

Planning Report Date: January 27, 2020

**PROPOSAL:**

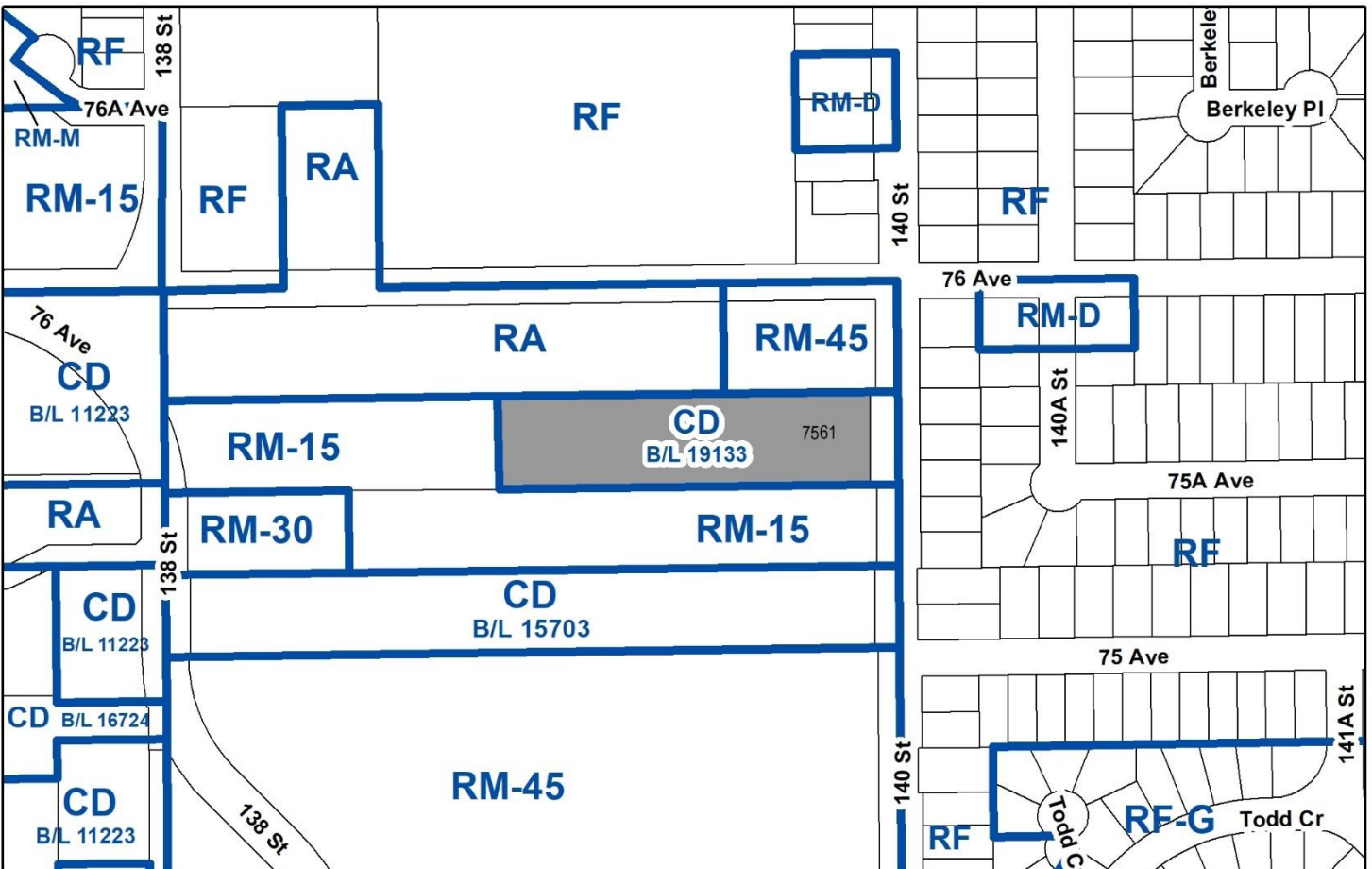
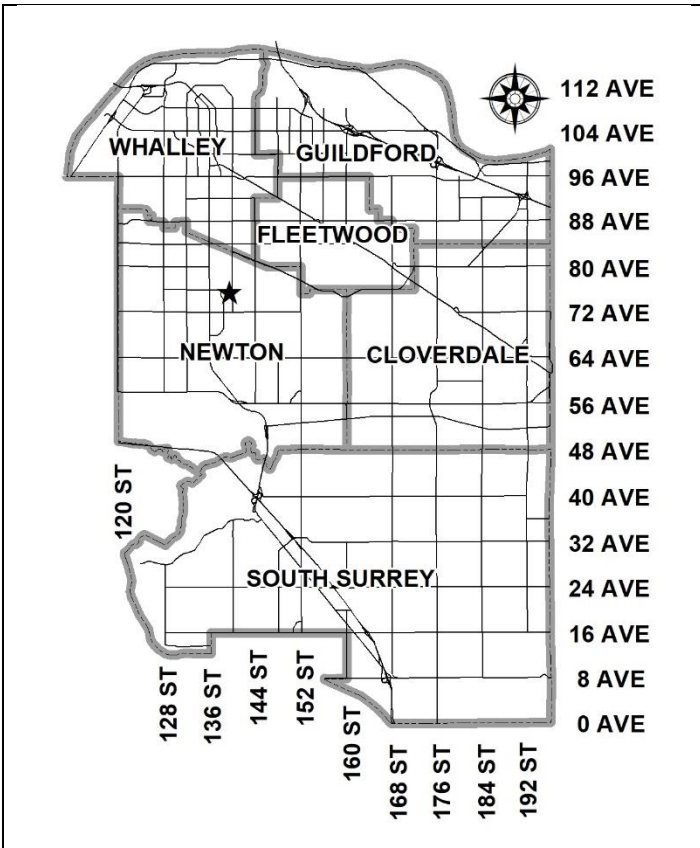
- **Development Permit**

to permit the development of two apartment buildings containing 104 proposed units for affordable, non-market housing.

**LOCATION:** 7561 - 140 Street

**ZONING:** CD (By-law No. 19133)

**OCP DESIGNATION:** Multiple Residential



**RECOMMENDATION SUMMARY**

- Approval to draft Development Permit for Form and Character.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal is for Phase 2 of a proposed development by Kekinow Native Housing Society and will provide greatly needed non-market housing for Surrey's Aboriginal community.
- The subject site was rezoned from "Multiple Residential 15 Zone (RM-15)" to "Comprehensive Zone (CD)" (By-law No. 19133) under Development Application No. 7915-0365-00. As part of this application, general Development Permit No. 7915-0365-00 was approved for the master plan for the site, and detailed Development Permit No. 7915-0365-01 was approved for Phase 1. Phase 1 (Building A) is now complete. The applicant is now ready to commence with Phase 2, for the construction of Buildings B and C.
- The proposal complies with the general Development Permit for the site, the site's existing zoning, and the existing Housing Agreement, which was approved under Development Application No. 7915-0365-00.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0168-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Recently constructed apartment building (Phase 1). Townhouse buildings have been demolished.	Multiple Residential	CD By-law No. 19133
North:	Three-storey multi-family building and Frank Hurt Park	Multiple Residential	RM-45 and RA
East (Across 140 Street):	Single family homes	Urban	RF
South and West:	Townhouse developments	Multiple Residential	RM-15

### Context & Background:

- The subject site is located on 140 Street in Newton, approximately 200 metres (655 ft.) east of the Newton Town Centre. To the south and west are other townhouse developments with density similar to the current use on the subject site. Single family homes are located facing the site, on the east side of 140 Street. To the north of the subject property are both a three-storey apartment building facing 140 Street and Frank Hurt Park, beyond which is Frank Hurt Secondary School.

- The site is owned by the Kekinow Native Housing Society. Since 1986, the Kekinow Native Housing Society has provided housing for people of Aboriginal ancestry living on limited incomes in Surrey.
- In 2015, Kekinow made an application (Development Application No. 7915-0365-00) to redevelop the site by rezoning it from "Multiple Residential 15 Zone (RM-15)" to a "Comprehensive Development Zone (CD)" based on the "Multiple Residential 45 Zone (RM-45)" in order to construct 176 dwelling units within three buildings on the site. The site was previously occupied by 33 townhouse units. The redevelopment of the site was proposed in order to better meet the demands of the Aboriginal community in Surrey, with smaller units that would better suit the demographic and housing demand. The application also involved a Housing Agreement By-law to restrict the buildings to affordable rental housing operated by a non-profit organization.
- Because of funding restrictions, and in order to provide minimal disruption to the existing residents, the development was proposed to be constructed in phases. By phasing the construction, many existing tenants would have the option of moving into the first building before the remaining townhomes on the site were demolished.
- The Rezoning By-law associated with Development Application No. 7915-0365-00 was granted Final Adoption on October 2, 2017. At the same time, a general Development Permit was issued for the site master plan, and a detailed Development Permit was issued for Phase 1 (Building A).
- Construction of the western-most (Phase 1) building, a four-storey building with 72 dwelling units, is now complete and the building is occupied.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject application is for a detailed Development Permit for Phase 2 of the project, which includes a four-storey central building (Building B) containing 60 units and a three-storey eastern-most building containing 43 units (Appendix I). Proposed Phase 2 is consistent with the CD Zone (By-law No. 19133), the Housing Agreement (By-law No. 19134) and General Development Permit No. 7915-0365-00.

	Proposed
<b>Lot Area</b>	
Site Area:	1.05 hectares
<b>Building Height:</b>	15.0 metres
<b>Unit Density:</b>	169 units per hectare
<b>Floor Area Ratio (FAR):</b>	1.16 FAR
<b>Floor Area</b>	
Phase 1:	5,042.6 m <sup>2</sup> (completed)
Phase 2:	7,396.4 m <sup>2</sup>
Total:	12,439 m <sup>2</sup>

	Proposed
<b>Residential Units (Phase 2):</b>	
Studio:	7
1-Bedroom:	65
2-Bedroom:	25
3-Bedroom:	7
Total:	104

**Referrals**

Engineering: The Engineering Department has no objection to the project.

School District: **The School District has provided the following projections for the number of students from this development:**

- 3 Elementary students at Bear Creek Elementary School
- 5 Secondary students at Frank Hurt Secondary School

(Appendix II)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2022.

Parks, Recreation & Culture: Parks has no concerns with the proposal.

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

Advisory Design Panel: The proposal was considered at the ADP meeting on November 14, 2019 and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any outstanding issues will be resolved prior to Development Permit issuance.

**Transportation Considerations**

- Access is provided from 140 Street, consistent with the general Development Permit. Road dedication has already been established on 140 Street through Development Application No. 7915-0365-00. The interior driveway provides vehicle access to all three buildings. A vehicle turn-around has been designed to accommodate fire trucks.

**Sustainability Considerations**

- The applicant has met all the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BYLAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the "General Urban" land use designation in the Metro Vancouver Regional Growth Strategy.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Multiple Residential" land use designation in the OCP.

#### Themes/Policies

- The subject proposal is consistent with the policies of Theme F: Society and Culture in the OCP. Objective F3, Affordable Housing in the OCP is to "Strive to provide appropriate and affordable housing for everyone" (pg. 199). The proposed development will create non-profit, affordable housing units for Indigenous people living in the City of Surrey.

### CD Bylaw No. 19133

- The proposal complies with the Comprehensive Development (CD) Zone (By-law No. 19133) that regulates the site.
- The table below provides an analysis of the development proposal in relation to the requirements of CD By-law No. 19133. These statistics are for the entire project including Phase 1 and Phase 2.

CD By-law No. 19761	Permitted and/or Required	Proposed
<b>Floor Area Ratio:</b>	1.2	1.18
<b>Lot Coverage:</b>	40%	30%
<b>Yards and Setbacks</b>		
North:	7.5 m	7.5 m
East:	10.0 m	10.0 m
South:	7.5 m	7.5 m
West:	7.5 m	7.5 m
<b>Height of Buildings</b>		
Principal buildings:	15.0 m	15.0 m
<b>Amenity Space</b>		
Indoor Amenity:	531 m <sup>2</sup>	531 m <sup>2</sup>
Outdoor Amenity:	531 m <sup>2</sup>	531 m <sup>2</sup>
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	157	161
<b>Bicycle Spaces</b>		

CD By-law No. 19761	Permitted and/or Required	Proposed
Residential Secure Parking:	212	223
Residential Visitor:	18	20

### Affordable Housing Strategy

- The subject application is aligned with the Surrey Affordable Housing Strategy, and more specifically Strategy 3.0: Encourage the development of new purpose-built rental housing. As it is a non-market rental housing project, it is exempt from the Affordable Housing Contribution requirement.

### Public Art Policy

- The subject proposal is exempt from the Private Development Public Art Policy and Program requirement, as it is a purpose-built rental project.

### PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on July 15, 2019. To date, staff have not received any telephone calls or correspondence in response.

### DEVELOPMENT PERMIT

#### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines.
- The narrow site will consist of three buildings in the ultimate condition. Building A is complete and occupied, and the subject Development Permit is for Buildings B and C. Building C, the easternmost building, is proposed to be three storeys, and Buildings A and B are four storeys.
- The buildings are oriented toward the interior drive-aisle which was constructed in Phase 1. An entrance is provided for Building C both from the interior drive aisle and the street.
- All parking is proposed to be underground.
- Buildings B and C are to be clad primarily in fibre cement siding. The colour scheme references patterns featured in Phase 1 (Building A). The horizontal siding on the upper floors is contrasted with vertical wood cladding highlighting the ground level entrances and amenity spaces. A modern "frieze" is proposed under the north facing roof soffits. The intent is to animate the façade while honouring indigenous culture through artwork. The proposed exterior wall panels under the north facing sloped roof will provide the canvas for the artwork.

### Landscaping

- The landscape design responds to the residential building layout and internal circulation.
- The major landscape components, building entrance, outdoor amenity and playground are linked by a pedestrian system.
- Raised planters, concrete seat walls and timber trellis have been introduced to define the spatial sequence and separate the private and the semi-public realm.

### Indoor Amenity

- Building B provides indoor amenity spaces including an Arts and Crafts Room for the production and display of indigenous art. Two large multi-purpose rooms, a meeting room and lounge with shared kitchen are also proposed.

### Outdoor Amenity

- The indoor amenity areas open to outdoor terraces on the north side of Building B.
- There are two (2) concrete outdoor terraces with timber trellis and moveable table sets on the south side of Buildings B and C. These provide common gathering space for residents in each building. Each is accompanied by a children's play area.
- An open lawn is proposed between Building B and Building C, on the south side of the buildings. which creates a large open green area for residents to walk dogs and play with children.
- Covered entries at both building entrances serve as outdoor amenity spaces. These spaces are inspired by traditional longhouse design. The entry canopy at Building B features a corner structural column "wrapped" in indigenous art. The entrance at Building C doubles as a picnic shelter with an oversized picnic table.

### Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, including:
  - Stamped asphalt is not acceptable as a durable enough contrasting pavement treatment for the internal pedestrian crosswalk. This must be revised to a more durable finish.
  - The ground floor unit adjacent to the street is to be revised to have its patio door and patio facing the street to provide more presence of an active streetscape.
  - The drawings should be revised to show glass panel guardrails at the balconies, in order to be consistent with Phase 1.
  - The walkway off of 140 Street is to be widened to provide for more grandeur leading to the main lobby and common space.



- On the landscape plan, ensure there are no discrepancies between the trees on the plant list and on the plan.
- Concrete planters over slab containing trees should allow for 1 metre depth of growing medium and a volume of 10 cubic metres per tree.

## TREES

- Thomas Walz, ISA Certified Arborist of BC Plant Health Care Inc. 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>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Acer platanoides	1	1	0
Platanus X Acerifolia	2	0	2
<b>Coniferous Trees</b>			
Cedrus deodara	1	1	0
Pinus nigra	4	2	2
Thuja plicata	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>9</b>	<b>5</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>31</b>	
<b>Total Retained and Replacement Trees</b>		<b>35</b>	

- The Arborist Assessment states that there is a total of nine (9) protected trees on the site. It was determined that four (4) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of ten (10) replacement trees on the site. The applicant is proposing 31 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Red Sunset Maple, Serbian Spruce, Swedish Aspen and Redbud trees.
- In summary, a total of 35 trees are proposed to be retained or replaced on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

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

*approved by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HK/cm

# Sohkeya Phase 2

## 7563 - 7565 140th Street, Surrey, BC

### Appendix I



1014-7445 132nd Street  
Surrey, BC V3W 1J8

Date Issue / Revisions

31 May 2019	Issued for DP
30 Aug 2019	Revised for DP
24 Oct 2019	ADP Check-out
21 Dec 2019	ADP Digital Proof
01 Nov 2019	ADP Check-out
08 Nov 2019	ADP Check-out
18 Dec 2019	ADP Digital Check-out
22 Jan 2020	Revised for DP

#### ZONING ANALYSIS

<b>Legal Description</b>	PID 006-853-919 LOT 2 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 74029
<b>Civic Address</b>	7561 - 140th Street (Phase 1 Building A) 7563 and 7565 140th Street (Phase 2 Buildings B and C) Surrey, BC
<b>Zoning</b>	CD (Comprehensive Development) based on RM-45 Multiple Residential
<b>Permitted Uses</b>	Permitted: Multiple unit residential; ground oriented multiple unit residential; childcare  Proposed: Multiple unit residential; ground oriented multiple unit residential; childcare; administration offices
<b>Lot Area</b>	
Gross Total	10 706 sq m (1.07 ha)
Road Widening	176 sq m
Net Total	10 530 sq m (1.05 ha)
<b>Floor Area Ratio (FAR)</b>	1.20 maximum permitted 1.16 proposed (166 units per hectare)
<b>Unit Count and Size</b>	
Phase 1 - Building A	27 studios (31 - 38 sq m) 26 one bedroom units (45 - 63 sq m) 20 two bedroom units (76 - 92 sq m)  73 dwelling units total
<b>Lot Coverage</b>	
Buildings and Structures	40% required
Paved and Hard Surfaces	30% proposed
Total Site Coverage	63% proposed
<b>Setbacks</b>	
Front	10.00 m minimum required
Rear and Sides	7.5 m minimum required
<b>Building Height</b>	15.0 m permitted
<b>Parking</b>	157 spaces proposed (including 10 spaces for office use) 51 spaces provided at Phase 1 106 spaces to be provided at Phase 2
<b>Bicycle Parking</b>	
Resident	95 secure spaces (73 units x 1.2 space per unit = 88)
Resident/Visitor	8 unsecure spaces at underground parking 103 total
<b>Indoor Amenity Space</b>	531 sq m required (177 units x 3 sq/m per unit) 177 sq m provided at Phase 1 354 sq m to be provided at Phase 2
<b>Outdoor Amenity Space</b>	528 sq m required

#### PHASE TWO DEVELOPMENT DATA

<b>Gross Floor Area</b>	
<b>Building B</b>	
Level 1	1 140.8 sq m
Level 2	1 163.9 sq m
Level 3	1 163.9 sq m
Level 4	1 163.9 sq m
Sub total	4 632.5 sq m (49 864 sf)
<b>Building C</b>	
Level 1	1 028.9 sq m
Level 2	1 054.6 sq m
Level 3	1 054.6 sq m
Sub total	3 138.1 sq m (33 778 sf)
Sub Total	7 770.6 sq m (83 642 sf)
Minus	370.1 sq m (amenity exclusion)
<b>Total</b>	7 400.5 sq m (79 658 sf)
<b>Floor Area Ratio (FAR)</b>	1.20 maximum permitted 1.16 proposed (based on FSR Calculations)
<b>Unit Count and Size</b>	
Phase 2 - Building B	4 studios (33 sq m) 34 one bedroom units (49 - 56 sq m) 14 one bedroom accessible units (56 sq m) 14 two bedroom units (73 - 75 sq m) 3 three bedroom units (101 sq m) 60 dwelling units total
Phase 2 - Building C	3 studios (33 sq m) 24 one bedroom units (49 - 56 sq m) 3 one bedroom accessible units (56 sq m) 11 two bedroom units (73 - 75 sq m) 3 three bedroom units (101 sq m) 44 dwelling units total
<b>Total</b>	104 dwelling units
<b>Lot Coverage (Phases 1 and 2)</b>	
Buildings and Structures	32.7% proposed
Paved and Hard Surfaces	29.1% proposed
Total Site Coverage	61.8% proposed
<b>Setbacks</b>	
Front	10.00 m minimum required/proposed
Rear and Sides	7.5 m minimum required/proposed
<b>Building Height</b>	15.0 m permitted 15.0 m proposed
<b>Parking</b>	54 standard parking spaces for residents 38 small car spaces for residents (35%) 5 parking spaces for persons with disabilities (resident) 10 standard parking spaces for visitors 2 parking spaces for persons with disabilities (visitor) 1 standard parking space for office use  110 total
<b>Bicycle Parking</b>	
Resident	128 secure bicycle parking spaces (104 units x 1.2 space per unit = 125)
Visitor	12 visitor parking spaces at building main entrances 140 total
<b>Indoor Amenity Space</b>	354 sq m required 370 sq m proposed
<b>Outdoor Amenity Space</b>	528 sq m required (Phases 1 and 2) 530 sq m proposed

#### DRAWING LIST

<b>Architectural</b>	
A-000 DP	Project Information
A-001 DP	Site and Context Photos
A-002 DP	Survey/Aerial Map
A-002b DP	Sub-division Plan/Lot Plan/Fire Access Plan
A-002c DP	Base Plan
A-003 DP	Site Plan
A-004 DP	Design Rationale/Material Palette
A-005 DP	Perspectives - Site
A-006 DP	Perspectives - Building B
A-007 DP	Perspectives - Building C
A-008 DP	Shadow Study
A-100 DP	P1 Parking Level
A-101 DP	Levels 1
A-102 DP	Levels 2 - 3
A-103 DP	Level 4 and Roof Plan
A-106 DP	Typical Unit Plans
A-107 DP	Typical Unit Plans
A-300 DP	Elevations
A-301 DP	Elevations
A-400 DP	Building Sections
FSR-101 DP	FSR Calculations
FSR-102 DP	FSR Calculations
FSR-103 DP	FSR Calculations
<b>Landscape</b>	
L.0.0	General Notes
L.1.0	Overall Context Plan
L.2.0	Landscape Plan - Phase 2
L.3.0	Planting Plan - Phase 2
L.4.0	Landscape Details - 1
L.4.1	Landscape Details - 2
Civil	(submitted May 2019)
C01	Title Sheet
C02	Onsite Lot Grading Plan
C03	Onsite - Storm and Sanitary Sewer Plan
C04	Onsite - Wastewater Plan
<b>Survey</b>	(submitted May 2019)

#### CLIENT

Kekikow Native Housing Society  
1014 - 7445 132nd Street  
Surrey, BC V3W 1J8

#### CONSULTANT LIST

**Architectural**  
NSDA Architects  
201 - 134 Abbott Street  
Vancouver, BC V6B 2K4

**Development Consultant**  
Terra Housing  
1848 Commercial Drive  
Vancouver, BC V6N 4A5

**Funding Authority**  
BC Housing  
1700 - 4555 Kingsway  
Burnaby, BC V5H 4V8

**Construction Manager**  
Darwin Construction  
404 - 197 Forester Street  
North Vancouver, BC V7H 0A6

**Structural**  
Bryson Markulin Zinkmantel Structural (BMZ) Engineers  
501 - 510 Burrard Street  
Vancouver, BC V6C 3A8

**Mechanical/Fire Protection**  
TD Systems  
216 - 20295 113 B Avenue  
Maple Ridge, BC V2X 6E3

**Electrical**  
Nemetz (S/A) and Associates  
2009 West 4th Avenue  
Vancouver, BC V6J 1N3

**Landscape**  
Craven Huston Powers (CHP) Architects  
3355 Young Road  
Chilliwack, BC V2P 4S3

**Civil**  
HY Engineering  
200 - 9128 152nd Street  
Surrey, BC V3R 4E7

**Arborist**  
BC Plant Health Care Inc  
18465 53rd Avenue  
Surrey, BC V3S 7A4

**Building Code**  
Murray Johnson Engineering  
212 Fifth Avenue  
New Westminster, BC V3L 1R4

**Building Envelope**  
Aqua-Crest Engineering  
201 - 5155 Lusher Trunk Road  
Delta, BC V4K 1W4

**Energy Modeling**  
Edge Consultants  
306 - 151 West 1st Avenue  
Vancouver, BC V5Y 0A5

**Environmental**  
Keystone Environmental  
320 - 4400 Dominion Street  
Burnaby, BC V5G 4G3

**Transportation**  
Bart and Associates  
1550 - 1050 West Pender Street  
Vancouver, BC V6E 3S7

**Surveyor**  
HY Engineering  
200 - 9128 152nd Street  
Surrey, BC V3R 4E7

**Geotechnical**  
Brain Geotechnical  
110 - 19188 84th Avenue  
Surrey, BC V4N 4X8

**Interior Design**  
AGA Interiors  
105 - W 6th Avenue  
Vancouver, BC V6J 1R1

**Hardware**  
Banks Consulting



Scale



201-134 Abbott St  
Vancouver, BC  
Canada V6B 2K4  
T 604 669 1926  
F 604 683 2241  
info@nsda.bc.ca  
www.nsdabc.ca

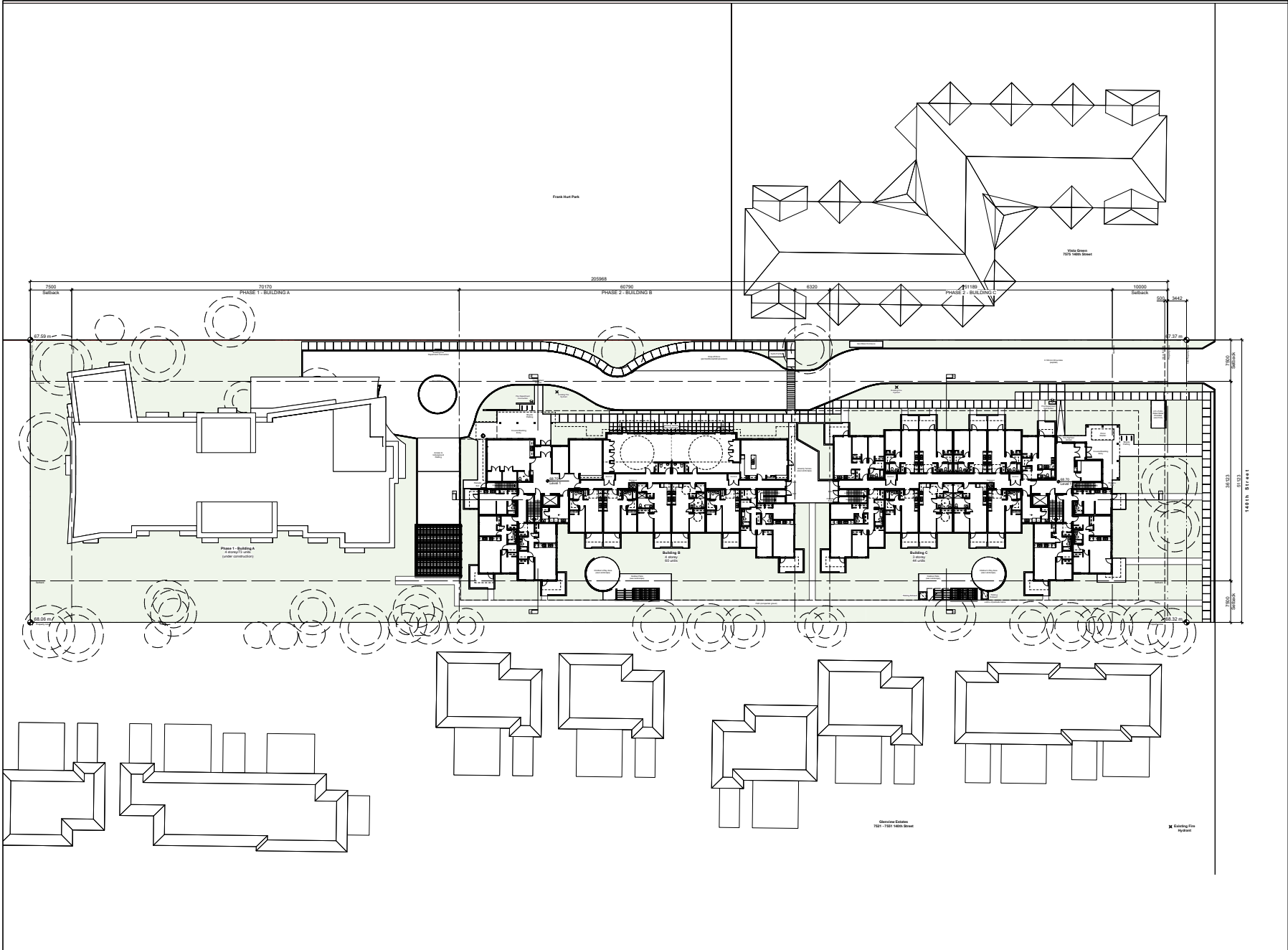
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Project  
Sohkeya Phase 2  
7563 - 7565 140th Street  
Surrey, BC

Sheet Title  
Project Information

Project Number  
18035  
Scale

Sheet Number  
A-000 DP



North

**NSDA**  
ARCHITECTS

201-124 Abbotsford St.  
Vancouver, BC  
Canada V6B 2K4  
T: 604 469 1926  
F: 604 483 2241  
info@nsda.bc.ca  
www.nsda.bc.ca

Project  
**Sohkeya Phase 2**  
7563 - 7565 140th Street  
Surrey, BC

Sheet Title  
**Site Plan**

Project Number  
**18035**  
Scale  
**1:300**

Sheet Number  
**A-003 DP**

**DESIGN RATIONALE - Sohkeya Phase 2**



'Sohkeya' means robin's nest in the indigenous language. Sohkeya Phase 2 by the Kiknow Native Housing Society aims to provide affordable non-market housing for the indigenous community in the Lower Mainland. The society currently operates 155 family housing units in five townhouse complexes in Surrey. Their stated mission is to provide safe, healthy, and affordable housing that reflects the traditional culture. Kiknow honor indigenous culture by fostering the physical, spiritual, emotional and intellectual elements of human life.

**Zoning**

The subject site in Newton was rezoned from RM-15 to CD based on RM-45 in 2017. The site is designated 'Multiple Residential' in the Official Community Plan (OCP). Phase 1 (Building A) designed by Patrick R. Stewart Architect was completed in late October 2019. Phase 2 proposes 1 four storey (Building B) and 1 three storey (Building C) residential buildings. The proposal for Phase 2 respects approved density, established setbacks, required parking and tree retention.

**Site**

The site is 1.05 ha and generally level. It is rectangular in shape and oriented east-west. Access to the site is from the east along 140th Street. Facing 140th Street to the east are single family homes. To the north is Frank Hurt Park and a three storey apartment building. To the south and west is a mix of townhouse developments.

**Programme**

Phase 2 proposes 104 units consisting of studios, one bedrooms, two bedrooms and three bedroom units including 7 one bedroom accessible units. Indoor amenity space is provided at Building B. Laundry facilities and a janitor closet are located on each floor adjacent to the elevator lobby. Building C has a dedicated building manager office near the entrance serving both buildings. Office space has been provided for a Cultural Outreach Worker at Building B. There is one level of underground parking with 110 spaces for resident, visitor and office parking and one parkade entry shared with Phase 1 Building A.

**Design Concept**

The design of Phase 2 borrows from Phase 1 Building A. It references the overall massing with sloped roof forms and cantilevered balconies. The massing jogs in-and-out along the south facade while opening to Frank Hurt Park at the north. The inverted 'U' shape plan creates two quiet south-facing courtyards separated by a breezeway. The building entrances are located at opposite ends of the site with Building B twining the entrance at Phase 1 Building A and Building C facing 140th Street.

**Materials and Finishes**

Buildings B and C are to be clad primarily in fibre cement lap siding. The colour scheme also references patterns featured in Phase 1. The north facade is a mix of pale and dark green mirroring the adjacent park while the south elevation is beige and taupe. The horizontal siding on the upper floors is contrasted with vertical wood cladding highlighting ground level entrances and amenity spaces. The proposed reddish-orange wood stain pulls in the bold red colour used at Phase 1 Building A and invokes the colour of the underbelly of a robin.

Wood trim at windows, doors, fascias, etc. is a dark green strengthening the north facade while adding a punch of colour to the south elevation. Window and door frames, balcony railings, flashing and other metal components are a mix of black and white.

A modern 'frieze' is proposed under the north facing roof soffits. Exterior grade phenolic panels will feature artwork by local indigenous artists.

**Indoor Amenity Space**

Building B provides indoor amenity spaces including an Arts and Crafts Room for the production and display of indigenous art. Two large multi-purpose rooms, a meeting room and lounge with shared kitchen are also proposed. These spaces have direct views to Frank Hurt Park and open to outdoor terraces.

**Outdoor Amenity Space**

Covered entries at both building entrances also serve as outdoor amenity spaces. These spaces are inspired by traditional longhouse design. The entry canopy at Building B features a corner structural column 'wrapped' in indigenous art. The entrance at Building C doubles as a picnic shelter with an oversized picnic table. Two south facing garden terraces are accompanied by Children's Play Areas in the courtyards.

**Landscape**

The landscape design responds to the residential building layout and internal circulation. Integrated spatial form and materials give the design a cohesive character. The major landscape components, building entrance, outdoor amenities and playground, are all linked by the pedestrian system. The raised planters, concrete seat walls and timber trellis have been introduced to define the spatial sequence and separate the private and the semi-public realm.

From private to semi-public realm, the ground floor patios adjacent the residential units are buffered from the walkway through screening plants, tree canopy and raised planters where is on top of underground parkade slab. Two concrete outdoor terraces with timber trellis and moveable table sets are naturally nestled within the 'U' shape building layout. It provides a common gathering space for the residents in each building. Two rubberized playgrounds are located adjacent to the outdoor terraces. An open lawn area has been proposed between Building B and Building C, which creates a large open green area for the residents to walk dogs and play with kids. Two rows of 900 mm high gabion walls with First Nation art panels (optional) are along two sides of the green open space, which enhances the spatial form, helps to screen the unit patios and also creates potential sense of First Nation culture in this neighborhood. A seat wall between sidewalk and the internal road is proposed as a barrier to pedestrian travel path outside the amenity space at Building B. The building entrance areas have been highlighted with seat walls, planting bed, unit pavers, litter receptacles and architectural overhead canopies to act as an active building access space. In terms of site lighting, a group of pedestrian lighting bollards are proposed along the pedestrian walkway to help on safe walk at night.

**Sustainability**

There are a limited number of jogs in the 'U' shaped building forms. Roof overhangs, balconies and sunshades at the south and west facades help to reduce solar gain at the building. Light grey roofing membranes and asphalt shingles will provide a high albedo rating. Most windows are located 600 mm above floors thus lowering the overall amount of glazing. Lighter cladding colours at the south and west facades will also reduce solar gain at these locations.

The overall site landscaping has limited the impervious paving area and maximized the pervious surface. Even the paved amenity space and walkway are also integrated with landscape beds adjacent, which provides pervious areas to receive the surface run-off from hardscape. Rain gardens are also proposed along the boulevard at the internal road. As a result, most of precipitation on site are able to be infiltrated eventually. In terms energy efficiency, as all the large existing trees along south property line are retained for this development, it will significantly help reducing the summer solar gain and heat island effect. In addition, the raised planters around building south also moderate the effect of wind and solar impacts on the buildings and improving the air quality as well. And last but not least, most green space on site is covered by low maintenance native plant species, while the proposed turf area is only about 20% throughout the site, which reduces the irrigation and maintenance cost.



**Building B - West Elevation**  
NTS

<p>1a fiber cement lap siding (HardiePlank) 4" exposure/smooth finish colour: Heathered Moss</p> <p>1b fiber cement lap siding (HardiePlank) 4" exposure/smooth finish colour: Mountain Sage</p> <p>4 vertical wood siding rough cut and stained colour: Reddish Orange/Rust Red</p> <p>7a cedar soffit with vent at Level 1 only</p> <p>7b vinyl soffit with vent (white)</p> <p>10 exterior grade phenolic panel (Formica Vivix) with transferred indigenous design pattern artwork to be determined</p> <p>13 aluminum sunshade</p>	<p>2a fiber cement lap siding (HardiePlank) 4" exposure/smooth finish colour: Navajo Beige</p> <p>2b fiber cement lap siding (HardiePlank) 4" exposure/smooth finish colour: Monterey Taupe</p> <p>5 metal (balcony railings, flashings, etc) colour: charcoal grey</p> <p>8 vinyl windows (white)</p> <p>11 dry stack concrete block wall (see Landscape)</p> <p>14 sculptural column artwork/material to be determined</p>	<p>3 wood trim (Hardie Plank) smooth finish colour: Mountain Sage</p> <p>6 cast-in-place architectural concrete</p> <p>15 site signage</p> <p>9 entry canopy with wood posts and cedar soffit</p> <p>12 glazed privacy screen</p> <p>16 asphalt shingles (light grey)</p> <p>17 2 ply SBS membrane (light grey)</p>
--	--	---

**Material Palette**



Date: \_\_\_\_\_ Issue / Revisions: \_\_\_\_\_

- Materials**
- 1a fiber cement lap siding (Heathered Moss)
  - 1b fiber cement lap siding (Mountain Sage)
  - 2a fiber cement lap siding (Navajo Beige)
  - 2b fiber cement lap siding (Monterrey Taupe)
  - 3 wood trim (Mountain Sage)
  - 4 vertical wood siding
  - 5 metal railings
  - 6 cast-in-place concrete
  - 7a wood soffit (cedar)
  - 7b vinyl soffit (white)
  - 8 vinyl windows (white)
  - 9 entry canopy with wood posts and cedar soffit
  - 10 exterior grade phenolic panel
  - 11 dry stack concrete block wall
  - 12 glazed privacy screen
  - 13 sunshade
  - 14 metal column
  - 15 sign-post
  - 16 asphalt shingles at sloped roof (light grey)
  - 17 2 ply SBS membrane at flat roof (light grey)
  - 18 aluminium stair/walkdown

Scale

**NSDA ARCHITECTS**

203-214 Abbots St  
Vancouver, BC  
Canada V6B 2K4

T 604 669 1926  
F 604 683 2241  
info@nsda.bc.ca  
www.nsda.bc.ca

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Project  
**Sohkeya Phase 2**  
7563 - 7565 140th Street  
Surrey, BC

Sheet Title  
**Design Rationale**  
Material Palette

Project Number  
**18035**

Scale

Sheet Number  
**A-004 DP**



Kekikow Native Housing Society  
1014-7465 132nd Street  
Surrey, BC V3W 1J8

Date: Issue / Revisions:



Northwest Perspective



Northeast Perspective



Southwest Perspective



Southeast Perspective

Scale:

**NSDA**  
ARCHITECTS

201-124 Abbott St  
Vancouver, BC  
Canada V6B 2K4  
T: 604 669 1926  
F: 604 683 2241  
info@nsda.bc.ca  
www.nsda.bc.ca

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Project  
Sohkeya Phase 2  
7563 - 7565 140th Street  
Surrey, BC

Sheet Title  
Perspectives - Site

Project Number  
18035  
Scale:

Sheet Number  
A-005 DP



Kekikow Native Housing Society  
1014-7465 132nd Street  
Surrey, BC V3W 1J8

Date Issue / Revisions



Building B Entrance looking from northwest



Building B Entrance and Sculpture



Streetscape at Building B



Breezeway between Buildings B and C

Scale

**NSDA**  
ARCHITECTS

201-124 Alouette St  
Nanaimo BC  
Canada V8B 2K4  
T 604 669 1926  
F 604 683 2241  
info@nsda.bc.ca  
www.nsda.bc.ca

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Project  
Sohkeya Phase 2  
7563 - 7565 140th Street  
Surrey, BC

Sheet Title  
Perspectives - Building B

Project Number  
18035  
Scale

Sheet Number  
A-006 DP



Building C Entrance and Outdoor Picnic Shelter



Building C Entrance and Outdoor Picnic Shelter



Children's Play Area and Outdoor Terrace



Building C Courtyard



- Circulation
- Amenity
- Office
- Parking
- A One Bedroom Unit
- B Two Bedroom Unit
- C Studio
- D Three Bedroom Unit



Scale

**NSDA**  
ARCHITECTS

201-124 Alouette St  
Nanaimo, BC  
Canada V8B 2K4  
T: 604-669-1926  
F: 604-683-2241  
info@nsda.bc.ca  
www.nsda.bc.ca

Project  
**Sohkeya Phase 2**  
7563 - 7565 140th Street  
Surrey, BC

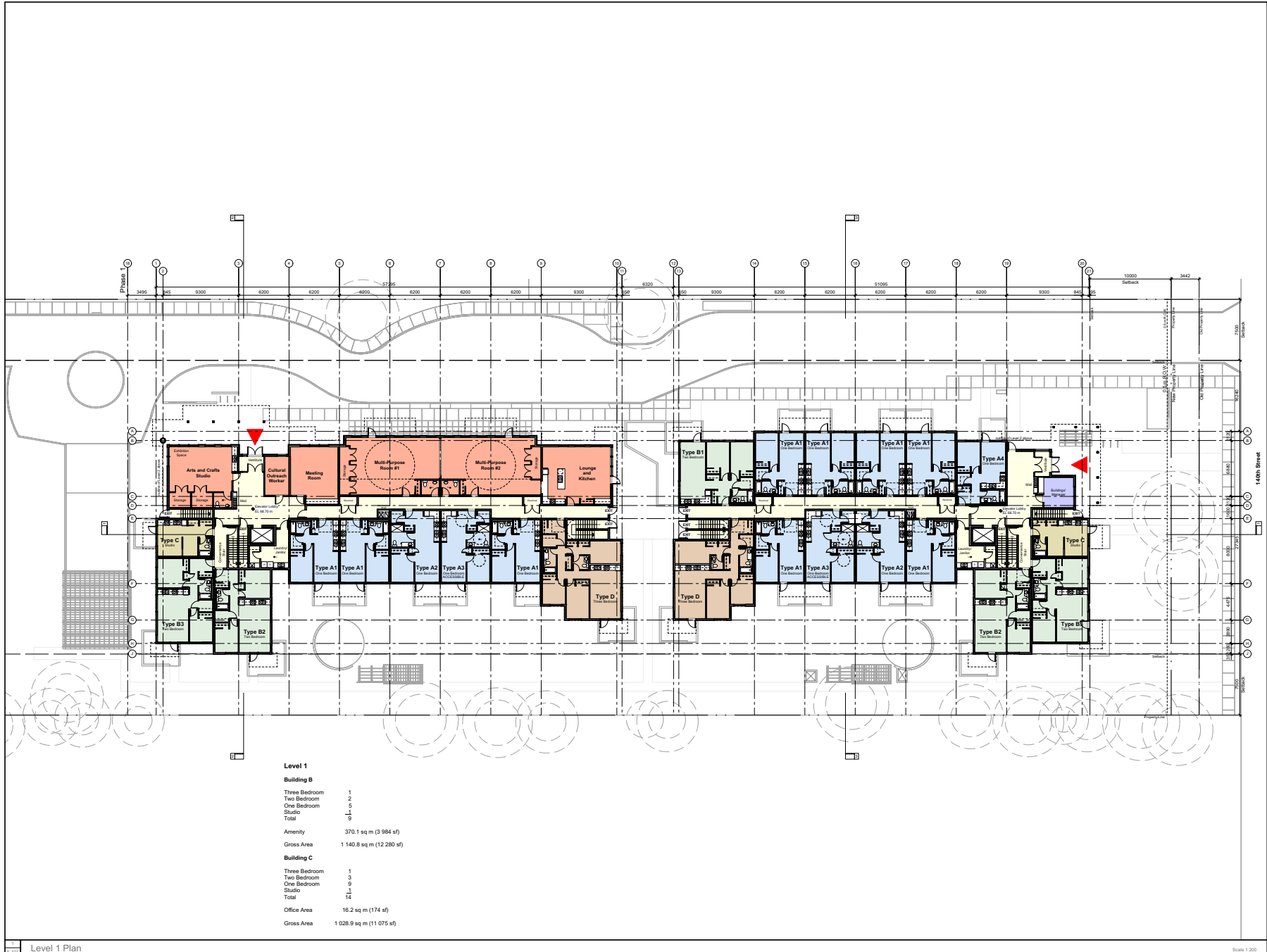
Sheet Title  
**Level 1**

Project Number  
**18035**

Scale  
**1:200**

Sheet Number

**A-101 DP**

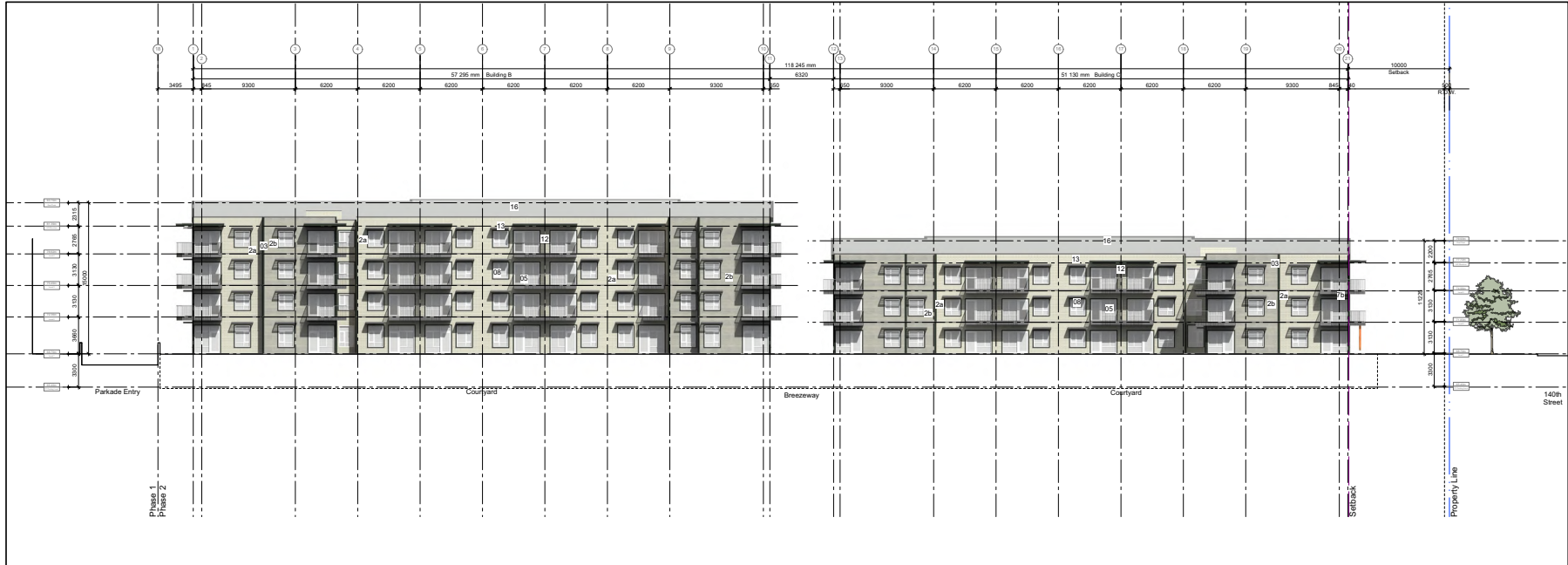


<b>Level 1</b>	
<b>Building B</b>	
Three Bedroom	1
Two Bedroom	2
One Bedroom	5
Studio	1
<b>Total</b>	<b>9</b>
Amenity	370.1 sq m (3 984 sf)
Gross Area	1 140.8 sq m (12 280 sf)
<b>Building C</b>	
Three Bedroom	1
Two Bedroom	3
One Bedroom	9
Studio	1
<b>Total</b>	<b>14</b>
Office Area	16.2 sq m (174 sf)
Gross Area	1 028.9 sq m (11 075 sf)

- Materials**
- 1a floor cement top siding (Weathered Moss)
  - 1b floor cement top siding (Mountain Sage)
  - 2a floor cement top siding (Navy Blue)
  - 2b floor cement top siding (Mountain Sage)
  - 3 floor cement top siding (Mountain Sage)
  - 4 vertical wood siding
  - 5 gable end with metal pockets and glass panel
  - 6 cast-in-place concrete
  - 7a vinyl siding (cedar)
  - 7b vinyl siding (white)
  - 8 vinyl soffits
  - 9 entry canopy with wood post and cedar soffit
  - 10 exterior grade phenolic panel
  - 11 grey stack concrete block wall
  - 12 exterior grade phenolic screen
  - 13 sunshade
  - 14 corner column/corncupola
  - 15 signage
  - 16 2x4x8 strangles at sloped roof (light grey)
  - 17 2x4x8 strangles at flat roof (light grey)
  - 18 aluminum storefront



North Elevation Scale 1:200



South Elevation Scale 1:200

Seal

**NSDA**  
ARCHITECTS

203-124 Alouin St  
Vancouver, BC  
Canada V6B 2K4  
T 604 669 1926  
F 604 683 2241  
info@nsda.bc.ca  
www.nsda.bc.ca

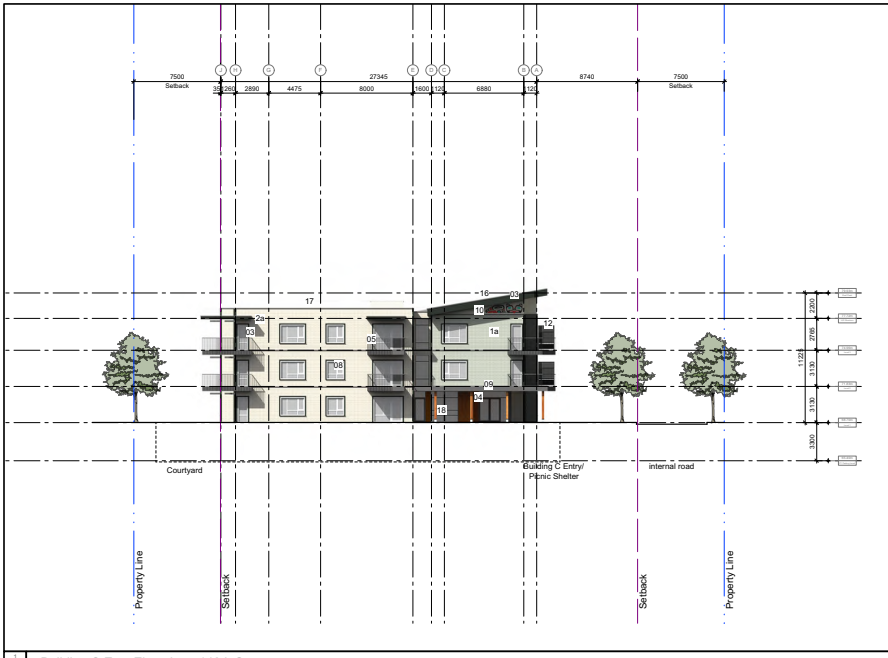
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**Project**  
Sohkeya Phase 2  
7563 - 7565 140th Street  
Surrey, BC

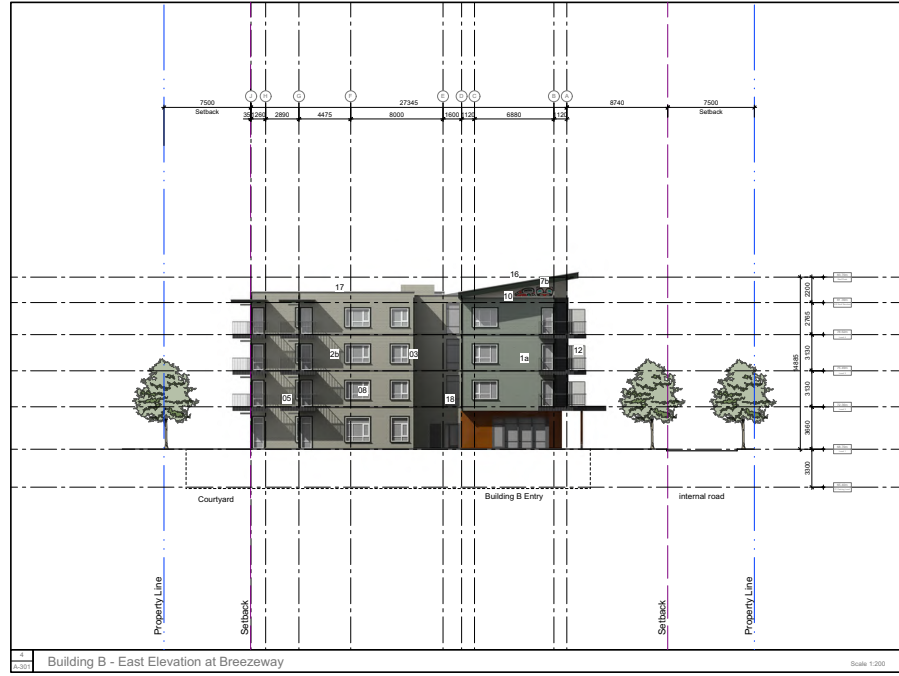
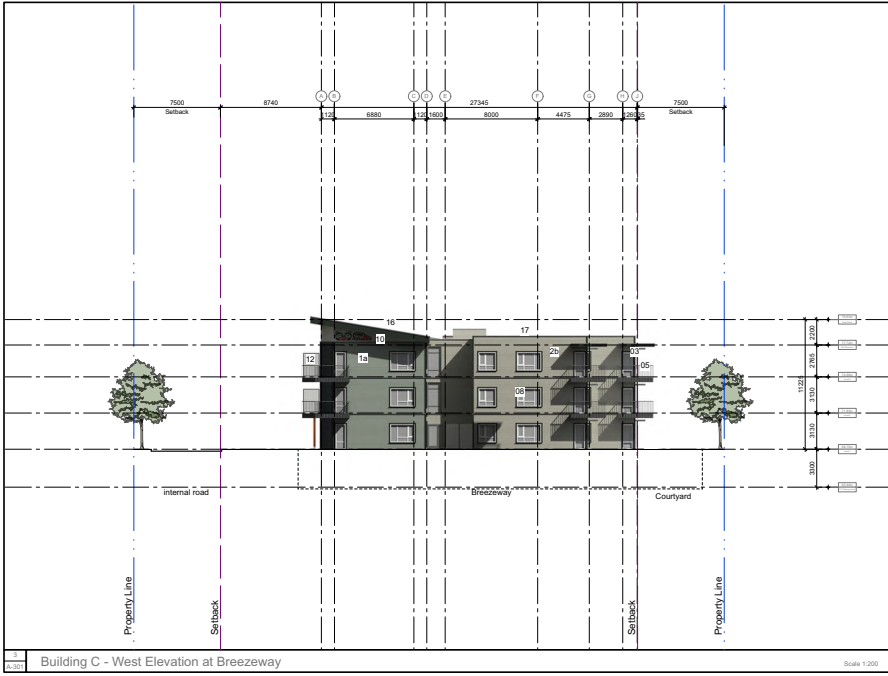
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Elevations

Project Number  
18035  
Scale  
1:200  
Sheet Number

A-300 DP

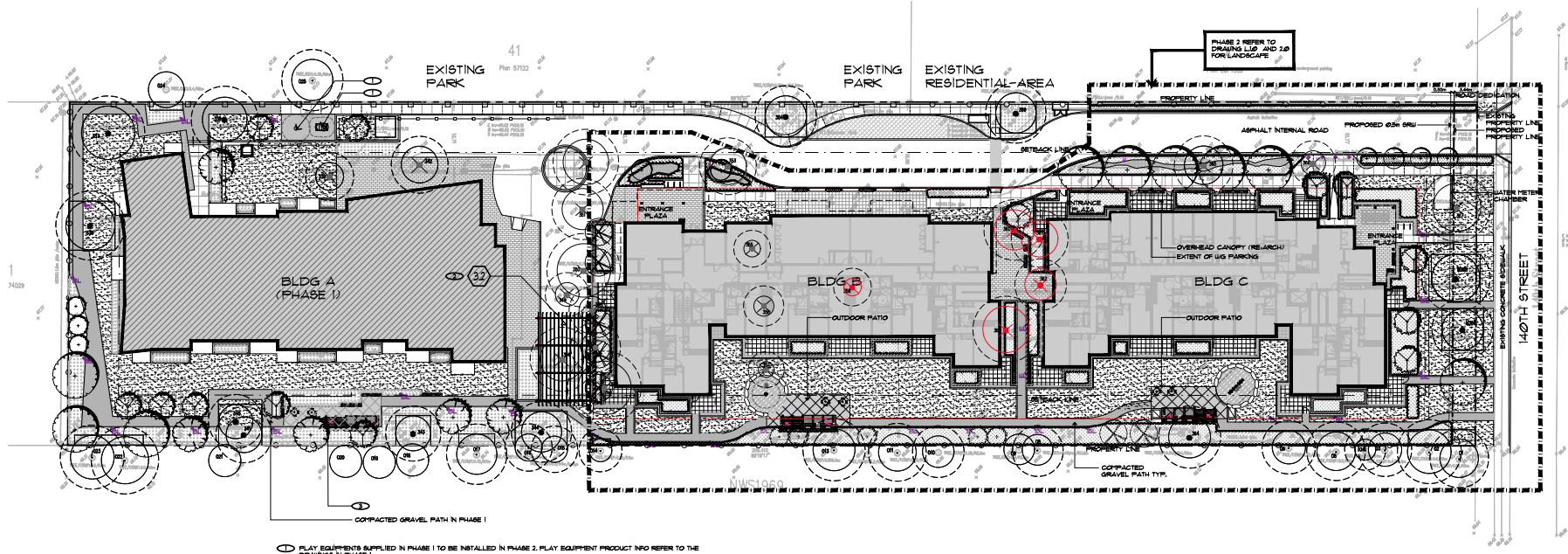


- Materials**
- 1a floor cement top siding (Weathered Moss)
  - 1b floor cement top siding (Mountain Sage)
  - 2a floor cement top siding (Mountain Sage)
  - 2b floor cement top siding (Mountain Sage)
  - 3 wood trim
  - 4 vertical wood siding
  - 5 gable end with metal jackets and glass panel
  - 6 cast-in-place concrete
  - 7 wood siding (cedar)
  - 7b vinyl siding (white)
  - 8 wood windows
  - 9 entry canopy with wood post and cedar soffits
  - 10 exterior grade phenolic panel
  - 11 grey slat concrete block wall
  - 12 graded grass screen
  - 13 sunshade
  - 14 corner column/corridor
  - 15 signage
  - 17 2x4x8 studs @ sloped roof (light grey)
  - 18 2x4x8 members @ flat roof (light grey)
  - 18 aluminum storefront



Seal

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- ① PLAY EQUIPMENTS SUPPLIED IN PHASE 1 TO BE INSTALLED IN PHASE 2. PLAY EQUIPMENT PRODUCT INFO REFER TO THE DRAWING IN PHASE 1
- ② TRELLIS BETWEEN BUILDING A AND B TO BE SUPPLIED AND INSTALLED IN PHASE 2
- ③ OVERHEAD SHELTER WITH TRELLIS AT OUTDOOR PATIOS TO BE SUPPLIED AND INSTALLED IN PHASE 2. CONCRETE BASE HAS BEEN FOUNDED IN PHASE 1

## OVERALL CONTEXT PLAN

SCALE: 1 : 500

### TREE MANAGEMENT NOTES:

TOTAL NO. OF TREES HAVE BEEN REMOVED IN PHASE 1: 11  
 TOTAL NO. OF TREES TO BE REMOVED IN PHASE 2: 9  
 TOTAL NO. OF TREES RETAINED ON SITE: 27  
 TOTAL NO. OF NEW TREES FOR PHASE 1: 18  
 TOTAL NO. OF NEW TREES FOR PHASE 2: 33  
 TOTAL NO. OF NEW TREES: 51

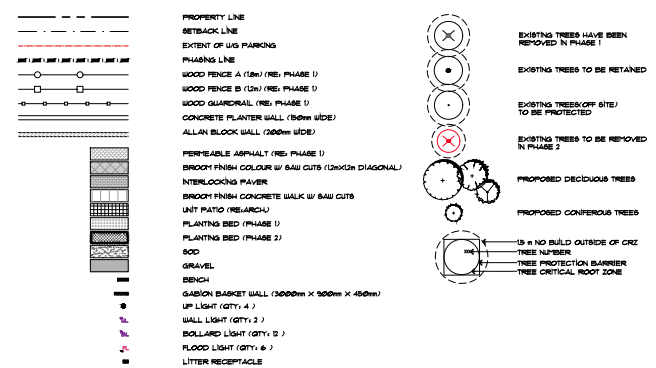
### GENERAL KEYNOTES:

KEYNOTE	DESCRIPTION	DETAIL / SHEET
①0	PAVEMENTS, CURBS	DETAIL / SHEET
01	BROOK FINISH CONCRETE W/ SAW CUTS	1 / L41
02	BROOK FINISH COLOUR CONCRETE WITH SAW CUTS	10 / L41
03	INTERLOCKING PAVEMENT	3 / L41
04	FOUR-IN-PLACE RUBBER	4 / L41
05	BARRIER CURB W/ GUTTER	RE/CIVIL
06	UNIT PAVING	RESEARCH
07	PERMEABLE ASPHALT (PHASE 1)	RE/CIVIL
08	CONCRETE EDGE (300mm HIGH)	3 / L41
09	COMPACTED GRAVEL PATH	14 / L41
10	STAMPED ASPHALT	3 / L40
②0	JOINTS	DETAIL / SHEET
21	EXPANSION JOINTS	6 / L41
22	TOOL JOINTS	1 / L41
23	SAW CUT JOINTS	2 / L41
③0	STAIR, RAMP AND LANDSCAPE STRUCTURE	DETAIL / SHEET
31	COVERED SHELTER WITH TRELLIS	1 / L40
32	OVERHEAD TRELLIS ON UG PARKING ACCESS	RESEARCH
33	CONCRETE STAIRS	N / A
34	CONCRETE RAMP AND HANDRAIL	9 / L40
④0	SITE WALLS, BEAT WALLS	DETAIL / SHEET
41	CONCRETE PLANTER WALL	4 / L40
42	ALLAN BLOCK WALL	5 / L40
43	GABION BASKET WALL	6 / L40
44	CONCRETE BEAT WALL	7 / L40
45	ARCH CONCRETE SIGN WALL	RESEARCH
46	ARCH CONCRETE SIGN WALL	RESEARCH
47	ARCH SCREEN	RESEARCH

KEYNOTE	DESCRIPTION	DETAIL / SHEET
⑤0	SITE FURNISHINGS	DETAIL / SHEET
51	BENCH	9 / L41
52	LITTER RECEPTACLE	10 / L41
53	TABLE SET	BY OTHERS
54	BIKE RACK	13 / L41
⑥0	RAILING, BARRIERS & FENCING	DETAIL / SHEET
61	WOOD FENCE TYP. A	REPHASE 1
62	WOOD FENCE TYP. B	REPHASE 1
63	METAL PICKET GATE	8 / L40
64	HAGLN BOLLARD	16 / L41
65	GUARDRAIL	17 / L41
66	HANDRAIL	N / A
⑦0	SITE LIGHTING	DETAIL / SHEET
71	BOLLARD LIGHT	7 / L41
72	FLOOD LIGHT	8 / L41
73	UP LIGHT	N / A
74	WALL LIGHT	10 / L40
⑧0	SITE DRAINAGE	DETAIL / SHEET
81	AREA DRAIN	RE/CIVIL
82	LAWN BASIN	RE/CIVIL
83	WEAVING TILE	RE/CIVIL

KEYNOTE	DESCRIPTION	DETAIL / SHEET
⑨0	PLANTING & SOFT LANDSCAPING	DETAIL / SHEET
91	SOIL	RE/SPEC
92	MULCH & PLANTING BED	RE/SPEC
93	LANDSCAPE DECORATIVE STRIP	5 / L41
94	LANDSCAPE BOULDER	19 / L41
95	RAIN GARDEN	9 / L40
96	TREES TIES	7 / L40
⑩0	PLAY EQUIPMENTS	DETAIL / SHEET
101	SEESAW	8 / L41
102	SPINNER	2 / L41
⑪0	MISCELLANEOUS	DETAIL / SHEET
111	FDG / SWAPSE	RESEARCH
112	FINE HYDRANT	RE/CIVIL
113	HYDRO HOSE (PHASE 1)	RE/ELEC
114	GAS METER (PHASE 1)	RE/ELEC
115	WATER METER CHAMBER	RE/CIVIL

### LEGEND



Keknow Native Housing Society  
 1014-7446 132nd Street  
 Surrey, BC V3W 1J8

Date: 2019.05.31 Issue / Revisions: Issued for Development Permit  
 2019.08.30 Re-issued for Development Permit  
 2019.10.24 ADP Check Set  
 2019.11.08 ADP Set  
 2019.12.19 Development Permit Rev. 1

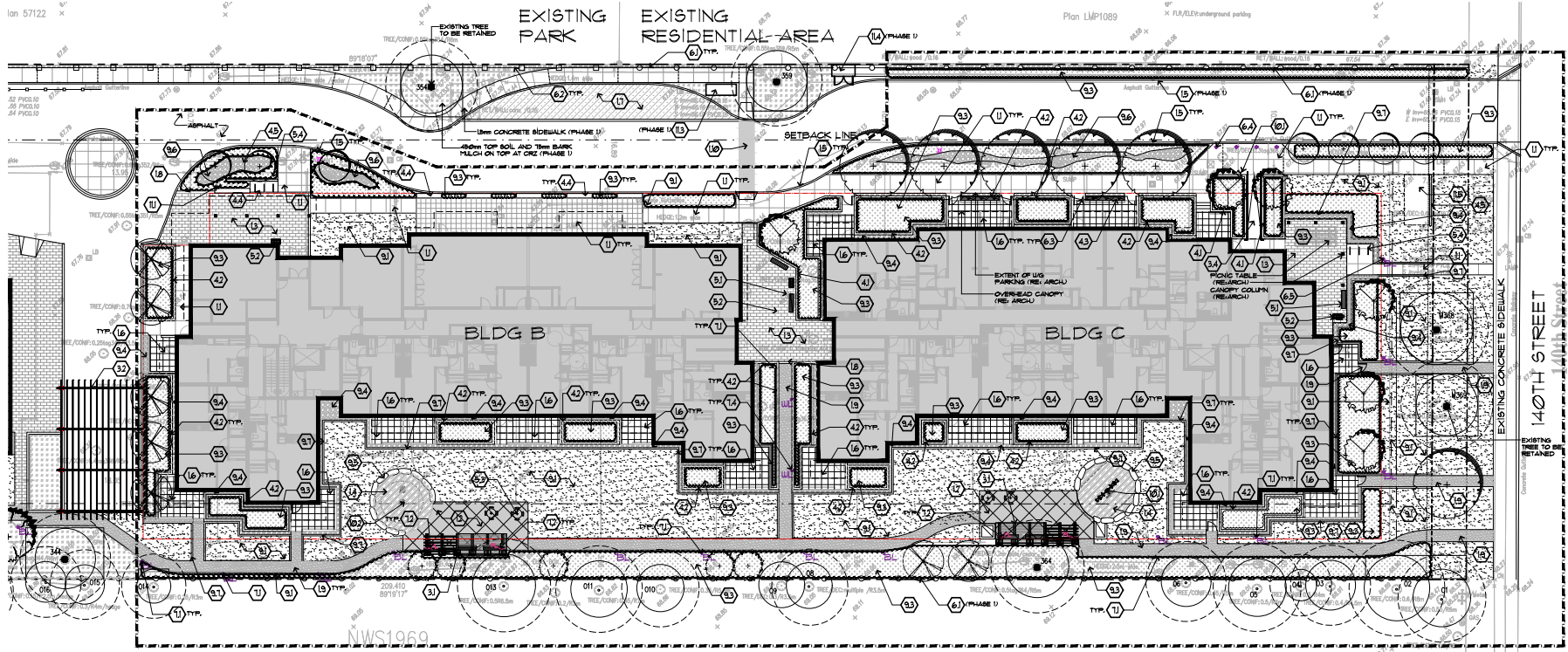
Seal

**CH P ARCHITECTS**  
 Architecture - Landscape Architecture  
 9355 Young Road  
 Chilliwack, BC  
 V2P 6S3  
 604-703-6445  
 cnp@cparchitects.com

Project  
**SOHKEYA PHASE 2**  
 7563 - 7655 140th Street  
 Surrey, BC

Sheet Title  
**OVERALL CONTEXT PLAN**

Project Number  
 16023  
 Scale  
 1:300  
 Sheet Number  
**L-1.0**



# LANDSCAPE PLAN - PHASE 2

SCALE: 1:200

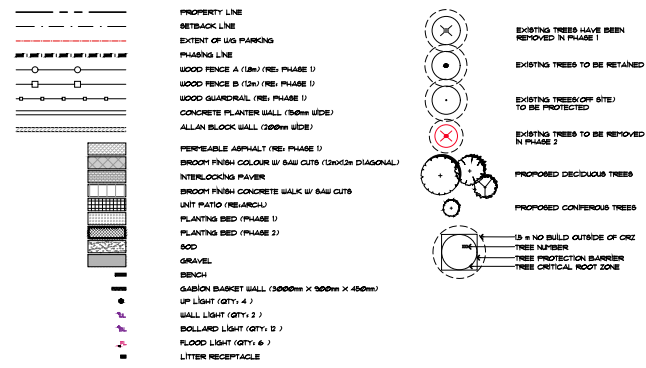
**GENERAL KEYNOTES:**

PAVEMENTS, CURBS	
11	BROOM FINISH CONCRETE W/ SAW CUTS 1 / L&I
12	BROOM FINISH COLOUR CONCRETE WITH SAW CUTS 2 / L&I
13	INTERLOCKING PAVEMENT 3 / L&I
14	FOUR-IN-PLACE RUBBER 4 / L&I
15	BARRIER CURBS W/ GUTTER RE/CIVIL
16	UNIT PATIO RE/CIVIL
17	PERMEABLE ASPHALT (PHASE 1) RE/CIVIL
18	CONCRETE EDGE (200x100mm) 5 / L&I
19	COMPACTED GRAVEL PATH 14 / L&I
100	STAMPED ASPHALT 10 / L&I
JOINTS	
21	EXPANSION JOINTS 6 / L&I
22	TOOL JOINTS 1 / L&I
23	SAW CUT JOINTS 2 / L&I
STAIR RAMP AND LANDSCAPE STRUCTURE	
31	COVERED SHELTER WITH TRELLIS 1 / L&I
32	OVERHEAD TRELLIS ON U/S PARKING ACCESS RE/ARCH
33	CONCRETE STAIRS N / A
34	CONCRETE RAMP AND HANDRAIL 9 / L&I
SITE WALLS, BEAT WALLS	
41	CONCRETE PLANTER WALL 4 / L&I
42	ALLAN BLOCK WALL 9 / L&I
43	GABION BASKET WALL 6 / L&I
44	CONCRETE BEAT WALL 7 / L&I
45	ARCH CONCRETE B&N WALL RE/ARCH
46	ARCH CONCRETE WALL @ U/S PARKING EXITS RE/ARCH

SITE FURNISHINGS	
51	BENCH 5 / L&I
52	LITTER RECEPTACLE 10 / L&I
53	TABLE SET BY OTHERS
54	BIKE RACK 13 / L&I
RAILINGS, BARRIERS & FENCING	
61	WOOD FENCE TYP. A RE/PHASE 1
62	WOOD FENCE TYP. B RE/PHASE 1
63	METAL PICKET GATE 8 / L&I
64	MAGLIN BOLLARD 13 / L&I
65	GUARDRAIL N / A
66	HANDRAIL N / A
SITE LIGHTINGS	
71	BOLLARD LIGHT 7 / L&I
72	FLOOD LIGHT 8 / L&I
73	UP LIGHT N / A
74	WALL LIGHT 10 / L&I
SITE DRAINAGE	
81	AREA DRAIN RE/CIVIL
82	LAUN BASIN RE/CIVIL
83	WEAVING TILE RE/CIVIL

PLANTING & SOFT LANDSCAPING	
91	SOIL RE/ARCH
93	MULCH & PLANTING BED RE/ARCH
94	GRAVEL DECORATIVE STRIP 5 / L&I
95	LANDSCAPE BOLLARD 13 / L&I
96	RAIN GARDEN 13 / L&I
97	TREER TIE 1 / L&I
PLAY EQUIPMENTS	
101	SEE SAW 1 / L&I
102	SPINNER 1 / L&I
MISCELLANEOUS	
11	POC / B&N RE/ARCH
12	FIRE HYDRANT RE/CIVIL
13	HYDRO KIOSK (PHASE 1) RE/ELEC
14	GAS METER (PHASE 1) RE/ELEC
15	WATER METER CHAMBER RE/CIVIL

**LEGEND**



**Keknow Native Housing Society**  
 1014-7446 132nd Street  
 Surrey, BC V3W 1J8

**Issue / Revisions**

Date	2019.05.31	Issued for Development Permit
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**CH P ARCHITECTS**  
 Architecture - Landscape Architecture  
 9395 Young Road  
 Chilliwack, BC  
 V2P 6S3  
 604-781-5645  
 chp@chparchitects.com

**NSDA ARCHITECTS**  
 201-24 Abbott St  
 Vancouver, BC  
 Canada V6B 2K4  
 T 604 689 1925  
 F 604 683 2241  
 info@nsda.bc.ca  
 www.nsda.bc.ca

**Project**  
 SOKHEYA PHASE 2  
 7563 - 7565 140th Street  
 Surrey, BC

Sheet Title  
**LANDSCAPE PLAN - PHASE 2**

**Project Number**  
 16023

**Scale**  
 1:200

**Sheet Number**  
 L-2.0



Planning

November 28, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0168 00

**SUMMARY**

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

104 lowrise units

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

Elementary Students:	3
Secondary Students:	5

September 2019 Enrolment/School Capacity

<b>Bear Creek Elementary</b>	
Enrolment (K/1-7):	65 K + 463
Operating Capacity (K/1-7)	38 K + 512
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1406
Capacity (8-12):	1250

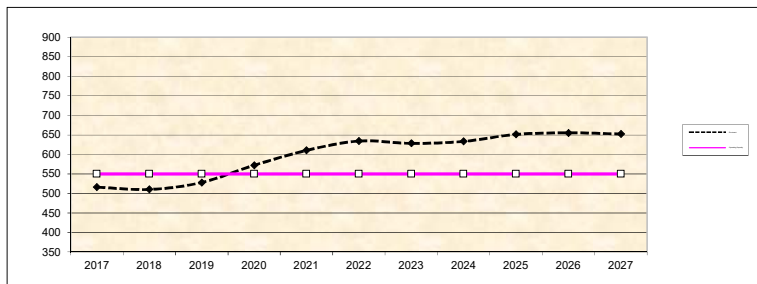
**School Enrolment Projections and Planning Update:**

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

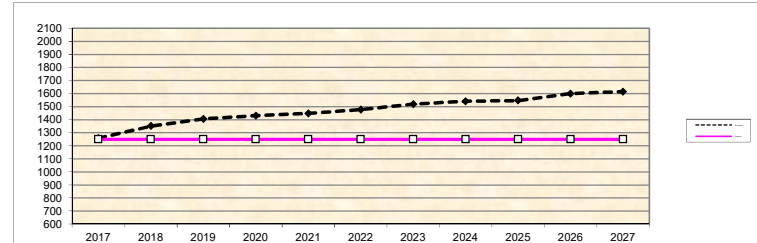
Bear Creek Elementary is currently operating just below capacity and enrolment is projected to grow over time by one classroom on average. Bear Creek also accommodated many new immigrant children in our community this year. Up until this September it was felt that enrolment growth could be accommodated with 4 portables or less. However, looking at the 2019 enrolment data, it appears the trend is even stronger than was thought last year. Though no capital projects have been requested for this school, this catchment will be monitored over the next year to further understand the developing growth trend.

Frank Hurt Secondary continues to accept overflow from Sullivan Heights Secondary that currently has capped in-catchment enrollment to the school. Currently, Frank Hurt is operating at 112% capacity and it is projected to grow to 129% over the next 10 years. As a result, as part of the District's 2020/21 Five Year Capital Plan submission to the Ministry of Education, there is a capital request to construct a 400 capacity addition targeted to open September 2022. The Ministry has yet to approve capital funding for this project.

**Bear Creek Elementary**



**Frank Hurt 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.

## 11.0 Tree Preservation Summary

Table 3 - Tree Preservation Summary

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)						<b>9</b>
<b>Protected Trees to be Removed</b>						<b>5</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)						<b>4</b>
<b>Total Replacement Trees Required:</b>						<b>10</b>
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio.  <math display="block">\begin{array}{r} X \text{ one} \\ (1) \end{array} = 0</math> </li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math display="block">5 \quad X \text{ two} \\ (2) \quad = 10</math> </li> </ul>						
<b>Replacement Trees Proposed</b>						<b>10</b>
<b>Replacement Trees in Deficit</b>						<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>						
Off-Site Trees						Number of Trees
<b>Protected Off-Site Trees to be Removed</b>						<b>0</b>
<b>Total Replacement Trees Required:</b>						<b>0</b>
<ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math display="block">\begin{array}{r} X \text{ one} \\ (1) \end{array} = 0</math> </li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math display="block">\begin{array}{r} X \text{ two} \\ (2) \end{array} = 0</math> </li> </ul>						
<b>Replacement Trees Proposed</b>						<b>0</b>
<b>Replacement Trees in Deficit</b>						<b>0</b>

## Response to Advisory Design Panel Statement of Review – 14 November 2019

### A Key Points

1. Consider locating amenity spaces adjacent to courtyards; opportunity to bring activities to underutilized courtyard spaces. **Client prioritized south facing ground floor units with ample patio space at quieter courtyard spaces. Larger ground floor two and three bedroom units are located adjacent to the courtyards. Amenity spaces and their related activities were preferred along the internal road away from the calmer courtyard spaces.**

**Amenity space has been flipped into Building B along the internal road where outdoor space is more limited. North facing ground floor units have been moved to Building C in order to provide deeper patio spaces and a landscape buffer with the internal road.**

2. Consider moving the playground location from 140 Avenue. **The Children's Play Area(s) have been moved to the underutilized courtyard spaces and away from 140<sup>th</sup> Avenue.**
3. Consider larger patios along the south. **Ground level south and north facing patios have been enlarged.**
4. Consider using alternative material or colours along the north and south elevations to create more visual interest. **An additional darker green colour lap siding has been introduced to the middle bays of the north facing facades to create variation.**
5. Consider making one or more of the two or three-bedroom units handicap accessible units. **Seven one bedroom handicap accessible units are provided as per Client requirements.**
6. Consider stormwater strategy. **Existing drop-off zone along northside of internal road is permeable for water filtration. Rain gardens are proposed for the boulevards along the southside of the internal road.**

### B Site

7. Consider the relationship with amenity space and access to light. **The production of art in the Arts and Crafts Studio will benefit from north light. Multi-purpose rooms, meeting room, lounge and kitchen have direct views to the heavily forested area of Frank Hurt Park to the north.**



8. Outdoor amenity spaces are cramped at the north; recommend prioritizing the pockets available at the south (although there isn't a view to the park, there is sunlight). **Two south facing terraces with trellis and moveable furniture are provided in the courtyards. Children Play Area(s) are also relocated to south facing courtyards.**
9. Consider relocation of playground and picnic table to south courtyard space with a corresponding change in location of all or part of the interior amenity spaces to provide for a strong indoor/outdoor relationship. **Children Play Area(s) are relocated to south facing courtyards. The proposed picnic table at Building C entry is an opportunity for social engagement. If unsuccessful, the table is not fixed and could re-located or removed.**
10. Consider increasing openness of arts and crafts studio. **The Arts and Crafts Studio have been re-oriented east-west to take advantage of north light and making it more visible and open to passerbys.**
11. Consider a stronger sense of 'centreness' in the project. The centre space could become something important – maybe an intensity that could happen. **Amenity spaces have been re-located to Building B. The new location is more central and in close proximity to amenity space at Phase 1 Building A.**
12. Consider a stronger relationship between Building C and the zone in between the two buildings. **An amenity lounge and kitchen space open to an outdoor terrace (plaza) in the breezeway.**
13. Consider design development of the breezeway plaza to better respond to interior layout of adjacent lounge spaces perhaps with a door connection on west side of lounge. **An amenity lounge and kitchen space open to an outdoor terrace (plaza) in the breezeway.**
14. Consider larger private patios where space allows, such as at the south. **All private ground floor patios (north, south and east facing) have been enlarged.**
15. Suggest that one of the lounge storage areas be a washroom. **Two universal washrooms are provided in a central location and accessible to all users of amenity spaces. A third universal washroom is provided in the Arts and Crafts Studio.**
16. Recommend that the fencing be higher. **No fencing proposed.**
17. Suggest maintaining the setback from the street as presented. **No change to established 10 m setback along 140<sup>th</sup> Street.**

## **C Form and Character**

18. Commend use of timber at the entries, solar shading and the integration of light at the corridor internally. **No change.**
19. Building C differentiated ground level on north is successful. Suggest this on Building B and other ground levels. **An additional darker green colour lap siding has been introduced to the middle bays of the north facing facades to create variation.**
20. Suggest that the Hardie hitting the ground is not as successful. **A 300 mm gravel strip is proposed at the base of all exterior walls.**
21. Recommend that the very long elevations have some variation in cladding. Consider vertical cladding as opportunity to vary the elevations. **An additional darker green colour lap siding has been introduced to the middle bays of the north facing facades to create some additional verticality and variation.**
22. Consider introducing different material or colour on the long north and south elevations to create more visual interest. **An additional darker green colour lap siding has been introduced to the middle bays of the north facing facades to create more variation.**
23. Reconsider northwest elevation and streamlining/refinement arrangement of the balcony, guardrail, solar shade and parapet integration. **No change.**
24. Reconsider relationship between sloped roof fascia and parapet (gridline D). **The sloped roof overhang and the parapet at the flat roof are balanced.**
25. Appreciate the frieze feature and slope roof; however, it is black paint on a dark panel on the north side of a dark building and may be lost. Consider relocating so it can be seen and experienced as intended. **The panel is a placeholder. The intent is to provide an opportunity for an indigenous artist(s) to create artwork to be transferred onto the panels. The content and colour are to be determined.**

## **D Landscape**

26. Consider connecting walkways from private patios to open space on south side. **This was discouraged in order to provide more continuous common open space.**
27. Consider reducing amount of planting separation between patios and commons space to maximize useable common open space. **Amount of planting has been reduced in order to maximize common open space.**

## **E CPTED**

28. No specific issues were identified. **Noted.**

## **F Sustainability**

29. Good use of shading at the south side of the building. **No change.**

30. Recommend re-use of water storage that will be required for stormwater run-off.

31. Recommend ensuring that there is allowance for EV parking stalls – have these included. **Rough-ins for 100% of tenant parking and 50% of visitor parking is proposed.**

## **G Accessibility**

32. Consider two and three-bedroom accessible units. **Seven one bedroom handicap accessible units are provided as per Client requirements.**

33. Recommend that the accessible parking orientation not have to cross the drive aisle to the elevator. **Site constraints limited the parkade depth, drive aisle width and location of parking spaces. 7 accessible parking spaces including 2 accessible visitor parking spaces have been located as close as possible to both elevator lobbies.**

34. Consider relocating accessible stalls at west end of parkade closer to elevator lobby. **See #33 above.**

Michael Toolan, Project Architect  
NSDA Architects

18 December 2019