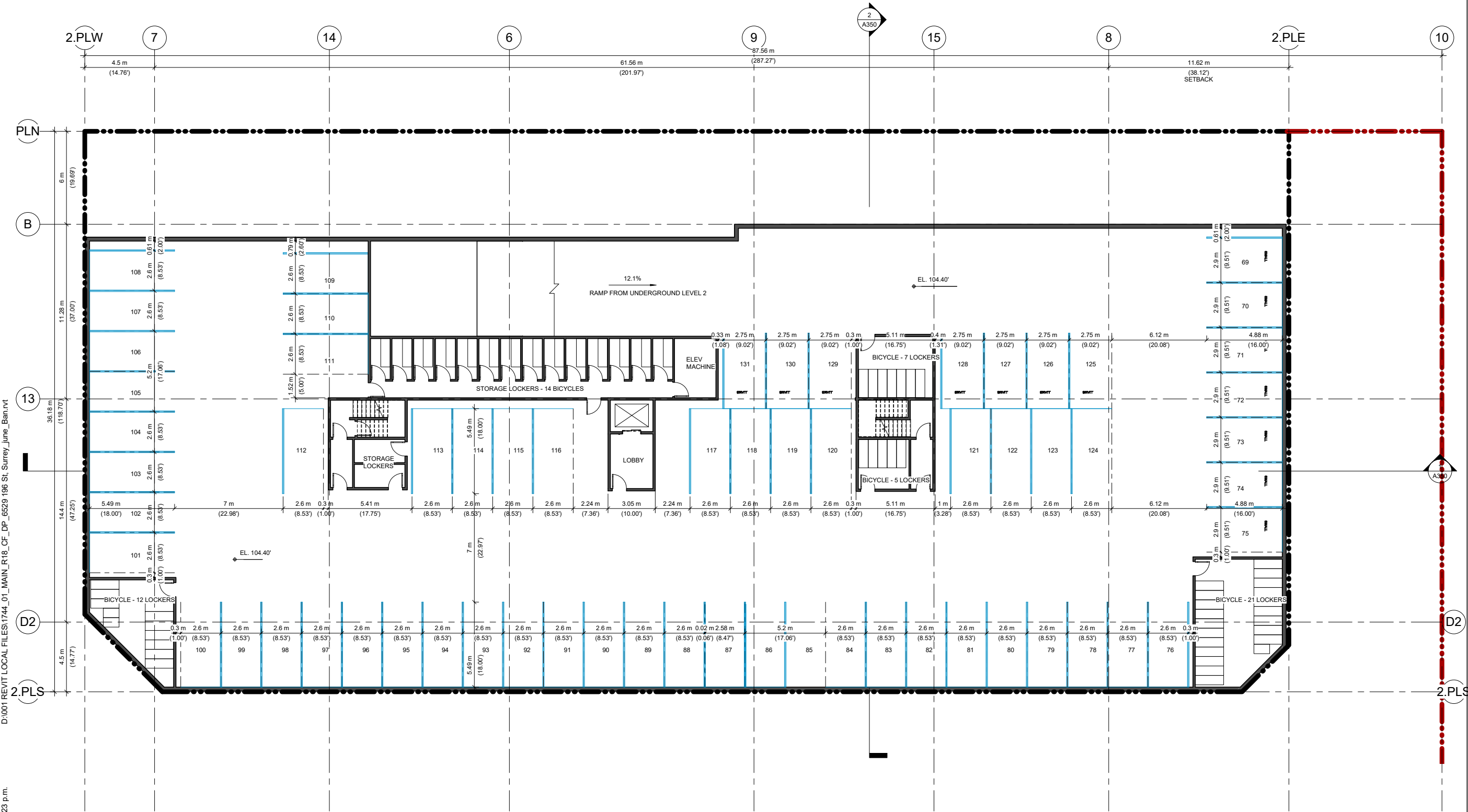
REVISION

No.	Date	Description

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Scale:  
**1" = 10'-0"**

DWG. NO:  
**A150**



Plot Date: 2018-06-22 7:28:23 p.m. D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_June\_Banrvr

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Tel: (604) 872-2595 Fax: (604)  
872-2505  
Email: office@AMArchitects.com

Project:  
**1744**  
Owner:  
**6529 196 St**  
Surrey  
Drawing:  
**BUILDING 2/BLOCK B (EAST)  
UNDERGROUND LEVEL 2  
PLAN**  
Project Status:  
**REZONING**

SUBMISSION

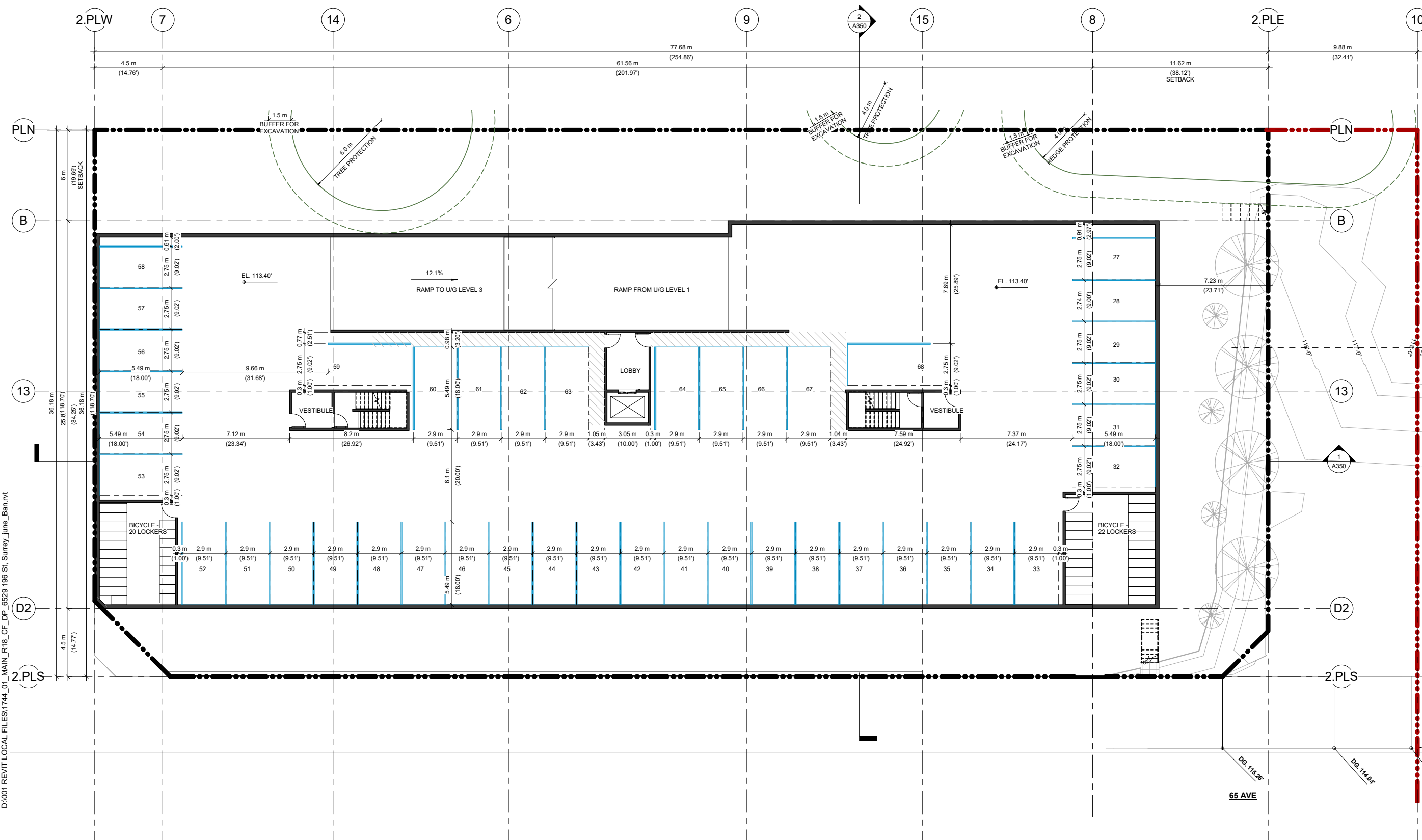
Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale:  
1" = 10'-0"  
DWG. NO:  
**A151**



Plot Date: 2018-06-22 7:28:24 p.m.  
 D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St, Surrey, June\_Banrvt  
 2 A052

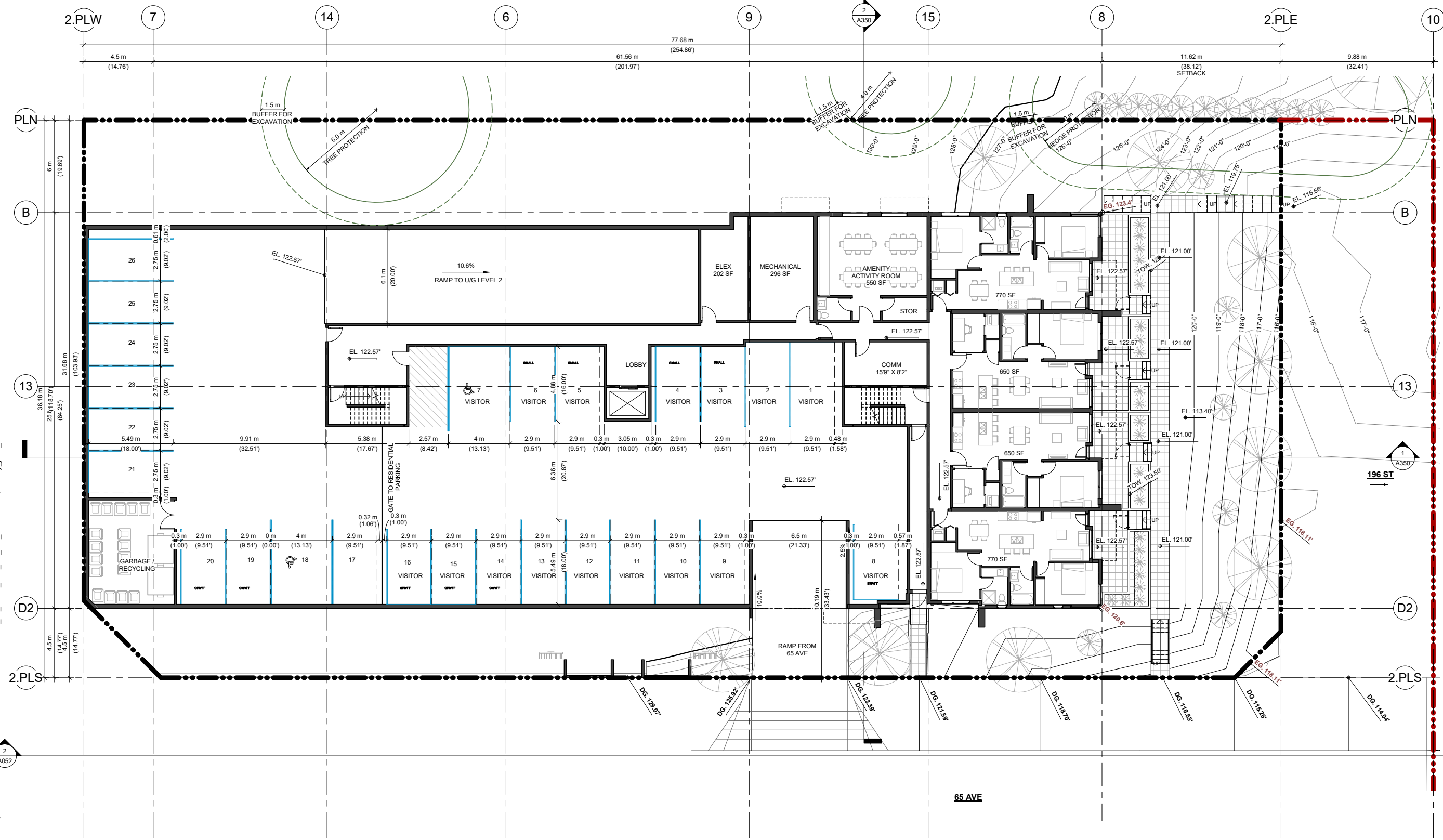
Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 2/BLOCK B (EAST)  
UNDERGROUND LEVEL 1  
FLOOR PLAN  
Project Status: REZONING

SUBMISSION	
Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: A152



D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_june\_Banrvt  
2 A052

Plot Date: 2018-06-22 7:28:26 p.m.

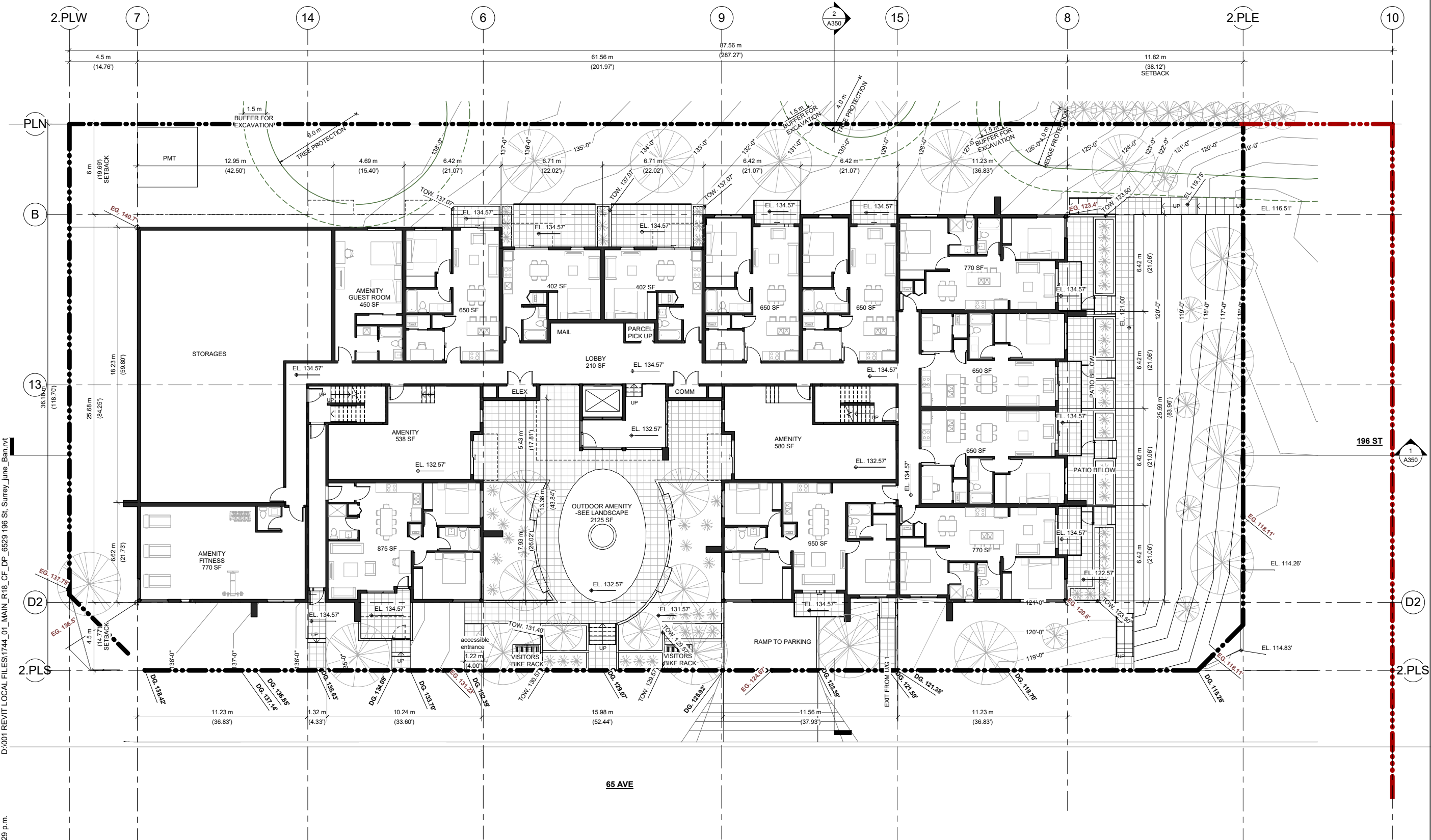
Project: **1744**  
Owner: **6529 196 St**  
Surrey  
Drawing: **BUILDING 2/BLOCK B (EAST)**  
**SITE PLAN / GROUND FLOOR**  
Project Status: **REZONING**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: **1" = 10'-0"** DWG. NO: **A155**  
2018-06-27 7:28:29 PM



Plot Date: 2018-06-22 7:28:29 p.m. D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_june\_Banrv1

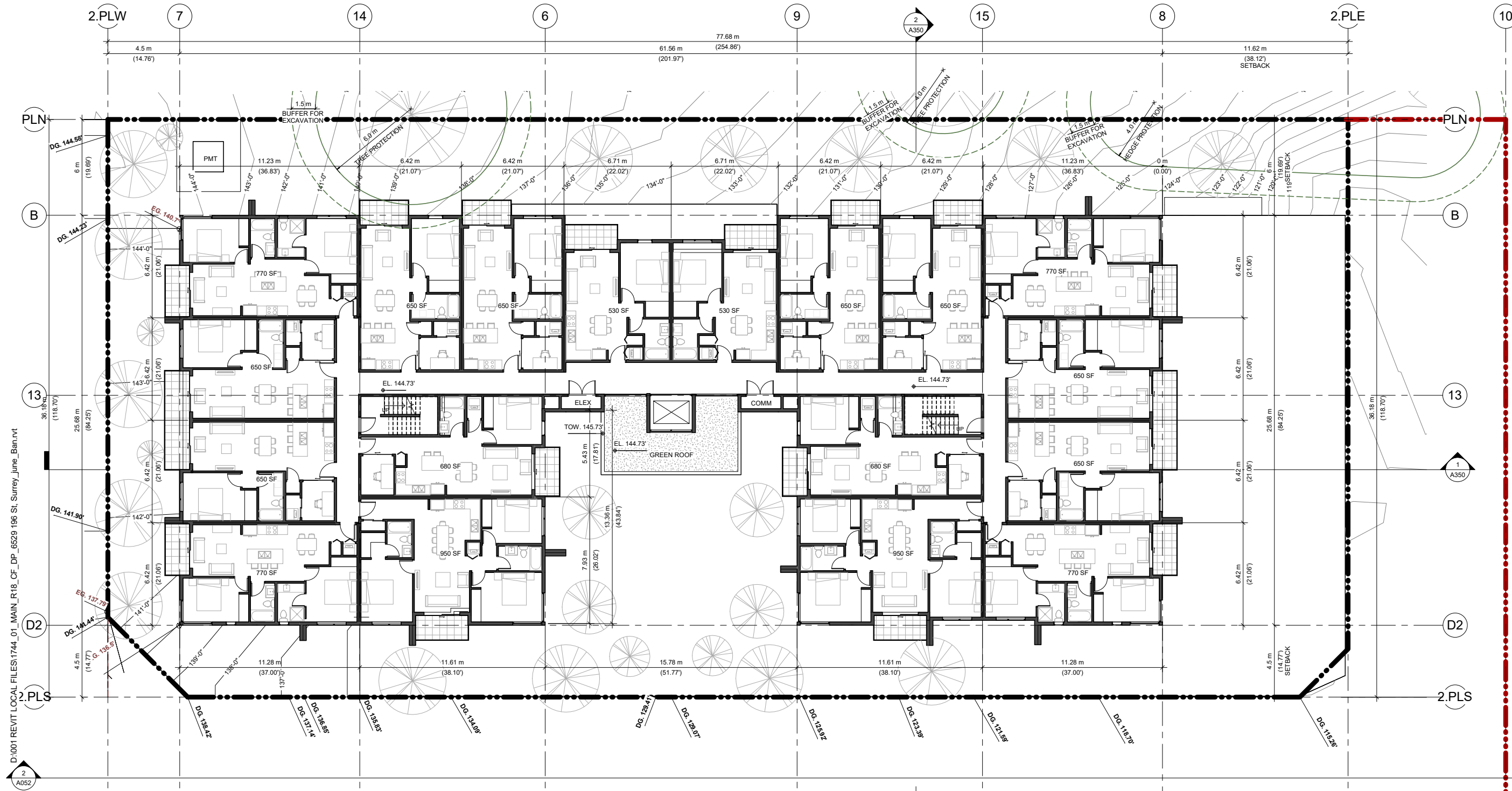
Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 2/BLOCK B (EAST)  
LEVEL 2 PLAN  
Project Status: REZONING

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: **A160**



Plot Date: 2018-06-22 7:28:32 p.m.  
 D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey June\_Banrvt  
 2 A052



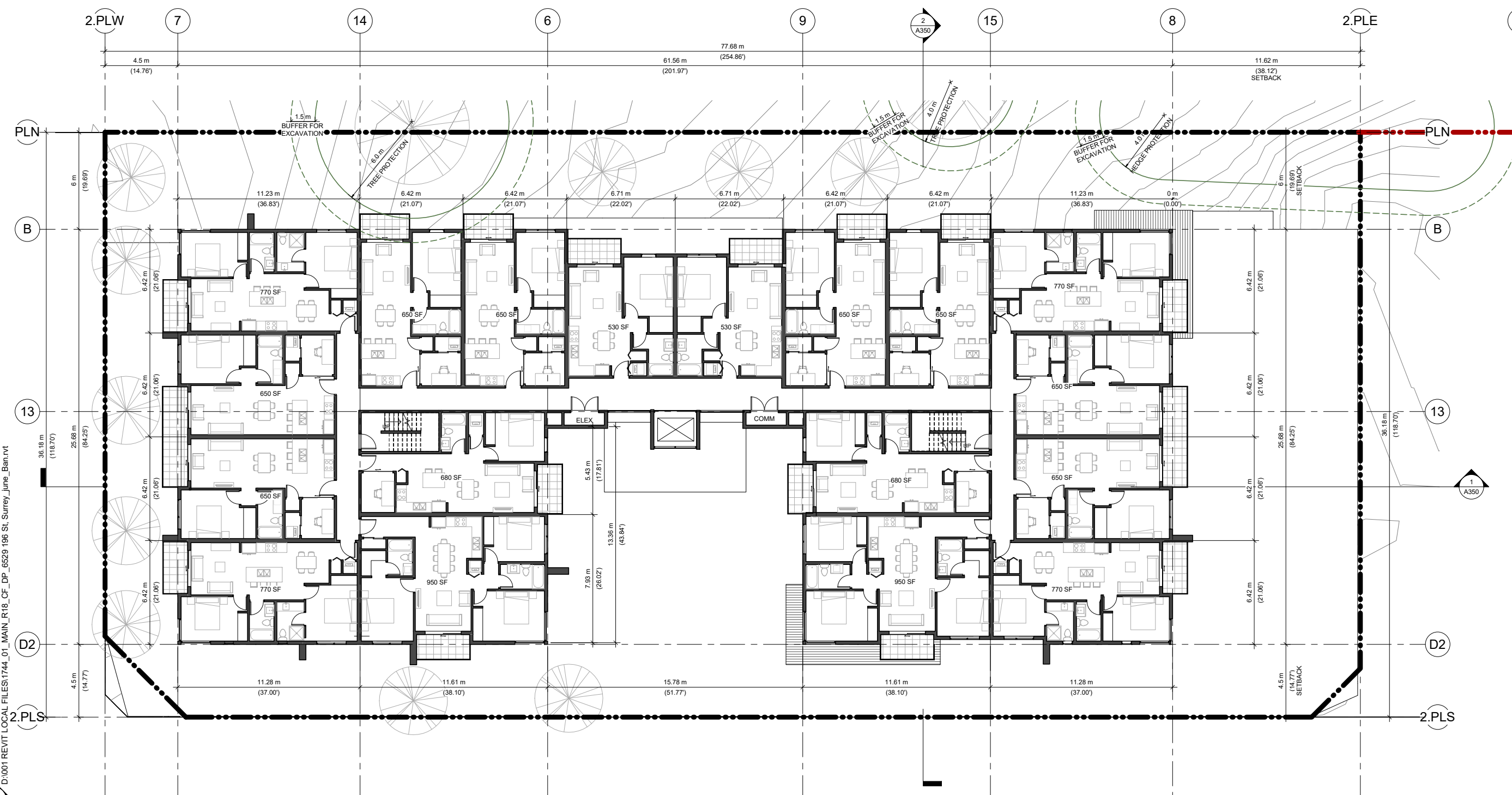
Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 2/BLOCK B (EAST)  
LEVEL 3 PLAN  
Project Status: REZONING

SUBMISSION	
Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: A165



Plot Date: 2018-06-22 7:28:34 p.m. D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_june\_Banrvr





Project: **1744**  
Owner: **6529 196 St**  
Surrey  
Drawing: **BUILDING 2/BLOCK B (EAST)  
LEVEL 4 PLAN**  
Project Status: **REZONING**

SUBMISSION

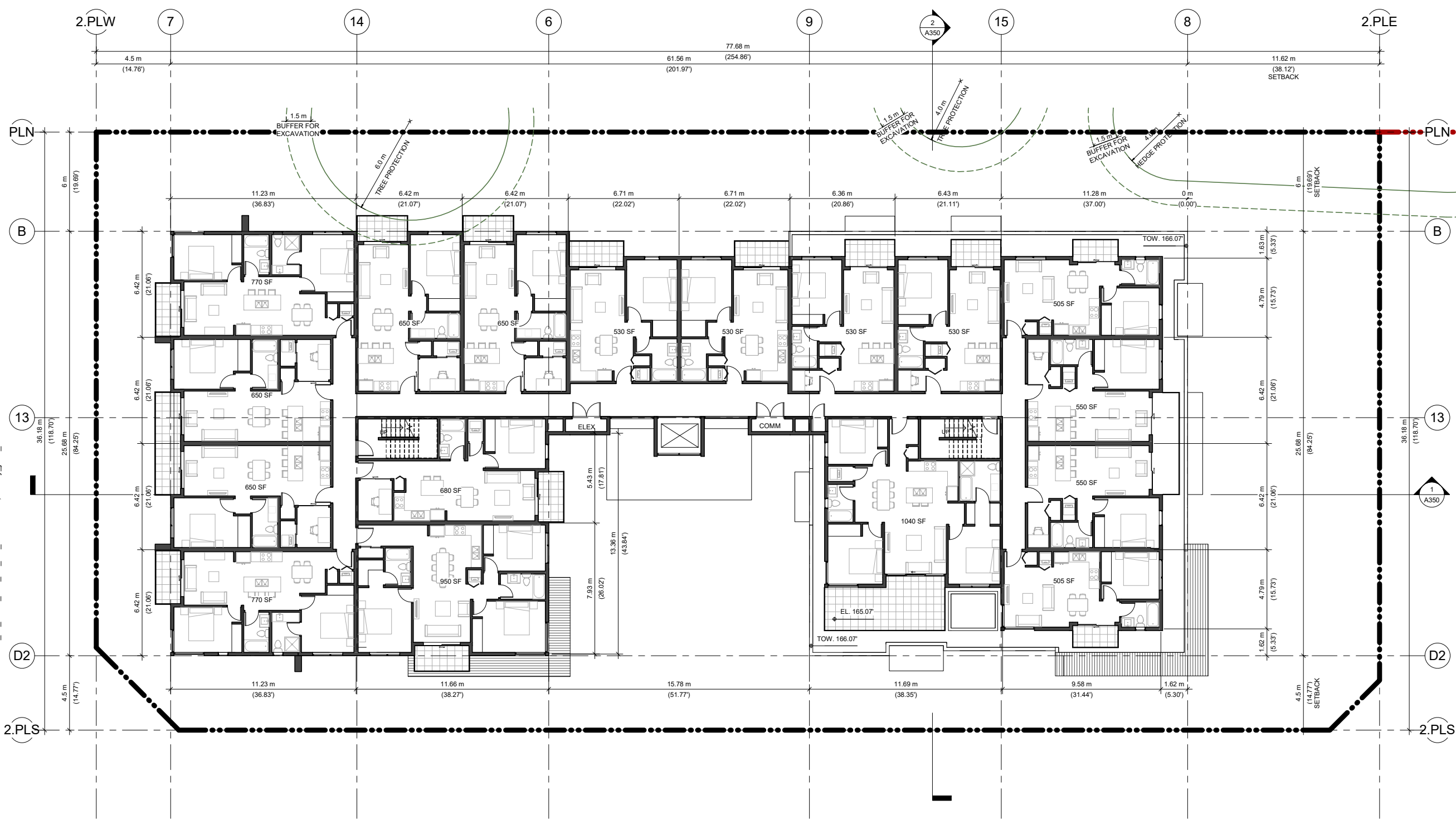
Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale: **1" = 10'-0"**  
DWG. NO: **A170**



D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_June\_Banrvr

Plot Date: 2018-06-22 7:28:37 p.m.

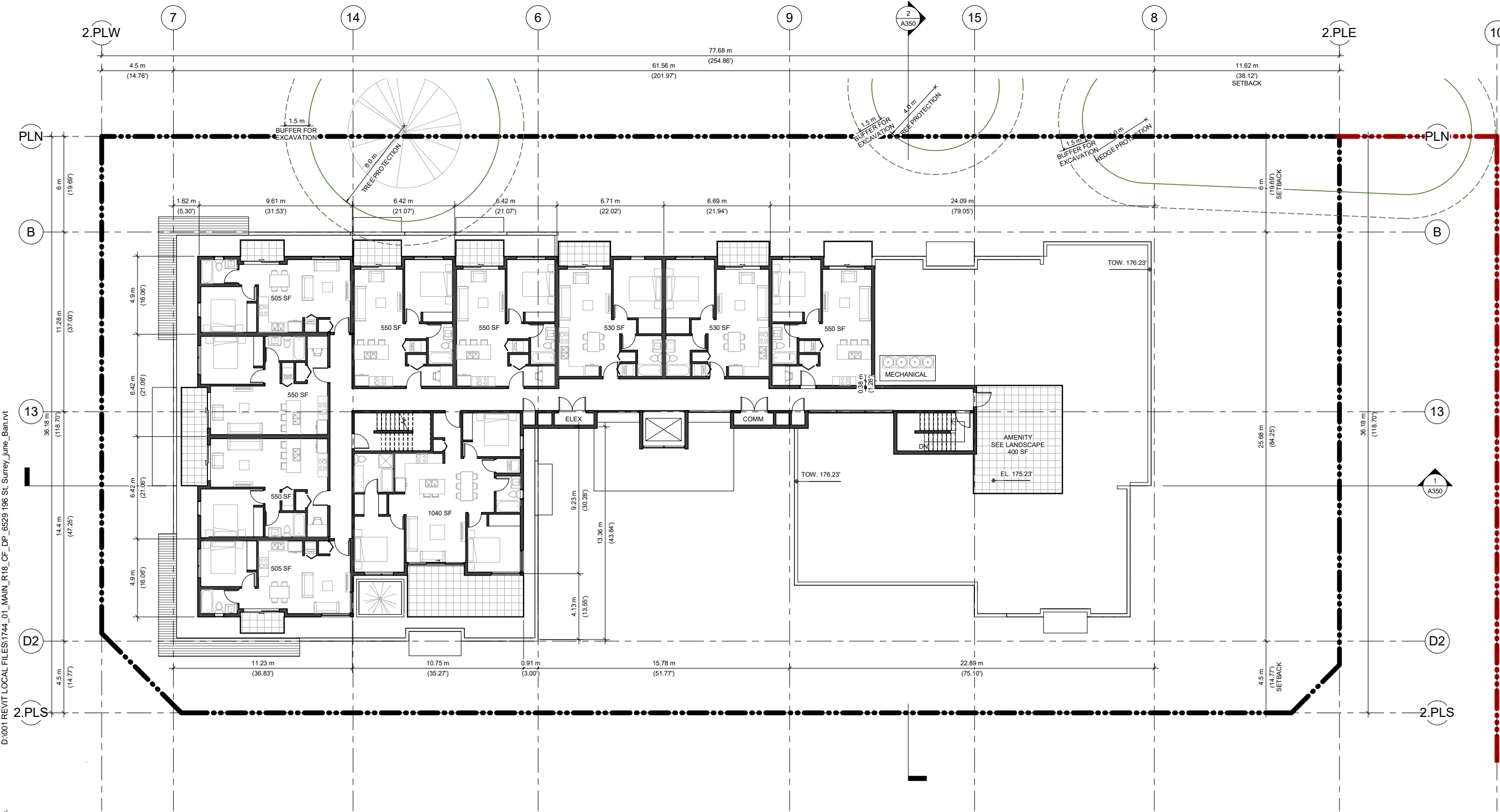
Project: **1744**  
Owner: **6529 196 St**  
Surrey  
Drawing: **BUILDING 2/BLOCK B (EAST)  
LEVEL 5 PLAN**  
Project Status: **REZONING**

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: **1" = 10'-0"**  
DWG. NO: **A175**



Plot Date: 2018-06-22 7:28:38 p.m. D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_June\_Banrvt



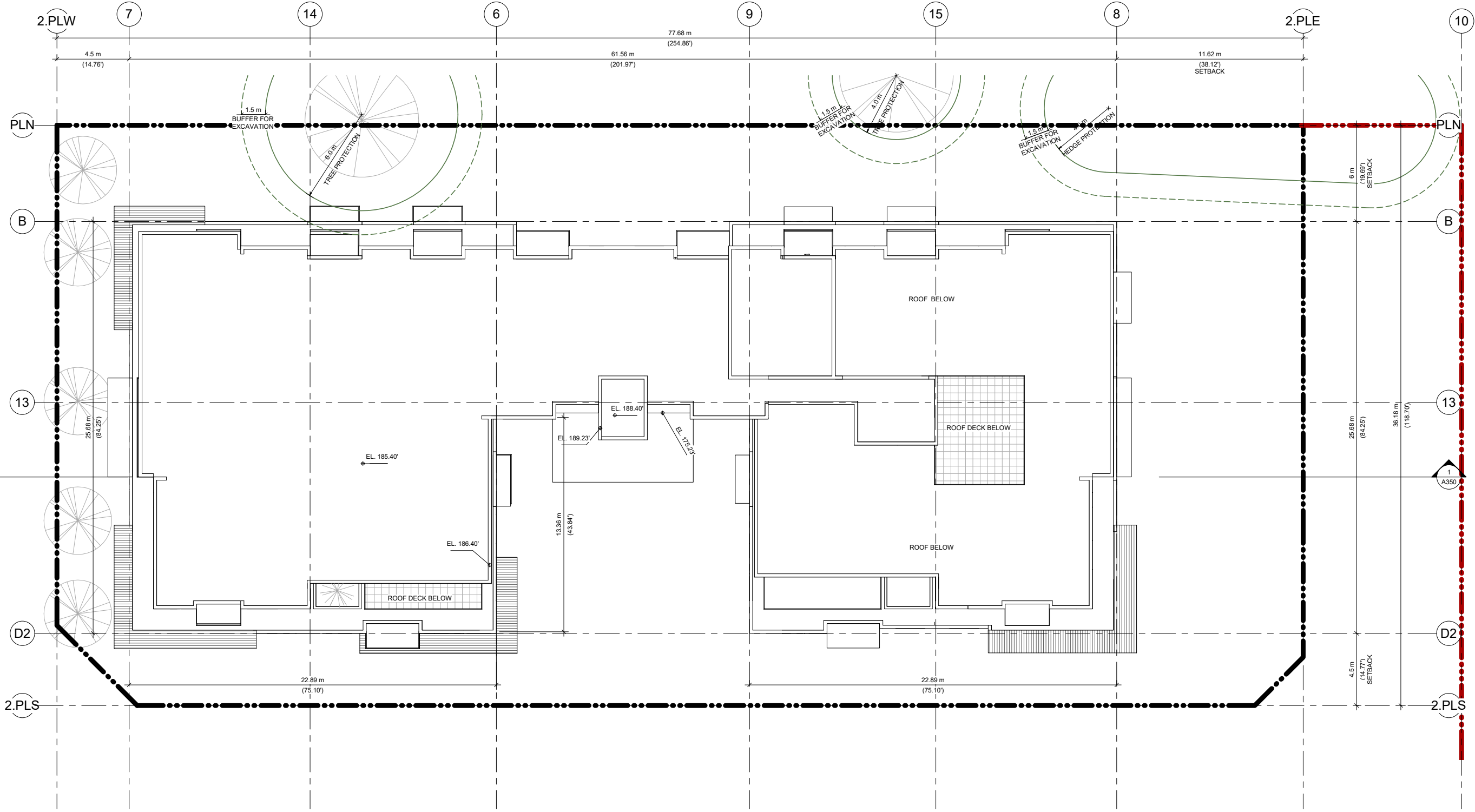
Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 2/BLOCK B (EAST)  
**ROOF PLAN**  
Project Status: **REZONING**

SUBMISSION	
Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION		
No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: **A180**



D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St, Surrey, June\_Banrvt

Plot Date: 2018-06-22 7:28:40 p.m.

Project: 1744  
Owner: 6529 196 St  
Surrey  
Drawing: BUILDING 1/BLOCK A (WEST)  
- ELEVATIONS NORTH & SOUTH  
Project Status: REZONING

SUBMISSION

Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale: 1" = 10'-0"  
DWG. NO: A210



1 BUILDING 1/BLOCK A (WEST) NORTH ELEVATION  
1" = 10'-0"



2 BUILDING 1/BLOCK A (WEST) SOUTH ELEVATION  
1" = 10'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
1	LAP SIDING FIBRE CEMENT PLANK - COLOUR: CHARCOAL
2	SMOOTH FIBRE CEMENT PANEL - COLOUR: IVORY
3	METAL PANEL, COATING WITH WOOD GRAIN - COLOUR: CEDAR
3A	PREFINISHED METAL FLASHING - COLOUR: CEDAR
4	FASCIA FIBRE CEMENT BOARD - COLOUR: CHARCOAL

MATERIAL LEGEND	
Key Value	Keynote Text
5	CAST-IN-PLACE ARCHITECTURAL CONCRETE WITH CLEAR SEALER: WALLS, PLANTERS AT GRADE
6	VINYL WINDOW - FRAME COLOUR: CHARCOAL
7	VINYL FULLY GLAZED PATIO SLIDING DOOR - FRAME COLOUR: CHARCOAL
8	VINYL WINDOW - FROSTED GLASS - FRAME COLOUR: CHARCOAL

MATERIAL LEGEND	
Key Value	Keynote Text
9	PAINTED STEEL AND WIRED GLASS SWING DOOR - COLOUR: CHARCOAL
10	ALUMINUM PIPE GUARD - COLOUR: CHARCOAL
11	VINYL FULLY GLAZED FRONT SWING DOOR - FRAME COLOUR: CHARCOAL
12	ALUMINUM GARDEN GATE

D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St\_Surrey\_June\_Ban.rvt

Plot Date: 2018-06-22 7:28:57 p.m.

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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1 BUILDING 1/BLOCK A (WEST) EAST ELEVATION  
1" = 10'-0"



4 BUILDING 1/BLOCK A (WEST) COURTYARD ELEVATION FACING EAST  
1" = 10'-0"



2 BUILDING 1/BLOCK A (WEST) WEST ELEVATION  
1" = 10'-0"



3 BUILDING 1/BLOCK A (WEST) COURTYARD ELEVATION FACING WEST  
1" = 10'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
1	LAP SIDING FIBRE CEMENT PLANK - COLOUR: CHARCOAL
2	SMOOTH FIBRE CEMENT PANEL - COLOUR: IVORY
3	METAL PANEL, COATING WITH WOOD GRAIN - COLOUR: CEDAR
3A	PREFINISHED METAL FLASHING - COLOUR: CEDAR
4	FASCIA FIBRE CEMENT BOARD- COLOUR: CHARCOAL

MATERIAL LEGEND	
Key Value	Keynote Text
5	CAST-IN-PLACE ARCHITECTURAL CONCRETE WITH CLEAR SEALER: WALLS, PLANTERS AT GRADE
6	VINYL WINDOW - FRAME COLOUR: CHARCOAL
7	VINYL FULLY GLAZED PATIO SLIDING DOOR - FRAME COLOUR: CHARCOAL
8	VINYL WINDOW - FROSTED GLASS - FRAME COLOUR: CHARCOAL

MATERIAL LEGEND	
Key Value	Keynote Text
9	PAINTED STEEL AND WIRED GLASS SWING DOOR - COLOUR: CHARCOAL
10	ALUMINUM PIPE GUARD - COLOUR: CHARCOAL
11	VINYL FULLY GLAZED FRONT SWING DOOR - FRAME COLOUR: CHARCOAL
12	ALUMINUM GARDEN GATE

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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Scale:  
**1" = 10'-0"**

DWG. NO:  
**A250**



1 BUILDING 2/BLOCK B (EAST) SOUTH ELEVATION  
1" = 10'-0"



2 BUILDING 2/BLOCK B (EAST) NORTH ELEVATION  
1" = 10'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
1	LAP SIDING FIBRE CEMENT PLANK - COLOUR: CHARCOAL
2	SMOOTH FIBRE CEMENT PANEL - COLOUR: IVORY
3	METAL PANEL, COATING WITH WOOD GRAIN - COLOUR: CEDAR
3A	PREFINISHED METAL FLASHING - COLOUR: CEDAR
4	FASCIA FIBRE CEMENT BOARD - COLOUR: CHARCOAL

MATERIAL LEGEND	
Key Value	Keynote Text
5	CAST-IN-PLACE ARCHITECTURAL CONCRETE WITH CLEAR SEALER: WALLS, PLANTERS AT GRADE
6	VINYL WINDOW - FRAME COLOUR: CHARCOAL
7	VINYL FULLY GLAZED PATIO SLIDING DOOR - FRAME COLOUR: CHARCOAL
8	VINYL WINDOW - FROSTED GLASS - FRAME COLOUR: CHARCOAL

MATERIAL LEGEND	
Key Value	Keynote Text
9	PAINTED STEEL AND WIRED GLASS SWING DOOR - COLOUR: CHARCOAL
10	ALUMINUM PIPE GUARD - COLOUR: CHARCOAL
11	VINYL FULLY GLAZED FRONT SWING DOOR - FRAME COLOUR: CHARCOAL
12	ALUMINUM GARDEN GATE

D:\001 REVIT LOCAL FILES\1744\_01\_MAIN\_R18\_CF\_DP\_6529 196 St, Surrey, June\_Banrvt

Plot Date: 2018-06-22 7:29:19 p.m.

2018-06-22 7:29:19 p.m.

Project: **1744**  
Owner: **6529 196 St**  
Surrey  
Drawing: **BUILDING 2/BLOCK B (EAST) - ELEVATIONS EAST & WEST**

Project Status: **REZONING**

SUBMISSION

Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-issue for DP

REVISION

No.	Date	Description

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Scale: **1" = 10'-0"** DWG. NO: **A255**



③ BUILDING 2/BLOCK B (EAST) COURTYARD ELEVATION FACING WEST  
1" = 10'-0"



④ BUILDING 2/BLOCK B (EAST) COURTYARD ELEVATION FACING EAST  
1" = 10'-0"



① BUILDING 2/BLOCK B (EAST) EAST ELEVATION  
1" = 10'-0"



② BUILDING 2/BLOCK B (EAST) WEST ELEVATION  
1" = 10'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
1	LAP SIDING FIBRE CEMENT PLANK - COLOUR: CHARCOAL
2	SMOOTH FIBRE CEMENT PANEL - COLOUR: IVORY
3	METAL PANEL, COATING WITH WOOD GRAIN - COLOUR: CEDAR
3A	PREFINISHED METAL FLASHING - COLOUR: CEDAR
4	FASCIA FIBRE CEMENT BOARD- COLOUR: CHARCOAL

MATERIAL LEGEND	
Key Value	Keynote Text
5	CAST-IN-PLACE ARCHITECTURAL CONCRETE WITH CLEAR SEALER: WALLS, PLANTERS AT GRADE
6	VINYL WINDOW - FRAME COLOUR: CHARCOAL
7	VINYL FULLY GLAZED PATIO SLIDING DOOR - FRAME COLOUR: CHARCOAL
8	VINYL WINDOW - FROSTED GLASS - FRAME COLOUR: CHARCOAL

MATERIAL LEGEND	
Key Value	Keynote Text
9	PAINTED STEEL AND WIRED GLASS SWING DOOR - COLOUR: CHARCOAL
10	ALUMINUM PIPE GUARD - COLOUR: CHARCOAL
11	VINYL FULLY GLAZED FRONT SWING DOOR - FRAME COLOUR: CHARCOAL
12	ALUMINUM GARDEN GATE

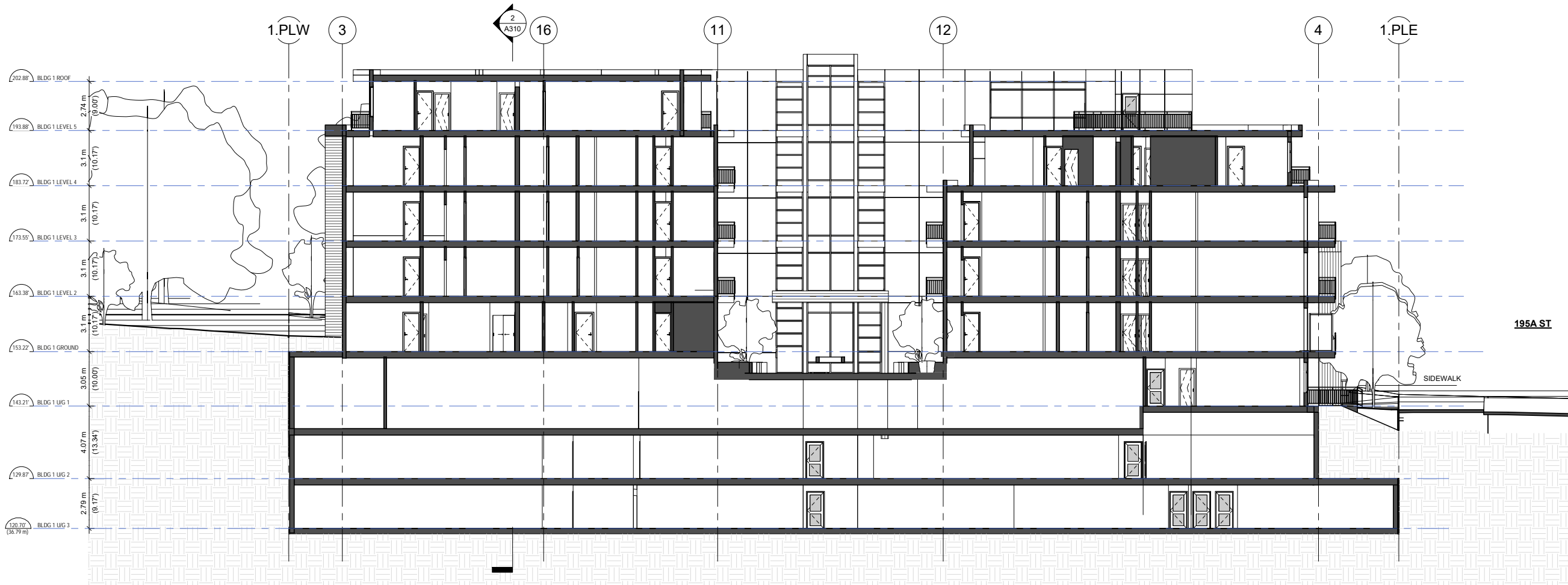
Project: **1744**  
Owner: **6529 196 St**  
Surrey  
Drawing: **BUILDING 1/BLOCK A (WEST) - SECTIONS**  
Project Status: **REZONING**

SUBMISSION	
Date	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

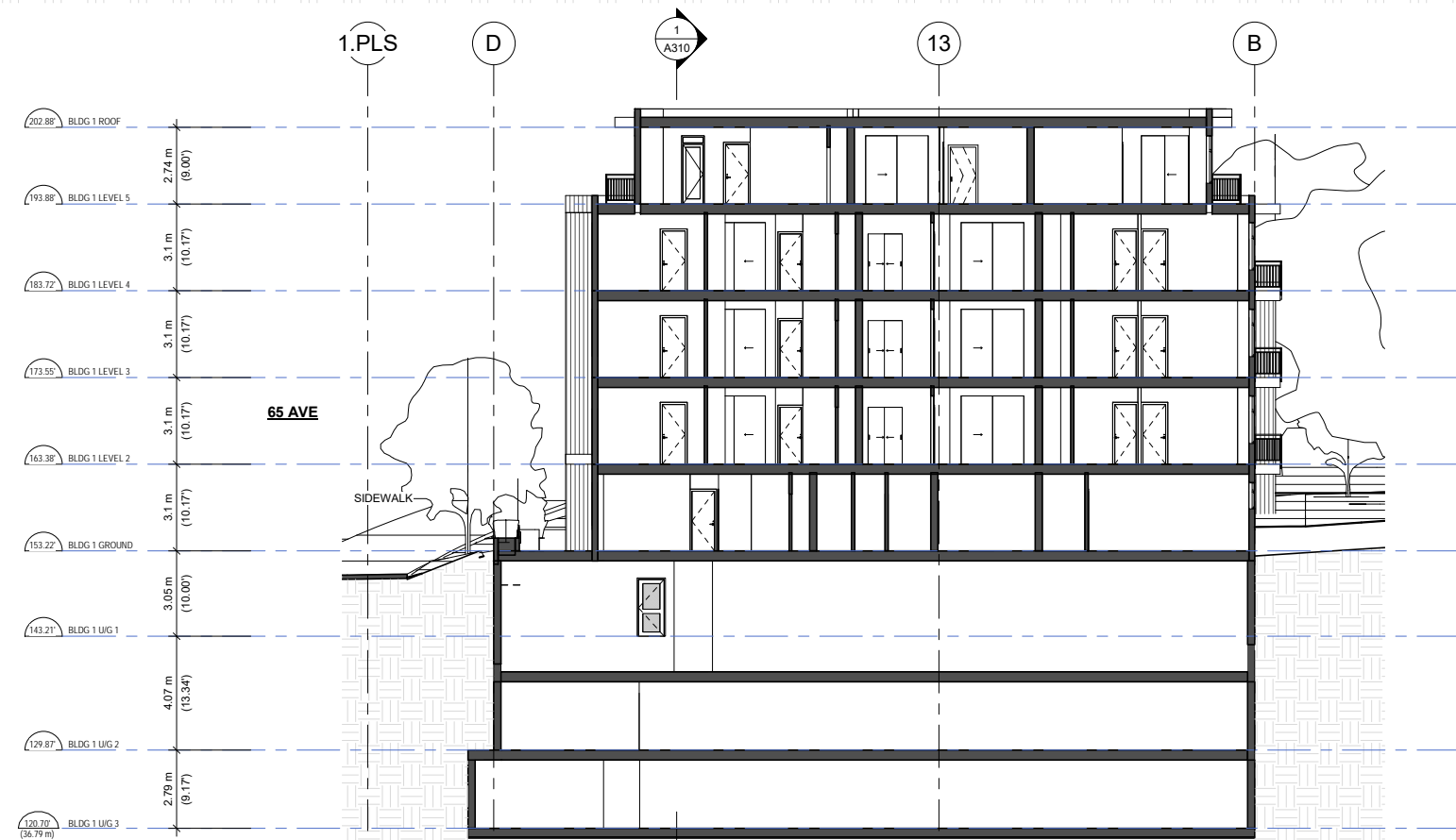
REVISION		
No.	Date	Description

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Scale: **1" = 10'-0"** DWG. NO: **A310**



① BUILDING 1/BLOCK A (WEST) LONG SECTION  
1" = 10'-0"



② BUILDING 1/BLOCK A (WEST) SHORT SECTION  
1" = 10'-0"



1645 West 5th Avenue  
Vancouver, BC V6J  
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Tel: (604) 872-2595 Fax: (604)  
872-2505  
Email: office@AMArchitects.com

Project:  
**1744**

Owner:

**6529 196 St**  
Surrey

Drawing:

**BUILDING 2/BLOCK B (EAST)  
- SECTIONS**

Project Status:

**REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

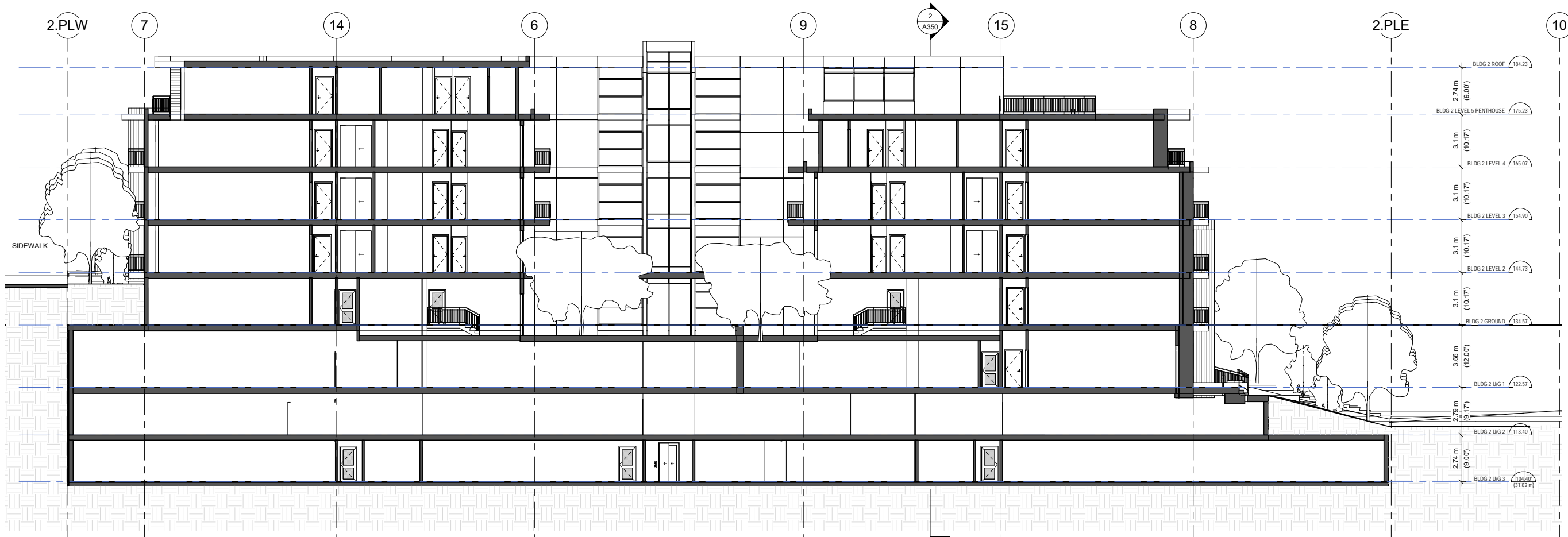
REVISION

No.	Date	Description

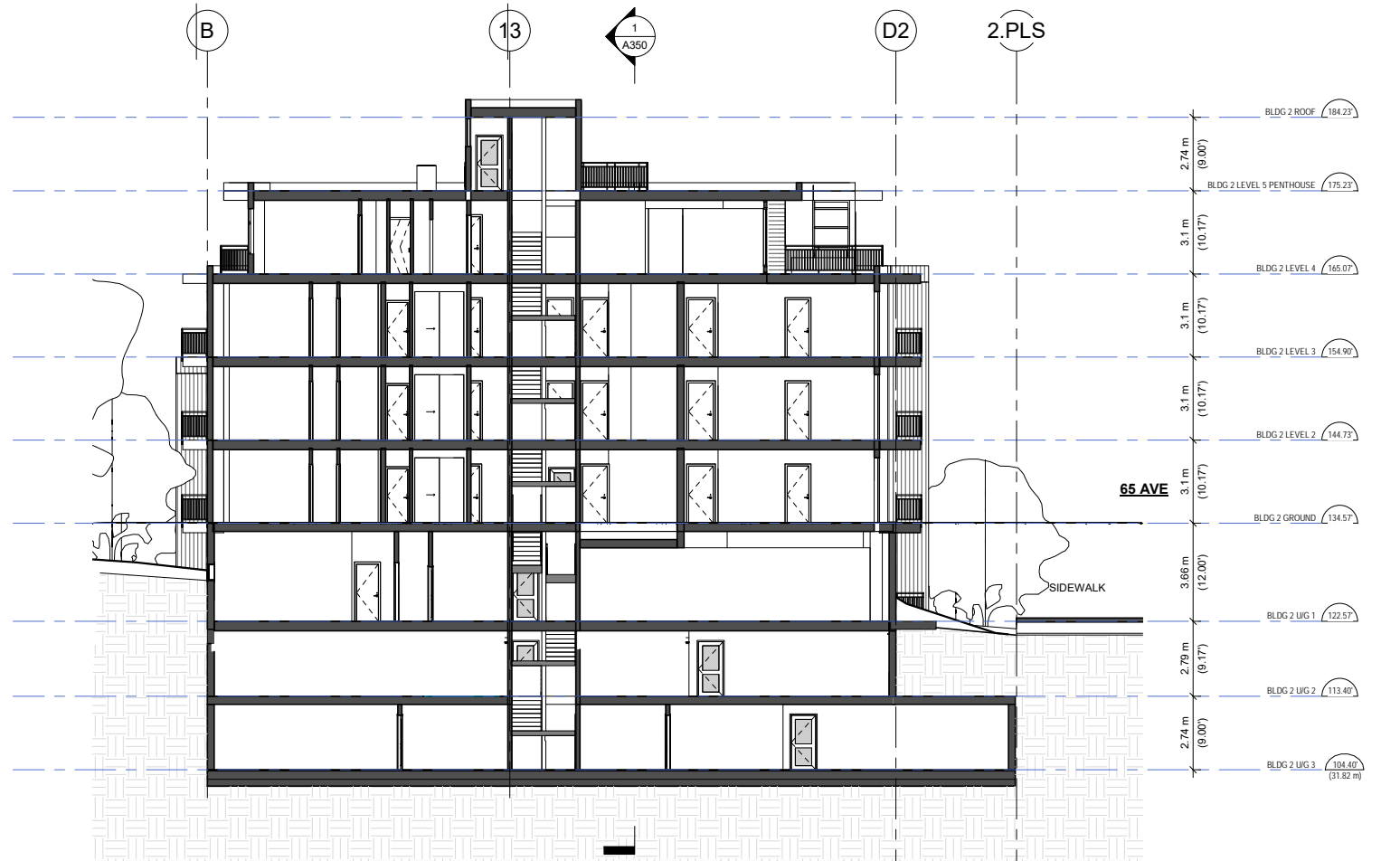
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Scale:  
**1" = 10'-0"**

DWG. NO:  
**A350**



① BUILDING 2/BLOCK B (EAST) WEST SECTION  
1" = 10'-0"



② BUILDING 2/BLOCK B (EAST) SHORT SECTION  
1" = 10'-0"



VIEW FROM 195A ST



VIEW FROM 65 AVE TO ENTRY AND COURTYARD



VIEW FROM THE TOP OF 65 AVE

Project:  
**1744**  
Owner:  
**6529 196 St**  
Surrey  
Drawing:  
**BUILDING 1/BLOCK A (WEST)**  
**- 3D VIEWS**  
Project Status:  
**REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-04-05	Issued for DP
2018-06-07	Re-Issue for DP

REVISION

No.	Date	Description

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**VIEW FROM 65 AVE TO ENTRY AND COURTYARD**



**VIEW FROM CORNER OF 65 AVE AND 196 ST**



**VIEW FROM CORNER OF 65 AVE AND 195A ST**

Project:  
**1744**  
Owner  
**6529 196 St**  
Surrey  
Drawing:  
**BUILDING 2/BLOCK B (EAST)**  
**- 3D VIEWS**  
Project Status:  
**REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
2018-04-05	Issued for DP
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REVISION

No.	Date	Description

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# LEGENDS

HARDSCAPE LEGEND				SOFTSCAPE LEGEND					
KEY	GRAPHIC	DESCRIPTION	DETAIL KEY	KEY	GRAPHIC	DESCRIPTION	DETAIL KEY		
T-1		CIP Concrete Paving to CoS standard Colour: Integral coloured Finish: Light Broom Pattern: Saw-cut (as shown on L-1 Ground Plan)		T-8		Planting (Average #2 pots 46cm spacing) w/ 4'-0"ht. Privacy Hedging			
T-2		'UNILOCK' 'Senzo' Concrete Unit Pavers Size: 20 x 40 x 7 cm Colour: 'Cremo' & 'Nuvola' Pattern: Staggered Running Bond		T-9		Sodded Lawn (at Great Lawn on Podium) No-Mow Gasses w/ Step-stones (at South-West Rock Gardens)			
T-3		'UNILOCK' 'Senzo' Concrete Unit Pavers Size: 20 x 40 x 7 cm Colour: 'Cremo' & 'Nuvola' Pattern: Staggered Running Bond		T-10		Extensive Green Roof Assembly			
T-4		Decorative River Rock Size: 10-20 cm Colour: Ebony Black Supplier: Northwest Landscape & Stone				Proposed Trees   7cm calliper minimum (Refer to L-2 Planting List)			
T-5		Ipe Wood Deck Assembly				Proposed Multi-stem Trees   3m ht. min (Refer to L-2 Planting List)			
T-6		Decomposed Granite Crush & Stone Fines Size: 1/2" minus Colour: Cream/Tan/Brown				Existing Trees to be Retained w/ CRZ Protection & Excavation Buffer (Refer to Arbourist Report for Full Demo/Protection)			
T-7		Basalt Bulk Boulders Size: 10"-15" (30-70lbs) & 20"-24" (250-500lbs) Supplier: Northwest Landscape & Stone Supply							
				<b>LIGHTING</b>					
					Wall-Mounted Downlight		Bollard Lighting		In-Grade Lighting
					Wall-Mounted Step-Lights		Spot Lighting		Outdoor Strip Lighting

# LANDSCAPE RATIONALE

**GENERAL**  
The landscape design of the proposed two-property development is comprised of five conceptually distinct yet physically interconnected areas, derived from the basic principles of spatial planning from the Hindu tradition of Vaastu Shastra. While the practicalities of development requirements provide some constraint to the ideal spatial arrangement of various project element, largely the development as a whole still responds to the foundational principles as follows:

(West & North) Air is re-presented through the playful openness of the Park dedication and extended with a publically accessible corridor that allows a continuous flow of pedestrian circulation around the entire site.

(NE & East) The vehicular flow at 196th Ave will be attenuated by a hill of layered planting with shades of blues that speaks to the aspect of Water on the site. Given the significant sloping this development encounters, all the water will be directed toward & detained in this area.

(SE & South) The residential streetscape begins here with a progression of street trees in a boulevard (Streetscape Design TBD in conjunction with CoS). A second row of trees in layered planting on the sloping grade, provides additional shade to the public walk, while privacy hedging helps visually screen ground level windows & attenuate sound. The planting in this area will transition to hues of reds and oranges to reflect the element of Fire.

(Centres) Given the slope of the site, the central areas are delineated with a procession of stairs bordered by stepped planters with layered planting in an appropriate colouring. This leads to a large amenity space that is unencumbered by large trees to allow a large amount of sunlight into the open Space and a potential for children to play. Some ornamental trees are provided for shade at the seating area, and a water feature is located in the direct centre of each building, to further centre and enhance the restorative quality of this passive space.

(South & SW) These areas provide a grounding to each building through rock gardens. With a distinct shift from the heavy planting through the rest of the site, a mix of grasses and perennials will be used in conjunction with large basalt boulders and large river rocks to anchor the buildings into the Earth. Given the significant slope of the site, the units at these corners a partial unken, as such, appropriate screening & safety measures will be implemented.

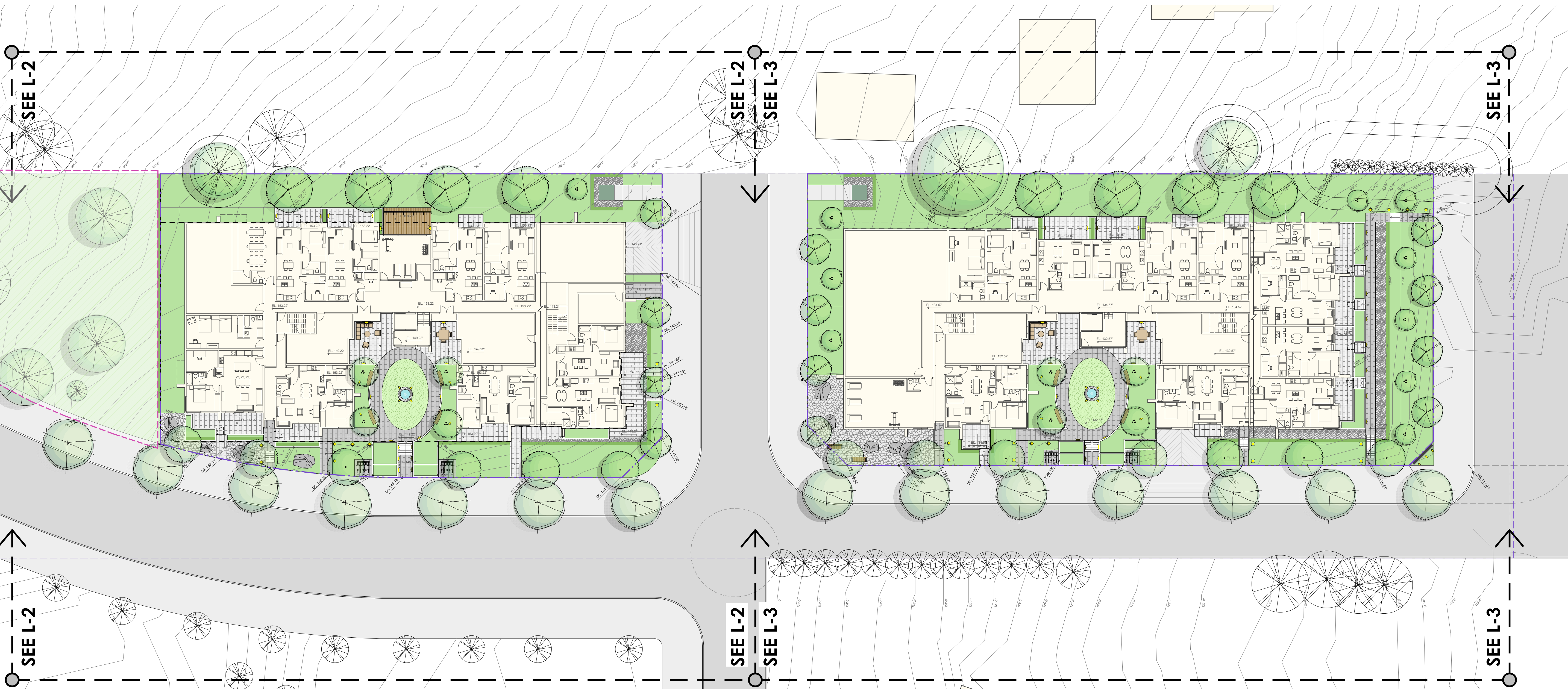
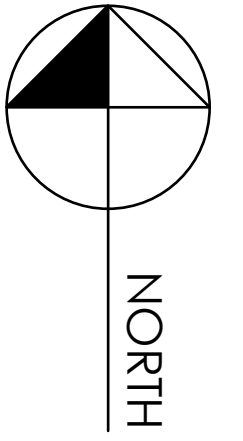
**AMENITY AREAS & PLANTING**  
The landscape plan proposes contrasting surface treatments and amenity planters to distinguish private patios from shared pathways and amenity spaces. Much attention has been paid to the comfort of residents & visitors (both in immediately noticeable physical features as well as those that may perhaps be subconsciously registered). This design will continue to evolve to further refine all usable spaces of this site, and so we request both trust and input in the continued development of the grading, planting design, lighting design, and parklette design development.

The plant list (Refer to L-2) currently reflects a preliminary selection of the plant material to be used on the site. The plant selection is a mixture of both native and other species, from ornamental grasses to flowering shrubs and trees, creating an attractive and vivid environment. However, apart from the Trees (which will affect the streetscape) quantities and a detailed planting plan are not given as further consideration is required to provide a considered approach to a somewhat complex design. We would like the transitions of the colour palette around the site (as dictated by the principles of Vaastu, Refer to indicative massing on L-3) to not only be smooth when all flowering perennials are in bloom, but also to emphasize and accentuate the appropriate areas through different seasons.

Rooftop urban agriculture gardens are located to receive full sun, and are a key feature of the development, as edible planting is an important aspect of Vaastu. Indicated as large pre-fabricated metal planters with potting tables, tool storage, & hose bibs, they will be maintained by Strata.

**CEPT & ASPECT**  
Safety is one of our biggest concerns & attention has been paid to physical comfort and use of the outdoor spaces past dusk. In addition to architectural lighting at outdoor amenities, a generous amount of step lighting has been added to provide wayfinding at the paths, and various amounts of accent lighting has been provided to add animation and comfort to the various amenity spaces and mass plantings. In addition, some measure of fencing has provided where necessary to delineate and create defensible space for residents (Refer to L-8 Lighting & Fencing Plan)

The sun aspect has been studied to determine areas of shade throughout the year that may affect planting. All planting has taken the sun position into consideration. Appropriate buildups & maintenances will be provided to ensure a high quality finished product



05		
04	Jun 14, 2018	Issued for ADP
03	Jun 08, 2018	Issued for DRG Review
02	May 25, 2018	Re-issued for DP
01	Mar 06, 2018	Issued for Rezoning/DP
no.:	date:	item:

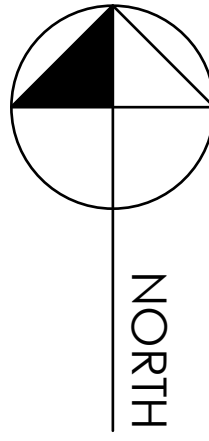
**durante kreuk**  
Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4611  
f: 604 684 0577  
www.dkl.bc.ca

Project:  
**6529 196th Street,  
Surrey, BC**

Drawn by: JBT  
Checked by: PK  
Date: January 30, 2018  
Scale: 3/32" = 1'-0"

Drawing Title:  
**Landscape  
Overall Site Plan**

Project No.:  
17104  
Sheet No.:



Columnar single-stem tree (8m o.c., typ) in sloped planted bed. Smaller ornamental trees of eq. intervals on slope.

- 05
- 04 Jun 14, 2018 Issued for ADP
- 03 Jun 08, 2018 Issued for DRG Review
- 02 May 25, 2018 Re-issued for DP
- 01 Mar 06, 2018 Issued for Rezoning/DP

no.: date: item:

Revisions:

**durante kreuk**  
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 f: 604 684 0677  
 www.dkl.bc.ca

Project:

**6529 196th Street,  
 Surrey, BC**

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: 1/16" = 1'-0"

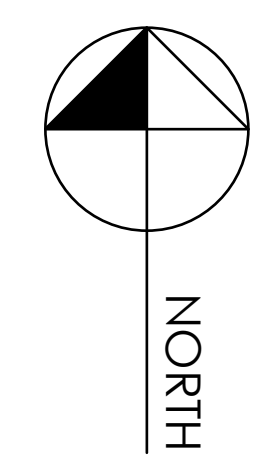
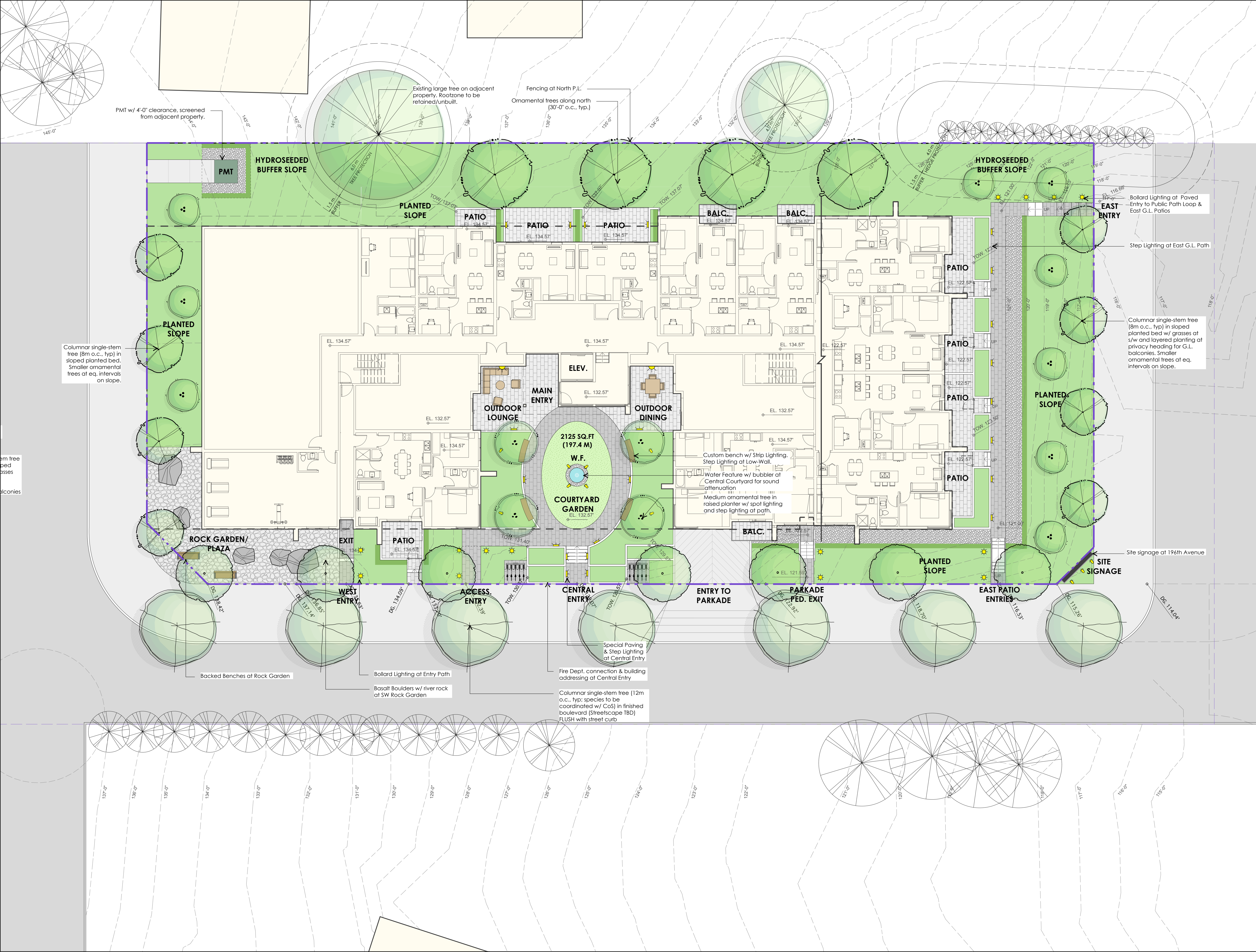
Drawing Title:

**Landscape  
 West Building  
 Ground Plan**

Project No.:

17104

Sheet No.:



- 05
- 04 Jun 14, 2018 Issued for ADP
- 03 Jun 08, 2018 Issued for DRG Review
- 02 May 25, 2018 Re-issued for DP
- 01 Mar 06, 2018 Issued for Rezoning/DP

no.: date: item:

Revisions:

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 102 - 1637 West 5th Avenue  
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 f: 604 684 0677  
 www.dkl.bc.ca

Project:

**6529 196th Street,  
Surrey, BC**

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: 1/16" = 1'-0"

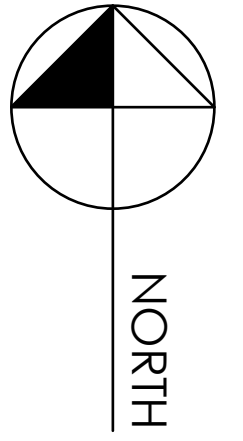
Drawing Title:

**Landscape  
East Building  
Ground Plan**

Project No.:

17104

Sheet No.:



05		
04	Jun 14, 2018	Issued for ADP
03	Jun 08, 2018	Issued for DRG Review
02	May 25, 2018	Re-issued for DP
01	Mar 06, 2018	Issued for Rezoning/DP

no.: | date: | item:

Revisions:


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 www.dki.bc.ca

Project:  
**6529 196th Street,  
 Surrey, BC**

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: 1/16" = 1'-0"

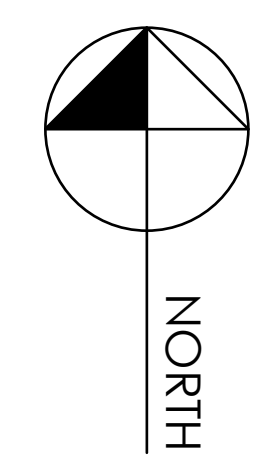
Drawing Title:

**Landscape  
 West Building  
 Roof Plan**

Project No.:

17104

Sheet No.:



05		
04	Jun 14, 2018	Issued for ADP
03	Jun 08, 2018	Issued for DRG Review
02	May 25, 2018	Re-issued for DP
01	Mar 06, 2018	Issued for Rezoning/DP
no.:	date:	item:
Revisions:		


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 Vancouver BC V6J 1N5  
 t: 604 684 4611  
 f: 604 684 0677  
 www.dkl.bc.ca

Project:  
**6529 196th Street,  
 Surrey, BC**

Drawn by: JBT  
 Checked by: PK  
 Date: January 30, 2018  
 Scale: 1/16" = 1'-0"

Drawing Title:  
**Landscape  
 East Building  
 Roof Plan**

Project No.:  
 17104  
 Sheet No.:



PUBLIC PARK T.B.D.

PUBLIC PATH PLANTING

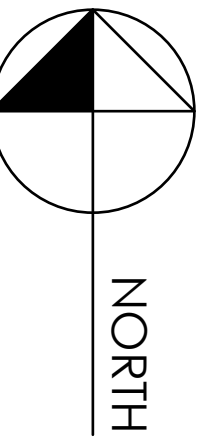
GROUND LEVEL PLANTING

PUBLIC PATH PLANTING

PUBLIC PARK T.B.D.

GROUND LEVEL PLANTING

ALL TREES ON/OFF SLAB HAVE A MINIMUM OF 10 CB.M OF SOIL



- 05
- 04 Jun 14, 2018 Issued for ADP
- 03 Jun 08, 2018 Issued for DRG Review
- 02 May 25, 2018 Re-issued for DP
- 01 Mar 06, 2018 Issued for Rezoning/DP

no.: date: item:

Revisions:

**durante kreuk**  
 Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4611  
 f: 604 684 0677  
 www.dkl.bc.ca

Project:

**6529 196th Street,  
 Surrey, BC**

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: 1/16" = 1'-0"

Drawing Title:

**Landscape  
 West Building  
 Planting Plan**

Project No.:

17104

Sheet No.:

**PLANT LIST**

Sym	Qty	Botanical Name	Common Name	Size
<b>Trees</b>				
	14	Street Tree	TBD City of Surrey	7cm B&B
	13	Acer rubrum	Red Maple	6cm B&B
	13	Cornus kousa 'Eddie's White Wonder'	Eddie's Chinese Dogwood	6cm B&B
	8	Stewartia pseudocamellia	Japanese Stewartia	1.8m B&B, Multi-stem
	8	Syrax japonica	Japanese snowbell	5cm B&B
<b>Shrubs/Ferns</b>				
Cj	25	Camellia japonica	Camellia	#3 pot, 48" o.c.
Cs	26	Cornus sanguinea 'Midwinter Fire'	Blood twig Dogwood	#3 pot, 48" o.c.
Co	34	Cornus sericea 'Cardinal'	Red-Osier Dogwood	#3 pot, 36" o.c.
Da	35	Daphne cneorum 'Ruby Glow'	Rose Daphne	#2 pot, 14" o.c.
Ef	153	Euphorbia griffithii 'Fireglow'	Fireglow Spurge	#2 pot, 24" o.c.
Eu	37	Euphorbia wulfenii 'Shorty'	Dwarf Spurge	#2 pot, 24" o.c.
Fa	220	Fatsia japonica	Japanese Aralia	#2 pot, 24" o.c.
Ho	14	Hosta Tardiana Group 'Halcyon'	Hosta	#2 pot, 36" o.c.
Hy	18	Hydrangea arborescens 'Anabelle'	Smooth Hydrangea	#3 pot, 60" o.c.
Hd	6	Hypericum densiflorum	St. John's Wort	#3 pot, 60" o.c.
●	30	Jasmine officinale	Poet's Jasmine	#2 pot, 12" o.c.
Lo	241	Lonicera pileata 'Moss Green'	Privet Honeysuckle	#2 pot, 36" o.c.
Ma	13	Mahonia aquifolium	Oregon Grape	#3 pot, 48" o.c.
Po	126	Polystichum munifolium	Sword Fern	#2 pot, 18" o.c.
Rh	52	Rhododendron 'Rampo'	Rampo Rhodo.	#2 pot, 36" o.c.
Sa	63	Salix purpurea 'Nana'	Purple Willow	#2 pot, 36" o.c.
Sm	8	Sambucus canadensis	American Black elderberry	#3 pot, 60" o.c.
Sc	91	Sarcococca confusa var. 'Humilis'	Sweetbox	#2 pot, 30" o.c.
Sx	11	Symphoricarpos albus	White Snowberry	#3 pot, 60" o.c.
Sy	16	Syringa pubescens 'Miss Kim'	Manchurian lilac	#3 pot, 60" o.c.
+	687	Taxus media x Hicksii	Hicks Yew Hedge	4' ht., B&B; RB-to-RB
<b>Perennials/Groundcover/Grasses</b>				
Af	14	Agapanthus africanus 'Big Blue'	Blue Lily of the Nile	#2 pot, 18" o.c.
Ag	26	Agastache foeniculum 'Blue Fortune'	Giant Hyssop	#2 pot, 18" o.c.
A	74	Armeria maritima "Splendens"	Thrift	#2 pot, 12" o.c.
Kf	102	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot, 24" o.c.
C	557	Carex oshimensis 'Evergold'	Evergold Sedge	#2 pot, 12" o.c.
De	84	Deschampsia cespitosa	Tufted Hir Grass	#2 pot, 12" o.c.
E	36	Echinacea purpurea 'Magnus'	Purple Coneflower	#1 pot, 12" o.c.
Ey	56	Eryngium x zabelii 'Big Blue'	Sea Holly 'Big Blue'	#2 pot, 18" o.c.
F	96	Festuca glauca 'Elijah Blue'	Blue Fescue	#2 pot, 12" o.c.
G	614	Geranium sanguineum 'Album'	Hardy Geranium	#1 pot, 12" o.c.
H	566	Helianthemum 'Amabile Plenum'	Rock Rose	4" pot, 12" o.c.
La	147	Lavandula angustifolia 'Hidcote Blue'	Blue English Lavender	#2 pot, 24" o.c.
Ld	320	Lithidara diffusa 'Heavenly Blue'	Purple Gromwell	4" pot, 12" o.c.
Mi	23	Miscanthus sinensis 'Gracillimus'	Maiden Grass	#3 pot, 60" o.c.
Mc	115	Miscanthus sinensis 'Cascade'	Cascade Maiden Grass	#3 pot, 60" o.c.
Nf	23	Nepeta x Fasswnii 'Kit Kat'	Nepeta	#2 pot, 24" o.c.
Ne	32	Nepeta 'Six Hills Giant'	Giant Nepeta	#2 pot, 24" o.c.
B	106	Ocimum basilicum	Sweet Basil	#21 pot, 18" o.c.
P	1247	Potentilla tridentata 'Nuuk'	Cinquefoil	4" pot, 12" o.c.
Ru	100	Rudbeckia hirta	Black-eyed Susan	#2 pot, 18" o.c.
<b>Hydroseed Mix (Partial Shade Xeriscape)</b>				
		Aquilegia caerulea	Columbine, giant	
		Aquilegia vulgaris	Columbine, dwarf	
		Campanula carpatica	Tussock Bellflower	
		Chrysanthemum maximum	Shasta Daisy 'Alaska'	
		Clarkia elegans	Clarkia	
		Collinsia heterophylla	Chinese Houses	
		Coreopsis lanceolata	Lance Leaf Coreopsis	
		Cynoglossum amabile	Chinese Forget Me Not	
		Delphinium ajacis	Rocket Larkspur	
		Dianthus barbatus	Sweet William Pinks	
		Echinacea purpurea	Purple Coneflower	
		Eschscholzia californica	California Poppy	
		Gypsophila elegans	Baby's Breath	
		Iberis umbellata	Candytuft	
		Linaria maroccana	Spurred Snapdragon	
		Nemophila menziesii	Baby Blue Eyes	
		Papaver rhoeas	Corn Poppy	
		Viola tricolor	Johnny Jump-Ups	

**PUBLIC PATH PLANTING**

**GROUND LEVEL PLANTING**

**PUBLIC PATH PLANTING**

**ALL TREES ON/OFF SLAB HAVE A MINIMUM OF 10 CB.M OF SOIL**

**ROOF LEVEL**

**GROUND LEVEL PLANTING**

**LANDSCAPE NOTES**

1. Refer to Architectural package for Survey information and dimensioned site plan.

**PLANTING NOTES**

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.

3. All trees to be staked in accordance with BCNTA Standards.

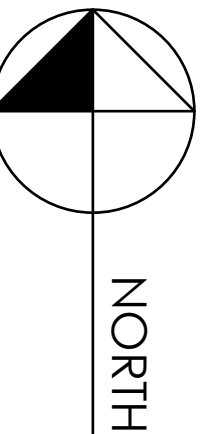
**IRRIGATION NOTES**

1. Irrigation to be provided for all 'Soft Landscape Areas' shown on the drawing.  
2. Irrigated areas to be installed as a design build irrigation system from the stub outs provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.

3. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.

4. Planters and Plant pots to be irrigated with a high efficiency irrigation system.  
5. Separate zone and required sleeves to be provided for spray irrigation of the boulevard.

6. All irrigation valve boxes to be equipped with quick couplers.



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www.dk.bc.ca

Project:

**6529 196th Street,  
Surrey, BC**

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: 1/16" = 1'-0"

Drawing Title:

**Landscape  
East Building  
Roof Plan**

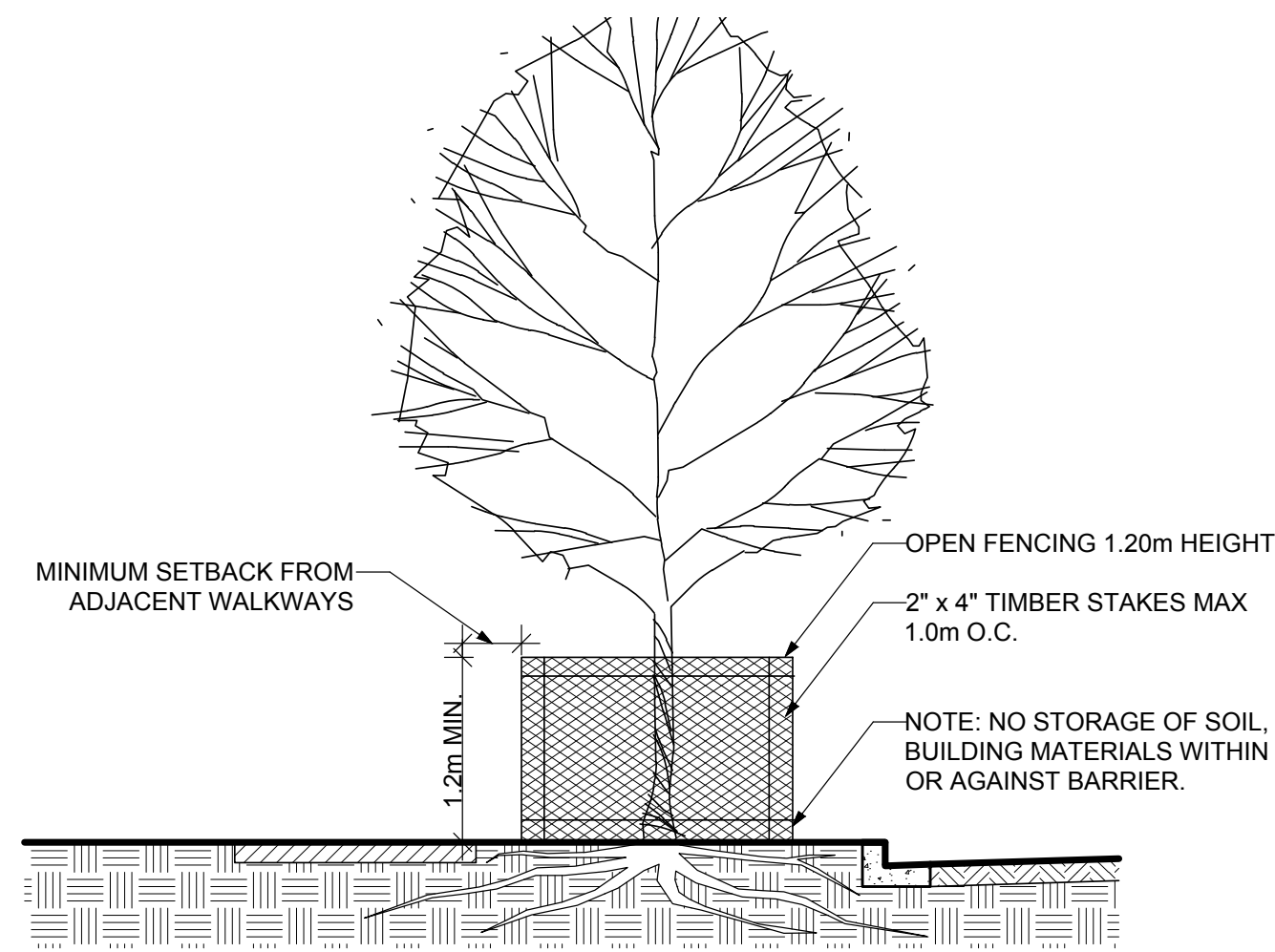
Project No.:

17104

Sheet No.:



THEMATIC IMAGES - PLANTING DESIGN



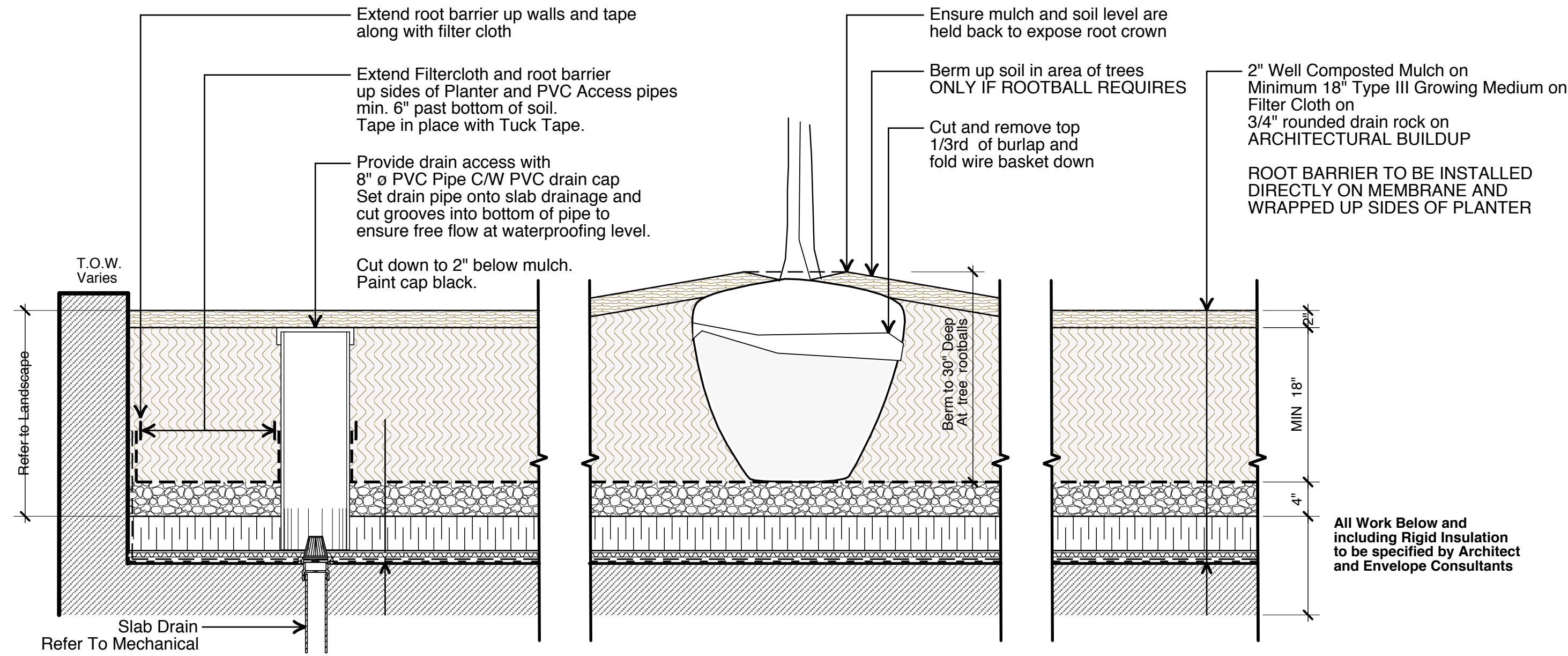
**SCHEDULE A - TREE PROTECTION BARRIER**

**TREE PROTECTION DISTANCE TABLE**

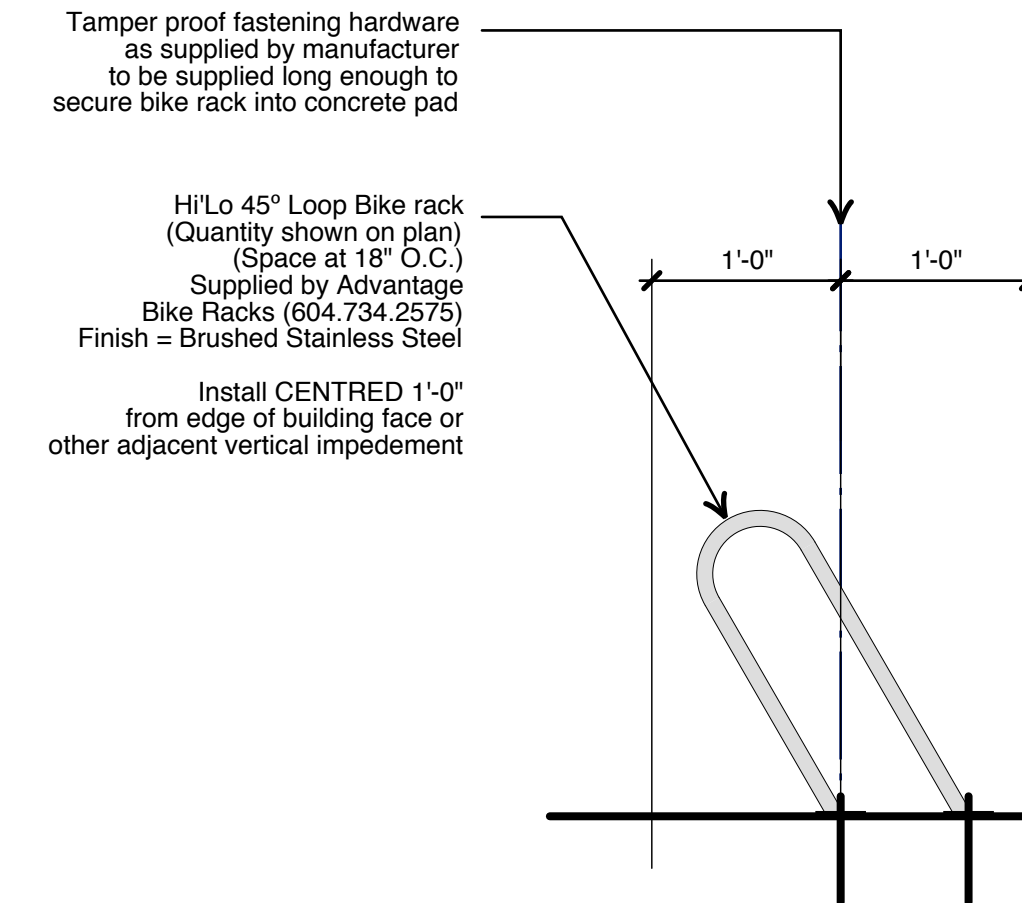
TRUNK DIAMETER	MINIMUM DISTANCE FROM TRUNK (METERS)
20	0.6
25	0.8
35	1.0
40	1.2
45	1.3
50	1.5
55	1.7
60	2.0
75	2.5
90	3.0
100	3.3

**NOTE:** TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20m IN HEIGHT AND CONSTRUCTED OF EITHER SNOW FENCING SECURELY FASTENED TO 2x4 TIMBER STAKES, OR METAL STAKES SPACED NO FURTHER THAN 1.00m APART.

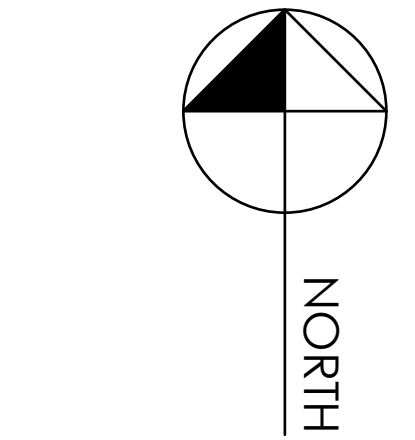
**1**  
L2 **TREE PROTECTION BARRIER FENCING**  
SCALE = NTS



**2**  
L2 **PLANTING - ON SLAB**  
SCALE = 1" = 1'-0"



**3**  
L2 **BIKE RACK MOUNTING - HORIZONTAL**  
SCALE = 1" = 1'-0"

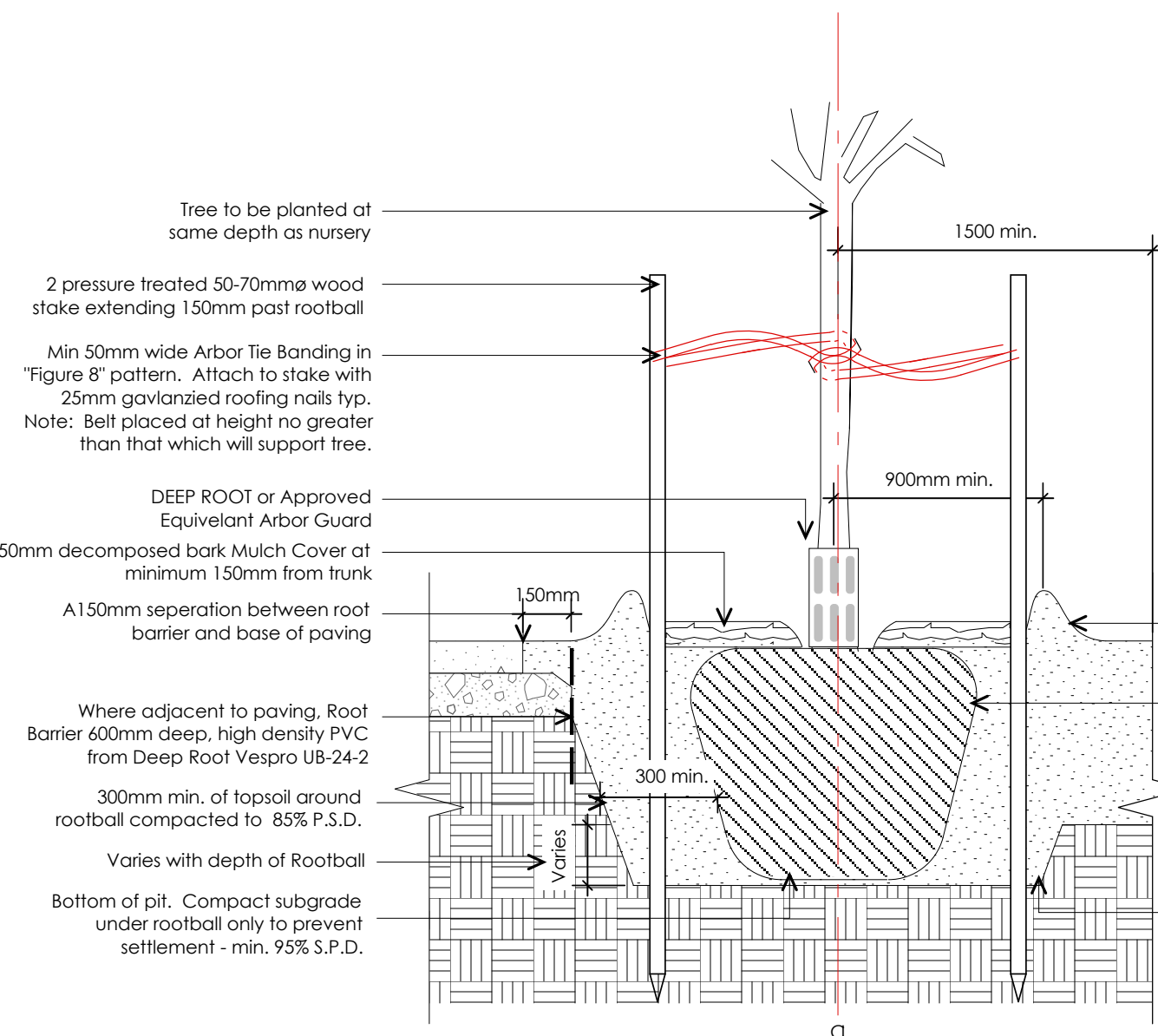


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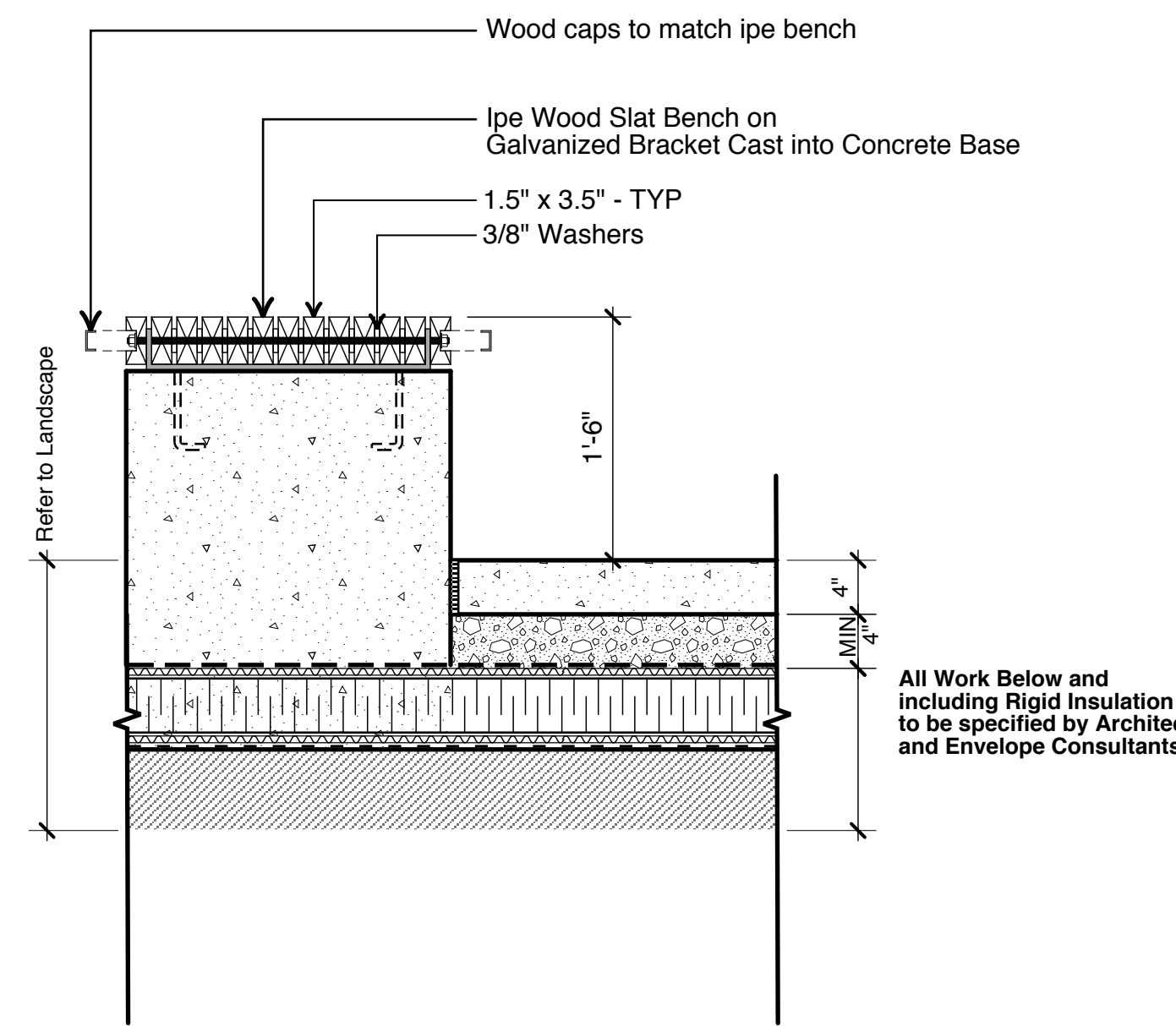


**General Notes:**

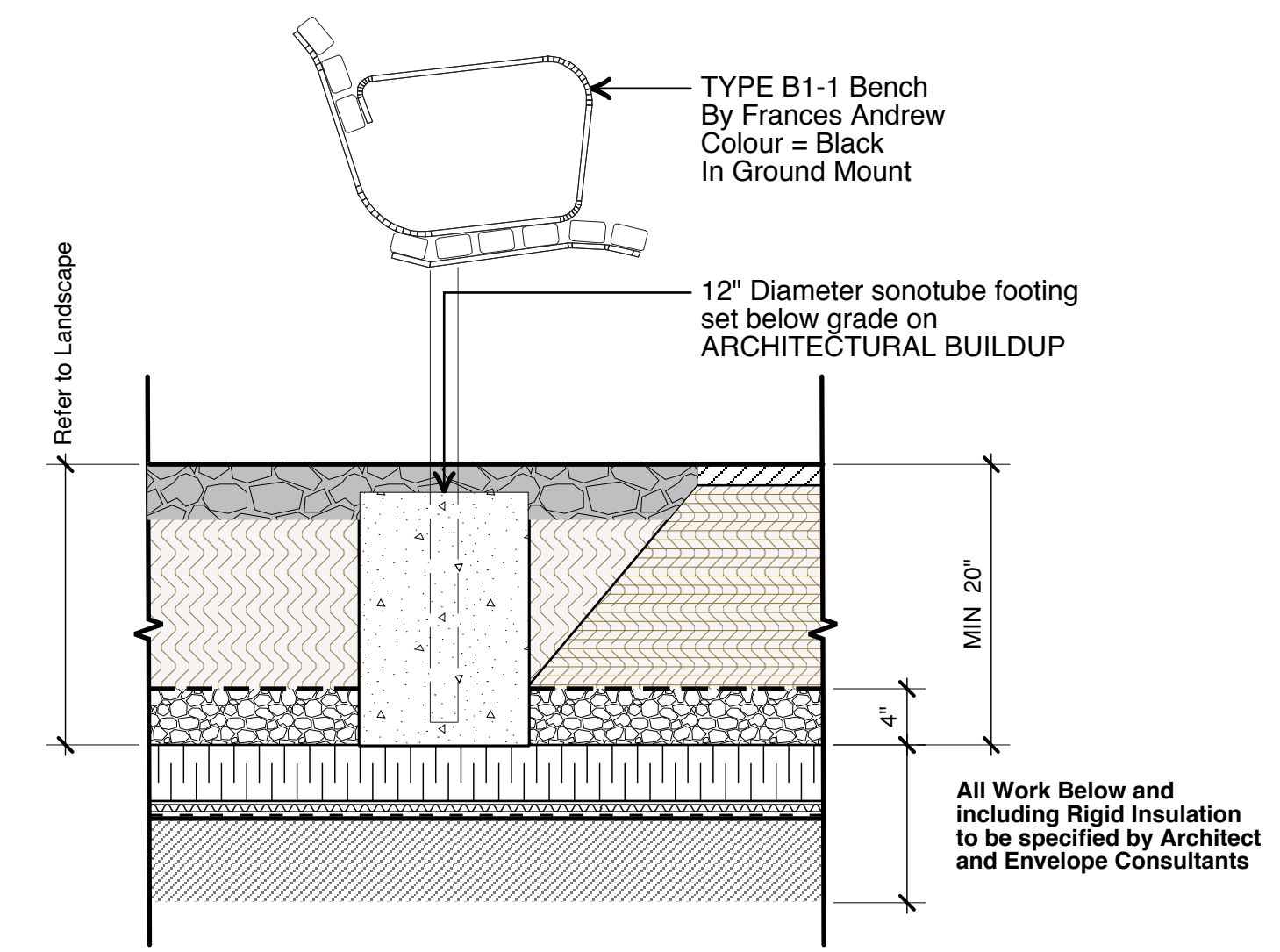
- Do not cut Tree Leader.
- Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
- Ensure tree location does not conflict with Underground Services. "Call before digging".
- All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
- Provide min. 5 cubic meters of growing medium per tree.
- Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Depth of Growing Medium Total (mm)	Area (m <sup>2</sup> )	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

**4**  
L2 **TREE PLANTING - ON GRADE**  
SCALE = 1" = 1'-0"



**2**  
L2 **ON SITE BENCHES - ON SLAB**  
SCALE = 1" = 1'-0"



**3**  
L2 **'PLAZA' BENCHES - ON SLAB**  
SCALE = 1" = 1'-0"

Project:  
**6529 196th Street,  
Surrey, BC**

Drawn by: JBT  
Checked by: PK  
Date: January 30, 2018  
Scale: As Noted 0"

Drawing Title:  
**Landscape  
Preliminary Details**

Project No.:  
17104  
Sheet No.:



Planning May 29, 2018

**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.

Latimer Road enrolment has been significantly growing over the last 3 years because of a boundary change in 2015 which started to move new families in the area from Katzie elementary to Latimer Road. The effects of the boundary change have increased the upward growth curve in the 10 year projection trend from last years projection of 559 to this years 693 in 2027. Moreover, in 2013, a Montessori program was offered at the school which has also continued to increase projected future growth even higher.

In the fall of 2019, the District will be opening Madaugh Elementary, a new 655 capacity school; and then in September 2020, another new elementary school, Regent Road, will be opened, also a 655 capacity school. Prior to the opening of the schools, the District will do a public consultation to discuss boundary and program changes for the area. We anticipate that the opening of the new schools will relieve the enrolment pressure in the Clayton area.

École Salish Secondary will be open for September 2018/19 school year. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. A 500 capacity addition for Clayton Heights Secondary is on the District's current 5 year Capital Plan.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0072 00

**SUMMARY**

The proposed 154 lowrise units are estimated to have th on the following schools:

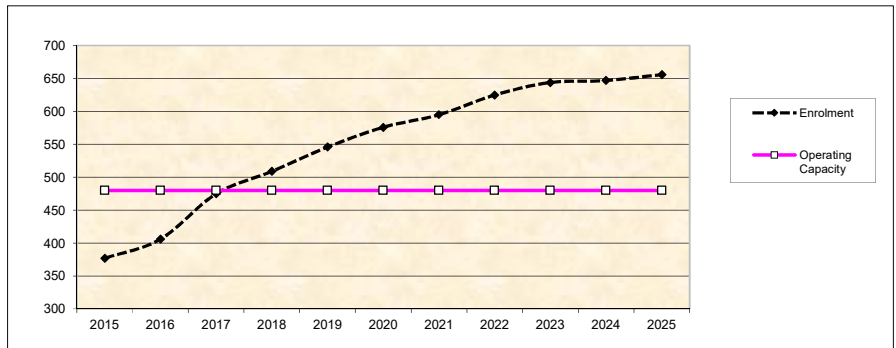
**Projected # of students for this development:**

Elementary Students:	8
Secondary Students:	8

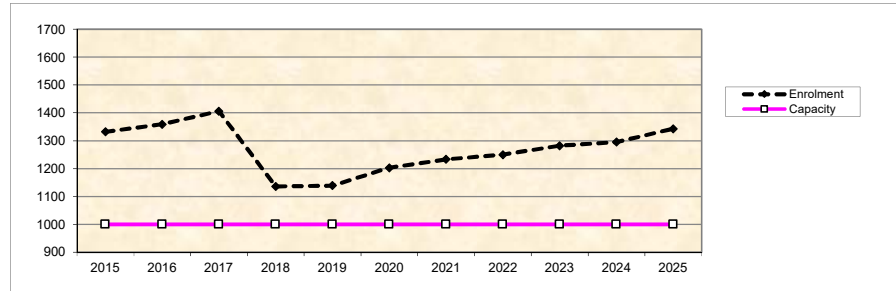
**September 2017 Enrolment/School Capacity**

<b>Latimer Road Elementary</b>	
Enrolment (K/1-7):	74 K + 401
Operating Capacity (K/1-7)	38 K + 442
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1406
Capacity (8-12):	1000

**Latimer Road Elementary**



**Clayton Heights Secondary**



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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 18-0072-00


Address: 6529 - 196 Street

Registered Arborist: Monica Ardiel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	85
<b>Protected Trees to be Removed</b>	85
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 66 X one (1) = <u>66</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 19 X two (2) = <u>38</u></li> </ul>	104
<b>Replacement Trees Proposed</b>	32
<b>Replacement Trees in Deficit</b>	72
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	3

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	13
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 9 X one (1) = 9</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8</li> </ul>	17
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

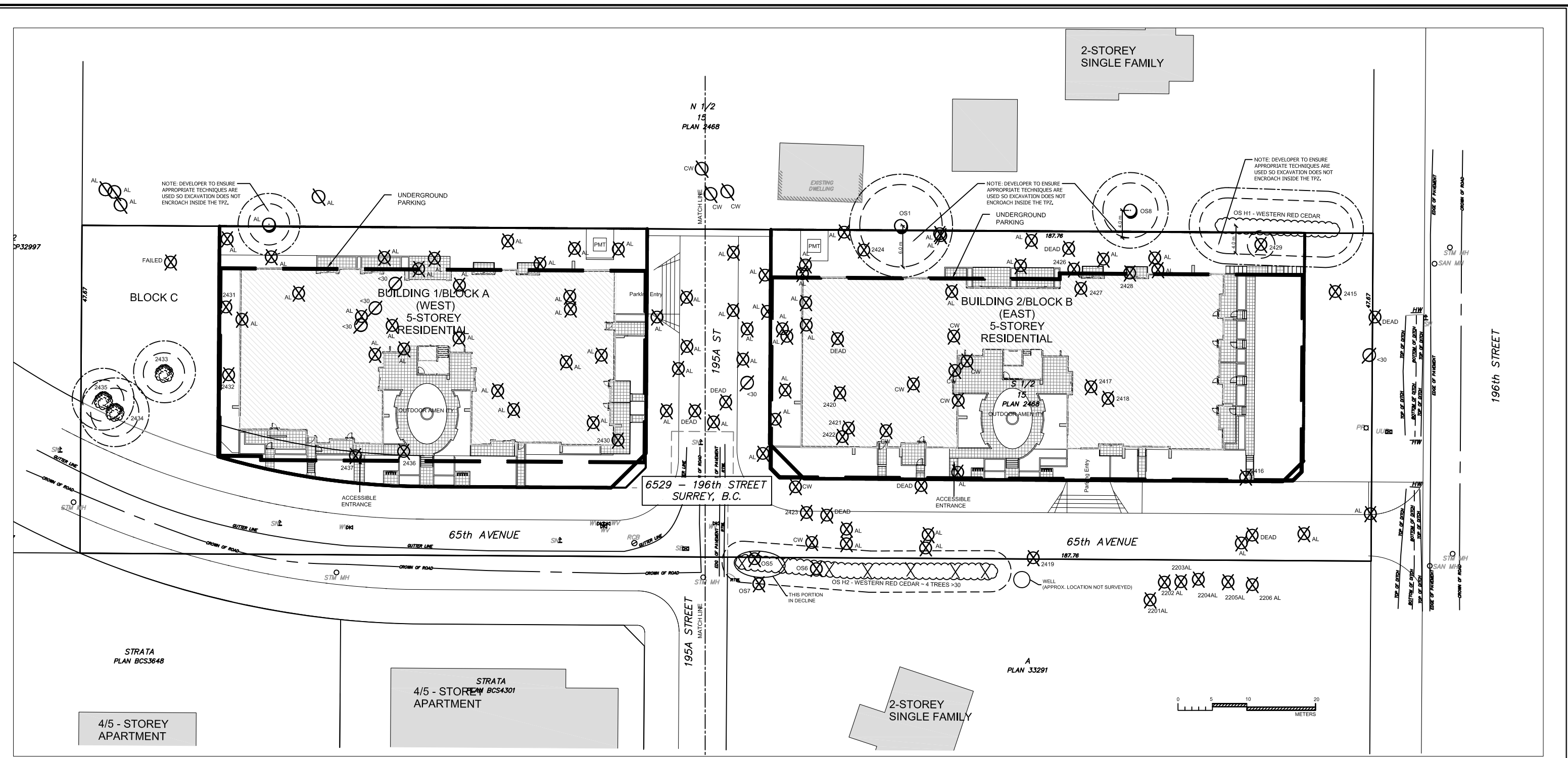
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: June 25, 2018
--	---------------------



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



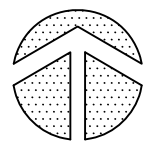


**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ALDER/COTTONWOOD NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE FROM THE EDGE OF THE TREE
- 1.5m EXCAVATION ZONE
- TO BE ASSESSED BY SURREY PARKS, REC & CUL. DEPT

NOTE: : ALL SURVEYED AND UNSURVEYED OFFSITE TREES TO THE SOUTH ARE TO BE REASSESSED WITH FINAL ROAD CONSTRUCTION DETAILS.

NOTE: CONDUCT TREE RISK ASSESSMENT ON ALL EDGE TREES



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JAN17/18	MK	SITE PLAN REVISED	6	JUN07/18	MK	SITE PLAN REVISED
2	FEB15/18	MK	SITE PLAN REVISED	7	JUN25/18	MK	SITE PLAN REVISED
3	APR04/18	MK	SITE PLAN REVISED				
4	MAY11/18	MK	SITE PLAN REVISED				
5	MAY16/18	MK	SITE PLAN REVISED				

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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PROJECT TITLE  
 6529 196 STREET  
 SURREY, B.C.

SHEET TITLE  
 KEY PLAN - TREE REMOVAL  
 AND PRESERVATION PLAN

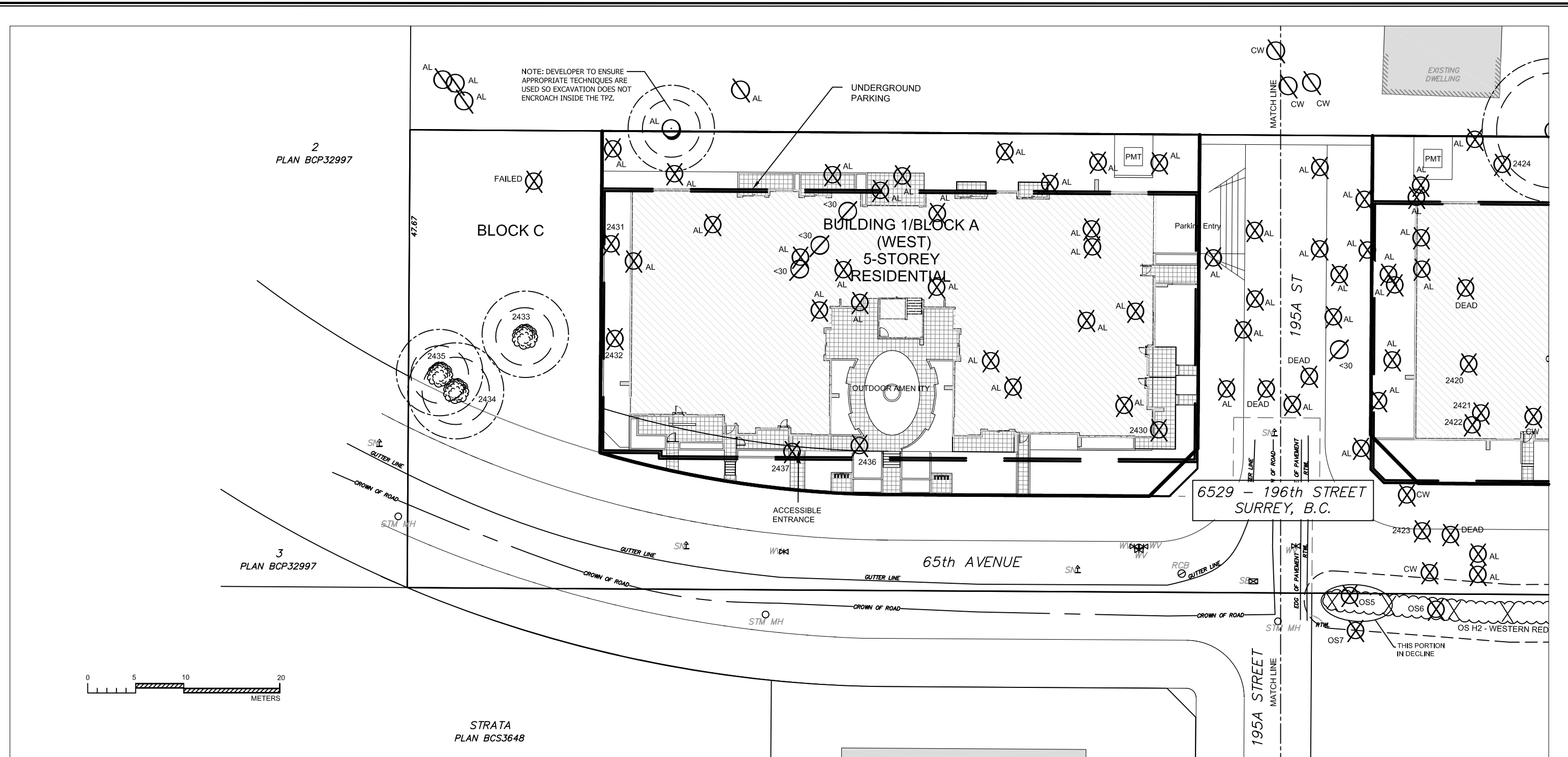
CLIENT

DRAWN  
 SGL







SCALE  
 AS SHOWN

DATE  
 MAY 05, 2016

**KEY**  
 SHEET 1 OF 5

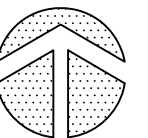


**LEGEND**

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  ALDER/COTTONWOOD NOT ASSESSED
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NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JAN17/18	MK	SITE PLAN REVISED	6	JUN07/18	MK	SITE PLAN REVISED
2	FEB15/18	MK	SITE PLAN REVISED	7	JUN25/18	MK	SITE PLAN REVISED
3	APR04/18	MK	SITE PLAN REVISED				
4	MAY11/18	MK	SITE PLAN REVISED				
5	MAY16/18	MK	SITE PLAN REVISED				

**MIKE FADUM AND ASSOCIATES LTD.  
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V3W 0A6  
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PROJECT TITLE  
6529 196 STREET  
SURREY, B.C.

SHEET TITLE  
T1 - TREE REMOVAL AND  
PRESERVATION PLAN - WEST

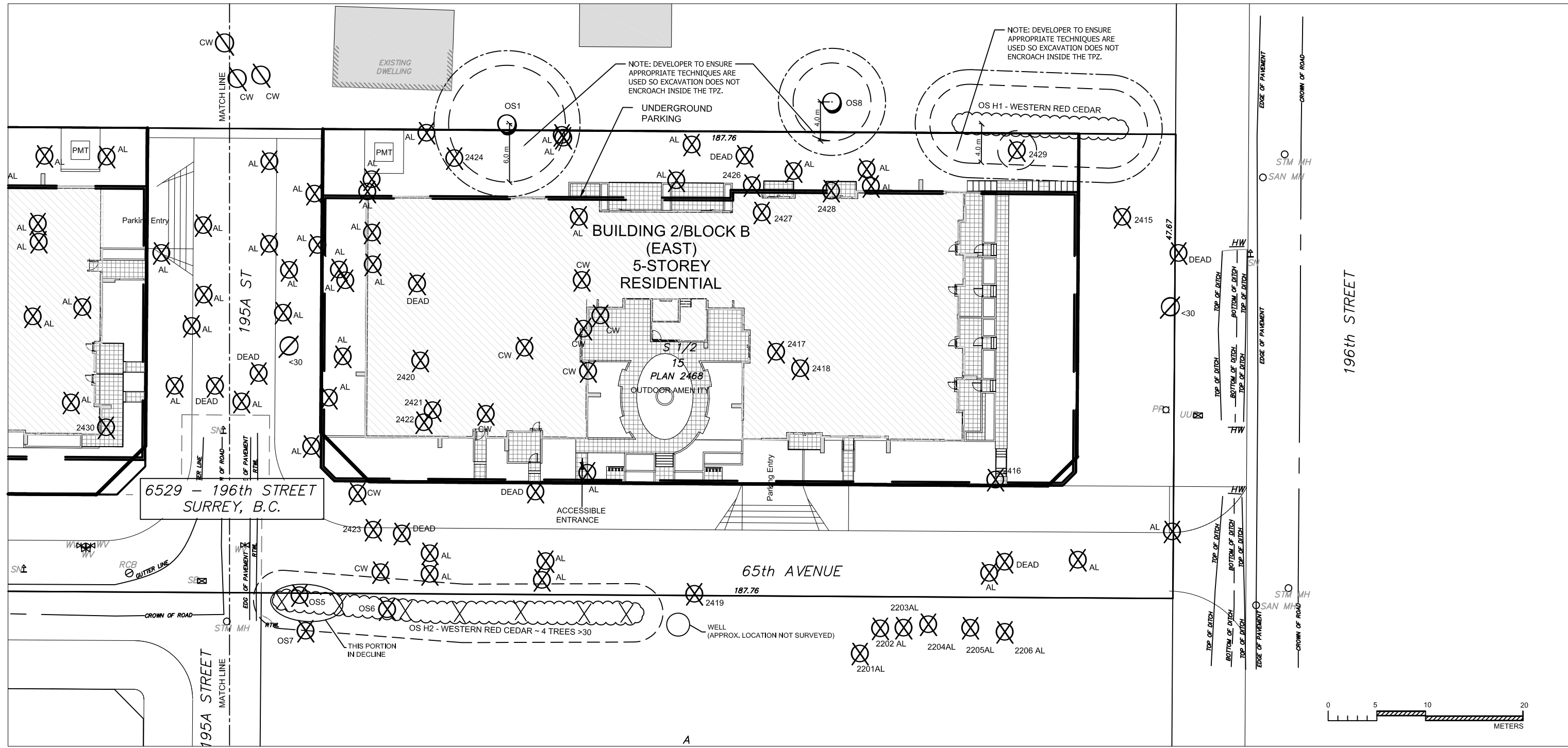
CLIENT

DRAWN  
SGL

SCALE  
AS SHOWN

DATE  
MAY 05, 2016

**T-1A**  
SHEET 2 OF 5



**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- ALDER/COTTONWOOD NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE FROM THE EDGE OF THE TREE
- 1.5m EXCAVATION ZONE
- TO BE ASSESSED BY SURREY PARKS, REC & CUL. DEPT

NOTE: ALL SURVEYED AND UNSURVEYED OFFSITE TREES TO THE SOUTH ARE TO BE REASSESSED WITH FINAL ROAD CONSTRUCTION DETAILS.

NOTE: CONDUCT TREE RISK ASSESSMENT ON ALL EDGE TREES

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JAN17/18	MK	SITE PLAN REVISED	6	JUN07/18	MK	SITE PLAN REVISED
2	FEB15/18	MK	SITE PLAN REVISED	7	JUN25/18	MK	SITE PLAN REVISED
3	APR04/18	MK	SITE PLAN REVISED				
4	MAY11/18	MK	SITE PLAN REVISED				
5	MAY16/18	MK	SITE PLAN REVISED				

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PROJECT TITLE  
 6529 196 STREET  
 SURREY, B.C.

SHEET TITLE  
 T1 - TREE REMOVAL AND  
 PRESERVATION PLAN - EAST

CLIENT

DRAWN  
 SGL

SCALE  
 AS SHOWN

DATE  
 MAY 05, 2016

**T-1B**  
 SHEET 3 OF 5





## *Advisory Design Panel*

### *DRAFT Minutes*

2E - Community Room B  
 City Hall  
 13450 - 104 Avenue  
 Surrey, B.C.  
**THURSDAY, JUNE 21, 2018**  
 Time: 4:00 p.m.

**Present:**

Chair - J. Leger

**Panel Members:**

A. Scott

D. Tyacke

M. Younger

**Guests:**

Anya Paskovic, Aplin Martin

Jessie Arora, DF Architecture Inc.

Mary Chan-Yip, PMG Landscape Architects

Samira Khayambashi, Aplin Martin

Stephen Vincent, Durante Kruek Ltd.

Tim Ankenman, Ankenman Marchand Architect

Zubin Billimoria, DF Architecture Inc.

**Staff Present:**

A. McLean, City Architect

C. Eagles, Administrative Assistant

N. Chow, Urban Design Planner

**3. 5:30 p.m.**

File No.:	7918-0072-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP amendment from Urban to Multiple Residential and NCP amendment from max. 45 upa to max 70 upa. Rezoning and DP to permit 2 residential apartment buildings for a total of 151 units with parking below grade.
Address:	6529 196 Street
Developer:	1034786 BC Ltd. (Jit Daara)
Architect:	Tim Ankenman, Architect AIBC, Ankenman Marchand Architects
Landscape Architect:	Stephen Vincent, Durante Kruek Ltd.
Planner:	Ingrid Matthews
Urban Design Planner:	Ann Mclean

The City Architect advised that staff have no specific issues. Staff noted that 65 Avenue will be extended to 196 Street and that the Planning and Development Department generally support the project.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. An effort was made to break down building massing and it was noted the size of the originally proposed units became too large for the current area, as such, an amendment to the OCP was required. The building is exploring the provision of a Sewerage Heat Recovery system for the buildings.

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

## **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by A. Scott  
Seconded by D. Tyake  
That the Advisory Design Panel (ADP):

1. Support the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

### Carried

The Panel noted the project material lacked detail, in particular the landscaping details and amenity spaces.

### **Site**

- The Panel noted the good massing reduction toward the north east neighbours.

### **Form and Character**

- Consider the rooftop amenity area be larger, particularly the windows in the hallway could be doors accessing the deck; and include a covered area.
- Consider relocating the bedroom over of the vehicle access ramp of a proposed three bedroom unit.
- Consider relocating the closet and storage spaces adjacent to the exterior in favour of providing more natural light.
- Consider more wood elements.
- The panel supports the architectural expression and the “U” shaped building typology.

### **Landscape**

- Recommend additional trees on the north side for future screening.

### **Sustainability**

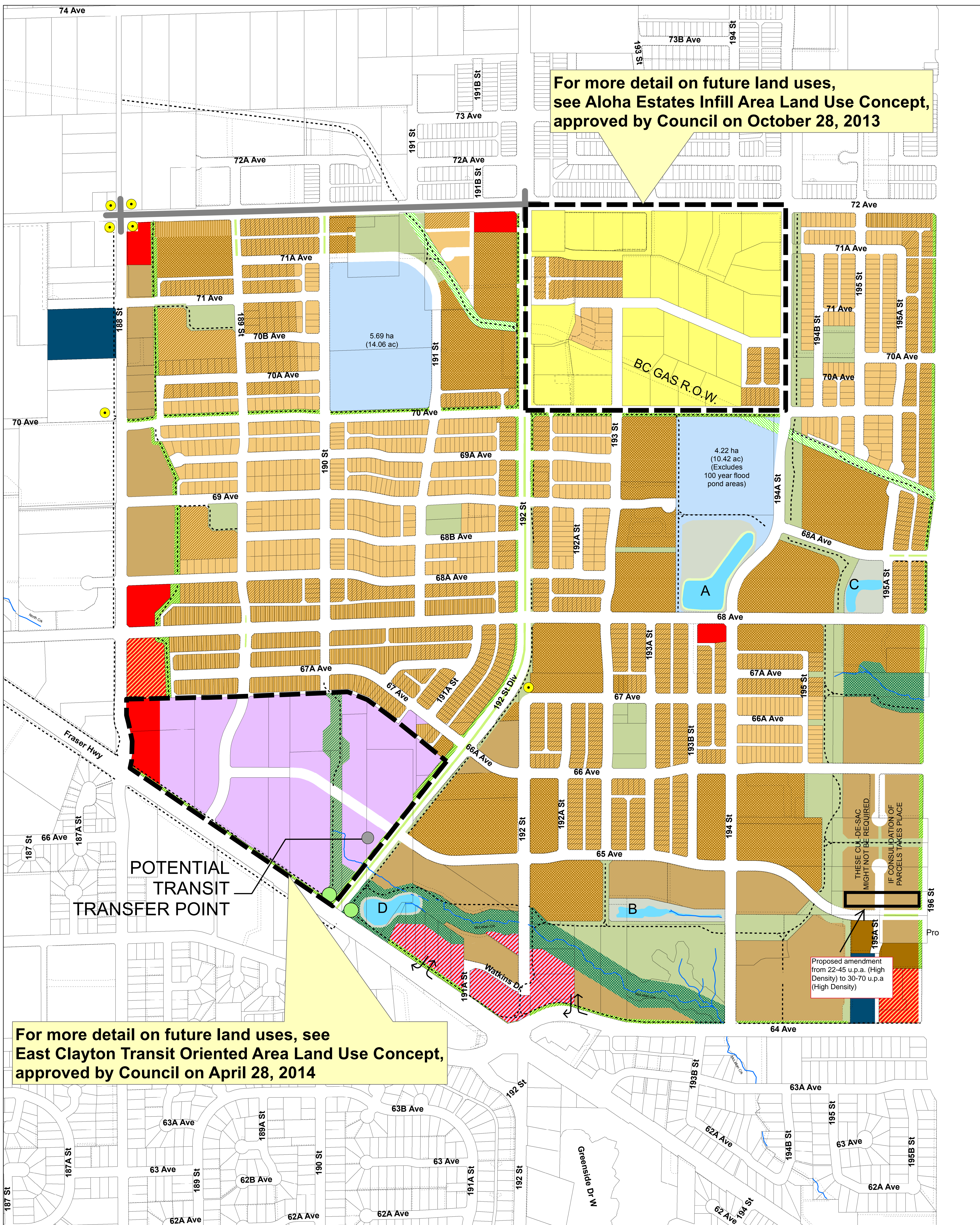
- The panel encourages efforts for sustainability.

### **CPTED**

- No specific issues were identified.

**Accessibility**

- Recommend the entry level lobby area be accessible.



For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

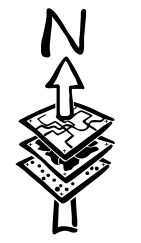
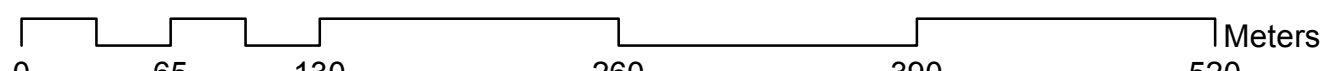
For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

THESE CUL-DE-SAC MIGHT NOT BE REQUIRED IF CONSOLIDATION OF PARCELS TAKES PLACE

Proposed amendment from 22-45 u.p.a. (High Density) to 30-70 u.p.a. (High Density)

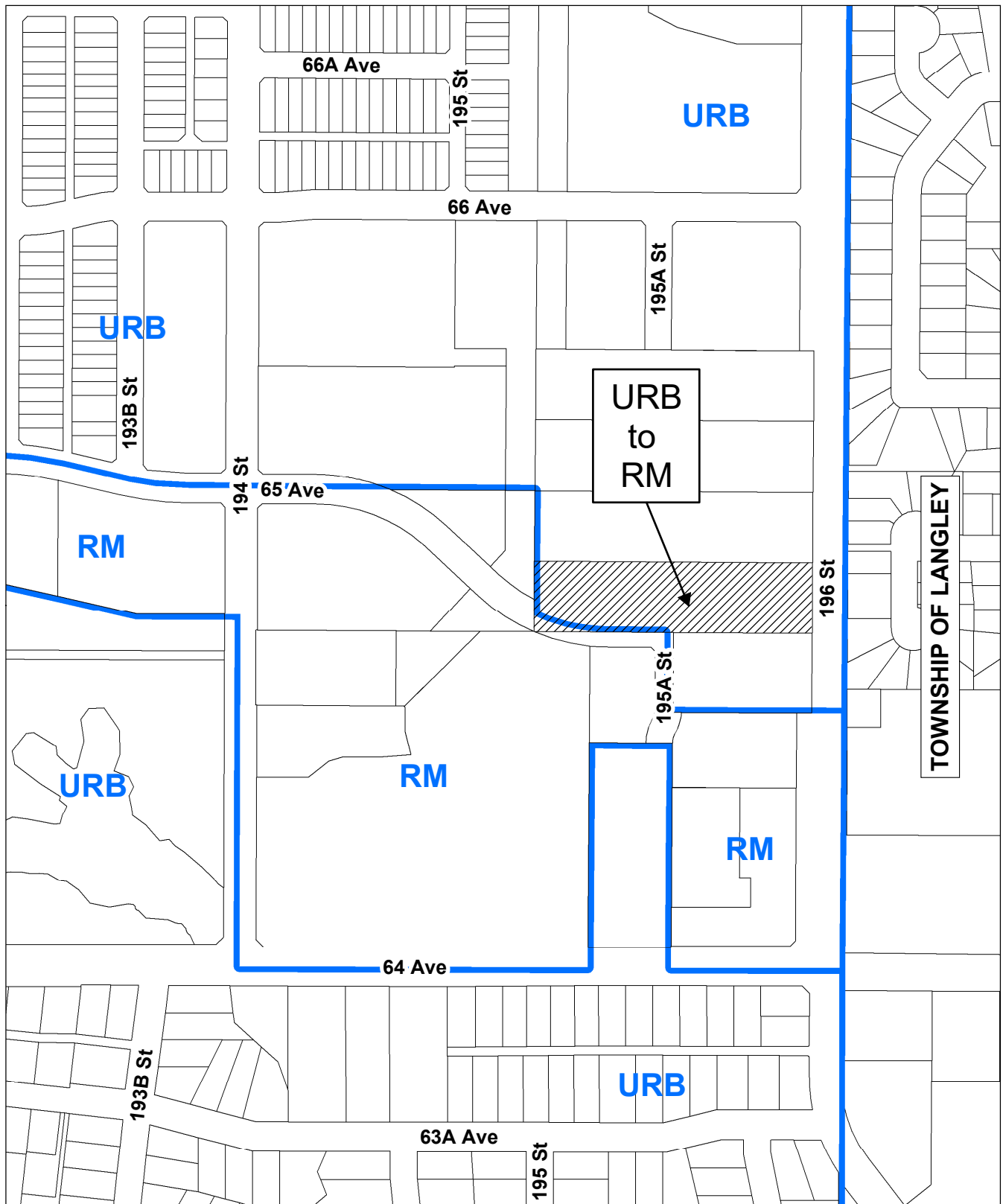
- |                                    |   |  |
|------------------------------------|---|--|
| Half Acre Residential              | Commercial / Residential  | Natural Area   |
| 6-10 u.p.a. (Low Density)          | Specialty Community - Oriented Commercial                               | Public Open Space / Park   |
| 10-15 u.p.a. (Medium Density)      | Utility - Open Space  | Open Space / Park on Private Property  |
| 10-15 u.p.a. Special Residential   | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping, Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event)                                | Urban Landmark / Reference Point   |
| 22-45 u.p.a. (High Density)        | Storm Water Pond on Private Property                                    | Neighbourhood Gateway Feature  |
| 30-70 u.p.a. (High Density)        | School & Park   | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park                      | Riparian Protection Area  |  |
| Neighbourhood Commercial           |   |  |

**EAST CLAYTON LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



(APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-061) Amended 14 May 2018

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



OCP Amendment 7918-0072-00  
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:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 001-461-184  
The South Half of Lot 15 Township 8 New Westminster District Plan 2468

6529 - 196 Street

(hereinafter 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*, medium-rise, *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* and where *density* bonus is provided.

The *Lands* are divided into Blocks A, B, and C and as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Lakhjot S. Grewal, B.C.L.S. on the 18th day of June, 2018.

**B. Permitted Uses**

Lands and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. BLOCKS A and B

*Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

2. BLOCK C

*Open space.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. BLOCK A

(a) For the purposes of *building* construction, the *floor area ratio* shall not exceed 0.1. The maximum *density* may be increased to that prescribed in Section D.1.(b) of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended;

(b) The *floor area ratio* shall not exceed 2.22 and the *unit density* shall not exceed 301 units per hectare (122 u.p.a); and

(c) The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

2. BLOCK B

(a) For the purposes of *building* construction, the *floor area ratio* shall not exceed 0.1. The maximum *density* may be increased to that prescribed in Section D.2 (b) of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended;

(b) The *floor area ratio* shall not exceed 2.02 and the *unit density* shall not exceed 280 units per hectare (113 u.p.a); and

(c) The indoor *amenity space* required in Sub-section J.1 (b) is excluded from the calculation of *floor area ratio*.

3. BLOCK C  
Not applicable to this **Block**.

**E. Lot Coverage**

1. BLOCK A  
*Lot coverage shall not exceed 53%.*
2. BLOCK B  
*Lot coverage shall not exceed 57%.*
3. BLOCK C  
Not applicable to this **Block**.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	South <i>Yard</i>	North <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>
<u>BLOCK A</u>					
<i>Principal Buildings</i>		4.5 m	6.0 m	3.0 m	4.5 m
<i>Accessory Buildings and Structures</i>		(15 ft.)	(20 ft.)	(10 ft.)	(15 ft.)
<u>BLOCK B</u>					
<i>Principal Buildings</i>		4.5 m	6.0 m	4.5 m	11.6 m
<i>Accessory Buildings and Structures</i>		(15 ft.)	(20 ft.)	(15 ft.)	(38 ft.)
<u>BLOCK C</u>		Not applicable to this <b>Block</b> .			

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

2. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs with more than three risers may encroach into the *setbacks*.



## G. Height of Buildings

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

### BLOCK A

1. Principal buildings: The *building height* shall not exceed 16.6 metres [54 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

### BLOCK B

1. Principal buildings: The *building height* shall not exceed 17.1 metres [56 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

### BLOCK C

Not applicable to this Block.

## 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 *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. **A maximum of thirteen percent (13%) of the required resident *parking spaces* may be provided as *tandem parking spaces*.**
4. 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 *Parking Facility Underground* may be located up to 0.5 metres [2 ft.] from the *front lot line* or *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. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<b><i>Lot Size</i></b>	<b><i>Lot Width</i></b>	<b><i>Lot Depth</i></b>
590 sq.m. [ 0.15 acre]	20 metres [ 66 ft.]	<b>25 metres</b> <b>[ 82 ft.]</b>

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, 2017, No. 19107, 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.

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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. \_\_\_\_\_  
 OF THE SOUTH HALF OF LOT 15 SECTION 15 TOWNSHIP 8  
 NWD PLAN 2468**

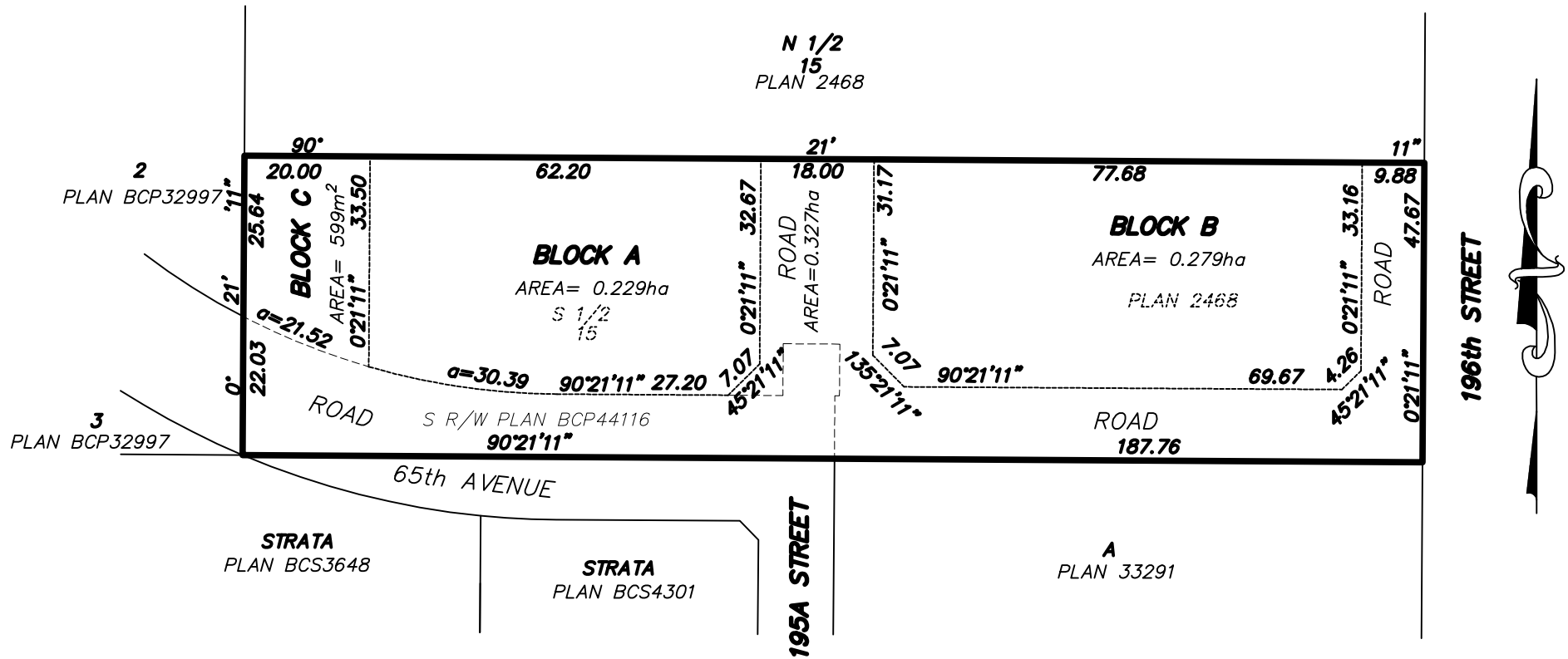
**CITY OF SURREY**

GRID BEARINGS ARE DERIVED  
 FROM Field Survey.

0 50 100



SCALE 1 : 1000 DISTANCES ARE IN METRES



CERTIFIED CORRECT THIS 18th DAY OF JUNE, 2018.

**PRELIMINARY**

B.C.L.S.

LAKHJOT S. GREWAL

**LEGEND:**

ha DENOTES HECTARE

**GREWAL & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS**  
 UNIT 204, 15299-68th AVENUE  
 SURREY, B.C. V3S 2C1  
 TEL: 604-597-8567  
 EMAIL: Office@GrewalSurveys.com  
 FILE : 1510-015  
 DWG : 1510-015 RZ