

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0259-00

Planning Report Date: July 11, 2022

PROPOSAL:

- **OCP Amendment** of a portion from Urban to Multiple Residential
- **OCP Text Amendment** of a portion to allow a higher density in the Multiple Residential designation
- **TCP Amendment** of a portion from "Townhouse or Row House" and "Low Rise Apartment" to "Low to Mid Rise Apartment"
- **Rezoning** of a portion from RF to CD (based on RM-70)
- **Development Permit**
- **Development Variance Permit**

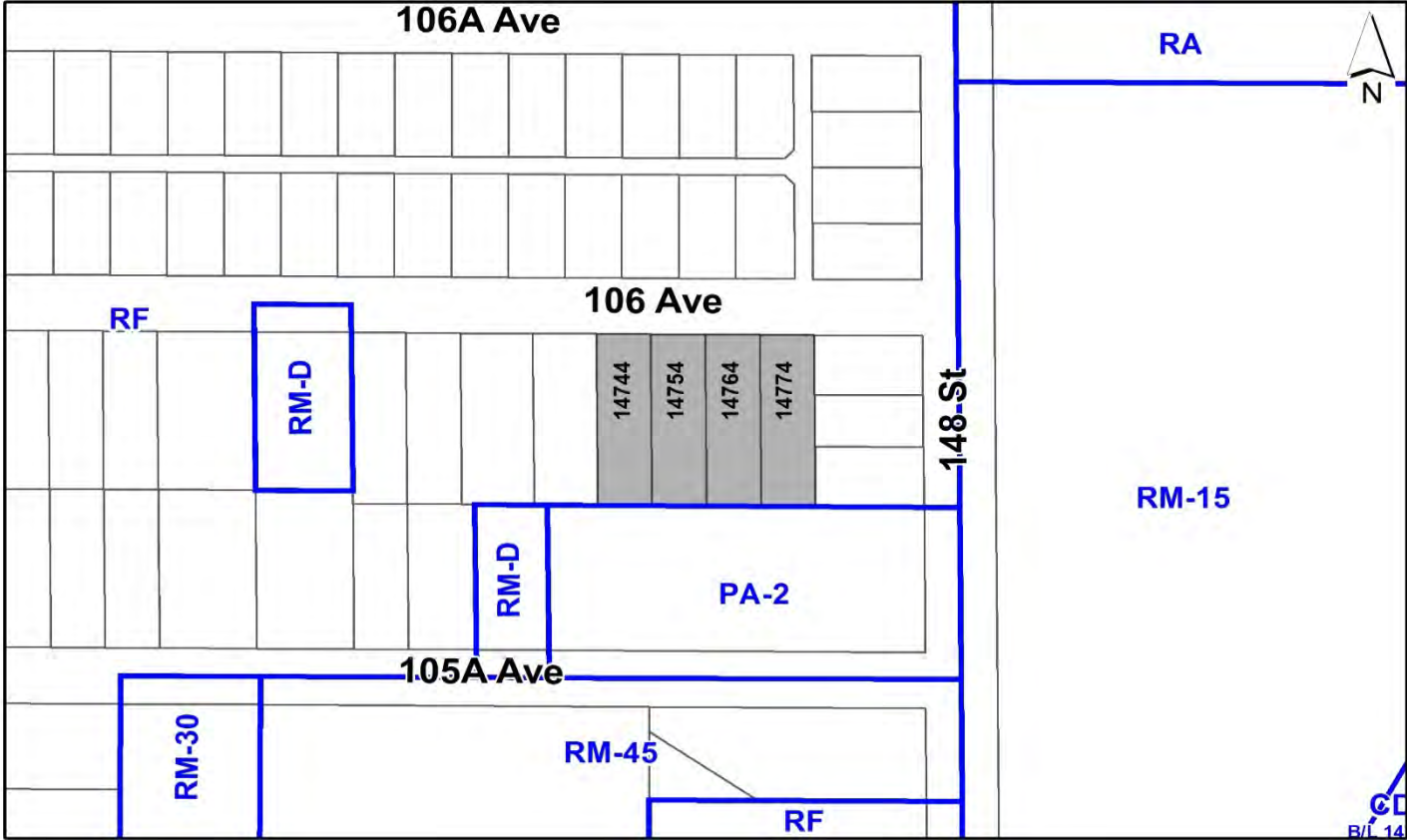
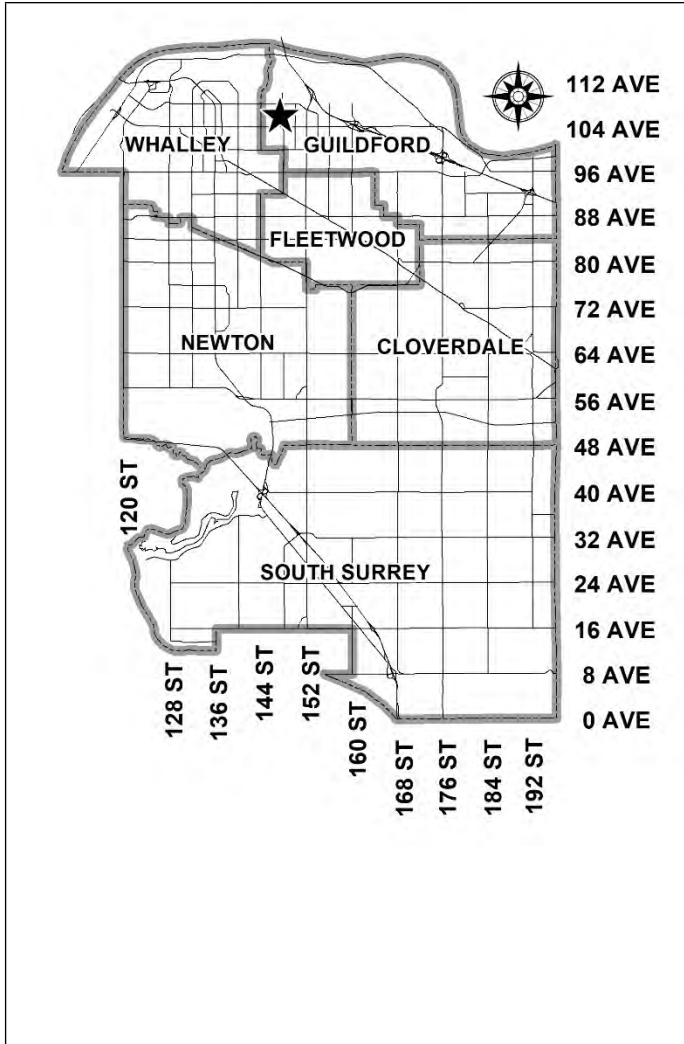
to permit the development of a 6-storey apartment building with approximately 115 dwelling units and underground parking on a consolidated site in Guildford

LOCATION: 14774, 14764, 14754 and 14744 - 106 Avenue

ZONING: RF

OCP DESIGNATION: Urban

TCP DESIGNATION: Townhouse or Row House and Low Rise Apartment



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" and a text amendment to increase the maximum density permitted in the Multiple Residential designation.
- Proposed amendment to the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) from "Townhouse or Row House" and "Low Rise Apartment" to "Low to Mid Rise Apartment".
- Proposed variance to reduce the minimum lot width requirement of the RF Zone for the remnant parcel.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the OCP from "Urban" to "Multiple Residential" and proposed text amendment to the OCP is required to achieve the proposed 6-storey apartment building at a density higher than that currently permitted in the Multiple Residential designation. The OCP amendment is considered to have merit given the proximity of the subject site to transit service along 104 Avenue and the 104 Avenue Frequent Transit Development Area (FTDA).
- To accommodate the proposed development, an amendment to the Guildford Town Centre - 104 Avenue Corridor Plan (Stage 1) is required in order to redesignate the subject properties from "Townhouse or Row House" and "Low Rise Apartment" to "Low to Mid Rise Apartment".
- The applicant will provide a density bonus amenity contribution, consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed variance to reduce the minimum lot width requirement of the RF Zone for the remnant parcel is reasonable since the easterly portion of 14774 – 106 Avenue is anticipated to be consolidated with the adjacent easterly properties, in the future, when they redevelop.

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- The subject site is located within close proximity to an existing Frequent Transit Network (FTN) along 104 Avenue and roughly 460 metres from an existing rapid transit bus stop. As such, the proposed density and built form are appropriate for a Multiple Residential re-designated site. In addition, the proposal supports the objective of achieving higher-density development along transit corridors and, therefore, is considered appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor Plan.
 - The proposed building is of high-quality design appropriate for a town centre location and the proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development Permit (DP) guidelines in the OCP.
 - The proposed apartment building is attractive, well-designed and utilizes high-quality, natural materials as well as contemporary lines. The applicant is proposing reduced building setbacks that benefit the streetscape by providing connectivity to the street. Appropriate landscaping is provided along the street frontages which helps to promote a pedestrian friendly environment and positive urban experience between the proposed building and public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations, for a portion of the site shown as Block A on the attached Survey Plan attached in Appendix I, from Urban to Multiple Residential; and
 - (b) amend Table 7a: Land Use Designation Exceptions, for a portion of the site, by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	14744 106 Avenue Lot 137 Section 19 Block 5 North Range 1 West New Westminster District Plan 41515	Density permitted up to 2.38 FAR"
		14754 106 Avenue Lot 136 Section 19 Block 5 North Range 1 West New Westminster District Plan 41515	
		14764 106 Avenue Lot 135 Section 19 Block 5 North Range 1 West New Westminster District Plan 41515	
		14774 106 Avenue Portion of Lot 134 Section 19 Block 5 North Range 1 West New Westminster District Plan 41515	

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0259-00 generally in accordance with the attached drawings (Appendix I).

5. Council approve Development Variance Permit No. 7921-0259-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required lot width from 15 metres to 9.5 metres, under the RF Zone, for a proposed remnant lot created from 14774 – 106 Avenue, intended for future land assembly.

6. 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 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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) 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 Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant (No Build) on the eastern portion of 14774 – 106 Avenue (proposed remnant lot) for future consolidation with the adjacent easterly properties;
 - (k) 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 Department; and
 - (l) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP).

7. Council pass a resolution to amend the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1), as follows:
- (a) to re-designate the subject site from "Townhouse or Row House" and "Low Rise Apartment" to "Low to Mid Rise Apartment".

as illustrated in Appendix VI when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family residential	Townhouse or Row House and Low Rise Apartment	RF
North (Across 106 Avenue):	Single family residential	Townhouse or Row House and Low Rise Apartment	RF
East:	Single family residential	Low Rise Apartment	RF
South:	Assembly hall (The Anglican Church of the Epiphany)	Low Rise Apartment	PA-2
West:	Single family residential	Townhouse or Row House	RF

Context & Background

- The subject properties are located on the south side of 106 Avenue, just west of 148 Street.
- The properties are approximately 0.45 hectare in total combined area and presently occupied by single family residential dwellings.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Townhouse or Row House" and "Low Rise Apartment" in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) as well as zoned "Single Family Residential Zone (RF)".

Guildford Town Centre – 104 Avenue Corridor Plan

- After an extensive public consultation process, Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) was approved by Council on July 8, 2019. Stage 1 outlines the expected land-use and densities for the Guildford Town Centre area.
- At the Regular Council – Land-Use Meeting on March 7, 2022, Council was asked to consider Corporate Report No. Ro48;2022 ("Guildford Town Centre – 104 Avenue Corridor In-Stream Applications and Update to Community Amenity Contribution Rates"). The Corporate Report established interim Secondary Plan Community Amenity Contributions (CAC) rates that will allow for development applications that are consistent with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan to be considered for Final Adoption, subject to the completion of all outstanding items identified in the Planning Report.

- However, the subject application involves a proposed amendment to the land-use designation in the Stage 1 Plan from "Townhouse or Row House" and "Low Rise Apartment" to "Low to Mid Rise Apartment". As a result, this development application involves a proposed amendment to the land-use designation in the Stage 1 Plan and may proceed to Council for consideration and initial approval (Third Reading) but will not proceed to Final Adoption until Stage 2 of the TCP has been completed and approved by Council.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey residential building consisting of 115 dwelling units with underground parking on a consolidated site, the applicant proposes the following for a portion of the site:
 - OCP Amendment from "Urban" to "Multiple Residential";
 - OCP Text Amendment to allow a higher density of 2.38 FAR in the Multiple Residential designation for the site;
 - TCP Amendment from "Townhouse or Row House" and "Low Rise Apartment" to "Low to Mid Rise Apartment";
 - Rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on the "Multiple Residential 70 Zone [RM-70]");
 - Development Permit for Form and Character;
 - Development Variance Permit to reduce the minimum lot width, under the RF Zone, for the remnant parcel created from 14774 – 106 Avenue; and
 - Subdivision/consolidation from four (4) lots into one (1) lot for development, and one (1) remnant lot for future consolidation.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	4,503.86 sq. m.
Road Dedication:	493.59 sq. m.
Remnant Parcel (No Build):	587.21 sq. m.
Net Site Area:	3,423.06 sq. m.
Number of Lots:	4 (existing) 2 (proposed) <ul style="list-style-type: none"> • 1 proposed development lot • 1 proposed remnant lot
Building Height:	21.0 m.
Unit Density:	N/A
Floor Area Ratio (FAR):	1.8 (Gross)/2.38 (Net)
Floor Area	
Residential:	8,133.3 sq. m.
Commercial:	N/A
Total:	8,133.3 sq. m.
Residential Units:	
Studio:	4 dwelling units

	Proposed
1-Bedroom:	73 dwelling units
2-Bedroom:	31 dwelling units
3-Bedroom:	7 dwelling units
Total:	115 dwelling units

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 59 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 22 Elementary students at Hjorth Road Elementary School
- 14 Secondary students at Guildford 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 August 2025.

Parks, Recreation & Culture: No concerns.

The closest active park is Holly Park which is roughly 150 metres away, and the closest natural area is Hawthorne Rotary Park and is approximately 800 metres away. Future parkland is proposed within 435 metres of the subject site, as part of the Guildford Town Centre & 104 Avenue Corridor Plan (Stage 1).

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on June 9, 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.

Transportation Considerations

- The proposed apartment building is located within close proximity to the 104 Avenue Frequent Transit Development Area (FTDA) and 460 metres from an existing bus stop (R1 – King George to Guildford).
- As such, the proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

Driveway Access and Dedication Requirements

- As part of the subject application, the applicant will be required to dedicate 8.0 metres for the future north-south lane, located along the western boundary of 14774 – 106 Avenue as well as 3.0 meter by 3.0 metre corner-cuts at the intersection of the north-south lane and 106 Avenue.
- The proposed development will obtain vehicular access to the underground parkade from the future north-south 8.0 metre wide lane. No direct vehicle access is permitted to 106 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated “Urban” in the Official Community Plan (OCP).
- In accordance with the OCP, the Urban Designation will support a maximum unit density of 72 units per hectare (30 units per acre) for sites that within a Frequent Transit Development Area (FTDA), that abut a Frequent Transit Network, located within an Urban Centre and/or where specifically noted in an approved Secondary Plan Area.
- The proposed 6-storey apartment form and density cannot be accommodated under the Urban designation and, as such, an OCP Amendment from Urban to Multiple Residential is required to accommodate the proposal.

- In addition, the applicant is requesting an increase in the allowable FAR under the Multiple Residential designation from 1.5 to 2.38 (net density) which is required in order to allow the form of development proposed as well as the lane dedication required along the western lot line of 14774 – 106 Avenue to achieve the 8.0 metre north-south lane, as requested by the City.

Amendment Rationale

- The subject site is located within close proximity to a Frequent Transit Development Area (FTDA) along 104 Avenue and within walking distance of existing bus rapid transit service (R1 – King George Boulevard to Guildford).
- In the OCP, the “Multiple Residential” designation allows a maximum density of 1.5 FAR. For sites located within a FTDA or Urban Centre, that abut a Frequent Transit Network (FTN) or where specifically permitted in a Secondary Land-Use Plan, a maximum density or FAR of 2.0 is permitted.
- Given that the subject site does not meet the criteria that would allow a maximum density of 2.0 FAR, the applicant is proposing a Text Amendment to the OCP to increase the maximum permitted density under the Multiple Residential designation from 1.5 FAR to 2.38 FAR.
- The site is located within close proximity to a FTDA and roughly 115 metres of an existing FTN (104 Avenue). As such, a higher density multiple residential development on the subject site is supportable given that it promotes walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density developments in areas served by FTNs.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
 - The proposal supports transit-oriented development which includes focusing growth and increased density along frequent transit corridors which supports transit service expansion and rapid transit infrastructure investment;
 - The proposal supports directing higher density residential land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities;
 - The proposal supports the development of a low to mid-rise apartment building with a variety of unit types to support a diversity of household sizes and composition located within walking distance of existing commercial services and transit routes; and
 - The proposed apartment building fronts onto 106 Avenue, a local road, with urban design features (e.g. outdoor balconies, ground-floor patio space, etc.) that promote a safe, welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

- The subject properties are split-designated "Townhouse or Row House" and "Low Rise Apartment" in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1).
- In order to accommodate the development proposal, the applicant is required to amend the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) in order to redesignate the site from "Townhouse or Row House" and "Low Rise Apartment" to "Low to Mid Rise Apartment".

Amendment Rationale

- The proposed density and building form are considered appropriate for this part of Guildford Town Centre given the subject site is located within close proximity to a FTDA and FTN (104 Avenue) as well as other neighbourhood amenities.
- In support of the proposed amendment to the land-use designation in the Stage 1 Plan, the applicant will provide a density bonus amenity contribution consistent with Tier 2 Capital Project CACs for the proposed increase in density beyond the maximum permitted density under the current land-use designation in the Stage 1 Plan, as discussed in the Community Amenity Contributions section of this report.
- To that end, the applicant will be required to provide the per sq. ft. flat rate for the floor area achieved beyond the maximum permitted FAR under the current land-use designation in the Town Centre Plan (TCP), in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Final Adoption of the Rezoning Bylaw.

Themes/Objectives

- The proposal complies with the proposed "Low to Mid Rise Apartment" designation in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) which permits up to 6-stories.
- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the "core") and existing single-family areas that will be retained at the periphery of the plan area.
- As part of the Stage 2 planning process for the Guildford Town Centre – 104 Avenue Corridor, staff are exploring several family oriented and affordable housing policies that could include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (e.g. two or more bedroom and three or more bedroom units). This would provide a broader range of housing choice for a variety of family sizes, types and compositions.
- Staff note that the proposal partially addresses the possible future family-oriented housing policies in the Stage 2 Plan by providing roughly thirty-three percent (33%) of the dwelling units as two or more bedroom (38 units in total) and approximately six percent (6%) of the dwelling units will be provided as three or more bedrooms (7 units in total).

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone [RM-70]") in order to accommodate the proposed 6-storey apartment building. The proposed CD Bylaw for the subjects site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50 (Net)	2.38 (Net)
Lot Coverage:	33%	46%
Yards and Setbacks:		
North Yard	7.5 m.	5.5 m.
East Yard	7.5 m.	4.5 m.
South Yard	7.5 m.	6.0 m.
West Yard	7.5 m.	4.0 m.
Principal Building Height:	50 m.	21.0 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	345 sq. m.	The proposed 211.2 sq. m. plus cash-in-lieu meets the Zoning By-law requirement.
Outdoor Amenity:	345 sq. m.	The proposed 552.1 sq. m. exceeds the Zoning By-law requirement.
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	127 parking spaces	127 parking spaces
Residential Visitor:	12 parking spaces	12 parking spaces
Total:	139 parking spaces	139 parking spaces
Tandem (%):	49 parking spaces	N/A
Bicycle Spaces		
Residential Secure Parking:	138 parking spaces	143 parking spaces
Residential Visitor:	6 parking spaces	6 parking spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.

- If calculated based on gross site area, the proposed 6-storey apartment building on the subject site will have a floor area ratio (FAR) of 1.81. Although the subject site is not within a FTDA, given the proximity of the subject site to a FTDA (104 Avenue) and requirement to dedicate the future north-south 8.0 metre lane, the proposal to increase the density from 1.50 to 2.38 FAR (Net) in the CD Zone is supportable.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 46% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity spaces for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within close proximity to a FTDA and within walking distance of public transit (104 Avenue), staff are supportive of reducing the parking rate on the subject site (see discussion below).

Proposed Variance (Remnant Parcel)

- The proposed variance to reduce the minimum lot width requirement of the RF Zone for the remnant parcel to be created from 14774 – 106 Avenue is considered reasonable given that the remnant parcel will be rezoned and consolidated with the adjacent easterly properties when they redevelop in future.
- Staff support the requested variance to proceed to Council for consideration.

On-site Parking and Bicycle Storage

- The proposed development includes a total of 139 parking stalls consisting of 127 resident parking spaces and 12 parking spaces for visitors. In addition, the applicant will provide 3 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from the north-south lane.
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).
- Of the 139 parking spaces provided, 4 small car spaces are proposed or 3% of the total number of parking spaces. The Surrey Zoning By-law allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning By-law 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 within 0.5 metre of the front lot line (106 Avenue). As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from the north lot line.

- The development will provide a total of 143 secure bicycle parking spaces in the underground parkade. This will exceed the 138 bicycle parking spaces required under the Zoning By-law.

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 will be required to provide a financial contribution of \$2,000 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.
- As the subject site is located outside the "Guildford Town Centre" or "104 Avenue Frequent Transit Development Area" (FTDA), densities are calculated based on the net (not gross) site area, subject to the density considerations that will be determined as part of the Stage 2 land-use plan for the Guildford Town Centre – 104 Avenue Corridor Plan.
- As noted above, the proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum floor area ratio (FAR) that is permitted under the land-use designation in the Guildford Town Centre – 104 Avenue Corridor Plan, to a maximum allowable density of 2.38 FAR (Net).
- The applicant will be required to provide the flat rate (per square foot) for the bonus density achieved which exceeds the maximum approved density under the current Town Centre Plan (TCP) designation in order to satisfy the proposed amendment. The financial contribution is payable at the rate applicable at the time of Rezoning Final Adoption. The current flat rate for Guildford is \$20 per square foot for apartment developments.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 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

- In accordance with the City's Public Art Policy, Corporate Report No. R261;2010, the applicant is required to provide public art or register a Restrictive Covenant on title 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. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 12, 2022, and the Development Proposal Signs were installed on June 7, 2022. Staff received three (3) responses from neighbouring residents (*staff comments in italics*):
 - Two residents requested clarification from City staff regarding the development proposal as well as general information about redevelopment potential within the surrounding area.
 - One resident expressed concern the proposed development and increased density is inconsistent with the existing single family residential neighbourhood, will alter the peaceful nature of the local area and will result in increased traffic.

(The subject site is designated for higher density land-uses in the Stage 1 Plan in the form of "Townhouse or Row House" and "Low Rise Apartment". The increase in density is supported given the site's proximity to an existing Frequent Transit Network [FTN] and the 104 Avenue Frequent Transit Development Area [FTDA]. As such, it is anticipated that increased density will likely be proposed on adjacent properties, per the Stage 1 Plan. Moreover, the applicant will provide an 8.0 metre wide north-south lane that will help to disperse traffic and serve the proposed increase in density expected within the surrounding neighbourhood.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the applicant has worked with staff to ensure the proposed landscaping as well as building massing encourage an attractive streetscape and reflect an urban public realm.

Building Design

- The applicant is proposing to construct a 6-storey apartment building consisting of 115 dwelling units with underground parking on a consolidated site.
- The unit mix consists of 4 studio, 73 one-bedroom, 31 two-bedroom and 7 three-bedroom units.
- A total of 4% of the units (5 one-bedroom units in total) are designed to be fully accessible.
- The dwelling units will range in size from 37.3 square metres for a studio to 86 square metres for the largest three-bedroom apartment.
- The proposed building reflects an urban and contemporary building form with a flat roof.
- The northern and eastern façades, fronting onto 106 Avenue and the north-south lane, include a variety of materials consisting of hardi panel and horizontal siding, a brick veneer as well as brightly coloured individual unit entrances to provide variation and visual interest.

- The building orientation ensures the units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The proposed building achieves an attractive architectural form, using a contemporary character with high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- All ground-floor units have front door access and usable, private/semi-private outdoor space.
- At this time, no signage is proposed on-site. If required, any proposed signage will be considered through a separate application or must comply with the Surrey Sign By-law.

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 located within the interior courtyard.
- The indoor amenity space consists of a meeting room, study area, gym as well as lounge seating and a kitchen area.
- The proposed indoor amenity space is roughly 211 square metres in total area which is 134 square metres less than the 345 square metres required under the Zoning Bylaw based on
- 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.
- Overall, the applicant proposes to provide approximately 6% of the required indoor amenity space and, furthermore, has agreed to a monetary contribution of \$111,667 (based upon \$2,500 per unit deficiency) in accordance with City Policy.

Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is centrally located and directly adjacent to the indoor amenity space. The applicant is proposing to provide outdoor patio seating, community garden plots, playground equipment and grassed amenity space with bench seating for outdoor activities.
- The proposed outdoor amenity space is roughly 552 square metres in total area which exceeds the minimum outdoor amenity space requirement, per the Zoning By-law, based upon a total of 3 square metres per dwelling unit.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1 metre high wood fence and private gate (for the interior courtyard and street facing units) with layered planting that consists of a by-law sized tree, small shrubs, and low-lying ground-cover.

- The dwelling units fronting onto the street (106 Avenue) and north-south lane will have semi-private patio space and direct access to the adjacent sidewalk through a separate entryway.
- Each apartment unit that faces onto the street frontage 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.
- The applicant further proposes to provide a corner plaza on-site that consists of low-level planting, a bike rack as well as bench seating where the frontages intersect at 106 Avenue and the north-south lane.

Advisory Design Panel

ADP date: June 9, 2022

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

Outstanding Items

- City staff will continue to work with the applicant to resolve the following outstanding design-related issues and Advisory Design Panel Comments, as follows:
 - Adjust building materials, as required, to provide a more cohesive appearance;
 - Improve connectivity between the internal corridors and outdoor amenity space;
 - Provide another elevator to service the proposed building; and
 - Improve the proposed landscaping to provide additional softscape materials and site furniture as well as provide more on-site tree planting and improve privacy.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Adoption 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
Deciduous Trees			
Apple	1	1	0
Cherry	2	2	0
English Walnut	2	2	0
Japanese Maple	1	1	0
Tulip Tree	1	1	0
Coniferous Trees			
Austrian Pine	3	3	0
Deodar Cedar	1	1	0
Douglas-fir	2	2	0
Sitka Spruce	2	2	0
Western Red Cedar	3	2	1
Total	18	17	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		43	
Total Retained and Replacement Trees		44	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of eighteen (18) mature trees on the site. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, road dedication, building footprints and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of thirty-four (34) replacement trees on the site. The applicant is proposing to provide forty-three (43) replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 106 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Autumn Blaze Maple, Weeping Nootka Cypress, Eddies White Wonder Dogwood, Raywood Ash, Columnar Apple Varieties, Shademaster Hone Locust, Ruby Vase Persian Ironwood and Japanese Snowbell.

- In summary, a total of forty-four (44) trees are proposed to be retained or replaced on the site which exceeds the City requirements. As such, no cash-in-lieu of tree replacement is required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Block Plan, Site Plan, Building Elevations Drawings and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map
Appendix VI.	TCP Redesignation Map
Appendix VII.	ADP Comments and Response
Appendix VIII.	Development Variance Permit

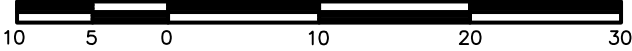
approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

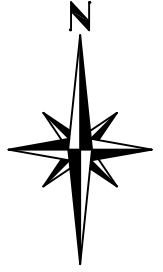
MRJ/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW #_____ OF LOTS 134, 135, 136, AND 137 ALL OF
 SECTION 19, BLOCK 5 NORTH, RANGE 1 WEST, NEW
 WESTMINSTER DISTRICT PLAN 41515**

SCALE 1:500

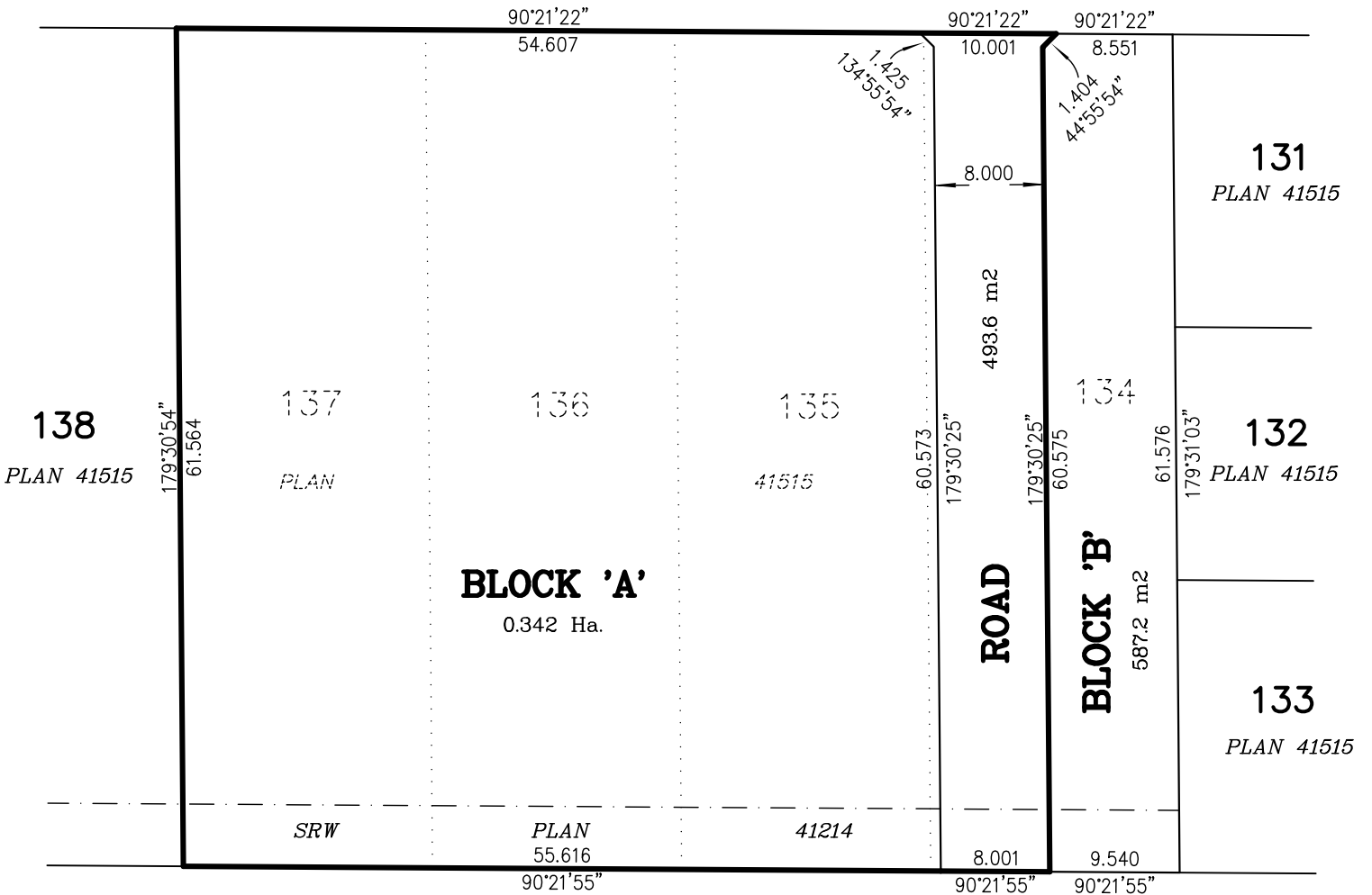


All Distances are in Metres.



Total Area Block 'A'	= 0.342 Ha.
Total Area Block 'B'	= 597.2 m ²
Total Area Roads	= 493.6 m ²
Total	= 0.450 Ha.

106th AVENUE



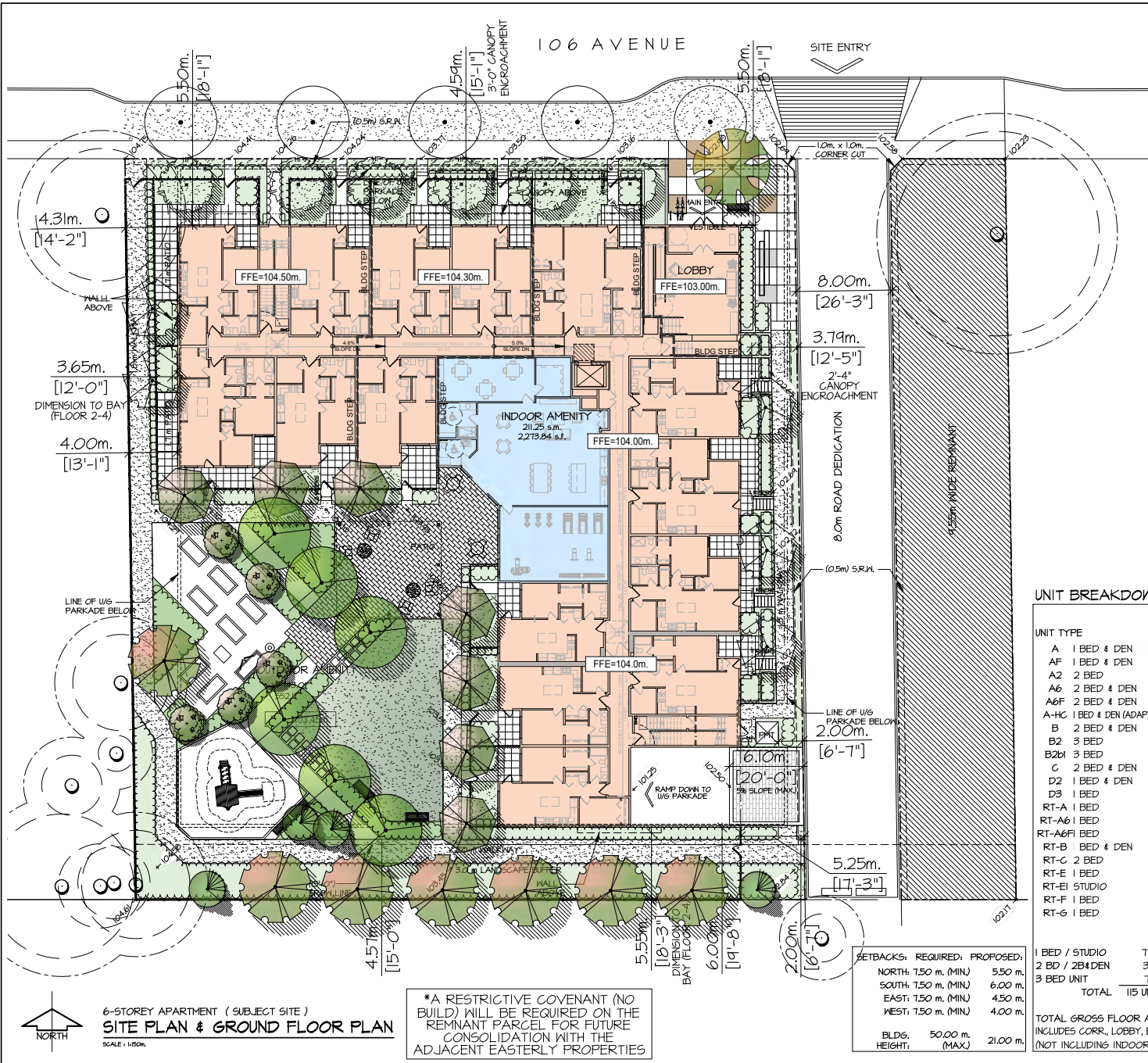
REM. 1

PLAN 9920

Onderwater Land Surveying
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale B.C.
 WWW.ONDERWATER.CA
 FILE: JS21-82_RZ1_rev2

Certified correct, completed on
 the 7th day of July, 2022.





DEVELOPMENT DATA

GROSS SITE AREA:	48,474.21 s.f. 4,503.86 s.m.	1.11 Ac.	0.45 Ha.
LESS:			
8.0m ROAD:	5,312.98 s.f. 493.54 s.m.	0.12 Ac.	0.05 Ha.
4.55m REMNANT:	6,320.65 s.f. 587.21 s.m.	0.15 Ac.	0.06 Ha.
NET SITE AREA:	36,845.58 s.f. 3,423.06 s.m.	0.85 Ac.	0.34 Ha.
SITE COVERAGE:	45.5%	16,768.2 s.f.	1,557.8 s.m.
FLOOR AREA RATIO:			
1st to 4th Floor:	1.62	59,764.08 s.f.	5,552.7 s.m.
5th & 6th Floor:	0.75	27,176.92 s.f.	2,580.6 s.m.
	2.38	87,546.00 s.f.	8,133.3 s.m.
DENSITY:	115 UNITS		
AMENITY REQUIREMENTS:			
REQUIRED:			
OUTDOOR:	3.0 s.m. / UNIT	3,713.5 s.f.	345.0 s.m.
INDOOR:	3.0 s.m. / UNIT	3,713.5 s.f.	345.0 s.m.
PROVIDED:			
OUTDOOR:	4.8 s.m. / UNIT	5,943.1 s.f.	552.1 s.m.
INDOOR:	1.8 s.m. / UNIT	2,273.8 s.f.	211.2 s.m.
PARKING REQUIREMENTS:			
REQUIRED:			
RESIDENTS:	11 / UNIT	127	SPACES
VISITORS:	0.1 / UNIT	12	SPACES
TOTAL REQUIRED:		139	SPACES
PROVIDED:			
RESIDENTS:		127	SPACES
VISITORS:		12	SPACES
TOTAL PROVIDED:		139	SPACES
UNIT LOCKERS/STORAGE:	115		
BICYCLE PARKING:	143		

UNIT BREAKDOWN:

UNIT TYPE	UNIT AREA		TOTAL	TOTAL	
	SQ. M.	SQ. FT.		SQ. M.	SQ. FT.
A 1 BED 4 DEN	56.2 s.m.	605.4 s.f.	36	2,024.7 s.m.	21,743.3 s.f.
AF 1 BED 4 DEN	58.0 s.m.	624.0 s.f.	1	58.0 s.m.	624.0 s.f.
A2 2 BED	60.4 s.m.	650.6 s.f.	11	664.8 s.m.	7,156.3 s.f.
A6 2 BED 4 DEN	66.5 s.m.	715.8 s.f.	3	199.5 s.m.	2,147.4 s.f.
A6F 2 BED 4 DEN	66.2 s.m.	712.4 s.f.	3	198.6 s.m.	2,137.3 s.f.
A-HG 1 BED 4 DEN (ADAPTABLE)	54.8 s.m.	584.7 s.f.	6	328.7 s.m.	3,538.4 s.f.
B 2 BED 4 DEN	64.7 s.m.	700.1 s.f.	8	517.6 s.m.	5,600.7 s.f.
B2 3 BED	73.8 s.m.	794.7 s.f.	4	295.2 s.m.	3,179.0 s.f.
B2b1 3 BED	85.8 s.m.	923.4 s.f.	3	257.4 s.m.	2,771.0 s.f.
C 2 BED 4 DEN	78.7 s.m.	847.5 s.f.	4	314.8 s.m.	3,390.0 s.f.
D2 1 BED 4 DEN	67.3 s.m.	724.4 s.f.	5	336.5 s.m.	3,622.2 s.f.
D3 1 BED	63.0 s.m.	678.0 s.f.	5	315.0 s.m.	3,390.0 s.f.
RT-A 1 BED	48.2 s.m.	519.1 s.f.	6	289.4 s.m.	3,114.8 s.f.
RT-A6 1 BED	53.4 s.m.	574.9 s.f.	2	106.8 s.m.	1,144.8 s.f.
RT-A6F 1 BED	53.1 s.m.	571.5 s.f.	2	106.2 s.m.	1,143.1 s.f.
RT-B 2 BED 4 DEN	58.1 s.m.	625.7 s.f.	4	232.5 s.m.	2,503.0 s.f.
RT-C 2 BED	65.8 s.m.	708.7 s.f.	2	131.7 s.m.	1,417.3 s.f.
RT-E 1 BED	46.8 s.m.	503.8 s.f.	2	93.6 s.m.	1,007.5 s.f.
RT-E1 STUDIO	37.3 s.m.	401.4 s.f.	4	149.2 s.m.	1,605.6 s.f.
RT-F 1 BED	54.4 s.m.	584.9 s.f.	2	108.8 s.m.	1,171.7 s.f.
RT-G 1 BED	56.0 s.m.	602.3 s.f.	2	112.0 s.m.	1,204.6 s.f.
TOTAL:			115 UNITS	74,174 s.f.	8,241.0 s.m.

SETBACKS: REQUIRED, PROPOSED:		
NORTH: 7.50 m. (MIN)	5.50 m.	
SOUTH: 7.50 m. (MIN)	6.00 m.	
EAST: 7.50 m. (MIN)	4.50 m.	
WEST: 7.50 m. (MIN)	4.00 m.	
BLDG. HEIGHT:	50.00 m. (MAX)	21.00 m.

1 BED / STUDIO	TT	67.0%
2 BD / 2B4DEN	31	27.0%
3 BED UNIT	7	6.1%
TOTAL	115 UNITS	100%
TOTAL GROSS FLOOR AREA:	87,546.0 s.f.	
INCLUDES CORR, LOBBY, ELEV, STAIR, ETC.	8,133.3 s.m.	
(NOT INCLUDING INDOOR AMENITY)		

*A RESTRICTIVE COVENANT (NO BUILD) WILL BE REQUIRED ON THE REMNANT PARCEL FOR FUTURE CONSOLIDATION WITH THE ADJACENT EASTERLY PROPERTIES

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ISSUED FOR	BY	DATE	REVISION

DESIGN: DAWSON + SAMYER
 DRAWN: [Name]
 DATE: July 4, 22
 SCALE: 1:150 HRS.

barnett dembek
 UNIT 135, 7538 130 STREET, SURREY, B.C. V3W 1H5
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com

CLIENT NO.	681	SHEET NO.	AC-11
PROJECT NO.	21015	REV. NO.	

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
REV. NO.	
DATE	
REV. NO.	

GD-2105A Floor Planning

DESIGN :	
DRAWN :	
DATE :	Jan 10 22
SCALE :	1:200 MTL

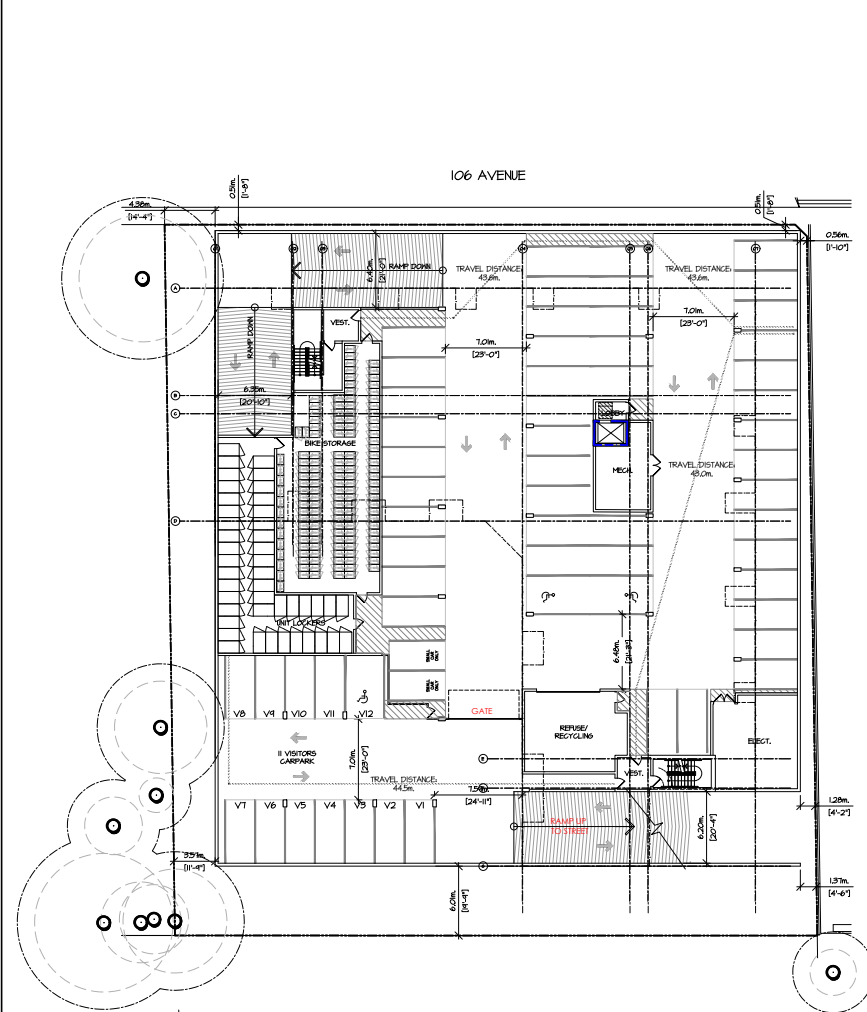
CLIENT : DANSON + SAWYER
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT
 SHEET COORDINATE : 1475/6/4/14, 106 Ave., Surrey, B.C.
 SHEET COORDINATE : LAYOUT BUILDING PLANS

barnett dembek

UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1H5

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

CLIENT NO.	681	SHEET NO.	AC-13.1
PROJECT NO.	21015	REV. NO.	

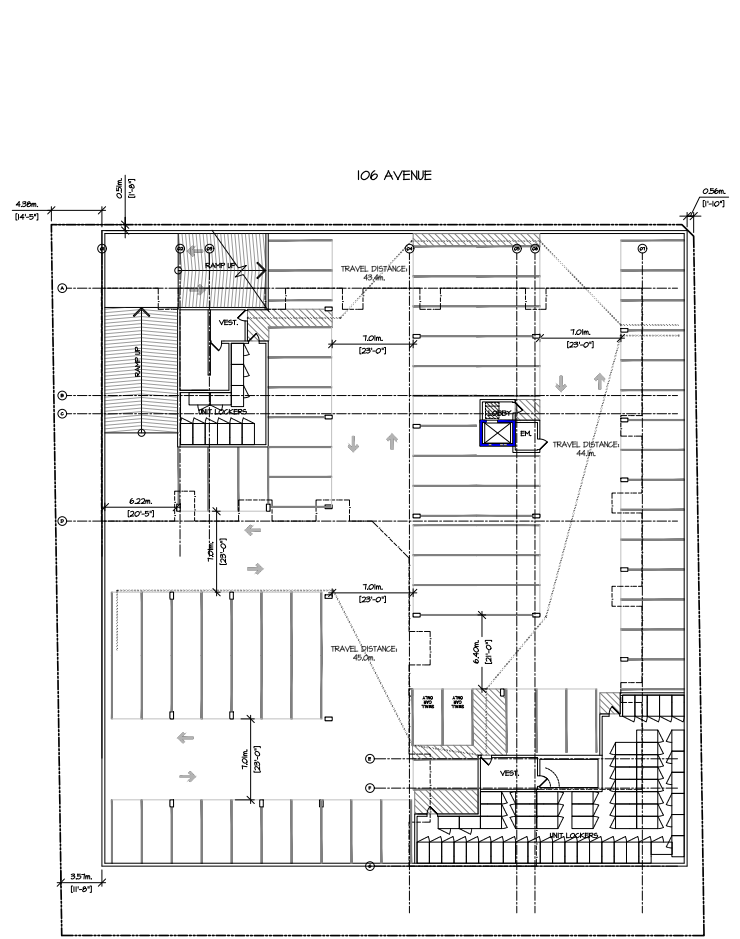


U/G PARKADE LEVEL 1

SCALE: 1:200 MTL
 RESIDENTS = 44 SPACES
 VISITORS = 12 SPACES
 BIKE LOCKERS = 143 SPACES
 UNIT LOCKERS = 115 SPACES

PARKING REQUIREMENTS:

REQUIRED:			
RESIDENTS:	11	/ UNIT	121 SPACES
VISITORS:	0.1	/ UNIT	12 SPACES
TOTAL REQUIRED:			134 SPACES
PROVIDED:			
RESIDENTS:			121 SPACES
VISITORS:			12 SPACES
TOTAL PROVIDED:			134 SPACES



U/G PARKADE LEVEL 2

SCALE: 1:200 MTL
 RESIDENTS = 78 SPACES

OPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.

- PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN U/G PARKING AND STAIRWELLS.
- PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



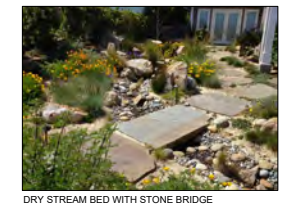
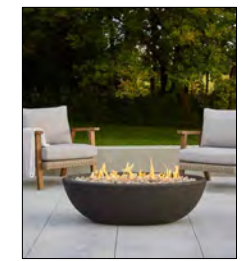
**6-STORY APARTMENT (SUBJECT SITE)
 U/G PARKING LAYOUT**

SCALE: 1:200

SCALE:

PLANT SCHEDULE				PMG PROJECT NUMBER: 21-177
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
7		ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	5CM CAL: 1.8M STD: BAB
4		CHAMAECYPARIS NODIKATENSIS 'PENDULA'	WEeping NODKA CYPRESS	2.5M HT: BAB
7		CORNUS EDGEE'S WHITE WONDER	EDGEE'S WHITE WONDER DOGWOOD	5CM CAL: STD FORM: BAB
6		FRAXINUS COYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL: 1.8M STD: BAB
5		FRUIT TREE	COLUMBIAN APPLE VARIETIES	#7 POT
1		GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL: 1.8M STD: BAB
5		PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM CAL: BAB
6		STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL: 1.5M STD: BAB

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 CNA 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.



NO.	DATE	REVISION DESCRIPTION	DR.
4	22 JUN 20	NEW SITE PLAN	DO
3	22 MAY 18	REVISE PER NEW SITE PLAN	SA
2	22 APR 13	ADD CORNER PLAZA	DO
1	22 MAR 24	NEW SITE PLAN	DO

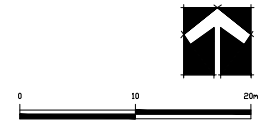
CLIENT:
DAWSON + SAWYER

PROJECT:
MULTI-FAMILY DEVELOPMENT
14744, 14754, 64, 74 - 106TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 21 SEP 10 DRAWING NUMBER:
SCALE: 1:200
DRAWN: DO
DESIGN: DO
CHKD: MEY OF 4

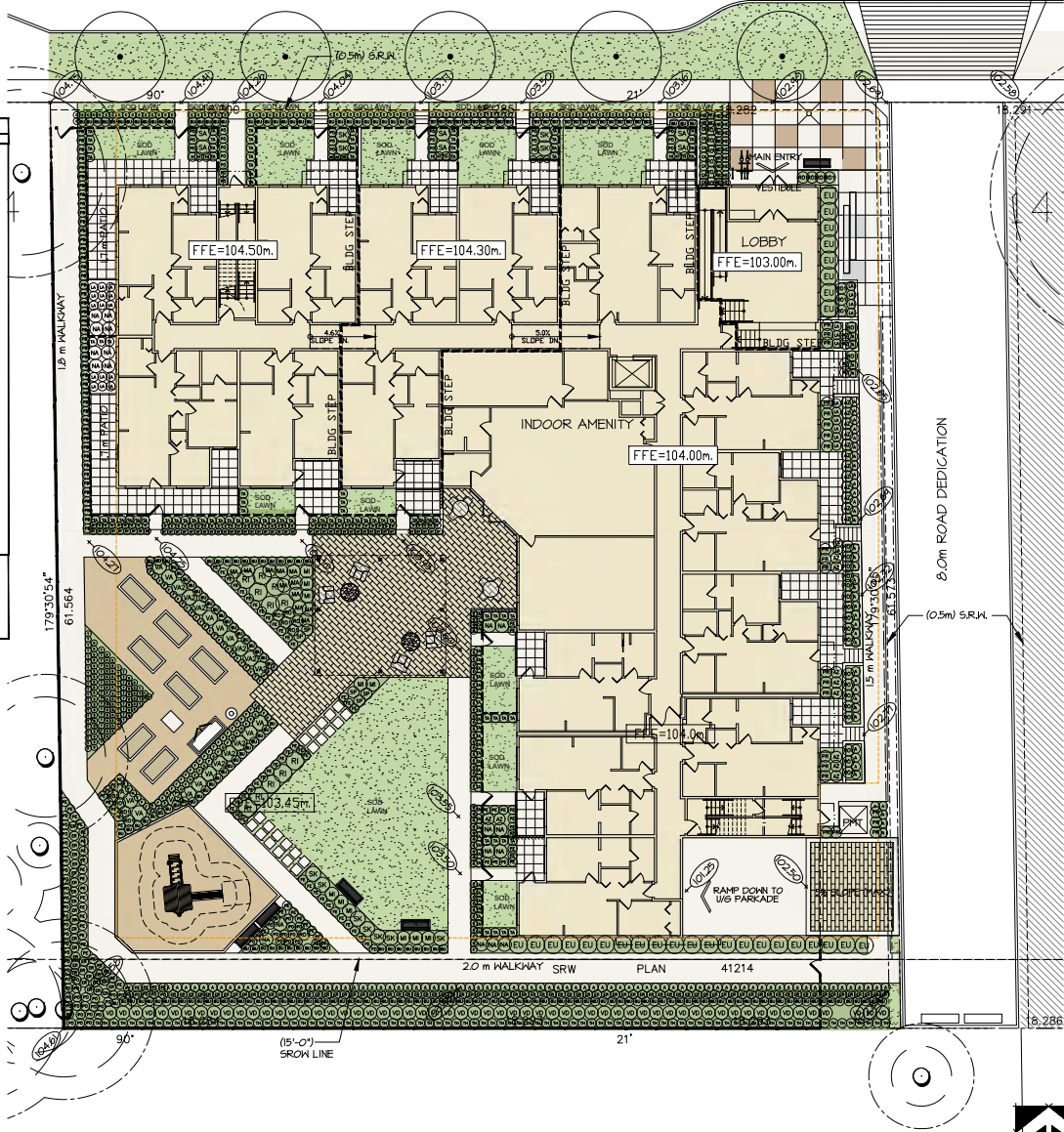
PMG PROJECT NUMBER: 21-177



21177-5.ZIP

106 AVENUE

SITE ENTRY



PLANT SCHEDULE		PMG PROJECT NUMBER: 21-177		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUBS				
26		AZALEA JAPONICA 'ILLIE DANJURE'	AZALEA, BLUEISH-VIOLET	#2 POT; 25CM
226		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
29		EUCONYMIUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
12		MAHONIA KOURILJUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 20CM
19		NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
45		PIERIS JAPONICA 'BROOKSIDE MINNATURE'	DWARF COLLINAR PIERIS	#3 POT; 50CM
22		PIRANUS LAURICERUS OTTO LUYKENY	OTTO LUYKEN LAUREL	#3 POT; 50CM
15		RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
PERENNIALS				
43		ROSA 'NOASON'	CARPET ROSE, YELLOW	#2 POT; 40CM
6		SARCOCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT; 30CM
11		SHIMADA JAPONICA (10% MALE)	JAPANESE SHIMADA	#2 POT; 30CM
5		SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT; 30CM
126		TAXUS X MEDIA 'HICKSIF'	HICKS YEW	1.2M BAR
92		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; BAR
13		VACCINIUM OVALIFOLIUM	OVAL-LEAF BLUEBERRY	#3 POT; 60CM
10		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
59		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM
GRASSES				
9		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
81		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
43		FESTUCA CINEREA	BLUE FESCUE	#1 POT
11		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#1 POT
64		PENNSTETUM ALPICURCUIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
47		STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
6		ASTILBE x ARENOSIS 'RED SENTINEL'	FALSE SPIRAE, RED	15CM POT
58		ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
22		HEMEROCALLIS 'RED MAGIC'	DAYLILY, RED AND YELLOW	#1 POT; 1-2 FAN
9		HOSTA 'FORTUNE FRANCES'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT; 1-1.5E
30		LAVALLEA ANGLUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT, VIOLET BLUE	#1 POT
36		RUBRICOCA FULGIDA VAR SULLIVANTI 'GOLDSTURM'	RUBRICOCA, YELLOW	15CM POT
64		SALVIA X SUPREMA	VIOLET SAGE	15CM POT
69		THYMUS PRAECOX	MOTHER OF THYME	15CM POT
DEC.				
126		ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKINNICK	#1 POT; 20CM
109		ERICA X DARLEYENSIS 'ARTHUR JOHNSON'	WINTER HEATH; PINK	#1 POT; 25CM
83		FRAGARIA CHILSENSIS	BEACH STRAWBERRY	15CM POT
78		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 ONLA 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.

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JUN 20	NEW SITE PLAN	DO
2	22 MAY 18	REVISED PER NEW SITE PLAN	DO
3	22 JUN 13	ADD CORNER PLANK	DO
4	22 MAR 24	NEW SITE PLAN	DO

CLIENT:
DAWSON + SAWYER

PROJECT:
MULTI-FAMILY DEVELOPMENT
14744, 14754, 64, 74 - 106TH AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 21 SEP 10 DRAWING NUMBER:
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHKD: MCV OF 4



INTER-OFFICE MEMO

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

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

DATE: **July 4, 2022** PROJECT FILE: **7821-0259-00**

RE: **Engineering Requirements
Location: 14744, 14754, 14764, and 14774 - 106 Avenue**

OCP AND TCP AMENDMENT

The following issue is to be addressed as a condition of the TCP Amendment:

- Provide sanitary sewer capacity analysis downstream of the subject application, and resolve any capacity constraints.

REZONE AND SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 8.0 metres for the Lane;
- Dedicate 1.0 metre x 1.0 metre corner cuts at 106 Avenue and the Lane; and
- Register 0.5 metre statutory right-of-way (SRW) along 106 Avenue.

Works and Services

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required;
- Construct frontage mains required to service the site; and
- Construct 300 mm water main along 106 Avenue to 148 Street.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file



Planning
May 10, 2022

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.

Future densification along 104th will affect enrolment growth at both Hjorth Road Elementary and Guildford Park Secondary.

Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. Though this school enrolment shrank by 14 students this past September, the school remains operating at 124%. In the District's 2022/2023 Five Year Capital Plan, a new request for a 10-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education has not approved funding for this request.

Guildford Park Secondary operates over capacity. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. The addition is targeted to open for September 2024.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0259 00

SUMMARY

The proposed 114 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	22
Secondary Students:	14

September 2021 Enrolment/School Capacity

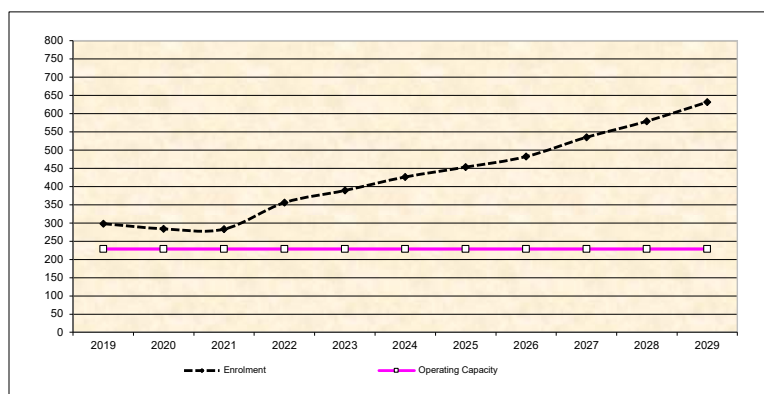
Hjorth Road Elementary	
Enrolment (K/1-7):	30 K + 253
Operating Capacity (K/1-7)	19 K + 210
Guildford Park Secondary	
Enrolment (8-12):	1364
Capacity (8-12):	1050

Projected population of school-age children for this development:	59
--------------------------------------------------------------------------	----

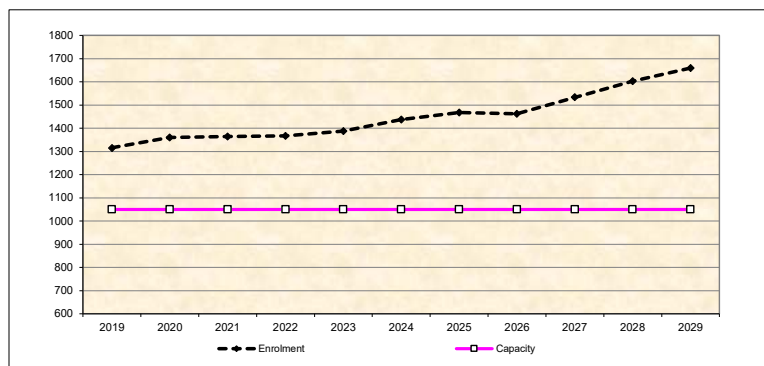
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Hjorth Road Elementary



Guildford 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

Tree Preservation Summary

Surrey Project No: 7921-0259-00

Address: 14744, 14754 , 14764, 14774 106 Avenue Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	18
Protected Trees to be Removed	17
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = 34 	34
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

Date: April 8, 2022



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

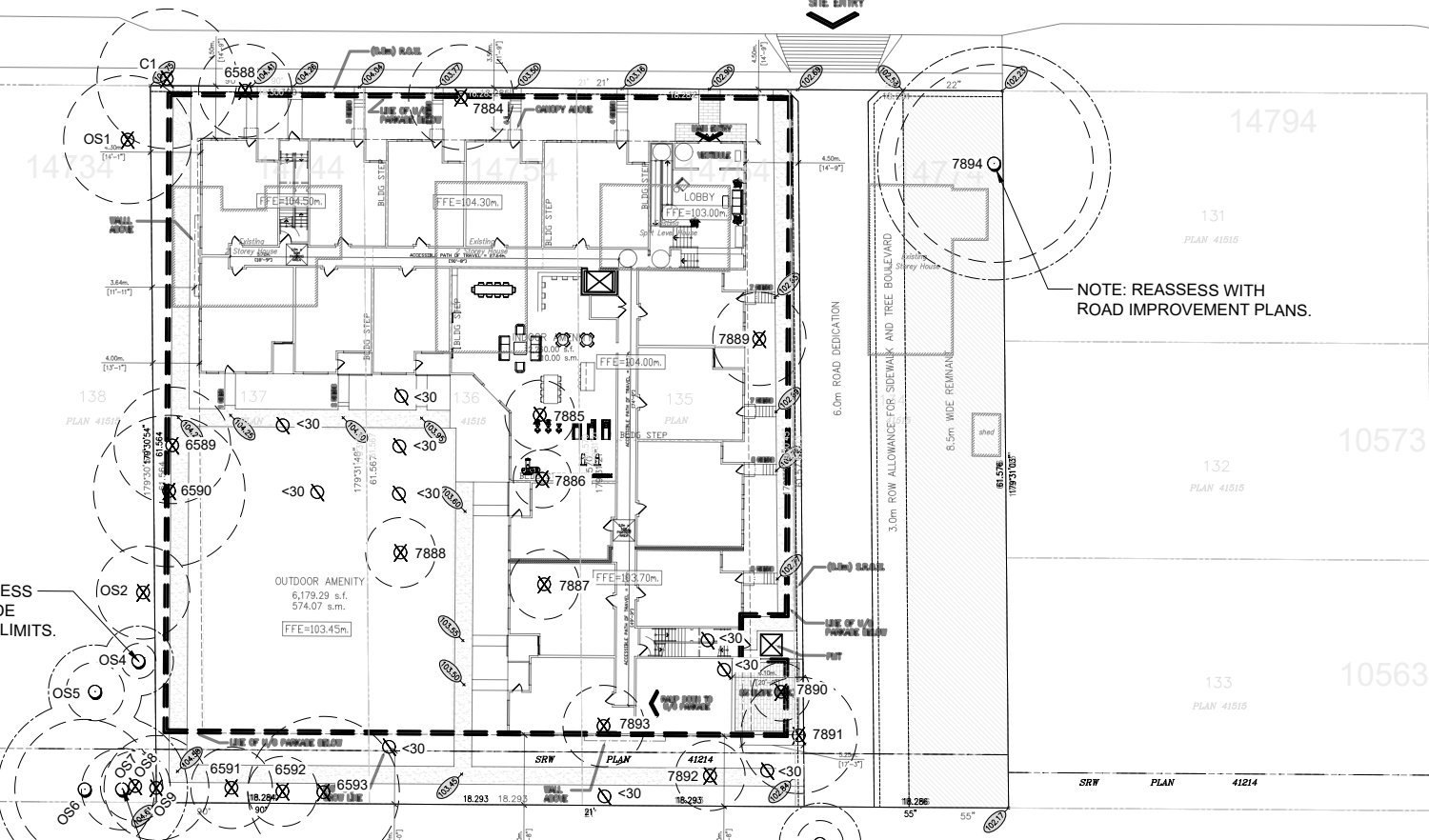




106th AVENUE

148th STREET

SITE ENTRY



NOTE: REASSESS WITH PARKADE EXCAVATION LIMITS.

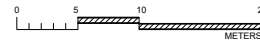
NOTE: REASSESS WITH PARKADE EXCAVATION LIMITS.

NOTE: REASSESS WITH ROAD IMPROVEMENT PLANS.

NOTE: REASSESS WITH ROAD IMPROVEMENT PLANS.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED



NO.	DATE	BY	REVISION
1	AUG12/21	MK	REVISIONS
2	SEPT09/21	MK	REVISED SITE PLAN
3	APR08/22	MK	REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

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PROJECT TITLE
14744 14754 14764 14774
106 AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JUNE 29, 2021

T-1
SHEET 1 OF 2



106th AVENUE

148th STREET

SITE ENTRY

14734

14734

14794

131
PLAN 41515

138
PLAN 41515

132
PLAN 41515

105

133
PLAN 41515

105

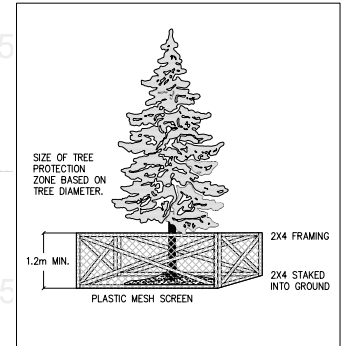
NOTE: REASSESS WITH
PARKADE EXCAVATION
LIMITS.

OUTDOOR AMENITY
6,179.29 s.f.
574.07 s.m.

NOTE: REASSESS WITH
ROAD IMPROVEMENT PLANS.

NOTE: REASSESS WITH
PARKADE EXCAVATION
LIMITS.

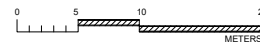
NOTE: REASSESS WITH
ROAD IMPROVEMENT PLANS.



- GENERAL NOTES:
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BC SLA/BC LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED



NO.	DATE	BY	REVISION
1	AUG12/21	MK	REVISIONS
2	SEPT09/21	MK	REVISED SITE PLAN
3	APR08/22	MK	REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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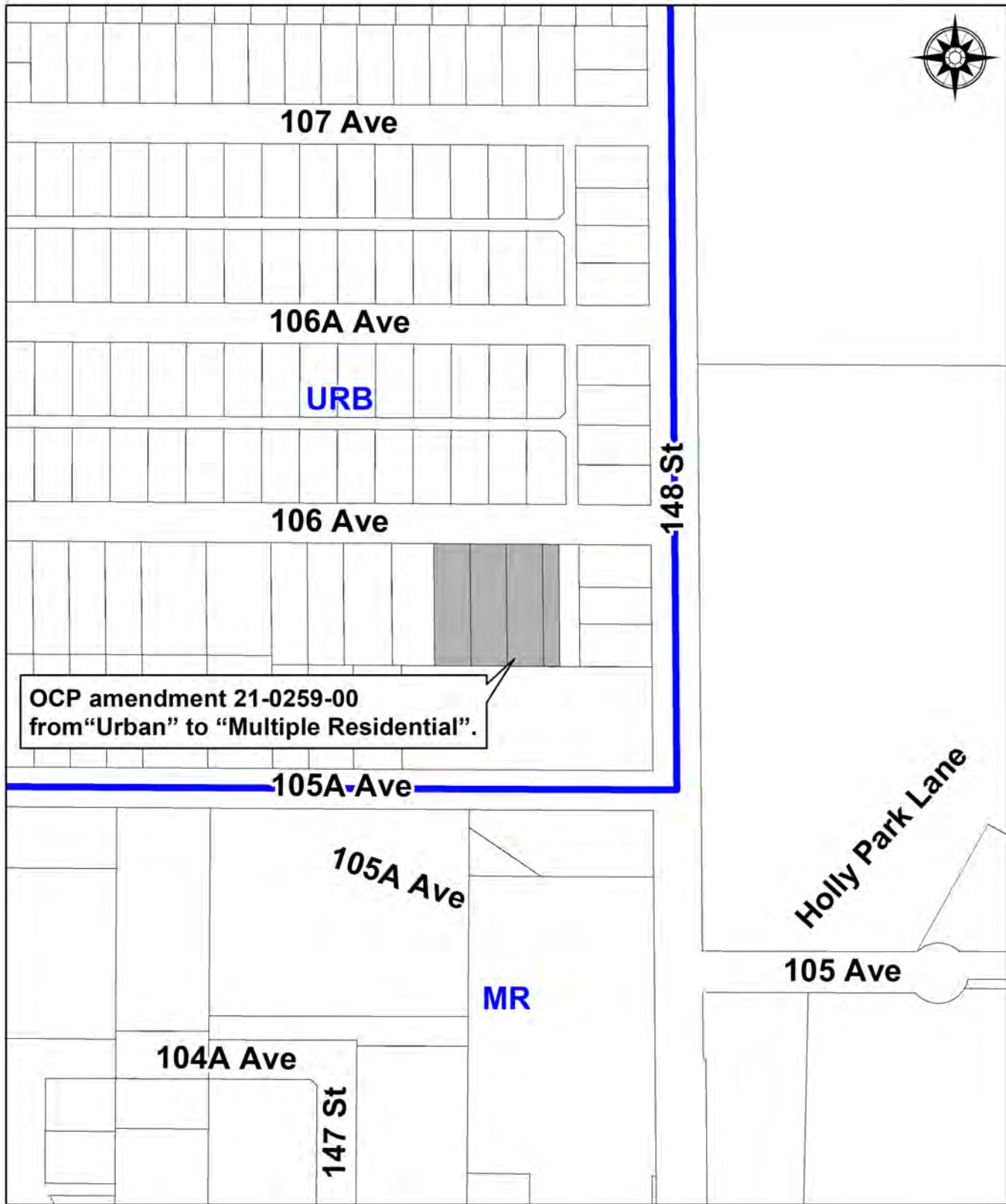
PROJECT TITLE
14744 14754 14764 14774
106 AVENUE
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JUNE 29, 2021

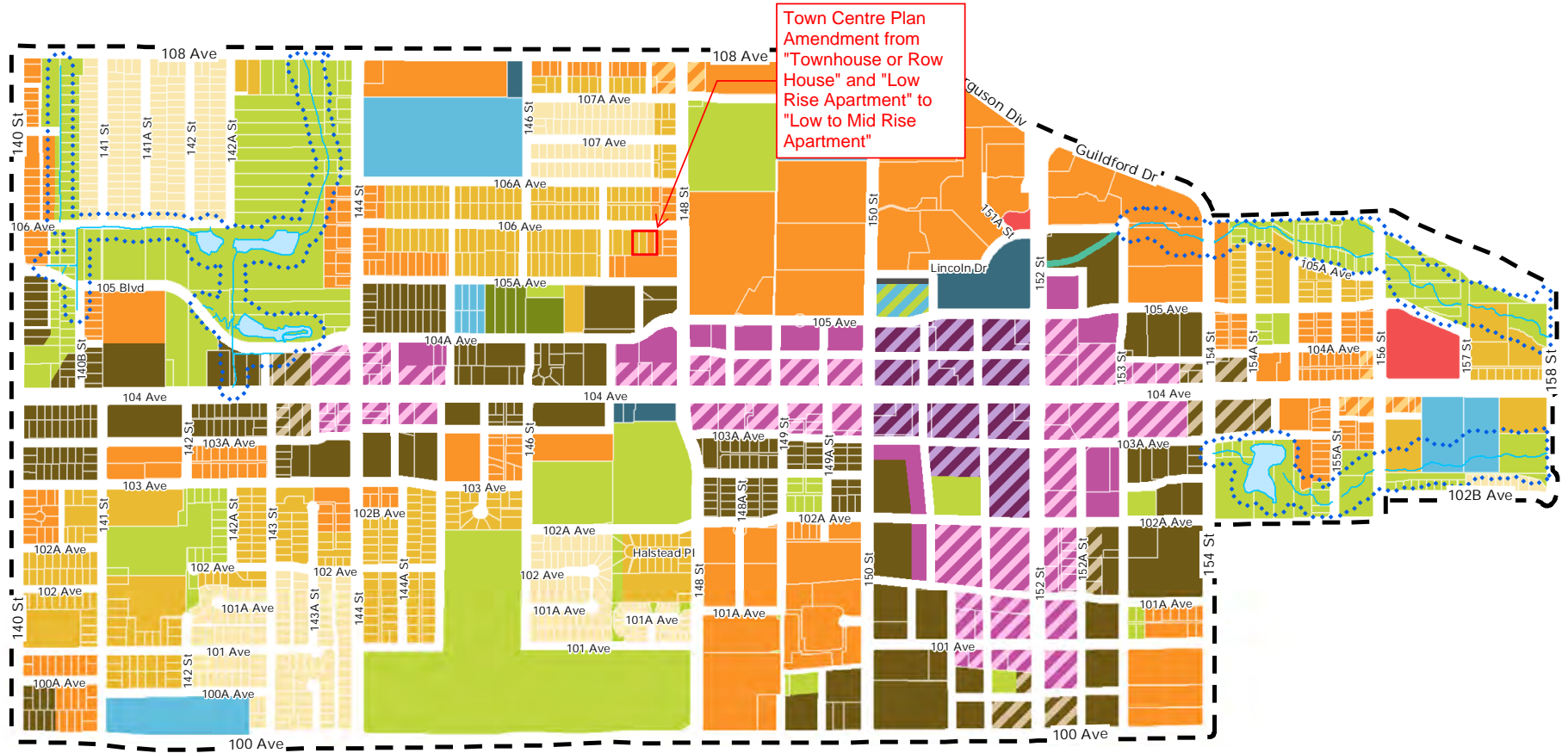
T-2
SHEET 2 OF 2



Guildford Town Centre - 104 Avenue Corridor Draft Stage 1 Plan

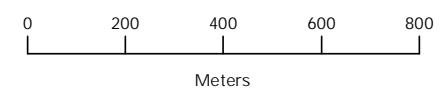
Map 1 - Land Use Concept

For Council consideration July 8, 2019



LEGEND

- | | | | | |
|-------------------------|----------------------------|---------------------------|------------------------|----------------------|
| Single Family or Duplex | Low to Mid Rise Apartment | High Rise Mixed Use | School | Bus Layover Facility |
| Townhouse or Row House | Low to Mid Rise Mixed Use | Commercial | Park/School | Riparian Buffer |
| Low Rise Apartment | Mid to High Rise Apartment | Parks and Natural Areas | Civic | |
| Low Rise Mixed Use | Mid to High Rise Mixed Use | Metro Vancouver Reservoir | Daylighted Watercourse | |





Advisory Design Panel Minutes

Location: Virtual
THURSDAY, JUNE 9, 2022
Time: 4:00 p.m.

Present:

Panel Members:

R. Drew, Chair
J. Azizi
N. Couttie
M. Heeney
E. Kearns
I. MacFadyen
M. Patterson

Guests:

Phil Magistrale, Dawson & Sawyer
Maciej Dembek, Architect AIBC, Barnett Dembek
Mary Chan Yip, PMG Landscape Architects
Emily Kearns, Ankenman Associates Architects
Meredith Mitchell, M2 Landscape Architecture
Qing Li, M2 Landscape Architecture

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Gill, Recording Secretary

A. RECEIPT OF MINUTES

It was

Moved by

Seconded by

That the minutes of the Advisory Design

Panel meeting of May 26, 2022, be received.

Carried

B. NEW SUBMISSIONS

1. 4:05 p.m.

File No.:	7921-0259-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP/TCP Amendment, Rezoning from RF to CD (based on RM-70) and DP for a 6-storey apartment building consisting of 114 dwelling units with underground parking on a consolidated site.
Address:	14744, 14754, 14764, 14774 – 106 Avenue (Guildford)
Developer:	Phil Magistrale, Dawson & Sawyer
Architect:	Maciej Dembek, Architect AIBC, Barnett Dembek
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner provided policy background and the current status of the applicable town centre plan with respect to the proposal, surrounding land uses and building heights. It was advised that staff generally support the project.

The Panel was asked to comment on the site planning, pedestrian and vehicular movements (lane system), architectural expression, six-storey form and overall massing concept relative to the context, density, proposed setbacks, proposed amenity concept, overall landscape concept, wayfinding, and public realm interfaces.

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 N. Couttie

Seconded by J. Azizi

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 changing the location of the entry lobby to improve the relationship with grading and the elevator location. **As discussed with Urban Design, we will leave the location of the lobby and will adjust the grade between the lobby and sidewalk to improve the interior condition.**
- Rationalize the window locations with the exterior elevations, rather than the interior. **This will be further reviewed and completed where applicable.**
- Commit to the proposed black window frames. **We can confirm we will be using black window frames.**
- Expand use of brick cladding to the courtyard elevation. **Brick has been included to the courtyard area, specifically on the exterior of the indoor amenity room.**
- Consider lowering the top of the brick at the second-floor balconies to provide glazed guards. **This will be reviewed and completed where applicable.**
- Consider providing a darker material for the balcony dividers, on the recessed balconies. This will be reviewed and completed where applicable.
- Consider larger patio area for the main floor units. **This will be further reviewed.**
- Consider providing a connection between the corridor and outside amenity. **We will review a second connection between the indoor and outdoor amenity.**
- Consider providing another elevator. **This will be further reviewed.**

- Consider reducing the width of the perimeter walkway on the south and east edges of the site. **As discussed with Urban Design, we will leave the width of walkways as is.**
- Consider deleting the west patios at grade and increasing the amount of softscaping and trees. **We have removed a section of the west patios to increase the softscaping.**
- Reconsider the grading around the site with intention to reduce the number of outdoor risers. **As discussed with Urban Design, the site has satisfactorily dealt with grading challenges.**

- Consider reducing the size of the dry creek feature in the outdoor amenity to create more connection to the lawn and the play area. **This will be further reviewed.**
- Consider using energy and thermal comfort modeling to inform the continued design development with future climate files to best understand the impact of shock events. **This will be further reviewed.**

Site

- Consider providing access from workout room and outdoor amenity which also functions as the second connection. **As noted above, this a second connection will be added.**
- Correct the winter shadows which is causing an issue of misrepresentation. **Complete.**
- Review the driveway slopes to confirm headroom. **Complete.**

Form and Character

- Consider further design development to the lobby to reduce the length of the interior ramp. Alternatively, relocate the lobby to the centre of the building which will assist with proximity to the elevator. **As noted above, the grade difference between the lobby and main floor will be reduced.**
- The black window frames are a key element of the attractive exterior elevations. However, these are often dropped later due to cost issues, and this would drastically change the look of the buildings. It is important that the City obtain some form of firm commitment that they will be retained. Alternatively, the applicant should provide alternative elevations showing white or beige frames, so the actual design can be properly assessed. **Confirmed, we will be using black window frames.**

Landscape

- Consider increased planting area and revising the type of tree at the entry. **This will be reviewed.**
- Reduce the use of lawn in the north patios. **This will be reviewed.**

CPTED

- No specific issues were identified

Sustainability

- Refer to Key Points

Accessibility

- No specific issues were identified

M. Heeney left the meeting.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0259-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-211-453
Lot 134 Section 19 Block 5 North Range 1 West New Westminster District Plan 41515

14774 - 106 Avenue

Parcel Identifier: 006-211-470
Lot 135 Section 19 Block 5 North Range 1 West New Westminster District Plan 41515

14764 - 106 Avenue

Parcel Identifier: 006-211-496
Lot 136 Section 19 Block 5 North Range 1 West New Westminster District Plan 41515

14754 - 106 Avenue

Parcel Identifier: 001-049-372
Lot 137 Section 19 Block 5 North Range 1 West New Westminster District Plan 41515

14744 - 106 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K. of Part 16, Single Family Residential Zone (RF), the minimum required lot width is reduced from 15 metres to 9.5 metres for the proposed remnant parcel to be created out of 14774 - 106 Avenue.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

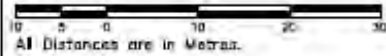
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

**PRELIMINARY SUBDIVISION PLAN OF LOTS
134, 135, 136, AND 137 ALL OF SECTION 19,
BLOCK 5 NORTH, RANGE 1 WEST, NEW
WESTMINSTER DISTRICT PLAN 41515**

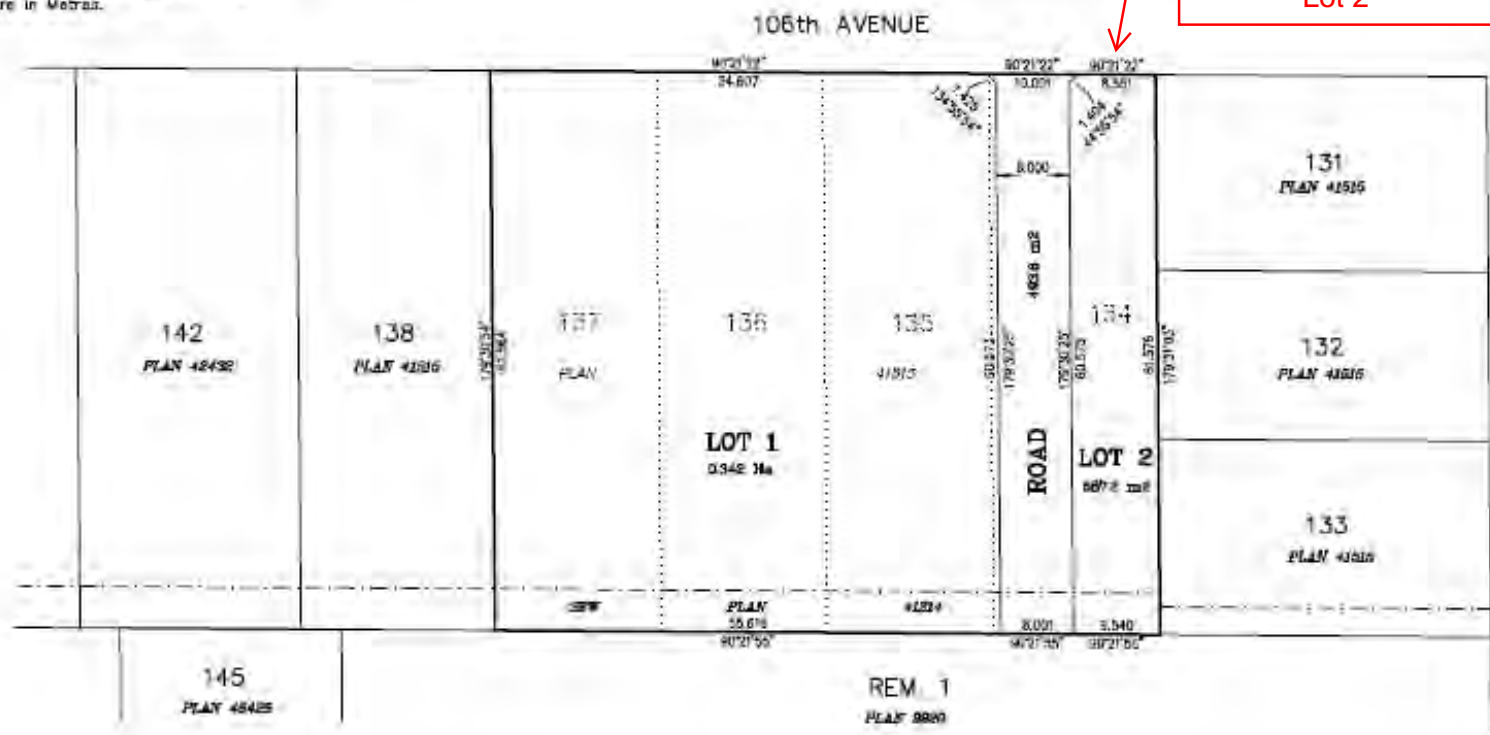
SCALE 1:500



CIVIC ADDRESSES:

14744 106 AVENUE, SURREY	P.L.D. 021-246-1
14754 106 AVENUE, SURREY	P.L.D. 006-231-4
14764 106 AVENUE, SURREY	P.L.D. 006-231-4
14774 106 AVENUE, SURREY	P.L.D. 006-231-4

Proposed variance to reduce the minimum lot width requirement under the RF Zone from 15 metres to 9.5 metres for proposed Lot 2



Underwater Land Surveying
B.C. Land Surveyors
4396 • 4230 176 W Street
Coquitlam, B.C.
WWW.UNDERWATER.LS
FILE: 2521-02_P51

Certified correct, completed on
the 4th day of July 2022.
Matthew Underwater
6251GY