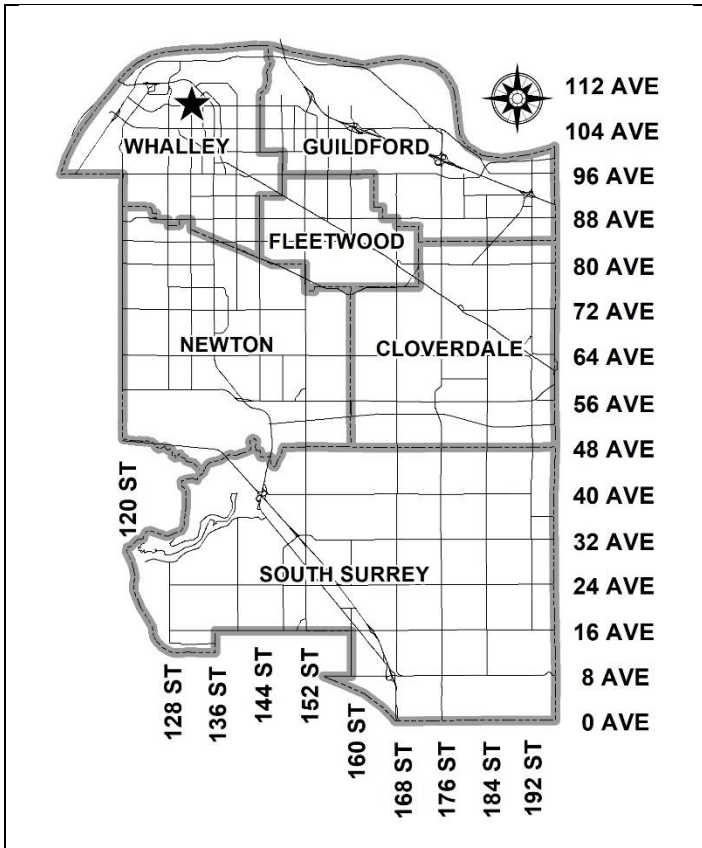


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0092-00

Planning Report Date: September 11, 2023



PROPOSAL:

- **Rezoning** from RF to CD
- **Development Permit**

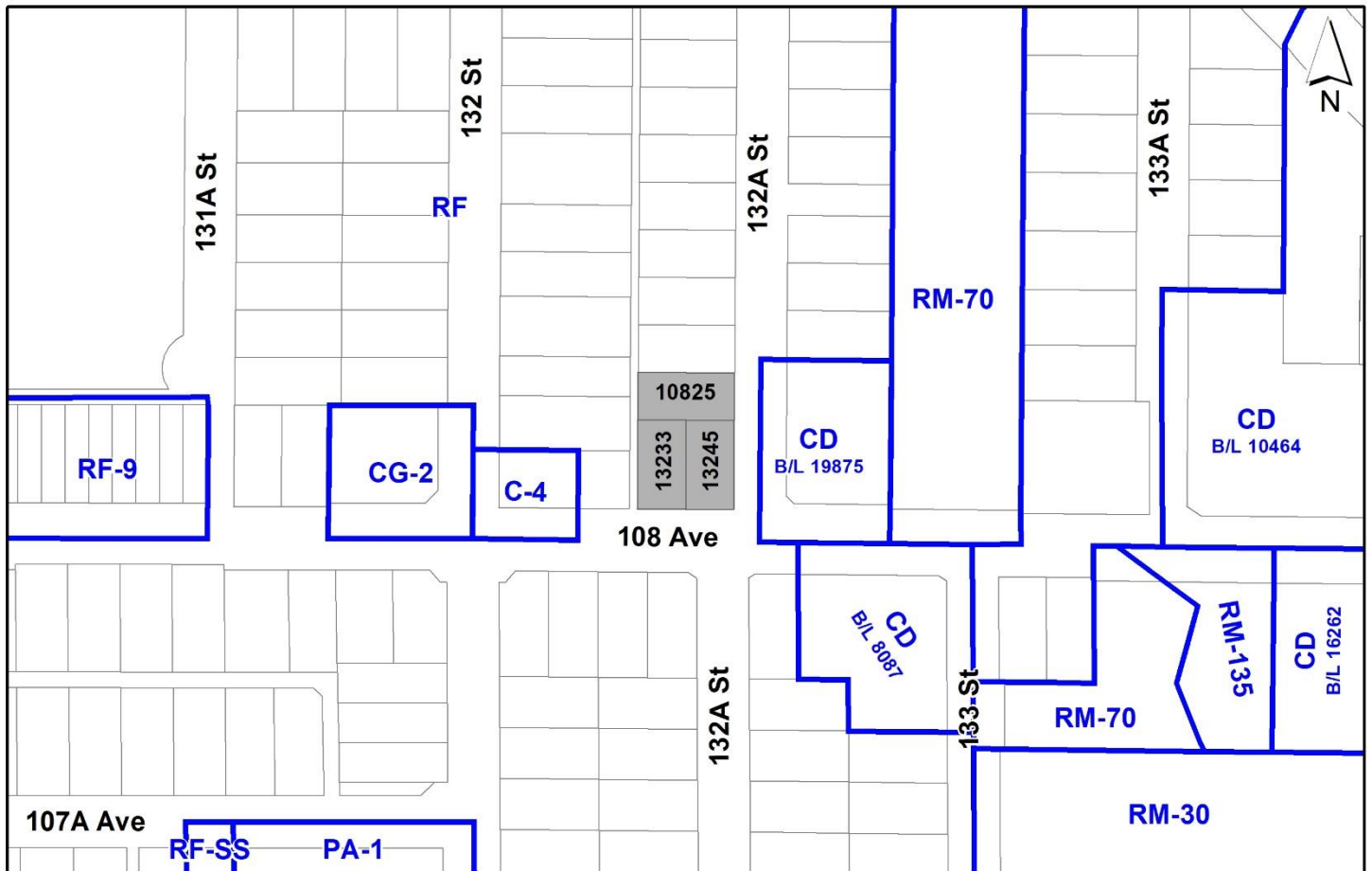
to permit the development of a 6-storey residential apartment building.

LOCATION: 13233 - 108 Avenue
 13245 - 108 Avenue
 10825 - 132A Street

ZONING: RF

OCP DESIGNATION: Multiple Residential

CITY CENTRE PLAN DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- By-law 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 "Low to Mid Rise Residential" designation in the City Centre Plan.
- The proposed density and 6-storey building form are appropriate for this part of Surrey City Centre.
- The proposed building has 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 (321 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)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0092-00 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 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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; and
 - (j) registration of a Section 219 Restrictive Covenant to ensure the live-work units will be constructed to accommodate commercial uses in accordance with the BC Building Code.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Single family lots	Low to Mid Rise Residential	RF
North:	Existing single family lot.	Low to Mid Rise Residential	RF
East (Across 132A Street):	Vacant lot (Development Application No. 7918-0319-00 for a 6-storey apartment building received final adoption on May 10, 2021).	Low to Mid Rise Residential	CD (Bylaw No. 19875)
South (Across 108 Avenue):	Existing single family lots.	Low to Mid Rise Residential	RF
West:	Existing single family lots and convenience store (Gateway Market).	Low to Mid Rise Residential	RF & C-4

Context & Background

- The subject site is a 1,958 square metre site, consisting of 3 properties, located to the north 108 Avenue and west of 132A Street in the Gateway District of Surrey City Centre.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the City Centre Plan and is zoned “Single Family Residential Zone (RF)”.
- The existing dwellings currently have access from 132A Street and 108 Avenue.
- A Class C ditch has been confirmed along the 132A Street frontage 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 70 units, the applicant is proposing the following:
 - Rezoning the site from RF to CD (based on RM-70 Zone);
 - Consolidation of the existing 3 lots into 1 residential lot; and
 - Detailed Development Permit for Form and Character.

- The proposed development will consist of 70 residential dwelling units above two levels of underground parking. In addition, the two proposed ground-oriented townhouse units along 108 Avenue will provide live-work opportunities for the future owners.
- The live-work units are considered appropriate given the subject site's proximity to the Gateway Skytrain Station and location on 108 Avenue, which is an Arterial road.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	1,958 square metres
Road Dedication:	259 square metres
Net Site Area:	1,699 square metres
Number of Lots:	1
Building Height:	6 storeys / 19 metres
Floor Area Ratio (FAR):	2.50 (gross) and 2.87 (net)
Floor Area	
Residential:	4,877 square metres
Commercial:	
Total:	4,877 square metres
Residential Units:	
Live/Work Townhouse	2
1-Bedroom:	48
2-Bedroom:	15
3-Bedroom:	5
Total:	70

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

6 Elementary students at K B Woodward Elementary School
2 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 June 2026.

Parks, Recreation &
Culture:

No concerns.

Poplar Park is the closest active park with amenities including a playground and open space, and is 860 metres walking distance from the proposed development. 11D – Greenbelt is the closest park with natural area and is 385 metres walking distance from the proposed development.

Surrey Fire Department:

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.

Advisory Design Panel:

The proposal was considered at the ADP meeting on June 8, 2023 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

Road Network & Infrastructure

- The applicant will be providing the following improvements:
 - Construction of the west side of 132A Street to the City Centre local road standard;
 - Dedication and construction of the north side of 108 Avenue to the City Centre arterial road standard; and
 - Dedication and construction of the east side of the green lane.

Traffic Impacts

- The proposed development is anticipated to generate approximately one vehicle every two minutes, according to industry standard rates. A site-specific traffic impact assessment was not required as the proposal is consistent with the City Centre Plan and is below the City's typical threshold for triggering a traffic impact assessment.

Access

- Access to the subject site is proposed via the green lane on the west side of the subject site.

Parking

- The Zoning Bylaw requires a minimum of 70 parking spaces to be provided on-site.
- The applicant is proposing to provide a total of 70 spaces on-site, which meets the minimum Zoning Bylaw requirements.

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 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 Low to Mid Rise Residential 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 is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey residential building with the option for live-work units 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)" and "Special Single Family Residential (9) Zone (RF-9s)".
- A CD Zone is being proposed to accommodate the live-work component, a use that is not permitted under the RM-70 Zone, as well as the proposed floor area ratio, lot coverage and setbacks.
- 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:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	2.87
Lot Coverage:	33%	51%
Yards and Setbacks	7.5 metres	East: 4.50 metres West: 4.50 metres South: 4.5 metres North: 3.0 metres
Principal Building Height:	50 metres	19 metres
Permitted Uses:	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented Multiple Unit residential buildings Child Care Centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented Multiple Unit residential buildings Limited commercial uses
Amenity Space:		
Indoor Amenity:	210 square metres	The proposed 231 square metres exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	210 square metres	The proposed 260 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed (Block II)
Residential:	63	63
Residential Visitor:	7	7
Total:	70	70
Accessible:	1	2
Bicycle Spaces		
Residential Secure Parking:	84	84
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted land-uses, density, lot coverage, minimum building setbacks and off-street parking requirements, and limited commercial uses based upon the "Special Single Family Residential (9) Zone (RF-9s)".
- The permitted land use is intended to accommodate the proposed 6-storey apartment building.
- A total of two at-grade townhouse units fronting 108 Avenue will accommodate a live-work component on the ground floor, allowing the future residents to operate limited commercial activities such as a beauty salon or chiropractor office, to a maximum of 30% of the allowable floor area. The commercial uses and floor area limitations reflect those permitted in the "Special Single Family Residential (9) Zone (RF-9S)".

- If calculated based on gross site area, the floor area ratio (FAR) is 2.50 which complies with the maximum permitted 2.50 FAR for "Multiple Residential" designated properties in the OCP, in select areas, and the Low to Mid Rise Residential designation in the City Centre Plan. If calculated on the net site area, the FAR is 2.87. 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 2.87 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 51% in the CD Bylaw to accommodate the proposed 6-storey apartment built form.
- 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,136 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 Low to Mid Rise Residential designation.

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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.
- 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 May 30, 2023, and the Development Proposal Signs were installed on May 30, 2023. Staff received one response from a neighbouring resident expressing their support for their project and the provision of additional housing in the neighbourhood.

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:
 - refine the exterior elevations and materials;
 - emphasize the 2-storey townhome expression along 132A Street;
 - design an acceptable urban public realm interface, protection of off-site tree, and edge treatments, responding to the sloping site;
 - refine the overall building massing in order to ensure an attractive streetscape; and
 - to improve accessibility to indoor and outdoor amenity spaces.
- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.
- 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 streets with front door access and usable semi-private outdoor space.
- The proposed lobby is enhanced by an artistic customizable façade panel on the east elevation and is a unique characteristic of the project.
- The building orientation provides appropriate urban edges on 132A Street and 108 Avenue, and 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 2 live-work townhouse units, 49 one-bedroom, 14 two-bedroom units and 5 three-bedroom units.

- The live-work units are located in a visible location along 108 Avenue and provide universal access for business clients. Business signage will be incorporated into the detailed design.

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.

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 220 square metres of indoor amenity space to serve the residents of the proposed 70-unit apartment building. Of this 210-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 231 square metres of indoor amenity space, exceeding the minimum requirement.
- The applicant is proposing amenity on the ground floor, including a gym, party room, meeting room, music room and a study rooms.

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 210 square metres of outdoor amenity space to serve the residents of the proposed 70 units.
- The applicant is proposing 260 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the courtyard facing the north/south lane.
- The amenities on the ground level include a children's play area and a picnic area directly adjacent to the indoor amenity area.
- The rooftop amenities include urban agricultural boxes, outdoor dining and barbeque area, a lounge space and a yoga/tai chi/meditation space.

- 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. These generally include:
 - Detailed development of the public realm, especially regarding the at-grade patio interface with streets, shared property line interface, site grading, and tall retaining walls;
 - Additional detailed information on the material type and character;
 - Further clarification of the artistic façade screen concept on the east elevation; and
 - Additional development of the signage details.

TREES

- Kimberley Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Beech	1	1	0
Horse Chestnut	1	1	0
Plum	2	2	0
Coniferous Trees			
Douglas Fir	13	13	0
Western Red Cedar	6	6	0
Lawsons Cypress	2	2	0
Total (excluding Alder and Cottonwood Trees)	25	25	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		29	
Total Retained and Replacement Trees Proposed		29	
Estimated Contribution to the Green City Program		\$12,100	

- The Arborist Assessment states that there are a total of 25 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 4% of the total trees on the site, is a Cottonwood tree. The applicant proposes to retain no trees 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 51 replacement trees on the site. Since the applicant is proposing to accommodate 29 replacement trees on the site, the proposed deficit of 22 replacement trees will require an estimated cash-in-lieu payment of \$12,100, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 108 Avenue and 132A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 29 trees are proposed to be replaced on the site with an estimated contribution of \$12,100 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 VI 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, Tree Preservation and Tree Plans
Appendix V.	ADP Comments and Response
Appendix VI.	District Energy Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

LM/ar

**PROPOSED SUBDIVISION PLAN OF LOT 1, 2 AND 3
ALL OF SECTION 15 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 18059**

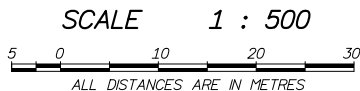
DRAFT: AUG-22-23

CIVIC ADDRESS:

LOT 1
13233 108 Avenue, Surrey, BC
P.I.D. 010-336-851

LOT 2
13245 108 Avenue, Surrey, BC
P.I.D. 010-336-877

LOT 3
10825 132A Street, Surrey, BC
P.I.D. 010-336-885



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.

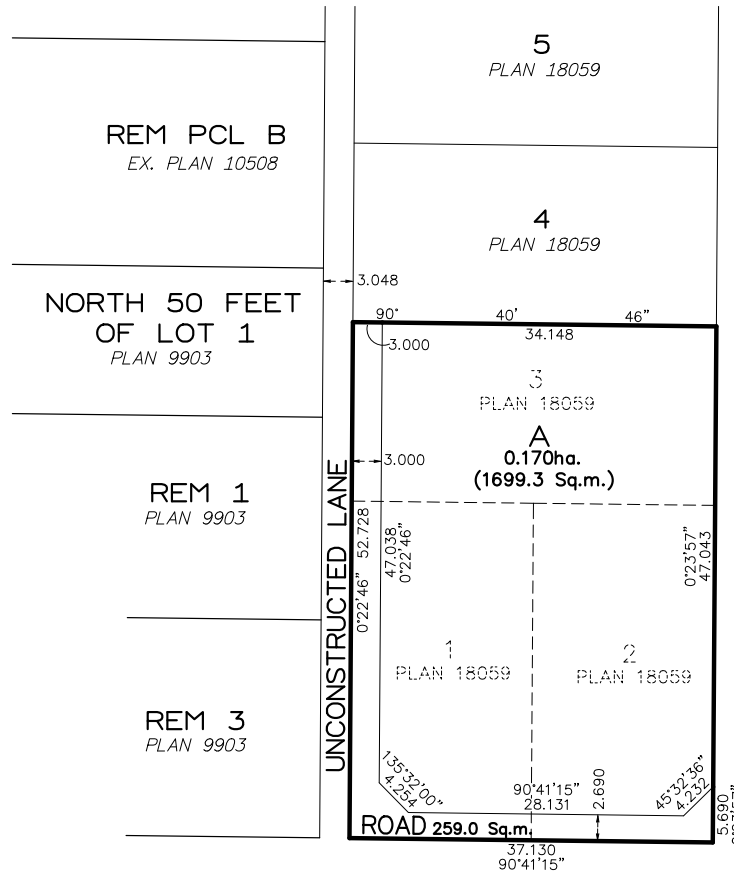
Lot dimensions are derived from field survey.

INTEGRATED SURVEY AREA No. 1, SURREY

NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from RTK GNSS survey observations to geodetic control monuments 5151 and 5332 and are referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

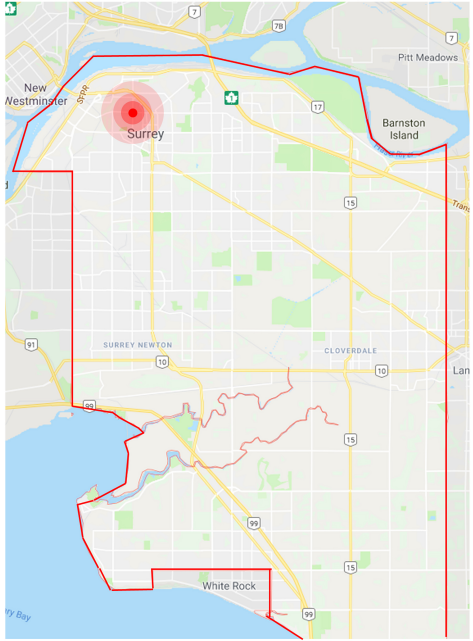
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995942, which has been derived from control monument 5151.



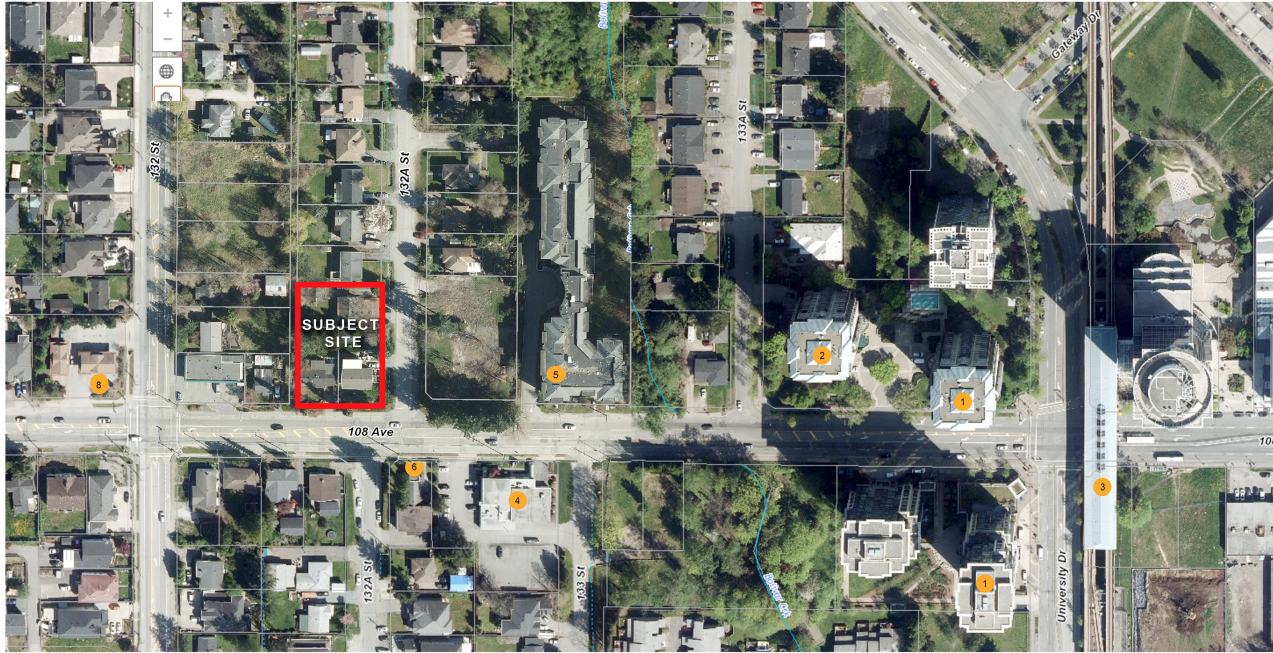
108 AVENUE

132A STREET





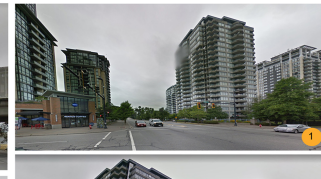
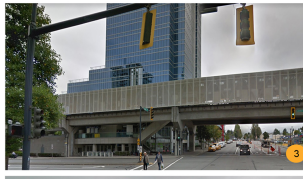
LOCATION PLAN



CONTEXT PLAN

LEGENDS

- 1: MIXED-USE RESIDENTIAL HIGH RISE
- 2: RESIDENTIAL HIGH-RISE
- 3: GATEWAY STATION
- 4: AVALON SURREY FUNERAL HOME
- 5: 4-STORY RESIDENTIAL LOW-RISE
- 6: MANAWMAYA THERAVADA RESIDENTIAL APARTMENT
- 7: GATEWAY MARKET
- 8: HUSKY GAS STATION



Issues		
No.	Date	Description
1		
2		
3		
4		
5		
6		

Revisions			
No.	Date	Appr.	Description

Client: _____

Prime Consultant: _____

MARTIN LEW | ARCHITECTURE INC.
 1028 17th Avenue, Burnaby BC
 CANADA V5A 1G8
 Phone: +1 (604) 298-5500
 Email: martin.lew@gmail.com

Scale: _____



Consultants: _____



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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

Project Title:
Multi-Residential Apartment
 10825 132A ST + 13245, 13233 108 Ave.
 Surrey, BC

Sheet No:
CONTEXT PLAN

Scale	Date
Drawn MLAI	Checked ML
Cost Fee	Drawn No: 01
Project No: 2103	

01 SOUTH FACADE PERSPECTIVE



02 SOUTH EAST CORNER PERSPECTIVE



04 SOUTH WEST CORNER (LANE)



03 EAST FACADE (132A STREET)



Issues		
No.	Date	Description
1		
2		
3		
4		
5		
6		

No.	Date	Appr.	Description
Revision			

Client

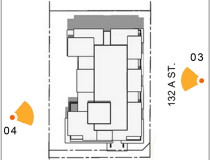
Firm Consultant

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Seal



Consultants



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Project Title:
Multi-Residential Apartment
 10825 132A ST + 13245, 13233 108 Ave,
 Surrey, BC

Sheet Title:
MASSING RENDERINGS

Scale	Date
Drawn MLAI	Checked ML
Cast Fax	Sheet No. 04
Project No. 2103	

SINGLE FAMILY LOT

SINGLE FAMILY LOT

SINGLE FAMILY LOT

A B C D E F G H I J

NEW LANE

162'-1 3/4"
[49.42M]

COURTYARD EXIT

COURTYARD EXIT

PARKADE ENTRY

NOTES

1.0 ALL ELEVATION AND BUILDING GRADE TO BE METRIC UNLESS NOTED OTHERWISE.

2.0 100% OF RESIDENTIAL PARKING SPACES AND 50% OF VISITOR PARKING SPACES MUST BE EQUIPPED WITH AN ENERGIZED ELECTRICAL OUTLET, PER THE ZONING BYLAW.

3.0 ALL PARKING SPACES COMPLY WITH THE MINIMUM STANDARDS AND DIMENSIONS, PER THE ZONING BYLAW.

LEGENDS

- F.D. FLOOR DRAIN, MIN 1.5% SLOPE FINISH GRADE
- GR. GUARD RAIL @ 3'-6" ABOVE FINISH GRADE
- BALC. ALL BALCONIES INSTALLED W/ 3'-6" GUARDRAIL
- HR. HAND RAIL @ 2'-10" - 3'-2" ABOVE FINISH GRADE
- F.A.P. FIRE ANNUNCIATION PANEL
- HOSE BIB / GAS CONNECTION
- F.D.C. FIRE DEPARTMENT CONNECTION
- E.P. ENTER PHONE
- P.S. PRIVACY SCREEN
- CATCH BASIN
- SLOPE
- 90° TURNING DIA. / HC STALL
- B.G. XXX CITY BUILDING GRADE
- I.B.G. XXX INTERPOLATED BUILDING GRADE
- E.L. XXX SPOT ELEVATION
- F.F.E. XXX FLOOR FINISH ELEVATION
- A.F.E. XXX ABOVE FINISH ELEVATION
- T.O.W. XXX TOP OF WALL
- B.O.W. XXX BOTTOM OF WALL

LIVE/WORK TH
TOTAL: 120 SM / 1,288 SF

LVL.1 60 SM / 644 SF

LVL.2 60 SM / 644 SF

108 AVENUE

A A301

EXISTING F.H

BUILDING ENTRY

B A302

132 A STREET

C A303

ACCESS FOR LS. SERVICE

GROUND LEVEL

AREA 814 SM, 8,758 SF

1A-1 (DEN)
54 SM / 583 SF
1 BD + DEN

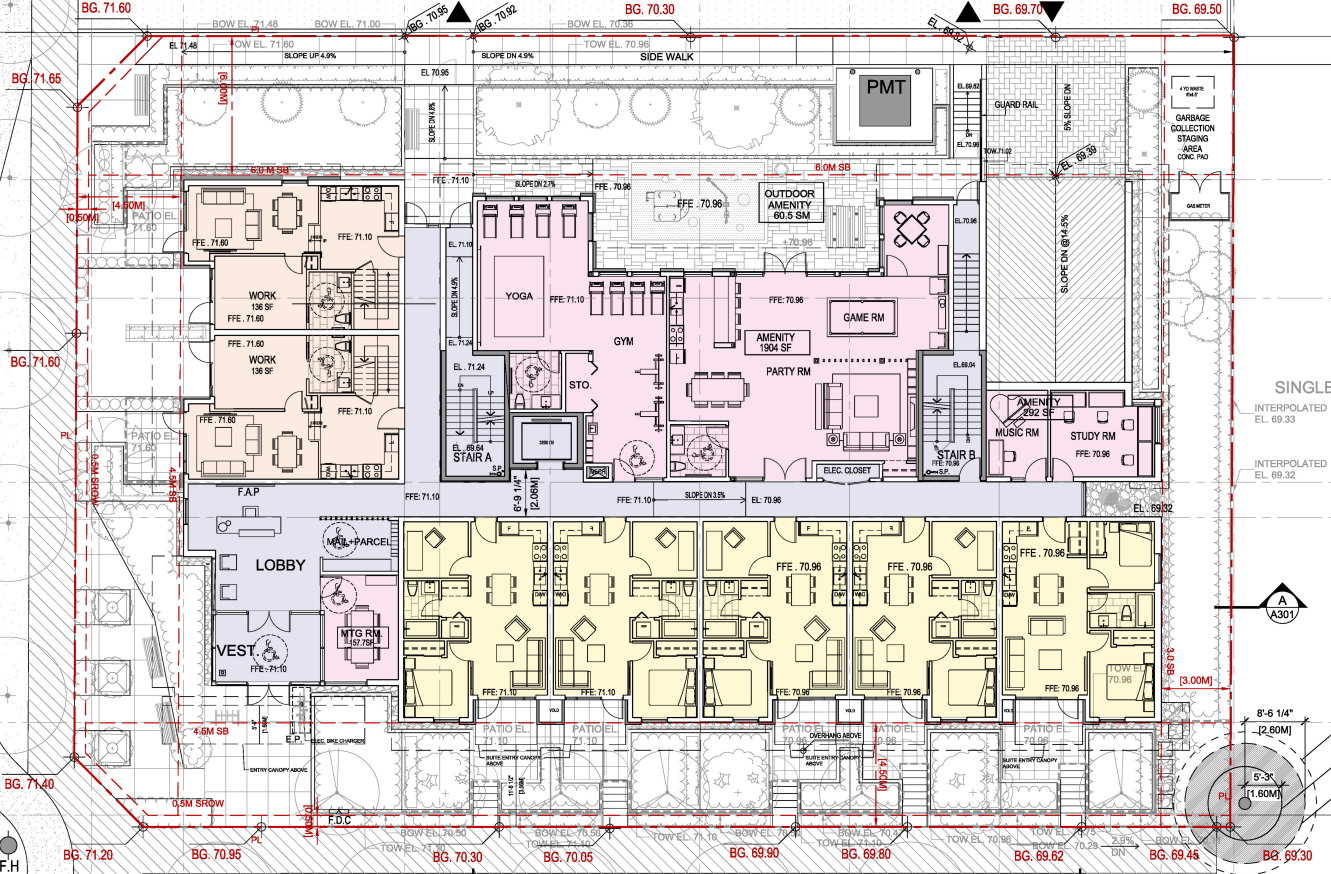
1A-1 (DEN)
54 SM / 583 SF
1 BD + DEN

1A-1 (DEN)
54 SM / 583 SF
1 BD + DEN

1A-1 (DEN)
54 SM / 583 SF
1 BD + DEN

2B-1
59 SM / 640 SF
2 BD

5 SUITES + 2 LIVE/WORK (GROUND LEVEL)



Issues	No.	Date	Description
	1		
	2		
	3		
	4		
	5		
	6		

Revision	No.	Date	Appr.	Description

Client

Prime Consultant

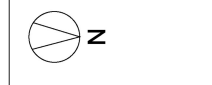
MARTIN LEW | ARCHITECTURE INC.

2025 17th AVENUE, SUITE 200 BC, CANADA V6X 1V6
Phone: +1 (604) 338-5555
Email: martin@lewinarch.com



ISSUED FOR PLR 2023-08-17

- Consider
- LEGEND**
- CIRCULATION
 - AMENITY/FACILITY
 - LIVE FOR WORK (LFW)
 - RESIDENTIAL UNIT (RU)
 - ACCESSIBLE UNIT (AU)
 - PARKING
 - PARKING (VISITOR)
 - SERVICE



NOTES

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Multi-Residential Apartment
10825 132A ST + 13245, 13233 108 Ave.
Surrey, BC

Sheet Title: **GROUND LEVEL**

Scale	Date
1/8" = 1'-0" / 1 : 100	
Drawn	Checked
MLA	ML
Client File	Sheet No.
Project No.	A103

AMENITY AREA SCHEDULE

INDOOR AMENITY		
TOTAL PROVIDED	AREA 2,487 SF	231.0 SM
TOTAL REQUIRED		210 SM

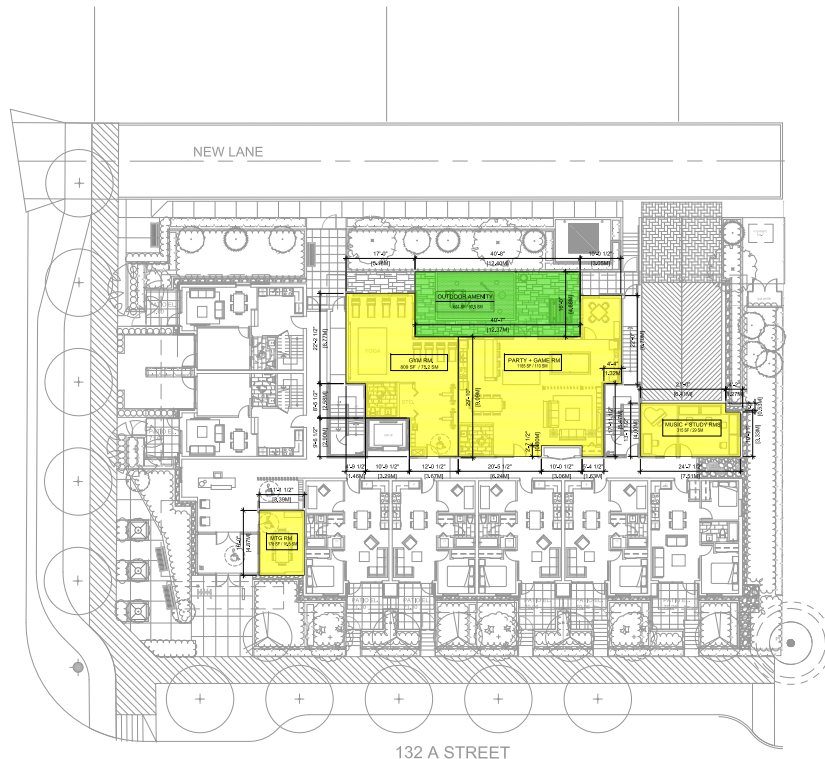
OUTDOOR AMENITY		
TOTAL	AREA 2,806 SF	260.7 SM
TOTAL REQUIRED		210 SM

AREA BREAKDOWN

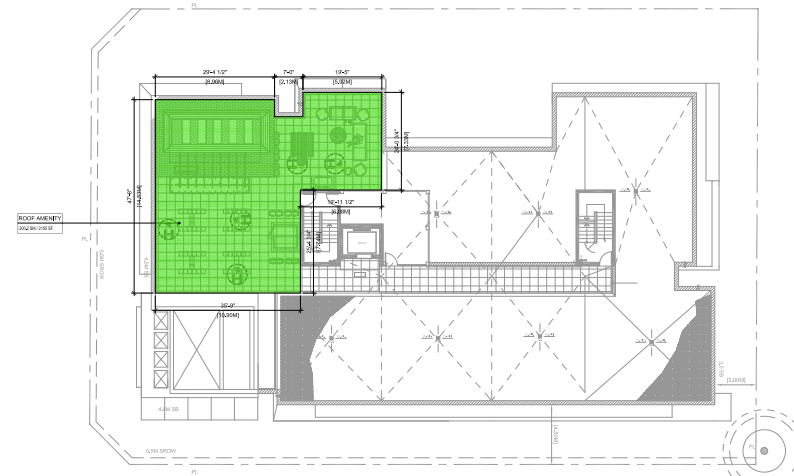
GROUND LEVEL		
USE	AREA	
MTG ROOM	178 SF	16.5 SM
GYM RM	809 SF	75.2 SM
PARTY + GAME ROOM	1,185 SF	110.0 SM
MUSIC + STUDY ROOMS	315 SF	29.0 SM

AREA BREAKDOWN

GROUND LEVEL		
USE	AREA	
KID'S PLAY & BBQ PATIO	651 SF	60.5 SM
ROOF		
USE	AREA	
MULTI-USE	2155 SF	200.2 SM



GROUND LEVEL



ROOF LEVEL

No.	Date	Description
1		
2		
3		
4		
5		
6		

No.	Date	Author	Description

Project Consultant
MARTIN LEW ARCHITECTURE INC.
 3039 17th AVENUE, SUITE 200, SURREY, BC
 CANADA V3R 1G8
 Phone: +1 604 586-0000
 Email: martin.lew@mla.ca



ISSUED FOR PLR 2023-08-17

Consultants

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 When dimensions are given precedence over graphic dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the Site and the Architect shall be relieved of any liability from the dimensions and conditions shown on this drawing. Please contact your local Building Department for approval of this drawing for construction.
 Project No:
 Multi-Residential Apartment
 10826 132A ST + 13265 108 Ave,
 Surrey, BC

Sheet No:
AMENITY DIAGRAM

Scale	Date
NTS	
Drawn	Checked
MLAI	ML
Case No.	Sheet No.
Project No.	
S1801	

A108

EXTERIOR FINISHES

MASONRY CLADDING

[B1] BRICK - NORMAN BRICK, 2.2" X 11.5" DARK GREY, STACK BOND

CONCRETE

[C1] CONCRETE WALL - PAINTED W/ ELASTOMERIC-MIDTONE GREY

COMPOSITE / METAL PANEL

- [P1] PRE-FINISHED ALU. PANEL, SILVER WITH GRAPHIC PRINT
- [P2] METAL PANEL - WARM BROWNISH GREY
- [P3] PRE-FINISHED CHANNEL COLOUR MATCHED W/ PANEL COLOUR
- [P4] COMPOSITE PANEL - MD TONE GREY
- [P5] PRE-FINISHED METAL PANEL - PEAR WHITE
- [P6] PRE-FINISHED METAL PANEL - WINDOW / DOOR TRIM DARK GREY
- [P8] SPANDREL GLASS / METAL - PRE-FINISHED TURQUOISE BLUE

WINDOW + DOOR

[W1] DOUBLE GLAZED THERMALLY BROKEN WINDOW TINTED LIGHT BLUE VINYL WINDOW WITH DARK GREY FRAME
SLIDING SWING DOOR COLOUR TO MATCH WITH WINDOW FRAME COLOUR WINDOW UPPER PRE-FINISHED METAL PANEL - DARK GREY

[W2] GROUND-LEVEL LOBBY WINDOW - ENTRY DOOR LOW-W GLAZING (LIGHT GREY TINTED) WITH DARK GREY FRAME, MATT FINISHED.

[W3] GROUND-LEVEL SUITE ENTRY DOOR, WOOD DOOR PAINTED SAFFRON YELLOW

[W4] OPEN GRILLE GARAGE DOOR - PRE-FINISHED DARK GREY

PRIVACY SCREEN

[PS] TRANSLUCENT GLAZING

SOFFIT

[S1] CEDAR WOOD STAINED FINISH SOFFIT W/ DARK GREY ALUM. VENT STRIP
[S2] LIGHT GREY SOFFIT BOARD W/ ALUM VENT STRIP, COLOUR TO MATCH WITH SOFFIT BOARD

FASCIA

[F1] PRE-FINISHED METAL PANEL, COLOR MATCH WITH P3

MISC. ITEMS

- [G1] BALCONY GUARDRAIL TRIM-DARK GREY W/ CLEAR SAFETY GLASS.
- [G2] TOWNHOUSE ENTRY GATE / METAL PICKET FENCE DARK GREY SEE LANDSCAPE DWG.
- [F2] PRE-FINISHED ROOF FLASHING DARK GREY
- [L1] CUSTOM DESIGN LIGHT FIXTURE W/ TRANSLUCENT GLAZING

108 AVE



Issues		
No.	Date	Description
1		
2		
3		
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6		

No.	Date	Appr.	Description

Revision
Client

Prime Consultant
MARTIN LEWIS ARCHITECTURE INC.
2028 - 17th AVENUE, SURREY BC
CANADA V3R 1G8
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Email: martin@mla.ca



ISSUED FOR PLR 2023-08-17

Consultants

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Project Title
Multi-Residential Apartment
10825 132A St + 13245, 13233 108 Ave.
Surrey, BC

Sheet Title
EAST ELEVATION

Scale 1/8" = 1'-0" / 1 : 100	Date 2022-03-16
Drawn MLAI	Checked ML
Case File	Sheet No.
Project No.	A201

EXTERIOR FINISHES

MASONRY CLADDING

- [1] BRICK - NORMAN BRICK 2.2" X 1.15" DARK GREY, STACK BOND
- CONCRETE
- [2] CONCRETE WALL - PAINTED W/ ELASTOMERIC-MIDTONE GREY

COMPOSITE / METAL PANEL

- [3] PRE-FINISHED ALU. PANEL - SILVER WITH GRAPHIC PRINT
- [4] METAL PANEL - WARM BROWNISH GREY
- [5] PRE-FINISHED CHANNEL COLOUR MATCHED W/ PANEL COLOUR
- [6] COMPOSITE PANEL - MID TONE GREY
- [7] PRE-FINISHED METAL PANEL - PEAR WHITE
- [8] PRE-FINISHED METAL PANEL - WINDOW / DOOR TRIM/ DRAK GREY
- [9] SPANDREL GLASS / METAL - PRE-FINISHED TURQUOISE BLUE

WINDOW + DOOR

- [10] DOUBLE GLAZED THERMALLY BROKEN WINDOW TINTED LIGHT BLUE VINYL WINDOW WITH DARK GREY FRAME
- [11] SLIDING SWING DOOR COLOUR TO MATCH WITH WINDOW FRAME COLOUR WINDOW UPPER PRE-FINISHED METAL PANEL - DRAK GREY
- [12] GROUND LEVEL LOBBY WINDOW + ENTRY DOOR LOW-W GLAZING (LIGHT GREY TINTED) WITH DARK GREY FRAME, MATT FINISHED.
- [13] GROUND LEVEL SUITE ENTRY DOOR - WOOD DOOR PAINTED SAFFRON YELLOW
- [14] OPEN GRILLE GARAGE DOOR - PRE-FINISHED DARK GREY
- PRIVACY SCREEN
- [15] TRANSLUCENT GLAZING

SOFFIT

- [16] CEILING WOOD STAINED FINISH SOFFIT W/ DARK GREY ALUM. VENT STRIP
- [17] LIGHT GREY SOFFIT BOARD W/ ALUM. VENT STRIP, COLOUR TO MATCH WITH SOFFIT BOARD

FASCIA

- [18] PRE-FINISHED METAL PANEL, COLOR MATCH WITH P3

MISC. ITEMS

- [19] BALCONY GUARDRAIL TRIM-DARK GREY W/ CLEAR SAFETY GLASS.
- [20] TOWNHOUSE ENTRY GATE / METAL PICKET FENCE DARK GREY SEE LANDSCAPE DWG.
- [21] PRE-FINISHED ROOF FLASHING DARK GREY
- [22] CUSTOM DESIGN LIGHT FIXTURE W/ TRANSLUCENT GLAZING

No.	Date	Description
1		
2		
3		
4		
5		
6		

No.	Date	Appr.	Description

Client

Prime Consultant
MARTIN LEWIS ARCHITECTURE INC.
 1038 - 17th AVENUE, SURREY BC
 CANADA V3R 1G8
 Phone: +1 (604) 338-5555
 Email: info@mla.ca



ISSUED FOR PLR 2023-08-17

Consultants

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Project Title
Multi-Residential Apartment
 10825 132A ST + 13245, 13233 108 Ave.
 Surrey, BC

Sheet Title
SOUTH ELEVATION

Scale 1/8" = 1'-0" / 1 : 100	Date 2022-03-16
Drawn MLAI	Checked ML
Case File	Sheet No.
Project No.	A202



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
8	23 AUG 10	UPDATE PER ACP COMMENTS	CLG
7	23 APR 04	NEW SITE PLAN / PER CITY COMMENTS	WJ
6	22 SEP 09	UPDATE PER COMMENTS	CLG
5	22 SEP 05	ADD PLANTING PLAN	WJ
4	22 SEP 03	UPDATE LANE CONDITIONS	CLG
3	26 SEP 00	ADD ROOFTOP AMENITY	BA
2	22 SEP 07	UPDATES PER NEW SITE PLAN	CLG
1	22 MAR 11	UPDATE OUTDOOR AMENITY	CLG

NO. DATE REVISION DESCRIPTION DR.

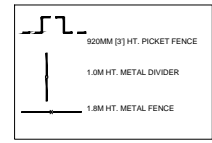
CLIENT:

PROJECT:
MULTI-RESIDENTIAL APARTMENT

10826 132A ST & 13265 108 AVE SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22 JAN 25 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: BA **L1** OF 7



KOMPAN_M7000



CORNUS KOUSA SATOMI



KOMPAN_PCM003221



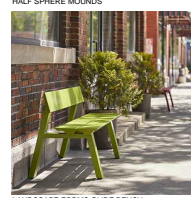
CRATAEGUS LAVALLEI



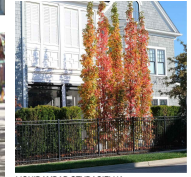
HALF SPHERE MOUNDS



PRICEA OMORIKA BRUNS
FAGUS SYLVATICA 'DANVOR GOLD' (CENTRE)
QUERCUS PALustris GREEN PILLAR (RIGHT)



LANDSCAPE FORMS GLIDE BENCH



LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'



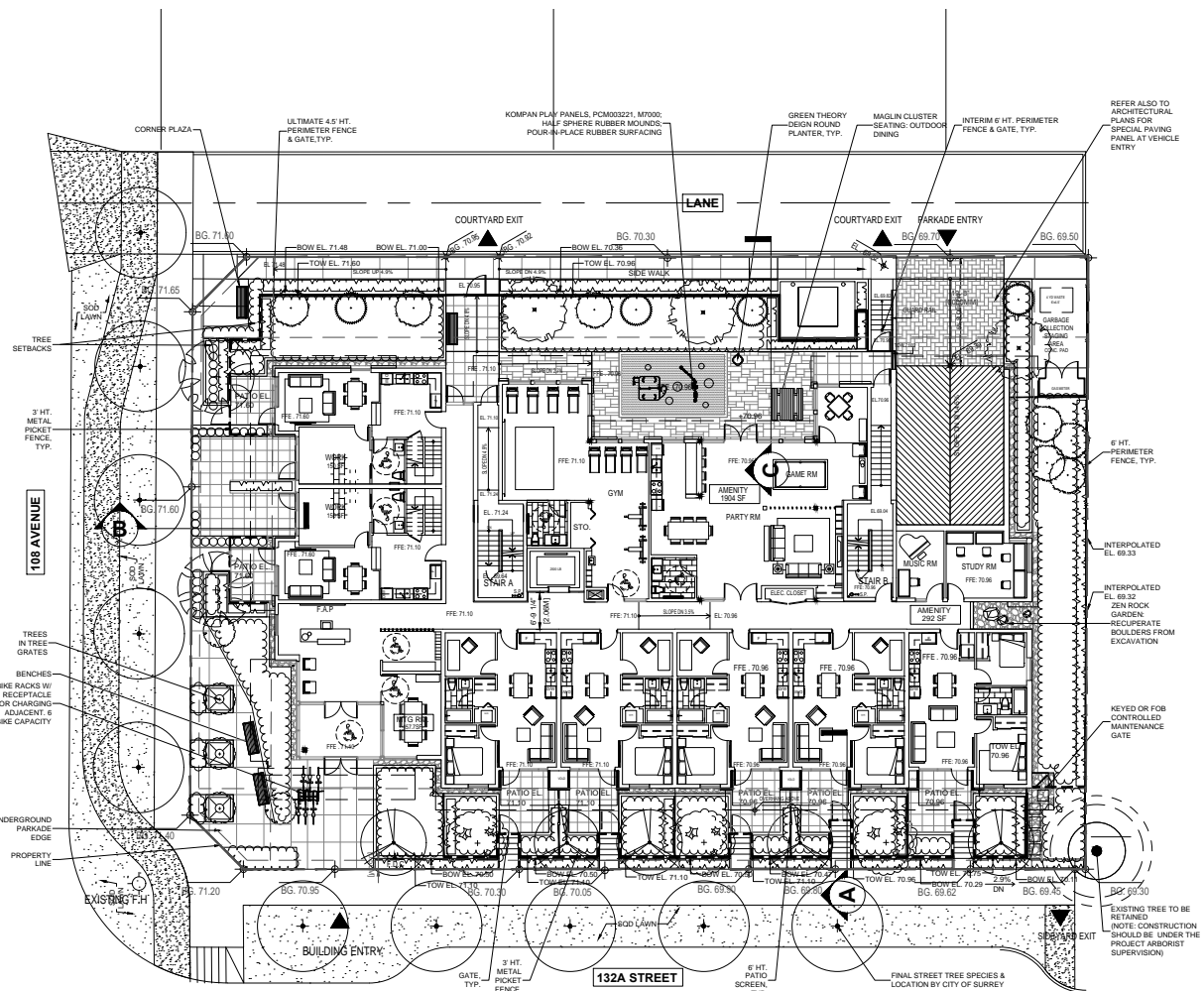
GREEN THEORY DESIGN ROUND SERIES
PP-RND-18, 18DX18H, PEWTER COLOR



MALUS RED SPLENDOR



STYRAX JAPONICUS 'PINK CHIMES'

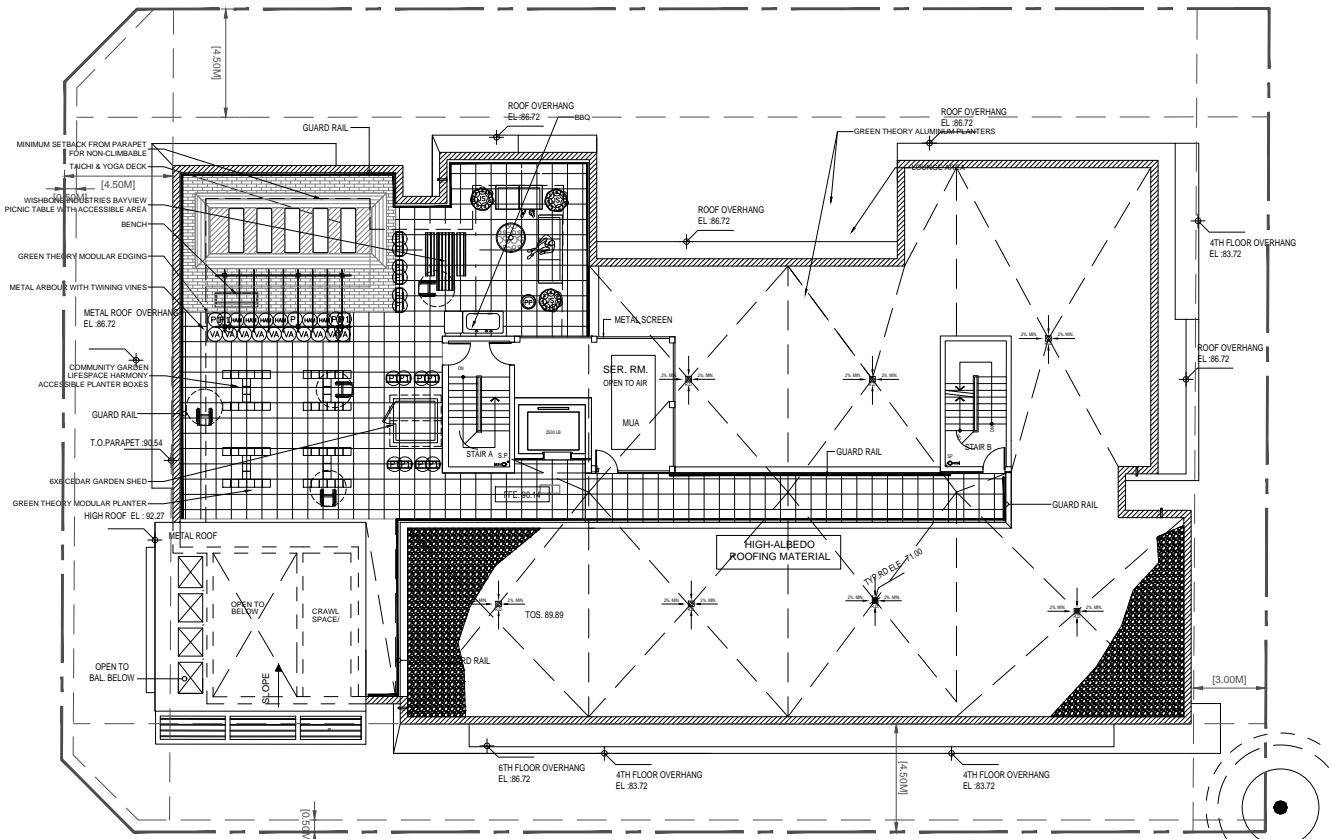


TREE SCHEDULE				PMG PROJECT NUMBER: 22-005
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3		CORNUS KOUSA SATOMI	PINK KOUSA DOGWOOD	6.0CM CAL: 1.5M STD: B&B
2		CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	6CM CAL: 1.5M STD: B&B
5		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL: B&B
3		MALUS RED SPLENDOR	RED SPLENDOR FLOWERING CRABAPPLE	6CM CAL: 1.5M STD: B&B
3		PRICEA OMORIKA BRUNS	BRUNS SERBIAN SPRUCE	3.0M HT: B&B
7		QUERCUS PALustris 'GREEN PILLAR'	GREEN PILLAR PINK OAK	6CM CAL: B&B
4		STREET TREES	FINAL LOCATION AND SPECIES	TO BE DETERMINED BY CITY OF SURREY
10		STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6.0CM CAL: 1.5M STD: B&B

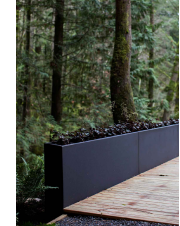
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: NAME 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.

TOTAL PROPOSED BY-LAW SIZED REPLACEMENT TREES: 37
TOTAL REQUIRED BY-LAW SIZED REPLACEMENT TREES: 31

SEAL:



LANDSCAPE FORMS HARVEST TABLE



GREEN THEORY ALUMINUM RECTANGLE



GREEN THEORY MODULAR PLANTER



NO.	DATE	REVISION DESCRIPTION	DR.
8	23 AUG 10	UPDATE PER ADP COMMENTS	CLG
7	23 APR 04	NEW SITE PLAN / PER CITY COMMENTS	WZ
6	22 SEP 09	UPDATE PER COMMENTS	CLG
5	22 SEP 06	ADD PLANTING PLAN	WZ
4	22 SEP 03	UPDATE LANE CONDITIONS	CLG
3	26 SEP 00	ADD ROOFTOP PLANTING	BA
2	22 SEP 07	UPDATE PER NEW SITE PLAN	CLG
1	22 MAR 11	UPDATE OUTDOOR AMENITY	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
MULTI-RESIDENTIAL APARTMENT
10826 132A ST & 13265 108 AVE
SURREY

DRAWING TITLE:
ROOF PLAN

DATE: 22 JAN 25 DRAWING NUMBER:
SCALE: 1/8" = 1' - 0"
DRAWN: CLG
DESIGN: CLG
CHKD: BA **L4** OF 7

PLANT SCHEDULE

PMG PROJECT NUMBER: 22-005

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(M)	6	HYDRANGEA ARBORESCENS 'INVINCIBELLE WEE W	WARF BIGLEAF HYDRANGEA; PINK	2 POT; 30CM
(J)	3	JUNIPERUS 'SKYROCKET'	SKYROCKET JUNIPER	1.25M HT, B&B
(V)	10	VACCINIUM CORYMBOSUM	BLUEBERRY	#2 POT; 50CM
GRASS				
(G)	35	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#2 POT
VINE				
(V)		VITIS VINIFERA	COMMON GRAPE VINE	2 POT; 60CM
PERENNIAL				
(P)	1	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1 POT
(S)	21	SEDUM CAUTICOLA 'BERTRAM ANDERSON'	BETRAM ANDERSON STONECROP	9CM POT

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.

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

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

DATE: **September 01, 2023** PROJECT FILE: **7822-0092-00**

RE: **Engineering Requirements
Location: 10825 132A Street, and 13233 & 13245 108 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m on 108 Avenue;
- Dedicate 3.0 m to achieve 6.0 m road allowance for Green Lane;
- Dedicate a 3.0-metre x 3.0-metre corner cut at 132A St / 108 Ave and at Lane / 108 Ave;
- Register 0.50 m statutory right-of-way (SRW) for maintenance.

Works and Services

- Construct north side of 108 Avenue to CCSD;
- Construct west side of 132A Street to CCSD;
- Construct lane to SSD-R.12;
- Construct 7.30 m concrete letdown;
Construct water main along 132A Street;
- Construct sanitary main along 108 Avenue;
- Construct an adequately-sized service connections (water, storm, and sanitary), complete with inspection chamber, to the site;

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

MS

Department: **Planning and Demographics**
Date: **August 30, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0092 00**

The proposed development of **70** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	10
---	----

Projected Number of Students From This Development In:	
Elementary School =	6
Secondary School =	2
Total Students =	8

Current Enrolment and Capacities:	
K B Woodward Elementary	
Enrolment	669
Operating Capacity	457
# of Portables	12
Kwantlen Park Secondary	
Enrolment	1498
Operating Capacity	1200
# of Portables	13

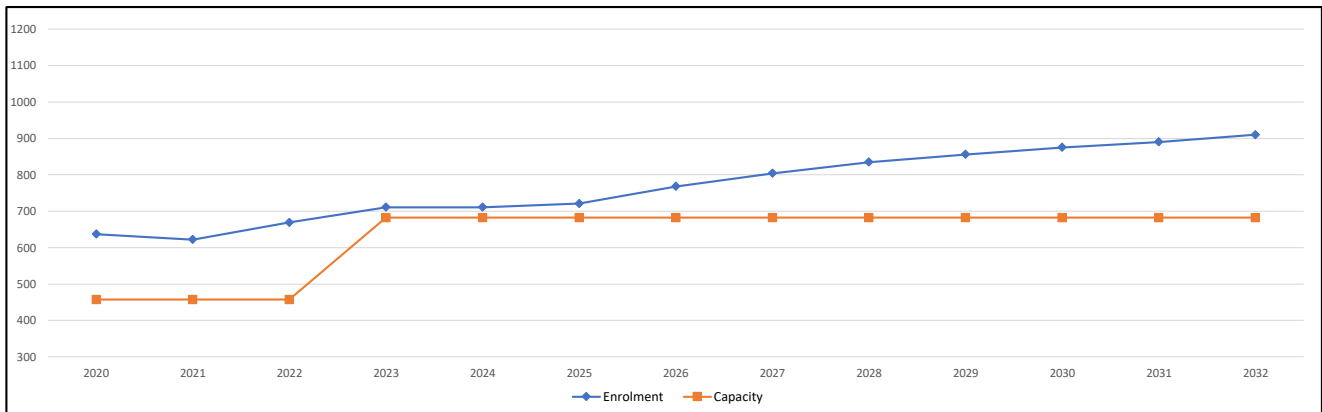
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 146% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has been completed and targeted to open Fall of 2023.

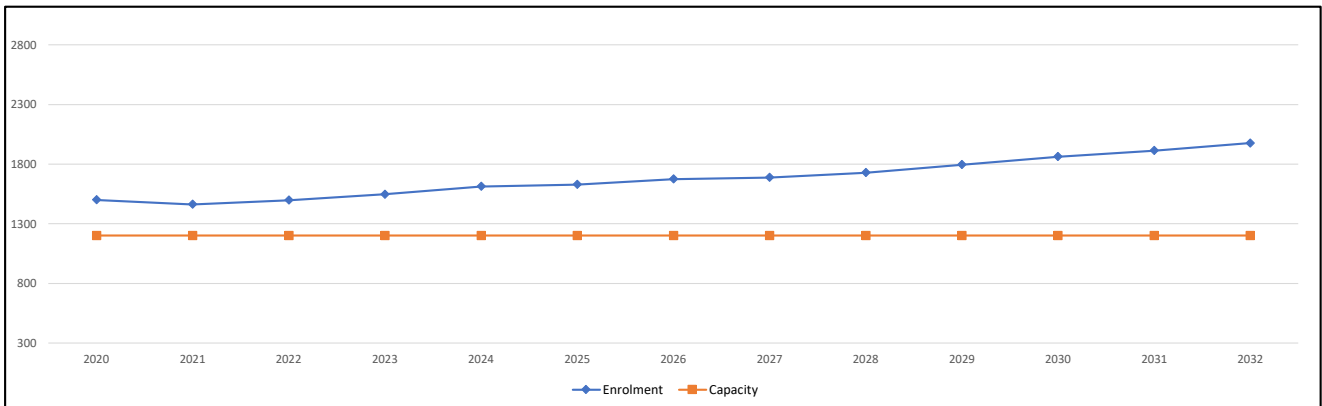
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2022, Kwantlen Park Secondary is currently operating at 125% with 13 portables on site used for enrolling classes and is projected to grow by 450 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

K B Woodward Elementary



Kwantlen Park Secondary



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

Tree Preservation Summary

Surrey Project No:

Address: 10825 132A Street and 13233 + 13245 108 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kimberley Dahl PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	26	Protected Trees Identified	1
Protected Trees to be Removed	26	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 1 - All other species to be removed (2:1) 25 X two (2) = 50 	51	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	15	Replacement Trees Proposed	0
Replacement Trees in Deficit	36	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas			
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

March 3, 2023

Date

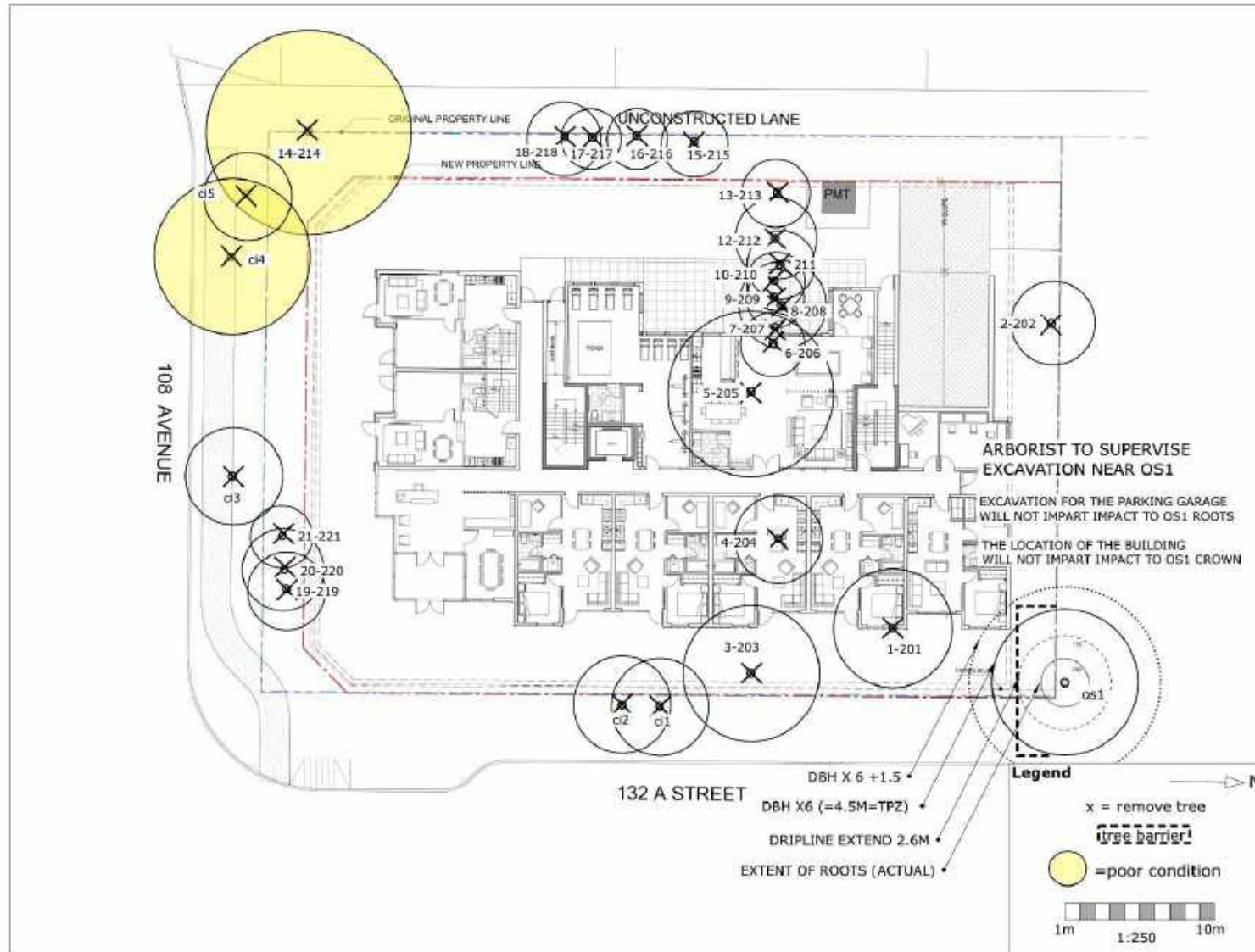


**Tree Plan for Development at
10825 132A and 13245
+13233 108 Avenue, Surrey**

Updated March 3, 2023

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1-201	Beech	61	3.66
2-202	Cottonwood	43	2.58
3-203	Horse Chestnut	70	4.20
4-204	Western Red Cedar	45	2.70
5-205	Western Red Cedar	85	5.10
6-206	Douglas Fir	33	1.98
7-207	Douglas Fir	45	2.70
8-208	Douglas Fir	30	1.80
9-209	Douglas Fir	35	2.10
10-210	Douglas Fir	42	2.52
11-211	Douglas Fir	35	2.10
12-212	Douglas Fir	30	1.80
13-213	Douglas Fir	35	2.10
14-214	Plum	105	6.30
15-215	Douglas Fir	34	2.04
16-216	Douglas Fir	31	1.86
17-217	Douglas Fir	31	1.86
18-218	Douglas Fir	38	2.28
19-219	Western Red Cedar	40	2.40
20-220	Western Red Cedar	42	2.52
21-221	Western Red Cedar	32	1.92
cl1	Western Red Cedar	50	3.00
cl2	Douglas Fir	50	3.00
cl3	Lawsons Cypress	50	3.00
cl4	Plum	80	4.80
cl5	Lawsons Cypress	45	2.70
os1	Western Red Cedar	75	4.50





Advisory Design Panel Minutes

Present:

Panel Members:
E. Kearns, Chair
M. Cheung
M. Mitchell
R. Salcido

Guests:

Rajinder Warraich, Architect AIBC, Flat Architecture
Caelan L. Griffiths, PMG Landscape Architects
Ruchir Dhall, Landscape Architect, Architecture Panel Inc.
Martin Liew, Architect AIBC, Martin Liew Architecture Inc.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Senior Urban Design Planner
S. Meng, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by M. Cheung
Seconded by M. Mitchell
That the minutes of the Advisory Design Panel
meeting of May 25, 2023 be received.

Carried

B. NEW SUBMISSIONS**3. 5:55 p.m.**

File No.:	7922-0092-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and Detailed DP for a 6-storey residential apartment building consisting of 70 dwelling units and 2 levels of underground parking.
Address:	13233 and; 10825 – 132A Street (City Centre)
Developer:	Will Wong, Grand Foundation Investment Ltd.
Architect:	Martin Liew, Architect AIBC, Martin Liew Architecture Inc.
Landscape Architect:	Caelan Griffiths, 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 overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape and plaza concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Cheung
Seconded by M. Mitchell
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

2023-08-17 Architect's Response in Blue Italics, Landscape Architect's Response in Green Italic

Key Points

- Great massing exterior design and good articulation.
Noted
- Consider reviewing the soil depths for landscape areas over slab.
We have provided a soil depth plan as well as planter wall grading ticks to provide proof-of-concept soil depths. At this early stage we have ensured that the 1.0m depth can be achieved with only a 8" slab drop at all street frontages. More slab drop is expected – however – and we are confident that the 1.0m depth for tree areas will be provided. We are actively working with the architect to ensure that the trees in grates at the southeast corner will have adequate growing medium.
- Consider reviewing street frontage walls to ensure acceptable height and to soften with additional landscaping.
With the understanding that the City requires 1.0m depth of growing medium for trees, and no planter walls within 0.5m of the property line we have chosen to mitigate the planter wall height by mounding growing and planting in front of the walls to minimize their visual impact.
- Further consider the corner element for additional fenestration with relation to 132A street.
The corner element - the featured wall with a bright tone (light metallic silver) and a forest image in mono halftone form as an enhancement to celebrate the corner of 108 Ave and 132A Street instead of adding additional fenestration.

Reconsider canopy at level 1 to emphasize the design intent.

The entry canopy has been revised to apply the same material as the feature wall to enhance the overall appearance.

- Consider revisiting ground colour planning or additional accent colour to bring life to the building.
The following approaches have been applied to enhance the colour scheme of the proposed development:
 - 1: *A lively saffron color has been applied to the street entry doors.*
 - 2: *A vigorous turquoise blue color spandrels have been applied to the street-level suite window and suites within the frame on the upper floors.*

Site

- Consider reviewing street frontage walls particularly southeast corner as it seems to be taller and review the slope in planting beds to ensure functionality.
Planter beds are flush with the patio grades, in keeping with City comments. Additional depth for trees is provided by

Form and Character

- Reconsider the blank wall at corner lobby as it seems to reduce sunlight to upper decks of units
The feature wall at the corner does not cast much shadow on the upper decks of units since the building is north-south oriented. Refer to the shadow study diagram.
- Consider lowering the entry canopy attached to architectural frame building in the corner.
The headroom of ground level is a single-storey height space. Lowering the entry canopy will result in a low headroom at the main lobby and entrance. The canopy has been revised to apply the same material as the feature wall to enhance the entry lobby appearance.
- Consider the CRU or retail business be relocated on east side of site rather than 108A Avenue for on-street parking access to live-work units.
Off-street parking for the live/work units can be provided on 132A Street. Having live-work units fronting 108A Avenue, which is an arterial road, complies with the City's urban design criteria.
- Consider relocating accessible parking away from the sloping surface in the underground parkade.
The sloping surface has reduced its slope percentage from the 5% to 3%. Due to this reduction, the accessible parking stalls will remain where they were.
- Consider relocating garbage room away from parkade ramp.
Since the driveway slope has been reduced from 5% to 3%, the location of the garbage room does need to be relocated.
- Consider providing 2 feet planter to separate the bedroom window from pathway for ground floor loft side units for more privacy.
*We have removed the path.
The removal of the pathway converts the rear yard to a non-public access planting area. The bedroom window no longer needs a 2 feet planter for privacy protection.*
- Reconsider the location of PMT path along the sidewalk.
The PMT has moved eastward from the edge of the sidewalk.

- Consider revisiting colours of cladding, especially brown colour panel and find more lively tones and colours.

The following approaches have been applied to enhance the colour scheme of the proposed development:

- 1: The brown colour panel has been revised to a more greyish (neutral) colour.
- 2: A lively saffron yellow colour has been applied to the street entry doors.
- 3: A vigorous turquoise blue colour spandrels have been applied to the street-level suite window and suites within the feature frame on the upper floors.

- Consider clarification on outdoor representation of fence and privacy for the outdoor amenity both on the site plan and elevations.
The lines for fences have had their line weight increased so that their visibility is emphasized.

- Consider reviewing the feature wall height in consideration to rest of building and structure of the overhang.
The feature wall in reality is not as high as what is shown in the rendering due to the wide-angle lens has exaggerated the height in the rendering.

The height of the feature wall needs to be higher than the rest of the building in order to be prominent, and it can be supported by a unique structure to withstand the wind and snow load.

- Consider the addition of some accent colours to brighten up pedestrian and resident experience.

The following approaches have been applied to enhance the pedestrian and resident experience:

- 1: A lively saffron yellow color has been applied to the street entry doors;
- 2: A vigorous turquoise blue color spandrels have been applied to the street-level suite window and suites within the feature frame on the upper floors; and
- 3: Street-level suite entry gates have been applied with turquoise blue color.

- Consider opportunity to celebrate corner of 108 Avenue and 132A Street more by lightening up the frame element with additional fenestration or brightness.

The corner metal panel featured wall applies a brighter tone (light metallic silver) with a print of forest image (in mono halftone form) to celebrate the corner of 108 Ave and 132A Street instead of adding additional fenestration.

Landscape

- Recommend reviewing bike parking for outdoor areas and potentially include electric bike parking.
We have added bike racks to the corner plaza to serve both live-work units and residential entry.
The proposed project employed 1 EB rack (next to the lobby enter phone) and 2 EB racks at the bike storage
- Recommend reviewing site furniture for barrier free access especially lounge area on rooftop.
We have re-specified the picnic table and urban agriculture boxes to accessible types.
- Recommend the hard surfacing at the work units to be screened from the street more with vegetative separation. Good opportunity for a combination of a work courtyard area.
We have added a strip of ornamental grasses to soften the frontage at the live-work units.
- Consider reviewing the existing offsite trees to see if any can be retained and ensure neighbouring property tree to the east is protected with review of parkade excavation.
We have communicated with the project arborist to verify the retention strategy has been optimized for adjacent trees.
The existing offsite trees to the east are in conflict with the proposed development and the future city trees in the boulevard.
- Consider reviewing the planter with metal arbor at the rooftop amenity for height and proximity to the edge of railing as it may be a climb ability issue.

We have shown the minimum setback from the parapet edge so that all furnishings that could be climbable are not placed in such a way that the guardrail could be defeated.
- Consider adding more landscape to plaza to mitigate traffic noise along 108 Avenue.
We have added planting in line with the trees in grates to increase planting along 108th Avenue.
- Consider providing screening between entries to live-work units and soften the finishes with planters or vegetation.
We have added a planted low hedge between the two live work patios.

CPTED

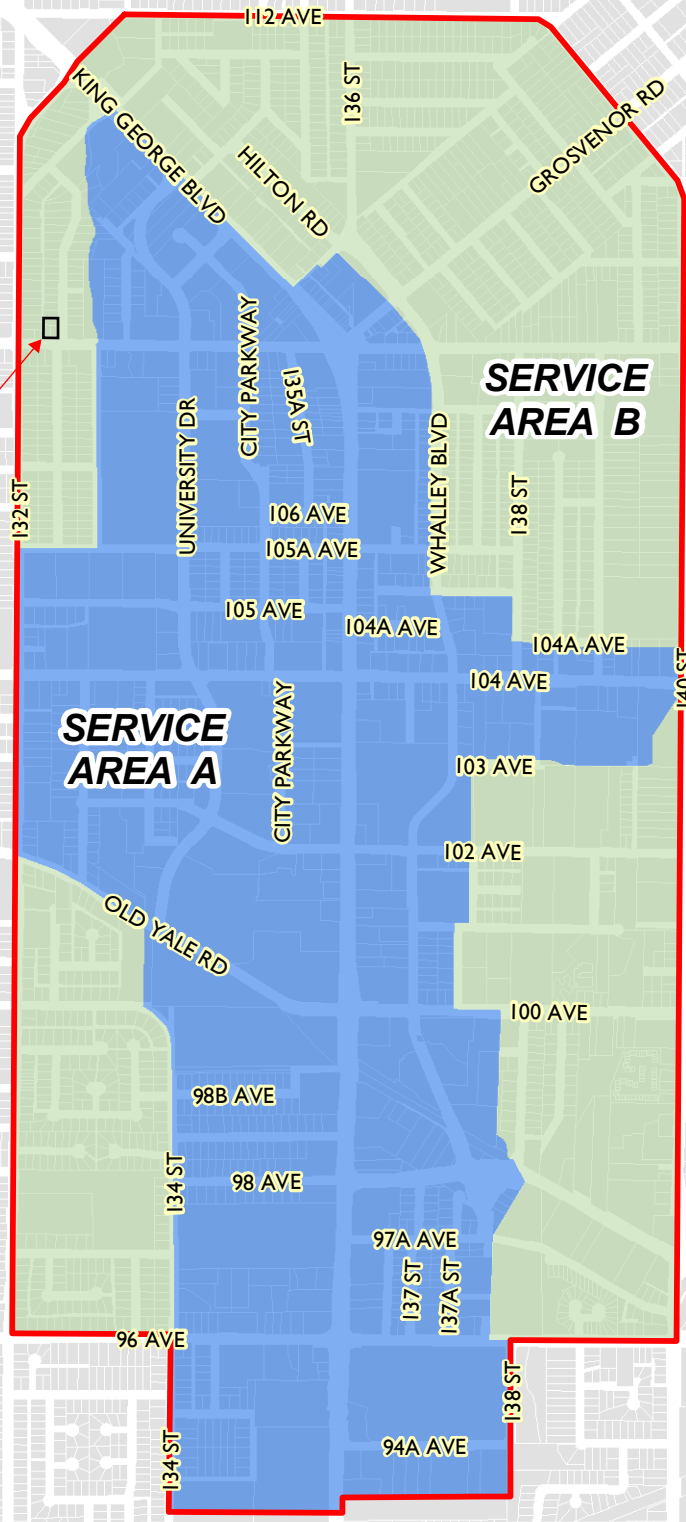
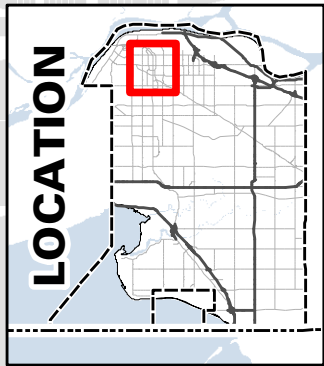
- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Consider adding a small lobby for the elevators to provide rooftop outdoor amenity access.
The intent of the ADP comment was to provide weather protection for the roof amenity users while waiting for the elevator. A 3-foot depth canopy is proposed to function as a small lobby for weather protection.



Subject Site

LEGEND

- Service Area A
- Service Area B
- City Centre Boundary

Produced by GIS Section: May 31, 2012, CS/AW8



DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.