

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0296-00

Planning Report Date: January 13, 2025

PROPOSAL:

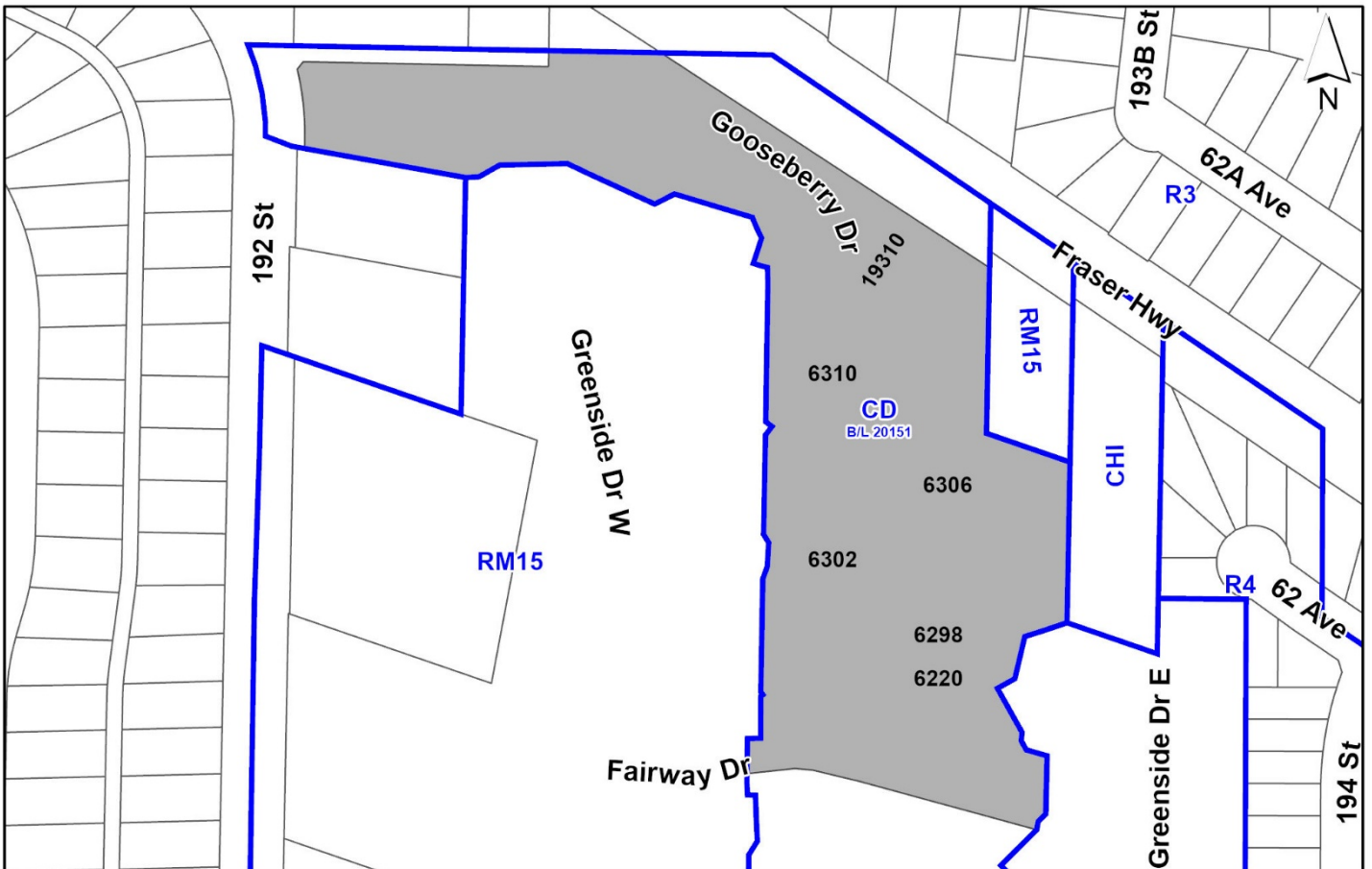
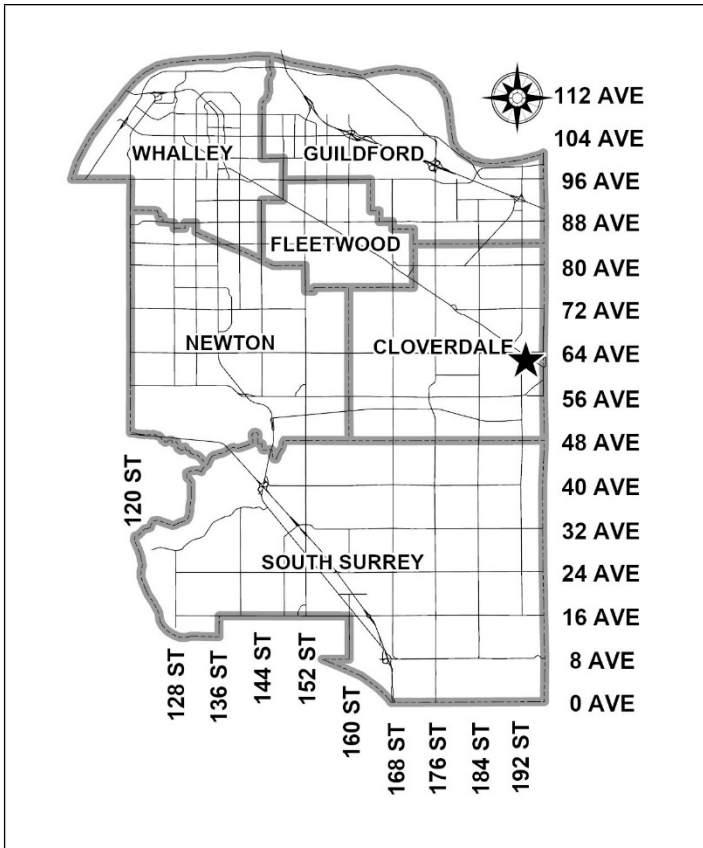
- **Development Permit Amendment**

in order to permit the development of two 6-storey apartment buildings containing 235 dwelling units with underground parking.

LOCATION: 6220 Gooseberry Drive
 (6298 Gooseberry Drive)
 (6302 Gooseberry Drive)
 (6306 Gooseberry Drive)
 (6310 Gooseberry Drive)
 (19310 Fraser Highway)

ZONING: CD (Bylaw No. 20151)

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- A Development Permit (No. 7921-0005-00) was issued by Council on March 28, 2022, to permit four apartment buildings as part of Phase 2 of the Park & Maven redevelopment (two 4-storey and two 5-storey). The applicant is currently proceeding with construction of the two 5-storey apartment buildings approved under Development Permit No. 7921-0005-00.
- With the introduction of Bill 47 ("Housing Statutes [Transit-Oriented Areas] Amendment Act"), the subject site is now located within Tier 3 of a Transit Oriented Area (TOA) which allows for a density of 3.0 FAR/8-storeys.
- In light of these recent legislative changes, the applicant is requesting an amendment to the approved Development Permit (DP), issued under Development Application No. 7921-0005-00, in order to increase the building height in Phase 2 for Building 6 and Building 7 from 4-storeys to 6-storeys and provide an additional 80 residential dwelling units, as shown in Appendix I.
- Although the revised development proposal is generally in keeping with the form and character approved under Development Permit No. 7921-0005-00, City staff note that the proposed changes are significant enough to require an amendment to the approved Development Permit.
- Despite these changes, the proposed 6-storey buildings (Building 6 and Building 7) as well as earlier phases of development approved under Development Application Nos. 7915-0393-00 and 7921-0005-00 will continue to comply with all aspects of the CD Zone that regulates the subject site (Bylaw No. 20151).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7924-0296-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of DP approval; and
 - (c) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing ground-oriented townhouse units approved under Development Application No. 7915-0393-00 and two 5-storey apartment buildings, currently in construction, approved under Development Application No. 7921-0005-00	Multiple Residential	CD Bylaw No. 20151
North (Across Fraser Highway):	Single family residential lots and vacant single family residential lots	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East:	Existing ground-oriented townhouse developments, including Greenside Estates, and automotive dealership.	Urban	RM-15 & CHI
South and West:	Existing ground-oriented townhouse development (Greenside Estates) and single-family residential lots.	Urban	RM-15 & RF

Context & Background

- The subject site is approximately 5.49 hectares in total area, currently designated Multiple Residential in the Official Community Plan (OCP) and zoned Comprehensive Development Zone (CD) (Bylaw No. 20151).
- In November, 2015 the applicant submitted Development Application No. 7915-0393-00 which included the following:
 - An Official Community Plan (OCP) Amendment from Urban to Multiple Residential;
 - Rezoning of the majority of the subject site from Golf Course Zone (CPG) and Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) (based on the Multiple Residential 45 Zone [RM-45]) with the remaining portion also rezoned to Multiple Residential 15 Zone (RM-15);
 - A General Development Permit (DP) for Form and Character for the entire site, Hazard Lands (Steep Slopes) as well as Sensitive Ecosystems (Streamside Areas);
 - A Detailed DP for Form and Character to allow for the construction of 55 ground-oriented townhouse units (Phase 1);
 - Development Variance Permit (DVP) to reduce the minimum setback requirement, under Part 7A of the Zoning Bylaw, for a Class B (yellow-coded) watercourse; and
 - Subdivision from two lots into two lots which included consolidating the RM-15 portion of the original subject site with the adjacent townhouse development (Greenside Estates).
- The Rezoning Bylaw and General DP, which establishes the parameters for form and character when reviewing future DP applications for the proposed apartment buildings on the northerly portion of the subject site, were granted final approval by Council on July 29, 2021.
- On March 28, 2022, Council issued a Detailed DP to construct four apartment buildings (two 4-storey and two 5-storey) consisting of approximately 390 dwelling units, on the northerly portion of the subject site under Development Application No. 7921-0005-00 (Phase 2).

- A third application (Development Application No. 7922-0047-00) is currently pre-Council. The revised proposal consists of three 2- to 4-storey apartment buildings with 111 dwelling units and underground parking (Phase 3).

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two 6-storey apartment buildings (Building 6 and Building 7) containing 235 dwelling units with underground parking, the applicant will require an amendment to the approved Development Permit (DP) for Form and Character.

	Proposed
Lot Area	
Gross Site Area:	5.49 hectares
Road Dedication:	N/A
Undevelopable Area:	0.57 hectare
Net Site Area:	4.92 hectares
Number of Lots:	1
Building Height:	21 metres
Unit Density:	Proposed (Phase 1 and 2 – revised): 95 upha Entire Site (Phase 1 to 3): 121 upha
Floor Area Ratio (FAR):	Proposed (Phase 1 and 2 – revised): 0.86 Entire Site (Phase 1 to 3): 1.03
Floor Area	
Residential:	Proposed (Phase 1 and 2 – revised): 42,487.79 sq. m. Entire Site (Phase 1 to 3): 50,682.18 sq. m.
Residential Units (Phase 1 and 2):	
Studio:	N/A
1-Bedroom:	130 dwelling units
2-Bedroom:	105 dwelling units
3-Bedroom:	55 dwelling units
Total:	290 dwelling units

Referrals

Engineering: No concerns.

School District: The School District has advised that there will be approximately 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

7 Elementary students at Latimer Road Elementary School
3 Secondary students at Clayton Heights 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 dwelling units in this project are expected to be constructed and ready for occupancy by Fall, 2027.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

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 issuance of the Development Permit.

Transportation Considerations

- The subject property is located along an existing Frequent Transit Network (FTN) and will be located within roughly 800 metres of a future SkyTrain station at the intersection of 190 Street and Fraser Highway (Clayton Station).
- In addition, the subject site is located within approximately 140 metres of an existing bus stop (#502 – Langley Centre/Surrey Central Station and #503 – Aldergrove/Surrey Central Station).
- A higher-density multiple residential development on the subject site is supportable given the site is located within close proximity to an exiting Frequent Transit Network (Fraser Highway) and future rapid transit (SkyTrain). In addition, the subject site is located within 800 metres of a future SkyTrain Station and located within Tier 3 which allows a density of 3.0 FAR/8-storeys.
- The subject site will obtain driveway access from three separate points:
 - One driveway access is located along the northern boundary of the subject site from a 6 metre wide dedicated lane, off 192 Street, that was provided as part of Development Application No. 7915-0393-00;
 - One driveway access is provided mid-way through the subject site, via Fairway Drive, and secured through an access easement agreement with the Greenside Estates strata development under Development Application No. 7915-0393-00; and
 - One driveway access is allowed to/from Fraser Highway, along the north lot line, but this access point is currently restricted to right-in/right-out vehicular movement. It is anticipated that driveway access can be improved to allow for a future full-movement signal with the SkyTrain extension along Fraser Highway.

Sustainability Considerations

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

BYLAW CONSIDERATIONS**CD Bylaw Compliance**

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the existing CD Bylaw (No. 20151) and the current proposal are illustrated in the following table:

Zoning	CD Bylaw No. 20151	Current Proposal (Phase 1 & 2)
Unit Density:	135 upha	95 upha
Floor Area Ratio:	1.03	0.86
Lot Coverage:	35%	22%
Yards and Setbacks		
North:	4.4 m.	+4.4 m.
East:	7.5 m.	7.5 m.
South:	4.5 m.	+4.5 m.
West:	2.7 m.	2.7 m.
Principal Building Height:	21 m.	21 m.
Permitted Uses:	Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.	Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.
Amenity Space		
Indoor Amenity:	1,569 sq. m.	The proposed 1,258 sq. m. + CIL meets the CD Bylaw requirement.
Outdoor Amenity:	1,569 sq. m.	The proposed 1,881 m ² exceeds the CD Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls (Building 6 and Building 7)		Proposed
Residential:	N/A	239 spaces
Residential Visitor:	N/A	34 spaces
Accessible:	6 stalls	12 spaces
Total:	6 stalls	273 spaces
Bicycle Spaces		
Residential Secure Parking:	282 spaces	297 spaces
Residential Visitor:	12 spaces	12 spaces

- The existing ground-oriented townhouses approved under Development Application No. 7915-0393-00, the 5-storey apartment buildings (Building 4 and 5) currently under construction and approved under Development Application No. 7921-0005-00 as well as the proposed changes to Building 6 and 7 which are the subject of this development application (No. 7924-0296-00) will comply with all aspects of the existing CD Bylaw. The applicant will provide cash-in-lieu for the shortfall in indoor amenity space that results from the additional 80 dwelling units proposed in Building 6 and Building 7 under the current application.

- The applicant provided a revised concept plan for Development Application No. 7922-0047-00, the current in-stream application for future Phase 3, that consists of 111 dwelling units in three apartment buildings (2-, 3- and 4-storeys) with underground parking. Although the application will be considered separately by Council, when reviewed together with the dwelling units that are proposed in Phase 1 and Phase 2, all three phases of the redevelopment on the subject site will continue to comply with the CD Bylaw in terms of density, setbacks, building height, etc.

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, 2024 under Corporate Report No. Ro46;2024.
- 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 Building Permit issuance.

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on December 8, 2024. To date, staff have received no responses from adjacent residents with regard to the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed changes to Building 6 and Building 7 generally comply with the Form and Character Development Permit guidelines in the OCP and Detailed Development Permit issued for the northern portion subject site under the previous application (Development Application No. 7921-0005-00).
- The applicant has worked with staff to ensure the exterior modifications to Building 6 and 7 are architecturally coordinated with the remaining apartment buildings approved under the previous development application.
- In addition, the applicant has committed to working with staff to scale back the upper-storeys of the proposed development at specific pinch points in order to provide an appropriate interface and mitigate any impacts of the proposed 6-storey apartment building on adjacent land-uses, specifically the townhouse development to the west (Greenside Estates).

Site planning and Building Design

- The proposed 6-storey apartment buildings (Building 6 and 7) will utilize the same building footprint and continue to share the underground parkade structure. The changes are limited to the addition of 2-storeys to the previously approved 4-storey apartment buildings resulting in eighty (80) additional dwelling units for a total of 235 dwelling units in Building 6 and 7.

- The form and character of the proposed 6-storey apartment buildings (Building 6 and 7) are consistent with the previously approved Detailed DP, issued for Phase 2, under Development Application No. 7921-0005-00. Furthermore, the proposed development is architecturally coordinated with the adjacent 5-storey apartment buildings (Building 4 and 5) currently under construction on the east side of Gooseberry Drive.
- All other aspects of the original building design approved under Development Application No. 7921-0005-00 have been retained, where possible, including a variety of high-quality materials and contemporary colour scheme.

Proposed On-site Parking

- All on-site parking spaces will be provided in a secure underground parkade and accessed directly from the internal drive aisle. One underground parkade will be shared by Building 4 and Building 5 while Building 6 and Building 7 will share the other underground parkade.
- The applicant is proposing a total of 273 parking spaces on-site for Building 6 and 7. As the subject site is located within Tier 3 of a Transit Oriented Area (190 Street – Clayton Station), there is no minimum residential parking requirement. The applicant will meet the minimum accessible parking space requirement, per the Zoning Bylaw, and provide a total of 1.16 stalls per dwelling unit for Building 6 and 7.
- The proposed development will provide a total of 309 secure bicycle parking spaces in the underground parkade which complies with the minimum number of bicycle parking stalls required, per the Zoning Bylaw.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor and provides for greater pedestrian connectivity with the outdoor amenity space which is located along the western façade of Building 6 and 7.
- The applicant will provide roughly 291 square metres of indoor amenity space in Building 6 and Building 7 consisting of a library, games space, entertainment lounge, community table and multi-purpose rooms. The future residents will also have access to the indoor amenity building that was constructed as part of the Phase 1 townhouse development.
- The applicant proposes a total of 1,258 square metres of indoor amenity space on the subject site which is 311 square metres less than the 1,569 square metres of indoor amenity space that is required under the CD Bylaw for Phase 1 and 2, based on 3 square metres of indoor amenity space per dwelling unit. In response, the applicant will make a monetary contribution toward addressing the shortfall in indoor amenity space, in accordance with the Zoning Bylaw.

Outdoor Amenity Space and Proposed Landscaping

- The applicant has confirmed there are no changes to the previously approved landscape plans.

- The proposed outdoor amenity space is approximately 1,881 square metres in total area which exceeds the minimum outdoor amenity space requirement of 1,569 square metres, based upon 3 square metres per dwelling unit, for Phase 1 and Phase 2.

TREES

- The proposed tree retention and removal was confirmed under the original Rezoning and General Development Permit application (No. 7915-0393-00). No additional tree removal is proposed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|---|
| Appendix I. | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix II. | School District Comments |
| Appendix III. | Planning Report No. 7921-0005-00 (Appendices Removed) |

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

MRJ/cb

ISSUED FOR DEVELOPMENT PERMIT AMENDMENT APPLICATION (PHASE 2 -BUILDINGS B6 and B7

Appendix I



View from Fairfield Drive (B7 and B5)

Directory:			
OWNER	193 STREET DEVELOPMENT LTD. 15055-54A AVE. Surrey, BC V3S 5Y2 T: 604-581-0954 E: vukh@rlgroup.ca	ENVIRONMENTAL	KEYSTONE ENVIRONMENTAL LTD. Suite 320 • 4600 Dominion Street Burnaby, B.C. V5C 4C5 T: 604 450 0829 F: 604 630 0473 E: info@keystoneenvironmental.ca CONTACT: MR. LIBOR MICHALAK, Senior Biologist
ARCHITECT	JM ARCHITECTURE INC. Unit-103 15055 54A Avenue Surrey, B.C. V3S 5Y2 T: 604 583 2082 E: joe@jmarcitecture.ca CONTACT: MR. JOE MINTEN, architect@abc, abc, mntac	MECHANICAL ELECTRICAL	EMEC ENGINEERING CONSULTANTS 1075 209 560 153 STREET SURREY B.C. V3S 5J9 T: 604 999 3069, 778 229 8330 F: + E: eme@emec.ca CONTACT: Zeeshan Wahla, P.Eng., LEED Green Associate
AUTHORITY HAVING JURISDICTION	CITY OF SURREY Area Planning - North Section, Planning Dept. 1910 10th Ave, Surrey, BC V3T 1R8 T: 604 5966514 F: 604 5966527 E: mltorgensen@surrey.ca CONTACT: Misty Jorgensen MCIP, RPP Planner LEED Green Associate	ARBORIST	FROGGER'S CREEK TREE CONSULTING LTD. 2765 McGeehan Avenue Burnaby, BC T: 604 271-6000 E: glenn_murray@shaw.ca CONTACT: MR. GLENN MURRAY
CIVIL ENGINEER	CENTRAS ENGINEERING LTD. #706-6181 Crofton Drive Surrey, B.C. V3S 6T3 T: 604 781 6937 E: Steve@centras.ca CONTACT: MR. STEVE O'CONNELL, P.Eng.	SURVEYOR	TARGET LAND SURVEYORS 10-10433 180th Street Surrey, B.C. V4H 1P9 T: 604 583-6101 E: adam@targetlandsurveying.ca CONTACT: M. Adam Fulkerson, BCLS
LANDSCAPE ARCHITECT	VAN DER ZAHM & ASSOCIATES 102 - 951 Church Street P.O. Box 461 Fort Langley, B.C. V4H 3R8 T: 604-882-0034 E: mark@vzhd.ca CONTACT: Mr. Mark van der Zahm MRCSLA, CRA, ARLA, LEED AP	GEOTECHNICAL ENGINEER	BRALIN GEOTECHNICAL LTD. 106A - 9785 103 ST. Surrey, B.C. V4H 4C7 T: 604 570-4190 F: 604-571-4195 E: info@bralingeo.com CONTACT: MR. JOSEPH OH, P.Eng.

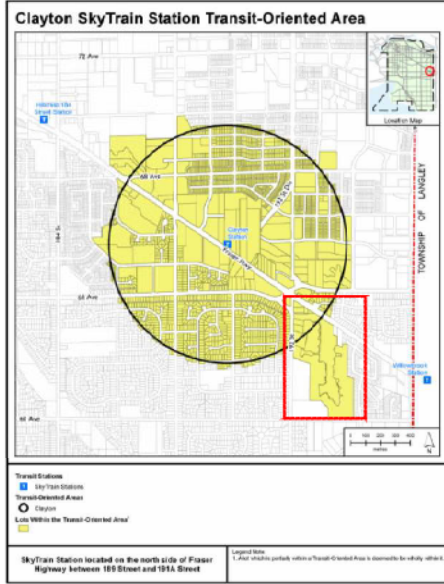
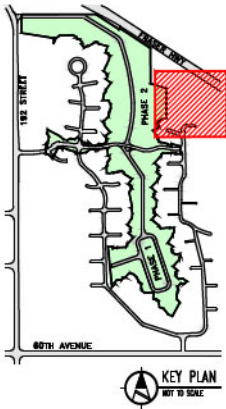
DRAWING LIST:		
ARCHITECTURAL	ISSUED FOR	
A-00	COVER SHEET (DIRECTORY & INDEX)	B6 & B7 DP AMENDMENT
A-01	PROJECT DATA, ZONING RECONCILIATION	B6 & B7 DP AMENDMENT
A-02	BUILDING UNIT DETAILS	B6 & B7 DP AMENDMENT
A-03	CITY CONTEXT MAPS	B6 & B7 DP AMENDMENT
A-04	SITE CONTEXT MAP	B6 & B7 DP AMENDMENT
A-05	SITE CONTEXT IMAGES	B6 & B7 DP AMENDMENT
A-06	PROPERTY LINES	B6 & B7 DP AMENDMENT
A-07	SETBACK DETAILS FOR B6-B7	B6 & B7 DP AMENDMENT
A-08	SHADOW DIAGRAMS 1s	B6 & B7 DP AMENDMENT
A-09	SHADOW DIAGRAMS 2s	B6 & B7 DP AMENDMENT
A-10	NOT ISSUED	
A-100	SITE PLAN - OVERALL	B6 & B7 DP AMENDMENT
A-100 a	ENLARGED SITE PLAN	B6 & B7 DP AMENDMENT
A-100 b	OUTDOOR AMENITY SPACE	B6 & B7 DP AMENDMENT
A-101	PARKADE PLANS - BUILDING 6 7 1s	B6 & B7 DP AMENDMENT
A-102	PARKADE PLANS - BUILDING 6 7 2s	B6 & B7 DP AMENDMENT
A-103	PARKADE PLANS - BUILDING 6 7 3s	B6 & B7 DP AMENDMENT
A-104	MAIN FLOOR PLAN BUILDING 6	B6 & B7 DP AMENDMENT
A-105	2ND FLOOR PLAN BUILDING 6	B6 & B7 DP AMENDMENT
A-105.1	TYP. FLOOR PLAN BUILDING 6 (3RD TO 6TH FLOOR)	B6 & B7 DP AMENDMENT
A-106	ROOF PLAN BUILDING 6	B6 & B7 DP AMENDMENT
A-107	MAIN FLOOR PLAN BUILDING 7	B6 & B7 DP AMENDMENT
A-108	TYP. FLOOR PLAN BUILDING 7 (2ND TO 6TH FLOOR)	B6 & B7 DP AMENDMENT
A-109	ROOF PLAN BUILDING 7	B6 & B7 DP AMENDMENT
A-110	ENTRY LOBBY DETAIL BUILDING 6	B6 & B7 DP AMENDMENT
A-200	STREETSCAPE ELEVATIONS	B6 & B7 DP AMENDMENT
A-201	ELEVATIONS - BUILDING 6 1s	B6 & B7 DP AMENDMENT
A-202	ELEVATIONS - BUILDING 6 2s	B6 & B7 DP AMENDMENT
A-203	ELEVATIONS - BUILDING 7 1s	B6 & B7 DP AMENDMENT
A-204	ELEVATIONS - BUILDING 7 2s	B6 & B7 DP AMENDMENT
A-205-207	ELEVATIONS COMPARISON - BUILDING 6	B6 & B7 DP AMENDMENT
A-208-210	ELEVATIONS COMPARISON - BUILDING 7	B6 & B7 DP AMENDMENT
A-300	SITE SECTIONS	B6 & B7 DP AMENDMENT
A-301	BUILDING SECTIONS (16)	B6 & B7 DP AMENDMENT
A-302	BUILDING SECTIONS (16)	B6 & B7 DP AMENDMENT
A-303	BUILDING SECTIONS (17)	B6 & B7 DP AMENDMENT
A-304	BUILDING SECTIONS (17)	B6 & B7 DP AMENDMENT
A-400	UNIT PLANS TYPE 'A'	B6 & B7 DP AMENDMENT
A-401	UNIT PLANS TYPE 'A' (B)	B6 & B7 DP AMENDMENT
A-402	UNIT PLANS TYPE 'A' (D)	B6 & B7 DP AMENDMENT
A-403	UNIT PLANS TYPE 'B' 1s	B6 & B7 DP AMENDMENT
A-404	UNIT PLANS TYPE 'B' 2s	B6 & B7 DP AMENDMENT
A-405	UNIT PLANS TYPE 'C'	B6 & B7 DP AMENDMENT
A-406	UNIT PLANS TYPE 'D' 1s	B6 & B7 DP AMENDMENT
A-407	UNIT PLANS TYPE 'D' 2s	B6 & B7 DP AMENDMENT
A-408	UNIT PLANS TYPE 'D' 3s	B6 & B7 DP AMENDMENT
A-409	UNIT PLANS TYPE 'E'	B6 & B7 DP AMENDMENT
A-900-903	PERSPECTIVES	B6 & B7 DP AMENDMENT
A-904	MATERIAL BOARD	B6 & B7 DP AMENDMENT

2017-17 Park & Maven

JM Architecture Inc.



PARK & MAVEN DEVELOPMENT
BLOCK 6 - 6295 Gooseberry Drive, Surrey, BC
BLOCK 7 - 6255 Gooseberry Drive, Surrey, BC



EXCEPT FROM SURREY ZONING BY-LAW 13000 SECTION 5 PART 6

Except in Transit-Oriented Areas (Schedule E)	No minimum parking spaces per dwelling unit except for accessible parking spaces in Part 5 Sub-section D.3(f)	6 visitor bicycle spaces per multiple unit residential building; plus 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit
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PROJECT DATA & ZONING RECONCILIATION

Project Data

Project Name	Park & Maven Development
Civic Address	B4 8224 Coosberry Dr - Surrey, BC B6 8205 Coosberry Dr - Surrey, BC B7 8251 Coosberry Dr - Surrey, BC
Legal Description	LOT 235 SECTION 10 TOWNSHIP 8 PLAN NW1/2345 NW0 PART NW1 LOT 235 SECTION 10 TOWNSHIP 8 PLAN NW1/2345 NW0 MIP 001-094-028 & 001-094-024
Current Zoning	COMPREHENSIVE DEVELOPMENT (CD) B1.2010
Permitted Uses (Block A)	Multiple unit residential building, mid or ground-oriented multiple unit residential buildings

Lot Area (Refer to Survey prepared by Target Land Surveying dated October 4, 2004)			
Lot Area	Square Metres	Square Feet	Hectares
Surveyed Gross Lot Area (Entire Site)	54,455.00	596,239.90	5.28
Surveyed Net Lot (minus surface of park areas)	49,066.00	529,436.96	4.52

ZONING RECONCILIATION
CITY OF SURREY BY-LAW REGULATIONS

Density	Allowable	Square Metres	Square Feet	Proposed
Density based on Floor Area Ratio	Allowable	1.09	59,062.48	515,544.24
Phase 1 - Townhouses - existing		9,281.41	100,042.02	
Phase 2 - Buildings 4 to 7		16,606.48	180,734.65	
Phase 3 - Buildings 8 & 9		3,336.26	36,177.66	
Total Allowable		39,224.15	427,058.33	
Density based on Dwelling Unit count	Units per Ha	Allowable	Proposed	
Allowable 135	4,900.0 x 1%	84 Units	10	
Phase 1 - Townhouses Existing			10	
Phase 2 - Buildings 4 to 7	84-131 + 89-102 + 86-110 + 87-115		498	
Phase 3 - Buildings 8 & 9 Under separate permit			14	
Total Units Proposed & Permitted			664	

Lot Coverage	Square Metres	Square Feet	Percentage (10% maximum)
Allowable lot coverage - 3%	17,222.10	185,789.80	
Phase 1 - Townhouses (B1-B10) + Amenity Building	3,882.95	42,173.36	
Phase 2 - Buildings 4-7	4,272.30	46,008.40	
Lot coverage for this DP Amendment	40,659.05	440,608.00	24.00%
Phase 3 Max coverage permitted (B1 to B4)	6,251.02	67,618.30	3.64%
Entire Site	17,222.10	185,789.80	10.00%

Yards and Setbacks (Block A only) Phases 2 & 3	Required	Proposed
north yard	4.47m (14'6")	4.27m (14'0")
south yard	4.57m (15'0")	4.57m (15'0")
east yard	7.5m (24'6")	7.5m (24'6")
west yard	2.7m (9'0")	2.81m (9'3'6")

Height of buildings (Block A only) Phases 2 & 3	Principal buildings = 21 metres (69')
Block 7 complexes Phase 2 & 3 - buildings 1 through 7	18m 20.3 m (66'5") 12m 20.97 m (68'9")

INDOOR AMENITY CALCULATION

3.0m ² PER DWELLING UNIT (M ²)	664 x 3.0 =	1,992.00	REQUIRED
PHASE 1 - 55 UNITS	165.00	165.00	WEIGH AMENITY BUILDING
PHASE 2 - 84 UNITS	252.00	252.00	
PHASE 3 - 85 UNITS	255.00	255.00	
PHASE 4 - 140 UNITS	420.00	420.00	
PHASE 5 - 140 UNITS	420.00	420.00	
PHASE 6 - 140 UNITS	420.00	420.00	
PHASE 7 - 140 UNITS	420.00	420.00	
TOTAL PROVIDED FOR THIS DP AMENDMENT		1,992.00	
None Phase Three (under separate permit)			
PHASE 3 - B1 TO B3 - 140 UNITS	420.00	420.00	REQUIRED

OUTDOOR AMENITY CALCULATION

3.0m ² PER DWELLING UNIT (M ²)	664 x 3.0 =	1,992.00	EXISTING
PHASE 1 - 55 UNITS	165.00	165.00	EXISTING
PHASE 2 - 84 UNITS	252.00	252.00	PLAZA AREA
PHASE 3 - 85 UNITS	255.00	255.00	REAR YARD
PHASE 4 - 140 UNITS	420.00	420.00	PLAZA AREA
PHASE 5 - 140 UNITS	420.00	420.00	NORTH SIDE
PHASE 6 - 140 UNITS	420.00	420.00	WEST SIDE
PHASE 7 - 140 UNITS	420.00	420.00	WEST SIDE
3.0M ² TOTAL	1,992.00	1,992.00	
PHASE 3 - B1 TO B3 - 140 UNITS	420.00	420.00	UNDER SEPARATE PERMIT
TOTAL	1,992.00	1,992.00	

H, Off-street Parking details

Required spaces	PROVIDED in DP (March 2022)	PROVIDED in DP Amendment (October 2024)
Note: This project lies within a Transit-Oriented Area. Refer to Map at left.	No minimum required except for accessible parking spaces. Refer to Parking Bylaw strip at left.	PROVIDED in DP Amendment (October 2024) including the addition of 80 units
1 bedroom units = 130 units at DP4 (88 units at DP4 03/22)	P1= 47 spaces P2= 93 spaces P3= 70 spaces Total = 210 spaces	P1= 47 spaces P2= 93 spaces P3= 70 spaces Total = 210 spaces
1 bedroom units = 105 units at DP4 (69 units at DP4 03/22)	Accessible = 0.25 per unit 235 (197.5 x 0.25 + 10)	PROVIDED in DP Amendment (October 2024) including the addition of 80 units
NEEDS RECONCILIATION	10	10
Visitor spaces	plus visitor 0.2 spaces per unit 335 x 0.2 = 67 spaces	32 visitor spaces Provided on P1 level
Acc. Parking		5 spaces (1 van accessible)
Small cars		41 small cars 42 small cars (included in the P1, P2, P3 breakdown above)
TOTAL	Required spaces for B6 & B7 = 12 Accessible Spaces	Total = 332 spaces Total = 373 spaces

Bicycle space requirements

Required spaces	PROVIDED in DP (March 2022)	PROVIDED in DP Amendment (Mar 2024)
6 visitor bicycle spaces per building + 1.2 bicycle spaces per unit		including the addition of 80 units
Building 6 and 7 total units = 335 units at DP4 (152 units at DP4 03/22)	235 x 1.2 = 282 visitor = 0 + 6 = 6 Total = 282 + 0 + 6 = 288	IN LIC PARKADE = 107 Surface at B6 = 17 Surface at B7 = 6 Total bicycle spaces B6-B7 = 309
		including the addition of 80 units

ITEMS HIGHLIGHTED IN RED DEFINE CHANGES FROM THE ORIGINAL DP OF MARCH 2022

THE INTENT OF THIS DP AMENDMENT IS TO PROVIDE ADDITIONAL UNITS TO BUILDINGS 6 AND 7, BY MEANS OF INSERTING TWO LEVELS OF DWELLING UNITS TO EACH BUILDING.

THE ADDED UNITS ARE IN COMPLIANCE WITH PROVINCIAL LEGISLATION BILL 47-2023 HOUSING STATUES (TRANSIT-ORIENTED AREAS).

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
7	2024-04-04	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA				
6	2024-03-14	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA				
5	2024-03-14	REISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM				
4	2024-03-14	REISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM				
3	2024-03-14	REISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM				
2	2024-03-14	REISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM				
1	2024-03-14	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	SM				

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JMA Architecture Inc.

Architects Seal & Signature

Project Name: **PARK & MAVEN BUILDING 6/7**
 BLOCK 6 - 6395 Coosberry Drive, Surrey, BC
 BLOCK 7 - 6395 Coosberry Drive, Surrey, BC
 T: 604-278-8627 E: info@jmaarch.com
 CITY OF SURREY FILE: 7391-0015-00

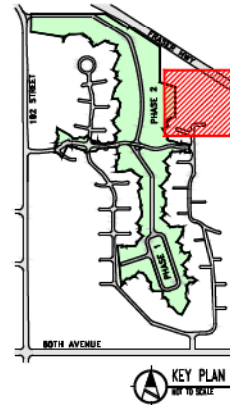
START DATE: DEC 2017
 PROJECT NO: 2017-17
 DR: SM | CL: JMM
 SCALE: AS SHOWN

PROJECT DATA
 ZONING REC.
 8.0 2017-17 A-01

DO NOT SCALE DRAWING

GROSS AREA CALCULATIONS				
LOCATION	GROSS FLOOR AREA (IN SQFT)	GROSS FLOOR AREA (IN SQM)		
UNDERGROUND PARKING				
PARKING	LEVEL P1	42,232.4	3,924.9	
	LEVEL P2	42,232.4	3,924.9	
	LEVEL P3	42,232.4	3,924.9	
	TOTAL	126,697.2	11,774.8	
WOOD FRAME STRUCTURE				
WB	MAIN FLOOR	13,927.6	1,294.4	
	2ND FLOOR	13,925.9	1,283.1	
	3RD FLOOR	13,925.9	1,283.1	
	4TH FLOOR	13,925.9	1,283.1	
	5TH FLOOR	13,925.9	1,283.1	
	6TH FLOOR	13,925.9	1,283.1	
	TOTAL	82,957.1	7,709.8	
	WB	MAIN FLOOR	13,149.7	1,216.2
		2ND FLOOR	17,317.2	1,608.8
		3RD FLOOR	17,317.2	1,608.8
4TH FLOOR		17,317.2	1,608.8	
5TH FLOOR		17,317.2	1,608.8	
TOTAL	104,235.7	9,760.5		
TOTAL (WB AND P3)	187,492.8	17,437.2		

UPDATED TO INCLUDE INCREASE OF UNITS ON 5TH AND 6TH FLOORS IN BUILDINGS 6 & 7, AND P3 AREA INCREASE.



ITEMS HIGHLIGHTED IN RED DEFINE CHANGES FROM THE ORIGINAL DP OF MARCH 2022

UNIT MATRIX FOR BUILDING 6									
TYPE	UNIT TYPE	AREA	LEVEL	TYP. FLOOR AS	TYP. FLOOR AS	Ratio Area [PA] (sqft)	Balcony area (sqft)	Total units	REMARKS
				PER D.P.	PER D.P.A.				
1 BED BATH	A	339 SQFT	8	7	7	145	74*	* corner unit 201, 301, 401, 501, 601 = 140 sqft *rest of units on level 2 row amenity space	
	A4	328 SQFT	1	1	1	84	84		
	A8	359 SQFT	0	1	1	-	81		
	Total units	9	27	44	-	-	51		
	B	377 SQFT	0	2	2	-	71		
	B2	386 SQFT	1	1	1	-	106		
TOTAL 1 BED UNITS			10	59			59		
2 BED 2 BATH	C1	731 SQFT	1	1	1	395	200	* Unit 112 = 1394 sqft Unit 110, 116 = 1050 sqft * Type D unit 216, 219 = 1764 sqft Unit 212 = 1804 sqft	
	C2	731 SQFT	0	1	1	-	140		
	Total units	1	6	10	*	*	11		
	D	777 SQFT	3	3	3	-	102		
	D3	755 SQFT	1	1	1	-	86		
	Total units	5	15	33	-	-	30		
TOTAL 2 BED UNITS			6	33			33		
TOTAL UNITS IN BUILDING 6									130

UPDATED TO INCLUDE INCREASE OF UNITS ON 5TH AND 6TH FLOORS

UNIT MATRIX FOR BUILDING 7									
TYPE	UNIT TYPE	AREA	LEVEL	TYP. FLOOR AS	TYP. FLOOR AS	Ratio Area [PA] (sqft)	Balcony area (sqft)	Total units	REMARKS
				PER D.P.	PER D.P.A.				
1 BED BATH	A2	536 SQFT	2	2	2	240	119	* Previous A3 unit on level 1 - now amenity space * unit 130 = 1045 sqft, unit 117 & 118 = 904 sqft	
	A3	535 SQFT	0	0	0	100	-		
	A5	550 SQFT	2	1	1	*	90		
	A5 corner	550 SQFT	1	0	0	-	-		
	Total units	5	3	15	*	*	20		
	B	577 SQFT	0	1	1	-	96		
B corner	577 SQFT	0	1	1	-	96			
B1 *	586 SQFT	0	1	1	-	91			
Total units	1	14	24	-	-	25			
B4	616 SQFT	0	1	1	-	96			
B3	646 SQFT	2	1	1	-	83			
Total units	2	6	10	-	-	13			
TOTAL 1 BED UNITS			8	49			57		
2 BED 2 BATH	C	744 SQFT	2	1	1	*	151	* Unit 103 = 2177 sqft & unit 111 = 1554 sqft * unit 121, 131, 411, 411, 611 = 156 sqft + 16 sqft of balcony	
	Ca	744 SQFT	0	1	1	-	-		
	Total units	2	6	10	*	*	13		
	D	777 SQFT	5	5	5	-	129		
	Dx	785 SQFT	0	1	1	-	80		
	D6	846 SQFT	0	1	1	-	85		
D - amenity	811 SQFT	1	1	1	-	233			
D - amenity	845 SQFT	1	1	1	-	116			
Total units	7	32	45	-	-	52			
TOTAL 2 BED UNITS			9	55			64		
ADAPTABLE UNITS	B1 *	586 sqft	1	1	1	90	90	unit 129 + 219 are adaptable	
	B	577 sqft	1	0	0	104	-		
	B1	577 sqft	1	0	0	107	-		
TOTAL ADAPTABLE UNITS			3	1	1		190		
TOTAL UNITS IN BUILDING 7									135

UPDATED TO INCLUDE INCREASE OF UNITS ON 5TH AND 6TH FLOORS

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
6	20-02-24	RE-ISSUED TO CLIENT FOR MARKETING	SM				
7	18-12-23	RE-ISSUED TO CLIENT FOR MARKETING after Sep	SM				
8	28-10-23	RE-ISSUED TO CLIENT FOR MARKETING after re-dy sub	SM				
9	20-09-23	RE-ISSUED TO CLIENT FOR MARKETING	SM				
10	20-09-23	ISSUED FOR DEVELOPMENT PERMIT APPLICATION	JMM				
11	14-09-23	ISSUED TO CLIENT FOR MARKETING	SM				
12	08-09-23	ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM				
13	08-09-23	ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM				
14	08-09-23	ISSUED TO CLIENT FOR MARKETING	SM				
15	08-09-23	ISSUED TO CLIENT FOR MARKETING	SM				
16	08-09-23	ISSUED TO CLIENT FOR MARKETING	SM				
17	08-09-23	ISSUED TO CLIENT FOR MARKETING	SM				

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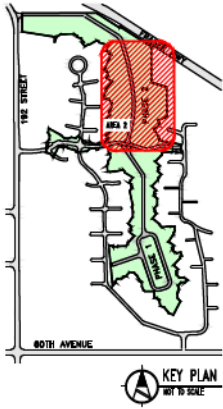
Architects Seal & Signature

JMA Architecture Inc.

Project Name: **PARK & MAVEN BUILDING 6/7**
 BLOCK # 6-5935 Coaseberry Drive,
 BLOCK # 6-5935 Coaseberry Drive,
 Surrey, B.C.
 Mr. Sukhi Raj
 T: 604-278-8627 E: sukhi@jma.ca
 CITY OF SURREY FILE: 2301-0005-00

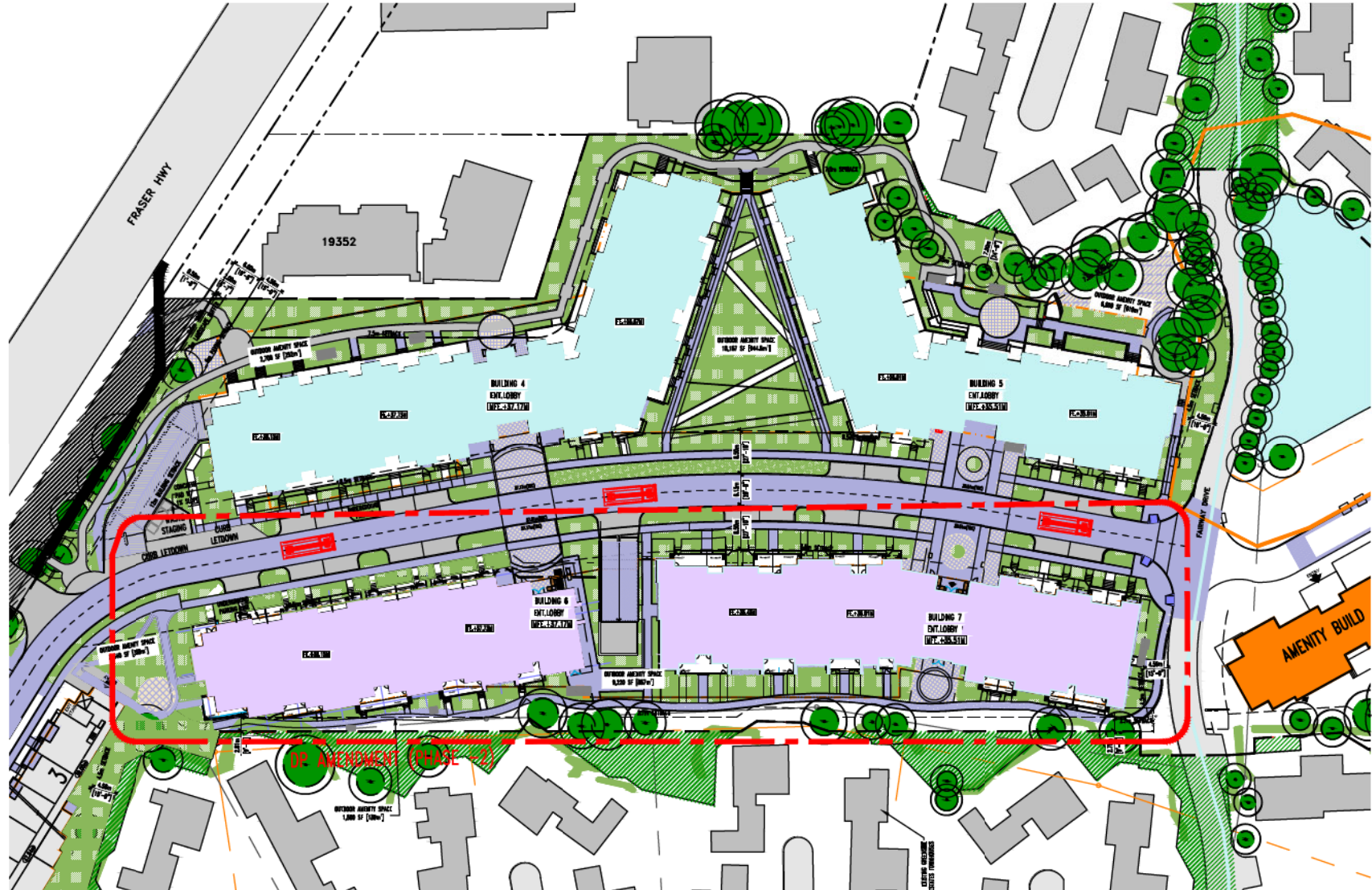
START DATE: DEC 2017
 PROJECT No.: 2017-12
 DR. SM/CL JMM
 AS SHOWN

Building Unit Matrix
 DETAILS
 Scale: 1:30
 Date: 2017-12
 A-02



KEY PLAN
N 1/8" = 1' SCALE

UNIT TYPES LEGEND	
	6-STORY APARTMENT BUILDING
	5-STORY APARTMENT BUILDING
	EXISTING PARK
	PROPOSED PARK
LINE TYPE LEGEND	
	PROPOSED NEW PROPERTY LINE
	EXISTING PROPERTY LINE
	16' WALKWAY MARK
	SETBACK LINE
	16' SHARED SEWER LINE
	16' STORM SEWER LINE
	UNDERGROUND PARKING
HATCH LEGEND	
	INCLUDING EXISTING LAND TIMBERS
	ROAD VEHICULAR & ACCESS LANE RELOCATIONS
	EXISTING ROAD
	NEW ROAD
	EXISTING UNDERGROUND SERVICES
	EXISTING TREES TO REMAIN



ENLARGED SITE PLAN (B4-B7)
SCALE: 1" = 30'x42" (1:360)

REV	DATE	DESCRIPTION	BY
4	25-10-16	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA
3	16-10-14	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
2	24-05-14	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
1	23-02-14	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	SM

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www.jmaarchitecture.ca

Architects Seal & Signature
Julia M. Alvarado
Professional Architect
B.C. Reg. No. 12345

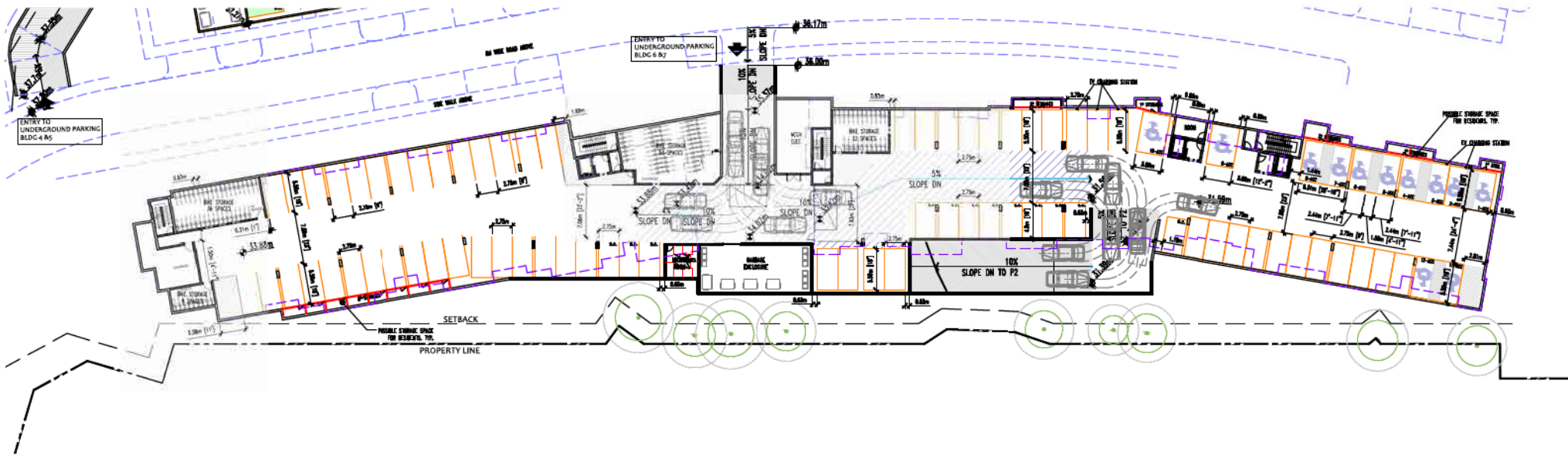
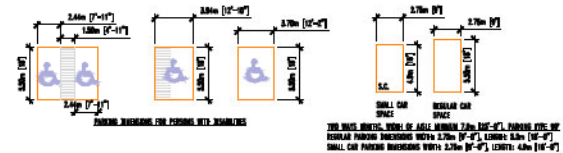
START DATE: DEC 2017
PROJECT NO.: 2017-12
DR: SM | CL: JMM
SCALE: AS SHOWN

Project Name: **PARK & MAVEN BUILDING 6/7**
BLOCK 6 - 6395 Coaseberry Drive, Surrey, B.C.
Mr. Subh Rai
Tel: 604-238-8627
E: subh@rhiigroup.ca

ENLARGED SITE PLAN (B4 TO B7)
Project No: 2017-12
Scale: 4.0
A-100a

DO NOT SCALE DRAWING

- LEGEND**
- RESIDENTIAL PARKING
 - VISITOR PARKING
 - CIRCULATION
 - S.C. SMALL CAR
 - SERVICES
 - BICYCLE/STORAGE
 - BUILDING OUTLINE ABOVE
 - SIDEWALK & ROAD ABOVE



**PARKING PLAN - LEVEL P1
BUILDINGS 6-7**
SCALE: 1" = 20'-0" (1:240)



REV	DATE	DESCRIPTION	BY
8	2010-11	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA
7	04-10-04	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
6	01-05-04	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
5	03-03-03	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 1)	SM
4	07-13-03	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 1)	SM
3	200206	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 1)	SM
2	200204	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 1)	SM
1	200203	ISSUED FOR DP - PHASE 1	CW

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251-252 2002 - 2
jma@jmaarchitecture.ca

Architect's Seal & Signature
Project Name: **PARK & MAVEN BUILDING 6/7**
8100CK 6 - 6335 Coxsack Drive,
SUITE 1 - 6335 Coxsack Drive,
Surrey, B.C.
30 South Rd
Tel: 604-278-8537 E: info@jma.ca
CITY OF SURREY FILE: 2017-000000

START DATE: DEC 2017
PROJECT No: 200712
DR: T.J. CHL
SCALE: AS SHOWN

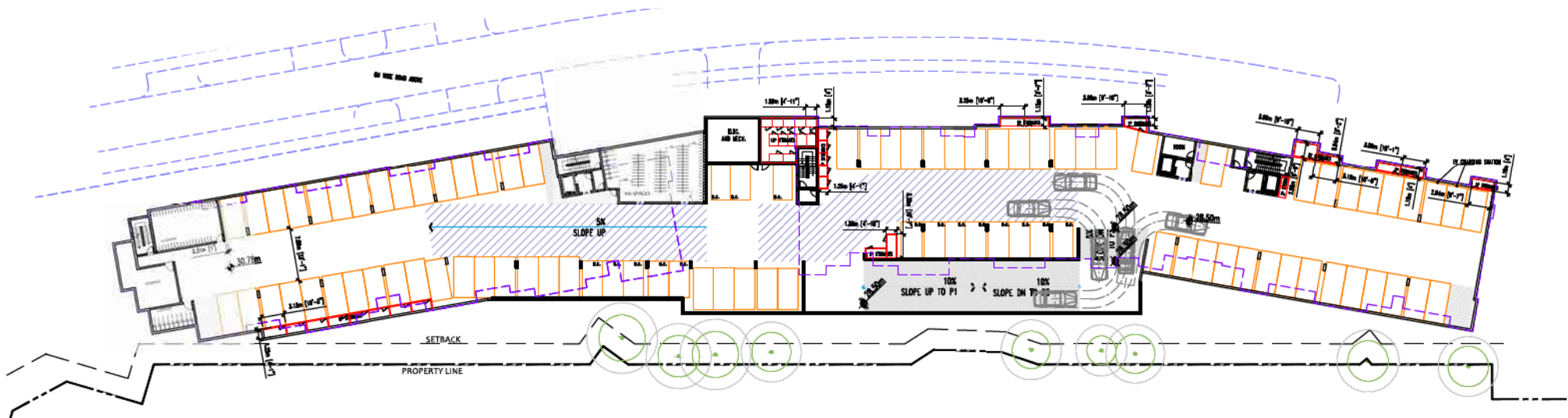
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8.0 2017-12 A-101

LEGEND

- RESIDENTIAL PARKING
- VISITOR PARKING
- CIRCULATION
- S.C. SMALL CAR
- SERVICES
- BICYCLE
- STORAGE
- BUILDING OUTLINE ABOVE
- SIDEWALK & ROAD ABOVE

NOTE: STORAGES SHOWN IN THE DRAWING ARE TENTATIVE. DETAILS WILL BE PROVIDED IN BUILDING PERMIT DRAWING.



PARKING PLAN - LEVEL P2
BUILDINGS 6-7
SCALE: 1" = 10' (1:304)



8	25-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA
7	16-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
6	11-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
5	02-03-22	RE-ASSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
4	17-12-21	RE-ASSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	20-02-21	RE-ASSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
2	20-02-21	RE-ASSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 1)	SM
1	20-02-21	ISSUED FOR DP - PHASE 2	CW
REV	DATE	DESCRIPTION	BY

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100-100 100th Ave, Surrey, BC V3V 2G2

250-582-2222

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Architect's Seal & Signature

START DATE: DEC 2017

PROJECT No: 2017-12

DR: TJ/GAL

SCALE: AS SHOWN

Project Name: **PARK & MAVEN BUILDING 6/7**

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Site: JAN S. SMITH

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Project No: **2017-12**

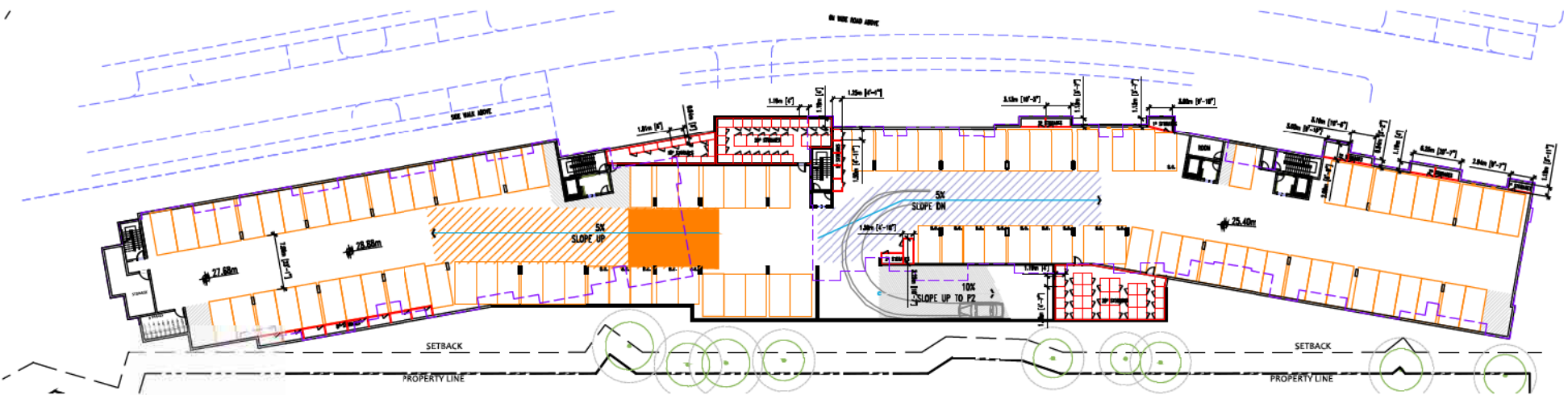
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Project File: **A-102**

DO NOT SCALE DRAWING

- LEGEND**
- RESIDENTIAL PARKING
 - VISITOR PARKING
 - CIRCULATION
 - S.C. SMALL CAR
 - SERVICES
 - BICYCLE
 - STORAGE
 - BUILDING OUTLINE ABOVE
 - SIDEWALK & ROAD ABOVE
- PROPOSED GRADE ELEVATION

NOTE: STORAGES SHOWN IN THE DRAWING ARE TENTATIVE. DETAILS WILL BE PROVIDED IN BUILDING PERMIT DRAWING.



PARKING PLAN - LEVEL P3
BUILDINGS 6-7
 SCALE: 1" = 20'-0" (1:240)



REV	DATE	DESCRIPTION	BY
8	201804	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JJA
7	201804	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
6	201804	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
5	201803	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
4	201712	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	201806	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
2	201804	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
1	201803	ISSUED FOR DP - PHASE 2	CW

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 Fax: 604-278-8878
 Email: info@jma.ca

Architect's Seal & Signature

START DATE: DEC 2017
 PROJECT No: 201712
 DR: T.J. CHL
 JIM
 AS SHOWN

Project Name
PARK & MAVEN BUILDING 6/7
 8100K 6-6355 Coombs Drive,
 8100K 6-6355 Coombs Drive,
 Surrey, B.C.

Project No
8.0
 2017-17

Project Title
A-103

DO NOT SCALE DRAWING



LEGEND:

- TYPE A-ONE BEDROOM
- TYPE B-ONE BEDROOM
- TYPE C-TWO BEDROOM
- TYPE D-TWO BEDROOM
- AMENITY & MANAGEMENT
- CIRCULATION
- PATO AT GRADE LEVELS
- BALCONY

MAIN FLOOR PLAN - BUILDING 6
SCALE: 1/8" = 1'-0"

13,927.65 sq.ft.
INDOOR AMENITY 1,144.44 sq.ft.



REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
8	20-03-20	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	1	20-03-20	RE-ISSUED TO CITY FOR DP PHASE 2	SM
7	20-03-20	RE-ISSUED TO CLIENT FOR MARKETING	SM	2	20-03-20	RE-ISSUED TO CLIENT FOR DP PHASE 2	SM
6	19-09-20	RE-ISSUED TO CLIENT FOR MARKETING	SM	3	20-03-20	RE-ISSUED TO CITY FOR DP PHASE 2	SM
5	19-09-20	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	4	20-03-20	RE-ISSUED TO CITY FOR DP PHASE 2	SM
4	20-02-20	RE-ISSUED TO CITY FOR DP PHASE 2	SM	5	20-03-20	RE-ISSUED TO CITY FOR DP PHASE 2	SM
3	20-02-20	RE-ISSUED TO CITY FOR DP PHASE 2	SM	6	20-03-20	ISSUED FOR CLIENT	SM
2	20-02-20	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA	7	20-03-20	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
1	19-10-19	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA	8	20-03-20	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA

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JMA Architecture Inc.

Project Name: **PARK & MAVEN BUILDING 6/7**
 8100-6-6555 Coosberry Drive,
 Surrey, B.C.

Architect's Seal & Signature: [Signature]

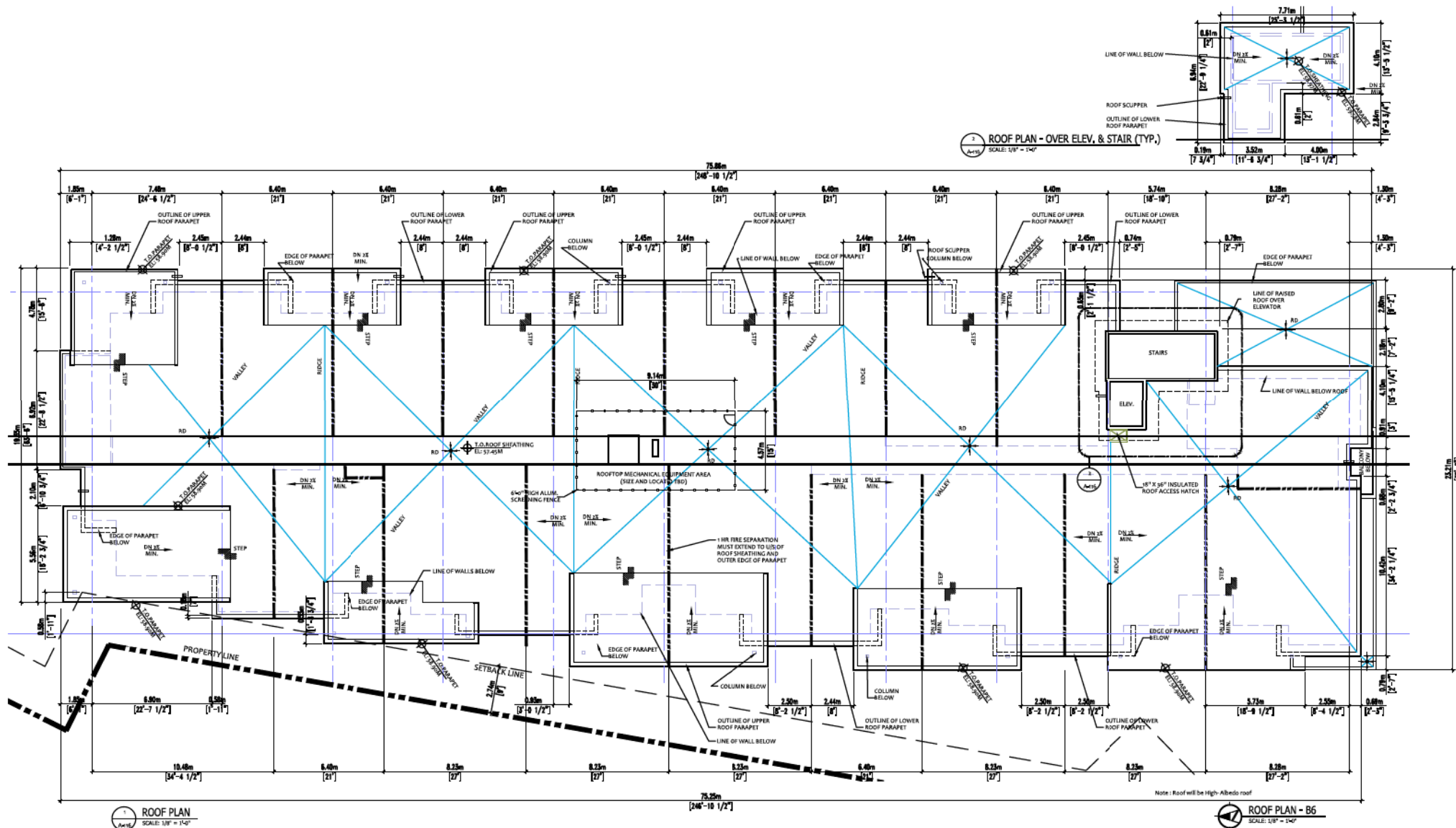
Project No: 2007-12
 Start Date: DEC 2016
 Project No: 2007-12
 Scale: AS SHOWN

Project File: 201-0005-00
 Project No: 2007-12
 Scale: AS SHOWN

MAIN FLOOR PLAN BUILDING 6

Project No: 2007-12
 Scale: AS SHOWN

DO NOT SCALE DRAWING



ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN - B6
SCALE: 1/8" = 1'-0"



REV	DATE	DESCRIPTION	BY
7	05-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA
6	05-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
5	09-09-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
4	03-09-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	02-10-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
2	03-10-23	RE-ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	SM
1	02-08-23	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	KS

JMArchitecture Inc.
DESIGNING THE WORLD'S BEST SITES

Project: **Park & Maben Bldg**
1000 10th Ave S
Surrey, BC V4L 1C4
Tel: 604.592.8822
Fax: 604.592.8822

Architects Seal & Signature

Project Name: **PARK & MAVEN BUILDING B7**
BLOCK 6-6335 Coosberry Drive,
Surrey, B.C.

Project No: **2017-12**

Start Date: **DEC 2016**

Project Date: **2017-12**

Project No: **2017-12**

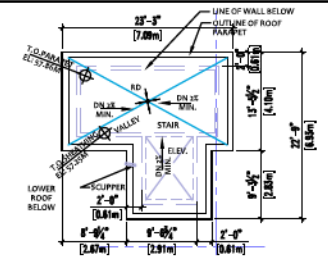
Scale: **AS SHOWN**

Project No: **7.0**

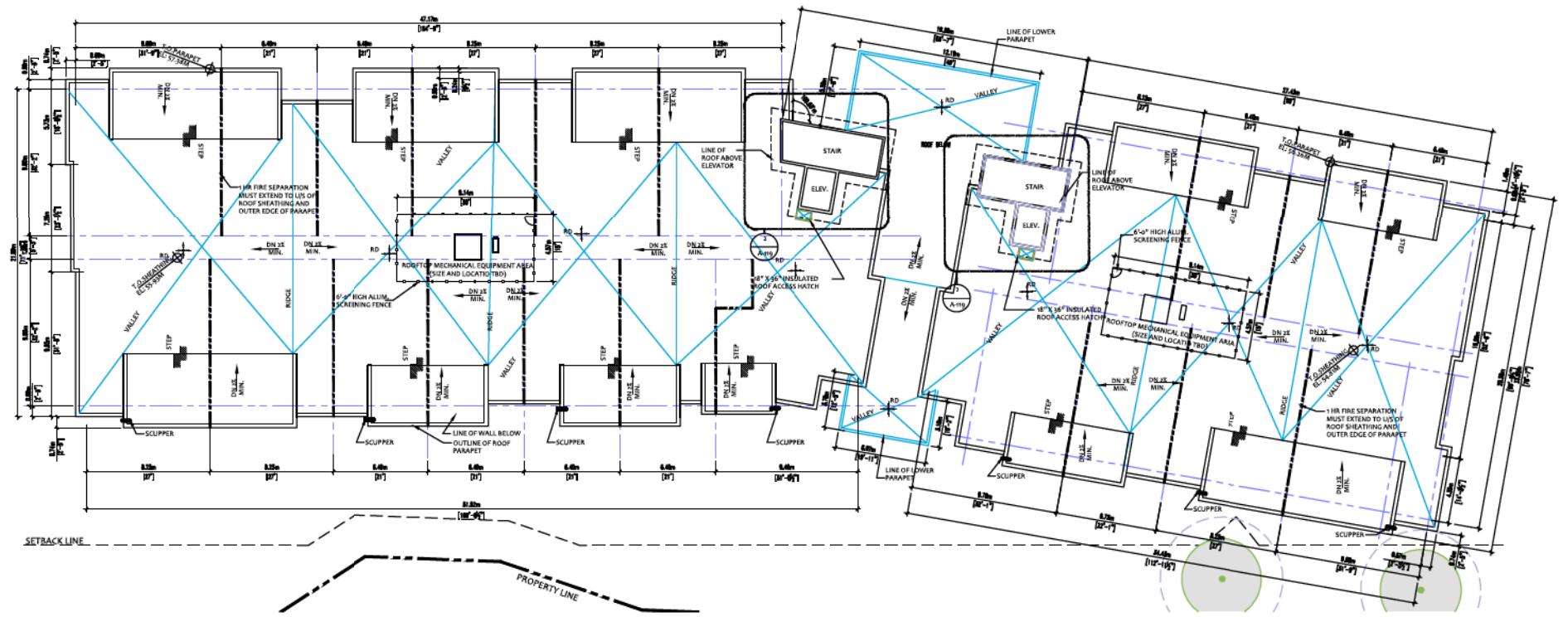
Project No: **2017-12**

Project No: **A-106**

DO NOT SCALE DRAWING



2 ROOF PLAN - OVER ELEV. & STAIR (TYP.)
SCALE: 1/8" = 1'-0"



Note: Roof will be High-Albedo roof

1 ROOF PLAN - B7
SCALE: 3/32" = 1'-0"



REV	DATE	DESCRIPTION	BY
1	12-08-21	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	KS
2	07-12-21	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	02-03-22	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
4	01-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	CA
5	06-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	CA
6	02-09-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JVA

NO.	DATE	DESCRIPTION	BY
1	12-08-21	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	KS
2	07-12-21	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	02-03-22	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
4	01-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	CA
5	06-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	CA
6	02-09-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JVA

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Architects Seal & Signature

Project Name: **PARK & MAVEN BUILDING B7**
 81 DICKS - 6395 Coxsackery Drive, Surrey, B.C.

Mr. Sukhi Rai
 T: 604-218-8617 E: sukhi@jva-group.ca
 City of Surrey File #: 07391-002002

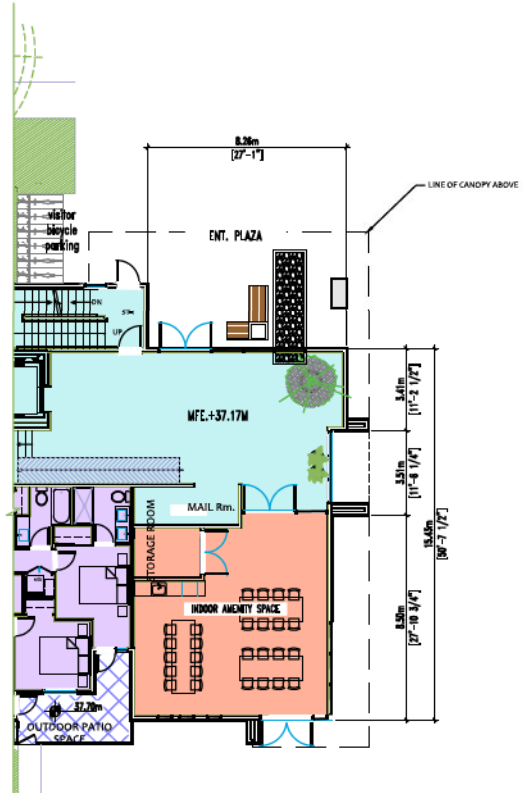
DATE: DEC 2019
 PROJECT NO: 201912
 SCALE: SM COL JMM
 AS SHOWN

ROOF PLAN BLDG 7

Scale: 6.0
 Project No: 201912
 A-109

DO NOT SCALE DRAWING

- LEGEND:**
- AMENITY & MANAGEMENT
 - CIRCULATION
 - PATIO AT GRADE LEVELS
 - BALCONY
 - ROOF TOP PATIO



INDOOR AMENITY AREA:
 INDOOR AMENITY SPACE (SEAL FOR B4)
 (REFER TO A-11 MULTI-USE/WORKS ROOM)
 AREA: 85.00M² (913 SF)
 • COOKING CLASS
 • TRAINING ROOM
 • CAFE/PA

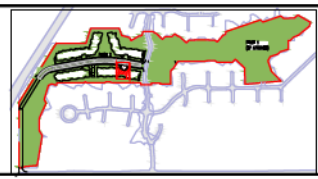
ENTRY LOBBY DETAIL - BUILDING 6
 SCALE: 1/8" = 1'-0"



BUILDING 6 - FRONT ENTRANCE



BUILDING 6 - REAR ENTRANCE



REV	DATE	DESCRIPTION	BY
6	2017-12-14	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA
5	2017-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	CA
4	2017-09-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	CA
3	2017-09-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	2017-09-21	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
1	2016-04-04	ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	KR

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Any change or modification of this document is deemed to be the responsibility of the Consultant. The Consultant shall not be responsible for changes to this document by others.			
1000 107 1000 844 Avenue Calgary, AB T2C 2P8 403-243-8822 www.jma.ca		START DATE: DEC 2019 PROJECT No.: 2017-12 DR. SM/CL JMM SCALE: AS SHOWN	
DO NOT SCALE DRAWING		Project Name: PARK & MAVEN BUILDING 6/7 BLOCK # 4-595 Coosberry Drive, BLOCK # 6255 Coosberry Drive, Surrey, B.C. Mr. SAJAN RAJ T: 604-278-8627 E: sajan@jma.ca CITY OF SURREY FILE: 2017-0059-00	
		ENTRY LOBBY DETAIL BUILDING 6 Project No.: 2017-12 Scale: 6.0 Project No.: A-110	



EXTERIOR FINISH SCHEDULE					
BUILDING MATERIALS	TYPE	FINISH	COLOUR	MANUF./ SUPPLIER	REMARK
1	EXTER. CLADDING - SMOOTH	PANEL C/W MTL REVEAL	BENJAMIN MOORE WHITE: 2124-70	JAMES HARDIE	ALL FASCIAE ARE SAME UNO
2	EXTER. CLADDING - WOOD GR.	HAROSIE LAP	BENJAMIN MOORE LIGHT GREY: 2124-60	JAMES HARDIE	
3	EXTER. CLADDING - WOOD GR.	HAROSIE LAP	BENJAMIN MOORE MEDIUM GREY: 2124-20	JAMES HARDIE	
4	EXTER. CLADDING - SMOOTH	PANEL C/W MTL REVEAL	BENJAMIN MOORE DARK GREY: 2124-00	JAMES HARDIE	
5	EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	BENJAMIN MOORE RED: 2085-20	JAMES HARDIE	ONLY @ BLDG 1
6	EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	BENJAMIN MOORE BLUE: HC 126	JAMES HARDIE	ONLY @ BLDG 1
7	EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	BENJAMIN MOORE SONOMA CLAY: 104	JAMES HARDIE	ONLY @ BLDG 1
8	EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	BENJAMIN MOORE GREEN: HC 123	JAMES HARDIE	ONLY @ BLDG 1
9	VENER BRICK	WIRE CUT	MANGANESE	HEBRON COSTRUL, ONT.	ALL BUILDINGS
10	RESIDENTIAL WINDOWS	VINYL	BLACK - UNO	TBD	ALL BUILDINGS
11	LOBBY & STAIR WINDOWS	ALUMINUM CURTAIN WALL	BLACK - UNO	TBD	ALL BUILDINGS
12	BALCONY GUARDRAILS	CLEAR GLASS ALUM. FRAME	BLACK - UNO	TBD	ALL BUILDINGS
13	NOT USED				
14	PATIO DOORS	CLEAR GLASS ALUM. FRAME	TO MATCH ACCENT COLOUR OF BUILDING	TBD	ALL BUILDINGS
15	SOFFITS	PERFORATED ALUMINUM	CEDAR - WOOD LIKE	TBD	ALL BUILDINGS
16	FLASHINGS	ALUMINUM	TO MATCH COLOUR OF ADJOINING SURFACES	TBD	ALL BUILDINGS
17	EXPOSED WOOD COLUMNS	WOOD	NATURAL CEDAR	TBD	ALL BUILDINGS
18	RESIDENTIAL WINDOW TRIMS	HAROSIE TRIM	BENJAMIN MOORE WHITE: 2124-70	JAMES HARDIE	ALL BUILDINGS
19	EXPOSED CONCRETE SURFACES	NATURAL	SMOOTH RAG	BY CONTRACTOR	ALL BUILDINGS
20	CONCRETE HEADS & SILL WINDOW OPENINGS	NATURAL	SMOOTH	BY CONTRACTOR	ALL BUILDINGS
21	PH HIGH MED-L SCREEN	ALUMINUM	BENJAMIN MOORE MEDIUM GREY: 2124-20	BY CONTRACTOR	ALL BUILDINGS
			BENJAMIN MOORE WHITE: 2124-70	BY CONTRACTOR	ALL BUILDINGS



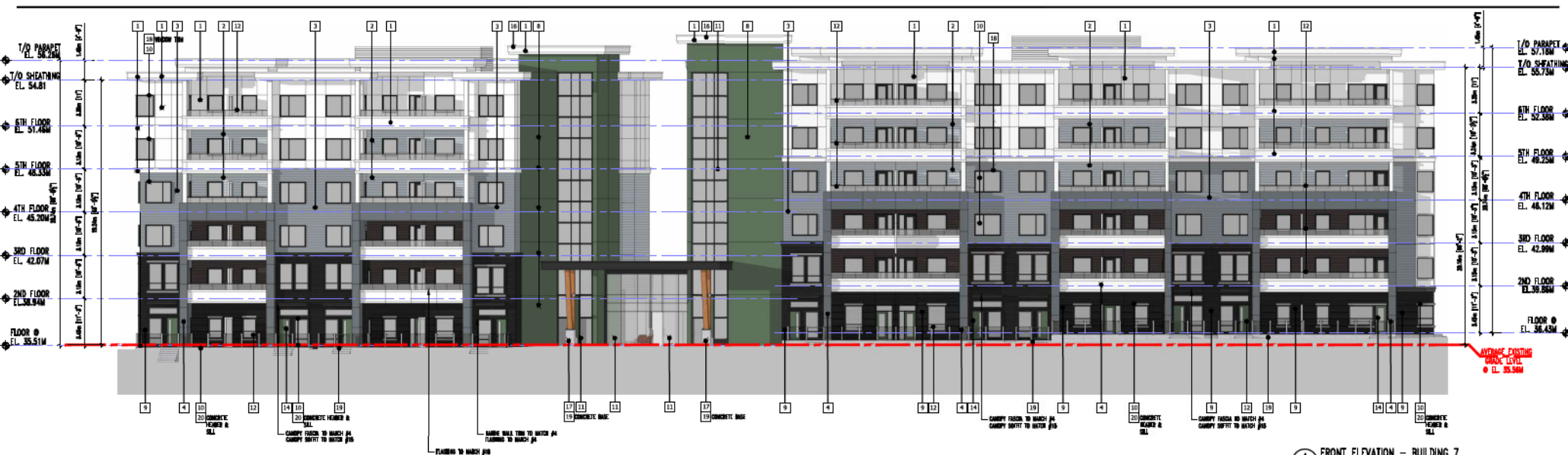
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<td>ISSUED FOR DEVELOPMENT PERMIT AMENDMENT</td> <td>JKA</td> <td>5</td> <td>20-02-23</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>6</td> <td>25-06-24</td> <td>ISSUED FOR DEVELOPMENT PERMIT AMENDMENT</td> <td>JKA</td> <td>6</td> <td>20-02-23</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>7</td> <td>25-06-24</td> <td>ISSUED FOR DEVELOPMENT PERMIT AMENDMENT</td> <td>JKA</td> <td>7</td> <td>20-02-23</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>8</td> <td>25-06-24</td> <td>ISSUED FOR DEVELOPMENT PERMIT AMENDMENT</td> <td>JKA</td> <td>8</td> <td>20-02-23</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>9</td> <td>25-06-24</td> <td>ISSUED FOR DEVELOPMENT PERMIT AMENDMENT</td> <td>JKA</td> <td>9</td> <td>20-02-23</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>10</td> 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This document remains the property of JMA Architecture Inc. and shall not be responsible for changes to this document by others.</p>	<p>Architects Seal & Signature</p> <p>JMA Architecture Inc.</p> <p>1001 147 Street, Suite 100, Surrey, BC V4A 1A7</p> <p>TEL: 604-273-8888 FAX: 604-273-8889</p> <p>WWW.JMAARCHITECTURE.COM</p>	<p>Project Name PARK & MAVEN BUILDING 6/7 BLOCK 6 - 6935 Gosseberry Drive, BLOCK 7 - 6935 Gosseberry Drive, Surrey, B.C.</p> <p>Mr. SAHIL PILLAI 1-866-888-8887 E-mail: info@jma.ca CITY OF SURREY FILE: 2300000000</p> <p>START DATE: DEC 2019 PROJECT No.: 2017-02 DR. SM/CL/JMM SCALE: AS SHOWN</p> <p>ELEVATIONS BLDG: 6 9.0 2017-17 A-201</p>
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62	25-06-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA	62	20-02-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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EXTERIOR FINISH SCHEDULE						
BUILDING MATERIALS	TYPE	FINISH	COLOR	MANUF./ SUPPLIER	REMARK	
1	EXTER. CLADDING - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE WHITE: 2124-70	JAMES HARDIE	ALL FACERS ARE SAME UNO
2	EXTER. CLADDING - WOOD GR.	HARDBE LAP	SITE PAINTED	BENJAMIN MOORE LIGHT GREY: 2124-40	JAMES HARDIE	
3	EXTER. CLADDING - WOOD GR.	HARDBE LAP	SITE PAINTED	BENJAMIN MOORE MEDIUM GREY 2124-40	JAMES HARDIE	
4	EXTER. CLADDING - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE DARK GREY: 2124-60	JAMES HARDIE	
5	EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE RED: 2186-20	JAMES HARDIE	ONLY @ BLDG 4
6	EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE BLUE: HC 156	JAMES HARDIE	ONLY @ BLDG 5
7	EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE SIENNA CLAY: 104	JAMES HARDIE	ONLY @ BLDG 6
8	EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE GREEN: HC 121	JAMES HARDIE	ONLY @ BLDG 7
9	VENEER BRICK	WIRE CUT	INTEGRAL	MANGANESE	HEBSON DISTRIAL DL	ALL BUILDINGS
10	RESIDENTIAL WINDOWS	VINYL	INTEGRAL	BLACK - UNO	TSD	ALL BUILDINGS
11	LOBBY & STAIR WINDOWS	ALUMINUM CURTAIN WALL	INTEGRAL	BLACK - UNO	TSD	ALL BUILDINGS
12	BALCONY GUARDRAILS	CLEAR GLASS ALUM. FRAME	INTEGRAL	BLACK - UNO	TSD	ALL BUILDINGS
13	NOT USED					
14	PATIO DOORS	CLEAR GLASS ALUM. FRAME	SITE PAINTED	TO MATCH ACCENT COLOUR OF BUILDING	TSD	ALL BUILDINGS
15	SOFFITS	PERFORATED ALUMINUM	INTEGRAL	CEDAR - WOOD LINE	TSD	ALL BUILDINGS
16	FLASHINGS	ALUMINUM	INTEGRAL	TO MATCH COLOUR OF ADJOINING SURFACES	TSD	ALL BUILDINGS
17	EXPOSED WOOD COLUMNS	WOOD	STAINED	NATURAL CEDAR	TSD	ALL BUILDINGS
18	RESIDENTIAL WINDOW TRIMS	HARDBE TRIM	SITE PAINTED	BENJAMIN MOORE WHITE: 2124-70	JAMES HARDIE	ALL BUILDINGS
19	EXPOSED CONCRETE SURFACES	NATURAL	SMOOTH RAG	BENJAMIN MOORE LIGHT GREY: 2124-40	BY CONTRACTOR	ALL BUILDINGS
20	CONCRETE HEADER & SILL @ WINDOW OPENINGS	NATURAL	SMOOTH	BENJAMIN MOORE MEDIUM GREY 2124-60	BY CONTRACTOR	ALL BUILDINGS
21	2\"/>					



<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>8</td> <td>2019-10-24</td> <td>ISSUED FOR DEVELOPMENT PERMIT AMENDMENT</td> <td>JMA</td> </tr> <tr> <td>7</td> <td>2019-05-24</td> <td>ISSUED FOR DEVELOPMENT PERMIT AMENDMENT</td> <td>JMA</td> </tr> <tr> <td>6</td> <td>2019-02-22</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>5</td> <td>07-13-19</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>4</td> <td>2019-04</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>3</td> <td>2019-02</td> <td>UPDATED & CORRECTED EXTERIOR FINISH SCHEDULE AND TAGS</td> <td>JMM</td> </tr> <tr> <td>2</td> <td>2018-08</td> <td>RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SM</td> </tr> <tr> <td>1</td> <td>2018-04</td> <td>ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)</td> <td>SP</td> </tr> </table>	REV	DATE	DESCRIPTION	BY	8	2019-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JMA	7	2019-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JMA	6	2019-02-22	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	5	07-13-19	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	4	2019-04	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	3	2019-02	UPDATED & CORRECTED EXTERIOR FINISH SCHEDULE AND TAGS	JMM	2	2018-08	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	1	2018-04	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	SP	<p>COPYRIGHT & USE OF DOCUMENTS</p> <p>This plan and design are considered to be the architect's property and shall be considered the exclusive property of the Commission. All construction fees, and any fee or payment offered in the amount of Mr. Jim S. White, architect, shall, once made, be the property of the Commission. No payment or offer of payment shall be made or transferred without the written consent of the Commission. The architect shall retain the right to sue or be sued or transferred without agreement from the Commission. Only the architect shall retain the right to sue or be sued or transferred without agreement from the Commission, and only for the purpose of enforcement and release as it was intended.</p> <p>Any change or modification of this document is expressly forbidden; the document shall remain unamendable until it is from the Commission and shall be responsible for changes to this document by others.</p>	<p>Architects Seal & Signature</p> <p>JMA Architecture Inc.</p> <p>1000 100th Ave. Suite 100 Surrey, B.C. V3V 2K7 Tel: 604-273-8537 Fax: 604-273-8538 Email: info@jma.ca</p>	<p>Project Name PARK & MAVEN BUILDING 6/7 BLOCK 6 - 6555 Coombs Drive, Surrey, B.C.</p> <p>Mr. Sukhi Red 1-604-273-8537 E-mail: info@jma.ca CITY OF SURREY FILE: 2019000000</p> <p>START DATE: DEC 2019 PROJECT NO.: 2017-12</p> <p>DR. SM/CL JMM SCALE: AS SHOWN</p> <p>ELEVATIONS BLDG: 6 8.0 2017-12 A-202</p>
REV	DATE	DESCRIPTION	BY																																				
8	2019-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JMA																																				
7	2019-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JMA																																				
6	2019-02-22	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM																																				
5	07-13-19	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM																																				
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2	2018-08	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM																																				
1	2018-04	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	SP																																				



1 FRONT ELEVATION - BUILDING 7
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE					
BUILDING MATERIALS	TYPE	FINISH	COLOR	MANUF./ SUPPLIER	REMARK
1 EXTER. CLADDING - SMOOTH	PANEL C/W HTL REVEAL	SITE PAINTED	BENJAMIN MOORE WHITE: 2124-70	JAMES HARDIE	ALL FACINGS ARE SAME UNO
2 EXTER. CLADDING - WOOD GR.	HARDBE LAP	SITE PAINTED	BENJAMIN MOORE LIGHT GREY: 2124-40	JAMES HARDIE	
3 EXTER. CLADDING - WOOD GR.	HARDBE LAP	SITE PAINTED	BENJAMIN MOORE MEDIUM GREY: 2124-20	JAMES HARDIE	
4 EXTER. CLADDING - SMOOTH	PANEL C/W HTL REVEAL	SITE PAINTED	BENJAMIN MOORE DARK GREY: 2124-60	JAMES HARDIE	
5 EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W HTL REVEAL	SITE PAINTED	BENJAMIN MOORE RED: 2085-20	JAMES HARDIE	ONLY @ BIDD 4
6 EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W HTL REVEAL	SITE PAINTED	BENJAMIN MOORE BLUE: HC 156	JAMES HARDIE	ONLY @ BIDD 5
7 EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W HTL REVEAL	SITE PAINTED	BENJAMIN MOORE SEPIA CLAY: 104	JAMES HARDIE	ONLY @ BIDD 6
8 EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W HTL REVEAL	SITE PAINTED	BENJAMIN MOORE GREEN: HC 121	JAMES HARDIE	ONLY @ BIDD 7
9 VENEER BRICK	WIRE CUT	INTEGRAL	MANGANESE	HEBSON DISTRIEL DEL	ALL BUILDINGS
10 RESIDENTIAL WINDOWS	WVNYL	INTEGRAL	BLACK - UNO	TBD	ALL BUILDINGS
11 LOBBY & STAIR WINDOWS	ALUMINUM CURTAIN WALL	INTEGRAL	BLACK - UNO	TBD	ALL BUILDINGS
12 BALCONY GUARDRAILS	CLEAR GLASS ALUM. FRAME	INTEGRAL	BLACK - UNO	TBD	ALL BUILDINGS
13 NOT USED					
14 PATIO DOORS	CLEAR GLASS ALUM. FRAME	SITE PAINTED	TO MATCH ACCENT COLOUR OF BUILDING	TBD	
15 SOFFITS	PERFORATED ALUMINUM	INTEGRAL	CEDAR - WOOD LIKE	TBD	ALL BUILDINGS
16 FLASHINGS	ALUMINUM	INTEGRAL	TO MATCH COLOUR OF ADJOINING SURFACES	TBD	ALL BUILDINGS
17 EXPOSED WOOD COLUMNS	WOOD	STAINED	NATURAL CEDAR	TBD	ALL BUILDINGS
18 RESIDENTIAL WINDOW TRIMS	HARDBE TRIM	SITE PAINTED	BENJAMIN MOORE WHITE: 2124-70	JAMES HARDIE	ALL BUILDINGS
19 EXPOSED CONCRETE SURFACES	NATURAL	SMOOTH RAG	BENJAMIN MOORE LIGHT GREY: 2124-40	BY CONTRACTOR	ALL BUILDINGS
20 CONCRETE HEADER & SILL @ WINDOW OPENINGS	NATURAL	SMOOTH	BENJAMIN MOORE BY MEDIUM GREY: 2124-60	BY CONTRACTOR	ALL BUILDINGS
21 8" HIGH MED. SCREEN	ALUMINUM	INTEGRAL	BENJAMIN MOORE WHITE: 2124-70	BY CONTRACTOR	ALL BUILDINGS



2 SOUTH ELEVATION - BUILDING 7
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
				8	16-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
				7	31-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA
				6	30-03-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
				5	07-03-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
				4	26/02/24	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
				3	20/01/24	UPDATED & CORRECTED EXTERIOR FINISH SCHEDULE AND TAGS	JMM
				2	28/04/24	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
				1	25-10-24	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	SP
9	25-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA				

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Architects Seal & Signature
JMA Architecture Inc.
Project Name: **PARK & MAVEN BUILDING 67**
BLOCK # - 6325 Coaseberry Drive, Surrey, B.C.
Mr. Sahil Rai
T: (604) 888-8887 E: mrahi@jmaarch.com
CITY OF SURREY FILE: 731-0035-00

B7 ELEVATIONS
Project No: 9.0
Date: 2017-12
Scale: AS SHOWN

START DATE: DEC 2017
PROJECT NO: 2017-12
DR: SM
SCALE: AS SHOWN
DATE: 2017-12
BY: JMM

DO NOT SCALE DRAWING



EXTERIOR FINISH SCHEDULE					
BUILDING MATERIALS	TYPE	FINISH	COLOUR	MANUF./ SUPPLIER	REMARK
1 EXTER. CLADDING - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE WHITE: 2124-70	JAMES HARDIE	ALL FASCIES ARE SAME (NO)
2 EXTER. CLADDING - WOOD GR.	HARDE LAP	SITE PAINTED	BENJAMIN MOORE LIGHT GREY: 2124-40	JAMES HARDIE	
3 EXTER. CLADDING - WOOD GR.	HARDE LAP	SITE PAINTED	BENJAMIN MOORE MEDIUM GREY: 2124-30	JAMES HARDIE	
4 EXTER. CLADDING - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE DARK GREY: 2124-60	JAMES HARDIE	
5 EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE RED: 2085-20	JAMES HARDIE	ONLY @ B.DG 4
6 EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE BLUE: HC 156	JAMES HARDIE	ONLY @ B.DG 5
7 EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE CORNIA CLAY: 104	JAMES HARDIE	ONLY @ B.DG 6
8 EXTER. CLADDING ACCENT - SMOOTH	PANEL C/W MTL REVEAL	SITE PAINTED	BENJAMIN MOORE GREEN: HC 121	JAMES HARDIE	ONLY @ B.DG 7
9 VENEER BRICK	WIRE CUT	INTEGRAL	MANGROVE	HEBSON DESTRIAL DL	ALL BUILDINGS
10 RESIDENTIAL WINDOWS	VINYL	INTEGRAL	BLACK - UNO	TBD	ALL BUILDINGS
11 LOBBY & STAIR WINDOWS	ALUMINUM CURTAIN WALL	INTEGRAL	BLACK - UNO	TBD	ALL BUILDINGS
12 BALCONY GUARDRAILS	CLEAR GLASS ALUM. FRAME	INTEGRAL	BLACK - UNO	TBD	ALL BUILDINGS
13 NOT USED					
14 PATIO DOORS	CLEAR GLASS ALUM. FRAME	SITE PAINTED	TO MATCH ACCENT COLOUR OF BUILDING	TBD	
15 SOFFITS	PERFORATED ALUMINUM	INTEGRAL	CEDAR - WOOD LIKE	TBD	ALL BUILDINGS
16 FLASHINGS	ALUMINUM	INTEGRAL	TO MATCH COLOUR OF ADJOINING SURFACES	TBD	ALL BUILDINGS
17 EXPOSED WOOD COLUMNS	WOOD	STAINED	NATURAL CEDAR	TBD	ALL BUILDINGS
18 RESIDENTIAL WINDOW TRIMS	HARDE LAP	SITE PAINTED	BENJAMIN MOORE WHITE: 2124-70	JAMES HARDIE	ALL BUILDINGS
19 EXPOSED CONCRETE SURFACES	NATURAL	SMOOTH RAG	BENJAMIN MOORE LIGHT GREY: 2124-40	BY CONTRACTOR	ALL BUILDINGS
20 CONCRETE HEADER & SILL @ WINDOW OPENINGS	NATURAL	SMOOTH	BENJAMIN MOORE MEDIUM GREY: 2124-60	BY CONTRACTOR	ALL BUILDINGS
21 # HIGH MED. SCREEN	ALUMINUM	INTEGRAL	BENJAMIN MOORE WHITE: 2124-70	BY CONTRACTOR	ALL BUILDINGS



8	24-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA	GA	COPYRIGHT & USE OF DOCUMENTS This plan and design are considered to be the property of JMA Architecture Inc. and shall be used only for the project for which they were prepared. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMA Architecture Inc. The user of this document shall be held responsible for any errors or omissions. This document may not be sold or transferred without the prior written permission of JMA Architecture Inc.		
7	24-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA	SM			
6	20-03-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	SM			
5	07-03-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	SM			
4	20-02-23	RE-ASSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	SM			
3	27-09-22	UPDATED & CORRECTED EXTERIOR FINISH SCHEDULE AND TAGS	JMM	SM			
3	27-09-22	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM	SM			
1	23-12-20	ISSUED FOR DEVELOPMENT PERMIT (PHASE 2)	JKA	CP			
9	25-03-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA	GA			
REV	DATE	DESCRIPTION	BY	REV		DATE	DESCRIPTION

Architects Seal & Signature

JMA Architecture Inc.

1000 10th Street West
Surrey, BC V4A 4L1
Tel: 604-278-8877
Fax: 604-278-8878

Project Name
PARK & MAVEN BUILDING 6/7
BLOCK 6 - 6935 Coombsway Drive,
BLOCK 7 - 6935 Coombsway Drive,
Surrey, B.C.

Mr. Sukh Pal
1-604-278-8877 E-mail: info@jma.ca
CITY OF SURREY FILE: 22-0000000

By ELEVATIONS

START DATE: DEC 2017
PROJECT NO: 2017-12
SCALE: SM | CL | JMM
AS SHOWN

Project No: 9.0
2017-12

A-204

DO NOT SCALE DRAWING



STREET VIEW OF B6 AND B4 ENTRANCE

REV	DATE	DESCRIPTION	BY
7	15-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA
6	10-06-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
5	11-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
4	02-03-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	02-03-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
2	16-10-21	ISSUED FOR DP	SM
1	24-04-20	ISSUED FOR DP	SP

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Project Name		Architects Seal & Signature		Project No.	
PARK & MAVEN BUILDING 6/7		[Seal & Signature]		3017-17	
BLOCK 6 - 6395 Coombs Drive, BLOCK 7 - 6395 Coombs Drive, Surrey, B.C.		Mr. Sahil Rai T: 604 238 8602 E: sahil@jma.com		START DATE: DEC 2017	
PERSPECTIVE VIEW		SCALE: AS SHOWN		SCALE: 7.0	



BUILDING 7 & 5 FROM FAIRWAY DRIVE

REV	DATE	DESCRIPTION	BY
7	35-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA
6	01-06-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
5	01-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
4	20-04-24	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	22-10-23	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
2	30-10-23	RE-ISSUED FOR DP	SM
1	28-10-20	ISSUED FOR DP	SP

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<p>JMArchitecture Inc.</p> <p>Principal: Joe R. Wilson Architect: Joe R. Wilson</p> <p>Unit 107 15068 SAA Avenue Surrey, B.C. V3W 2A7 604-588-2000 - T sa@jmaarchitecture.com</p>		<p>START DATE: DEC 2017</p> <p>PROJECT No.: 2017-17</p> <p>DR: SM/CIL</p> <p>SCALE: AS SHOWN</p>		<p>PERSPECTIVE VIEW</p> <p>Project No.: 7.0</p> <p>2017-17</p> <p>A-901</p>	

DO NOT SCALE DRAWING



BUILDING 6 VIEW

REV	DATE	DESCRIPTION	BY
1	2019-09	ISSUED FOR DP	SP
2	2019-09	RE-ASSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	2019-09	RE-ASSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
4	2019-09	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
5	2019-09	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
6	2019-10	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA

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Architects Seal & Signature

 START DATE: DEC 2017
 PROJECT No.: 2017-12
 DR: SM/CIL JMM
 SCALE: AS SHOWN

Project Name:
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 BLOCK 6 - 6395 Cooseberry Drive,
 BLOCK 7 - 6395 Cooseberry Drive,
 Surrey, B.C.

Mr. Sahil Rai
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 E: sahil@rhiigroup.ca

PERSPECTIVE VIEW

Project No. 6.0
 2017-12
 A-902

DO NOT SCALE DRAWING



BUILDING 7 VIEW

REV	DATE	DESCRIPTION	BY
1	2010-06	ISSUED FOR DP	SP
3	2010-04	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
3	2010-03	RE-ISSUED TO CITY FOR DEVELOPMENT PERMIT (PHASE 2)	SM
4	2010-05-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
5	2010-06-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	GA
6	2010-10-24	ISSUED FOR DEVELOPMENT PERMIT AMENDMENT	JKA

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Architects Seal & Signature

 START DATE: DEC 2017
 PROJECT No.: 2017-17
 DR. SM/CIL JMM
 SCALE AS SHOWN

Project Name
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 BLOCK 7 - 6395 Cooseberry Drive,
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PERSPECTIVE VIEW

Scale: 6.0
 Project No: 2017-17
 A-903

DO NOT SCALE DRAWING

Department: **Planning and Demographics**
Date: **December 10, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0296**

The proposed development of 80 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	12
---	----

Projected Number of Students From This Development In:	
Elementary School =	7
Secondary School =	3
Total Students =	10

Current Enrolment and Capacities:	
Latimer Road Elementary	
Enrolment	623
Operating Capacity	481
# of Portables	6
Clayton Heights Secondary	
Enrolment	1373
Operating Capacity	1000
# of Portables	10

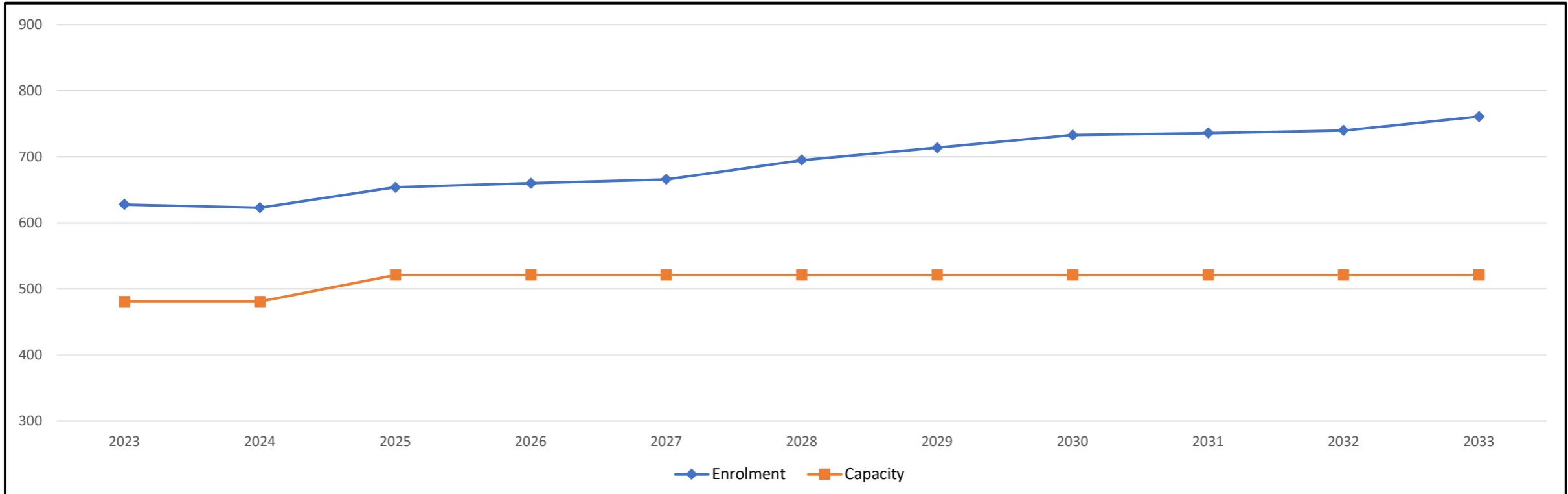
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2024, Latimer Road is at 130% capacity. The District is currently designing a 6 classroom modular addition scheduled to open Spring 2026. Even with this expansion, and with the Skytrain extension and Provincial legislative changes still being incorporated, the school will be over capacity and is projected to remain so into the future. Each amendment to increase density puts even more unfunded strain on the District to provide classrooms.

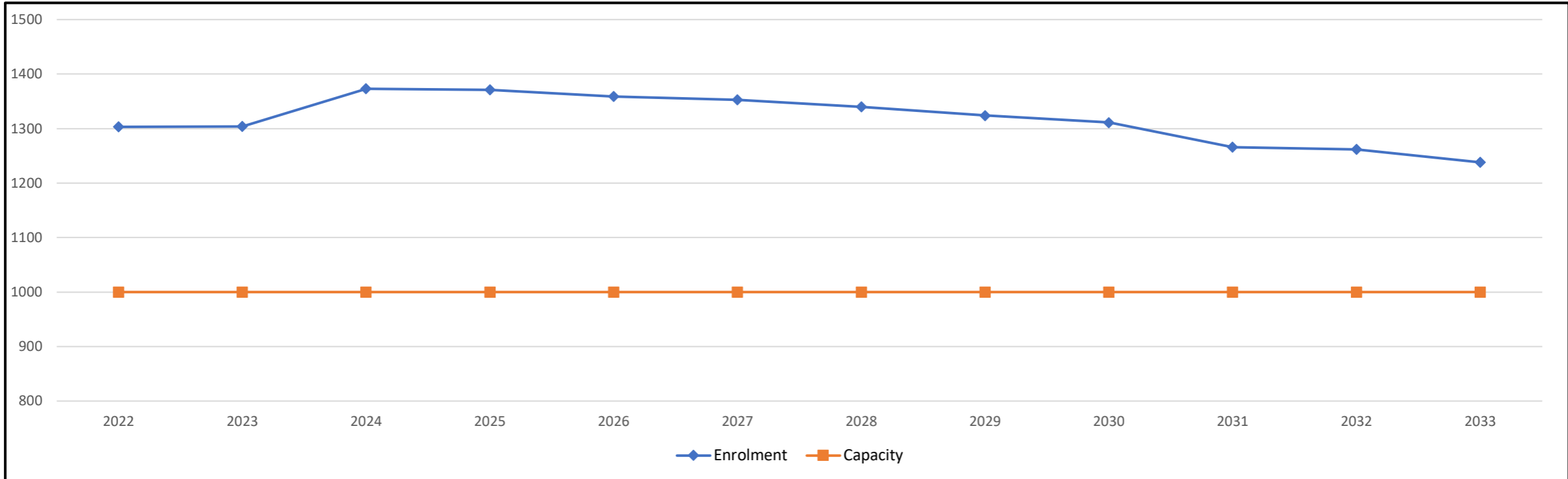
As of September 2024, Clayton Heights is at 137% capacity. The area is continuing to grow and new capacity is needed. The Ministry of Education supported the District to prepare a feasibility study for a 500 capacity addition for Clayton Heights Secondary. To date, no funding has been approved to move the project into design and construction.

Latimer Road Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Clayton Heights Secondary



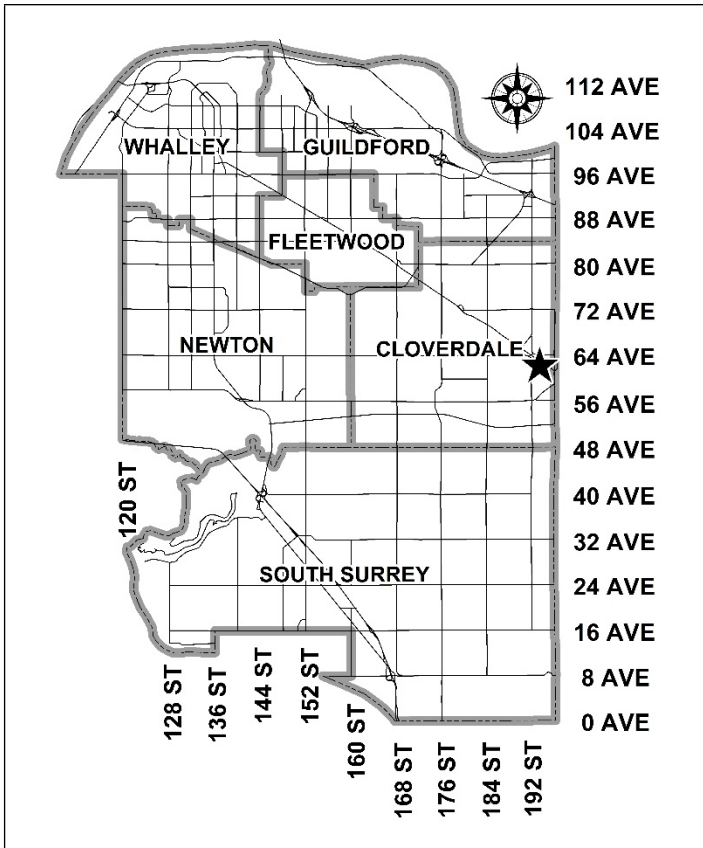
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0005-00

Planning Report Date: December 20, 2021



PROPOSAL:

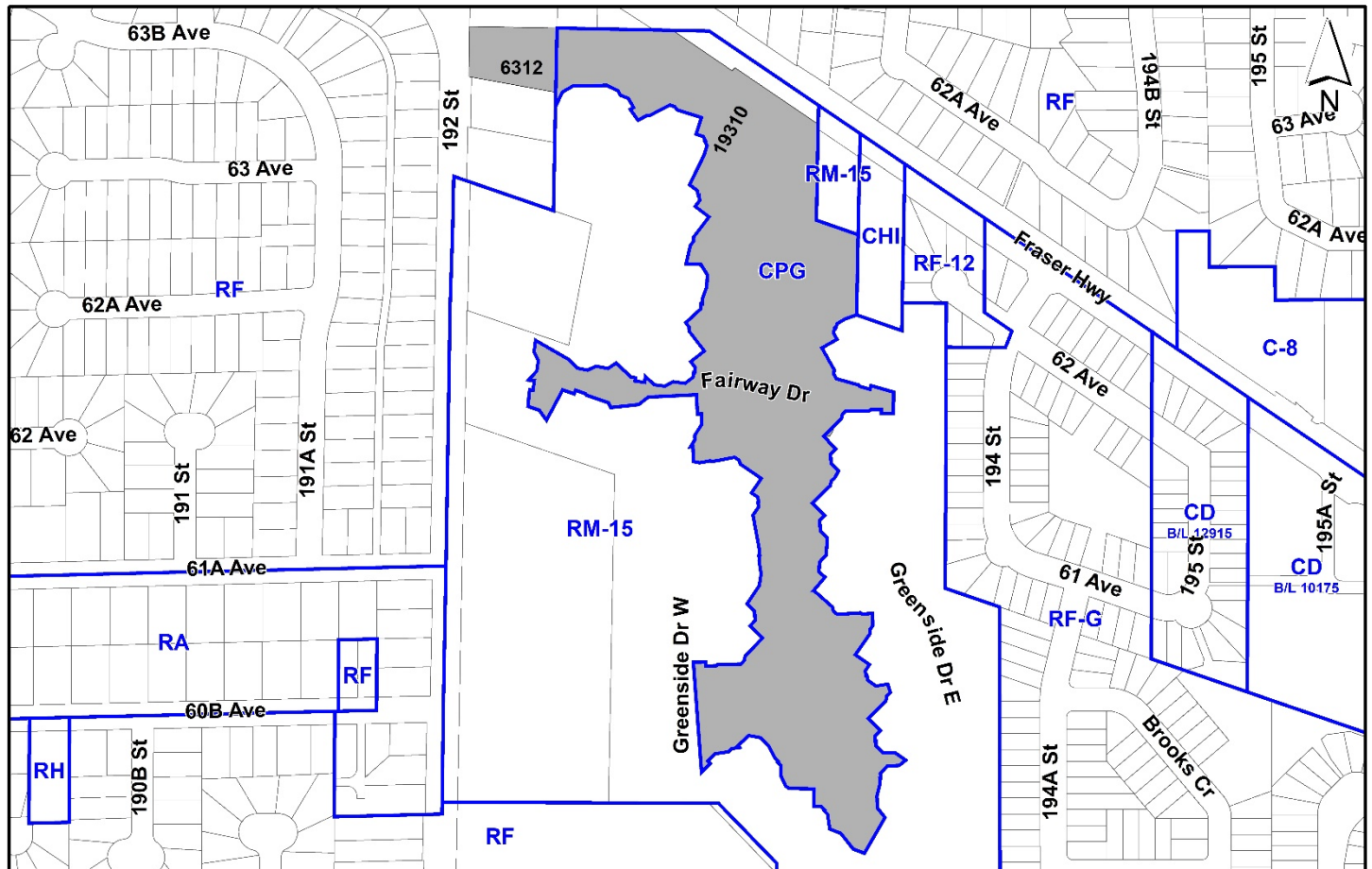
- **Development Permit**

to permit the development of two, 4-storey and two, 5-storey apartment buildings consisting of approximately 390 dwelling units on the northern portion of this site.

LOCATION: 19310 - Fraser Highway
 6312 - 192 Street

ZONING: CD (Bylaw No. 20151)

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit guidelines in the OCP for Form and Character.
- The proposal complies with the General Development Permit issued by Council on July 27, 2020, as part of Development Application No. 7915-0393-00.
- The subject site is located along an existing Frequent Transit Network (FTN) and will be located within roughly 800 metres of a future SkyTrain station at the intersection of 190 Street and Fraser Highway.
- A higher-density multiple residential development on the subject site is supportable given the site's close proximity to an existing Frequent Transit Network (Fraser Highway) and future rapid transit (SkyTrain) and will encourage walkability, allow for greater housing choice and is consistent with OCP guidelines which encourage higher-density developments adjacent to Frequent Transit Networks (FTNs).
- The proposed development achieves an attractive architectural built form that utilizes high-quality, natural materials and contemporary lines. The building 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 Development Permit No. 7921-0005-00 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 outstanding requirements associated with Development Application No. 7915-0393-00 including the registration of an acceptable subdivision plan at Land Title Office;
 - (b) 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;
 - (c) input and final approval from TransLink;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant former golf course and vacant single family residential lots, approved for multifamily redevelopment under Application No. 7915-0393-00	Multiple Residential	CD (Bylaw No. 20151)
North (Across Fraser Highway):	Single family residential lots and vacant single family residential lots.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East:	Existing ground-oriented townhouse developments, including Greenside Estates, and automotive dealership.	Urban	RM-15 & CHI
South and West:	Existing ground-oriented townhouse development (Greenside Estates) and single family residential lots.	Urban	RM-15 and RF

Context & Background

- The subject site is approximately 5.49 hectares in total area and presently vacant. The site consists of a former golf course and one single family residential lot located along the east side of 192 Street (i.e. 6312 – 192 Street).
- The subject property is designated "Multiple Residential" in the Official Community Plan (OCP) and currently zoned "Comprehensive Development Zone (CD)" (Bylaw No. 20151).
- In November 2015 the applicant submitted Development Application No. 7915-0393-00 which included the following:
 - Official Community Plan (OCP) Amendment from "Urban" to "Multiple Residential";
 - Rezoning of the majority of the subject site from "Golf Course Zone (CPG)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on the "Multiple Residential 45 Zone [RM-45]"), with portions rezoned to "Multiple Residential 15 Zone (RM-15)".
 - General Development Permit (DP) for Form and Character for the entire site, Hazard Lands (Steep Slopes) as well as Sensitive Ecosystems (Streamside Areas);
 - Detailed Development Permit for Form and Character to allow for the construction of 55 ground-oriented townhouse units in Phase 1;
 - Development Variance Permit (DVP) to reduce the minimum setback requirement, under Part 7A of the Zoning Bylaw, for a Class B (yellow-coded) watercourse; and
 - Subdivision from two lots into two lots which included consolidating the RM-15 portion of the original subject site with the adjacent townhouse development (Greenside Estates).
- The Rezoning Bylaw (Bylaw No. 20151) and the General Development Permit (which establishes the parameters for form and character when reviewing future DP applications for the proposed apartment buildings on the northerly portion of the subject site) were granted final approval by Council on July 29, 2021.

- Staff are currently waiting for the applicant to submit the access easement agreement with Greenside Estates for Fairway Drive and confirmation from the Ministry of Transportation and Infrastructure (MOTI) that the gazette road along the east side of 192 Street has been dedicated to the City in order to complete the registration of the subdivision plan at Land Title Office.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Detailed Development Permit in order to construct four apartment buildings (two 4-storey and two 5-storey) consisting of approximately 390 dwelling units, on the northern portion of the subject site. This proposal is Phase 2 of the Greenside Estates re-development initiated under Development Application No. 7915-0393-00.

	Proposed
Lot Area	
Gross Site Area:	N/A
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	29,253 sq. m.
Number of Lots:	1
Building Height:	13.94 metres to 18.7 metres
Unit Density:	135 u.p.ha.
Floor Area Ratio (FAR):	1.03
Floor Area	29,019 sq. m.
Residential Units:	
Studio:	N/A
1-Bedroom:	192 dwelling units
2-Bedroom:	190 dwelling units
3-Bedroom:	N/A
Adaptable:	8 dwelling units
Total:	390 dwelling units

Referrals

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

School District:	<p>The School District has advised that there will be approximately 60 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>37 Elementary students at Latimer Road Elementary School 23 Secondary students at Clayton Heights Secondary School</p> <p>(Appendix II)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring, 2024.</p>
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.
TransLink	TransLink comments are pending. The applicant will be required to address any TransLink requirements prior to final approval.
Advisory Design Panel:	The proposal was considered at the ADP meeting on November 18 th and was supported. The applicant has resolved most of the outstanding items from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- The subject property is located along an existing Frequent Transit Network (FTN) and will be located within roughly 800 metres of a future SkyTrain station at the intersection of 190 Street and Fraser Highway.
- In addition, the subject site is located within approximately 140 metres of an existing bus stop (#502 Langley Centre/Surrey Central Station and #503 Aldergrove/Surrey Central Station).
- A higher-density multiple residential development on the subject site is supportable given the site's close proximity to an existing Frequent Transit Network (Fraser Highway) and future rapid transit (SkyTrain) and will encourage walkability, allow for greater housing choice and is consistent with OCP guidelines which encourage higher-density developments adjacent to Frequent Transit Networks (FTNs).
- No road dedication is required under the subject application. All required road dedication was previously provided, as part of the redevelopment application submitted for Phase 1 (No. 7915-0393-00).

- The subject site will obtain driveway access from three separate points:
 - One driveway access is located along the northern boundary of the subject site from a 6 metre wide dedicated lane, off 192 Street, that was provided as part of Development Application No. 7915-0393-00;
 - One driveway access is provided mid-way through the subject site, via Fairway Drive, and secured through an access easement agreement with the Greenside Estates strata development under Development Application No. 7915-0393-00; and
 - One driveway access is allowed to/from Fraser Highway, along the north lot line, but this access point is currently restricted to right-in/right-out vehicular movement. It is anticipated that driveway access can be improved to allow for a future full-movement signal with the SkyTrain extension along Fraser Highway.

Sustainability Considerations

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

POLICY & BYLAW 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 subject site is designated "Multiple Residential" in the Official Community Plan (OCP).
- The proposed development complies with the Multiple Residential OCP designation.

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 the development of purpose-built market rental with a variety of unit types to support a diversity of household sizes and composition located within walking distance of transit routes; and

- The dwelling units front onto the internal drive aisle with urban design features (e.g. outdoor balconies, ground-floor patio space, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

Surrey Langley SkyTrain Project – Supportive Policies Agreement

- The proposal will support various policies outlined in the Supportive Policies Agreement, per Corporate Report No. R016; 2020, (the "Surrey Langley SkyTrain Project – Supportive Policies Agreement") including the following:
 - Destinations: the proposed development is located within roughly 800 metres of a future SkyTrain Station and, therefore, situated within a high demand destination area along the Surrey Langley SkyTrain Transit Corridor.
 - Distance: the proposed layout facilitates the continued development of a pedestrian and bicycle-friendly street network that supports transit use.
 - Design: the proposed development includes urban design elements that will ensure the public realm is accessible to people of all ages and abilities.
 - Density: the proposed layout includes a broad range of housing types located within walking distance of a future SkyTrain station and at densities appropriate to support investments in public transit.
 - Diversity: the proposed layout includes a diverse range of housing options that provide greater choice for different family sizes, residential tenures and/or household incomes.
 - Demand Management: the development proposal includes transportation demand management measures (e.g., reduced parking rates) which promote walking, cycling and transit use along the Surrey Langley SkyTrain Corridor.

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.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and these will be collected at Building Permit stage for each future phase of the development, per the original Planning Report for Development Application No. 7915-0393-00.
- A Section 219 Restrictive Covenant for deferred contributions will be registered on title under Development Application No. 7915-0393-00 given the market rental units are exempt from the Tier 1 Capital Plan Project CAC requirement.

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the "Multiple Residential" designation in the Official Community Plan (OCP).

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 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.
- As the initial rezoning application was in-stream on April 10, 2018, this contribution does not apply.

Public Art Policy

- A Section 219 Restrictive Covenant to address the City's needs with respect to the City's Public Art Policy will be registered on title, for the subject site, as part of the requirements for Development Application No. 7915-0393-00.

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on August 13, 2021. Staff received one response from an area resident (*staff comments in italics*):
 - One individual expressed concerns that the developer is not providing adaptive units to accommodate individuals with mobility needs who would like to purchase a unit in the proposed apartment buildings.

(At present, the City does not have a policy requiring applicants to provide a minimum number of adaptive units in multiple residential developments. However, the applicant has volunteered to provide a total of two [2] adaptable units in the current phase of the Greenside Estates redevelopment [i.e. under Development Application No. 79121-0005-00].)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development permit for Form and Character.
- The proposal complies with the Form and Character Development Permit (DP) guidelines in the OCP as well as the General DP issued under Development Application No. 7915-0393-00.

Building Design

- The applicant proposes to construct four apartment buildings (two 4-storey and two 5-storey), on the northern portion of the subject property, consisting of 390 dwelling units with amenity space and underground parking.
- The unit mix consists of 192 one-bedroom, 190 two-bedroom and 8 adaptable, one-bedroom dwelling units.
- The dwelling units will range in size from 49 square metres for a one-bedroom unit to 81 square metres for the largest two-bedroom apartment.
- The proposed buildings reflect an urban and contemporary building form with a flat roof.
- The apartment buildings fronting onto the internal drive aisle will incorporate a two-storey townhouse expression that defines the first- and second-floor units, providing variation and visual interest. The units on the ground-floor are oriented toward the street with front door access and useable semi-private outdoor space.
- The non-street building elevations include ground-floor units with a front door and usable, semi-private outdoor patio space accessed via internal pathways that connect directly to the outdoor amenity space.
- The proposed apartment buildings include a variety of materials consisting of hardie panel siding, vinyl windows, clear glass aluminum framed guardrails, brick veneer, exposed wood columns as well as textured masonry finishes and small entry canopies.
- The lobby entries include vertical projecting building columns with 4- or 5-storey aluminum curtain walls that are brought together at the ground-floor by an exposed wood entry canopy feature. The colourful vertical building columns at the lobby entries assist with scaling down the length and overall massing of the proposed apartment buildings while providing a direct connection from the internal drive aisle, through the building, to the outdoor amenity space.
- In addition, each ground-floor dwelling unit entrance along the internal drive aisle consists of a colour entry door with textured masonry finishes and small entry canopy which clearly marks individual unit entryways.
- The uppermost floor of Building 4 and Building 5 are stepped back, at the ends, from the floor below to further reduce the building massing while colourful exterior accent materials will be provided on each apartment building to enhance visual interest.
- The building orientation ensures that units will provide greater observation of public realms with active rooms facing toward the street, outdoor amenity space and pedestrian walkways to reduce Crime Prevention Through Environmental Design (CPTED) concerns.
- At this time, no signage is proposed for the apartment buildings. If required in future, all proposed signage for the apartment component will be considered as part of the Detailed DP application for a future phase of development and must comply with all aspects of the Sign Bylaw.

On-Site Parking and Bicycle Storage

- All on-site parking spaces will be provided in a secure underground parkade and accessed directly from the internal drive aisle. One underground parkade will be shared by Building 4 and Building 5 while Building 6 and Building 7 will share the other underground parkade.
- The proposed development includes a total of 627 parking spaces consisting of 548 resident parking spaces and 79 parking spaces for visitors. The applicant also proposes to provide 13 accessible parking spaces of which 9 parking spaces are van accessible. The on-site parking provided exceeds the minimum parking requirements, under the Zoning Bylaw.
- The applicant will provide 84 small car spaces or 13% of the total number of parking spaces. The Surrey Zoning Bylaw allows a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The development will provide a total of 470 secure bicycle parking spaces in the underground parkade. This will comply with the minimum number of bicycle parking spaces required, per the Zoning Bylaw.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor and provides for greater pedestrian connectivity with the outdoor amenity space which is located along the northern elevation for Buildings 4 and 5 as well as the southern facade of Buildings 6 and 7.
- The indoor amenity space consists of multi-purpose rooms, entertainment lounges, games rooms as well as community seating with tables and chairs.
- On November 18, 2019, Council approved Corporate Report No. R206; 2019 ("Updates to Indoor and Outdoor Amenity Space Requirements"). The report identified the minimum requirements for indoor amenity space that must be provided on-site (i.e. no cash-in-lieu). Based upon the minimum requirement for the building type proposed, 74 square metres of indoor amenity space is required per building.
- The proposed indoor amenity space provided on-site, as part of Phase 2, is 337 square metres. The future residents will also have access to the 1,099.6 square metre indoor amenity building that will be constructed as part of the Phase 1 townhouse development. As such, the applicant is providing a total of 1,436.3 sq. m. of indoor amenity space which exceeds the 1,335 sq. m. of indoor amenity space required under the Zoning Bylaw (based on 3 sq. m. per dwelling unit).

Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is centrally located and primarily adjacent to the indoor amenity space. The applicant is proposing to provide outdoor seating areas, a nature playground and tot play area, water features, a central green as well as community gardens.
- The proposed outdoor amenity space is approximately 1,988 square metres in total area which exceeds the minimum outdoor amenity space requirement of 1,335 square metres, based upon 3 square metres per dwelling unit, per the Zoning Bylaw.

- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.2 metre high metal guardrail or raised planter with layered planting that consists of bylaw sized trees, small shrubs and low-lying groundcover.
- The street facing units will have a privacy screen and direct access to an internal private sidewalk provided through a separate entryway which is clearly defined by a small gate.
- Each apartment unit that faces onto the street frontage or outdoor amenity space will provide an "eyes-on-the-street" function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

Advisory Design Panel

ADP date: November 18, 2021

- The applicant has agreed to resolve the remaining outstanding items from the ADP review, to the satisfaction of the Planning and Development Department, before Final Adoption (Appendix IV).

Outstanding Items

- City staff will continue to work with the applicant to resolve the following ADP and staff-identified design-related issues prior to Final Adoption:
 - Design development and resolution of the street-facing elevations and detailed architectural expression; and
 - Further refinement of the internal corner units to improve livability.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Pin Oak	1	1	0
Red Oak	1	1	0
London Plane	2	0	2
Manitoba Maple	3	1	2
English Holly	3	0	3
Cherry	4	2	2
Red Maple	4	0	4

Tree Species	Existing	Remove	Retain
Norway Maple	6	4	2
Sycamore Maple	6	0	6
European Hornbeam	13	3	10
Coniferous Trees			
Douglas Fir	3	2	1
Lawson Cypress	3	1	2
Norway Spruce	4	1	3
Western Redcedar	4	4	0
Excelsa Cedar	16	8	8
Scot Pine	16	8	8
Total	89	36	53
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		98	
Total Retained and Replacement Trees		151	
Contribution to the Green City Program		N/A	

- On the northern portion of the subject site, under Development Application No. 7921-0005-00, the Arborist Assessment states there are a total of eighty-nine [89] mature trees. It was determined that fifty-three [53] trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, underground parkades, road dedication as well as proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of seventy-two [72] replacement trees on the subject site. The applicant is proposing ninety-eight [98] replacement trees, thereby exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Katsura Trees, European Beech, Autumn Purple Ash, Columnar Sweet Gum, Kobus Magnolia, Pin Oak and Western Red Cedar.
- In summary, a total of one-hundred fifty-one [151] trees are proposed to be retained or replaced on the subject site which exceeds City requirements.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

(Appendices available upon request)

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

MRJ/cm