

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0222-01

Planning Report Date: December 16, 2024

PROPOSAL:

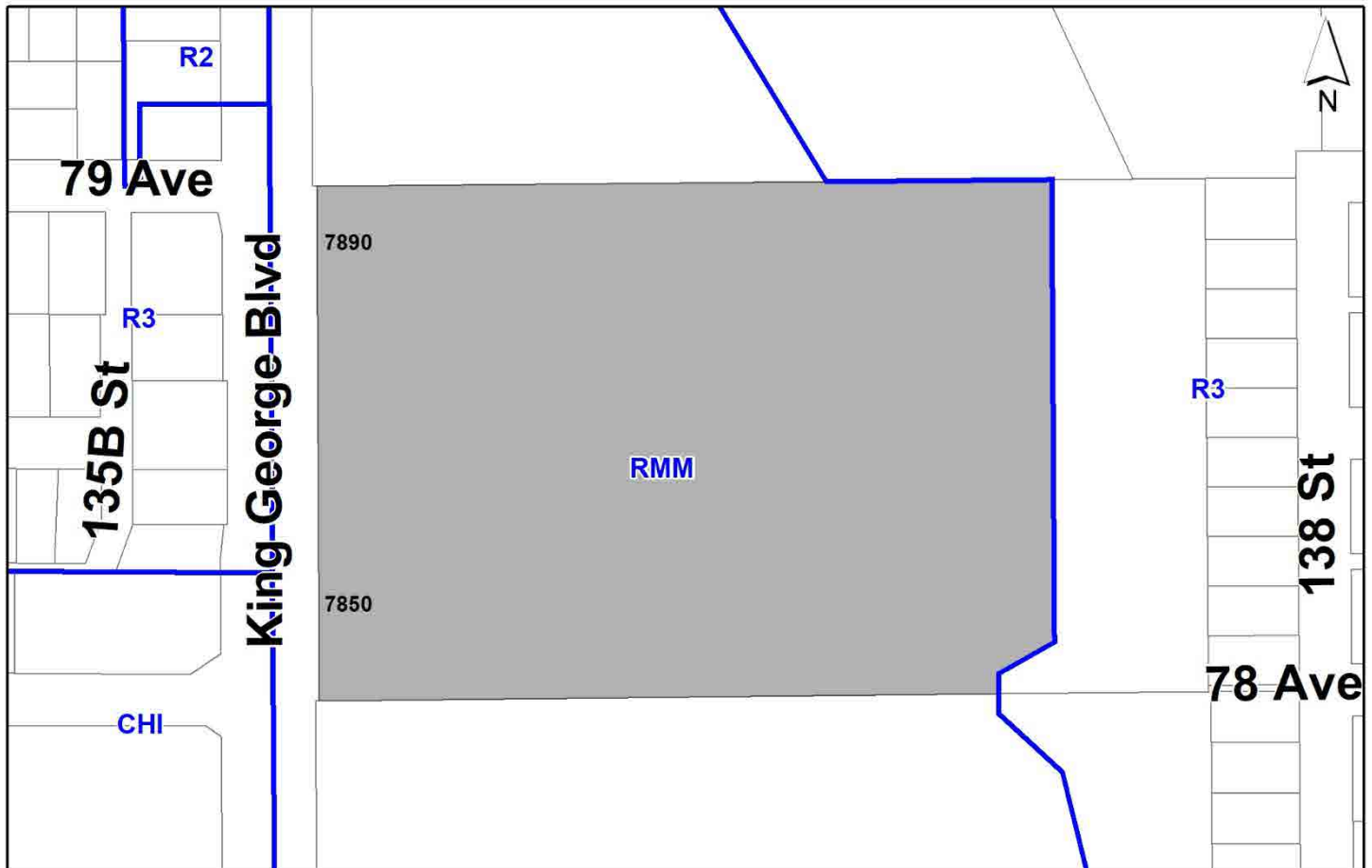
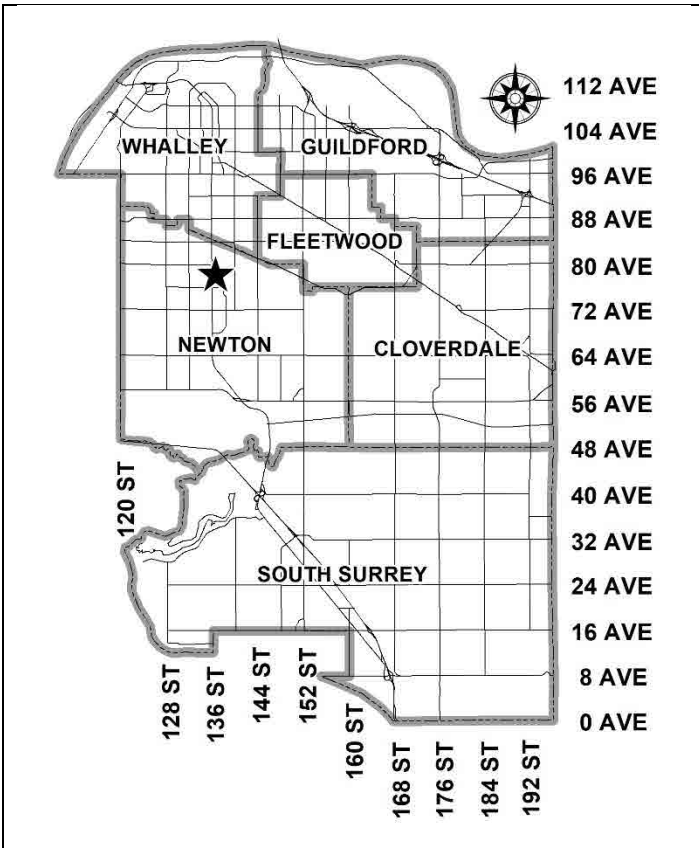
- **Detailed Development Permit**

to permit the development of three 6-storey apartment buildings on proposed Lot 2.

LOCATION: 7850 - King George Boulevard
(7890 - King George Boulevard)

ZONING: RM-M

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval to draft a Detailed Development Permit for Form and Character on proposed Lot 2.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal is consistent with the General Development Permit for the larger overall site that was granted approval to draft by Council on November 20, 2023, and also with the rezoning bylaws and Official Community Plan (OCP) amendments that were granted Third Reading by Council for the larger overall site on December 4, 2023.
- The November 20, 2023 Planning Report for the larger overall site (the parent parcels of 7790 and 7850 King George Boulevard, Applications No. 7922-0221-00 and 7922-0222-00, respectively) indicated that, as a condition of final adoption, two Detailed Development Permits would be brought forward on the subject sites. The Lot 2 Detailed Development Permit is at the stage where it is ready to be brought forward for Council consideration.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interfaces have been designed to a high quality to achieve a positive urban experience between the proposed buildings and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Detailed Development Permit No. 7922-0222-01 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of all the requirements associated with Application Nos. 7922-0221-00 and 7922-0222-00;
 - (b) resolution of all urban design issues for proposed Lot 2 to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate for proposed Lot 2 to the specifications and satisfaction of the Planning and Development Department; and
 - (d) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, for proposed Lot 2, at the rate in effect at the time of Final Adoption.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|--------------------------------------|---------------------------------------|------------------|---------------|
| Subject Site | Manufactured home park | Urban | RM-M |
| North: | Manufactured home park | Urban | RM-M |
| East: | City-owned riparian area (Hunt Brook) | Urban | RF |
| South: | Manufactured home park | Urban | RM-M |
| West (Across King George Boulevard): | Commercial property | Mixed Employment | CHI |
| | Single family residential properties | Urban | RF |

Context & Background

- Development Application Nos. 7922-0221-00 and 7922-022-00 are running in conjunction and were considered under a single planning report by Council on November 20, 2023, as they function as one larger comprehensive development of two large parcels in central Newton.

- The 14.7-hectare (36.3 acres) overall development site consists of two properties located on King George Boulevard at 7790 and 7850 King George Boulevard. The subject site is designated Urban in the Official Community Plan (OCP) and is zoned "Manufactured Home Residential Zone (RM-M)". Proposed Lot 2 is part of the property at 7850 King George Boulevard, and will be created as a new lot once Development Application No. 7922-0222-00 is finalized.
- The November 20, 2023 planning report for the larger overall site indicated that, as a condition of final adoption, two Detailed Development Permits would be brought forward on the subject sites. The Lot 2 Detailed Development Permit is at the stage where it is ready to be brought forward for Council consideration.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Detailed Development Permit on proposed Lot 2, to allow for the development of three 6-storey apartment buildings.

| | Proposed |
|---|--------------|
| Lot Area | |
| Net Site Area (Lot 2): | 13,111 sq.m. |
| Number of Lots: | 1 |
| Building Height: | 20.2 metres |
| Floor Area Ratio (FAR): | 2.78 |
| Floor Area | |
| Residential (excluding indoor amenity): | 36,502 sq.m. |
| Residential Units: | |
| Studio: | 5 |
| 1-Bedroom: | 261 |
| 2-Bedroom: | 135 |
| 3-Bedroom: | 77 |
| Total: | 478 |

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements previously identified for Application No. 7922-0222-00.
- Surrey Fire Department: The project is fine to proceed, with several minor clarifications to be resolved prior to Development Permit issuance.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed Detailed Development Permit for Lot 2 generally complies with the Form and Character Development Permit guidelines in the Official Community Plan (OCP) applicable for a General Development Permit.
- The proposal Detailed Development Permit for proposed Lot 2 is consistent with the General Development Permit for the larger site that was granted approval to draft by Council on November 20, 2023, and is also consistent with the rezoning and Official Community Plan (OCP) amendments that were granted Third Reading by Council for the larger site on December 4, 2023.
- The applicant is proposing to construct three 6-storey apartment buildings with shared courtyards and underground parking on a single block across a sloped topography. The northern building, B1, contains 196 units; the central building, B2, contains 93 units and the southern building, B3, contains 189 units, for a total of 478 units. In terms of unit mix, the applicant is proposing 5 studio units, 261 one-bedroom units, 135 two-bedroom units, and 77 three-bedroom units.
- The buildings are oriented to the streets, utilizing a U-shaped form for the north and south buildings to frame the street. The buildings engage the public realm through their ground floor residential units, which appear like townhouses to provide a human friendly scale to the streetscape, with individual front doors and covered patios to enliven the street activity. The lobbies integrate with expanded street plazas to enhance the public realm with seating and landscaping.
- Along the street, the buildings range from 5 to 6 storeys in height and come with uppermost storey step-backs to allow the streets and courtyard to retain some daylight access. Within the courtyard, they are all 6-storeys high due to the effects of the sloped topography on long continuous buildings of this size.

- Access to the underground parking is contained within the building envelope to avoid taking up valuable green space used for outdoor amenity. All parking spaces are provided underground. Five hundred seventy-four (574) parking spaces are required and the applicant is providing 574 parking spaces. The applicant is also providing the required bicycle parking spaces.
- The proposed design of the buildings is contemporary, comprised of rectilinear forms capped with flat roofs or decks. The building facades will be articulated with balconies, limited projections and a palette of residential materials in muted colours.
- High quality materials and careful detailing will be used to achieve a resilient and engaging building treatment. The proposed exterior materials include brick (black and white), fibre-cement siding (white and gray), and aluminum composite material panels. Metal guardrails with transparent glazing or aluminum railings are proposed for the balconies.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- Ground level plaza space with bench seating is provided at each corner of the site and also mid-block along the 137 Street frontage. Bike racks are provided at the lobby entrances. Two east-west pedestrian mews connect through the site providing connections through the site, and also access to the two courtyard outdoor amenity areas.
- The site contains two large courtyard outdoor amenity areas, which are landscaped and provide gathering areas for residents. Decorative paving is proposed at the entrance to the underground parkade. No fences are proposed as the applicant is using landscaping to demarcate private space from the public realm.

Indoor Amenity

- The Zoning By-law requires that 1,434 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed project, based on the requirement of 3 square metres per dwelling unit. The development is proposed to be one lot with one strata, so all of the indoor and outdoor amenity space will be shared by residents of the three buildings.
- The proposed 903 square metres of total physical indoor amenity space is less than the minimum required of the Zoning By-law. The shortfall will be addressed through a cash-in-lieu payment following approved City Policy at the rate in effect at the time of final adoption.
- A ground floor amenity space is proposed in each building, meeting the Zoning Bylaw's requirements that each building provide at least a 74 square metre indoor amenity space. All three indoor amenity spaces are located near the outdoor amenity areas.

- The north building's indoor amenity space is proposed to contain a fitness room, a yoga studio, a lounge area with kitchen facilities, a kids room, a meeting room, and a storage area. The central building's indoor amenity area consists of a lounge area with kitchen facilities. The south building's indoor amenity area consists of a lounge area with kitchen facilities, a meeting room, a study room and a kid's play area.

Outdoor Amenity

- The applicant is proposing a total of 1,464 square metres of outdoor amenity space, which exceeds the requirements in the Zoning By-Law. Two outdoor amenity areas are proposed on the site, one in the north courtyard area, and the other in the south courtyard area.
- The northern amenity contains an lounge area with outdoor furniture and firepits, a barbeque area with table seating, an open lawn area for mixed play, and a ping-pong table. The southern outdoor amenity area contains a children's playground area, a multi-use lawn area, an outdoor seating area, and an outdoor workstation.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not greatly affect the overall character or quality of the project. These generally include refining the design expression and colour palette, enhancing the publicly accessible open space areas, and coordinating utility items.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these to the satisfaction of City staff prior to Final Approval of the Development Permit, should the application be supported by Council.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II. Planning Report No. 7922-0221-00/7922-0222-00, dated November 20, 2023
(without appendices, which are available upon request)

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

KB/cb

LOT2

BUILDING 1 - 13668 79 AVENUE; BUILDING 2 - 7868 136A STREET; BUILDING 3 - 7828 136A STREET

ISSUED FOR BP



PROJECT INFORMATION

CMIC ADDRESS:

BUILDING 1 - 13668 79 AVENUE; BUILDING 2 - 7868 136A STREET; BUILDING 3 - 7828 136A STREET

ZONING INFORMATION:

EXISTING - RM-M PROPOSED - CD (BASED ON RM-70)

LOT AREA:

GROSS SITE AREA - 4.50 ac DEDICATIONS AREA - 1.26 ac NET SITE AREA - 3.24 ac

Table with 2 columns: DRAWING NO. and SHEET TITLE. Lists drawing titles such as DESIGN CONCEPT, RENDERING, and various site plan sections.

Table with 2 columns: Sheet No. and Sheet Name. Lists sheet names such as LOT 2 REF, PROJECT DATA, and various floor plans.

CLIENT: DAWSON + SAWYER 15268 28 AVE #6 SURREY BC V4P 1B9

ARCHITECTURAL: BARNETT DEMBEK ARCHITECTS | GROUP 161 7536 130 ST, UNIT #135 SURREY BC V3W 1H8

CODE: PONTEM GROUP 63 W 6TH AVE, SUITE 309 VANCOUVER BC V5Y 1K2

CIVIL: APLIN & MARTIN CONSULTANTS LTD. 12448 82 AVE, UNIT 201 SURREY BC V3W 3E9

LANDSCAPE: PMG LANDSCAPE ARCHITECTS LTD. 4185 STILL CREEK DR, UNIT C100 BURNABY BC V5C 6G9

SURVEY: ONDERWATER LAND SURVEYING 5500 176A STREET UNIT 104 SURREY BC V3S 4H5

Table with 3 columns: DATE, NO, DESCRIPTION. A grid for tracking drawing revisions.

barnett dembek ARCHITECTS INC. 1487 96 268 100 STREET SURREY, B.C. V3W 8J9

GROUP 161 A FULLY INTEGRATED ARCHITECTURAL, DESIGN AND CONSTRUCTION SERVICE PROVIDER

PROJECT: LOT2 BUILDING 1 - 13668 79 Avenue; BUILDING 2 - 7868 136A Street; BUILDING 3 - 7828 136A Street

CLIENT: DAWSON + SAWYER

Table with 2 columns: DRAWN, CHECKED, SCALE, JOB NO., DATE. Includes a circular stamp with 'GROUP 161' and '2024-10-11'.

REVISIONS COVER SHEET

Table with 2 columns: DRAWING NO. and REVISION NO. Values: A0.00, 3

CLIENT'S RECEIVED. THIS PLAN AND INFORMATION ARE AT A RISK OF BEING OUTDATED. GROUP 161 ARCHITECTS INC. AND COMPANY WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

LOT 2 SET



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barnett dembek
ARCHITECTS INC.

1407 W. 75th St STREET, DUNCAN, B.C. V9M 6H9
TEL: (250) 299-8811 FAX: (250) 299-9889
www.barnett-dembek.com


GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM
AND REGISTERED ENGINEER FIRM UNDER
THE REGISTRATION ACT OF THE PROVINCE OF BRITISH COLUMBIA

PROJECT
LOT 2

BUILDING 1 - 13600 79 Avenue
BUILDING 2 - 7928 136 Avenue
BUILDING 3 - 7928 136a Street

CLIENT
DAWSON SAWYER

| | |
|----------|------------|
| DATE: | |
| CHECKED: | |
| SCALE: | 1:1000 |
| APP NO.: | 23012 |
| DATE: | 2024-05-09 |



2024-10-11

PROJECT TITLE
LOT 2 SET

| | |
|--------------|--------------|
| DRAWING NO. | REVISION NO. |
| A1.00 | 3 |

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2024-05-09 1:01 PM

| UNIT SCHEDULE (BUILDING 1) | | | | | | | |
|------------------------------|----------------|---------|---------|---------|---------|---------|--------------|
| APARTMENT UNITS | | | | | | | |
| FLOOR | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | NO. OF UNITS |
| UNIT A | 1 BED RM + DEN | 7 | 11 | 11 | 11 | 8 | 59 |
| UNIT A1 | 1 BED RM | 2 | 2 | 2 | 2 | 2 | 12 |
| UNIT A2 | 1 BED RM + DEN | 2 | 5 | 5 | 5 | 4 | 26 |
| UNIT A2a | 1 BED RM + DEN | 1 | | | | | 1 |
| UNIT A3 | 1 BED RM + DEN | | 2 | | | | 2 |
| UNIT A4 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A5 | 1 BED RM + DEN | 3 | | | | | 3 |
| UNIT A6 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A7 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A8 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A9 | 1 BED RM + DEN | 2 | 2 | 2 | 2 | 2 | 12 |
| UNIT A10 | 1 BED RM | | | | | | 1 |
| UNIT A11 | 1 BED RM + DEN | | | | | | 1 |
| UNIT A12 | 1 BED RM + DEN | | | | | | 1 |
| UNIT A13 | 1 BED RM | | | | | 3 | 3 |
| UNIT A14 | 1 BED RM + DEN | | | | | | 0 |
| UNIT B | 2 BED RM + DEN | 1 | 1 | 3 | 3 | 3 | 14 |
| UNIT B1 | 2 BED RM + DEN | | 1 | 2 | 2 | 2 | 6 |
| UNIT B2 | 2 BED RM | 2 | 2 | 2 | 2 | 2 | 12 |
| UNIT B3 | 2 BED RM + DEN | | 2 | | | | 2 |
| UNIT B4 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B5 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B6 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B7 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B8 | 2 BED RM + DEN | | 1 | 1 | 1 | 1 | 4 |
| UNIT B9 | 2 BED RM + DEN | | 1 | | | | 1 |
| UNIT B10 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B11 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B12 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B13 | 2 BED RM + DEN | | 1 | 1 | 1 | 1 | 4 |
| UNIT B14 | 2 BED RM | | | | | | 0 |
| UNIT B15 | 2 BED RM | | | | | | 0 |
| UNIT C1 | 3 BED RM | | | | | | 0 |
| UNIT C2 | 3 BED RM | | 1 | 1 | 1 | 1 | 3 |
| UNIT C3 | 3 BED RM | 1 | | | | | 1 |
| UNIT C4 | 3 BED RM | | | | | | 0 |
| UNIT C5 | 3 BED RM | 2 | 3 | 4 | 4 | 4 | 20 |
| UNIT C6 | 3 BED RM | | | | | | 0 |
| UNIT C7 | 3 BED RM | | 1 | | | | 1 |
| UNIT C8 | 3 BED RM | | | | | | 0 |
| UNIT C9 | 3 BED RM | | | | | | 0 |
| UNIT C10 | 3 BED RM | | 1 | 1 | 1 | 1 | 5 |
| UNIT C11 | 3 BED RM | | | | | | 0 |
| UNIT C12 | 3 BED RM | | | | | | 0 |
| TOTAL NO. OF APARTMENT UNITS | 23 | 34 | 35 | 35 | 35 | 34 | 196 |

| UNIT SCHEDULE (BUILDING 3) | | | | | | | |
|------------------------------|----------------|---------|---------|---------|---------|---------|--------------|
| APARTMENT UNITS | | | | | | | |
| FLOOR | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | NO. OF UNITS |
| UNIT A | 1 BED RM + DEN | 1 | 1 | 1 | 1 | 1 | 5 |
| UNIT A (Studio) | STUDIO | | | | | | 1 |
| UNIT A1 | 1 BED RM | 1 | 2 | 2 | 2 | 2 | 11 |
| UNIT A2 | 1 BED RM + DEN | 1 | 1 | 2 | 2 | 2 | 10 |
| UNIT A2a | 1 BED RM + DEN | 1 | 1 | | | | 2 |
| UNIT A3 | 1 BED RM + DEN | 2 | 1 | | | | 3 |
| UNIT A4 | 1 BED RM + DEN | 3 | | | | | 3 |
| UNIT A5 | 1 BED RM + DEN | 6 | 6 | | | | 12 |
| UNIT A6 | 1 BED RM + DEN | | 2 | | | | 2 |
| UNIT A7 | 1 BED RM + DEN | | 1 | 1 | 1 | 1 | 5 |
| UNIT A8 | 1 BED RM + DEN | 1 | 1 | 1 | 1 | 1 | 6 |
| UNIT A9 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A10 | 1 BED RM | | | | | | 0 |
| UNIT A11 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A12 | 1 BED RM + DEN | | | | | | 1 |
| UNIT A13 | 1 BED RM | | | | | | 1 |
| UNIT A14 | 1 BED RM + DEN | | | | | | 0 |
| UNIT B | 2 BED RM + DEN | | | | | | 0 |
| UNIT B1 | 2 BED RM + DEN | | 1 | 2 | 2 | 2 | 6 |
| UNIT B2 | 2 BED RM | 1 | 2 | 2 | 2 | 2 | 11 |
| UNIT B3 | 2 BED RM | | | 1 | 1 | 1 | 4 |
| UNIT B4 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B5 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B6 | 2 BED RM + DEN | 1 | 1 | 1 | 1 | 1 | 6 |
| UNIT B7 | 2 BED RM + DEN | 1 | 1 | 1 | 1 | 1 | 6 |
| UNIT B8 | 2 BED RM + DEN | | 1 | 1 | 1 | 1 | 5 |
| UNIT B9 | 2 BED RM + DEN | | 1 | | | | 1 |
| UNIT B10 | 2 BED RM + DEN | 4 | 3 | 3 | 3 | 3 | 16 |
| UNIT B11 | 2 BED RM + DEN | | | 1 | 1 | 1 | 4 |
| UNIT B12 | 2 BED RM + DEN | 1 | 1 | | | | 2 |
| UNIT B13 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B14 | 2 BED RM | | | | | | 2 |
| UNIT B15 | 2 BED RM | | | | | | 2 |
| UNIT C1 | 3 BED RM | 1 | 1 | 1 | 1 | 1 | 5 |
| UNIT C2 | 3 BED RM | | | | | | 0 |
| UNIT C3 | 3 BED RM | | | | | | 0 |
| UNIT C4 | 3 BED RM | | | | | | 0 |
| UNIT C5 | 3 BED RM | 3 | 3 | 4 | 4 | 4 | 19 |
| UNIT C6 | 3 BED RM | | | | | | 0 |
| UNIT C7 | 3 BED RM | 1 | 1 | | | | 2 |
| UNIT C8 | 3 BED RM | | | | | | 0 |
| UNIT C9 | 3 BED RM | | | | | | 0 |
| UNIT C10 | 3 BED RM | | | | | | 0 |
| UNIT C11 | 3 BED RM | | | | | | 0 |
| UNIT C12 | 3 BED RM | | | | | | 1 |
| TOTAL NO. OF APARTMENT UNITS | 26 | 32 | 33 | 33 | 33 | 32 | 199 |

| UNIT SCHEDULE (BUILDING 2) | | | | | | | |
|------------------------------|----------------|---------|---------|---------|---------|---------|--------------|
| APARTMENT UNITS | | | | | | | |
| FLOOR | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | LEVEL 5 | LEVEL 6 | NO. OF UNITS |
| UNIT A | 1 BED RM + DEN | 7 | 6 | 6 | 6 | 6 | 33 |
| UNIT A1 | 1 BED RM | | | | | | 0 |
| UNIT A2 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A2a | 1 BED RM + DEN | | | | | | 0 |
| UNIT A3 | 1 BED RM + DEN | 1 | | | | | 1 |
| UNIT A4 | 1 BED RM + DEN | 1 | 1 | 1 | 1 | 1 | 6 |
| UNIT A5 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A6 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A7 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A8 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A9 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A10 | 1 BED RM | | | | | | 0 |
| UNIT A11 | 1 BED RM + DEN | | | | | | 0 |
| UNIT A12 | 1 BED RM + DEN | | | | | | 2 |
| UNIT A13 | 1 BED RM | | | | | | 2 |
| UNIT A14 | 1 BED RM + DEN | | | | | | 1 |
| UNIT A15 | 1 BED RM + DEN | | | | | | 1 |
| UNIT A16 | 1 BED RM | | | | | | 1 |
| UNIT B | 2 BED RM + DEN | 2 | 2 | 2 | 2 | 2 | 8 |
| UNIT B1 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B2 | 2 BED RM | | | | | | 0 |
| UNIT B3 | 2 BED RM | | | | | | 0 |
| UNIT B4 | 2 BED RM + DEN | | 1 | 1 | 1 | 1 | 3 |
| UNIT B5 | 2 BED RM + DEN | | 1 | 2 | 2 | 2 | 6 |
| UNIT B6 | 2 BED RM + DEN | | 2 | | | | 4 |
| UNIT B7 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B8 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B9 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B10 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B11 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B12 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B13 | 2 BED RM + DEN | | | | | | 0 |
| UNIT B14 | 2 BED RM | | | | | | 0 |
| UNIT B15 | 2 BED RM | | | | | | 0 |
| UNIT C1 | 3 BED RM | | | | | | 0 |
| UNIT C2 | 3 BED RM | | | | | | 0 |
| UNIT C3 | 3 BED RM | | | | | | 0 |
| UNIT C4 | 3 BED RM | 1 | 2 | 2 | 2 | 1 | 8 |
| UNIT C5 | 3 BED RM | 2 | 2 | 2 | 2 | 2 | 8 |
| UNIT C6 | 3 BED RM | | | | | | 0 |
| UNIT C7 | 3 BED RM | | | | | | 0 |
| UNIT C8 | 3 BED RM | 2 | | | | | 2 |
| UNIT C9 | 3 BED RM | 1 | | | | | 1 |
| UNIT C10 | 3 BED RM | | | | | | 0 |
| UNIT C11 | 3 BED RM | | | | | | 0 |
| UNIT C12 | 3 BED RM | | | | | | 0 |
| TOTAL NO. OF APARTMENT UNITS | 14 | 15 | 16 | 16 | 16 | 16 | 93 |

| DATE | NO. | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.

UNIT 06, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



PROJECT
LOT2
BUILDING 1 - 10000 79 Avenue
BUILDING 2 - 795 15th Street
BUILDING 3 - 7020 53rd Street

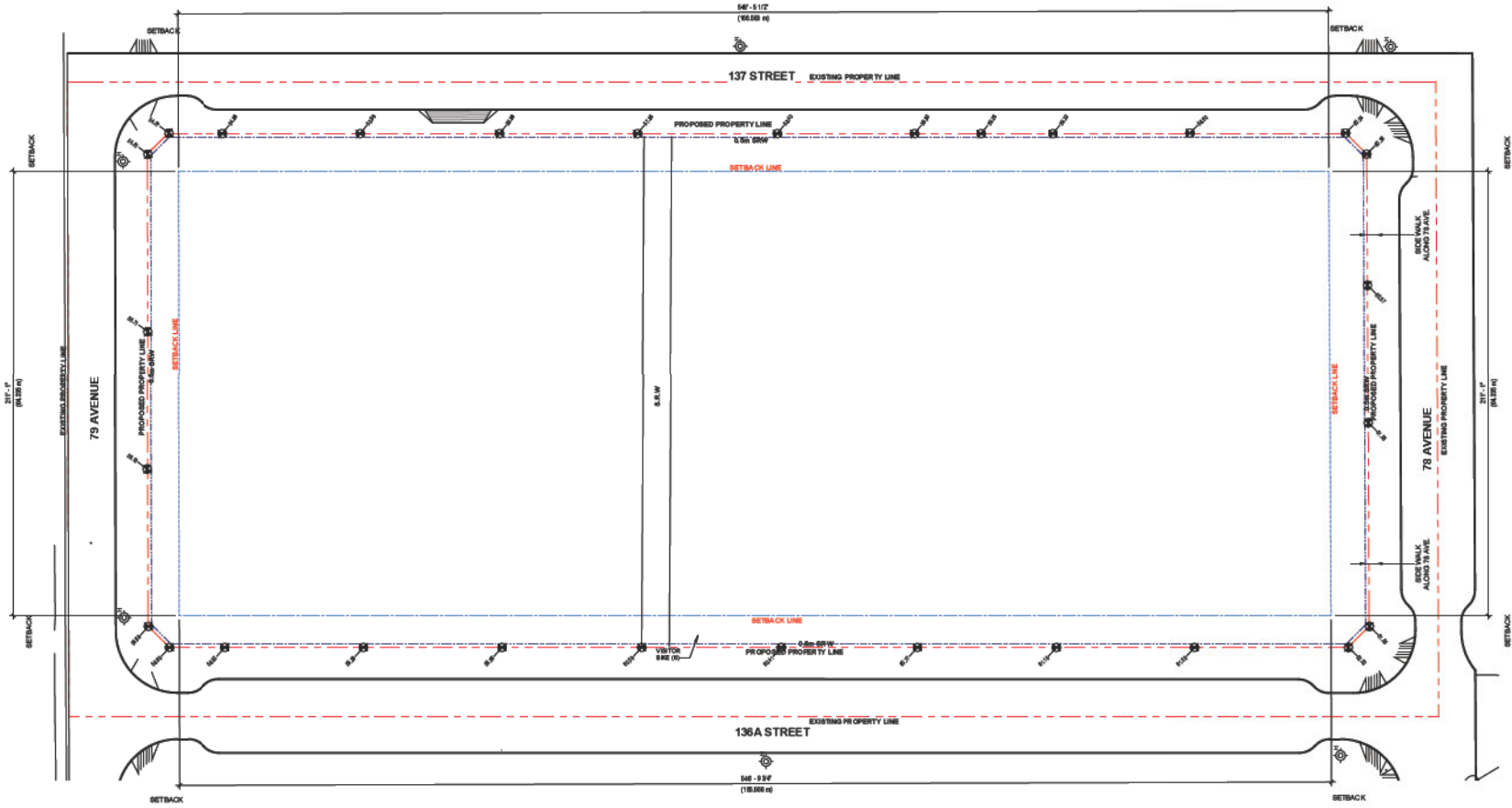
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DAWSON SAWYER

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| JOB NO. | 22012 |
| DATE | 2024-10-11 |

LOT 2 - PROJECT DATA

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| DESIGN NO. | REVISION NO. |
| A1.01a | 3 |

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barnett dembek
ARCHITECTS INC.
 1401 W. 70th St. STE 200, DULLES, VA 20146
 TEL: 703.275.1300 FAX: 703.275.1301
 www.barnett-dembek.com

GROUP 161
 A REGISTERED PROFESSIONAL ARCHITECTURAL FIRM
 ARCHITECTS WORKING UNDER THE SUPERVISION OF THE REGISTERED ARCHITECTS OF THE STATE OF FLORIDA

PROJECT
LOT 2
 BUILDING 1 - 13680 79 Avenue
 BUILDING 2 - 7900 136A Street
 BUILDING 3 - 7920 136A Street

CLIENT
DAWSON SAWYER

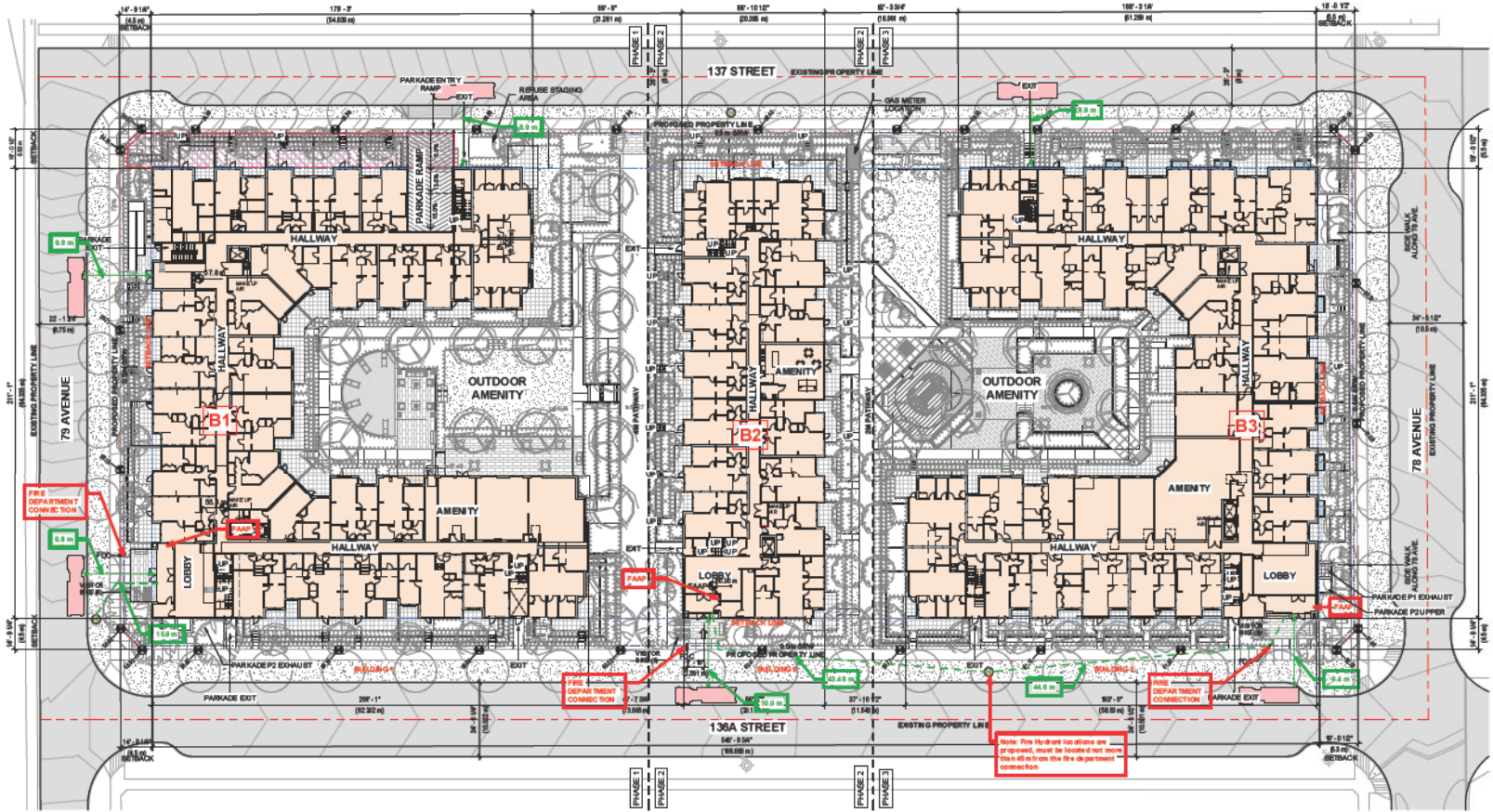
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| SCALE 1:300 | |
| JOB NO. 23012 | |
| DATE 2024-10-11 | |

SHEET TITLE
LOT 2 - BASE PLAN

1 SITE PLAN - LOT 2 BASE PLAN
A1.01b 1:300

DRAWING NO. A1.01b **REVISION NO.** 3

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barnett dembek
ARCHITECTS INC.

GROUP 161

PROJECT

LOT 2
BUILDING 1 - 1368 79 Avenue
BUILDING 2 - 7905 137a Street
BUILDING 3 - 7928 137a Street

G.E.P.

DAWSON SAWYER

DRAWN

CHECKED

SCALE

AS NO. 2302

DATE: 2024-05-09

SHEET TITLE
SITE PLAN - LOT 2 - FIRE DEPARTMENT ACCESS PLAN

DRAWN BY

A1.04

REVISION BY

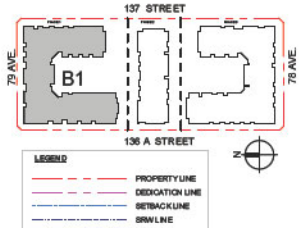
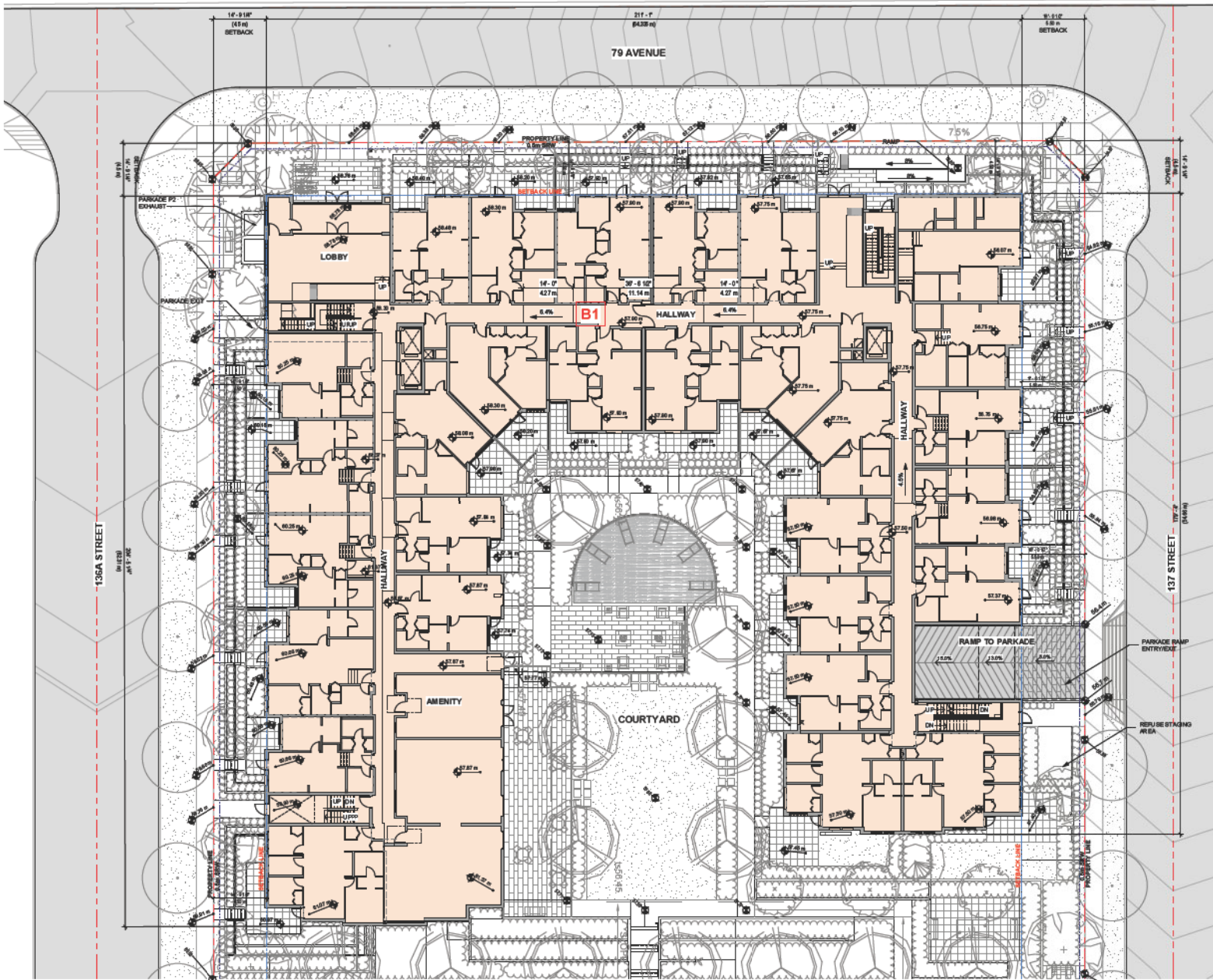
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1 FIRE TRUCK ACCESS PLAN -LOT 2
A1.04 1:300

LEGEND

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| --- | PROPERTY LINE |
| - - - - | DEDICATION LINE |
| --- | SETBACK LINE |
| --- | DRAW LINE |



SITE PLAN NOTE PLAN SHOWS INTERIOR SPACES ON LOWEST LEVEL ABOVE GRADE, BUT NOT NECESSARILY ON SAME LEVEL. REFER TO FLOOR PLAN FOR DETAIL.

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barnett dembek
ARCHITECTS INC.

LIMIT OF JOB: 100' W. STREET DEDICATED, E.C. 150' W. E.C.
170' W. WEST OF 137A STREET, 200'

GROUP 161

PROJECT: **LOT 2**
BUILDING 1 - 13680 79 Avenue
BUILDING 2 - 7955 137a Street
BUILDING 3 - 7928 137a Street

G. E.I.P.: **DAWSON SAWYER**

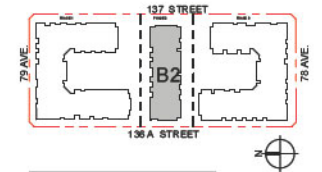
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| SCALE: | As Noted |
| JOB NO.: | 23012 |
| DATE: | 2024-10-11 |



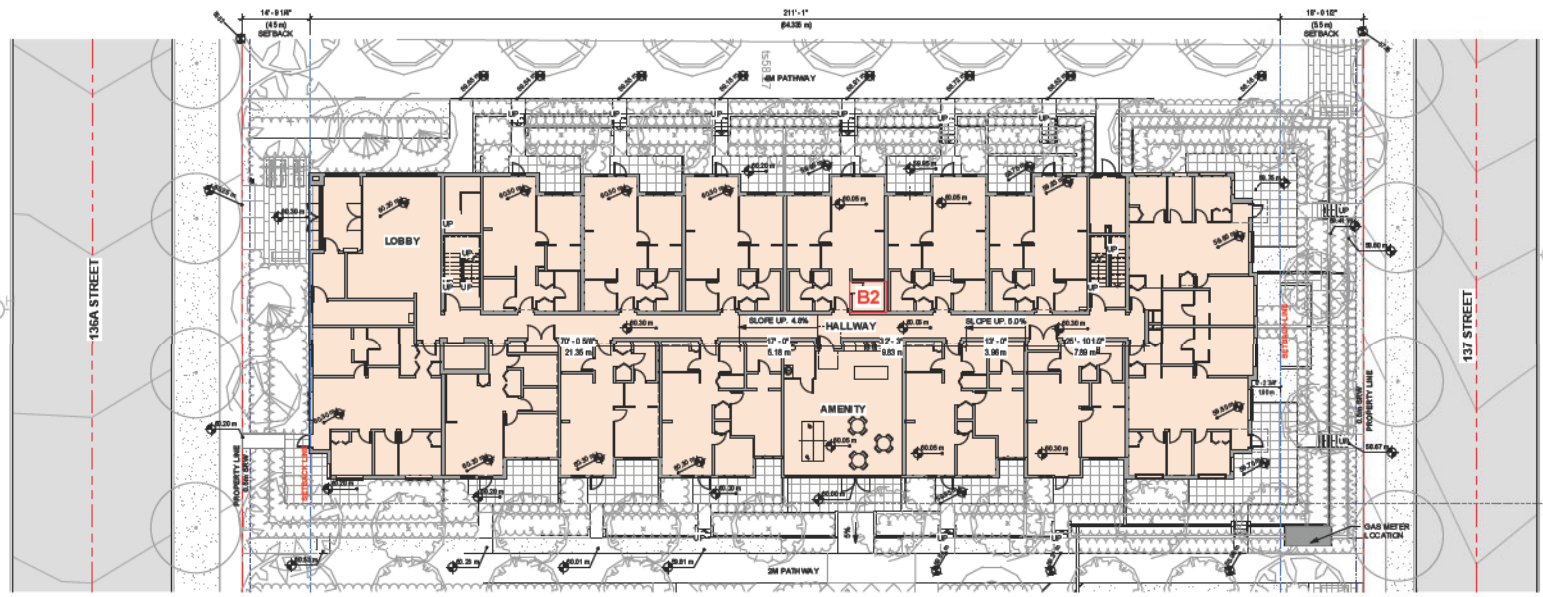
SITE PLAN - LOT 2 B1

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| DESIGN NO.: | | REVISION NO.: | |
| A1.05 | | 3 | |

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SITE PLAN NOTE: PLAN SHOWS INTERIOR SPACES ON LOWEST LEVEL ABOVE GRADE, BUT NOT NECESSARILY ON SAME LEVEL. REFER TO FLOOR PLAN FOR DETAIL.



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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY CORPORATION
1347 W. 78th St. Suite 100, Edina, MN 55425
763.551.6600
www.barnett-dembeck.com

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM
REGISTERED WITH THE STATE OF MINNESOTA
OUR OWNERS CONTROL THE USE & CARE OF PATENTS

PROJECT
LOT2
BUILDING 1 - 136A TO AVENUE
BUILDING 2 - 79th TO 136A
BUILDING 3 - 7025 136A Street

CLIENT
DAWSON SAWYER

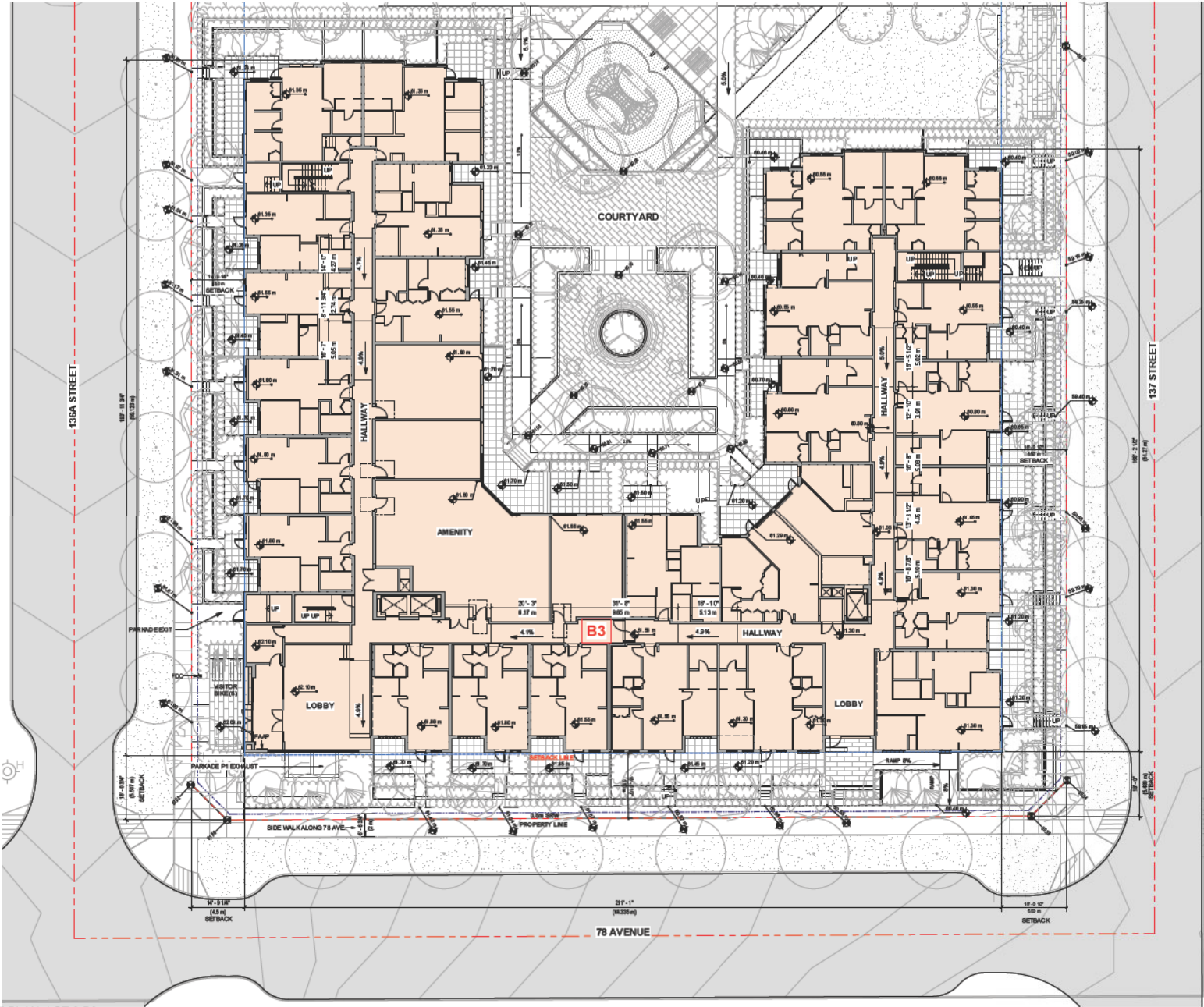
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| JOB NO: 23012 | |
| DATE: 2024-10-11 | |

SHEET TITLE
SITE PLAN - LOT 2 B2

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| DRAWING No. | REVISION No. | N |
| A1.06 | 3 | |

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1 SITE PLAN - LOT 2 B2
A1.06 1:150



LEGEND

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| | PROPERTY LINE |
| | DEDICATION LINE |
| | SETBACK LINE |
| | SEW LINE |

SITE PLAN NOTE: PLAN SHOWS INTERIOR SPACES ON LOWEST LEVEL, ANCHOR GRADE, BUT NOT NECESSARILY ON SAME LEVEL, REFER TO FLOOR PLAN FOR DETAIL.

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barnett dembek
ARCHITECTS INC.
1401 W. 70th St. STE 200, DENVER, CO 80231
TEL: 303.733.9900 FAX: 303.733.9901
www.barnett-dembek.com

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM ALL ARCHITECTS ARE REGISTERED PROFESSIONALS UNDER THE BOARD OF ARCHITECTURE OF THE STATE OF COLORADO

PROJECT
LOT 2
BUILDING 1 - 13600 79 AVENUE
BUILDING 2 - 7905 136 STREET
BUILDING 3 - 7025 136 STREET

G.E.P.
DAWSON SAWYER

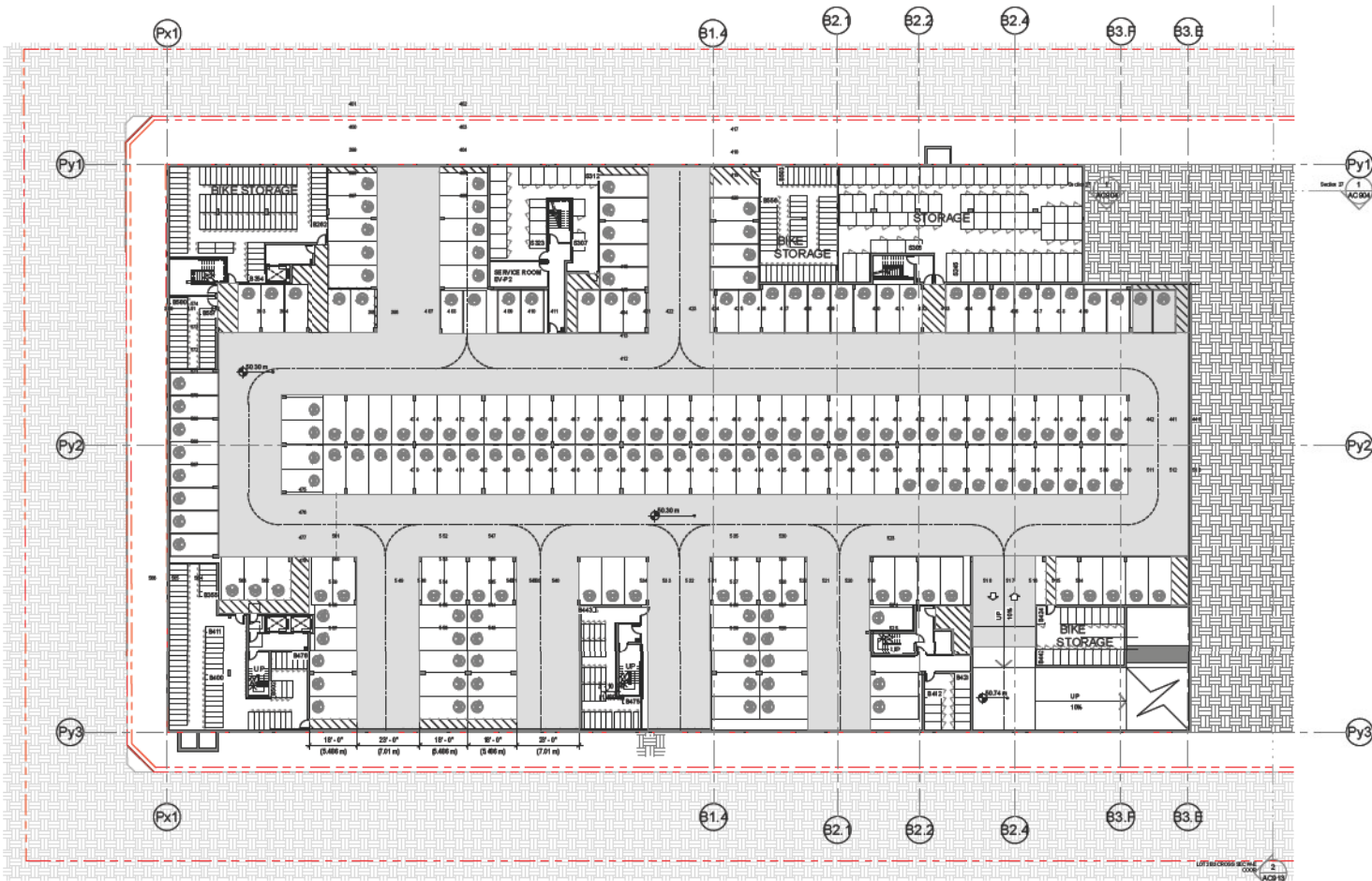
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| DESIGN | |
| CHECKED | |
| SCALE | AS NOTED |
| JOB NO. | 23012 |
| DATE | 2024-10-11 |

SHEET TITLE
SITE PLAN - LOT 2 B3

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| DESIGN NO. | REVISION NO. | N |
| A1.07 | 3 | |

1 SITE PLAN - LOT 2 B3
A1.07 1:80

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barnett dembek
ARCHITECTS INC.
1447 W. 70th St. Street Level, S.C. V6W 9R9
VANCOUVER, BRITISH COLUMBIA

GROUP 161
A RESIDENTIAL DEVELOPER

PROJECT
LOT2
BUILDING 1 - 1368 79 Avenue
BUILDING 2 - 796 5th Street
BUILDING 3 - 702 5th Street

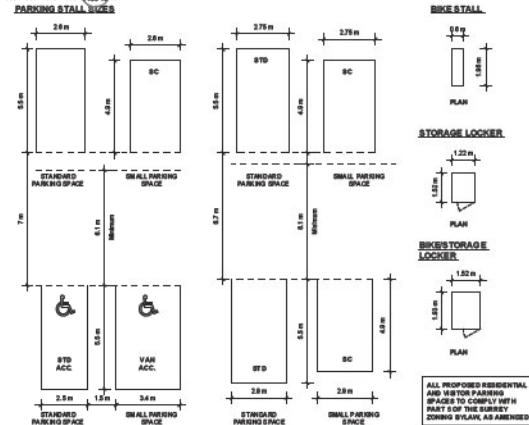
CLIENT
DAWSON SAWYER

DATE: 2024-05-09

LOT2 FLOOR PLAN - P2 U/G PARKADE

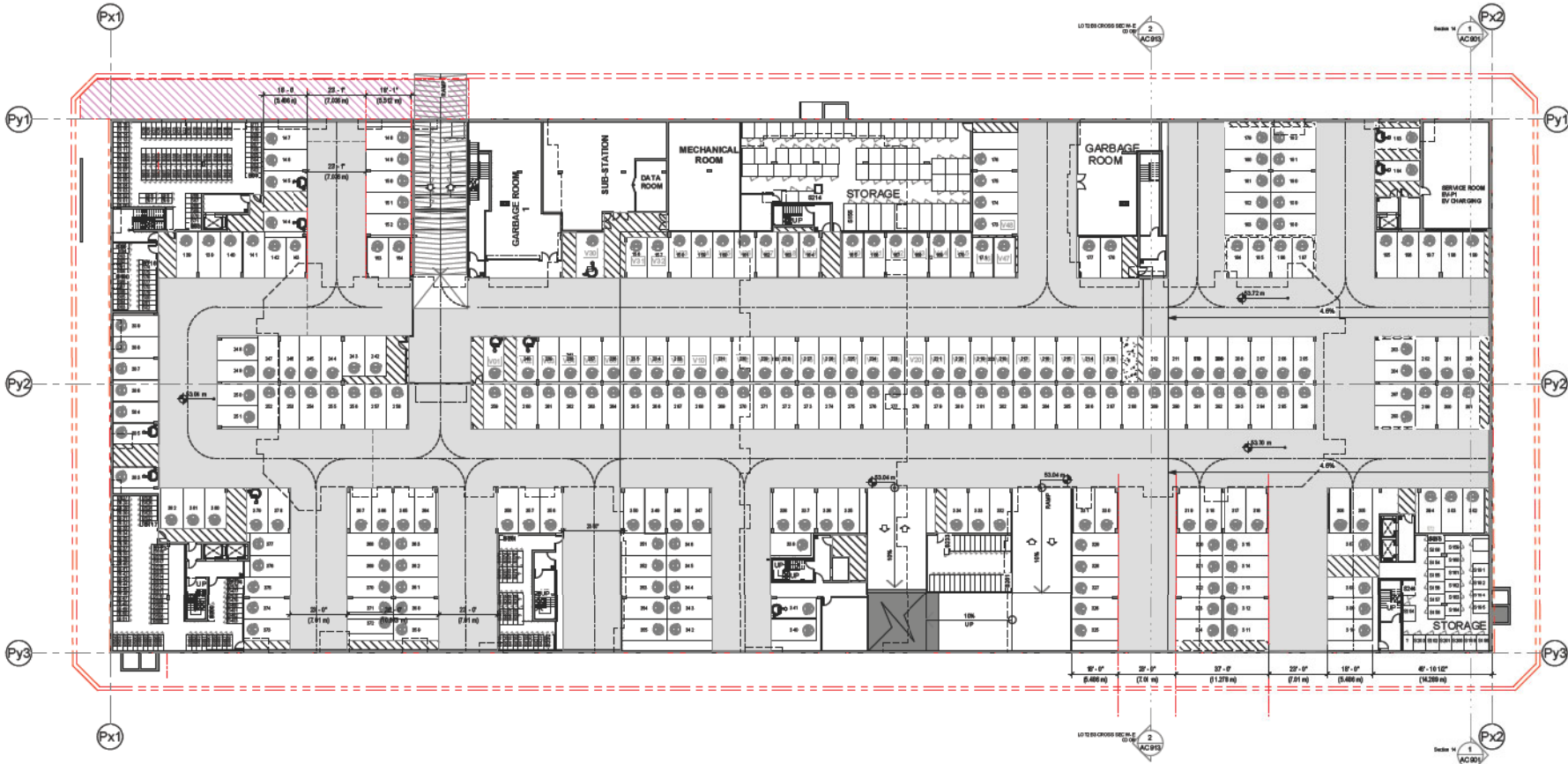
DRAWING NO. **A1.08** REVISION NO. **3**

CONTRACT NO. 2024-05-09
DATE: 2024-05-09



NOTE:
CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACE AND 8% OF VISITOR PARKING SPACES AND EMERGENCY SERVICE VEHICLES CAPABLE OF PROVIDING LEVEL 2 OR HIGHER LEVEL OF VEHICLE CHARGING AS DEPICTED BY SAH HE BIVATIONAL 11778 STANDARD, AS APPROVED OR REPLACES FROM TIME TO TIME FOR EACH SUCH PARKING SPACE.

ALL PROPOSED RESIDENTIAL AND VISITOR PARKING SPACES TO COMPLY WITH PART 6 OF THE SUBSEY ZONING BYLAW, AS AMENDED.



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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY CORPORATION
1100 WEST 2ND STREET, SUITE 200
VANCOUVER, BC V6C 3K9
TEL: 604-681-1111
WWW.BARNETDEMPEK.COM

GROUP 161
A MULTI-PHASE AND ARCHITECTURAL FIRM
ARCHITECTURE, INTERIOR DESIGN, ENGINEERING,
LANDSCAPE ARCHITECTURE AND SURVEYING
OUR CLIENTS INCLUDE THE BEST OF CALIFORNIA.

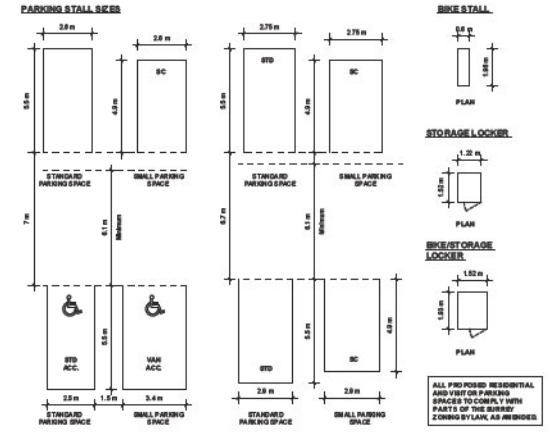
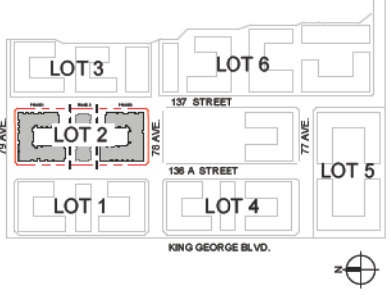
PROJECT
LOT2
BUILDING 1 - 13680 75 Avenue
BUILDING 2 - 760 136 Street
BUILDING 3 - 7620 136 Street

OWNER
DAWSON SAWYER
DRAWN: [Blank]
CHECKED: [Blank]
SCALE: As Noted
JOB NO: 23012
DATE: 2024-05-01
2024-10-11

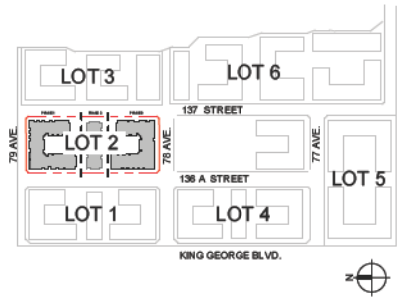
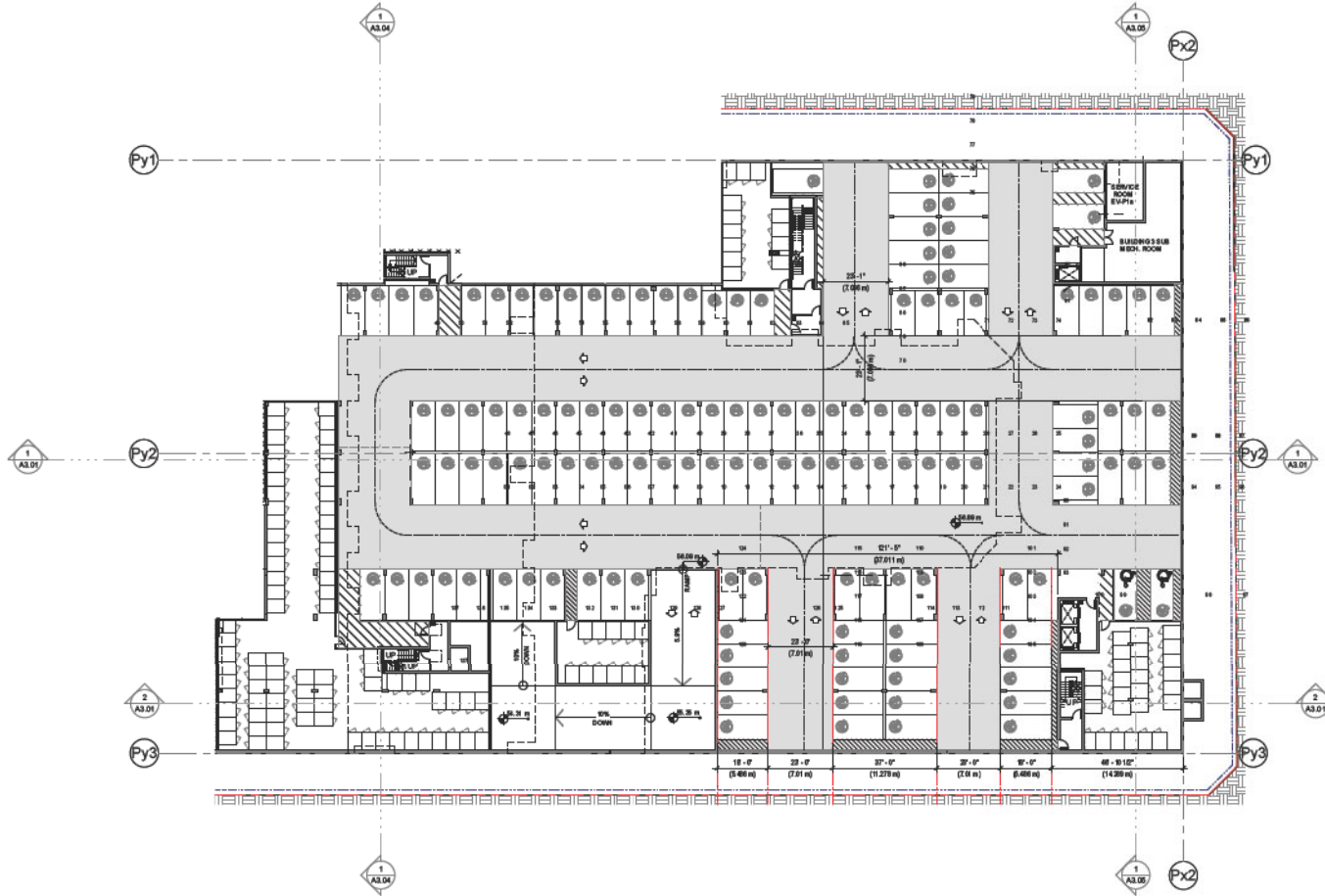
LOT2 FLOOR PLAN - P1 U/G PARKADE

DRAWING NO: **A1.09** REVISION NO: **3**

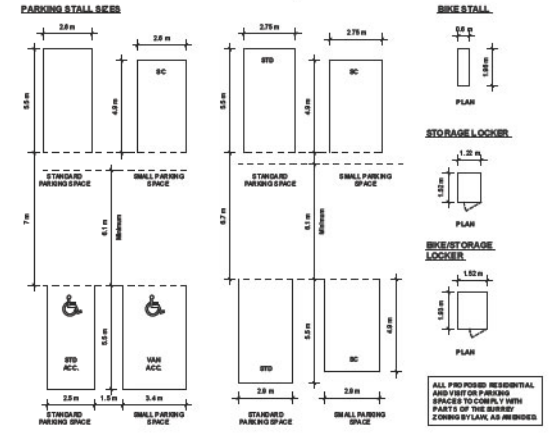
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NOTE: CONSTRUCT AND INSTALL FOR BURNY RESIDENTIAL PARKING SPACE AND 50% OF VISITOR OR PARKING SPACES AND EVCHARGE ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL, 2.0 M HIGHER LEVEL OF VEHICLE CHARGING AS DEFINED BY ASAE INTERNATIONAL 11772 STANDARD, AS PERMITTED OR REPLACED FROM TIME TO TIME FOR EACH SUCH PARKING SPACE.



NOTE:
CONSTRUCT AND INSTALL FOR BUNNY RESIDENTIAL PARKING SPACE AND 50% OF PAVED OR PARKING SPACES AND EMERGE IN ELECTRICAL OUTLET CAPABLE OF PROVIDING LOADS TO A HIGHER LEVEL, OF VEHICLE CHARGING AS DEFINED BY ASAE INTERNATIONALLY 11772 STANDARD, AS REQUIRED OR REPLACED FROM TIME TO TIME FOR EACH SUCH PARKING SPACE.



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barnett dembek
ARCHITECTS INC.
1447 96, 705 100 STREET, SUITE 100, EDMONTON, ALBERTA T6C 1S9
www.barnett-dembek.com

GROUP 161
A MULTIPURPOSE ARCHITECTURAL, PLANNING AND DESIGN FIRM PROVIDING ARCHITECTURAL, PLANNING AND DESIGN SERVICES TO THE PUBLIC AND PRIVATE SECTORS.

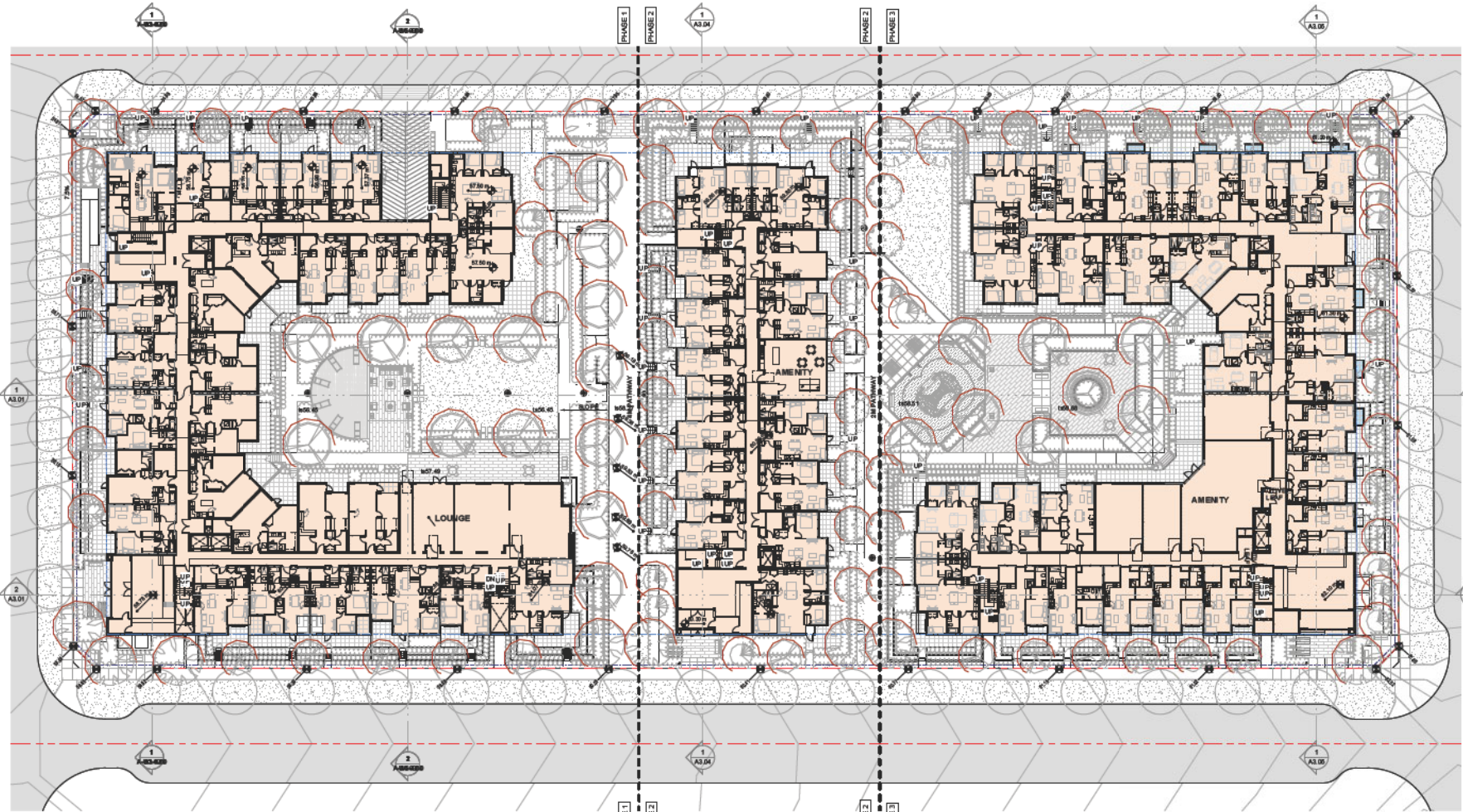
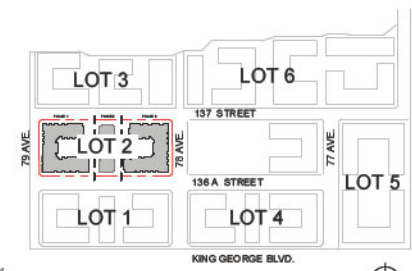
PROJECT:
LOT2
BUILDING 1 - 13680 79 Avenue
BUILDING 2 - 7925 136 Street
BUILDING 3 - 7925 136 Street

DRAWN BY:
DAWSON SAWYER
CHECKED:
SCALE: AS NOTED
JOB NO: 23012
DATE: 2024-05-02

SHEET TITLE:
LOT2 FLOOR PLAN - P1a MAZZANINE

DRAWING NO: **A1.10** REVISION NO: **3**

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GROUND LEVEL PLAN NOTE: PLAN SHOWS INTERIOR SPACES ON LOWEST LEVEL ABOVE GROUND, BUT NOT NECESSARILY ON SAME LEVEL. REFER TO FLOOR PLAN FOR DETAIL.

LEGEND

- PROPERTY LINE
- DEDICATION LINE
- SETBACKLINE
- GRW LINE

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barnett dembek
ARCHITECTS INC.
1447 96, 708 100 STREET, SUITE 200, V1V 9H9
TEL: 779-222-1111
www.barnett-dembek.com

GROUP 161
A MULTIDISCIPLINARY ARCHITECTURAL, PLANNING AND ENGINEERING FIRM WITH OVER 100 YEARS OF EXPERIENCE AND A COMMITMENT TO THE BEST OF CARE OF OUR CLIENTS.

PROJECT
LOT2
BUILDING 1 - 13666 79 Avenue;
BUILDING 2 - 7965 136 Street;
BUILDING 3 - 7923 136 Street

G.E.P.
DAWSON SAWYER

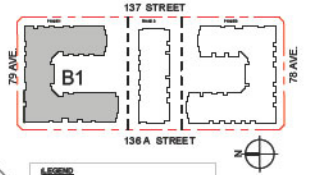
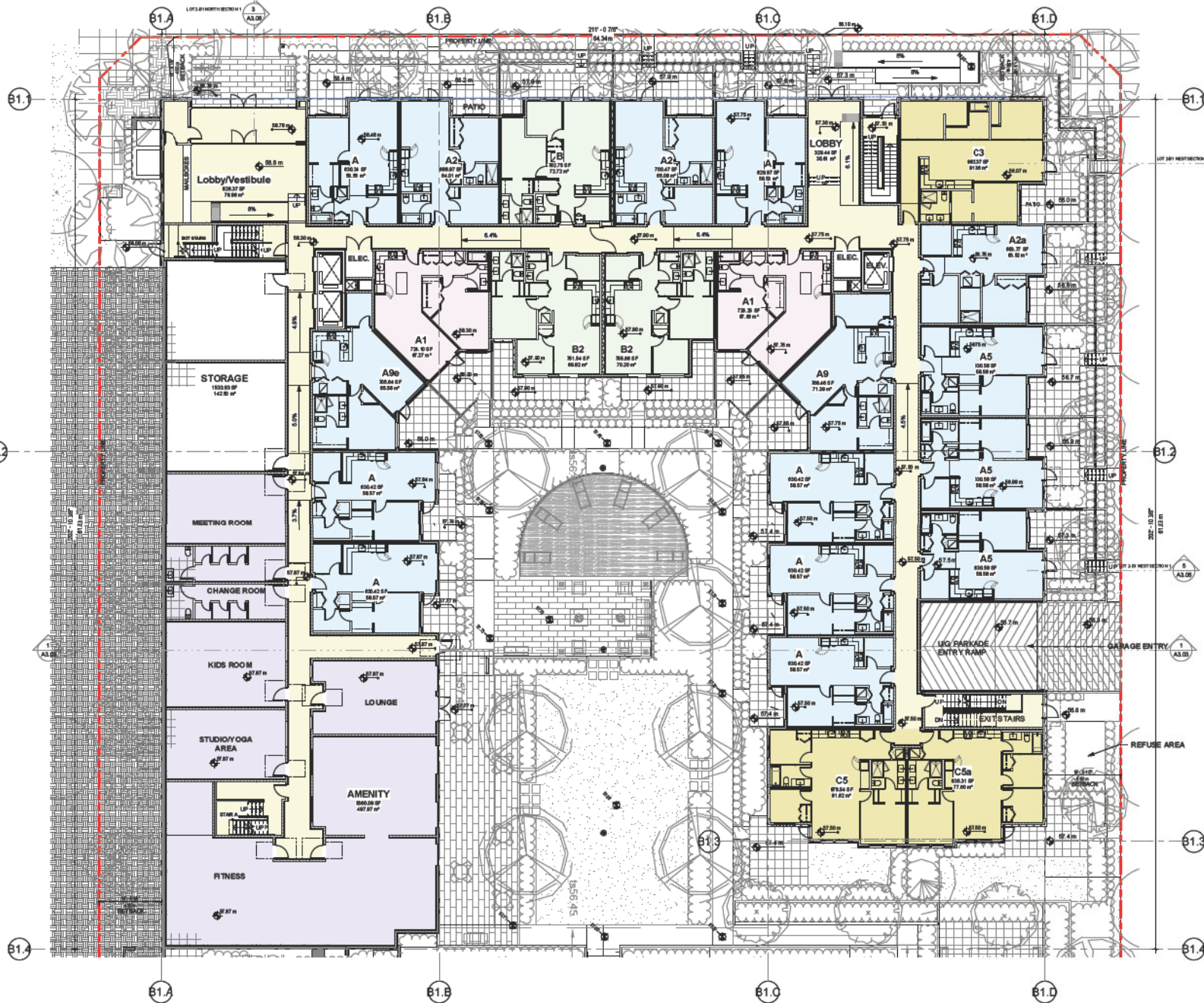
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| APP NO: 22012 | |
| DATE: 2024-05-01 | |

SHEET TITLE
**LOT2_OVERALL
GROUND LEVEL
PLAN**

1 LOT2 FLOOR PLAN - OVERALL GROUND LEVEL
A1.11 1:200

DRAWING NO. **A1.11** **REVISION NO.** **3**

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LEGEND

- PROPERTY LINE
- DEDICATION LINE
- SETBACK LINE
- BRWLINE

AREA CATEGORY

- 1B
- 1B+D
- 2B+D
- 3B
- AMENITY
- CORRIDOR

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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY COMPANY
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202

PROJECT
LOT2
BUILDING 1 - 13680 79 AVENUE
BUILDING 2 - 7908 136A STREET
BUILDING 3 - 7928 136A STREET

CLIENT
DAWSON SAWYER

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| DRAWN | |
| CHECKED | |
| SCALE: AS NOTED | |
| DATE: 2024-10-11 | |

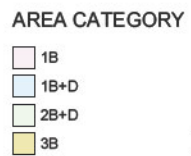
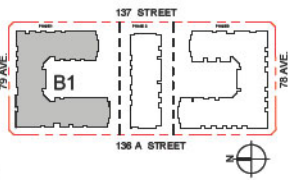
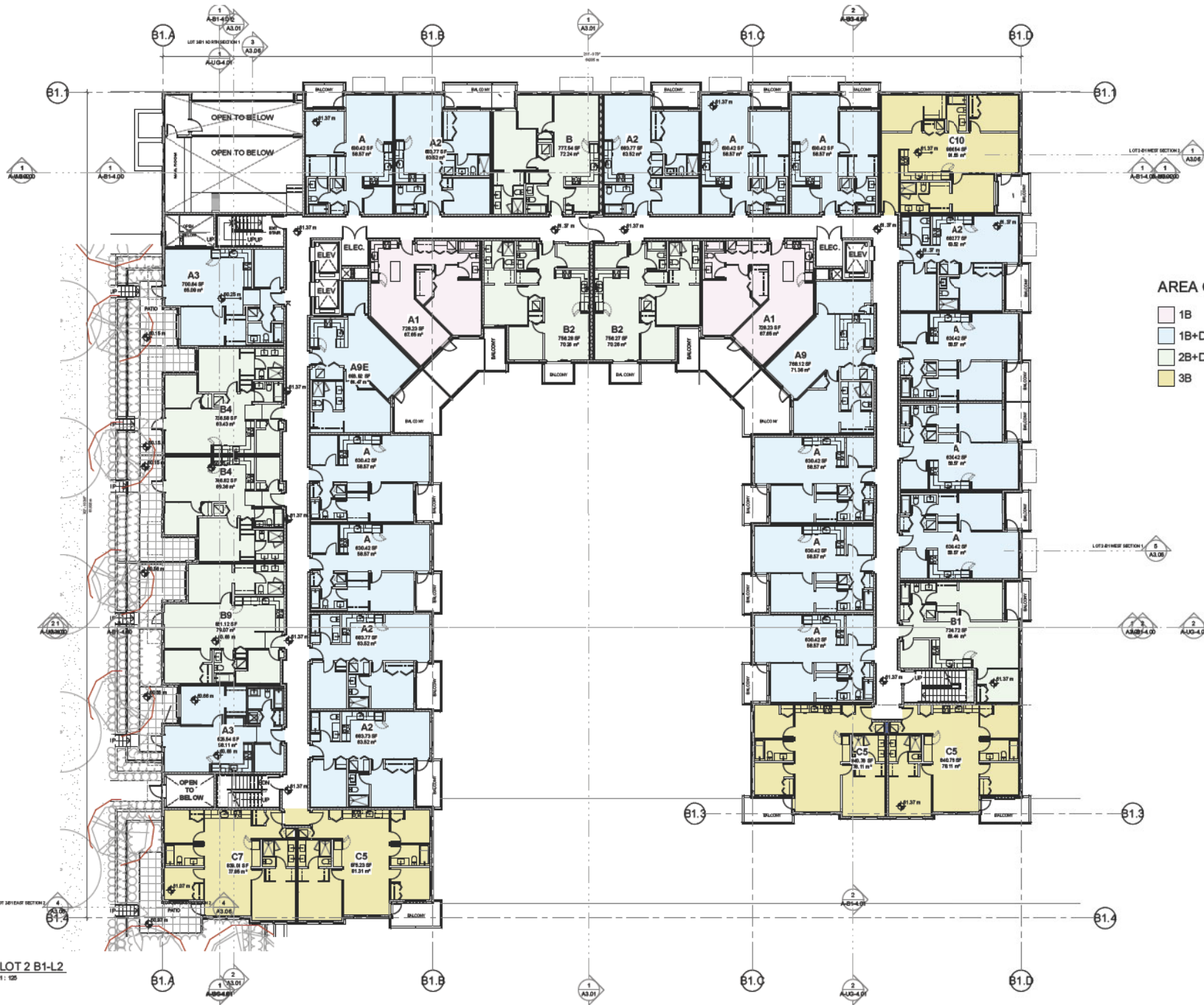
SHEET TITLE
LOT2 B1 FLOOR PLAN_L1

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| DATE: 2024-10-11 | REVISION NO: 3 | SCALE: 1/8" = 1'-0" |
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1 B1-L1
A1.21 11/26

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1 LOT 2 B1-L2
A1.22 1:125



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barnett dembek
ARCHITECTS INC.
1447 W. 79th STREET SUITE 200, E.C. 15th FLOOR
TORONTO, ONTARIO M3H 2K6
www.barnett-dembeck.com

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM
AND REGISTERED ENGINEERING CONSULTANTS
UNDER THE CONTROL OF THE ORDER OF PROFESSIONALS

PROJECT
LOT 2
BUILDING 1 - 1360 79 Avenue
BUILDING 2 - 790 136 Street
BUILDING 3 - 702 136 Street

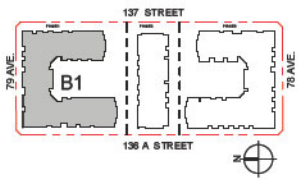
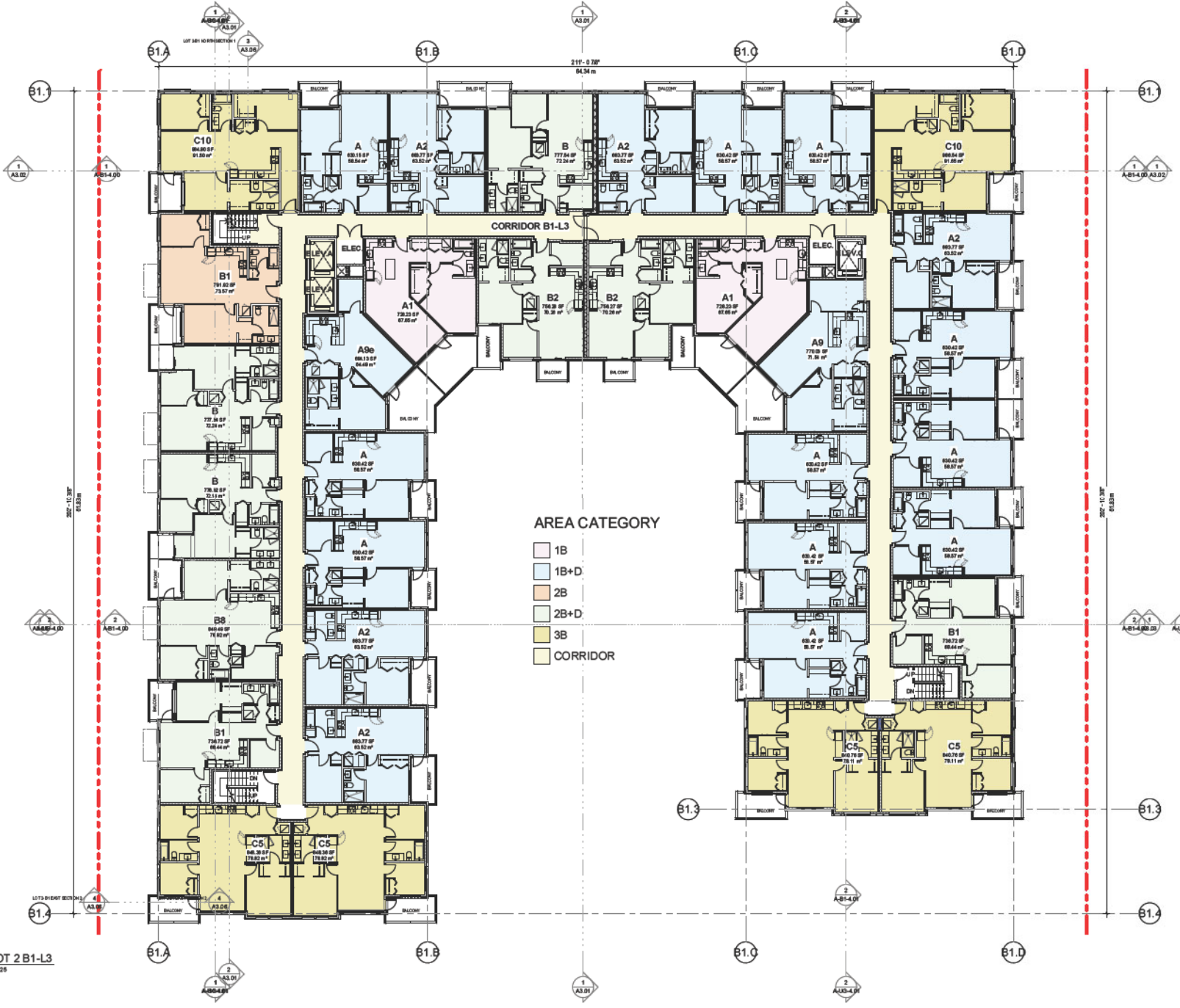
CLIENT
DAWSON SAWYER

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| DRAWN | |
| CHECKED | |
| SCALE: As Noted | |
| JOB NO: 23012 | |
| DATE: 2024-05-05 | 2024-10-11 |

SHEET TITLE
LOT 2 B1 FLOOR PLAN_L2

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| DRAWING NO. A1.22 | REVISION NO. 3 | |
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LEGEND

- PROPERTY LINE
- DEDICATION LINE
- SETBACK LINE
- GRN LINE

AREA CATEGORY

- 1B
- 1B+D
- 2B
- 2B+D
- 3B
- CORRIDOR

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY COMPANY
1545 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 3M6
www.barnett-dembek.com

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM
ARCHITECTS INC. (SINCE 2010)
OUR CLIENTS INCLUDE THE VARIOUS LEVELS OF GOVERNMENT.
www.group161.com

PROJECT
LOT 2
BUILDING 1 - 13600 79 AVENUE
BUILDING 2 - 7905 136A STREET
BUILDING 3 - 7025 136A STREET

CLIENT
DAWSON SAWYER

DRAWN
CHECKED
SCALE: As NOTED
APP NO: 28102
DATE: 2024-05-05

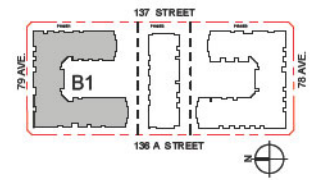


SHEET TITLE
LOT 2 B1 FLOOR PLAN_L3-5

DESIGN NO. A1.23
REVISION NO. 3



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LEGEND

- PROPERTY LINE
- DEDICATION LINE
- SETBACK LINE
- GRWLINE

AREA CATEGORY

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| 1B |
| 1B+D |
| 2B |
| 2B+D |
| 3B |
| CORRIDOR |

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1447 96, 768 100 STREET, SUITE 200, EDMONTON, ALBERTA T6C 1X9
www.barnett-dembeck.com

GROUP 161
A REGULATED AND ARCHITECTURAL PROFESSIONAL
AND ENGINEERING REGULATION ACTIVITY UNDER
OUR OWNERS CONTROL OF THE CITY OF EDMONTON

PROJECT
LOT2
BUILDING 1 - 136 75 Avenue
BUILDING 2 - 768 136 Street
BUILDING 3 - 7628 136 Street

G.E.M.
DAWSON SAWYER

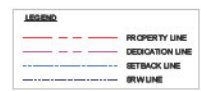
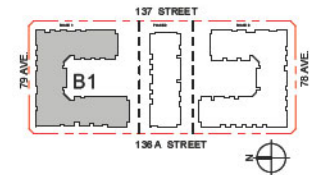
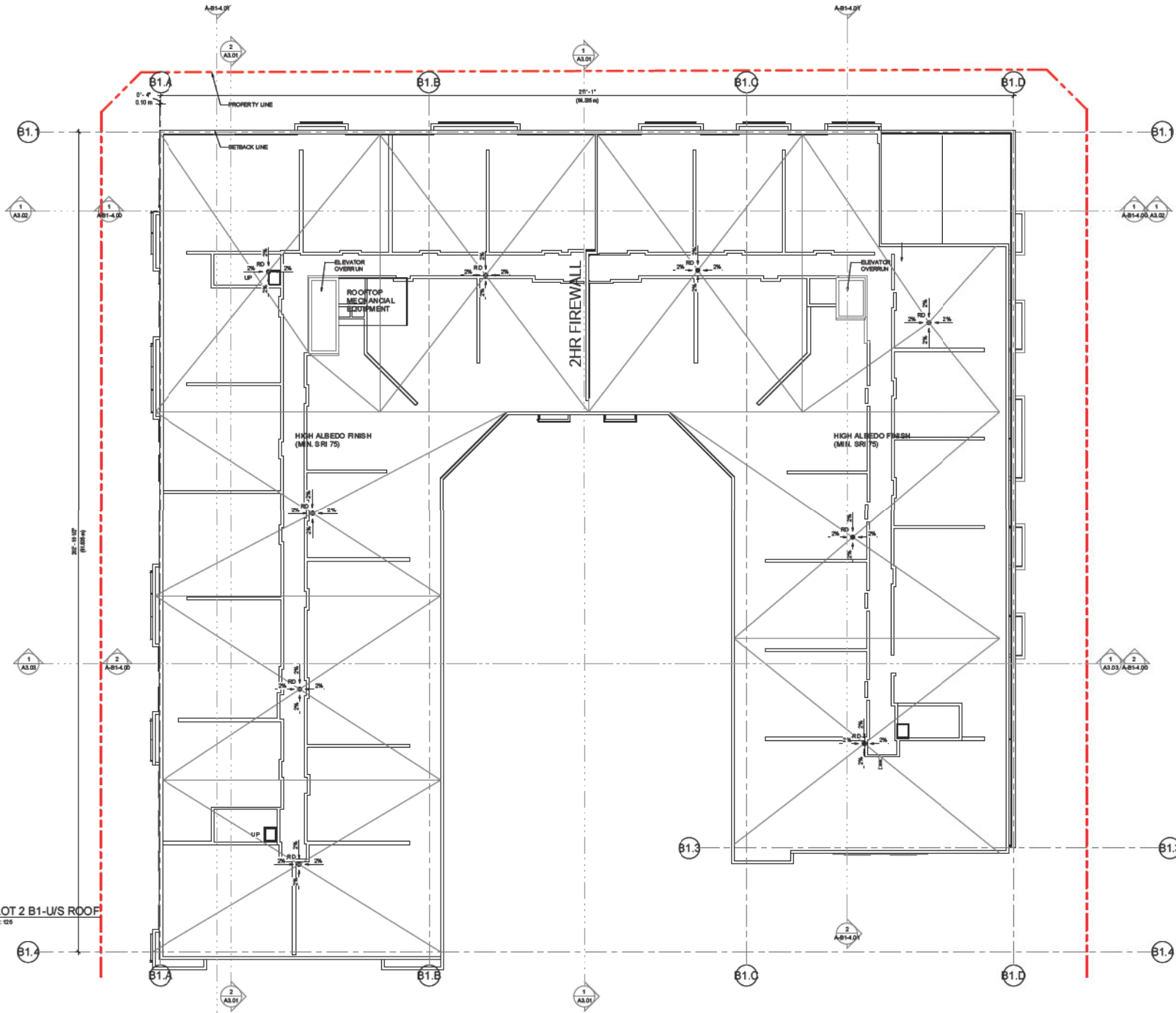
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| CHECKED | |
| SCALE: As Noted | |
| APP NO: 2802 | |
| DATE: 2024-05-02 | 2024-10-11 |

SHEET TITLE
LOT2 B1 FLOOR PLAN_L6

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| DATE: 10/11/24 | REVISION NO: 3 | |
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1 LOT 2 B1-L6
A1.24 1-10



| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1447 W. 208th STREET, SUITE 200, B.C. V6M 9B9
TEL: 604.276.6500 FAX: 604.276.6501
www.barnett-dem-bek.com

GROUP 161
CONSULTING GROUP ARCHITECTURAL, INC. ALL
ARCHITECTURAL SERVICES ARE PROVIDED UNDER
OUR OWN CONTROL AND UNDER OUR OWN CONTRACT.

PROJECT
LOT2
BUILDING 1 - 138 79 Avenue;
BUILDING 2 - 79th 138 Avenue;
BUILDING 3 - 7028 138th Street

CLIENT
DAWSON SAWYER

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| DESIGN | |
| CHECKED | |
| SCALE | As Indicated |
| APP NO. | 22002 |
| DATE | 2024-10-11 |

SHEET TITLE
**LOT2 B1 FLOOR
PLAN_L6 ROOF**

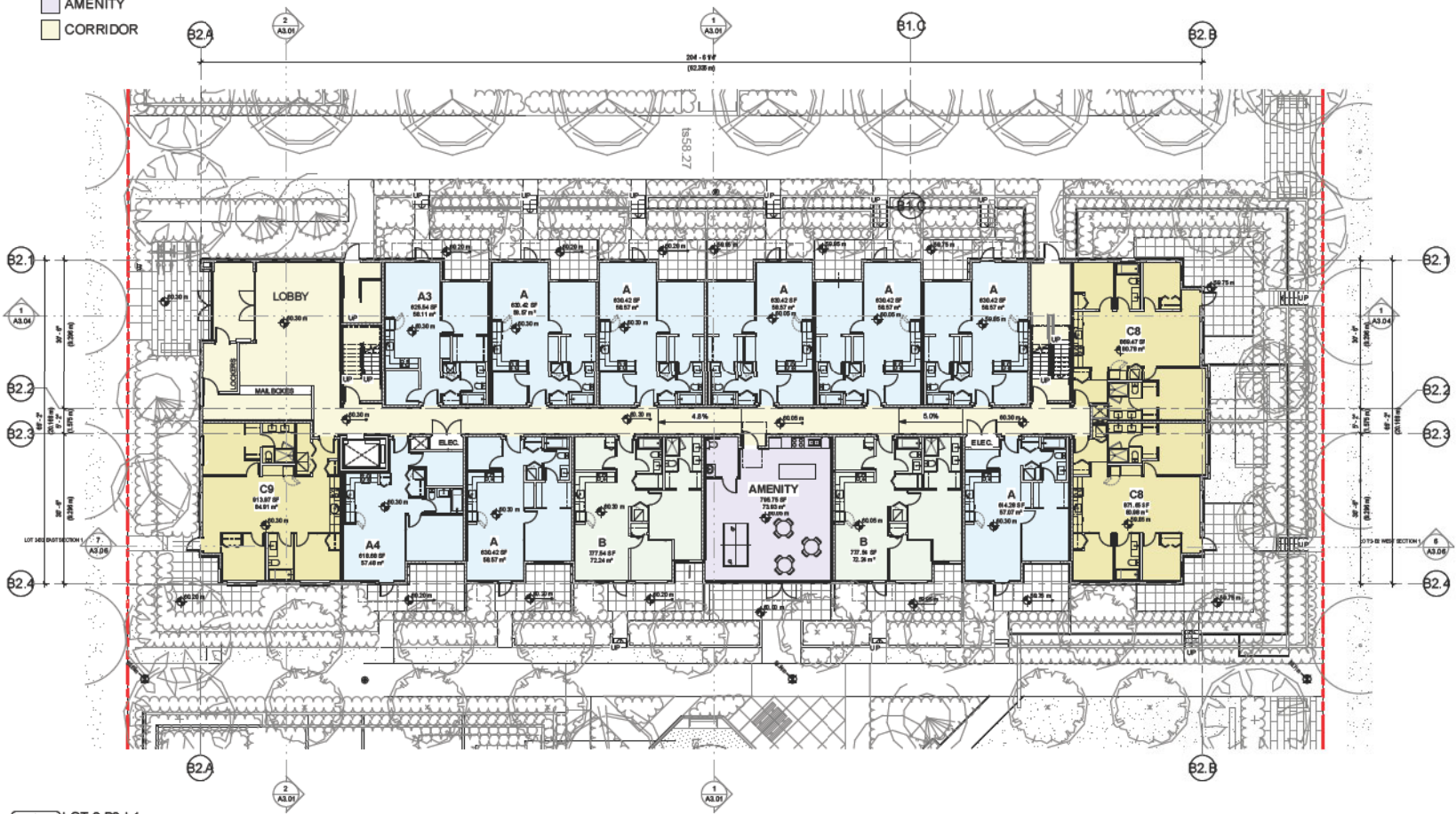
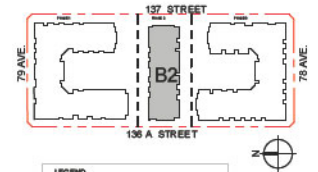
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| DESIGN NO. | REVISION NO. | N |
| A1.25 | 3 | |

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1 LOT 2 B1-U/S ROOF
A1.25 1/16"

AREA CATEGORY

- 1B+D
- 2B+D
- 3B
- AMENITY
- CORRIDOR



1 LOT 2 B2-L1
A1.31 1:125

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY COMPANY
1447 W. 30th St. Suite 200, Lincoln, NE 68502
TEL: 402.441.1100 FAX: 402.441.1101
www.barnett-dembek.com

GROUP 161
A MULTIDISCIPLINARY ARCHITECTURAL, ENGINEERING, AND DESIGN FIRM
OWNERS: GROUP 161 PARTNERSHIP, L.P.
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ARCHITECTS

PROJECT
LOT 2
BUILDING 1 - 13680 79 Avenue;
BUILDING 2 - 7825 136 Street;
BUILDING 3 - 7825 136 Street

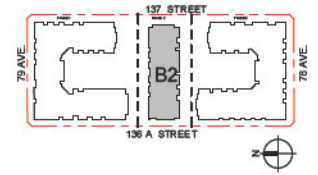
CLIENT
DAWSON SAWYER

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| DRAWN | |
| CHECKED | |
| SCALE As Indicated | |
| JOB NO. 23002 | |
| DATE 2024-05-09 | |

SHEET TITLE
LOT 2 B2 FLOOR PLAN_L1

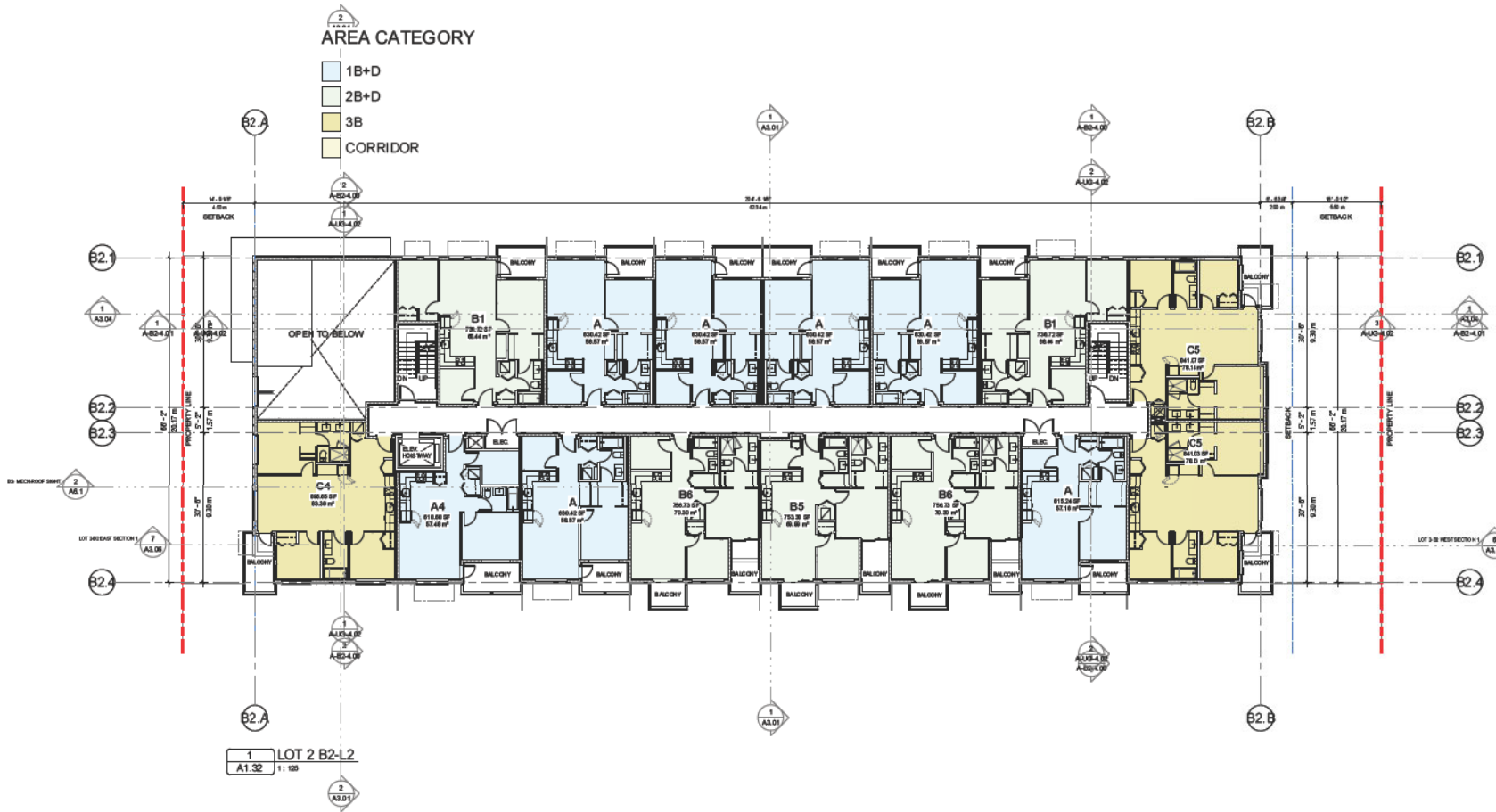
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| DWGNO. A1.31 | REVISION 3 | |
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AREA CATEGORY

- 1B+D
- 2B+D
- 3B
- CORRIDOR



| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1447 W. 79th Street, Suite 101, Vancouver, BC V6N 1B6
Tel: 604.273.4444 Fax: 604.273.4445
www.barnett-dembek.com

GROUP 161
A MULTIDISCIPLINARY ARCHITECTURAL, PERMAL
ARCHITECTURE, ENGINEERING AND ENVIRONMENTAL
CONSULTING FIRM UNDER THE SUPERVISION OF THE
PROFESSIONAL SOCIETY OF ARCHITECTS OF BRITISH COLUMBIA

PROJECT
LOT 2
BUILDING 1 - 13088 79 Avenue
BUILDING 2 - 7965 130e Street
BUILDING 3 - 7925 130e Street

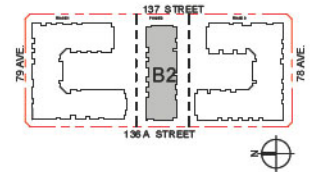
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DAWSON SAWYER

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| SCALE: As Indicated | |
| APP NO: 23012 | |
| DATE: 2024-10-11 | |

LOT 2 B2 FLOOR PLAN_L2

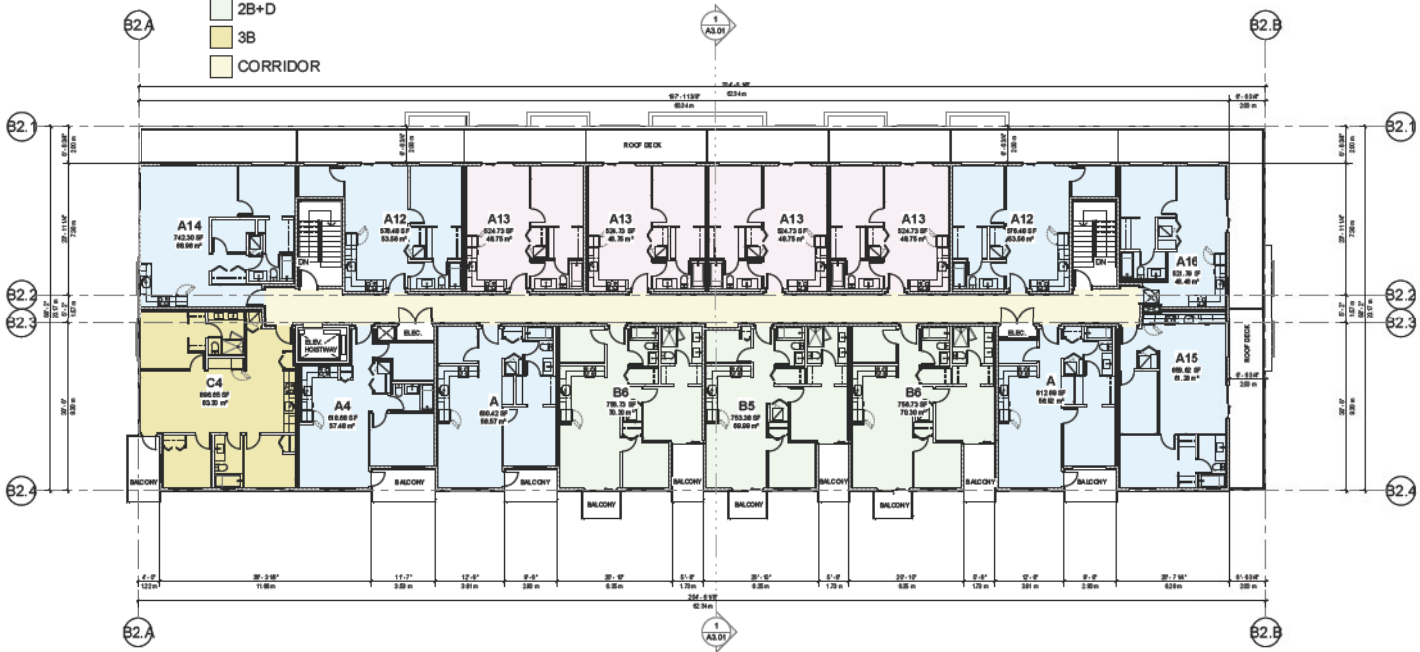
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AREA CATEGORY

- 1B
- 1B+D
- 2B+D
- 3B
- CORRIDOR



1 LOT 2 B2-L6
A1.34 1:125

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1407 W. 79th St. STE 100, EDMONTON, AB T6C 1K9
403.444.7887
www.barnett-dem-bek.com

GROUP 161
A REALTY GROUP INC. AN ARCHITECTURAL FIRM
PROVIDING REAL ESTATE AND ARCHITECTURAL SERVICES
UNDER THE SUPERVISION OF THE REG. P. C. OF PROFESSIONAL ENGINEERS

PROJECT
LOT 2
BUILDING 1 - 13680 79 Avenue
BUILDING 2 - 7928 15th Street
BUILDING 3 - 7928 15th Street

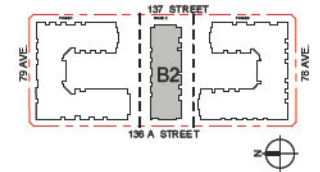
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DAWSON SAWYER

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| SCALE: As Indicated | |
| JOB NO: 23012 | |
| DATE: 2024-05-05 | |

SHEET TITLE
LOT 2 B2 FLOOR PLAN_L6

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| DRAWING NO. A1.34 | REVISION NO. 3 | |
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LEGEND

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| --- (Red dashed line) | PROPERTY LINE |
| --- (Blue dashed line) | DEDICATION LINE |
| --- (Green dashed line) | RETBACK LINE |
| --- (Black dashed line) | SRW/LINE |

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barnett dembek
ARCHITECTS INC.
11451 84 STREET, SUITE 200, EDMONTON, AB T5C 1N7
403-433-8464

GROUP 161
A MULTIPURPOSE ARCHITECTURAL FIRM ALL SERVICES ARE PROVIDED BY THE GROUP'S OWNERS SUBJECT TO THE SUPERVISORY CONTROL OF THE GROUP'S OFFICE OF ORIGIN.

PROJECT
LOT2
BUILDING 1 - 1368 79 Avenue
BUILDING 2 - 7908 136 Street
BUILDING 3 - 7928 136 Street

G.M.F.
DAWSON SAWYER

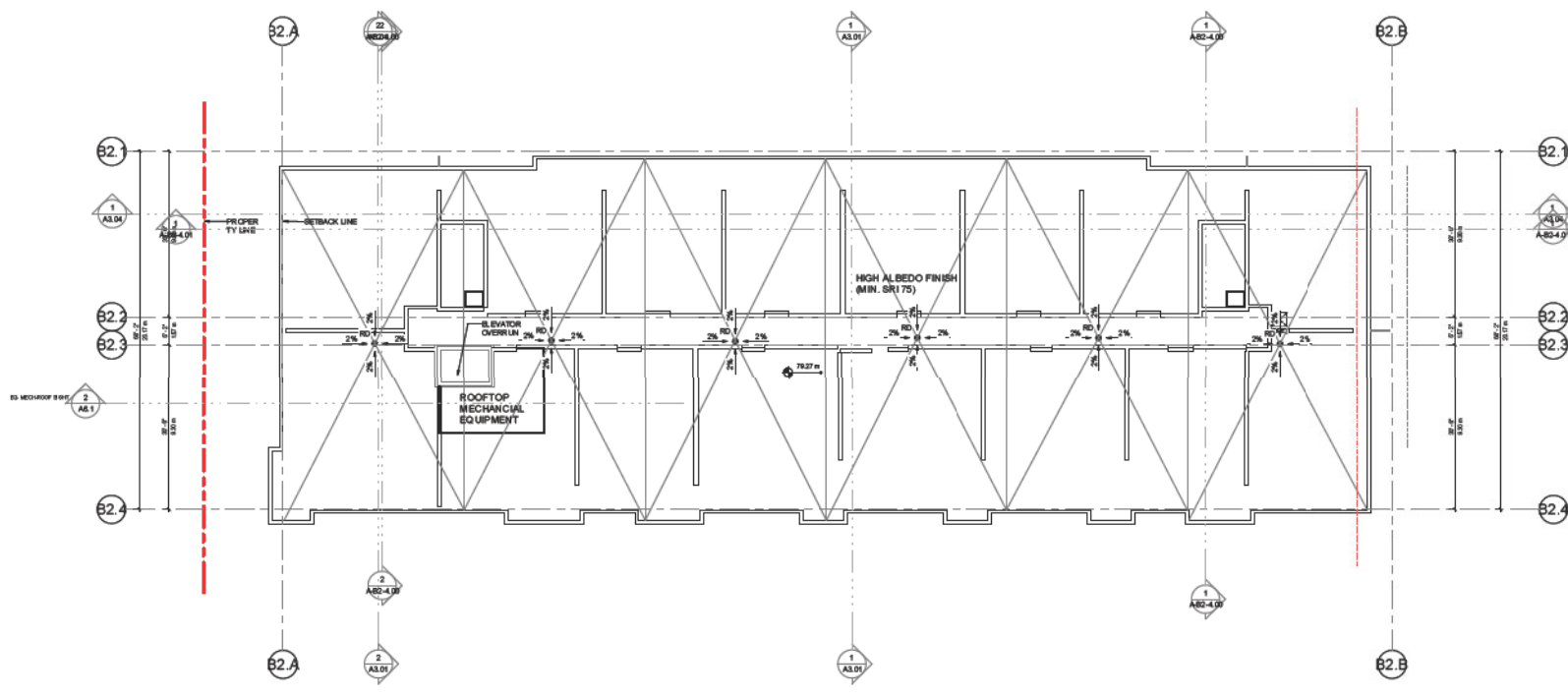
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SCALE: As NOTED
JOB NO: 23012
DATE: 2024-05-09



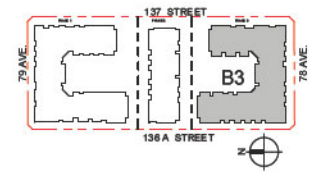
LOT2 B2 FLOOR PLAN_ROOF

DRAWING No. **A1.35** REVISION No. **3**

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LOT 2 B2-U/S ROOF
A1.35 1:1/80



AREA CATEGORY

- 1B
- 1B+D
- 2B+D
- 3B
- CORRIDOR

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY CORPORATION
1300 WEST 10TH AVENUE SUITE 100
DENVER, COLORADO 80202
www.barnett-dembek.com

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM
ARCHITECTS INC. 1610 WEST 10TH AVENUE SUITE 100
DENVER, COLORADO 80202
www.group161.com

PROJECT
LOT2
BUILDING 1 - 13600 79 AVENUE
BUILDING 2 - 7900 136A STREET
BUILDING 3 - 7020 136A STREET

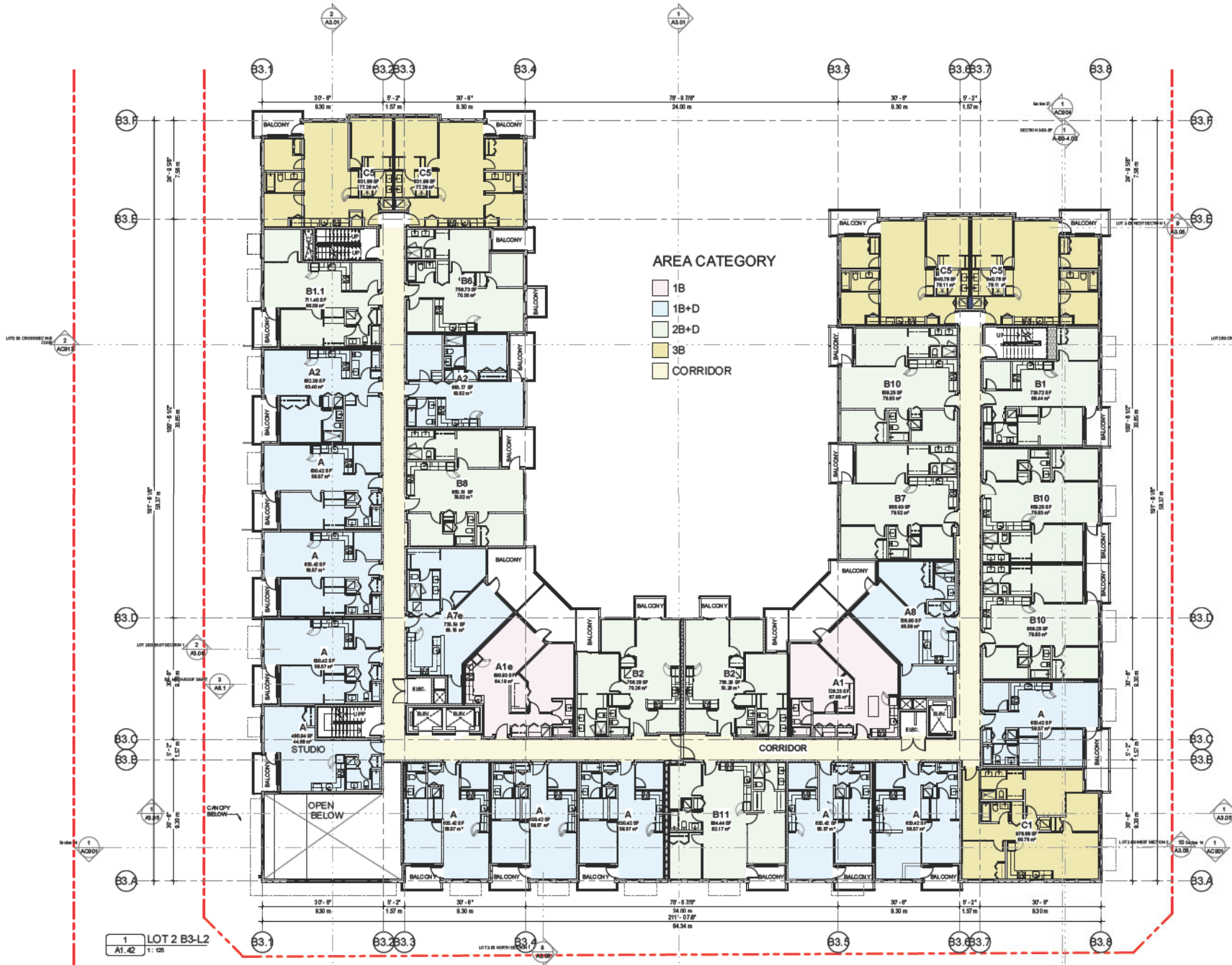
CLIENT
DAWSON SAWYER

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| SCALE | As Noted |
| JOB NO. | 23002 |
| DATE | 2024-10-11 |

LOT2 B3 FLOOR PLAN_L2

DRAWING NO. A1.42 **REVISION NO.** 3

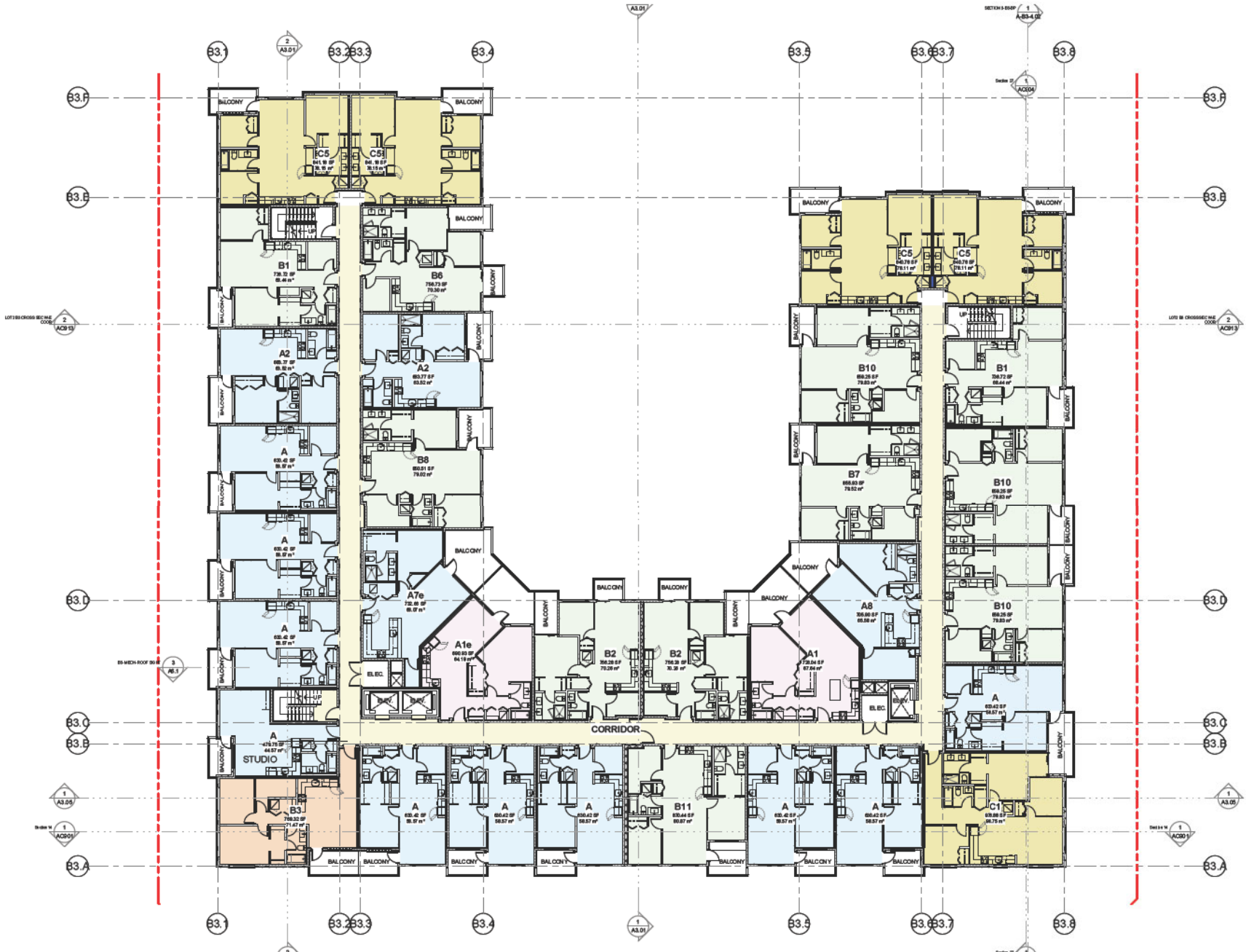
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1 LOT 2 B3-L2
A1.42 1: 00

LOT 2 B3 NORTH SIDE

LOT 2 B3 SOUTH SIDE



1 LOT 2 B3-L3
A1.43 1:125

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1447 W. 76th St, Suite 200, Lincoln, NE 68502
402.441.1111
www.barnett-dembek.com


GROUP 161
RESIDENTIAL AND COMMERCIAL REAL ESTATE
AN AFFILIATE OF THE GROUP 161 REAL ESTATE COMPANY
OUR OWNERS HOLD THE LEASE RIGHTS OF PORTFOLIO

PROJECT
LOT 2
BUILDING 1 - 15600 75 Avenue
BUILDING 2 - 7955 15th Street
BUILDING 3 - 7025 15th Street

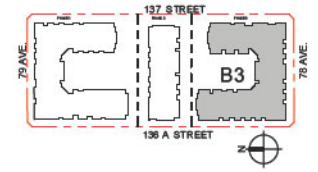
G.E.M.
DAWSON SAWYER

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| SCALE | 1:125 |
| JOB NO. | 23012 |
| DATE | 2024-10-11 |

SHEET TITLE
**LOT 2 B3 FLOOR
PLAN_L3-5**

DRAWING NO. **A1.43** REVISION NO. **3** 

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barnett dembek
ARCHITECTS INC.

1047 5th St. SW, 100 STREET LEVEL, S.W. 10th St.
TOWNSHIP OF BRACKENBACH

GROUP 161

10011-10015 HWY 63, BRACKENBACH, ALBERTA
ARCHITECTS INC. 2015-2016
OWNERS: TOWNSHIP OF BRACKENBACH

PROJECT
LOT2

BUILDING 1 - 136 88 79 Avenue;
BUILDING 2 - 795 53a Street;
BUILDING 3 - 7023 53a Street

CLIENT
DAWSON SAWYER

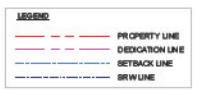
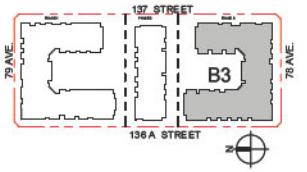
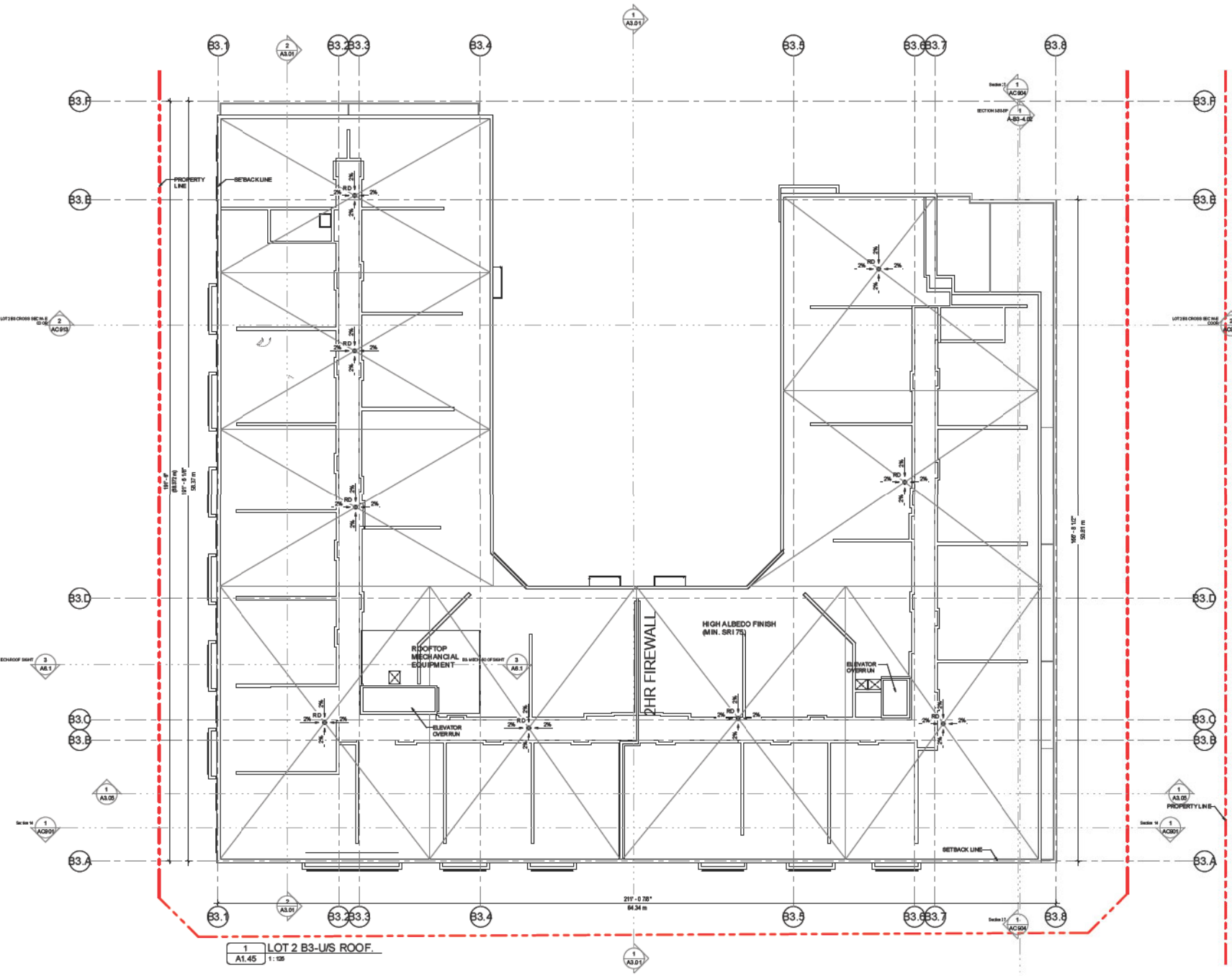
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| SCALE: As Noted | |
| DATE: 2024-05-01 | |

SHEET TITLE
LOT2 B3 FLOOR PLAN_L6

DRAWING NO. 1 A1.44 **REVISION NO. 3**

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1 LOT 2 B3-L6
A1.44 11-125



| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
LAWY: 06 208 58 0765 DAWSON S. C. V. 198 90
 78 AVE. W. 78 AVE. W. 78 AVE. W.

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM ALL
 ARCHITECTS ARE REGISTERED WITH THE
 ARCHITECTS ACT OF THE PROVINCE OF ONTARIO

PROJECT
LOT2
 BUILDING 1 - 13600 79 Avenue;
 BUILDING 2 - 7925 136 Street;
 BUILDING 3 - 7925 136 Street

DRAWN BY
DAWSON SAWYER

DATE
 2024-10-11

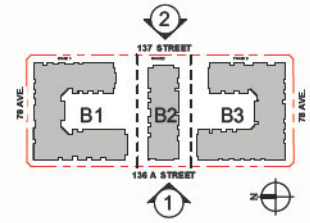


SHEET TITLE
**LOT2 FLOOR
 PLAN_B3-ROOF**

DRAWING NO. **A1.45** | REVISION NO. **3** |

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 THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECTS WILL BE
 RESPONSIBLE FOR ANY CHANGES TO THE PLAN.

1 LOT 2 B3-R/OOF
 A1.45 1:128



1 LOT2 OVERALL - WEST ELEVATION
A2.01 1" = 20'-0"



2 LOT2 OVERALL-EAST ELEVATION
A2.01 1" = 20'-0"

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1447 W. 75th St. Suite 200, Burnaby, B.C. V5H 4R9
Tel: 604-291-7665 Fax: 604-291-7666
www.barnett-dem-bek.com

GROUP 161
A MULTI-PHASE REAL ESTATE DEVELOPMENT
CONSISTING OF 1500 RESIDENTIAL UNITS
AND COMMERCIAL SPACE TO BE DEVELOPED
ON THE SITE OF THE FORMER GLENVIEW
GOLF COURSE IN THE CITY OF VANCOUVER

PROJECT
LOT2
BUILDING 1 - 13688 75 Avenue
BUILDING 2 - 7908 136 Street
BUILDING 3 - 7928 136 Street

CLIENT
DAWSON SAWYER

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| DESIGN | |
| CHECKED | |
| SCALE: As Indicated | |
| APP NO: 22012 | |
| DATE: 2024-05-09 | 2024-10-11 |

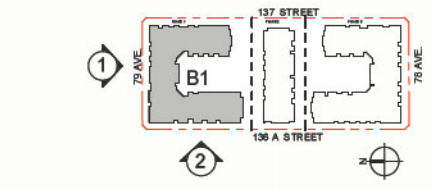
LOT2 OVERALL ELEVATIONS - EAST & WEST

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| DRAWING NO. | REVISION NO. |
| A2.01 | 3 |

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1 LOT 2 B1-NORTH ELEVATION(79 AVE)
A2.11 1" = 10'-0"



SCHEDULE OF FINISHES

1. 5M 00TH FINISH HORIZONTAL CEMENT BOARD PLANK LAPPING COLOR LIGHT GREY/WHITE.
2. 5M 00TH FINISH HORIZONTAL CEMENT BOARD PLANK LAPPING COLOR ASTERDOR GREY.
3. SMOOTH FINISH VERTICAL CEMENT BOARD PLANK LAPPING COLOR ASTERDOR GREY.
- 4A. POWDER COATED ALUMINUM PAINTING COLOR: STANDARD BLACK, GLASS TRANSPARENT.
- 4B. POWDER COATED ALUMINUM PAINTING COLOR: STANDARD BLACK, TINTED GLASS DARK GREY.
5. PAINTED VINYL WINDOWS FRAME COLOR: STANDARD BLACK.
6. 5 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN, FRAME POWDER COATED ALUMINUM STANDARD BLACK, FROSTED GLASS.
7. ARCHITECTURAL FRESH CONCRETE
8. C-CHANNEL CANOPY FRAME: STANDARD BLACK GLASS (TRANSPARENT).
9. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY/RED/BLUE
- 9A. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK.
10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK.
11. SMOOTH FINISH CEMENT BOARD FIBER REINLET RE VIAL SYSTEM COLOR IRON GREY/WHITE (B2)
12. ENHCOTT BRICK NORWEGIAN 3-5P2-3/8"-11-5/8" COLOR-GLAZED BLACK SHL
13. ENHCOTT BRICK NORWEGIAN 3-5P2-3/8"-11-5/8" COLOR-GLAZED WHITE SHL
14. STOREFRONT GLAZING, FRAME COLOR: STANDARD BLACK, VISION CLEAR ISG
15. ALUMINUM COMPOSITE METAL PANEL COLOR: STANDARD BLACK

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barnett dembek
ARCHITECTS INC.

GROUP 161

PROJECT
LOT 2
BUILDING 1 - 1368 79 Avenue;
BUILDING 2 - 798 130 Street;
BUILDING 3 - 702 130 Street

CLIENT
DAWSON SAWYER

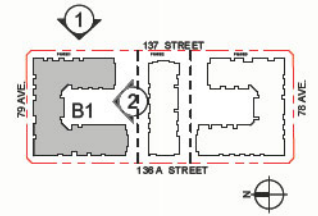
DESIGN
CHECKED
SCALE: As Noted
JOB NO: 2302
DATE: 2024-05-01

TITLE
LOT 2 B1
ELEVATION -
NORTH & WEST

DATE: A2.11 **REVISION**: 3



2 LOT 2 B1-WEST ELEVATION(136A ST.)
A2.11 1" = 10'-0"



1 LOT2 B1-EAST ELEVATION(137 ST.)
A2.12
1" = 10'-0"



2 LOT2 B1-SOUTH ELEVATION
A2.12
1" = 10'-0"

SCHEDULE OF FINISHES

- 1. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR LIGHT GREY/WHITE.
- 2. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR AS PERIOD GREY.
- 3. SMOOTH FINISH VERTICAL CEMENT BOARD PLANK LAP SIDING COLOR AS PERIOD GREY.
- 4A. POWDER COATED ALUMINUM RAILING COLOR : STANDARD BLACK, GLASS TRANSPARENT.
- 4B. POWDER COATED ALUMINUM RAILING COLOR : STANDARD BLACK, TINTED GLASS DARK GREY.
- 5. PAINTED VINYL WINDOWS FRAME COLOR : STANDARD BLACK.
- 6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN, FRAME POWDER COATED ALUMINUM STANDARD BLACK, FROSTED GLASS.
- 7. ARCHITECTURAL FINISH CONCRETE
- 8. C-CHANNEL CANOPY FRAME STANDARD BLACK GLASS (TRANSPARENT).
- 9. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY/RED/BLUE
- 9A. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK.
- 10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT). COLOR: STANDARD BLACK.
- 11. SMOOTH FINISH CEMENT BOARD FRY RISQUET REVEAL SYS TEM COLOR IRON GREY/ WHITE (B2)
- 12. ENDICOTT BRICK NORWEGIAN 3.5/8"2-HS/H#1 1-6-8 COLOR-GLAZED BLACK SBE.
- 13. ENDICOTT BRICK NORWEGIAN 3.5/8"2-HS/H#1 1-6-8 COLOR-GLAZED WHITE S#1.
- 14. STOREFRONT GLAZING, FRAME COLOR: STANDARD BLACK, VISION CLEAR IGV.
- 15. ALUMINUM COMPOSITE METAL PANEL. COLOR: STANDARD BLACK

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
UNIT 101, 305-100 STREET, LAREDO, TEXAS 78040
TEL: 361-868-4444 FAX: 361-868-4445
www.barnett-dembek.com

GROUP 161
A MULTI-DISCIPLINARY ARCHITECTURAL, FINANCIAL ANALYSIS AND CONSTRUCTION MANAGEMENT GROUP WITH A COMMITMENT TO THE BEST OF OUR SERVICE.

PROJECT
LOT2
BUILDING 1 - 136-80 79 AVENUE
BUILDING 2 - 7918 136 STREET
BUILDING 3 - 7928 136 STREET

CLIENT
DAWSON SAWYER

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| DESIGNER | |
| CHECKED | |
| SCALE | |
| JOB NO. | |
| DATE | |

SHEET TITLE
LOT2 B1
ELEVATION -
SOUTH & EAST

| | |
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| DRAWING No. | REVISION No. |
| A2.12 | 3 |

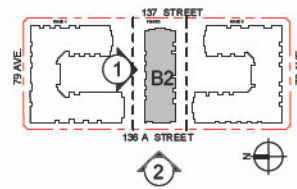
CONTRACTOR: THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BARNETT DEMBEK ARCHITECTS INC. ANY CHANGES SHALL BE RECORDED IN THE DRAWING REVISIONS.



1 LOT2 B2 - NORTH ELEVATION
A2.21 1" = 10'-0"



2 LOT2 B2 WEST ELEVATION (136A ST.)
A2.21 1" = 10'-0"



SCHEDULE OF FINISHES

1. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR LIGHT GREY/WHITE.
2. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR AS TIERED GREY.
3. SMOOTH FINISH VERTICAL CEMENT BOARD PLANK LAP SIDING COLOR ASTEROID GREY.
- 4A. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK, TINTED GLASS DARK GREY.
- 4B. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK, TINTED GLASS DARK GREY.
5. PAINTED VINYL WINDOWS FRAME COLOR: STANDARD BLACK.
6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN, FRAME POWDER COATED ALUMINUM STANDARD BLACK, FROSTED GLASS.
7. ARCHITECTURAL FINISH CONCRETE
8. C-CHANNEL CANOPY FRAME STANDARD BLACK GLASS (TRANSPARENT).
9. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY RED/BLUE
- 9A. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK.
10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK.
11. SMOOTH FINISH CEMENT BOARD FRY RIBBLET REVEAL SYS TERN COLOR IRON GREY WHITE (B2)
12. BENDCOTT BRICK NORWEGIAN 3.5/8\"/>
- 13. BENDCOTT BRICK NORWEGIAN 3.5/8\"/>
- 14. STOREFRONT GLAZING, FRAME COLOR: STANDARD BLACK, VISION CLEAR IGU.
- 15. ALUMINUM COMPOSITE METAL PANEL. COLOR: STANDARD BLACK

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1401 96, 706 100 STREET, SUITE 101, EDMONTON, AB T6E 4R3
TEL: 780.483.3800

GROUP 161
CONSULTING ARCHITECTS INC.
1610 101 STREET, SUITE 101, EDMONTON, AB T6E 4R3
TEL: 780.483.3800

PROJECT
LOT2
BUILDING 1 - 136 79 AVENUE
BUILDING 2 - 706 100 STREET
BUILDING 3 - 702 136 STREET

CLIENT
DAWSON SAWYER

DRAWN:
CHECKED:
SCALE: As Indicated
JOB NO: 23012
DATE: 2024-05-09
2024-10-11

LOT2 B2 ELEVATION - NORTH & WEST

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|--------------|--------------|
| DRAWING NO: | REVISION NO: |
| A2.21 | 3 |

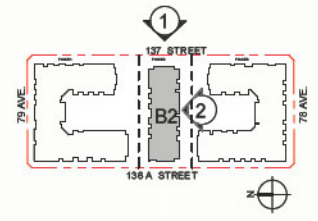
CONTRACT RECEIVED. THIS PLAN AND DESCRIPTION ARE AS AT A NORTH WESTERN COLLING PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE APPROVAL OF BARNETT DEMBEK ARCHITECTS INC.



2 LOT2 B2 ELEVATION - SOUTH
A2.22 1" = 10'-0"



1 LOT2 B2 -EAST ELEVATION(137 ST.)
A2.22 1" = 10'-0"



SCHEDULE OF FINISHES

1. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR LIGHT GREY/WHITE.
2. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR AS TERROR GREY.
3. SMOOTH FINISH VERTICAL CEMENT BOARD PLANK LAP SIDING COLOR ASTERIOD GREY.
- 4A. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK, GLASS TRANSPARENT.
- 4B. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK, TINTED GLASS DARK GREY.
5. PAINTED VINYL WINDOWS FRAME COLOR: STANDARD BLACK.
6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN, FRAME POWDER COATED ALUMINUM STANDARD BLACK, FROSTED GLASS.
7. ARCHITECTURAL FINISH CONCRETE
8. C-CHANNEL CANOPY FRAME STANDARD BLACK GLASS (TRANSPARENT).
9. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY RED/BLUE
- 9A. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK
10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK.
11. SMOOTH FINISH CEMENT BOARD FRV RIBBLET REVEAL SYS TERN COLOR IRON GREY WHITE (B2)
12. ENDICOTT BRICK NORWEGIAN 3.5\"/>

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1401 W. 79th St STE 200, DALLAS, TX 75241
714.289.2822
barnett@barnett.com

GROUP 161
A CONSULTING AND ARCHITECTURAL FIRM
SERVING COMMUNITY DEVELOPMENT, HEALTH CARE, EDUCATION AND COMMUNITY DEVELOPMENT
GROUP 161 ARCHITECTURE

PROJECT
LOT2

BUILDING 1 - 136th 79 Avenue
BUILDING 2 - 79th 136 Street
BUILDING 3 - 79th 136 Street

CLIENT
DAWSON SAWYER

DESIGN
CHECKED

SCALE: As NOTED

JOB NO: 2302

DATE: 03/24/25

LOT2 B2 ELEVATION - SOUTH & EAST

| DESIGN No. | REVISION No. |
|------------|--------------|
| A2.22 | 3 |

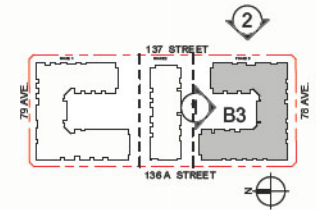
CONTRACTOR: THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BARNETT DEMBEK ARCHITECTS INC. ANY CHANGES OR REVISIONS MUST BE APPROVED BY BARNETT DEMBEK ARCHITECTS INC.



1 LOT2 B3-NORTH ELEVATION
A2.31
1" = 10'-0"



2 LOT2 B3-EAST ELEVATION(137 ST.)
A2.31
1" = 10'-0"



SCHEDULE OF FINISHES

1. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR LIGHT GREY/WHITE.
2. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR AS BEST GRY.
3. SMOOTH FINISH VERTICAL CEMENT BOARD PLANK LAP SIDING COLOR ASTERIOD GREY.
- 4A. POWDER COATED ALUMINUM RAILING COLOR - STANDARD BLACK, GLASS TRANSPARENT.
- 4B. POWDER COATED ALUMINUM RAILING COLOR - STANDARD BLACK, TINTED GLASS DARK GREY.
5. PAINTED VINYL WINDOWS FRAME COLOR - STANDARD BLACK.
6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN, FRAME POWDER COATED ALUMINUM STANDARD BLACK, FROSTED GLASS.
7. ARCHITECTURAL FINISH CONCRETE
8. C-CHANNEL CANOPY FRAME STANDARD BLACK GLASS (TRANSPARENT).
9. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY RED/BLUE
- 9A. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK
10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT). COLOR: STANDARD BLACK.
11. SMOOTH FINISH CEMENT BOARD FRY REGLET REVEAL SYS TECH COLOR IRON GREY WHITE (R2)
12. ENDICOTT BRICK NORWEGIAN 3.5/8" X 7 1/2" X 8 1/2" COLOR-GLAZED BLACK G8E
13. ENDICOTT BRICK NORWEGIAN 3.5/8" X 7 1/2" X 8 1/2" COLOR-GLAZED WHITE G8L
14. STOREFRONT GLAZING, FRAME COLOR: STANDARD BLACK, VISION CLEAR IGU.
15. ALUMINUM COMPOSITE METAL PANEL. COLOR: STANDARD BLACK

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY PARTNERSHIP
2750 W. 79TH AVENUE, SUITE 1000
DENVER, COLORADO 80231
PHONE: 303.751.1500
WWW.BARNETDEMPEK.COM

GROUP 161
A DESIGN PART OF AN ARCHITECTURAL FIRM
ARCHITECTURE INTERIORS LANDSCAPE ARCHITECTURE
OUR CLIENTS ENJOY THE BEST OF BOTH WORLDS.

PROJECT

LOT2

BUILDING 1 - 13680 79 AVENUE
BUILDING 2 - 7625 137th STREET
BUILDING 3 - 7625 137th STREET

CLIENT

DAWSON SAWYER

DESIGN

CHECKED

SCALE: As NOTED

JOB NO: 23012

DATE: 05/24/2024



DRAWING TITLE

**LOT2 B3
ELEVATIONS -
NORTH & EAST**

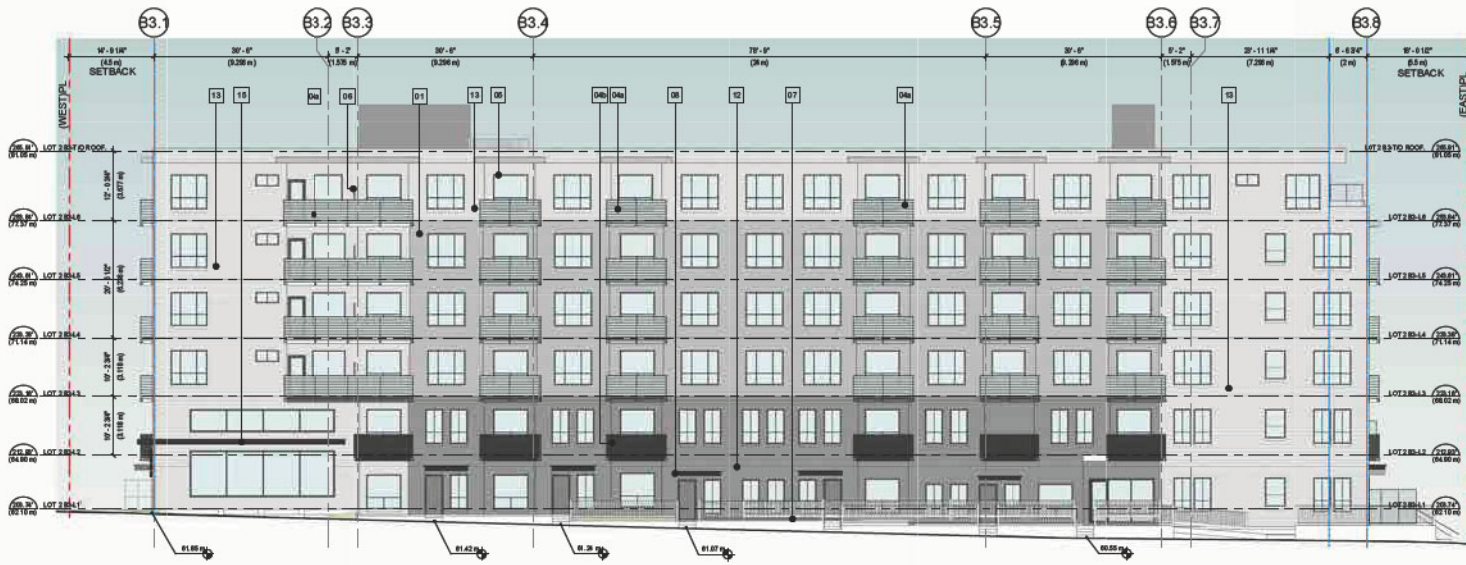
DRAWING NO.

A2.31

REVISION NO.

3

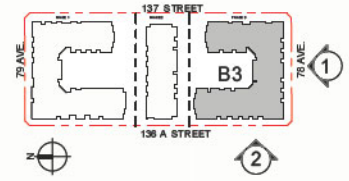
CONTRACTOR: THE PLAN AND DESIGN FIRM, A.C. AT 14
137th STREET, DENVER, CO 80231
ARCHITECT: BARNETT DEMPEK ARCHITECTS INC. AND GROUP 161
THE ABOVE NOTATION IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
SEE ARCHITECTURAL AGREEMENT FOR MORE INFORMATION.



1 LOT2 B3-SOUTH ELEVATION(78 AVE.)
A2.32 1" = 10'-0"



2 LOT2 B3-WEST ELEVATION(136 A ST.)
A2.32 1" = 10'-0"



SCHEDULE OF FINISHES

1. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR LIGHT GREY/WHITE.
2. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAP SIDING COLOR AS TIE ROID GREY.
3. SMOOTH FINISH VERTICAL CEMENT BOARD PLANK LAP SIDING COLOR ASTEROID GREY.
- 4A. POWDER COATED ALUMINUM RAILING COLOR - STANDARD BLACK GLASS TRANSPARENT.
- 4B. POWDER COATED ALUMINUM RAILING COLOR - STANDARD BLACK, TINTED GLASS DARK GREY.
5. PAINTED VINYL WINDOWS FRAME COLOR - STANDARD BLACK.
6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN, FRAME POWDER COATED ALUMINUM STANDARD BLACK, FROSTED GLASS.
7. ARCHITECTURAL FINISH CONCRETE
8. C-CHANNEL CANOPY FRAME STANDARD BLACK GLASS (TRANSPARENT).
9. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY RED/BLUE
- 9A. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK
10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK.
11. SMOOTH FINISH CEMENT BOARD FRY REVEAL REVEAL SYS TSH COLOR IRON GREY WHITE (B2)
12. ENDICOTT BRICK NORWEGIAN 3.5"X7.5"X11 1/2" 1-5-8 COLOR-GLAZED BLACK SNE
13. ENDICOTT BRICK NORWEGIAN 3.5"X7.5"X11 1/2" 1-5-8 COLOR-GLAZED WHITE SNE1.
14. STOREFRONT GLAZING, FRAME COLOR: STANDARD BLACK, VISION CLEAR IGU.
15. ALUMINUM COMPOSITE METAL PANEL, COLOR: STANDARD BLACK

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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY ARCHITECTS, P.C. 1500 100
750 UNIVERSITY DRIVE, SUITE 300
SANTA ANA, CALIFORNIA 92705

GROUP 161
A FULL SERVICE ARCHITECTURAL FIRM
ARCHITECTS, ENGINEERS, INTERIORS, ENVIRONMENTAL PLANNING
OR OTHERS SHALL BE THE USER'S CHOICE OF PROVIDER.

PROJECT
LOT2
BUILDING 1 - 13600 75 Avenue
BUILDING 2 - 7805 136 Street
BUILDING 3 - 7825 136 Street

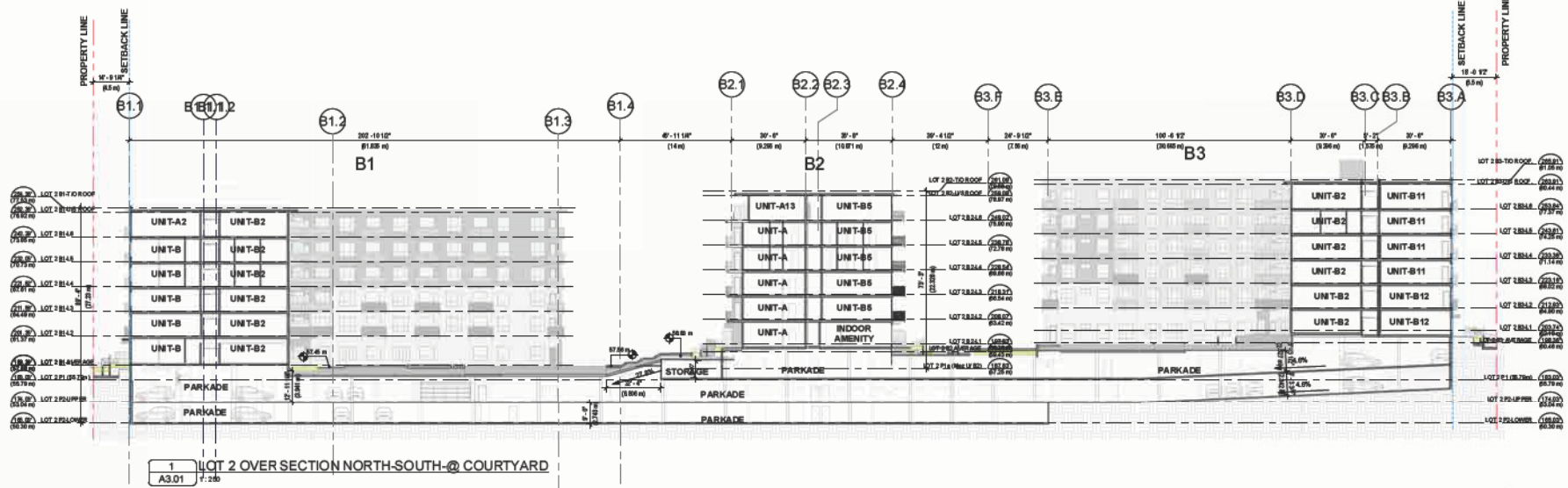
CLIENT
DAWSON SAWYER

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| DESIGN | |
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| SCALE: As Noted | |
| JOB NO: 23002 | |
| DATE: 2024-05-05 | |

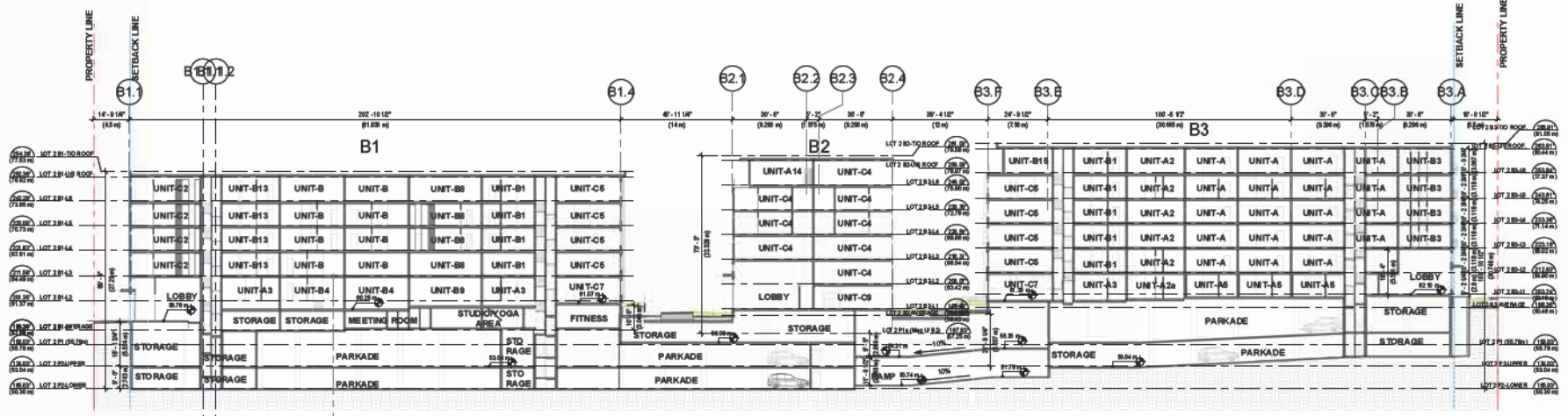
SHEET TITLE
**LOT2 B3
ELEVATION -
SOUTH & WEST**

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| DRAWING NO. | REVISION NO. |
| A2.32 | 3 |

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1 LOT 2 OVER SECTION NORTH-SOUTH @ COURTYARD
A3.01 7:24



2 LOT 2 OVER SECTION NORTH-SOUTH @ LOBBIES
A3.01 7:24

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
UNIT 101, 705 W. 10TH STREET, SUITE 200, DENVER, CO 80202
TEL: 303.733.0000 FAX: 303.733.0001
WWW.BARNETDEMPEK.COM

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM
REGISTERED WITH THE BOARD OF ARCHITECTURE
OUR OFFICE IS LOCATED AT THE CORNER OF 16TH AND

PROJECT
LOT 2
BUILDING 1 - 1560 75 Avenue
BUILDING 2 - 755 15th Street
BUILDING 3 - 755 15th Street

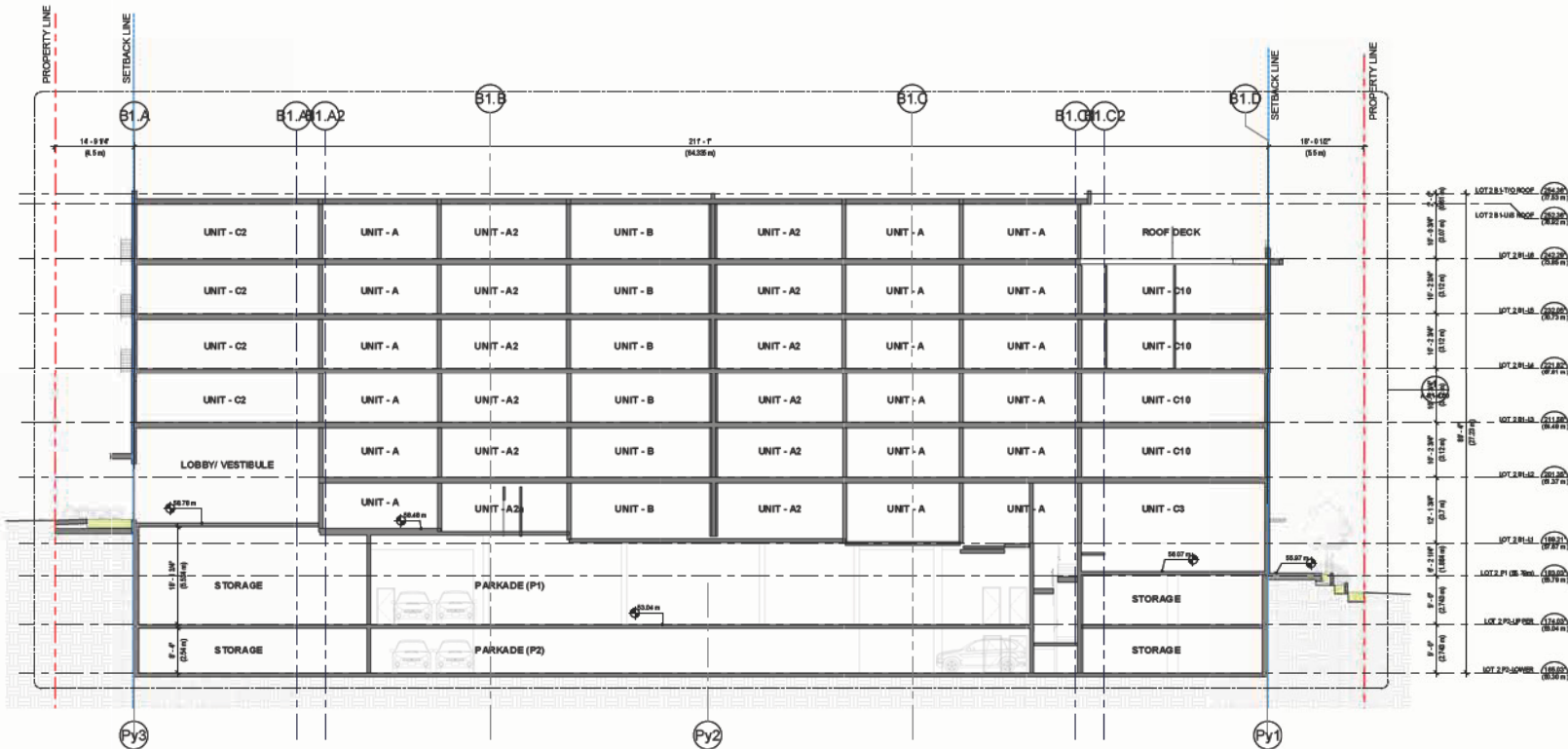
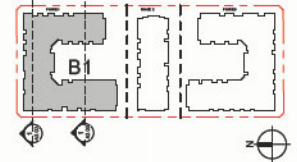
G.E.P.
DAWSON SAWYER

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| DESIGN | |
| CHECKED | |
| SCALE: As Noted | |
| JOB NO: 23002 | |
| DATE: 03/24/25 | |

SECTION TITLE
LOT2-BUILDING SECTIONS

| | |
|----------------------|-----------------------|
| DWG NO: A3.01 | REVISION NO: 3 |
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1 LOT2 B1 SECTION WEST-EAST @LOBBY
A3.02
1:120

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY CORPORATION
1801 W. 79th ST. SUITE 1000, LOS ANGELES, CA 90048
TEL: (310) 551-1234 FAX: (310) 551-1235
www.barnettdembek.com

GROUP 161
MULTI-PHASE ARCHITECTURAL FIRM
ARCHITECTS INC. 12001 S. WILSON AVENUE, SUITE 1000, LOS ANGELES, CA 90024
TEL: (310) 551-1234 FAX: (310) 551-1235

PROJECT:
LOT2
BUILDING 1 - 13000 79 Avenue
BUILDING 2 - 7900 130th Street
BUILDING 3 - 7020 130th Street

GEO:
DAWSON SAWYER

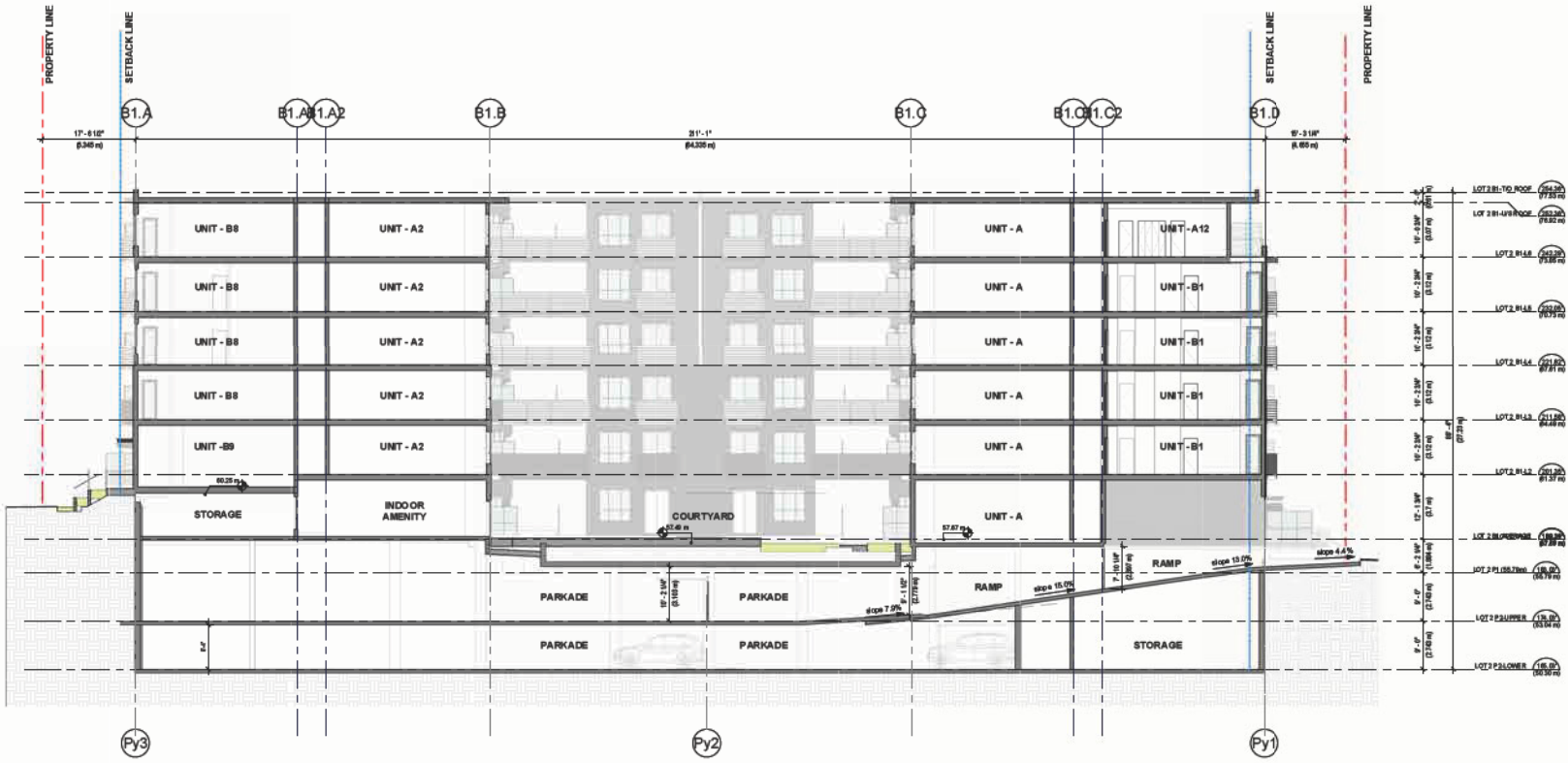
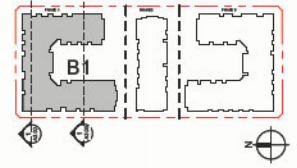
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| DRAWN | |
| CHECKED | |
| SCALE | As Indicated |
| JOB NO. | 23012 |
| DATE | 2024-10-11 |



SECTION TITLE:
LOT2-BUILDING SECTIONS

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| DWG NO. | SECTION NO. |
| A3.02 | 3 |

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1 LOT2 B1 SECTION WEST-EAST @RAMP
A3.03 1:120

| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.

UNIT 101, 205 W. 47TH STREET, SUITE 200, N.Y.C. NY 10019
TEL: 212.512.1800 FAX: 212.512.1801
WWW.BARNETDEMPEK.COM

GROUP 161
A MULTIDISCIPLINARY ARCHITECTURAL, PLANNING
AND ENGINEERING FIRM OFFERING INTEGRATED
DESIGN SERVICES TO THE URBAN DEVELOPER.

PROJECT:
LOT2
BUILDING 1 - 150-60 75 Avenue
BUILDING 2 - 750 8 150 Street
BUILDING 3 - 750 8 150 Street

G.E.M:
DAWSON SAWYER

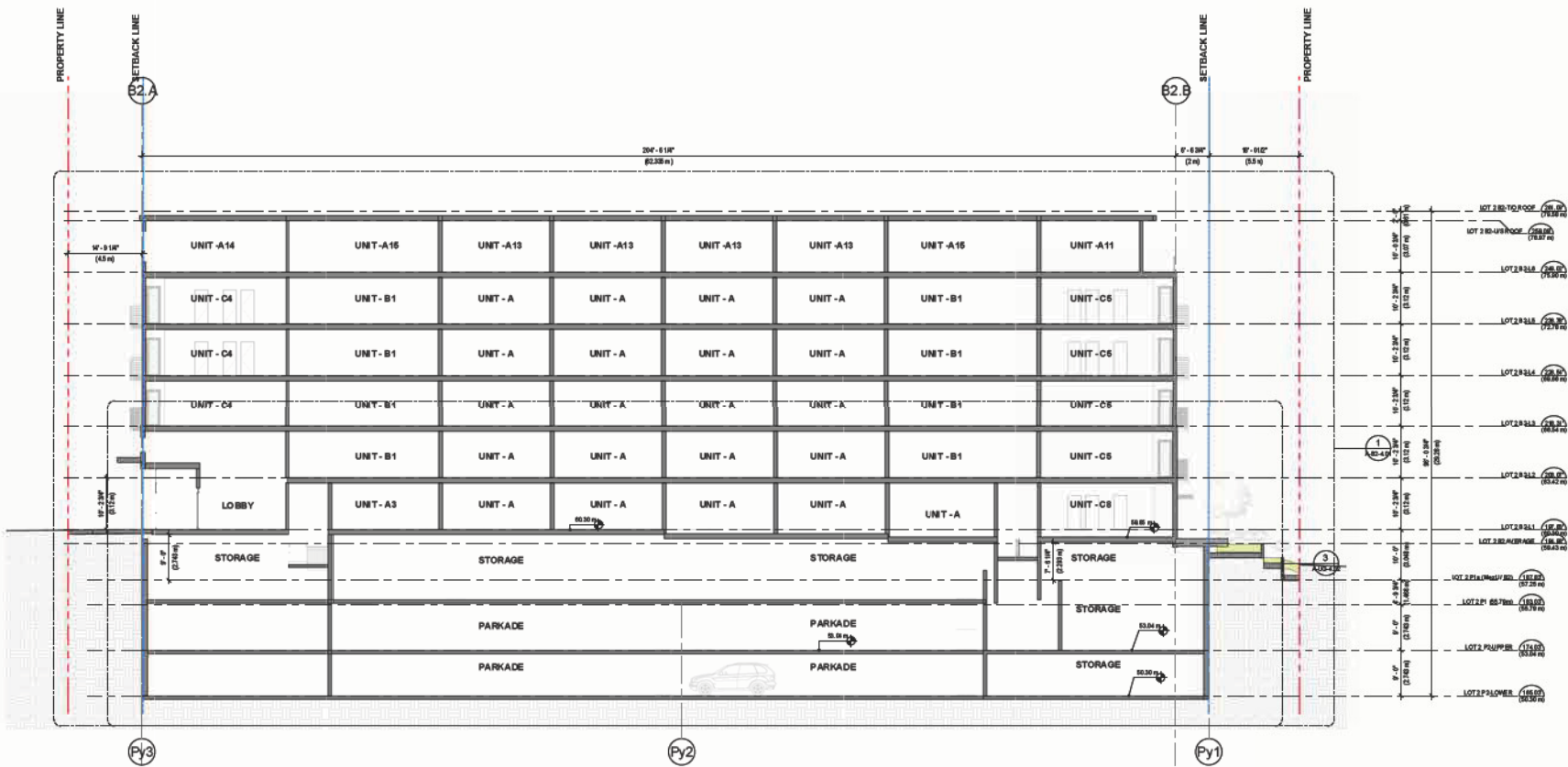
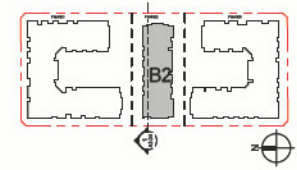
DRAWN:
CHECKED:
SCALE: As Noted
JOB NO: 23012
DATE: 2024-05-04

(Red Seal)

SECTION TITLE:
LOT2-BUILDING SECTIONS

DRAWING NO: **A3.03** | REVISION NO: **3**

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| DATE | NO. | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY CORPORATION
7515 AVENUE OF THE ARTS, SUITE 300
DENVER, COLORADO 80202
www.barnett-dembek.com

GROUP 161
A MULTI-PHASE AN ARCHITECTURAL FIRM ALL PHASES ARE OPEN TO THE PUBLIC. OUR OWNERS CONTROL THE USE OF OUR FIRM'S NAME.

PROJECT
LOT2
BUILDING 1 - 15000 75 AVENUE
BUILDING 2 - 7505 15th Street
BUILDING 3 - 7520 15th Street

G.E.N.
DAWSON SAWYER

| | |
|------------------------|--|
| DESIGN | |
| CHECKED | |
| SCALE: AS NOTED | |
| JOB NO. 23012 | |
| DATE 2024-05-03 | |

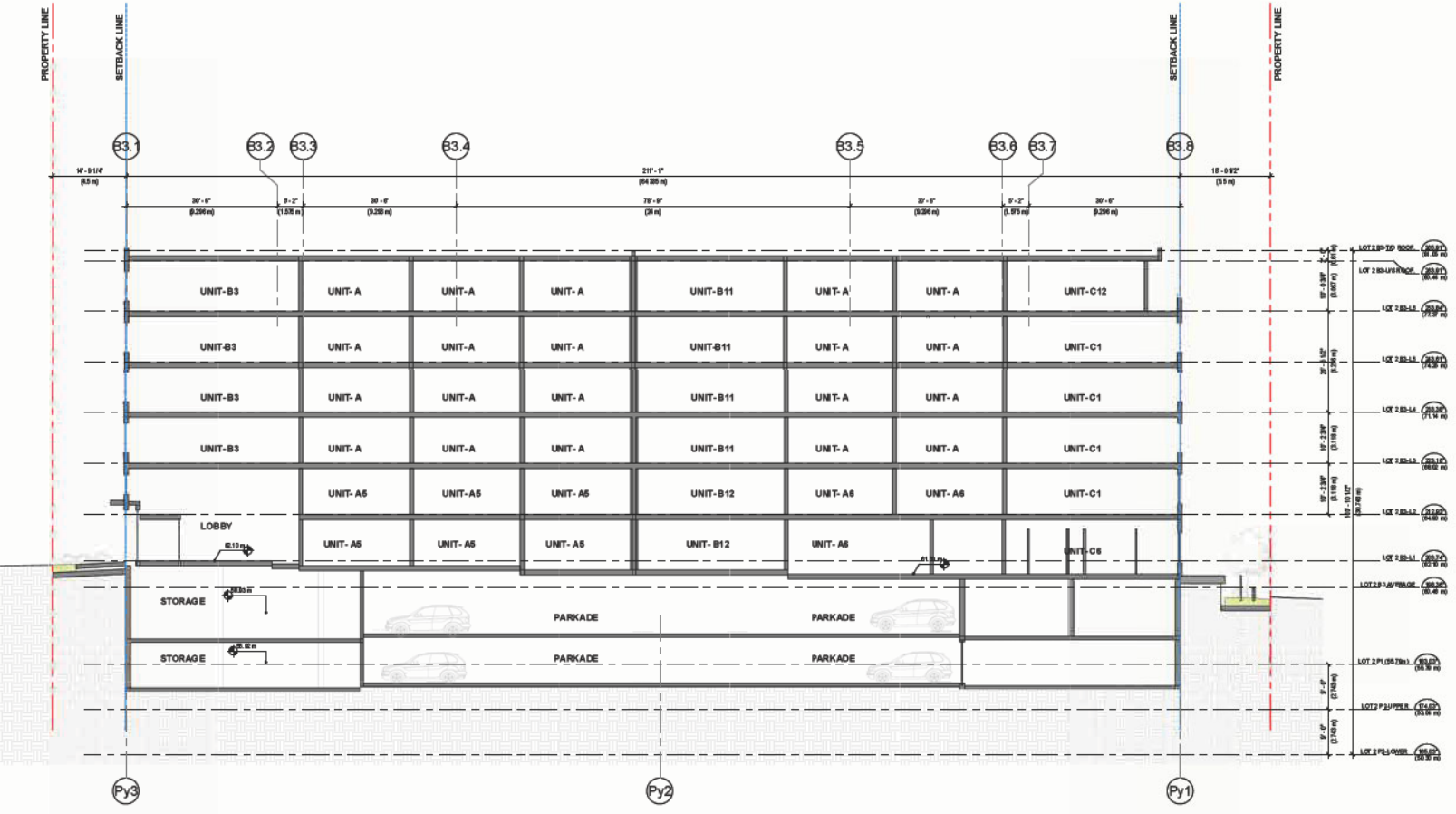


1 LOT2 B2 SECTION WEST-EAST @ LOBBY
A3.04 1:125

SECTION TITLE
LOT2-BUILDING SECTIONS

| | |
|-----------------------------------|---------------------------------|
| DWGNO. IS. A3.04 | REVISION NO. 3 |
|-----------------------------------|---------------------------------|

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barnett dembek
ARCHITECTS INC.
UNIT 101, 208 W. 5TH STREET, SUITE 101, WYOMING, WY 82002
731.633.3366
www.barnett-dembeck.com

GROUP 161
RESIDENTIAL DEVELOPMENT
ARCHITECTS INC. 1500 15TH AVENUE, SUITE 1500, DENVER, CO 80202
720.441.1616
www.group161.com

PROJECT
LOT 2
BUILDING 1 - 12000 75 Avenue
BUILDING 2 - 7500 15th Street
BUILDING 3 - 7020 15th Street

G.E.M.
DAWSON SAWYER

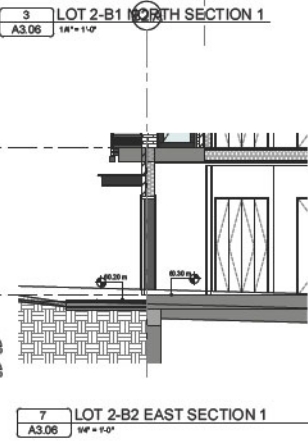
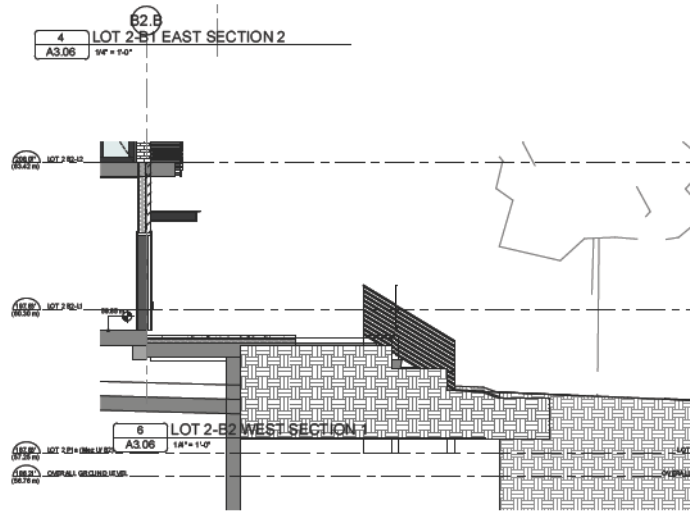
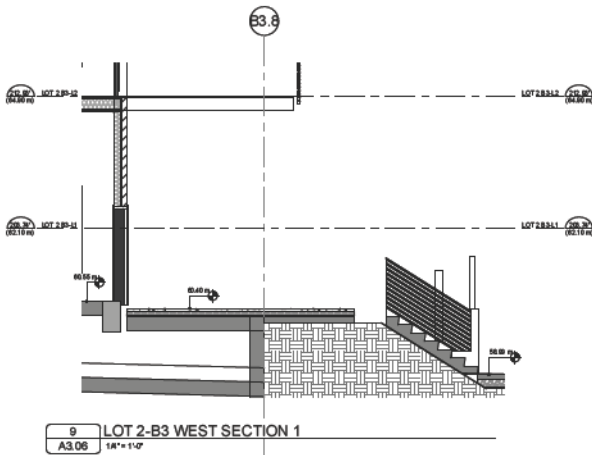
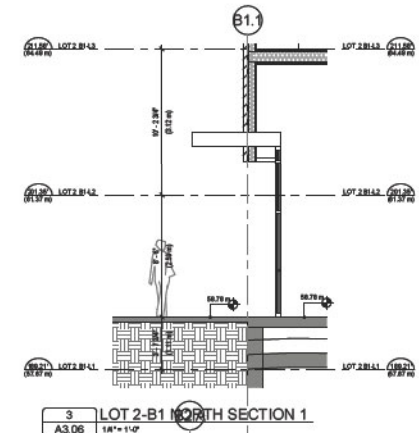
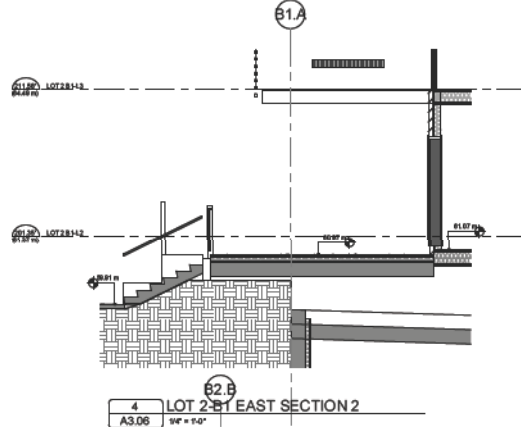
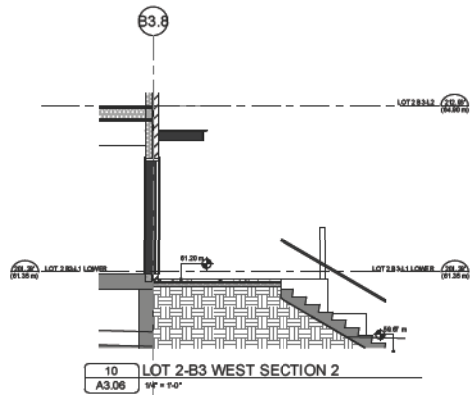
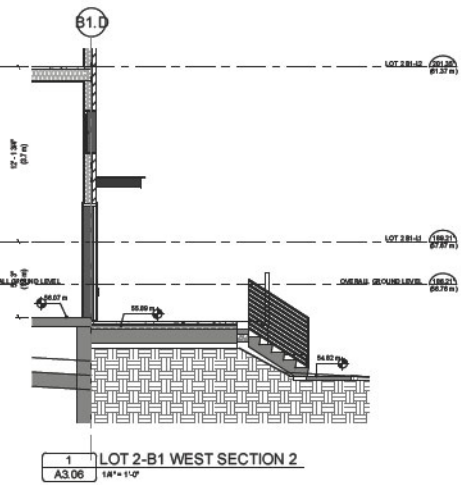
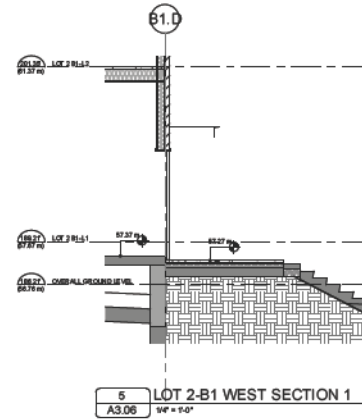
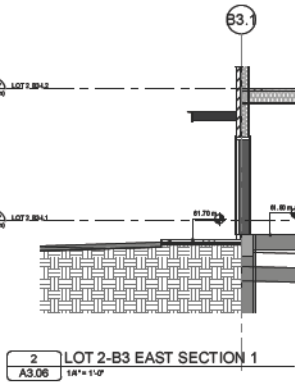
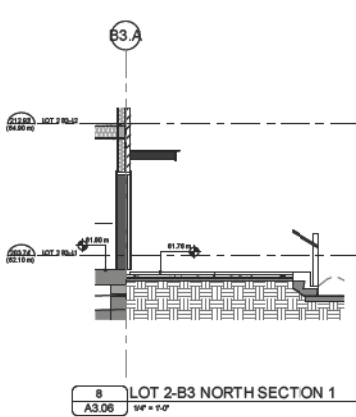
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| DESIGN | |
| CHECKED | |
| SCALE: As Indicated | |
| JOB NO: 23012 | |
| DATE: 2024-05-01 | |

SECTION TITLE
LOT 2 - BUILDING SECTIONS

1 LOT 2 B3 SECTION WEST-EAST @ LOBBY
A3.05 1:125

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| DRAWING NO. | SECTION NO. |
| A3.05 | 3 |

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barnett dembek
ARCHITECTS INC.
1447 W. 75th St. Suite 200, Overland Park, KS 66209
781.648.8800
www.barnett-dembek.com

GROUP 161
MULTI-DISCIPLINARY ARCHITECTURAL, INTERIOR ARCHITECTURE, AND DESIGN SERVICES, INC.
OUR WORK IS SHAPED BY OUR PEOPLE'S PASSION FOR EXCELLENCE.

PROJECT
LOT2
BUILDING 1 - 13000 75 Avenue
BUILDING 2 - 7500 S 130 Street
BUILDING 3 - 7020 S 130 Street

G.E.P.
DAWSON SAWYER

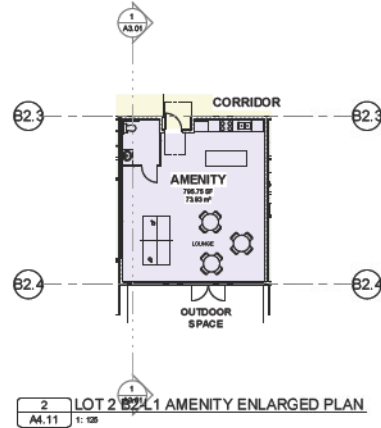
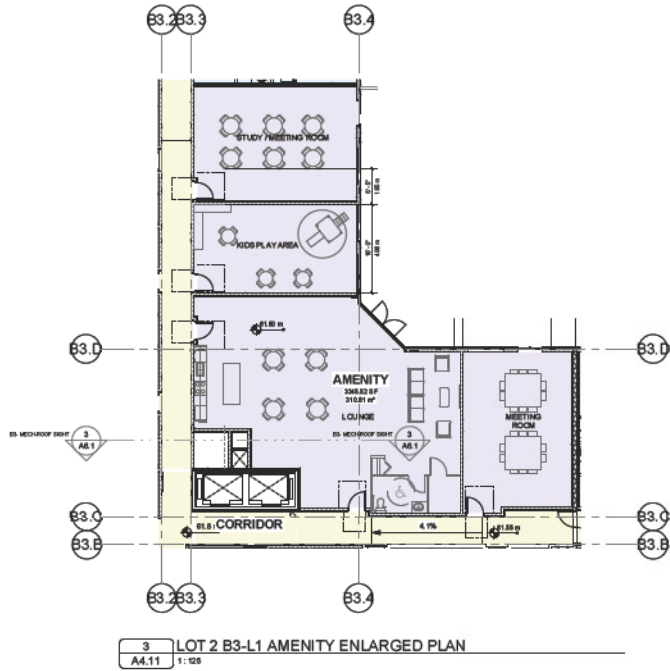
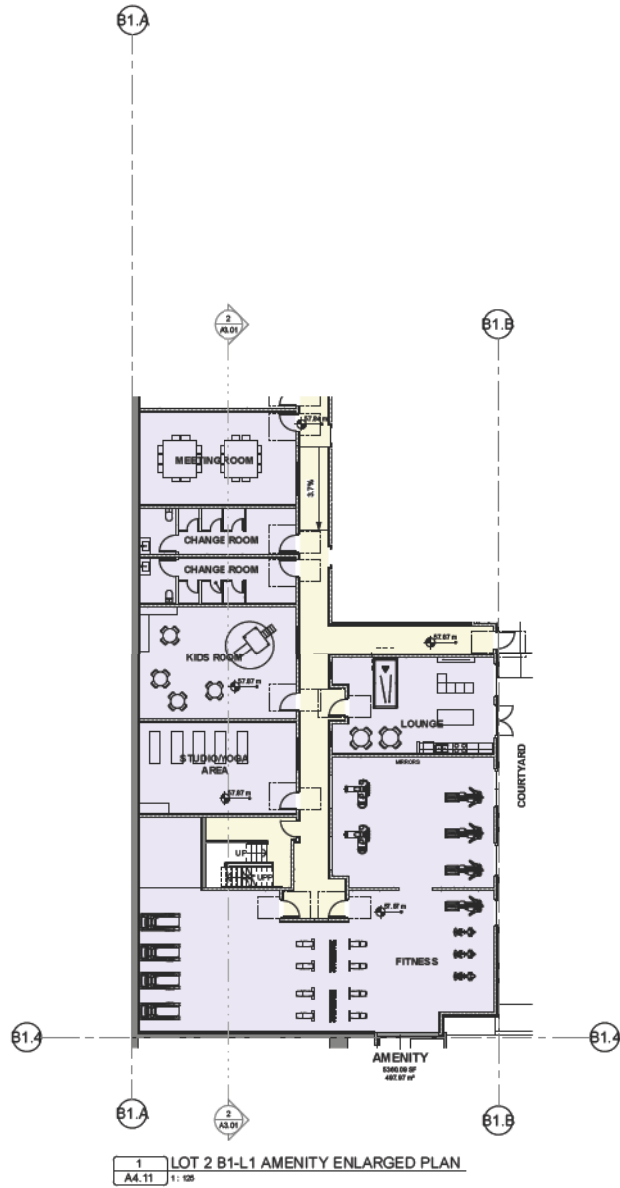
DESIGN: [Signature]
CHECKED: [Signature]
SCALE: 1/4" = 1'-0"
DATE: 2/20/22
DATE: 2024-05-09



SHEET TITLE
LOT2-ENLARGED BUILDING SECTIONS

DRAWING NO. **A3.06** REVISION NO. **3**

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barnett dembek
ARCHITECTS INC.
1047 W. 305th Street, Aurora, BC V3M 9J8
TEL: 604.276.8850
www.barnett-dembek.com

GROUP 161
A FULLY INTEGRATED ARCHITECTURAL, FINANCIAL AND CONSTRUCTION MANAGEMENT TEAM WITH OVER 100 YEARS OF EXPERIENCE AND A COMMITMENT TO THE BEST OF SERVICE.

PROJECT
LOT 2
BUILDING 1 - 15000 75 Avenue
BUILDING 2 - 7905 150 Street
BUILDING 3 - 7920 150 Street

CLIENT
DAWSON SAWYER

DESIGN
CHECKED
SCALE: 1" = 1/8"
JOB NO: 23012
DATE: 2024-05-08
2024-10-11

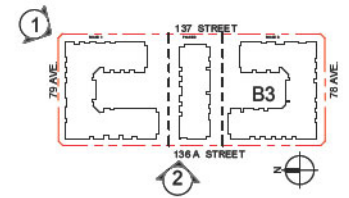
AMENITY LAYOUT PLAN

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| DESIGN NO. | REVISION NO. |
| A4.11 | 3 |

CONTRACTOR'S RESPONSIBILITY: THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF BARNETT DEMBEK ARCHITECTS INC.



BUILDING B1 - NORTH EAST



| DATE | NO | DESCRIPTION |
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barnett dembek
ARCHITECTS INC.
1341 W. 205TH STREET, SUITE 1100, SCOTTSDALE, AZ 85260
PH: 480.344.7350
WWW.BARNETDEMPEK.COM



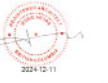
BUILDING B2 - 136A STREET

GROUP 161
A FULLY LICENSED ARCHITECTURAL FIRM ALL ARCHITECTS ARE REGISTERED PROFESSIONALS UNDER THE BOARD'S CONTROL OF THE STATE OF ARIZONA

PROJECT
LOT 2
BUILDING 1 - 13680 79 Avenue
BUILDING 2 - 7908 136 Avenue
BUILDING 3 - 7928 136 Avenue

CLIENT
DAWSON SAWYER

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| CHECKED |
| SCALE |
| JOB NO. 22012 |
| DATE 2024-05-09 |



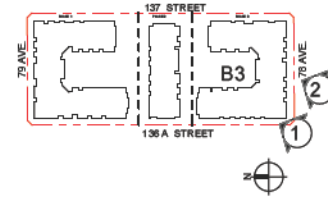
LOT 2
PERSPECTIVE VIEWS

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| DRAWING NO. A5.01 | REVISION NO. 3 |
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BUILDING B3 - SOUTH WEST



BUILDING B3 - SOUTH ELEVATION

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barnett dembek
 ARCHITECTS INC.
 1407 98, 208 98 STREET, SUITE 202, E.C. 10M 9B
 TEL: (416) 291-8888 FAX: (416) 291-8889
 www.barnett-dembeck.com

GROUP 161
 A FULLY LICENSED ARCHITECTURAL FIRM ALL
 ARCHITECTS ARE REGISTERED WITH THE ARCHITECTS
 ASSOCIATION OF ONTARIO (A.O.A.) AND UNDER
 OUR OWNERS CONTROL & THE SUPERVISOR OF FINANCE

PROJECT
LOT 2
 BUILDING 1 - 1360 79 Avenue
 BUILDING 2 - 790 150 Street
 BUILDING 3 - 702 150 Street

CLIENT
DAWSON SAWYER

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| DESIGN | |
| CHECKED | |
| SCALE | |
| JOB NO: 2302 | |
| DATE: 2024-05-09 | |

DESTINY
LOT 2
PERSPECTIVE
VIEWS

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| DESIGN NO. | REVISION NO. |
| A5.02 | 3 |

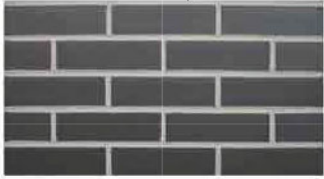
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4A/4B ALUMINUM RAILING STANDAR BLACK

4A/4B DARK BLACK TINTED GLAZING

1. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAPSING COLOR ARCTIC WHITE/ LIGHT GREY

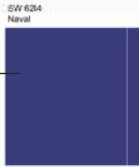
2. SMOOTH FINISH HORIZONTAL CEMENT BOARD PLANK LAPSING COLOR ASTEROID GREY



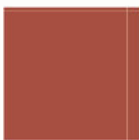
12. Endicott BRICK VENEER - Glazed Black SN8



13. Endicott BRICK VENEER - Glazed White



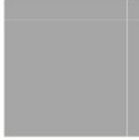
9. PATIO DOOR COLOR BLUE



9. PATIO DOOR COLOR RED



9. PATIO DOOR COLOR BLACK



9. PATIO DOOR COLOR LIGHT GREY



15. ALUMINUM COMPOSITE METAL PANEL - Standard Black

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barnett dembek ARCHITECTS INC.
1401 NE 25th St, Suite 200, Fort Lauderdale, FL 33304
 754.251.1000
 info@barnett-dembek.com

GROUP 161
A FULLY INTEGRATED ARCHITECTURAL, FINANCIAL AND CONSTRUCTION CONSULTING FIRM
 OUR HOME IS WITH THE PEOPLE OF FLORIDA

PROJECT
LOT 2
 BUILDING 1 - 13000 79 Avenue
 BUILDING 2 - 7928 15th Street
 BUILDING 3 - 7928 15th Street

CLIENT
DAWSON SAWYER

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| DRAWN | |
| CHECKED | |
| SCALE | |
| JOB NO: 23012 | |
| DATE: 2024-05-09 | |

DESTINY MATERIAL BOARD

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| DRAWING NO. A6.01 | REVISION NO. 3 |
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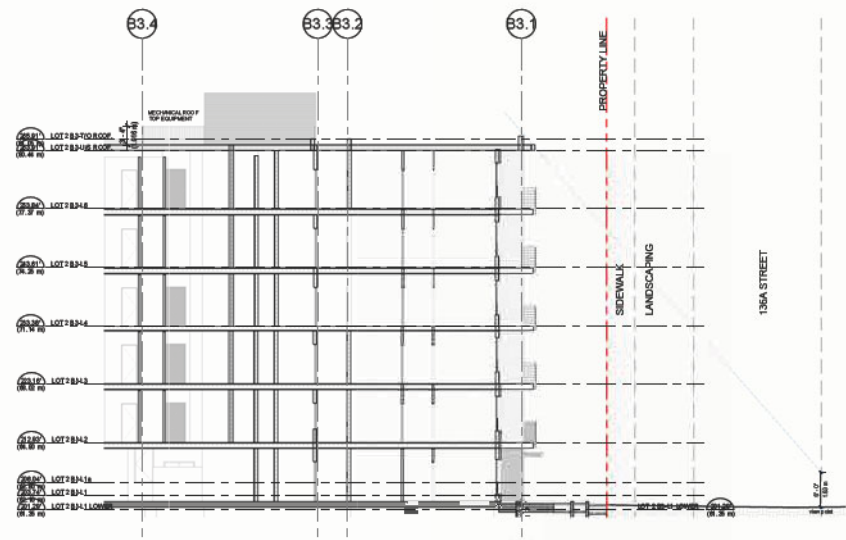
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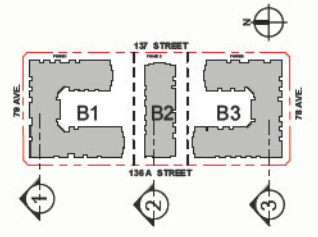
1 B1-MECH ROOF TOP
AS.1
1" = 10'-0"



2 B2- MECH-ROOF SIGHT
AS.1
1" = 10'-0"



3 B3- MECH-ROOF SIGHT
AS.1
1" = 10'-0"



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barnett dembek
ARCHITECTS INC.
LIMITED LIABILITY CORPORATION
1945 W. 7th Street, Suite 100
Fort Worth, Texas 76102
Phone: (817) 342-0000
Fax: (817) 342-0001
www.barnett-dembek.com

GROUP 161
CONSULTANTS
1001 E. MARKET STREET
FLOOR 1000
DALLAS, TX 75202
PHONE: (214) 750-1600
WWW.GROUP161.COM

PROJECT
LOT2
BUILDING 1 - 13680 7th Avenue
BUILDING 2 - 7905 13th Street
BUILDING 3 - 7925 13th Street

G. W. F.
DAWSON SAWYER

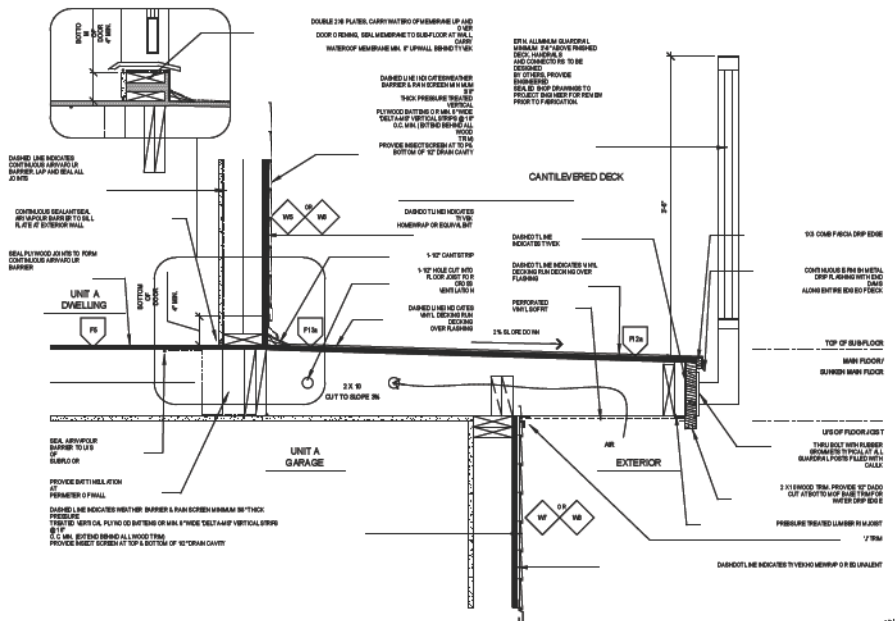
DATE: 2024-10-11
SCALE:
JOB NO: 23012
DATE: 2024-05-01



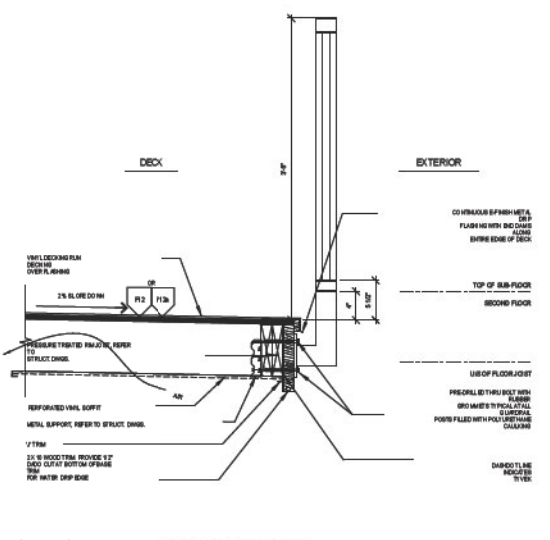
STREET VIEW-MECH. ROOF TOP

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| DESIGN NO. | REVISION NO. |
| A6.1 | 3 |

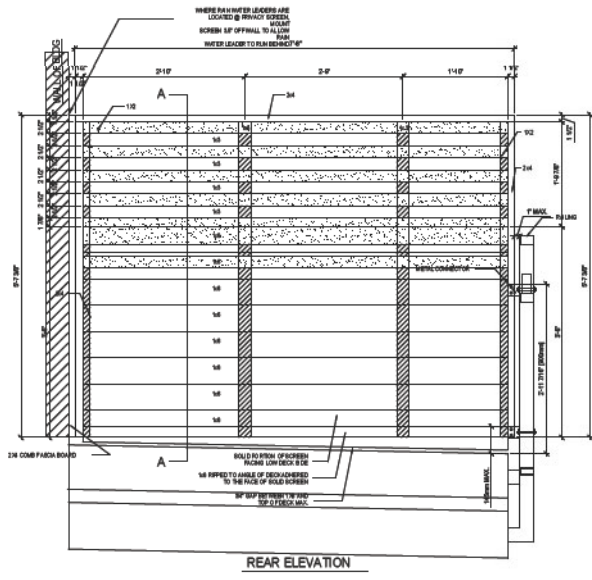
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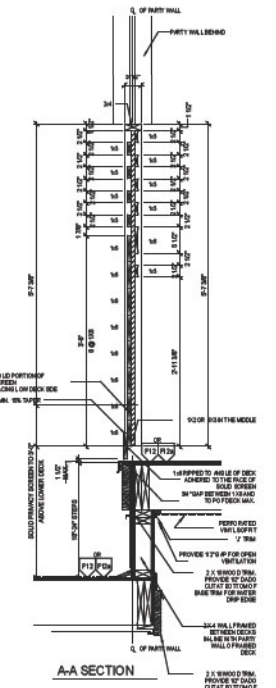
1
A6.02 1/2" = 1'-0"
DETAIL - CANTILEVERED DECK & EXTERIOR WALL JUNCTION OVER GARAGE



2
A6.02 1/2" = 1'-0"
DETAIL - TYPICAL DECK'S EDGE



3
A6.02 1" = 1'-0"
DETAIL - FREMONT PRIVACY SCREEN @ STEPPED DECKS



A-A SECTION

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barnett dembek
 ARCHITECTS INC.

1407 10TH AVE STE 100 DENVER, CO 80202
 303.733.9000
 www.barnett-dembek.com

GROUP 161
 A FULLY LICENSED ARCHITECTURAL FIRM ALL ARCHITECTS ARE REGISTERED PROFESSIONALS OUR DESIGN STUDIO IS THE LEAD & CARE OF PROJECTS

PROJECT
LOT2
 BUILDING 1 - 12000 79 AVENUE
 BUILDING 2 - 7900 S 130 STREET
 BUILDING 3 - 7920 S 130 STREET

CLIENT
DAWSON SAWYER

DRAWN
 CHECKED
 SCALE
 JOB NO: 230102
 DATE: 03/24/2025

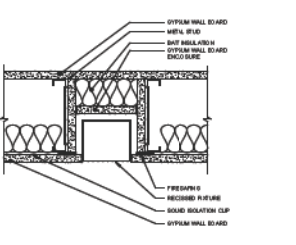


SHEET TITLE
TYPICAL DETAILS

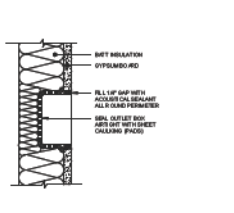
DRAWING NO.
A6.02

REVISION NO.
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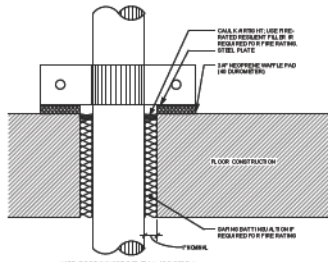
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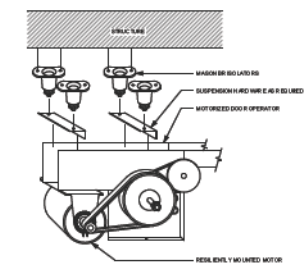
1 RECESSED FIXTURES IN ACOUSTICAL AND/OR FIRE-RATED ASSEMBLY
7' x 10'



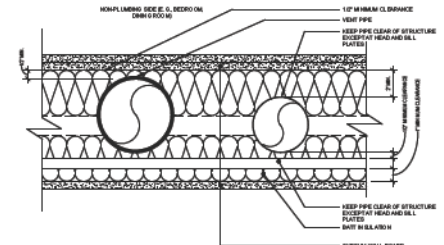
2 JUNCTION BOX ISOLATION IN SOUND-RATED CONSTRUCTION
7' x 10'



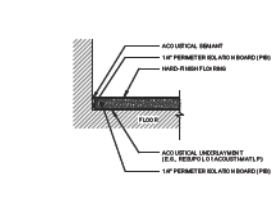
3 PIPE ISOLATION FOR PLUMBING VENTS
7' x 10'



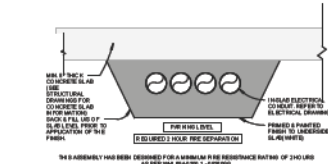
4 GARAGE DOOR OPENER ISOLATION
7' x 10'



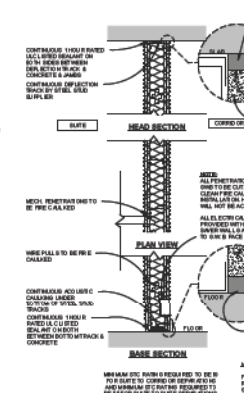
5 PLUMBING WALL WIDTH AND CLEARANCES
7' x 10'



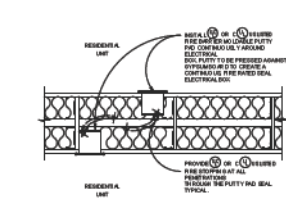
6 ACOUSTICAL UNDERLAYMENT @ FLR
7' x 10'



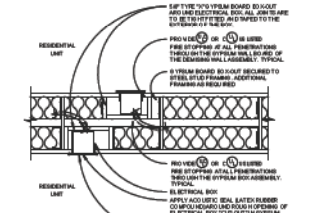
7 INSLAB CONDUIT AT PARKING LVL
7' x 10'



8 CONTINUITY OF HORIZONTAL FIRE SEPARATION
1 1/2' x 10'

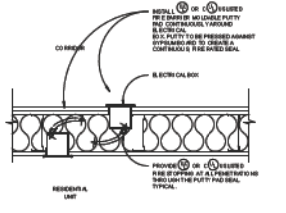


9 ELECTRICAL BOX PENETRATIONS IN DEMISING WALL PLAN - PUTTY PADS
APPLICABLE FOR ELECTRICAL, TELEPHONE AND CABLE BOXES AT DEMISING WALLS WITHIN SAME STUD SPACE OR NOT COMPLYING WITH CBC 706.7

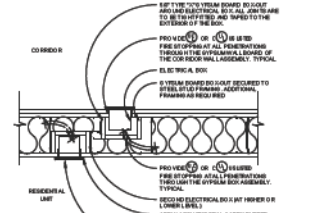


10 ELECTRICAL BOX PENETRATIONS IN DEMISING WALL PLAN - BOX OUTS
APPLICABLE FOR ELECTRICAL, TELEPHONE AND CABLE BOXES AT DEMISING WALLS WITHIN SAME STUD SPACE OR NOT COMPLYING WITH CBC 706.7

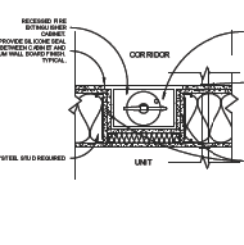
10 TYPICAL DEMISING & CORRIDOR WALLS
1 1/2' x 10'



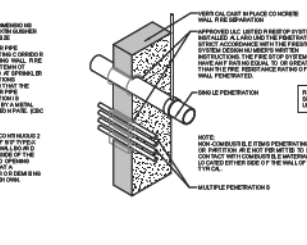
11 ELECTRICAL BOX PENETRATIONS IN DEMISING WALL PLAN - PUTTY PADS
APPLICABLE FOR ELECTRICAL, TELEPHONE AND CABLE BOXES AT CORRIDOR WALLS WITHIN SAME STUD SPACE OR NOT COMPLYING WITH CBC 706.7



12 ELECTRICAL BOX PENETRATIONS IN DEMISING WALL PLAN - BOX OUTS
APPLICABLE FOR ELECTRICAL, TELEPHONE AND CABLE BOXES AT CORRIDOR WALLS WITHIN SAME STUD SPACE OR NOT COMPLYING WITH CBC 706.7



13 FIRE EXTINGUISHER CABINET
1 1/2' x 10'



14 CONTINUITY OF VERTICAL FIRE SEPARATION
1 1/2' x 10'

9 PUTTY PAD DETAILS
1 1/2' x 10'

ACOUSTICAL REQUIREMENTS GENERAL NOTES

1. BOUNDARY OF ROOM SEPARATING WALLS AND FLOOR CEILING SEPARATING OVERLAYS FROM OTHER LIMITS OF CONTINUED USE SPACES TO BE A MINIMUM OF 1/2" OF ACOUSTICAL SEALANT. UNLESS OTHERWISE SPECIFIED, THE WALLS SHALL BE 1/2" OF ACOUSTICAL SEALANT AND 1/2" OF ACOUSTICAL SEALANT. ALL JOINTS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
2. TOP AND BOTTOM LAYERS OF BOUNDARY PARTY WALLS SHALL BE SET ON ACOUSTICAL SEPARATION TAPE OR CONTINUOUS BEAD OF APPROVED ACOUSTICAL SEALANT. AS SHOWN IN INTERIOR PARTITION ASSEMBLY, 1/4" TYPICAL GIBBER WALL LINER SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS. BOUNDARY PARTY WALLS SHALL BE SET ON ACOUSTICAL SEALANT AND SHALL BE SET ON ACOUSTICAL SEALANT.
3. THE WALLS BETWEEN ADJACENT PARTS OF THE BUILDING SHALL BE SET ON ACOUSTICAL SEALANT AND SHALL BE SET ON ACOUSTICAL SEALANT. ALL JOINTS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
4. PARTY WALLS BETWEEN ADJACENT PARTS OF THE BUILDING SHALL BE SET ON ACOUSTICAL SEALANT AND SHALL BE SET ON ACOUSTICAL SEALANT. ALL JOINTS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
5. PARTY WALLS IN BATHROOMS SHALL BE SET ON ACOUSTICAL SEALANT AND SHALL BE SET ON ACOUSTICAL SEALANT. ALL JOINTS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
6. THE BATHROOM SHALL BE SET ON ACOUSTICAL SEALANT AND SHALL BE SET ON ACOUSTICAL SEALANT. ALL JOINTS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
7. WALLS BETWEEN ADJACENT PARTS OF THE BUILDING SHALL BE SET ON ACOUSTICAL SEALANT AND SHALL BE SET ON ACOUSTICAL SEALANT. ALL JOINTS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
8. WHERE ELEVATORS OR STAIRS ARE LOCATED IN OCCUPIED SPACES, A COUSTICAL SEPARATION WALL SHALL BE PROVIDED TO SEPARATE THE ELEVATOR SHAFTS FROM THE OCCUPIED SPACES. THE WALL SHALL BE SET ON ACOUSTICAL SEALANT AND SHALL BE SET ON ACOUSTICAL SEALANT.
9. ELECTRICAL PENETRATIONS THROUGH WALLS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
10. ENTRY DOORS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE DOORS.
11. ALL HVAC AND DOMESTIC PIPING, SUPPLY VENTS, WHISTE DRAIN, TRAP, CONDENSATE WATER, RAINWATER DRAIN, ETC. SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE PIPING.
12. GATE PIPING SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE PIPING.
13. ALL MECHANICAL PENETRATIONS THROUGH WALLS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
14. WALLS CONTAINING A GLASS PART SHALL BE SET ON ACOUSTICAL SEALANT AND SHALL BE SET ON ACOUSTICAL SEALANT. ALL JOINTS SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE WALLS.
15. GIBBER WALL LINER SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE LINER.
16. GIBBER WALL LINER SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE LINER.
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40. GIBBER WALL LINER SHALL BE SEALED WITH AN APPROVED ACOUSTICAL SEALANT. SEALANT SHALL BE APPLIED TO BOTH SURFACES OF THE LINER.

barnett dembek ARCHITECTS INC.

GROUP 161

PROJ: LOT 7

BUILDING 1-15668 79 AVENUE

DATE: 2024.08.15

DAWSON SAWYER

FIRESTOP & ACOUSTICAL TREATMENT DETAILS

A-B1-0.07 1

DATE: 2024.08.15

SCALE:

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PMG PROJECT NUMBER: | PLANTED SIZE/REMARKS |
|-----|-----|-------------------------------------|--------------------------------|---------------------|--------------------------|
| 10 | | ACER ORIBELUM | PAPERBARK MAPLE | 22-165 | 6CM CAL, 1.8M STD, 9B5 |
| 21 | | QINGQI BILOBA 'WINCEYTON GENTRY' | PRINCEYTON GENTRY MADDENHAIR | | 6CM CAL, 2M STD, 9B5 |
| 14 | | LIQUIDAMBAR STYRACIFLUA | SWEET GUM | | 6CM CAL, 2M STD, 9B5 |
| 11 | | MAKOUJA NORON STELLATA 'FRINK STAR' | FRINK STAR MAKOUJA LIGHT FRINK | | 6CM CAL, 2.5M HT, 1M STD |
| 8 | | PARROTTIA PERSICA 'RUBI' VASE' | RUBY VASE PARROTTIA IRONWOOD | | 6CM CAL, 1.8M STD, 9B5 |
| 12 | | PICCA OMORHA | SERRAN SPRUCE | | 3M HT, 8B5 |
| 7 | | STENANTIA MONDELPHA | ORANGEBARK STEWARTIA | | 6CM CAL, 1.8M STD, 9B5 |
| 23 | | STYRAX JAPONICUS | JAPANESE SHONELL | | 6CM CAL, 1.8M STD, 9B5 |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFERT TO SPECIFICATIONS FOR DETAILED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL BUYER'S LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BG-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1 | 24.APR.23 | REVISION PLAN | DO |
| 2 | 24.APR.23 | REVISION PLAN | DO |

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1 | 24.APR.23 | REVISION PLAN | DO |
| 2 | 24.APR.23 | REVISION PLAN | DO |

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

136A STREET & 79TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

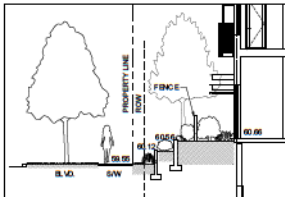
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SCALE: 1:300 **L1**
DRAWN: DO
DESIGN: DO
CHK'D: MCV **OF 7**

PMG PROJECT NUMBER: 22-165

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 98th Creek Drive
Burnaby, British Columbia, V5C 6G8
p: 604.294-0011 • f: 604.294-0022

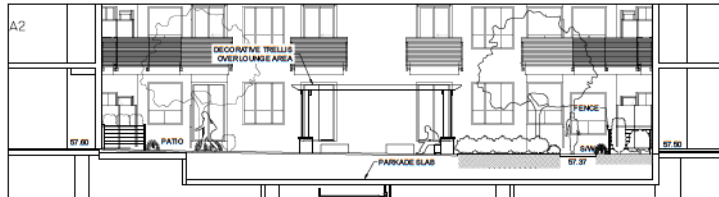
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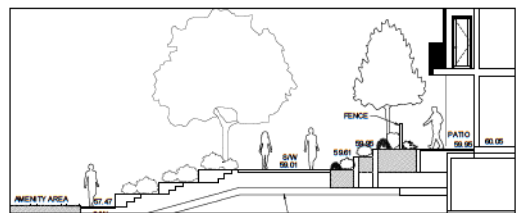
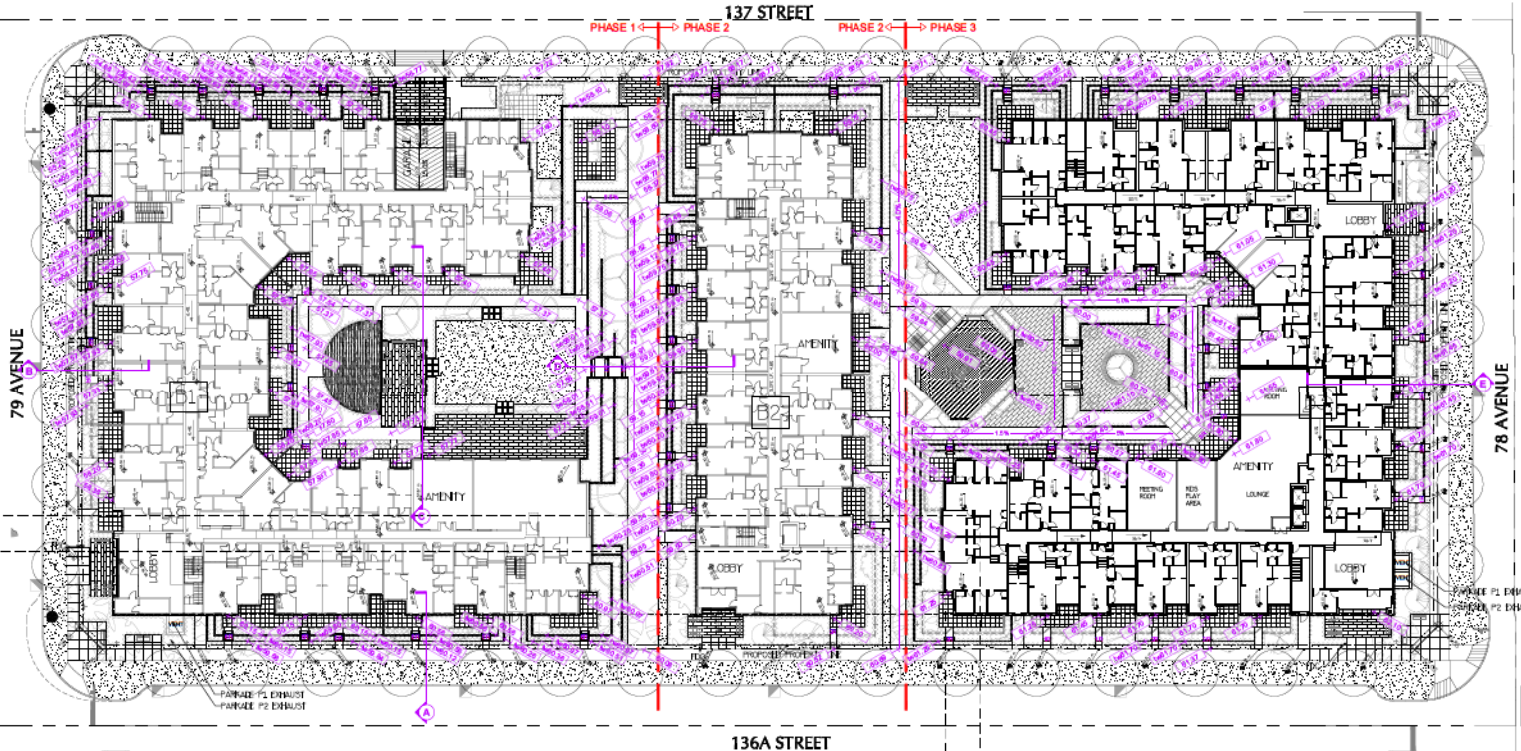
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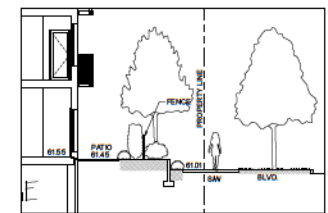
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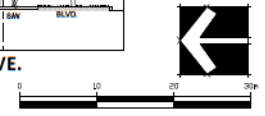
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SECTION D
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SECTION E @ 79th AVE.
1:100



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|----------------------|-----|
| 2 | 24.03.23 | REVISION PLAN | DO |
| 1 | 24.03.23 | REVISION PLAN | DO |

CLIENT:

PROJECT:
RESIDENTIAL DEVELOPMENT
136A STREET & 79TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE GRADING PLAN

DATE: 24.APR.23 DRAWING NUMBER:
SCALE: 1:100
DRAWN: DO
DESIGN: DO
CHK'D: MCV

L2

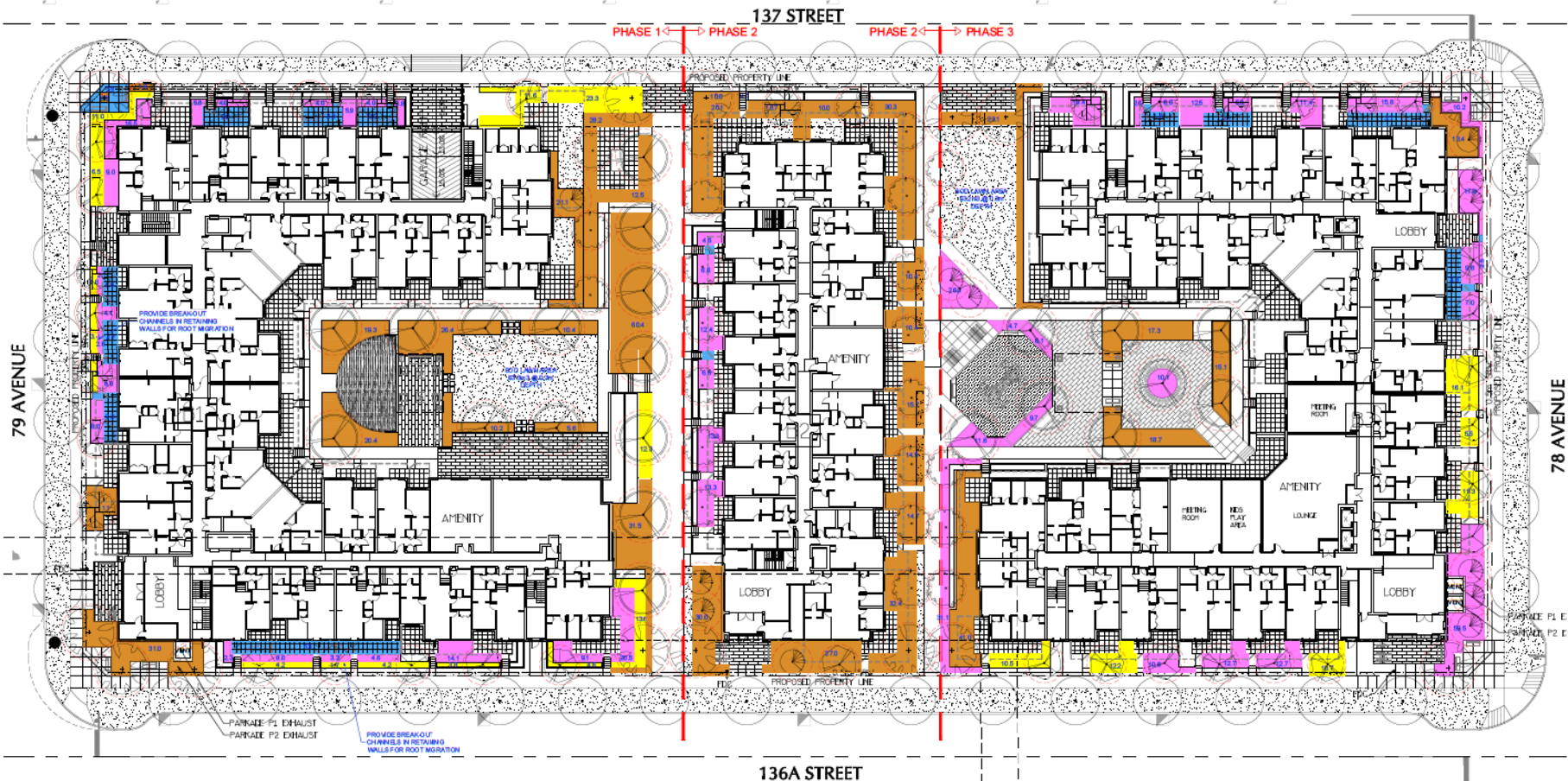
OF 7

SCALE:

SOIL VOLUME

- MINIMUM 1.0m DEPTH (m³)
 - MINIMUM 0.75m DEPTH (m³)
 - MINIMUM 0.5m DEPTH (m³)
 - STRUCTURAL SOIL (m³)
BASED ON 20% SOIL VOLUME
- MINIMUM 10m³ PER TREE

TREE OFFSETS FOR BLDGS.



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|----------------------|-----|
| 2 | 24.03.23 | REVISION | DO |
| 1 | 24.04.23 | REVISION | DO |

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT
136A STREET & 79TH AVENUE
SURREY, BC

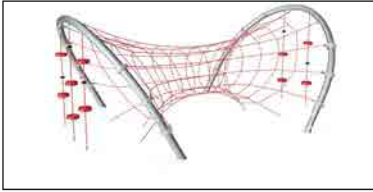
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SOIL VOLUME & TREE OFFSET PLAN

DATE: 24.APR.23 DRAWING NUMBER:
SCALE: 1:250 **L3**
DRAWN: DO
DESIGN: DO
CHK'D: MCY **OF 7**

PMG PROJECT NUMBER: 22-165



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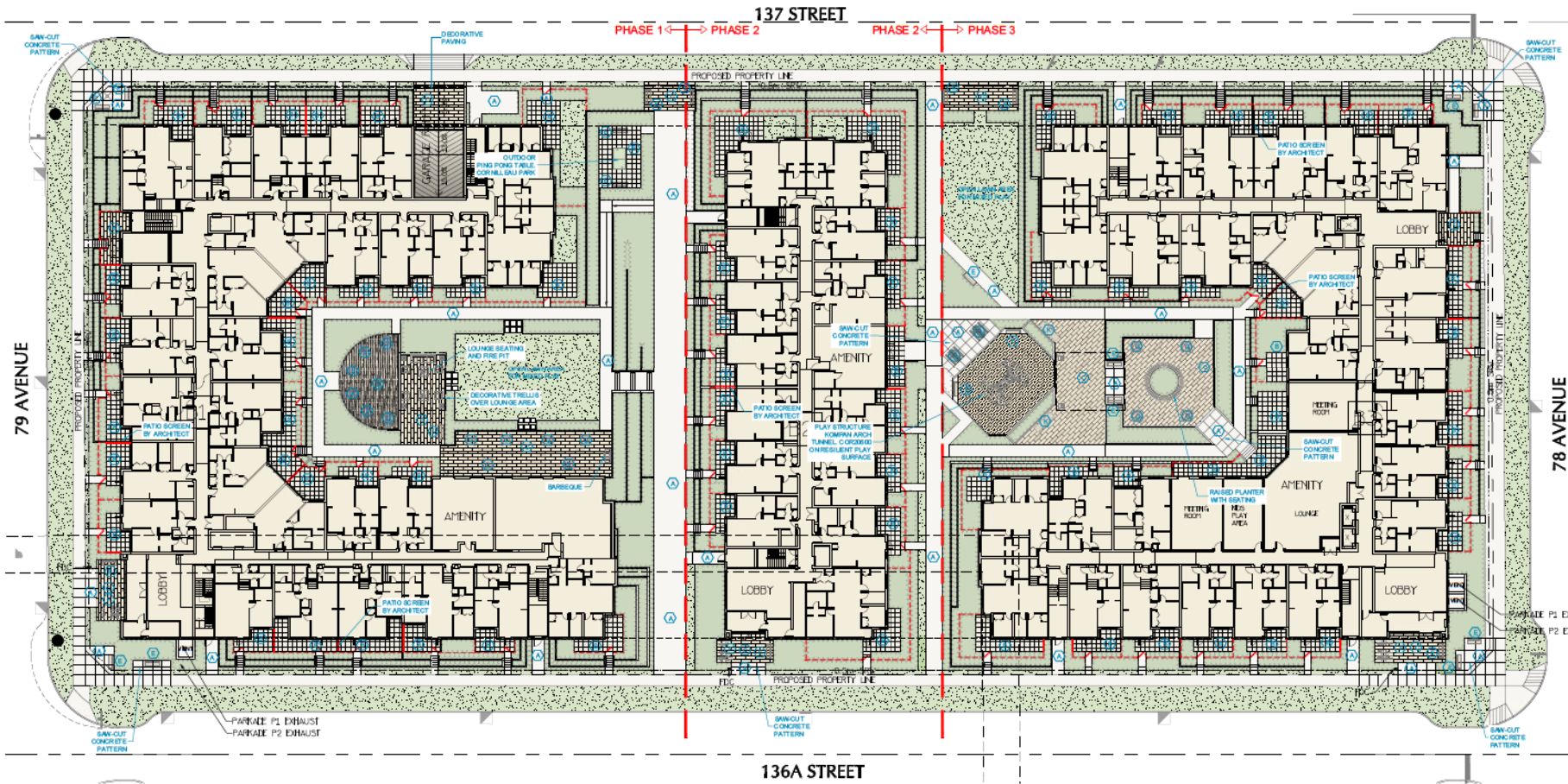


| MATERIALS LEGEND | | |
|------------------|----------------------|--|
| KEY | ITEM | DESCRIPTION |
| (C) | CONCRETE | BROOM FINISHED |
| (CP) | CONCRETE UNIT PAVERS | BARBAMIN TERRACE HYDIMPRESSED 24x24" SLAB, NATURAL COLOUR |
| (COP) | CONCRETE UNIT PAVERS | BARBAMIN BROADWAY FLANK PAVERS, RUNNING BOND PATTERN ASH-GOULDRIF & CHARCOAL |
| (COPB) | CONCRETE UNIT PAVERS | BARBAMIN BROADWAY PAVERS, RUNNING BOND PATTERN GEDAR COLOUR |
| (B) | BENCH | MAGLIN 670 BROSIED, MATT SILVER, LIFE WOOD SLATS |
| (BR) | BIKE RACK | MAGLIN 8C 100 SERIES, SILVER |
| (T) | TABLE / CHAIRS | MAGLIN 1700 SERIES FORD, SILVER |
| (TS) | CLUSTER SEATING | MAGLIN 700 SERIES 730 TABLE AND BENCHES |
| (TC) | CHAIR LOUNGE CHAIRS | - |
| (O) | OUTDOOR WORKSTATION | LANDSCAPE FORMS GO OUTDOOR TABLE / CHAIRS |
| (F) | FENCE | 36" HT. WOOD RAIL, REFER TO DETAIL |

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SCALE:



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------|-----|
| 1 | 24.APR.23 | REVISION PLAN | DD |
| 2 | 24.APR.23 | REVISION PLAN | DD |

CLIENT: _____

PROJECT: _____

RESIDENTIAL DEVELOPMENT
136A STREET & 79TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE MATERIALS PLAN

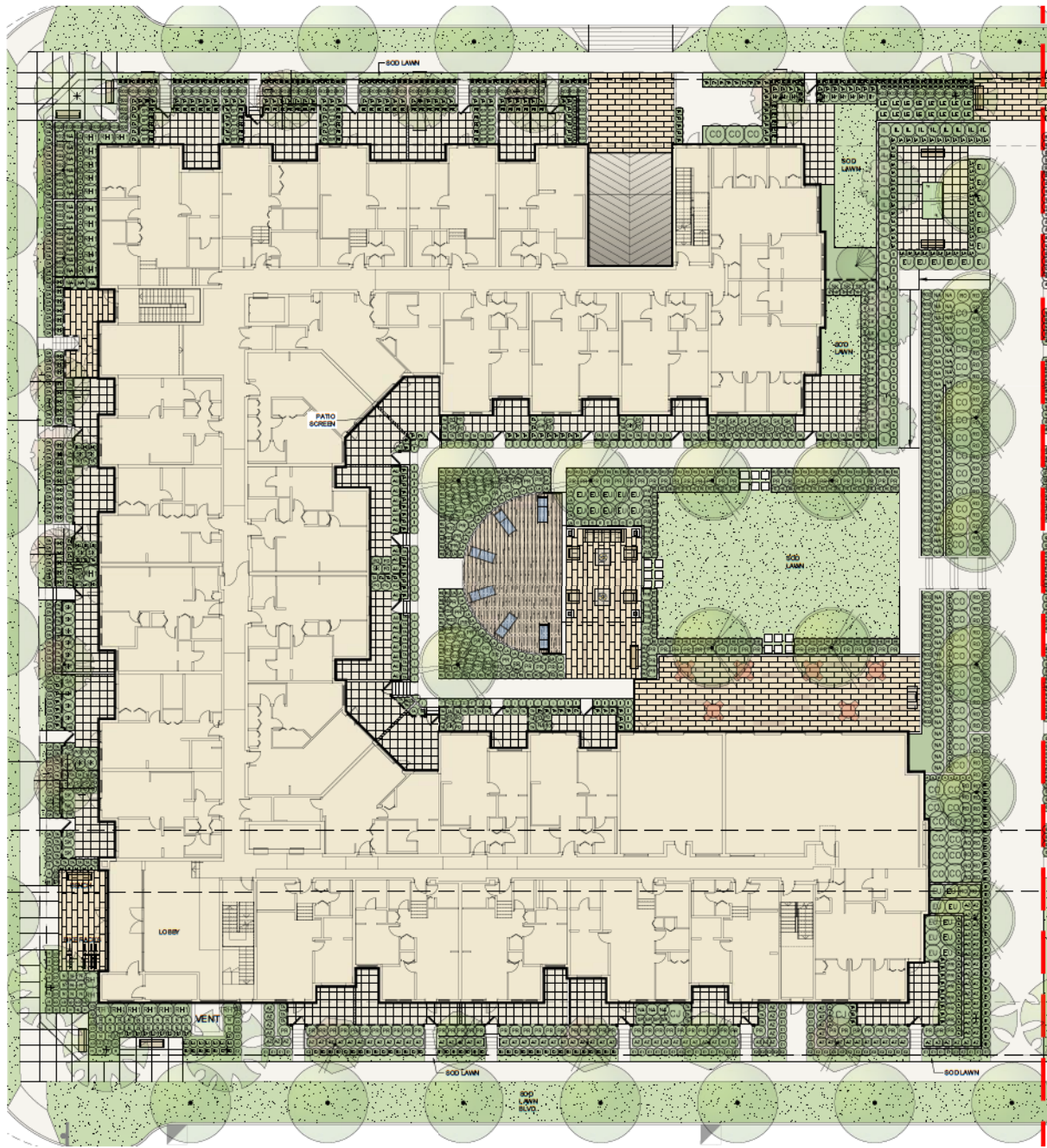
DATE: 24.APR.23 DRAWING NUMBER:
SCALE: 1:250 **L4**
DRAWN: DD
DESIGN: DD
CHK'D: MCV **OF 7**

PMG PROJECT NUMBER: _____ 22-165



22169.002-4.2P

SCALE:



| REF | QTY | BOTANICAL NAME | COMMON NAME | PMG PROJECT NUMBER: 22-05 | PLANTED SIZE / REMARKS |
|------------------|-----|--|--|---------------------------|------------------------|
| 19 | 1 | AUCUBA JAPONICA (DWARF FEMALE) | DWARF JAPANESE AUCUBA | #2 POT, 30CM | |
| 178 | 1 | AZALEA JAPONICA 'CORAL BELLE' | AZALEA CORAL BELLE | #2 POT, 30CM | |
| 165 | 1 | AZALEA JAPONICA 'YINO CRIMSON' | AZALEA SINGLE DEEP CRIMSON | #2 POT, 30CM | |
| 110 | 1 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE LEAF BOX | #9 POT, 40CM | |
| 23 | 1 | CAMELLIA JAPONICA 'TOM INDIAN' | CAMELLIA DARK RED | #9 POT, 30CM | |
| 38 | 1 | CORONIS ALBA 'TILGARDT ESAM' | VARIABLE WHITE DOGWOOD | #9 POT, 30CM | |
| 65 | 1 | EUCYMBIS ALATA 'COMPACTUS' | COMPACT WEDGE BURNING BUSH | #9 POT, 30CM | |
| 114 | 1 | HYDRANGEA SERRATA 'BLUEBIRD' | MOUNT AN HYDRANGEA, LACIOPAC BLUE | #2 POT, 30CM | |
| 33 | 1 | ILIXI OBATA 'VERBENT TRAMP' | HOLEY COMPACT | #9 POT, 30CM | |
| 47 | 1 | LEUCODIUM PORTANBIANA 'NAUK' | LEUCODIUM DWARF | #9 POT, 30CM | |
| 227 | 1 | LONGICHA PILATA | PINKET HOME/SIDE | #2 POT, 30CM | |
| 190 | 1 | NAEYUNA DO METICA | HAVENLY BAMBOO | #9 POT, 30CM | |
| 144 | 1 | NAEYUNA DO METICA 'VARIEGATA DWARF' | HAVENLY BAMBOO, LOW SPREADING | #2 POT, 30CM | |
| 78 | 1 | PIRENE JAPONICA 'MOON AN FIRE' | JAPANESE ANEMONE | #2 POT, 30CM | |
| 483 | 1 | PRUNUS LAUROCESTRIBUS 'OTTO LUTHER LAUREL' | OTTO LUTHER LAUREL | #9 POT, 30CM | |
| 148 | 1 | RHOXODODENDRON 'BOWSER'S' | RHOXODODENDRON PINK | #2 POT, 30CM | |
| 76 | 1 | RHOXODODENDRON 'CAROLINE GRACE' | RHOXODODENDRON, CREAM PINK | #9 POT, 30CM | |
| 198 | 1 | ROSA 'NOBIS' | CARPET ROSE, YELLOW | #2 POT, 30CM | |
| 60 | 1 | ROSA MEDIANA 'RED' | MIDLAND ROSE, RED, DINK NATURE HT | #2 POT, 30CM | |
| 91 | 1 | SHIMADA JAPONICA (10% MALE) | JAPANESE SHIMADA | #2 POT, 30CM | |
| 142 | 1 | SHIMADA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPINADA PINK | #2 POT, 30CM | |
| 967 | 1 | TAXUS MEDIA 'SM. EDGE' | EDGES YEW | 1.5M HT, 50% B | |
| GRASS | | | | | |
| 25 | 1 | CALAMAGROSTIS ACUTIFLORA VAR. 'FOUR SEEDS' | FEATHER REED GRASS | #1 POT | |
| 198 | 1 | CAREX OBIENSIS 'SILVER GOLD' | EMERALD JAPANESE EDGE | #1 POT | |
| 300 | 1 | FESTUCA ONDEIRA 'ELIASH BLUE' | FESTUCA | #1 POT | |
| 225 | 1 | HELICTIS BODEN 'EMERALD GREEN' | BLUE OAT GRASS | #1 POT | |
| 109 | 1 | IMPATIENS CHLOROGICA 'RED BAWON' | BLOOD GRASS | #1 POT | |
| 25 | 1 | MEIBOMIUS BENSIS | MALDEN GRASS | #1 POT | |
| 100 | 1 | PENNSTETUM ALFOLIOIDES 'MAMELUX' | DWARF FOUNTAIN GRASS | #1 POT | |
| PERENNIAL | | | | | |
| 143 | 1 | ECHINACEA PURPUREA | PURPLE CONEFLOWER | 15CM POT | |
| 74 | 1 | HEMEROCALLIS 'RED MAGIC' | DAY LILY, RED AND YELLOW | #2 POT, 20 PAN | |
| 88 | 1 | HOSTA 'GOLD STRANDS' | HOSTA, YELLOW AND GREEN VARIEGATED | #1 POT, 15YE | |
| 90 | 1 | LAURENCEA ANGUSTIFOLIA 'MUNITEAD' | ENGLISH LAVENDER, COMPACT; VIOLET BLUE | #1 POT | |
| 128 | 1 | RUDEBACHIA PULGIDA VAR. 'SULLAVANTI 'GOLDLOOK' | RUDEBACHIA, YELLOW-ORANGE | 15CM POT | |
| BI | | | | | |
| 431 | 1 | ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE' | KINKERINICK | #1 POT, 30CM | |
| 69 | 1 | ERICA CARNEA 'SPRINGWOOD WHITE' | WINTER HEATH PINK | #1 POT | |
| 138 | 1 | ERICA CARNEA 'SPRINGWOOD WHITE' | WINTER HEATH WHITE | #1 POT | |
| 64 | 1 | EUCYMBIS JAPONICA 'EMERALD GEM' | EUCYMBIS, SILVER VARIEGATED | #1 POT, 30CM | |
| 145 | 1 | GAULTHERIA PROCUMBENS | WINE BERRY | #1 POT, 30CM | |
| 88 | 1 | POLYSTICHUM MONTANUM | WESTERN SWAMP FERN | #1 POT, 30CM | |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE FOR CRIMA STANDARD. 80% PLANT SIZE AND 20% ARE SIZES WITH THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEPTH OF CONTAINER, MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRESH VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEPT. OF ENVIRONMENT AND CLIMATE. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SOILS DO NOT PERMIT TYPICAL GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

| | | | |
|---|----------|----------|----|
| 1 | 24.03.21 | REVISION | PM |
| 2 | 24.04.21 | REVISION | PM |

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
RESIDENTIAL DEVELOPMENT
136A STREET & 79TH AVENUE
SURREY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 24.APR.23 DRAWING NUMBER:
SCALE: 1:50
DRAWN: DO **L5**
DESIGN: DO
CHK'D: MCY **OF 7**



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LANDSCAPE
ARCHITECTS
Suite C100 - 4185 98th Creek Drive
Burnaby, British Columbia, V5C 6S8
p: 604-294-0011 • f: 604-294-0022

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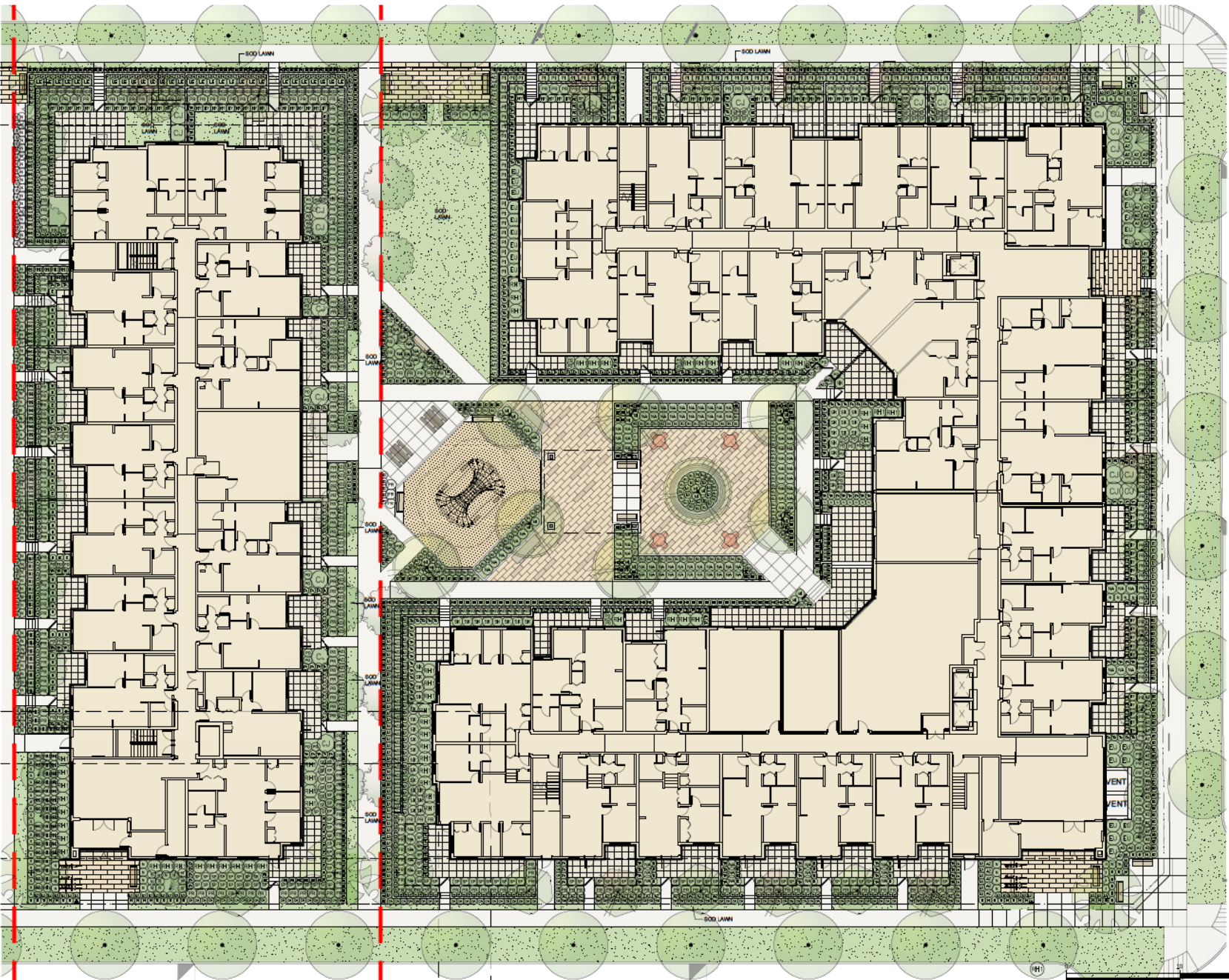
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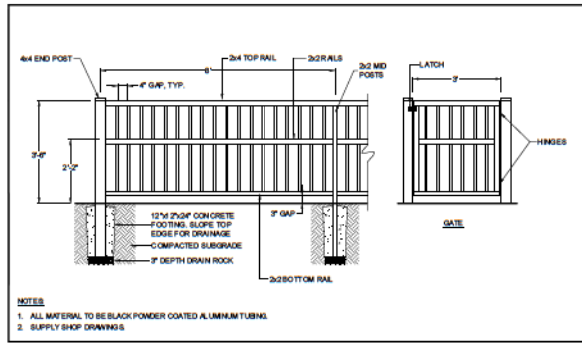
CLIENT:

PROJECT:
RESIDENTIAL DEVELOPMENT
136A STREET & 79TH AVENUE
SURREY, BC

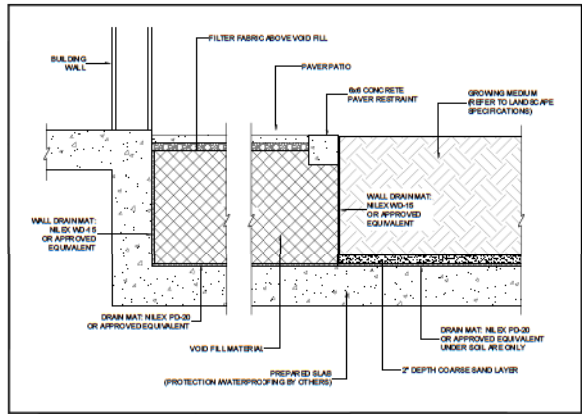
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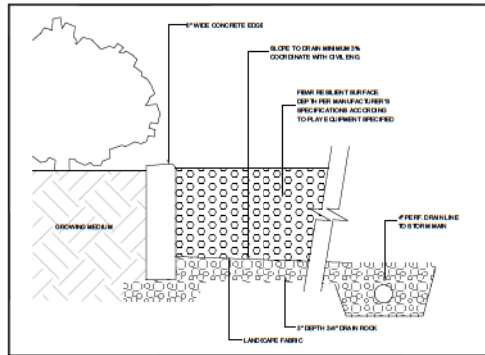




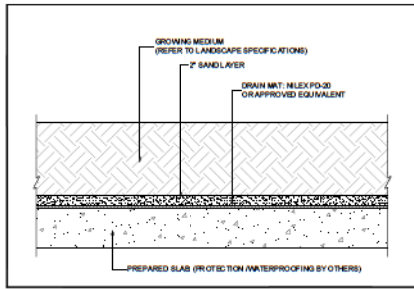
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1/2"=1'-0"



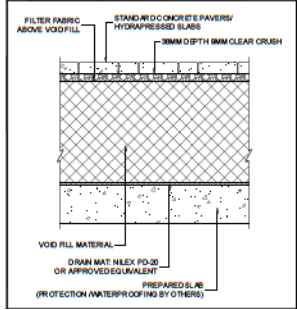
2 PATIO / LANDSCAPE AT SLAB DROP
1/4"=1'-0"



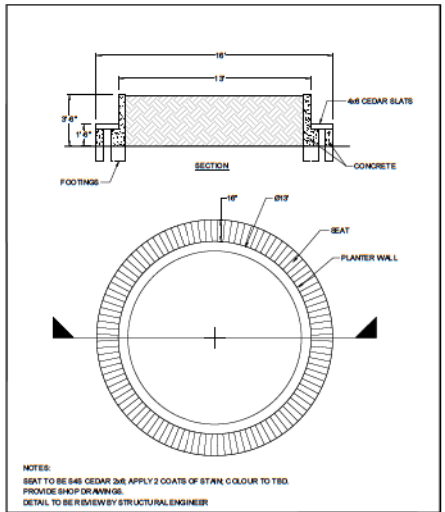
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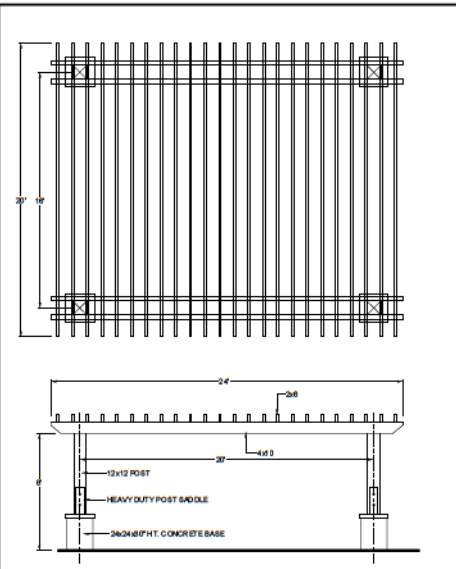
4 PLANTING ON SLAB
1/4"=1'-0"



5 PAVERS AT SLAB DROP
1/4"=1'-0"



6 PLANTER/BENCH DETAIL
1/4"=1'-0"



ALL MEMBERS TO BE ROUGH CUT CEDAR APPLY 2 COATS OF STAIN COLOUR TO TED.
 TO BE REVIEWED BY STRUCTURAL ENGINEER.
 CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW.

1 PERGOLA CONCEPT DESIGN
1:50

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 LANDSCAPE ARCHITECTS
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SCALE:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|---------|----------------------|-----|
| 1 | 2023/07 | REVIEW PLAN | DR. |
| 1 | 2023/07 | REVIEW PLAN | DR. |

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT
 136A STREET & 79TH AVENUE
 SURREY, BC

DRAWING TITLE:
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DATE: 24 APR 03 DRAWING NUMBER:
 SCALE: AS SHOWN L7
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INTER-OFFICE MEMO

Regular Council - Land Use
 B.7 7922-0221-00, 7922-0222-00
 Monday, November 20, 2023
 Page Replacement

TO: City Clerk, Corporate Services

FROM: Acting Director, Area Planning & Development – South Surrey Division,
 Planning & Development Department

DATE: November 17, 2023

FILE: 7922-0221-00 & 7922-0222-00

RE: Agenda Items B.7, November 20, 2023 Regular Council – Land Use
 Rezoning Application Nos. 7922-0221-00 & 7922-0222-00
 7790 King George Boulevard & 7850 King George Boulevard

The Planning Report for Development Application Nos. 7922-0221-00 & 7922-0222-00 is being brought forward consideration by Council at the November 20, 2023 Regular Council - Land Use meeting. Upon finalization of the Report, an error was identified on Page 15 which indicates the following:

“The applicant formulated an Affordable Housing Program, as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The applicant’s program includes the following options:

- Option A: Sell the manufactured home for the greatest value of the following:
 - Singlewide unit: \$250,000
 - Doublewide unit: \$350,000
 - 2022 BC Assessment Value of the manufactured home; or
 - What the tenant paid for their home + 10%”

Page 15 of the Planning Report has been updated to note that the value of a doublewide manufactured home is \$300,000 relative to the \$350,000 noted in the report. This section of the report should note the following:

“The applicant formulated an Affordable Housing Program, as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The applicant’s program includes the following options:

- Option A: Sell the manufactured home for the greatest value of the following:
 - Singlewide unit: \$250,000
 - Doublewide unit: ~~\$350,000~~ \$300,000
 - 2022 BC Assessment Value of the manufactured home; or
 - What the tenant paid for their home + 10%”

A redline version of the updated Page 15 is attached to this memo.

Shawn Low

Acting Director, Area Planning & Development – South Surrey Division
 Planning & Development Department

c.c. - City Manager
 - General Manager, Planning & Development

and moving expenses and should be based on the assessed value of the manufactured home; and

- On-site Affordable Housing Option: Where a significant number of new housing units are being constructed, the provision of affordable rental or market housing on the development site.
- In accordance with Policy No. O-34A, the applicant has taken the following actions:
 - Notified the property residents of the proposal to redevelop the property at the time the development application was submitted to the City;
 - Met with each resident individually to review Policy No. O-34A and the proposed Affordable Housing Program;
 - Collected demographic profiles, affordable housing preferences and home assessments for each manufactured home on-site; and
 - Communicated the timing of information meetings and the public process in accordance with City requirements.
 - The applicant has indicated that they have adhered to and exceeded the requirements in City Policy No. O-34A. This includes providing an Affordable Housing Program/Relocation Strategy for the existing residents.

Affordable Housing Program/Relocation Strategy

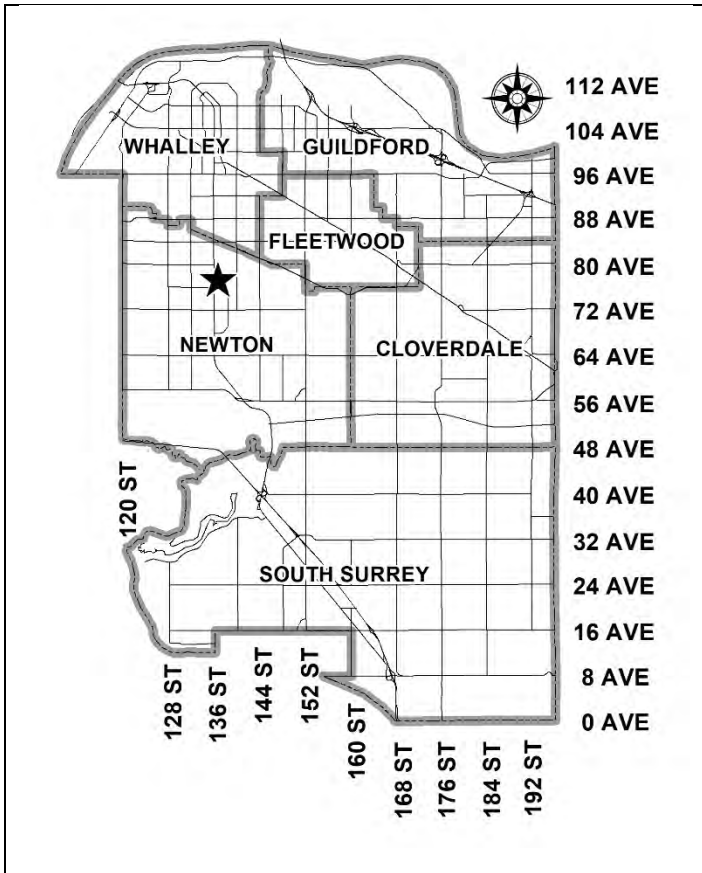
- The current land-use on the subject site is an existing manufactured home park that contains approximately 292 occupied manufactured homes. As per City Policy No. O-34A, the applicant will be responsible for relocating the existing residents in an appropriate manner acceptable to the residents and Council as well as complying with Provincial regulations outlined within the *Manufactured Home Park Tenancy Act*.
- The applicant formulated an Affordable Housing Program, as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The applicant's program includes the following options:
 - Option A: Sell the manufactured home for the greatest value of the following:
 - Singlewide unit: \$250,000
 - Doublewide unit: ~~\$350,000~~ \$300,000
 - 2022 BC Assessment Value of the manufactured home; or
 - What the tenant paid for their home + 10%

If, at the time of completion, real estate prices are higher than they are at the time of entering into an agreement with the applicant, then the applicant will increase the compensation by the same percentage increase as published by the Fraser Valley Real Estate Board for detached homes.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0221-00/
 7922-0222-00

Planning Report Date: November 20, 2023



PROPOSAL:

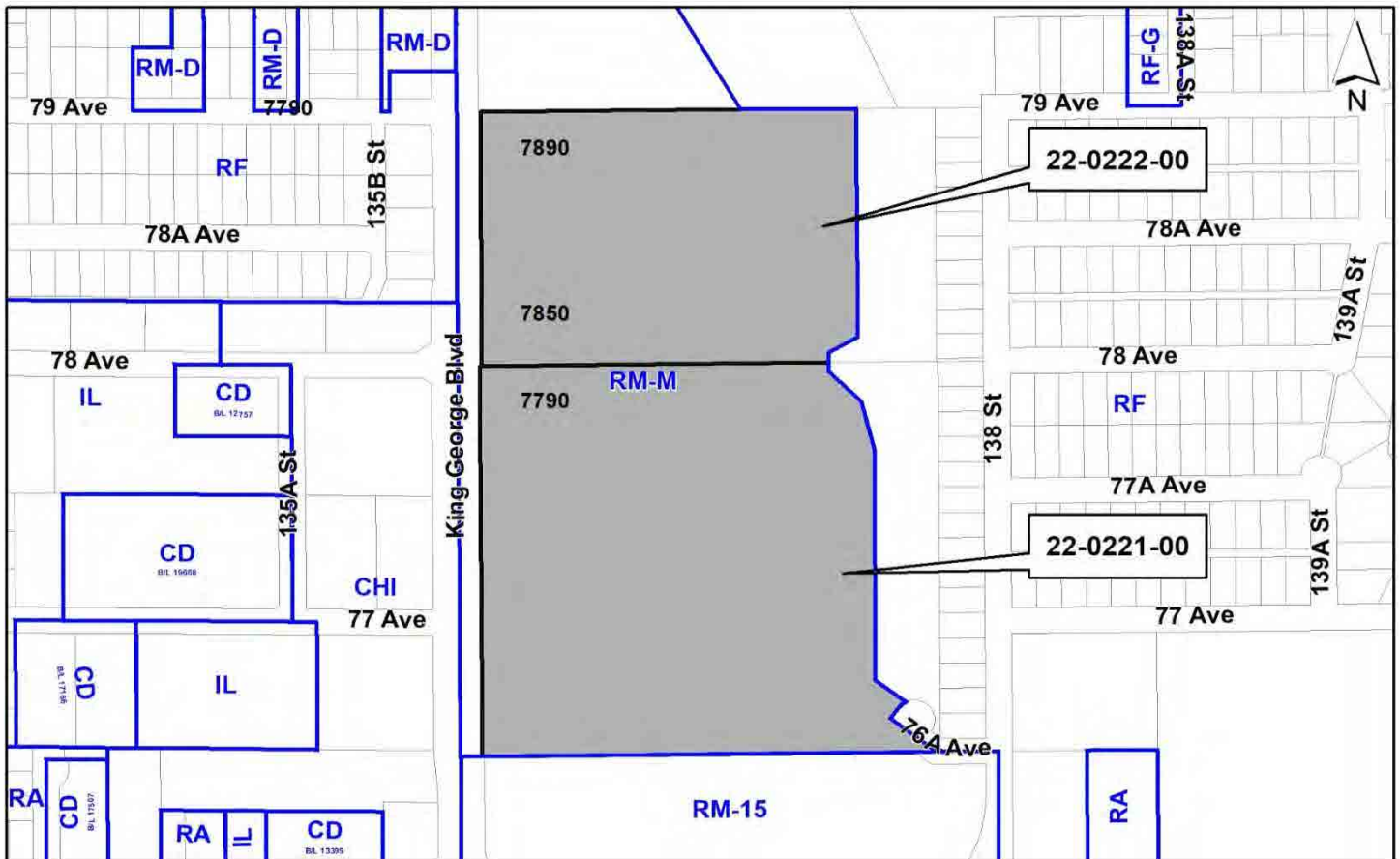
- **OCP Amendment** from Urban to Multiple Residential and to allow higher floor area ratio (FAR) within the Multiple Residential designation
- **Rezoning** from RM-M to CD
- **Development Permit**

to permit the development of 20 apartment buildings, some with ground floor commercial space.

LOCATION: 7790 King George Boulevard and
 7850 King George Boulevard
 (7890 King George Boulevard)

ZONING: RM-M

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft General Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential and to allow a higher floor area ratio (FAR) within the Multiple Residential designation.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal does not comply with the Urban designation in the Official Community Plan (OCP) and the applicant also proposes to increase the maximum Floor Area Ratio (FAR) from 2.0 permitted in the Multiple Residential OCP designation to various densities ranging from 2.35 to 2.79 FAR.
- The proposed OCP amendment from Urban to Multiple Residential is necessary to accommodate the proposed low-rise apartment (5 and 6-storey) building forms. The higher proposed FAR reflects the proposed low-rise apartment form and the public road dedication provided by the applicant, which has the effect of increasing the net FAR. The proposed road network was not identified in a secondary plan, as the subject site is not located within a Neighbourhood Concept Plan (NCP) area but is considered important for providing fire access and multi-modal connectivity for the ultimate road network for this area. The proposed gross density is 1.77 FAR, which is comparable to similar recent apartment developments in the local area.
- The proposed low-rise apartment form supports the existing Rapid Bus transit service along King George Boulevard as well as the goals and objectives outlined in Corporate Report No. R102;2020 ("Density Adjustments for Sites Abutting Frequent Transit Networks"). The proposal will reinforce OCP policies that support transit-oriented development along Frequent Transit Networks (FTNs) by allowing development, at an appropriate scale and sufficient density, along an existing transit corridor.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The applicant has provided an Affordable Housing Program/Relocation Strategy for existing manufactured home park residents, as required under City Policy No. O-34A, that exceeds the requirements of the Province's *Manufactured Home Park Tenancy Act* (2002) and City Policy No. O-34A.

- Development Application Nos. 7922-0221-00 and 7922-0222-00 are running in conjunction and are being considered under a single planning report as they function as one larger comprehensive development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations from "Urban" to "Multiple Residential"; and
 - (b) amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

| "Bylaw No. | Land Use Designation | Site Specific Property | Site Specific Permission |
|------------------|----------------------|---|---|
| Bylaw # xxxxx | Multiple Residential | 7790 King George Boulevard PID: 006-075-185 Lot 60, Section 21, Township 2, NWD Plan 46548 Collectively known as Blocks 4, 5, and 6, as outlined in bold on the Survey Plan attached hereto as Appendix I, certified correct by Matthew Onderwater, BCLS, on the 14th day of November, 2023, containing 1.340 hectares in Block 4, 1.579 hectares in Block 5 and 3.159 hectares in Block 6. | Density permitted up to: 2.75 FAR (Block 4) 2.35 FAR (Block 5) 2.48 FAR (Block 6) |
| | | 7850 King George Boulevard PID: 001-770-217 Parcel "B" NW Quarter Section 21, Township 2, NWD Plan 55111 Collectively known as Blocks 1, 2, and 3, as outlined in bold on the Survey Plan attached hereto as Appendix I, certified correct by Matthew Onderwater, BCLS, on the 14th day of November, 2023, containing 1.311 hectares in Block 1, 1.311 hectares in Block 2 and 1.353 hectares in Block 3. | Density permitted up to: 2.78 FAR (Block 1) 2.79 FAR (Block 2) 2.45 FAR (Block 3)" |

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 By-law be introduced to rezone a portion of the subject site as shown as Block 1 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. A By-law be introduced to rezone a portion of the subject site as shown as Block 2 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A By-law be introduced to rezone a portion of the subject site as shown as Block 3 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. A By-law be introduced to rezone a portion of the subject site as shown as Block 4 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. A By-law be introduced to rezone a portion of the subject site as shown as Block 5 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
8. A By-law be introduced to rezone a portion of the subject site as shown as Block 6 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
9. Council authorize staff to draft General Development Permit Nos. 7922-0221-00 and 7922-0222-00 generally in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan and geotechnical report.
10. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) conveyance of riparian areas to the City at no cost to the City;
 - (i) submission of a geotechnical peer report and a finalized geotechnical report to the satisfaction of City staff;

- (j) submission of a Fire Department Site Plan to the satisfaction of City staff;
- (k) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement, at the rate in effect at the time of Final Adoption;
- (m) the applicant adequately compensate and/or relocate existing manufactured home park residents on the subject site, in accordance with City Policy O-34A, as well as in accordance with the *Manufactured Home Park Tenancy Act*;
- (n) once the site is no longer occupied, removal of any existing buildings and structures to the satisfaction of the Planning and Development Department;
- (o) the applicant provide a financial security, in an amount acceptable to the City, to ensure the proposed childcare facility on proposed Lot 4 is constructed as part of the future phases of development;
- (p) the applicant apply for a Detailed Development Permit for proposed Lot 4 lot within Development Application No. 7922-0221-00 and for a Detailed Development Permit for proposed Lot 2 within Development Application No. 7922-0222-00 subsequent to receiving Third Reading on the subject application, and to finalize these two Detailed Development Permits concurrently with finalizing the General Development Permits;
- (q) acquisition of the central active park site to ensure park amenity is available for residents;
- (r) registration of a Section 219 Restrictive Covenant for "No Build" on proposed Lots 1, 3, 5 and 6 until the applicant has been issued a Detailed Development Permit for each of the proposed apartment buildings;
- (s) registration of a Section 219 Restrictive Covenant to secure the proposed child care facility as part of future phases of development;
- (t) registration of access easements to ensure access to the proposed shared large indoor amenity facilities within the development;
- (u) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
- (v) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (w) registration of a No-build restrictive covenant on Lots 3 and 6, to ensure that no construction is permitted unless the indoor amenity space proposed in this application is provided on Lots 3 and 6; and

- (x) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|--------------------------------------|---------------------------------------|------------------|---------------|
| Subject Site (both properties) | Manufactured home park | Urban | RM-M |
| North: | Manufactured home park | Urban | RM-M |
| East: | City-owned riparian area (Hunt Brook) | Urban | RF |
| South: | Townhouse complex | Urban | RM-15 |
| West (Across King George Boulevard): | Commercial properties | Mixed Employment | CHI |
| | Single family residential | Urban | RF |

Context & Background

- Development Application Nos. 7922-0221-00 and 7922-022-00 are running in conjunction and are being considered under a single planning report as they function as one larger comprehensive development of two large parcels in central Newton.
- The 14.7-hectare (36.3 acres) subject site consists of two properties located on King George Boulevard at 7790 and 7850 King George Boulevard. The subject site is designated Urban in the Official Community Plan (OCP) and is zoned "Manufactured Home Residential Zone (RM-M)".
- The two properties are currently operated as Bear Creek Glen and Crispen Bays mobile home parks and currently have 292 mobile homes between both sites. The two properties are fee simple lots, with the manufactured home owners paying a monthly pad rental fee to the owner of the property. The site contains a number of trees and a riparian area that is proposed to be conveyed to the City at no cost.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:

- An amendment to the Official Community Plan (OCP) from Urban to Multiple Residential, and to allow higher floor area ratio (FAR) within the Multiple Residential designation;
 - To rezone the site from "Manufactured Home Residential Zone (RM-M)" to six "Comprehensive Development Zones (CD)".
 - A General Development Permit for Application No. 7922-0221-00 and for Application No. 7922-0222-00, with a Detailed Development Permit for proposed Lot 2 and proposed Lot 4 required to be completed after Third Reading and to be brought to final adoption concurrently with the General Development Permits, as part of the subject application; and
 - A Hazard Lands (Steep Slopes) and Sensitive Ecosystem (Riparian) Development Permit.
- The applicant is also proposing a subdivision to create 8 lots consisting of 6 multi-family lots, 1 City-owned active park lot, and 1 City-owned riparian protection lot.
 - In conjunction with the proposal to redevelop the subject site, the applicant has provided an Affordable Housing Program/Relocation Strategy for the existing residents, in accordance with City Policy No. O-34A. The applicant must also comply with all Provincially mandated requirements under the *Manufactured Home Park Tenancy Act*.

| | Proposed |
|--------------------------------|---|
| Lot Area | |
| Gross Site Area: | 146,757 sq.m. (14.7 hectares/36.3 acres) |
| Road Dedication: | 28,643 sq.m. |
| Conveyed Riparian Area: | 9,499 sq.m. |
| Active City Park | 8,093 sq.m. |
| Net Site Area: | 100,522 sq.m. |
| Number of Lots: | 8 lots (6 multi-family lots, 1 riparian lot, 1 active Park lot) |
| Building Height: | 23.5 metres |
| Floor Area Ratio (FAR): | 1.77 (gross); 2.57 (net) |
| Floor Area | |
| Residential: | 255,687 sq.m. |
| Commercial: | 3,015 sq.m. |
| Total: | 258,702 sq.m. |
| Residential Units: | |
| Studio: | 161 |
| 1-Bedroom: | 1,622 |
| 2-Bedroom: | 1,135 |
| 3-Bedroom: | 325 |
| Total: | 3,243 |

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: The School District has advised that there will be approximately 427 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

259 Elementary students at Bear Creek Elementary School
97 Secondary students at Frank Hurt Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the first dwelling units in this project are expected to be constructed and ready for occupancy by 2029. The below School Capacity Considerations section provides more information on the applicant's proposed phasing.

Parks, Recreation & Culture:

A new approximately 2-acre public neighbourhood park is proposed within the development site. The adjacent 52A – Greenbelt is the closest park with natural areas. Parks accepts the voluntary conveyance of the riparian area for conservation purposes. Before riparian parkland is accepted it must be free of structures, impervious surfaces, invasive weeds, old fences, garbage and any other hazards, which are to be removed at the applicant's expense. No trees or vegetation are to be removed from future or existing parkland without pre-approval by Parks.

The City is proposing to use the Tier 2 CAC contribution generated by this development to acquire an active park with an approximate size of 0.809 hectare (2.0 acres) in the middle of the site. The neighbourhood park is to be graded and seeded at the cost of the applicant.

Surrey Fire Department: The proposal is fine to proceed at this stage, with a finalized Fire Department Site Plan to be provided prior to final reading.

Transportation Considerations

Road Network and Infrastructure:

- The applicant will be providing the following road improvements in order to support the subject proposal, including for provision of fire access:
 - Dedication on King George Boulevard and construction of a new sidewalk and cycling infrastructure;

- Dedication and construction of new local public roads within the site: 76A Avenue, 77 Avenue, 78 Avenue, 79 Avenue, 136A Street, and 137 Street;
- Dedication and construction of two new east-west pedestrian walkways;
- Improvements to the traffic signal at 78 Avenue and King George Boulevard to provide full-movement access to the subject site; and
- Contribution towards future intersection improvements in proximity to the subject site, to be determined in conjunction with a current area-wide transportation analysis being conducted as part of the Focus Newton Task Force.

Traffic Impacts:

- The applicant was required to submit a Transportation Impact Analysis (“TIA”) to evaluate the traffic impacts of the subject proposal. According to the TIA, the subject proposal for the total of all phases is anticipated to generate approximately 16-18 vehicle trips per minute during the peak hours.
- In order to mitigate the site-generated traffic impacts, the applicant is required to provide offsite intersection improvements, protected cycling facility along King George Boulevard, and pedestrian connections as part of the subject proposal.

Access, Parking, Transit:

- Access to the subject site is proposed via the new local roads to be constructed as part of the proposal.
- The applicant is proposing to provide a rate of 1.1 parking spaces per dwelling unit, plus 0.1 visitor parking spaces per dwelling unit, consistent with the parking rates recommended in Corporate Report R115; 2021. Parking for the proposed commercial retail and daycare uses are proposed to be consistent with the Zoning Bylaw required rates.
- The subject property is located along an existing Frequent Transit Network (FTN) and there is a transit stop located along the King George Boulevard frontage of 7790 King George Boulevard. There is existing Rapid Bus service on King George Boulevard, and at the October 20, 2023 Regular Council meeting staff were directed to work with Translink on advancing design for Bus Rapid Transit (BRT) on King George Boulevard.

Parkland, Riparian Area and Pedestrian Connectivity

- The applicant will be voluntarily conveying a 0.95 hectare riparian area to the City, at no cost, along the eastern portion of the site. A north-south pedestrian/cycling pathway will be established within this area, which will help to facilitate pedestrian connections to Bear Creek Elementary School to the northeast and to Frank Hurt Secondary School to the southeast.
- In addition, the applicant will dedicate a 6.0-metre wide east-west walkway along the northern property line to facilitate a better pedestrian/cycling connection from the subject site to the Bear Creek Elementary School. An additional 10-metre wide east-west walkway dedication is proposed as pedestrian linkage extension of 78 Avenue to connect with the proposed north-south walkway in the riparian area.
- The applicant will also be providing numerous east-west onsite walkways through the apartment building sites. These walkways are anticipated to be used by residents of the site and by those walking through the site.

- The City is proposing to use the Tier 2 CAC contribution generated by this development to acquire an active park with an approximate size of 0.809 hectare (2.0 acres) in the middle of the site. The intent is that the park would be developed as a neighbourhood park to serve the immediate residents for the area. Planning and development of the park will include a public engagement process with residents once the overall site is built out.

Sustainability Considerations

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

School Capacity Considerations

- The School District has advised that nearby Bear Creek Elementary School is currently operating at full capacity and that the school is not in their current Capital Plan for an addition to add capacity. However, the increased population growth from the subject development and other developments will be recognized within the upcoming 2024-25 Capital Plan.
- Frank Hurt Secondary School is currently operating at 120% capacity. The 2024-25 Five Year Capital Plan submission to the Ministry of Education requests funding to construct an 800-student addition, targeted to open in September 2029.
- The applicant projects that the proposed development may actually reduce the number of students in this catchment by approximately 50-60 students over for the next six years as the existing 292 home owners move off the property. The applicant anticipates that it will take approximately 9 years for this development project to be in a net positive student enrolment position, as they are projecting the below phased occupancy time frame:

| Year | Number of Units Receiving Occupancy |
|--------|-------------------------------------|
| 2029 | 449 units |
| 2031 | 405 units |
| 2032 | 503 units |
| 2033 | 502 units |
| 2034 | 485 units |
| 2036 | 446 units |
| 2037 | 453 units |
| Total: | 3,243 |

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The applicant is proposing an Official Community Plan (OCP) amendment from Urban to Multiple Residential and to allow a higher floor area ratio (FAR) within the Multiple Residential designation. The OCP Multiple Residential designation allows a maximum FAR of 2.00 on sites abutting a Frequent Transit Network (FTN) and this portion of King George Boulevard is an FTN.

Amendment Rationale

- The proposed OCP amendment from Urban to Multiple Residential and to increase the allowable FAR under the Multiple Residential designation from 2.0 to 2.78 on Lot 1, 2.79 on Lot 2, 2.45 on Lot 3, 2.75 on Lot 4, 2.35 on Lot 5, and 2.48 on Lot 6 provides for an apartment form of development along this transit corridor while allowing the site to accommodate new public road dedications requested by the City.
- The proposed OCP amendments reflect the site's location along King George Boulevard, which is a major arterial road and is a Translink Frequent Transit Network (FTN) route. The King George Boulevard corridor currently has Rapid Bus, and there are discussions on having Bus Rapid Transit (BRT) on King George Boulevard in the future.
- The proposed higher FAR reflects the public road dedication that is to be provided by the applicant, which has the effect of increasing the net FAR. The proposed local roads were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area but are considered important for providing connectivity for the ultimate road network for this area.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Bus Rapid Transit (BRT), and the site's proximity to the Newton Town Centre with its amenities (services, retail, recreation centre, library, pool, ice rink), the proposed amendments to the OCP are supported by staff.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- 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.

Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
 - The proposal supports transit-oriented development, focusing growth and increased density along frequent transit corridors which supports transit service expansion and rapid transit infrastructure investment;

- The proposal supports directing higher-density residential land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities; and
- The dwelling units front onto the public realm with urban design features (e.g. outdoor balconies, ground-floor patio space, internal sidewalks, etc.) that promote a safe, welcoming public streetscape and urban public realm.

Other Relevant Policies and By-laws

Manufactured Home Park Tenancy Act

- In order to redevelop the subject site (Crispen Bays at 7790 King George Boulevard and Bear Creek Glen at 7850 King George Boulevard), the applicant must comply with Provincial regulations, including the Province's *Manufactured Home Park Tenancy Act*. A summary of the requirements under the Act is provided below (*staff responses in italics*).
- The *Manufactured Home Park Tenancy Act* (2002) provides regulations and protection for Manufactured Home Parks. The Act recognizes the unique tenure situation afforded to the residents of Manufactured Home Parks whereby tenants own their manufactured or mobile home but not the land beneath each unit. As such, tenants essentially rent or lease their pad space from the owner/landlord yet must pay municipal taxes based on the assessed value of their mobile unit, which is a depreciating asset, without the benefit of land value increases to off-set this depreciation. In addition, owners are required to maintain and upgrade their units at their own cost, as landlords have no responsibility for the upkeep of the units. Accordingly, manufactured home owners typically rent, or lease based on a fixed or month-to-month lease and do not have security of tenure but still incur some of the costs and responsibilities that go with home ownership. Manufactured home parks, therefore, often serve as a form of affordable housing for seniors, other residents on fixed incomes and/or families.
- Section 42 of the Act establishes rules and provisions necessary for the conversion and/or re-development of a manufactured home park. These rules include requirements for a landlord to have all necessary permits and approvals (including rezoning), prior to providing notice to manufactured home owners (i.e. tenants) to end a tenancy agreement. Once notice is given, the tenancy ends no earlier than 12 months after the date of notice is received.

(The applicant has indicated that they notified all residents of the subject site regarding the proposed apartment development, at the time that Development Application Nos. 7922-0221-00 and 7922-0222-00 were submitted. The applicant has also met with each resident, as part of the development process, to review the Affordable Housing Program. As a result, the applicant entered into binding agreements to purchase all of the manufactured homes, except two, on the subject properties.

The applicant also indicated that they are not relying on the current rezoning application to terminate any tenancy agreements, with the exception of two manufactured homes, since an agreement is already in place with all but two manufactured home owners. The applicant will take possession of the manufactured homes for which there is a binding agreement between 2024 and 2028 and will thereafter remove the manufactured homes from the property, regardless of whether the proposed rezoning is granted by Council. In addition, the applicant has provided the residents

with flexible move-out dates ranging from mid-2022 to 2028 with the ability to assign their contract.)

- It is noted, however, that a tenant may end the tenancy early, if they so choose.
- In addition, under Section 44 of the Act, the landlord must pay the tenant (at a minimum), on or before the effective date of notice, an amount that cannot exceed the monetary limit set for claims under the Small Claims Act. In accordance with the Act, one option provided to tenants by the applicant (Option A, discussed below) includes an additional \$20,000 as compensation, for each manufactured home. The tenant can further request an order for compensation, over and above the amount offered by the applicant, through an application for dispute resolution if the manufactured home is not capable of being relocated before the tenant is required to vacate the manufactured home site and the most recent assessed value of the manufactured home is greater than the amount of compensation prescribed under the *Manufactured Home Park Tenancy Act*.

(As part of the applicant's Affordable Housing Program, each manufactured home owner was given the option to receive compensation in accordance with the Act. All but two residents have chosen to sell their manufactured home to the applicant [Option A, as discussed below].)

City Policy No. O-34A (Manufactured Home Park Redevelopment)

- On July 27, 2015, Council approved Corporate Report No. R167; 2015 which outlined an updated "Manufactured Home Park Redevelopment and Strata Conversion Policy: City Policy No. O-34A". The proposed amendments to the policy included the following:
 - Advance Notification – Tenants will need to be notified of the proposal at the initiation of the process;
 - Communications Plan – The proponent will be required to submit a plan acceptable to the City specifying how and when tenants would be informed of progress in the development application process and on the development of an Affordable Housing Program; and
 - Affordable Housing Program – Prior to the rezoning application being considered by Council, the proponent would be asked to prepare an Affordable Housing Program supported by background housing preferences. This may be prepared in conjunction with a Housing Agreement acceptable to the City, if necessary, to be registered on title. The Affordable Housing Program must provide for reasonable relocation options for the current residents such as:
 - Relocation Option:
 - Provide information on relocation options, such as alternative manufactured home park locations and costs, market, and non-market housing units in the area; and
 - Reimburse reasonable costs to relocate the manufactured home and existing improvements to an affordable site in the Lower Mainland.
 - Compensatory Payments: Reasonable payments in addition to those payments mandated in the *Manufactured Home Park Tenancy Act* to be used towards the acquisition of alternative affordable housing. This option may include disposal costs

and moving expenses and should be based on the assessed value of the manufactured home; and

- On-site Affordable Housing Option: Where a significant number of new housing units are being constructed, the provision of affordable rental or market housing on the development site.
- In accordance with Policy No. O-34A, the applicant has taken the following actions:
 - Notified the property residents of the proposal to redevelop the property at the time the development application was submitted to the City;
 - Met with each resident individually to review Policy No. O-34A and the proposed Affordable Housing Program;
 - Collected demographic profiles, affordable housing preferences and home assessments for each manufactured home on-site; and
 - Communicated the timing of information meetings and the public process in accordance with City requirements.
- The applicant has indicated that they have adhered to and exceeded the requirements in City Policy No. O-34A. This includes providing an Affordable Housing Program/Relocation Strategy for the existing residents.

Affordable Housing Program/Relocation Strategy

- The current land-use on the subject site is an existing manufactured home park that contains approximately 292 occupied manufactured homes. As per City Policy No. O-34A, the applicant will be responsible for relocating the existing residents in an appropriate manner acceptable to the residents and Council as well as complying with Provincial regulations outlined within the *Manufactured Home Park Tenancy Act*.
- The applicant formulated an Affordable Housing Program, as required under City Policy No. O-34A, in order to offer an appropriate relocation strategy for existing manufactured home residents on the subject site. The applicant's program includes the following options:
 - Option A: Sell the manufactured home for the greatest value of the following:
 - Singlewide unit: \$250,000
 - Doublewide unit: \$350,000
 - 2022 BC Assessment Value of the manufactured home; or
 - What the tenant paid for their home + 10%

If, at the time of completion, real estate prices are higher than they are at the time of entering into an agreement with the applicant, then the applicant will increase the compensation by the same percentage increase as published by the Fraser Valley Real Estate Board for detached homes.

- Option B: The tenant may choose to relocate to an apartment unit on the property or in the applicant's Fleetwood properties at 15730 Fraser Highway, 15780 Fraser Highway, 15733/35 85 Avenue, 15777 – 85 Avenue or 8509 – 158 Street and continue paying their current rental rate.
- Option C: Receive guaranteed income assistance for life. The tenant may choose to receive monthly payments of up to \$2,500 per month for the rest of their life to assist with future housing choices.

- Additional services provided: *As every resident's needs are different, a team of property managers was hired by the applicant in order to discuss and assist residents with identifying and securing a variety of housing options as well as help to coordinate moving logistics. The applicant will also help secure alternative manufactured home pads for tenants who choose to relocate their manufactured home. In addition, flexible move-out dates have been permitted through contract assignments to allow tenants to move or remain on the property for several years.*

Additional Information on Tenant Relocation

- The applicant states that they have entered into a legal and binding agreement with all but two of the 292 owners/residents to purchase their manufactured home (per Option A). The applicant anticipates that current residents will have vacated the subject site by late 2024 to 2028.
- By choosing Option A, 290 of the manufactured home owners have agreed to the following:
 - The purchase (by the applicant) of the manufactured home;
 - Assistance in securing future housing options upon request on an individual need's basis;
 - Coordination of moving logistics upon request; and
 - Flexible move-out dates ranging from 2022 to 2028.
- In order to support each resident, a team of full-time property managers are available to discuss and assist with the following relocation services:
 - Provide comprehensive information on relocation options;
 - Assist in securing a variety of affordable housing options;
 - Assist in answering any questions;
 - Provide opportunities to purchase a new home at a discounted price from the applicant; and
 - Provide flexible move-out dates to ensure suitable housing accommodations are secured within individual needs.

Apartment CD By-laws (Lots 2, 3, 5 and 6)

- The applicant is proposing six "Comprehensive Development Zones (CD)" to accommodate the proposed uses on the site. The applicant is proposing six development parcels, and having six zones allows each parcel to have its own zoning in the future, rather than being tied to another parcel, which can lead to potential complications in the future.

- Four (4) of the proposed CD Zones are for residential apartment uses only, based on the "Multiple Residential 70 Zone (RM-70)". The table below provides an analysis of the four residential apartment CD Zones proposed on proposed Lots 2, 3, 5 and 6. A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, and the proposed CD Bylaws is illustrated in the following table:

| Zoning | RM-70 Zone (Part 24) | Proposed CD Zones |
|-----------------------------------|---|---|
| Floor Area Ratio: | 1.50 | Lot 2: 2.79 Lot 3: 2.45 Lot 5: 2.35 Lot 6: 2.48 |
| Lot Coverage: | 33% | Lot 2: 50% Lot 3: 50% Lot 5: 46% Lot 6: 44% |
| Yards and Setbacks | 7.5 m for the principal building. An underground parking facility is not to be located within 2.0 m of the front lot line. | Setbacks range generally from 4.5m to 5.5 m, with a 7.5 m north setback and a 9.0 m south setback on Lot 3, a 12.0 m south setback on Lot 5, and a 6.5 m west setback to King George Blvd on Lot 5. Street-fronting patios and stairs are permitted to encroach within the setback area. The underground parking facility may be located up to 0.5 m from all property lines. |
| Principal Building Height: | 50.0 m | 23.5 m |
| Amenity Space | | |
| Indoor Amenity: | 3.0 sq.m. per unit (9,729 sq.m. required for site) | The applicant proposes to meet the Zoning Bylaw requirements through provision of 6,095 sq.m. of indoor amenity space for the whole site and cash-in-lieu. |

| Zoning | RM-70 Zone (Part 24) | Proposed CD Zones |
|---|--|--|
| Outdoor Amenity: | 3.0 sq.m. per unit (9,729 sq.m. required for site) | The proposed 17,083 sq.m. for the whole site exceeds the Zoning Bylaw requirement. |
| Streamside (Part 7A) | Required | Proposed |
| Streamside Setbacks | | |
| Class A (red-coded) Stream: Hunt Brook | 30m | 30m |
| Parking (Part 5) | Required | Proposed |
| Number of Stalls | | |
| Lot 2 Residential: | 1.1 parking spaces for residents per unit; 0.1 parking spaces per unit for visitors. | 494 |
| Lot 2 Res. Visitor: | | 45 |
| Lot 2 Total: | | 539 |
| Lot 3 Residential: | | 446 |
| Lot 3 Res. Visitor: | | 40 |
| Lot 3 Total: | | 486 |
| Lot 5 Residential: | | 534 |
| Lot 5 Res. Visitor: | | 49 |
| Lot 5 Total: | | 583 |
| Lot 6 Residential: | | 1,106 |
| Lot 6 Res. Visitor: | | 101 |
| Lot 6 Total: | | 1,207 |
| Bicycle Spaces | | |
| Lot 2 Secure: | 1.2 spaces per unit; 6 visitor spaces per building | 539 |
| Lot 2 Visitor: | | 18 |
| Lot 3 Secure: | | 486 |
| Lot 3 Visitor: | | 18 |
| Lot 5 Secure: | | 582 |
| Lot 5 Visitor: | | 12 |
| Lot 6 Secure: | | 1,206 |
| Lot 6 Visitor: | | 36 |

- The four apartment CD Zones propose a higher net floor area ratio (FAR) at 2.79 (Lot 2), 2.45 (Lot 3), 2.35 (Lot 5) and 2.48 (Lot 6), respectively relative to the 1.5 FAR permitted under the RM-70 Zone. If calculated based on gross site area, the gross FAR for the whole site is 1.77. The FAR permitted by the Official Community Plan's (OCP) Multiple Residential designation along a Frequent Transit Network (FTN) is 2.0 FAR. As discussed above, the applicant is proposing an OCP amendment from Urban to Multiple Residential to support the proposed density.
- The proposed higher FAR reflects the road dedication that is to be provided by the applicant, which has the effect of increasing the net FAR. The proposed local roads were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area but are considered important for providing fire access and connectivity for the ultimate road network for this area.
- Given the adjacency of the subject site to King George Boulevard which currently has Rapid Bus (with ongoing discussions around having Bus Rapid Transit [BRT] in the future), the site's proximity to the Newton Town Centre with its amenities (services, retail, recreation centre, library, pool, ice rink), and

the provision of road dedication that was not previously identified for the subject site in a Secondary Plan, the proposed increase in density in net FAR is supported by City staff.

- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 44-50% lot coverage for the four lots is appropriate for the proposed 4-6-storey buildings.
- The proposed 4.5-metre to 5.5-metre building setbacks are reflective of current urban design standards that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets. The applicant is proposing a larger 12.0-metre setback on the south side of Lot 5, which is adjacent to an existing townhouse complex on the parcel to the south, and also a 6.5-metre setback to King George Boulevard to allow for more separation from this busy arterial road. A 7.5-metre north setback to the proposed 6-metre wide east-west pathway and a 9.0-metre south setback to the proposed 10-metre wide east west connection to the riparian area on Lot 3 allows for more visibility and permeability to the riparian area.
- The CD Zones proposes a lower building height at 23.5 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for up to 6-storey buildings.
- The applicant is proposing to provide parking for residents at a rate of 1.1 resident parking spaces per unit and parking for visitors at a rate of 0.1 visitor parking spaces per unit. The rate reflects the site's location along a Frequent Transit Network and ongoing discussions around Bus Rapid Transit in this corridor.
- All resident parking and resident visitor parking are provided underground. The residential parkades will be secured by an overhead gate. The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces per building.

Mixed Use CD By-laws (Lots 1 and 4)

- The applicant is proposing two "Comprehensive Development Zones (CD)" to accommodate mixed-use development on proposed Lots 1 and 4. The proposed CD By-laws identifies appropriate uses, densities, and setbacks. The CD By-laws will have provisions based on the "Neighbourhood Commercial Zone (C-5)" and the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone, RM-70 Zone and the proposed CD By-laws is illustrated in the following table:

| Zoning | C-5 Zone (Part 35) | RM-70 Zone (Part 24) | Proposed CD Zone |
|-----------------------------------|--|---|--|
| Permitted Uses | <p>Principle Uses</p> <ol style="list-style-type: none"> Retail stores excluding adult entertainment store, secondhand stores and pawnshops. Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops. General service uses excluding funeral parlours and drive-through banks. Eating establishments excluding drive-through restaurants. Neighbourhood pubs. Office uses excluding social escort services and methadone clinics. Indoor recreational facilities. Community services. Child care centres. <p>Accessory Uses:</p> <ol style="list-style-type: none"> One caretaker unit per lot. | <p>Principal Uses:</p> <ol style="list-style-type: none"> Multi-unit residential buildings and ground-oriented multiple unit residential buildings. <p>Accessory Uses:</p> <ol style="list-style-type: none"> Child care centres. | <p>Principal Uses:</p> <ol style="list-style-type: none"> Multi-unit residential buildings. <p>Accessory Uses:</p> <ol style="list-style-type: none"> Retail stores excluding adult entertainment stores, auction houses, second-hand stores and pawnshops. Personal services uses, excluding body rub parlours. Office uses excluding social escort services, methadone clinics and marijuana dispensaries. General services uses excluding funeral parlours, drive-through banks and vehicle rentals. Indoor recreational facilities, excluding a gymnasium. Community services. Child care centres. Eating establishments excluding drive-through restaurants. For Lot 1: a temporary real estate sale and construction office. |
| Floor Area Ratio: | 0.50 | 1.50 | Lot 1: 2.78 Lot 4: 2.75 |
| Lot Coverage: | 50% | 33% | 50% |
| Yards and Setbacks | 7.5 m | <p>7.5 m for the principal building.</p> <p>An underground parking facility is not to be located within 2.0 m of the front lot line.</p> | <p>Lot 1: North/East/South – 4.5 m, West – 6.5 m.</p> <p>Lot 2: East/South – 4.5m, North – 3 m, West – 6.5 m.</p> <p>Street-fronting patios are permitted to encroach within the setback area.</p> <p>Underground parking facility may be setback at 0.5 m from property line.</p> |
| Principal Building Height: | 9 m | 50 m | 23.5 m |

| Amenity Space | | | |
|----------------------------|-----|--|--|
| Indoor Amenity: | n/a | 3.0 sq.m. per unit (9,729 sq.m. required for site) | The applicant proposes to meet the Zoning Bylaw requirements through provision of 6,095 sq.m. of indoor amenity space for the whole site and cash-in-lieu. |
| Outdoor Amenity: | n/a | 3.0 sq.m. per unit (9,729 sq.m. required for site) | The proposed 17,083 sq.m. for the whole site exceeds the Zoning Bylaw requirement. |
| Parking (Part 5) | | Required | Proposed |
| Number of Stalls | | | |
| Lot 1 Commercial: | | 3 spaces per 100 sq.m. | 37 |
| Lot 1 Residential: | | 1.1 parking spaces for residents per unit; | 498 |
| Lot 1 Residential Visitor: | | 0.1 parking spaces per unit for visitors. | 45 |
| Lot 1 Total: | | | 581 |
| Lot 4 Commercial: | | 3 spaces per 100 sq.m. | 64 |
| Lot 4 Residential: | | 1.1 parking spaces for residents per unit; | 491 |
| Lot 4 Residential Visitor: | | 0.1 parking spaces per unit for visitors. | 45 |
| Lot 4 Total: | | | 600 |
| Bicycle Spaces | | | |
| Lot 2 Secure: | | | 544 |
| Lot 2 Visitor: | | 1.2 spaces per unit; 6 | 18 |
| Lot 3 Secure: | | visitor spaces per building | 535 |
| Lot 3 Visitor: | | | 18 |

- The accessory commercial uses proposed in the CD Zone largely reflect the uses of the C-5 Zone with the main difference being that the neighbourhood pub use is not proposed in the CD Zone and Lot 1 allows a temporary sales centre and construction office use, which the applicant is proposing to use during the build-out of the project.
- The two CD Zones propose a higher net floor area ratio (FAR) at 2.78 (Lot 1) and 2.75 (Lot 4) relative to the 1.5 FAR permitted under the RM-70 Zone. If calculated based on gross site area (for the whole subject site), the gross FAR is 1.77. The FAR permitted by the Official Community Plan's (OCP) Multiple Residential designation along a Frequent Transit Network (FTN) is 2.0 FAR. As discussed above, the applicant is proposing an OCP amendment from Urban to Multiple Residential to support the proposed density.
- The proposed higher FAR reflects the public road dedication that is to be provided by the applicant, which has the effect of increasing the net FAR. The proposed local roads were not identified in a secondary plan, as there is no Neighbourhood Concept Plan (NCP) for this area but are considered important for providing connectivity for the ultimate road network for this area.

- Given the adjacency of the subject site to King George Boulevard which currently has Rapid Bus (with ongoing discussions around having Bus Rapid Transit (BRT) in the future), and the provision of road dedication that was not previously identified for the subject site in a Secondary Plan, the proposed increase in density in net FAR is supported by City staff.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 50% lot coverage for the two lots is appropriate for the proposed 4-6-storey buildings.
- The proposed 4.5-metre to 5.5-metre building setbacks are reflective of current urban design standards that creates a more urban pedestrian environment and enhances surveillance of the public realm along streets. The applicant is proposing a smaller 3.0-metre north setback for Lot 4, where the commercial ground floor units will interact with the street. As this is north-facing and there will be less sun exposure, locating the units closer to the street has merit. On the north side of 78 Avenue on Lot 1, there is a 4.5-metre setback, which allows for more outdoor seating/display, reflecting the south-facing orientation of the commercial units on Lot 1.
- A 6.5-metre setback to King George Boulevard is proposed for buildings that are not mixed use on Lots 1 and 4, with a 4.5-metre setback to King George Boulevard proposed for the two mixed use buildings with commercial uses at grade on Lots 1 and 4.
- The CD Zones proposes a lower building height at 23.5 metres relative to the building height of 50.0 metres permitted by the RM-70 Zone. The proposed building height reflects the applicant's proposal for 4-6-storey buildings.
- The applicant is proposing to provide parking for residents at a rate of 1.1 resident parking spaces per unit and parking for visitors at a rate of 0.1 visitor parking spaces per unit. The rate reflects the site's location along a Frequent Transit Network and ongoing discussions around Bus Rapid Transit in this corridor.
- All commercial, resident parking and resident visitor parking are provided underground. The residential parkades will be secured by an overhead gate. The applicant is also providing bike parking spaces for each apartment unit and the required 6 visitor bike parking spaces per building.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272 per unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the site's current Official Community Plan Urban designation.

- The applicant will be required to provide the per square foot rate for floor area above 1.00 floor area ratio (FAR), based on the site's current Urban designation in the OCP. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 (now \$1,068) per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 2, 2023, and the Development Proposal Signs were installed on November 3, 2023. Staff received approximately 14 responses from area residents (*staff comments in italics*). Many residents had questions around the timing associated with the application, particularly as it related to when they would have to move from the site. Concerns were also expressed about losing an affordable place to live and had about where they might move to in the future. One respondent also expressed that trees be retained on the site.

(Staff have endeavoured to keep callers apprised of timing, noting that all time frames are estimates only. The applicant has a staff member who is dedicated to tenant outreach. In terms of tenant relocation, the applicant has followed Provincial and City policy in this regard, as detailed above. The applicant's compensation package had exceeded Provincial and City policy. It is noted that the applicant has signed agreements with 290 out of 292 tenants. The applicant is proposing to retain the trees in the riparian area, and also some trees in the proposed central park site.)

Public Information Meeting

- The applicant held a Public Information Meeting on February 2, 2023 from 6-8pm at the Newton Arts Centre. Approximately 64 people attended the meeting. The applicant collected 6 comment forms. Five (5) comment forms indicated support for the proposal, and one (1) comment forms indicated non-support for the proposal. Concerns expressed at the meeting were similar to those described above, and also included comments around traffic impact. It was also mentioned that the proposal would be a positive addition to the area.

(The applicant has provided a Transportation Impact Analysis which proposes a number of transportation improvements as detailed above.)

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of the existing Class A (red-coded) Hunt Brook watercourse which flows north-south just east of the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed building setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Ken Lambertsen, *R.P. Bio.*, of Phoenix Environmental Services and dated November 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor partially located on the eastern portion of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014) identifies a Local BCS Corridor within the subject site, in the Green Timbers BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters, which is being achieved.
- The development proposal conserves approximately 9,630 square meters of the subject site through Riparian Conveyance which is 6.6 % of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site is within 30 metres from portions of a top of slope in excess of 20%. The slope is associated with Hunt Brook, which is located just east of the subject site. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.

- A geotechnical report, stamped by Patrick Martz, *P. Eng.*, of GeoPacific Consultants and dated October 18, 2023, was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. A peer review will be required prior to final adoption. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including staying outside of the recommended setback, not locating any new irrigation within 3 metres from the existing top-of-bank, not discharging any irrigation or surface stormwater over the existing slope, and discharging any groundwater collected to municipal infrastructure.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

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 in the Official Community Plan (OCP) applicable for a General Development Permit.
- The applicant is requesting a General Development Permit (DP) for Application No. 7922-0221-00 and Application No. 7922-0222-00. Application No. 7922-0221-00 has 11 apartment buildings (one is mixed use) and Application No. 7922-0222-00 has 9 apartment buildings (one is mixed use). General Development Permits provide a framework for building siting, access, height, setbacks, and form. Detailed Development Permits for each building lot will be submitted in the future that will propose the more detailed elements including refined public realm interface, building form, fenestration, composition, and materials.
- A total of 3,243 apartment units are proposed, consisting of 161 studio units, 1,622 one-bedroom units, 1,135 two-bedroom units, and 325 three-bedroom units. 3,015 square metres of ground floor commercial and daycare space are also proposed.
- The applicant will be doing a Detailed Development Permit for each application, for Lots 1 and 4, after Third Reading, given the large scope and multiple phases of this project. These Detailed Development Permits will be required to be completed as a condition of final adoption of the subject applications. For the other lots, the applicant will be required to submit separate Detailed DP applications in the future for the proposed apartment buildings, based upon the General DP, when the applicant is ready to redevelop the remainder of the site.

- The General Development Permit sets out the general guidelines that will help to ensure a high-quality comprehensive development is achieved through the Detailed Development Permits.

Site Design

- The applicant is proposing to construct twenty (20) 4-6-storey apartment buildings directly adjacent to the street frontages (i.e. King George Boulevard, 136A Street, 137 Street, 76A Avenue, 77 Avenue, 78 Avenue and 79 Avenue) in order to encourage a more pedestrian-friendly streetscape and urban public realm. The apartment buildings include ground-floor units with a front door and usable, semi-private outdoor space accessed via internal site pathways that connect to the outdoor amenity space or north-south public mews.
- The applicant has worked to orient the buildings to the streets, as is reflected in the site plan. The overall site design is anchored by the proposed dedicated riparian area to the east and a central City-owned 2-acre park site and connected with road and pedestrian walkway dedications. The site plan shows an effort to provide pedestrian/cycling circulation throughout the site, and to allow for interaction with public and private green spaces.
- With a general slope profile running 16 metres in height difference from the southwest to the northeast site corners, the slope is managed by the subdivision pattern allowing it to be distributed across several blocks that each contain multiple buildings. The proposed building siting and separations within the blocks allow the building massing to accommodate the site slopes, daylight penetration and sightlines toward the natural areas. The spacing and separation contributes to air circulation and visual openness for residents of the buildings.
- The applicant proposes three thematic design districts running linearly north-south, characterized by their most predominant site features from west to east: the existing urban fabric, 2-acre urban park and riparian landscape. These will guide the detailed development of the building design.
- The applicant is proposing to provide two mixed use buildings on the site, at Building 3 on Lot 1 and Building 1 on Lot 4. These buildings are located along King George Boulevard and the main new east-west road into the site, 78 Avenue. The applicant is proposing to locate commercial retail units along the King George and 78 Avenue frontages, and a child care facility on Lot 4 facing 136A Street.
- At prominent site corners facing the park site, publicly accessible open space plazas are incorporated into setbacks for an integrated outdoor space that is wrapped by an indentation of the building.

Building Design

- In terms of massing, 6-storey massing is predominant throughout the site, with 5-storey portions provided in key locations throughout the site. There are also some 4-storey portions which also help to modulate building massing, provide more visual interest and wayfinding. The building massing steps with the site grade to accommodate the 16-metre grade drop from the southwest corner to the northeast corner of the site. The internal stepping of each building will be further refined through the Detailed Development Permit process.
- To respond to the variety of road and pedestrian walkway widths, the building scale is further modulated to include upper-storey setbacks of at least 2 metres and designed to have distinct volumes no more than every 40 metres to further contribute to a human scale.

- The buildings are brought closer to the streets with an average 4.5 to 5.5 metre setback to animate the street with street enclosure and provide visual surveillance of the public realm with an active front patio. The setbacks have been increased in a few key interface locations such as on Lot 5 to the adjacent neighbouring townhouse complex and on Lot 3 to the east-west 10-metre wide pedestrian connection and to the north to the east-west 6.0-metre wide walkway.
- The buildings engage the public realm through their ground floor active frontages containing either at-grade commercial storefronts or residential units with raised private patios connected directly to fronting sidewalks. Where residential units are located along the riparian trail, the patios are separated by a private parallel walkway connected at key points to the Park trail to maintain landscape buffering and division between the private and public realms.
- To maintain safe and active frontages, less active programs like indoor amenity rooms or back of house spaces, parking ramps and loading areas are located on less active or private frontages.
- Along King George Boulevard where there are portions of the building with residential units, these are elevated and programmed as 2-storey townhouse units with bedrooms located on the second storey to increase the livability along this busier roadway.
- The proposed design of the buildings is contemporary, comprised of rectilinear forms capped with flat roofs or decks. The building facades will be articulated with balconies, limited projections and a palette of residential materials in muted colours to modulate the to keep the streetscape pedestrian friendly.
- Commercial frontages have a strong 2-storey element with ground storey storefront glazing and continuous weather protection above.
- High quality materials and careful detailing will be used to achieve a resilient and engaging building treatment. The proposed exterior materials include brick, fibre-cement siding, and aluminum composite material. Metal guardrails with transparent glazing are proposed for the balconies.
- Further design development will be forthcoming during the Detailed Development Permit processes. The current elevations are still fairly rudimentary and more articulation, detail and façade development is needed.

Signage

- Signage details for the mixed use buildings and the residential buildings will be developed through the Detailed Development Permit process.

Child Care Centre (Lot 4)

- The applicant is proposing to provide a child care facility within a mixed use building on Lot 4. It is anticipated that the child care facility will require 6-8 employees and allow for up to 75 children. The child care facility will offer group child care services for children from 30 months to school age.
- The proposed child care facility will consist of a staff office, nap room, kitchen, children's seating area, play/activity area and individual cubbies. The child care facility will also have access to a dedicated outdoor stand-alone play space, located directly adjacent to the childcare facility.

- The actual number of employees and children on-site will be confirmed, in future, as part of the Detailed Development Permit (DP) for the 6-storey mixed use building proposed on Lot 4 but will be contingent on the applicant providing the minimum amount of on-site parking required under the Zoning By-law.
- The applicant will provide dedicated parking spaces exclusively for the use of the child care facility in the underground parkade located on Lot 4. Direct access will be provided from the underground parkade to the main lobby in order to ensure that parents can easily access the child care facility on the ground-level.
- In order to ensure the proposed child care facility is constructed as part of future phases of development on the subject site, the applicant is required to provide a financial security, in an amount acceptable to the City, as a condition of Final Adoption. A restrictive covenant will also be required to be registered on title, further securing this child care facility.

Indoor Amenity Space

- Each apartment building will provide a minimum of 74 square metres of physical indoor amenity space. These smaller amenity areas contain kitchen space, dining and lounge space and meeting space.
- In addition, the applicant is proposing to provide a large common indoor amenity space in Building 3 of Lot 3 and in Building 4 of Lot 6. The larger indoor amenity area in Building 3 (Lot 3) will be shared between the residents of Lots 1, 2 and 3, while the corresponding indoor amenity space located in Building 6 (Lot 6) will be shared between the residents of Lots 4, 5 and 6. The applicant is required to register, as a condition of Final Adoption, an access and maintenance easement on title to secure this shared indoor amenity space arrangement. The applicant is also required to register, as a condition of Final Adoption, a No-build restrictive covenant on Lots 3 and 6, to ensure that no construction is permitted unless the indoor amenity space proposed in this application is provided on Lots 3 and 6.
- The proposed shared indoor amenity spaces on Lots 3 and 6 are approximately 1,670 square metres spread over 3 floors. The ground floor contains a half basketball court and a fitness room. The second floor contains a kitchen, lounge and games area. The third floor contains work spaces, meeting rooms and seating areas.
- The final design and programming of the indoor amenity spaces will be determined, in future, as part of the review process once the applicant has submitted Detailed Development Permit application(s).
- Overall 9,729 square metres of indoor space are required for this project. The applicant is proposing to provide 6,095 square metres as physical space, which is sixty-three percent (63%) of the required indoor amenity space. In accordance with City policy, the applicant will be providing a monetary contribution, prior to final adoption, to address the additional required indoor amenity space.

Outdoor Amenity Space

- The applicant is proposing to provide 15 outdoor amenity spaces throughout the site. Much of the outdoor amenity space is within the courtyard areas formed by the U-shaped buildings.
- The outdoor amenity spaces are proposed to include patio seating, tables and chairs, open lawn areas, outdoor fitness areas, children's play areas, benches and a large outdoor checker board.

- The final design and programming of the indoor amenity spaces will be determined, in future, as part of the review process once the applicant has submitted Detailed Development Permit application(s).
- As the outdoor amenity space proposed is approximately 17,083 square metres, based upon the current layout, the applicant will exceed the minimum outdoor amenity space requirement as identified in the Zoning By-law. Overall, 9,729 square metres of outdoor amenity space is required for this project.

Proposed Landscaping and Pedestrian Connectivity

- Each ground-floor unit includes a semi-private outdoor patio space and front yard framed by layered planting that consists of a tree as well as low-level shrubs and additional groundcover. Each individual ground-floor unit will have direct access to internal pedestrian walkways that connect the various apartment buildings and provide linkages to the indoor / outdoor amenity spaces and the proposed north-south pathway within the riparian area.
- Each apartment unit that faces onto the street frontages or outdoor amenity space or internal pathways provide an "eyes-on-the-street" function with active rooms facing the public realm.
- In order to encourage pedestrian connectivity and ensure the proposal will function as one large comprehensive development, the proposal provides many sidewalks and internal pathways for residents to circulate around the site.
- In addition, the applicant will dedicate a 6.0-metre wide east-west walkway along the northern property line to facilitate a better pedestrian connection from the subject site to the Bear Creek Elementary School. An additional 10-metre wide east-west walkway dedication is proposed as pedestrian extension of 78 Avenue to connect with the proposed north-south walkway in the riparian area.
- The applicant is proposing to provide corner plazas throughout the site, to enhance the pedestrian experience.

Outstanding Items

- There are a number of Urban Design items that remain outstanding that will be addressed prior to Final Adoption of the General Development Permit as well as through the Detailed Development Permit process, which the applicant will be undertaking for Lots 2 and 4, as part of the current application. These items include: approach to site and building layouts; on-site vehicle access and routing; outdoor amenity space configurations and locations; site and building grading; building massing; public realm interface; detailed elevation design and landscape design.

TREES

- The applicant has submitted two arborist reports, one for Application No. 7922-0221-00 and one for Application No. 7922-0222-00. The two arborist reports are considered separately below.

Arborist Report for Application No. 7922-0221-00 (7790 King George Boulevard)

- Connor Gritter, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property at 7790 King George Boulevard. The table below provides a summary of the proposed tree retention and removal by tree species:

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

| Tree Species | Existing | Remove | Retain |
|---|----------|--------|--------|
| Alder and Cottonwood Trees | | | |
| Alder/Cottonwood | 35 | 27 | 8 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Apple | 1 | 0 | 1 |
| Ash | 2 | 1 | 1 |
| Aspen, Trembling | 1 | 1 | 0 |
| Cherry | 3 | 2 | 1 |
| Cherry, Bitter | 1 | 1 | 0 |
| Cherry, Japanese Flowering | 32 | 15 | 17 |
| Cherry, Plum | 13 | 3 | 10 |
| Dogwood | 1 | 1 | 0 |
| Dogwood, Pacific | 3 | 2 | 1 |
| Holly, English | 2 | 1 | 1 |
| Horse Chestnut | 1 | 1 | 0 |
| Laurel, Portuguese | 1 | 0 | 1 |
| Laburnum | 1 | 1 | 0 |
| Linden | 1 | 0 | 1 |
| Linden, Bigleaf | 2 | 1 | 1 |
| Maple | 3 | 2 | 1 |
| Maple, Bigleaf | 2 | 0 | 2 |
| Maple, Japanese | 11 | 4 | 7 |
| Maple, Norway | 19 | 9 | 10 |
| Maple, Sugar | 1 | 1 | 0 |
| Maple, Sycamore | 4 | 3 | 1 |
| Mountain Ash | 4 | 3 | 1 |
| Poplar, Lombardy | 3 | 1 | 2 |
| Willow, Corkscrew | 1 | 0 | 1 |
| Coniferous Trees | | | |
| Cypress, Leyland | 7 | 7 | 0 |
| Deodar, cedar | 1 | 1 | 0 |
| Douglas-fir | 60 | 29 | 31 |
| Falsecypress | 2 | 0 | 2 |
| Falsecypress, Lawson | 7 | 3 | 4 |
| Falsecypress, Sawara | 12 | 5 | 7 |
| Falsecypress, Threadleaf | 1 | 0 | 1 |
| Hemlock, Western | 3 | 2 | 1 |
| Pine | 1 | 1 | 0 |
| Pine, Austrian | 8 | 4 | 4 |
| Pine, Scots | 19 | 9 | 10 |
| Pine, Shore | 1 | 0 | 1 |
| Redcedar, Western | 137 | 84 | 53 |
| Redcedar, Zebrina | 2 | 1 | 1 |
| Sequoia, Giant | 1 | 1 | 0 |
| Spruce | 1 | 1 | 0 |

| | | | |
|--|------------|-----------------|------------|
| Spruce, Blue | 6 | 4 | 2 |
| Spruce, Norway | 14 | 8 | 6 |
| Spruce, Serbian | 16 | 10 | 6 |
| Yew | 1 | 0 | 1 |
| Total (excluding Alder and Cottonwood Trees) | 413 | 223 | 190 |
| Additional Trees in the proposed Riparian Area | 58 | 0 | 58 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | | |
| | | 360 | |
| Total Retained and Replacement Trees Proposed | | | |
| | | 550 | |
| Estimated Contribution to the Green City Program | | | |
| | | \$62,150 | |

- The Arborist Assessment states that there are a total of 413 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-five (35) existing trees, approximately 8 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 198 trees as part of this development proposal, with some trees being retained on the General Development Permit portion of the site. 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 58 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 473 replacement trees on the site. Since the proposed 360 replacement trees can be accommodated on the site, the proposed deficit of 113 replacement trees will require an estimated cash-in-lieu payment of \$62,150, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including maple, dogwood, magnolia, oak and spruce.
- In summary, a total of 550 trees are proposed to be retained or replaced on the site with an estimated contribution of \$62,150 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

- Connor Gritter, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property at 7850 King George Boulevard. The table below provides a summary of the proposed tree retention and removal by tree species:

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

| Tree Species | Existing | Remove | Retain |
|--|-----------------|---------------|---------------|
| Alder and Cottonwood Trees | | | |
| Alder/Cottonwood | 5 | 5 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Cherry | 1 | 1 | 0 |
| Cherry, Japanese Flowering | 2 | 2 | 0 |
| Cherry, Plum | 1 | 1 | 0 |
| Linden | 1 | 0 | 1 |
| Linden, Bigleaf | 1 | 0 | 1 |
| Locust, Black | 3 | 3 | 0 |
| Maple, Norway | 43 | 21 | 22 |
| Oak, Red | 1 | 0 | 1 |
| Pear | 1 | 0 | 1 |
| Tulip Tree | 21 | 13 | 8 |
| Coniferous Trees | | | |
| Cedar, Deodar | 1 | 1 | 0 |
| Douglas-fir | 13 | 10 | 3 |
| Hemlock, Mountain | 4 | 2 | 2 |
| Hemlock, Western | 5 | 3 | 2 |
| Falsecypress, Hinoki | 1 | 1 | 0 |
| Falsecypress, Lawson | 1 | 1 | 0 |
| Falsecypress, Sawara | 2 | 1 | 1 |
| Pine, Austrian | 1 | 0 | 1 |
| Pine, Mugo | 1 | 1 | 0 |
| Pine, Scots | 1 | 1 | 0 |
| Pine, Shore | 3 | 3 | 0 |
| Pine, Western White | 17 | 11 | 6 |
| Redcedar, Excelsa | 1 | 1 | 0 |
| Redcedar, Western | 10 | 10 | 0 |
| Redcedar, Zebrina | 5 | 5 | 0 |
| Spruce | 8 | 0 | 8 |
| Spruce, Blue | 5 | 4 | 1 |
| Spruce, Norway | 1 | 0 | 1 |
| Spruce, Sitka | 2 | 0 | 2 |
| Total (excluding Alder and Cottonwood Trees) | 157 | 96 | 61 |
| Additional Trees in the proposed Riparian Area | 42 | 0 | 42 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 520 | |

| | |
|--|------------|
| Total Retained and Replacement Trees Proposed | 581 |
|--|------------|

- The Arborist Assessment states that there are a total of 157 mature trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 3 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 61 trees as part of this development proposal, with some trees being retained on the General Development Permit portion of the site. 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 42 protected trees that are located within the proposed riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions or for servicing. 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 197 replacement trees on the site. The applicant is proposing 520 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maple, dogwood, magnolia, oak and spruce.
- In summary, a total of 581 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. | Zoning Block Plan, Proposed Subdivision Layout, Architectural Plans, Landscape Plans and Perspective |
| Appendix II. | Engineering Summary |
| Appendix III. | School District Comments |
| Appendix IV. | Summary of Tree Survey, Tree Preservation and Tree Plans |
| Appendix V. | OCP Redesignation Map |
| Appendix VI. | ADP Comments and Response |

approved by Shawn Low

Don Luymes
General Manager
Planning and Development