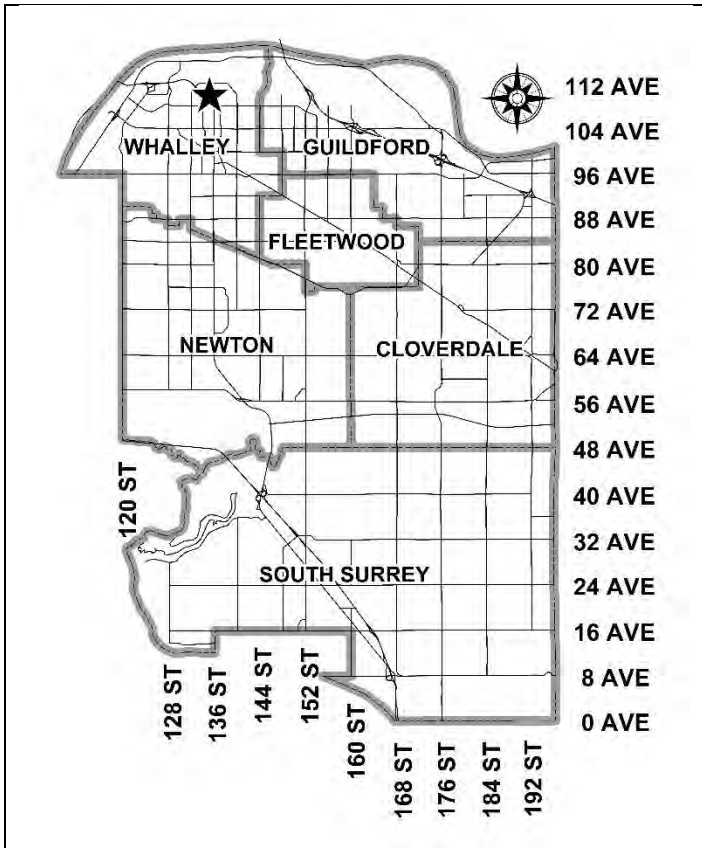


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0076-00

Planning Report Date: July 11, 2022



**PROPOSAL:**

- **Rezoning** from RF and C-8 to CD
- **Development Permit**

to permit the development of a 6-storey residential apartment building.

**LOCATION:**

- 13569 - Hilton Road
- 13565 - Hilton Road
- 13585 - Bentley Road
- 13561 - Hilton Road
- 13557 - Hilton Road

**ZONING:**

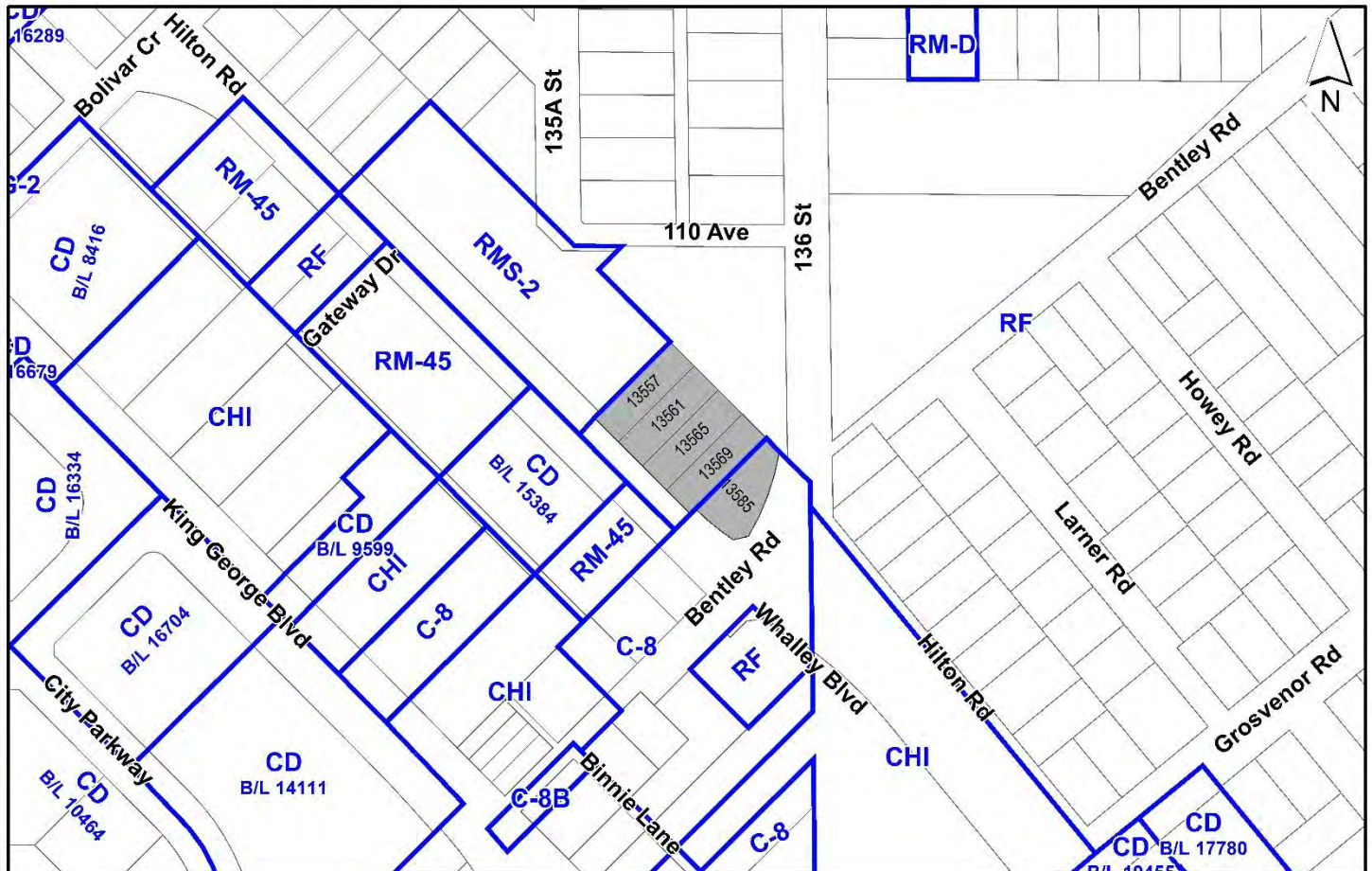
RF & C-8

**OCP DESIGNATION:**

Multiple Residential

**CITY CENTRE PLAN DESIGNATION:**

Residential Low to Mid Rise up to 2.5 FAR



**RECOMMENDATION SUMMARY**

- Bylaw Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the "Multiple Residential" designation in the Official Community Plan (OCP).
- The proposal complies with the "Residential Low to Mid Rise up to 2.5 FAR" designation in the City Centre Plan.
- The proposed density and 6-storey building form are appropriate for this part of Surrey City Centre and serves as an appropriate transition to the existing 3-storey apartment building to the north.
- The proposed buildings have an attractive design with unique form and massing, high-quality architectural design features, with a high-quality durable material palette appropriate for the City Centre.
- The site is within walking distance (450 metres) from the Gateway SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain Stations.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0076-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) submission of an acoustical report for the units adjacent to Hilton Road and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Single family lots and vacant commercial lot	Residential Low to Mid Rise up to 2.5 FAR	RF & C-8
Northeast:	Existing 3-storey apartment building	Single Family/Duplex 0.6 FAR	RF
Southeast (Across Bentley Road):	Vacant single family lots and unopened road.	Residential Low to Mid Rise up to 2.5 FAR	RF & C-8
Southwest (Across Hilton Road):	Existing place of worship and 3-storey apartment buildings.	Residential Low to Mid Rise up to 2.5 FAR	C-8 & RM-45
Northwest:	Existing senior's facility.	Residential Low to Mid Rise up to 2.5 FAR	RMS-2

### Context & Background

- The subject site is a 3,780 square metre site, consisting of 5 properties, located to the north of Hilton Road and the west of Bentley Road in the Gateway District of Surrey City Centre.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP), 'Residential Low to Mid Rise up to 2.5 FAR' in the City Centre Plan and is zoned "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8)".
- A Class C ditch has been confirmed along the southwest property line and will be infilled as part of the subject development application.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey apartment building with 106 units, the applicant is proposing the following:
  - Rezoning the site from RF and C-8 to CD (based on RM-70);
  - Consolidation of the existing 5 lots into 1 residential lot; and
  - Detailed Development Permit for Form and Character.

- The following table provides specific details on the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3,780 square metres
Road Dedication:	741 square metres
Net Site Area:	3,038 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	6 storeys / 21 metres
<b>Unit Density:</b>	141 UPA
<b>Floor Area Ratio (FAR):</b>	2.28 (gross) and 2.84 (net)
<b>Floor Area</b>	
Residential:	8,620 square metres
Commercial:	
Total:	8,620 square metres
<b>Residential Units:</b>	
Studio:	1
1-Bedroom:	44
1-Bedroom plus den:	24
2-Bedroom:	22
2-Bedroom plus den:	11
3-Bedroom:	3
3-Bedroom plus den:	1
Total:	106

## Referrals

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District:

**The School District has advised that there will be approximately 41 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

19 Elementary students at Forsyth Road Elementary School  
15 Secondary students at Kwantlen Park 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 2024.

Parks, Recreation & Culture:	<p>Parks accepts the removal of City trees C<sub>1</sub>, C<sub>2</sub>, C<sub>3</sub> and City tree row 1 as shown in the Arborist Report dated January 28, 2021.</p> <p>The closest active park is Tom Binnie Park and is 750 metres away, and the closest natural area is Bolivar Creek and is 600 metres away. Future parkland is proposed within 600 metres of the subject site as part of the Surrey City Centre Plan .</p>
Surrey Fire Department:	<p>The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.</p>
Advisory Design Panel:	<p>The proposal was considered at the ADP meeting on May 26, 2022 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 by-law, to the satisfaction of the Planning and Development Department.</p>

### Transportation Considerations

- The applicant will be required to dedicate 9 metres along the northwest property line for the ultimate 12-metre Green Lane. The City Centre Plan envisions a lane along the northeast property line; however, it was determined that this lane is not required.
- The applicant will be required to dedicate approximately 3.4 metres along Hilton Road.
- There are no dedication requirements along Bentley Road.
- Vehicle access to the two-level underground parking garage is from the new Green Lane at the northwest corner of the site.
- The property is located within approximately 700 metres walking distance of the Gateway SkyTrain station and has access to frequent bus service along King George Boulevard and 136 Street.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
  - The parkade will feature e-bicycle storage stalls;
  - The building will feature certified green materials, VOC-free finishes and low-emitting materials; and

- Construction waste management diversion program will be used to reduce the impact on landfill and incineration.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

#### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  - Growth Management
    - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
    - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
  - Centres, Corridors and Neighbourhoods:
    - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
    - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
  - Ecosystems
    - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

### **Secondary Plans**

#### Land Use Designation

- The proposal complies with the Residential Low to Mid Rise up to 2.5 FAR designation in the City Centre Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles in the City Centre Plan:
  - Encourage Housing Diversity: by providing a variety of housing forms and a range of unit sizes and types.
  - Create Vibrant Urban Spaces: with high quality architectural aesthetics and amenities such as plazas to encourage people to interact with the public realm.

**CD By-law**

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey residential building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

<b>Zoning</b>	<b>RM-70 Zone (Part 24)</b>	<b>Proposed CD Zone</b>
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	1.50	2.85
<b>Lot Coverage:</b>	33%	65%
<b>Yards and Setbacks</b>	7.5 metres	Northeast: 6.0 metres Southeast: 4.5 metres Southwest: 4.5 metres Northwest: 4.5 metres
<b>Principal Building Height:</b>	50 metres	21 metres
<b>Permitted Uses:</b>	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings and ground-oriented multiple unit residential buildings
<b>Amenity Space:</b>		
Indoor Amenity:	318 square metres	The proposed 332 square metres exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	318 square metres	The proposed 378 square metres exceeds the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>		<b>Required</b>
<b>Number of Stalls</b>		<b>Proposed (Block II)</b>
Residential:	95	106



Residential Visitor:	11	11
Total:	106	117
Accessible:	2	3
<b>Bicycle Spaces</b>		
Residential Secure Parking:	127	128
Residential Visitor:	6	6

- If calculated based on gross site area, the floor area ratio (FAR) is 2.28 which complies with the maximum permitted 2.50 FAR for "Multiple Residential" designated properties in the OCP, in select areas, and the Residential Low to Mid Rise up to 2.5 FAR designation in the City Centre Plan. If calculated on the net site area, the FAR is 2.84. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.85 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 65% in the CD Bylaw to accommodate the proposed built form (6-storey wood frame building).
- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.
- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located 0.5 metre from all street frontages. As a result, the CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.5 metre of the lot line along all street frontages.

### 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. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the City Centre Plan.

## **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.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

## **Public Art Policy**

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

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on April 8, 2021, and the Development Proposal Signs were installed on January 13, 2022. Staff did not receive any responses.

## **DEVELOPMENT PERMITS**

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the City Centre Plan.
- The applicant has worked with staff to:
  - ensure that the building responds to the sloping site, by transitioning the building from a 6-storey height to a 5-storey height along Hilton Road;
  - ensure an appropriate scale, interface and edge treatments, as well as further refine the overall building massing in order to ensure an attractive streetscape and reflect an urban public realm;
  - enhance and develop the south corner expression of the building with a publicly accessible open space at grade; and
  - simplify the materials and refine the townhouse expression.
- The proposed building is a 6-storey, wood frame residential building. The proposed massing present from an aerial view as a "u" shape structure, which is a response to the site condition, which consists of three street frontages.

- The building is divided into two wings and connected by a common lobby, forming a natural courtyard area in the centre of the site which will serve as outdoor amenity space for the residents.
- The proposed building façade is articulated by the interplay of frames and the use of brick to create a townhouse expression for the street-facing facades. The ground-floor units are oriented toward the street with front door access and usable semi-private outdoor space.
- The building orientation ensures that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The unit mix is proposed to consist of 1 studio, 68 one-bedroom, 33 two-bedroom and 4 three-bedroom.

### Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas located on the ground level and roof top.

### Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 318 square metres of indoor amenity space to serve the residents of the proposed 106-unit apartment building. Of this 318-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 332 square metres of indoor amenity space, which exceeds the minimum requirement for the project.
- The applicant is proposing a variety of indoor amenity spaces throughout the building, including a lounge, games room, gym, and yoga studio on the ground floor; and a meeting room and lounge on the sixth floor directly adjacent to the outdoor roof amenity.

### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 318 square metres of outdoor amenity space to serve the residents of the proposed 106 units.
- The applicant is proposing 378 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing a large outdoor amenity within the courtyard area, which is accessed at grade from the indoor amenity spaces and from the stairwells. The courtyard consists of a variety of seating options, urban farming boxes, and a children's play area.
- The outdoor amenity areas on the sixth floor and on the rooftop will consist of casual seating, dining areas, and a barbeque area.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project:
  - refinement of the materials, and elevation details, particularly the south corner façade and the roofline;
  - further design development of the lobby expression and the canopy; and
  - Further refinement of the design of the plaza, all site edges, retaining walls and the courtyard.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates 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
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	13	13	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	2	2	0
Fig	1	1	0

Tree Species	Existing	Remove	Retain
Mountain Ash	2	1	1
<b>Coniferous Trees</b>			
Douglas Fir	6	6	0
Norway Spruce	4	4	0
Pine	1	1	0
Western Red Cedar	8	5	3
Western Hemlock	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>27</b>	<b>20</b>	<b>7</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>25</b>	
<b>Total Retained and Replacement Trees</b>		<b>32</b>	
<b>Contribution to the Green City Program</b>		<b>\$11,200</b>	

- The Arborist Assessment states that there are a total of 27 mature trees on the site, excluding Alder and Cottonwood trees. Thirteen existing trees, approximately 33% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 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, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 53 replacement trees on the site. Since only 25 replacement trees are proposed, the deficit of 28 replacement trees will require a cash-in-lieu payment of \$11,200.00, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law. Applications received prior to January 1, 2021, are subject to a cash-in-lieu payment of \$400 per tree, while those received on January 1, 2021 or later are subject to a cash-in-lieu payment of \$550 per tree.
- In addition to the replacement trees, boulevard street trees will be planted on Hilton Road, Bentley Road, and the future Green Lane. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Paperbark Maples, Japanese Snowbell, and Dogwood.
- In summary, a total of 32 trees are proposed to be retained or replaced on the site with a contribution of \$11,200.00 to the Green City Program.

## CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System Bylaw" (see Appendix X for location). The District Energy System consists of three primary components:
  - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
  - distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's District Energy (DE) system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System Bylaw".

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Aerial Photos
- Appendix VI. ADP Comments and Response
- Appendix VII. District Energy Map

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

LM/cm







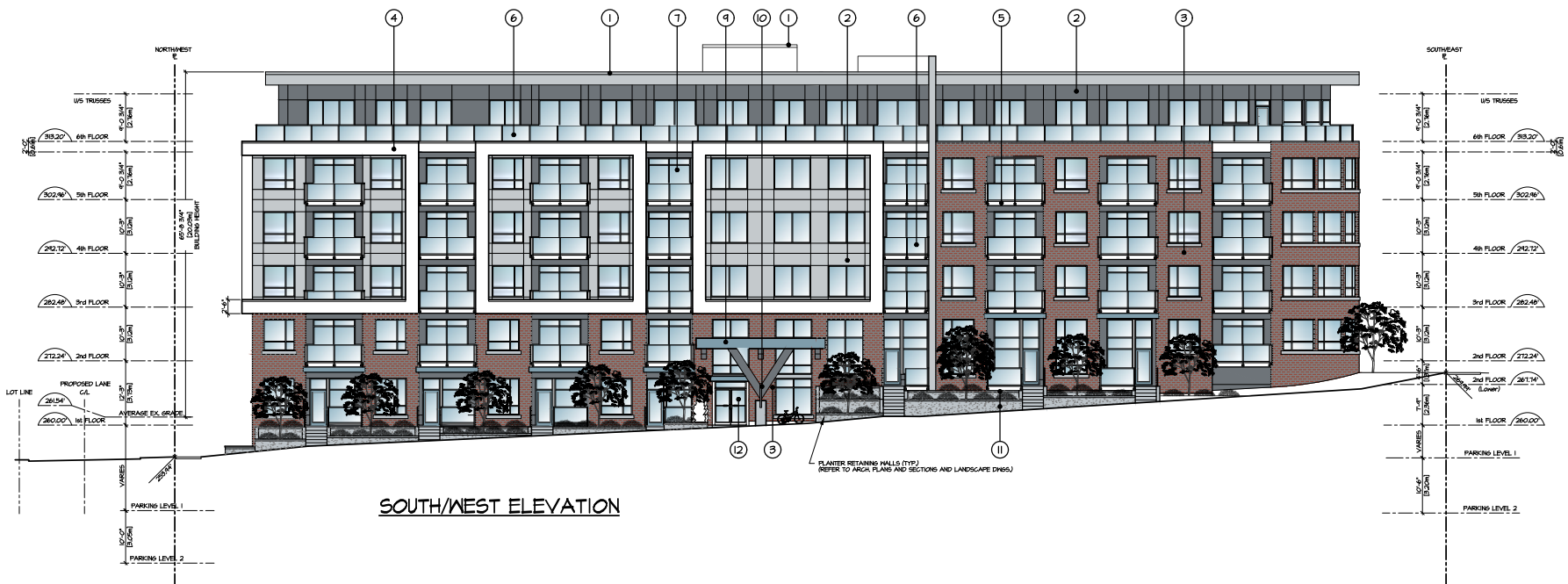








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SOUTH/WEST ELEVATION



SOUTH/EAST ELEVATION

COLOURS & FINISHES

- BENJAMIN MOORE 2121-10 "GHANTILLY LACE"  
HARDIE-PANELS & 30" FURRED OUT HALL
- BENJAMIN MOORE 2121-40 "SILVER HALF DOLLAR"  
HARDIE-PANEL SIDING
- BENJAMIN MOORE 2125-30 "GRAY SHOWER"  
HARDIE-PANEL SIDING
- BENJAMIN MOORE CC-3660 "BLUE NOVA"  
METAL CANOPIES
- MITTAL MATERIALS "INCA"  
BRICK VENEER

SCHEDULE OF FINISHES

- ① FASCIA FLASHING TO MATCH ADJACENT SIDING
- ② HARDIE-PANEL SIDING W/ FRY REGLET REVEAL SYSTEM (REVEAL COLOUR TO MATCH)
- ③ BRICK VENEER
- ④ 30" WIDE FURRED OUT HALL W/ HARDIE PANEL SIDING
- ⑤ 2X10 FASCIA AT DECKS
- ⑥ 3'-6" HIGH POWDER COATED ALUMINUM GUARDRAIL W/ TEMPERED GLAZING PANELS
- ⑦ VINYL FRAMED WINDOWS
- ⑧ METAL FRAMED WINDOW & DOOR
- ⑨ 24" DEEP METAL CANOPY (12" AT SOUTH-EAST)
- ⑩ STEEL BEAMS ON CONCRETE BASE
- ⑪ RAISED PLANTERS (REFER TO LANDSCAPE DWGS.)
- ⑫ CLEAR ANODIZED ALUMINUM FRAME STOREFRONT DOORS AND WINDOWS
- ⑬ METAL SECURITY GRATE & DOORS
- ⑭ ROOF EQUIPMENT METAL SCREENING

ISSUED FOR	DATE	BY
#1 LPA	JUNE 2022	LPA
#2 LPA	JULY 2022	LPA



DESIGN :	DATE :
LPA	JUL 22
DRAWN :	SCALE :
	80% - 1/8"

CLIENT : URBAN COAST INVESTMENTS INC.  
PROJECT : PROPOSED CONDOMINIUM PROJECT  
HILTON RD. & BENTLEY RD., SURREY, B.C.  
SHEET CONTENTS : BUILDING ELEVATIONS

**barnett dembck**  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
	AC-4.01
PROJECT NO.	REV. NO.
14001	











SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
7	22.JUN.23	NEW SITE PLAN / CITY COMMENTS	DO
6	22.MAY.20	ADD KEY PLAN FOR SECTIONS	CLG
5	21.AUG.27	NEW SITE PLAN	RI
4	21.JUN.16	NEW SITE PLAN	RI
3	21.FEB.11	NEW SITE PLAN	DO
2	21.JAN.14	NEW SITE PLAN	MM
1	20.MAR.08	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEV.

HILTON RD. & BENTLEY RD  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE SHRUB PLAN**

DATE: 20.FEB.06 DRAWING NUMBER:

SCALE: 1:150

DRAWN: DO

DESIGN: DO

CHKD: MCV

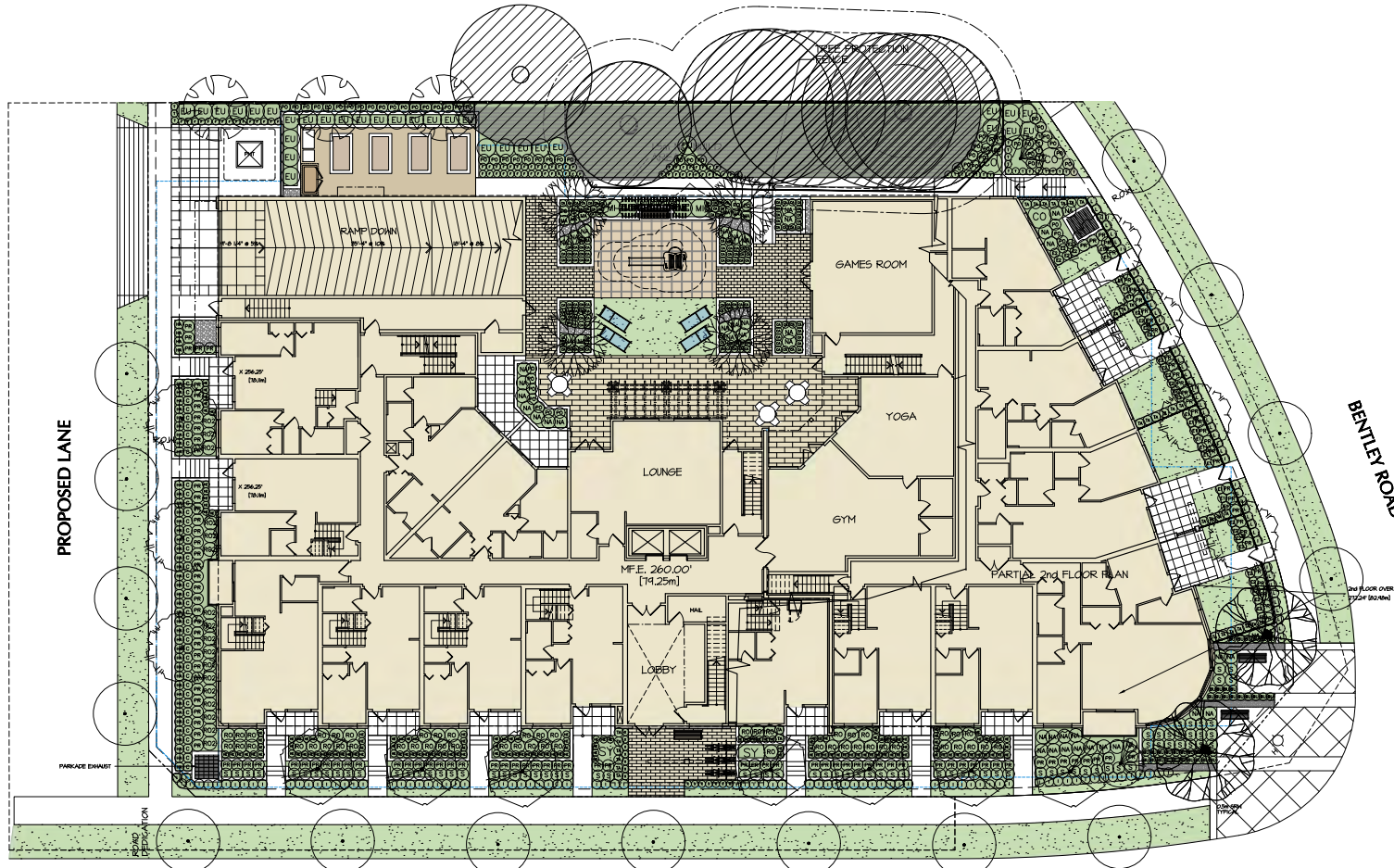
**L2**

OF 8

PLANT SCHEDULE		GROUND LEVEL	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 20-020
KEY	QTY	BOTANICAL NAME			
<b>SHRUB</b>					
Ⓢ	39	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM	
Ⓢ	3	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM	
Ⓢ	32	EUCONYMIUS ALATA 'COMPACTA'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM	
Ⓢ	39	LONICERA NITIDA 'MAYGREEN'	BOXLEAF HONEYSUCKLE	#2 POT; 30CM	
Ⓢ	46	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM	
Ⓢ	126	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM	
Ⓢ	52	ROSA 'NOASON'	CARPET ROSE; YELLOW	#2 POT; 40CM	
Ⓢ	17	ROSA 'MEIDLAND RED'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#3 POT; 60CM	
Ⓢ	79	SPIRAERA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM	
Ⓢ	2	SYRINGA VULGARIS	LL-4C	#3 POT; 80CM	
Ⓢ	35	TAXUS X MEDIA 'HICKS'	HICKS' YEW	1.2M B&B	
<b>GRASS</b>					
Ⓢ	129	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT	
Ⓢ	45	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT	
Ⓢ	93	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
Ⓢ	4	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT	

PLANT SCHEDULE		GROUND LEVEL	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 20-020
KEY	QTY	BOTANICAL NAME			
<b>PERENNIAL</b>					
Ⓢ	41	CAMPANULA 'POSCH' 'BLUE WATERFALL'	BLURIE WATERFALL BELLFLOWER	15CM POT	
Ⓢ	145	HELIOPERA SPP.	CORAL BELLS; PINK OR WHITE	15CM POT	
Ⓢ	14	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUT	15CM POT	
Ⓢ	29	THYMUS SERPYLLUM	CREeping THYME	9CM POT	
Ⓢ	64	TIARELLA CORDIFOLIA 'CROW FEATHER'	FOAMFLOWER	15CM POT	
Ⓢ	26	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH PINK	#1 POT	
Ⓢ	15	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH WHITE	#1 POT	
Ⓢ	6	MAHONIA NEROSA	LONGLEAF MAHONIA	#2 POT; 25CM	
Ⓢ	69	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	

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



HILTON ROAD







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

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

DATE: **June 29, 2022**

PROJECT FILE: **7820-0076-00**

RE: **Engineering Requirements  
Location: 13557/13561/13565/13569 Hilton Road & 13585 Bentley Road**

### REZONE/SUBDIVISION

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

- Dedicate 3.442m along Hilton Road.
- Dedicate 9.0m for Green Lane.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory right-of-way along all site frontages.
- Provide off-site statutory right-of-way for road works, if applicable.

#### *Works and Services*

- Construct road works along Hilton Road, Bentley Road, 136 Street and Green Lane.
- Implement the recommendations of the Geotechnical report.
- Construct minimum 250mm water main along Hilton Road, Bentley Road, 136 Street.
- Submit fire flow and water meter calculations to confirm system adequacy. Construct off-site upgrades, as applicable.
- Construct storm main along Bentley Road and Green Lane.
- Construct 250mm sanitary main along Hilton Road, Bentley Road, and 136 Street
- Complete drainage and sanitary catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide water, storm and sanitary service connections to service the development, and abandon all existing connections.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing third party utilities.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Jeff Pang, P.Eng.  
Development Services Manager  
HB4

NOTE: Detailed Land Development Engineering Review available on file



May 30, 2022

Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Forsyth Road Elementary was built in 2001. It is in an inner city neighbourhood with significantly higher student support needs which affects class size and composition.

Over the next 10 years our projections are indicating continued growth. The future Guildford 104th Corridor NCP and the City Center Plan have and will impact enrolment. The District's Long Range Facility Plan 2020/21 has identified this school as one of four that particularly supports the City Center Plan. Straddling King George Boulevard around the Surrey Civic Center, KB Woodward, Old Yale Road, Lena Shaw, and Forsyth Road are the four existing schools in this family to currently serve the towers and surrounding neighbourhoods. Tracking enrolment growth indicates that growth is moving in a counterclockwise motion starting at KB Woodward elementary.

Forsyth Road elementary will begin to show growth towards the end of the decade and is anticipated to be the last of the family of schools to experience a strong growth trend due to new high rise apartments and multi-family unit construction. The LRFP has identified a future addition at the school as part of a long-term strategy to accommodate growth post 2030. Until then, growth can be managed by four portables or less.

Kwantlen Park Secondary is currently operating at 121% and is projected to grow by 300 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In March 2020, the Ministry of Education approved funding for the district to prepare an in-depth feasibility report on the project. The addition would increase the capacity of the school from 1200 to 1500. The project is targeted to open in 2025.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0076 00

**SUMMARY**

The proposed 106 lowrise units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	19
Secondary Students:	15

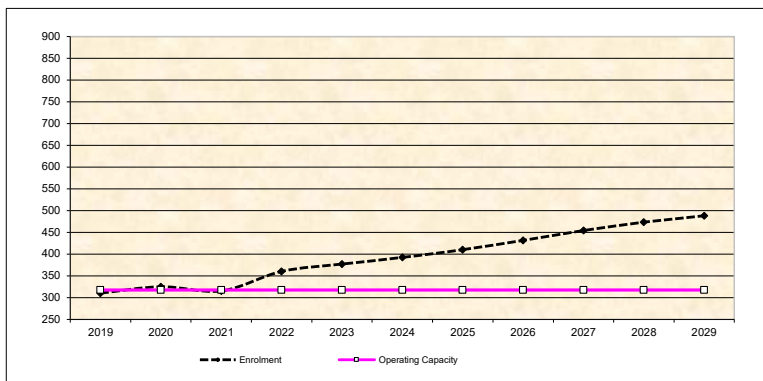
**September 2021 Enrolment/School Capacity**

<b>Forsyth Road Elementary</b>	
Enrolment (K/1-7):	48 K + 267
Operating Capacity (K/1-7)	38 K + 279
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1462
Capacity (8-12):	1200

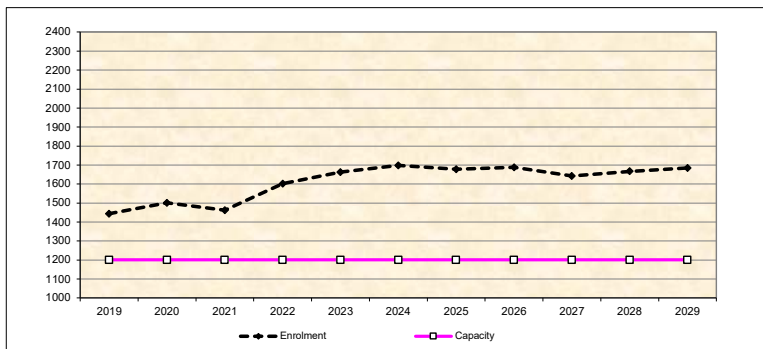
<b>Projected population of school-age children for this development:</b>	41
--	----

**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**Forsyth Road Elementary**



**Kwantlen Park Secondary**



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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

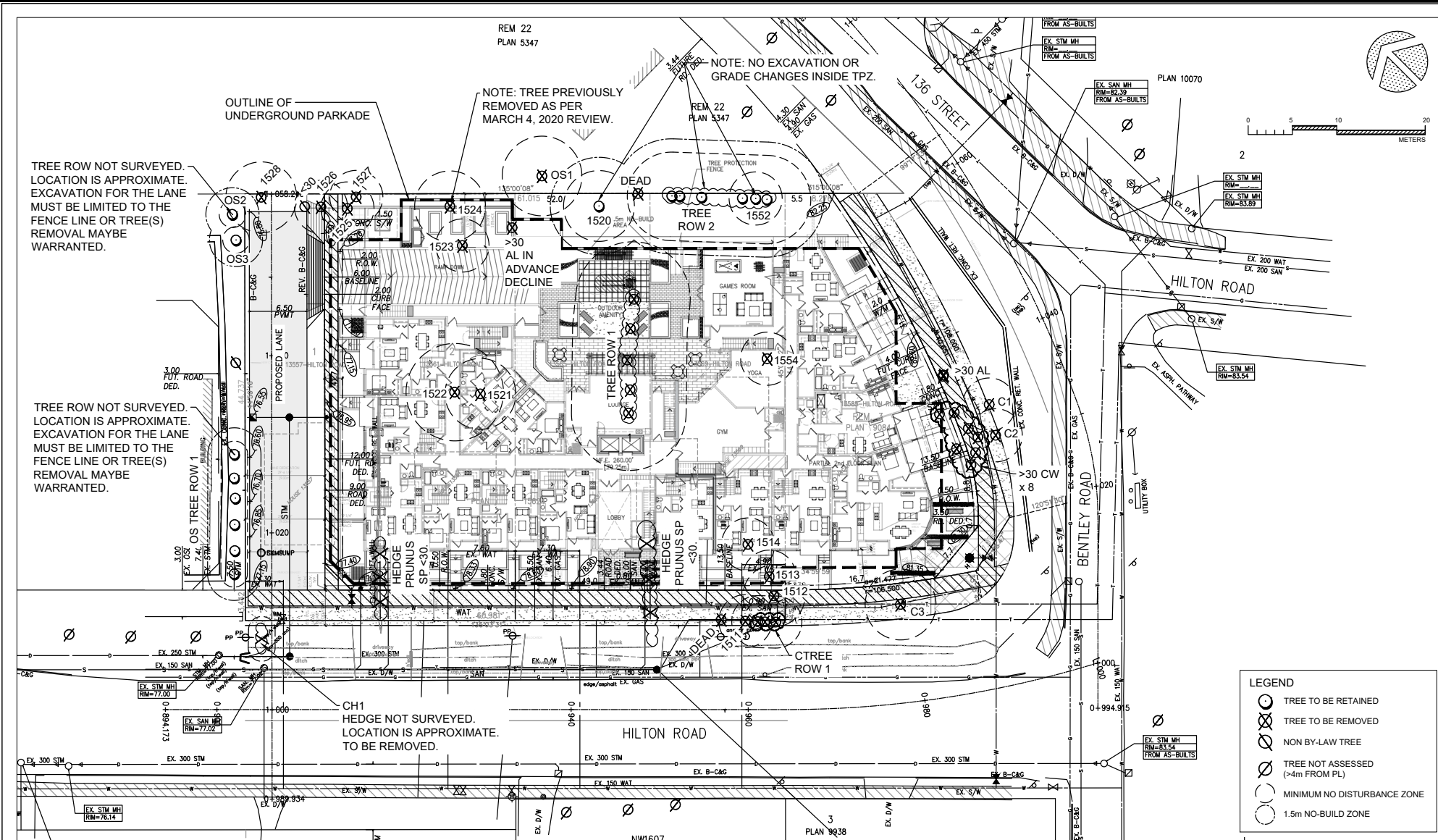
**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	13	13	0
<b>Deciduous Trees</b>			
Cherry	2	2	0
Ash, Mountain	2	1	1
Fig	1	1	0
<b>Coniferous Trees</b>			
Douglas-fir	7	7	0
Spruce, Norway	4	4	0
Pine	1	1	0
Cedar, Western Redcedar	8	5	3
Hemlock, Western	3	0	3
<b>Total (Not including Alder and Cottonwood)</b>	28	21	7
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		29	
<b>Total Retained and Replacement Trees</b>		36	

**\*TOTALS DO NOT INCLUDE OFFSITE TREES**







NO.	DATE	BY	REVISION
1	APR24/19	MK	UPDATED SURVEY
2	FEB05/20	MK	REVISED SITE AND CIVIL PLAN
3	JAN25/21	MK	REVISED CIVIL PLAN
4	JAN27/21	MK	REVISED SITE PLAN
5	JUL27/21	MK	REVISED SITE PLAN

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

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3V 0A6  
 PH: (778) 593-0300  
 FAX: (778) 593-0302  
 Email: mfadum@fadum.ca

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PROJECT TITLE  
**13557 13561 13565  
 & 13569 HILTON ROAD  
 13585 BENTLEY ROAD**  
 SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND  
 PRESERVATION PLAN**

CLIENT

DRAWN MK  
 SCALE AS SHOWN  
 DATE APRIL 30, 2018

**T-1**  
 SHEET 1 OF 2

REM 22  
PLAN 5347

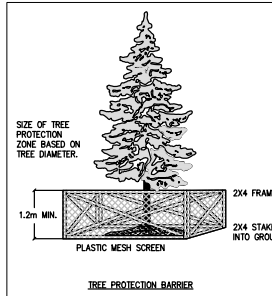
NOTE: NO EXCAVATION OR  
GRADE CHANGES INSIDE TPZ.

OUTLINE OF  
UNDERGROUND PARKADE

EXCAVATION FOR THE LANE  
MUST BE LIMITED TO THE  
FENCE LINE OR TREE(S)  
REMOVAL MAYBE  
WARRANTED.

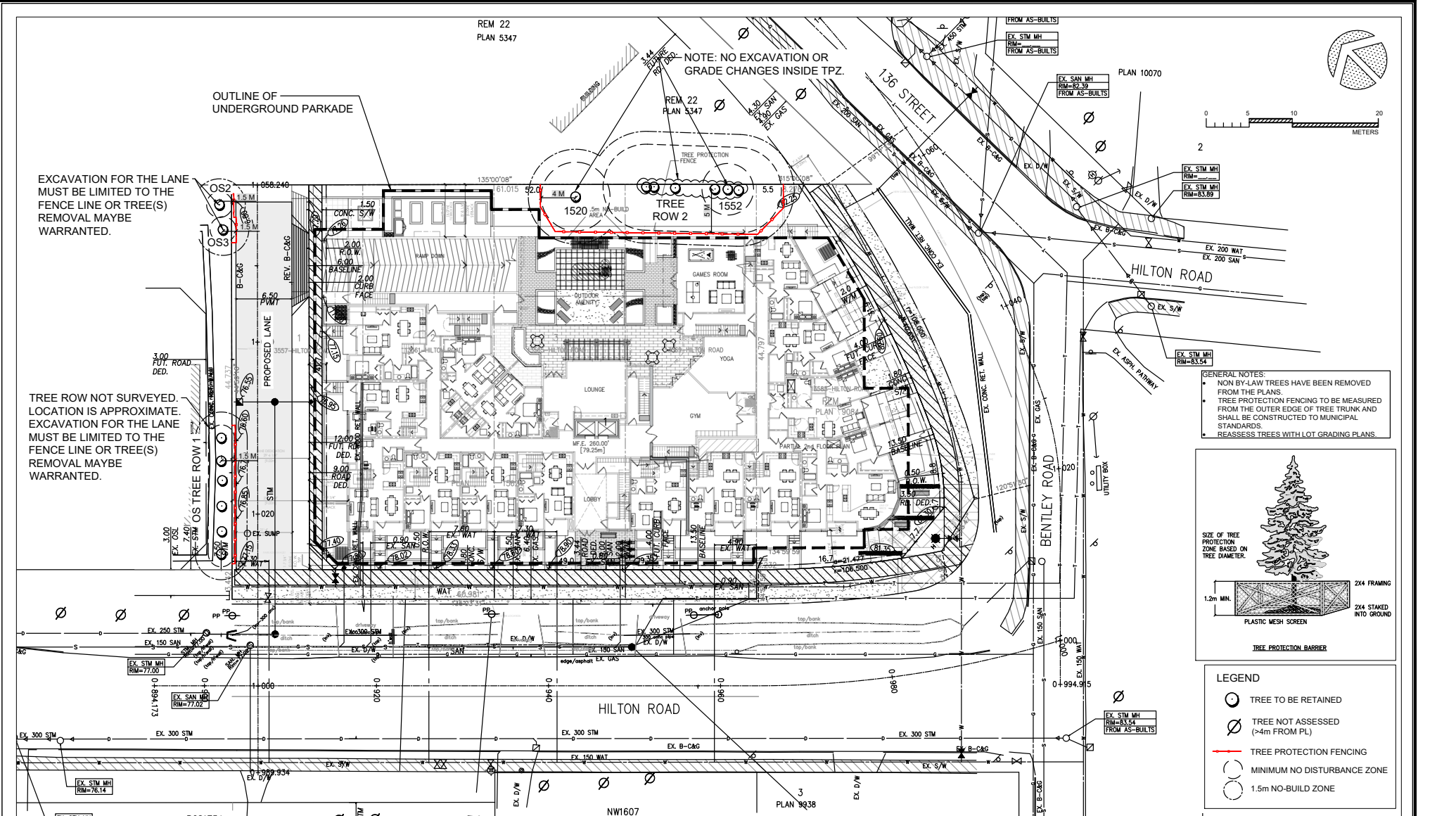
TREE ROW NOT SURVEYED.  
LOCATION IS APPROXIMATE.  
EXCAVATION FOR THE LANE  
MUST BE LIMITED TO THE  
FENCE LINE OR TREE(S)  
REMOVAL MAYBE  
WARRANTED.

GENERAL NOTES:  
• NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.  
• TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.  
• REASSESS TREES WITH LOT GRADING PLANS.



LEGEND

- TREE TO BE RETAINED
- ⊘ TREE NOT ASSESSED (>4m FROM PL)
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



NO.	DATE	BY	REVISION
1	APR24/19	MK	UPDATED SURVEY
2	FEB05/20	MK	REVISED SITE AND CIVIL PLAN
3	JAN25/21	MK	REVISED CIVIL PLAN
4	JAN27/21	MK	REVISED SITE PLAN
5	JUL27/21	MK	REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
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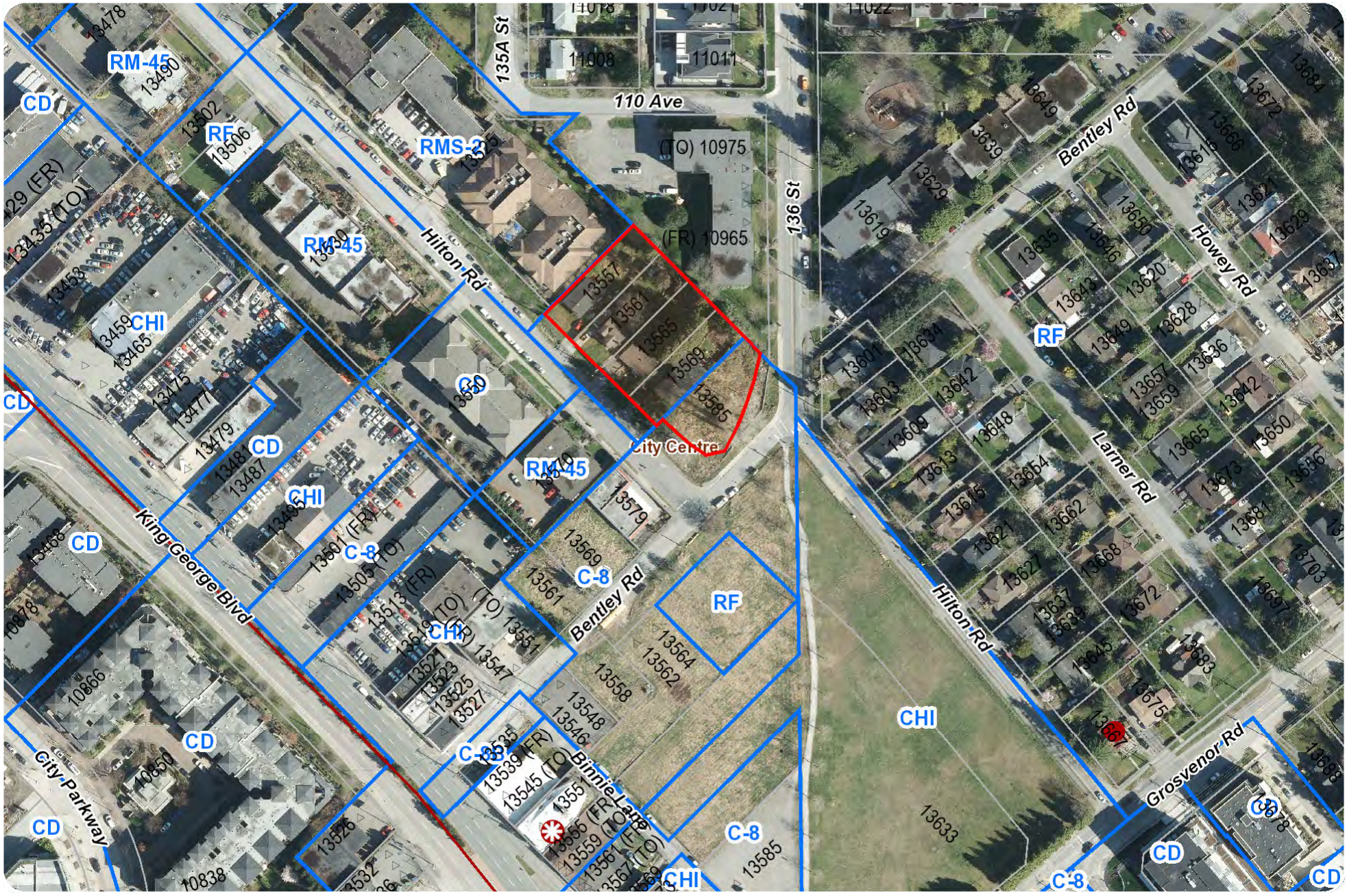
PROJECT TITLE  
**13557 13561 13565  
& 13569 HILTON ROAD  
13585 BENTLEY ROAD**  
SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

DRAWN MK  
SCALE AS SHOWN  
DATE APRIL 30, 2018

**T-2**  
SHEET 2 OF 2









# Advisory Design Panel Minutes

Location: Virtual  
THURSDAY, MAY 26, 2022  
Time: 4:00 p.m.

**Present:**

**Panel Members:**

R. Drew, Chair  
G. Brumpton  
N. Couttie  
K. Deol  
R. Jenkins  
E. Kearns  
I. MacFadyen  
M. Tashakor

**Guests:**

Lance Barnett, Architect AIBC, Barnett  
Dembek Architects Inc.  
Yiwen Ruan, PMG Landscape Architects

**Staff Present:**

A. McLean, City Architect  
S. Maleknia, Urban Design Planner  
L. Blake, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was

Moved by R. Jenkins  
Seconded by E. Kearns  
That the minutes of the Advisory Design

Panel meeting of May 12, 2022, be received.

Carried

**B. NEW SUBMISSIONS**

1. 4:05 p.m.

File No.:	7920-0076-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD (based on RM-70) and DP for a 6-storey apartment building consisting of 106 dwelling units with underground parking on a consolidated site.
Address:	13557/61/65/69 Hilton Road and 13585 Bentley Road (City Centre)
Developer:	Sukh Pandher, Urban Coast Investments Inc.
Architect:	Lance Barnett, Architect AIBC, Barnett Dembek Architects Inc.
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Leita Martin
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the project.

The Panel was asked to comment on the site planning, pedestrian and vehicular movement, architectural expression, particularly massing, articulation, the fire wall and the southeast corner treatment, landscape concept and interfaces with the public realm.

The Project Architect presented an overview of the site planning, streetscapes, building concept, floor plans, and elevations.

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

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Jenkins  
Seconded by M. Tashakor  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following  
issues to the satisfaction of the Planning & Development Department.  
Carried

#### Key Points

- Consider further design development of the southwest corner and south elevations such as rounding the corner, deleting the frame, or other design solutions. **The south and southwest corner has been revised as directed. The corner has been rounded, the roof overhang has been revised and the frame element has been eliminated.**
- Consider further development of the southwest roof overhang and recommend simplifying and differentiating the material. **The south and southwest corner has been revised as directed. The corner has been rounded, the roof overhang has been revised and the frame element has been eliminated.**
- Consider further development to enhance the main building entry. **The entry canopy has been enlarged to increase its prominence.**
- Consider rationalizing the use of the free-standing entry canopies. Consider a more granular canopy for the ground floor suites and courtyard entries. **The colour of the free-standing canopies addressing Bentley Road have been revised to white as per our discussion with City Planning and Urban Design. This will serve to differentiate them from the canopy at the building entry.**
- Consider further development of the southwest corner plaza. Add further enhancements to the design, such as seating and wayfinding.
- Consider an alternate material in the courtyard in lieu of the lawn, including plants and trees. **Additional planting has been included.**
- Use future climate files in the energy modeling to best understand the impact of shock events and the overall resiliency of the project. **Energy modelling has been done.**
- Consider Accessibility requirements when designing the outdoor amenity, including the playground. **Amenity area and playground to be accessible.**

#### Site

- Consider looking into any issues with the proximity of the parkade ventilation and adjacent suites. **Vents located to minimize impact.**

### Form and Character

- The character and architectural expression of the building is well done.
- Consider introducing lighter palette for indoor finishes to maximize daylighting. **The lighter interior colours can be considered. However this would be in the scope of the interior design consultant.**
- Consider bringing warmer grey colour to the colour palette. **A warmer grey has been used on the colour palette in lieu of the previously proposed Deep silver.**
- Recommend checking the travel distance to the bicycle rooms and consider adding an additional door (BCBC coordination). **We have confirmed that the proposed travel distance for the bicycle storage area is in accordance with BCBC regulations.**
- Consider how electrical closets and corridor vent shafts could impact unit layouts. **Electrical rooms have been added.**
- Ensure compliance with Canada Post mail room requirements for a building of this size. **The mail room has been revised to address Canada Post standards.**
- Consider enhanced acoustic attenuation measures between the rooftop amenity spaces and the suites below. **Sound attenuation will be included to ensure minimum sound transmission from the roof top amenity area down to the units below.**

### Landscape

- Appreciate the effort to retain trees along the north side of the property.
- The public realm interface has been positively handled.
- Consider maintenance and irrigation requirements for plantings on the upper deck amenity space. **Landscape beds will be irrigated.**

### CPTED

- No specific issues were identified.

### Sustainability

**The project's sustainability concept letter has been submitted.**

- Appreciate the use of energy modelling throughout the design process.
- Consult with mechanical engineer and contractor to integrate any cooling systems into the building, as well as pipe and duct routing within suites. **Mechanical cooling is being considered.**
- Confirm if District Energy will be brought to the site in order to consider the impact on the mechanical systems. **City of Surrey to confirm the services available for this site.**
- Consider a reflective roof material to minimize the heat island effect. **Reflective roofing to be included.**

### Accessibility

- Accessibility comments are noted under Key Points.

**C. OTHER BUSINESS**

This section had no items to consider.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for June 9, 2022.

**E. ADJOURNMENT**

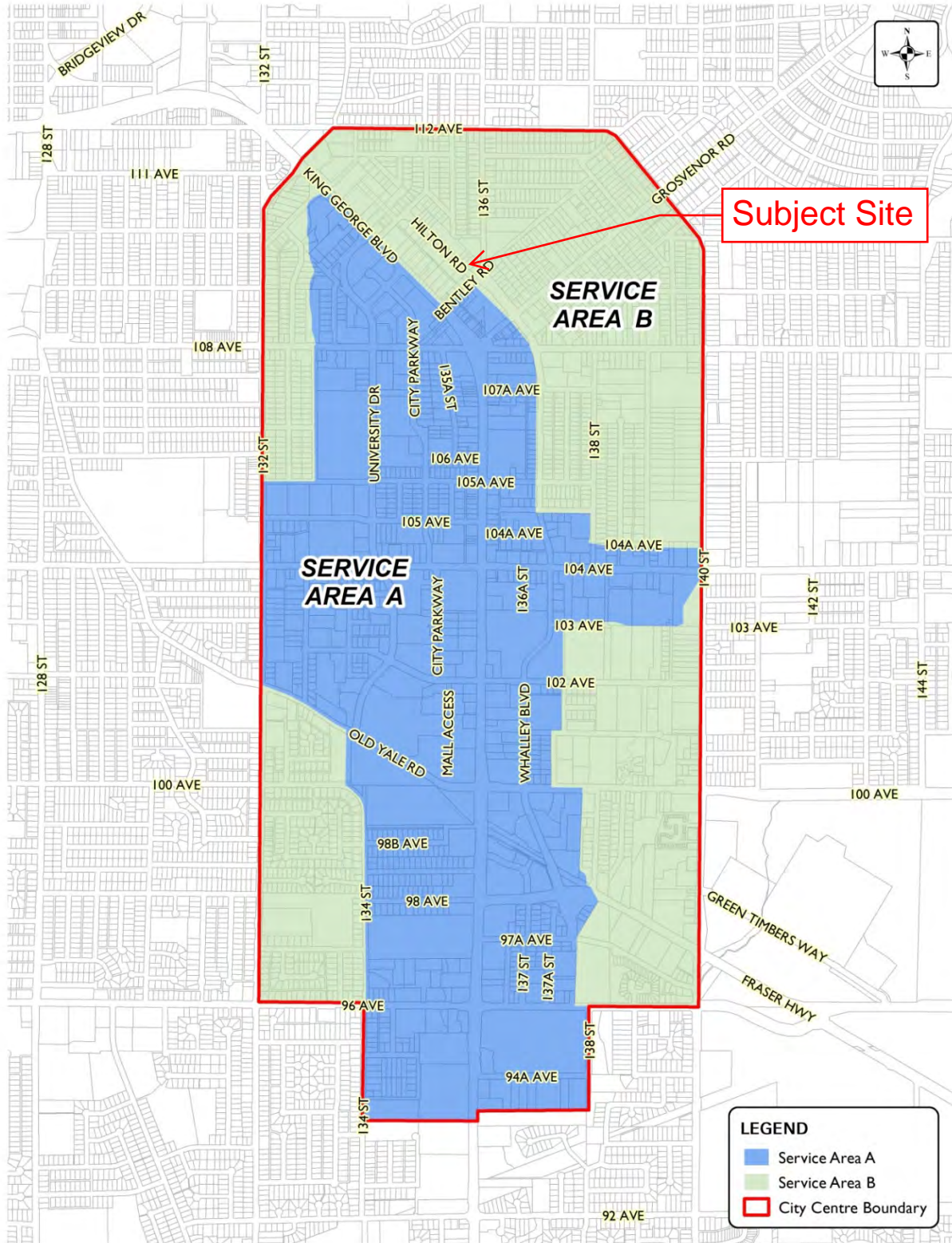
The Advisory Design Panel meeting adjourned at 5:17 p.m.

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Jennifer Ficocelli, City Clerk

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R. Drew, Chairperson



Map 265 District Energy City Centre Service Areas