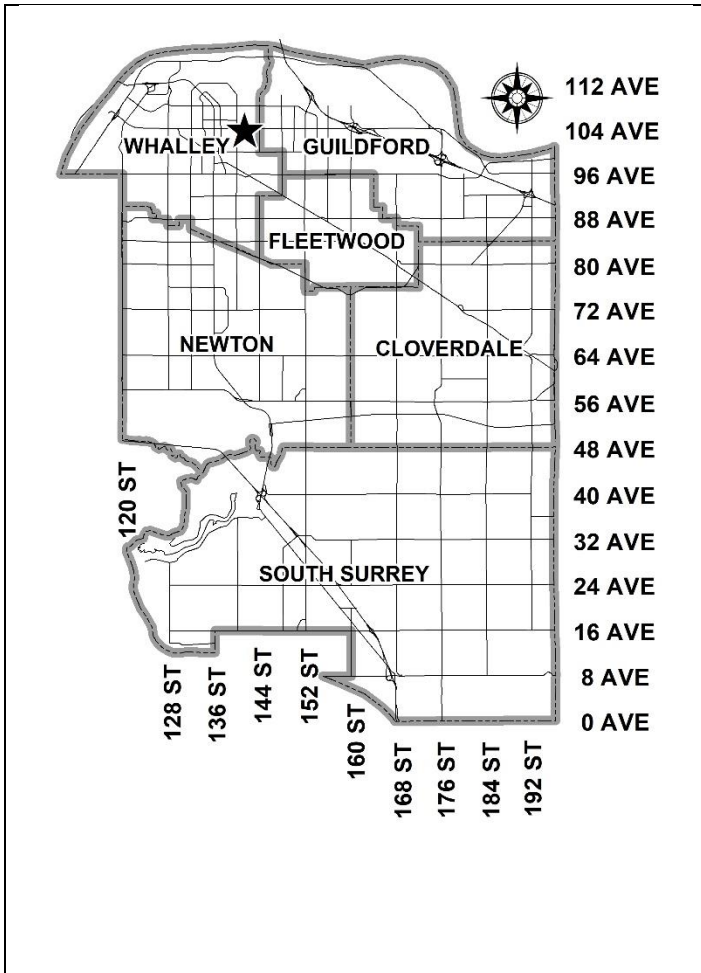


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0223-00

Planning Report Date: April 17, 2023



**PROPOSAL:**

- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of a 6-storey apartment building with approximately 152 dwelling units and underground parking on a consolidated site in Guildford.

**LOCATION:**

14528 – 104A Avenue  
 14538 – 104A Avenue  
 14548 – 104A Avenue  
 14518 – 104A Avenue

**ZONING:**

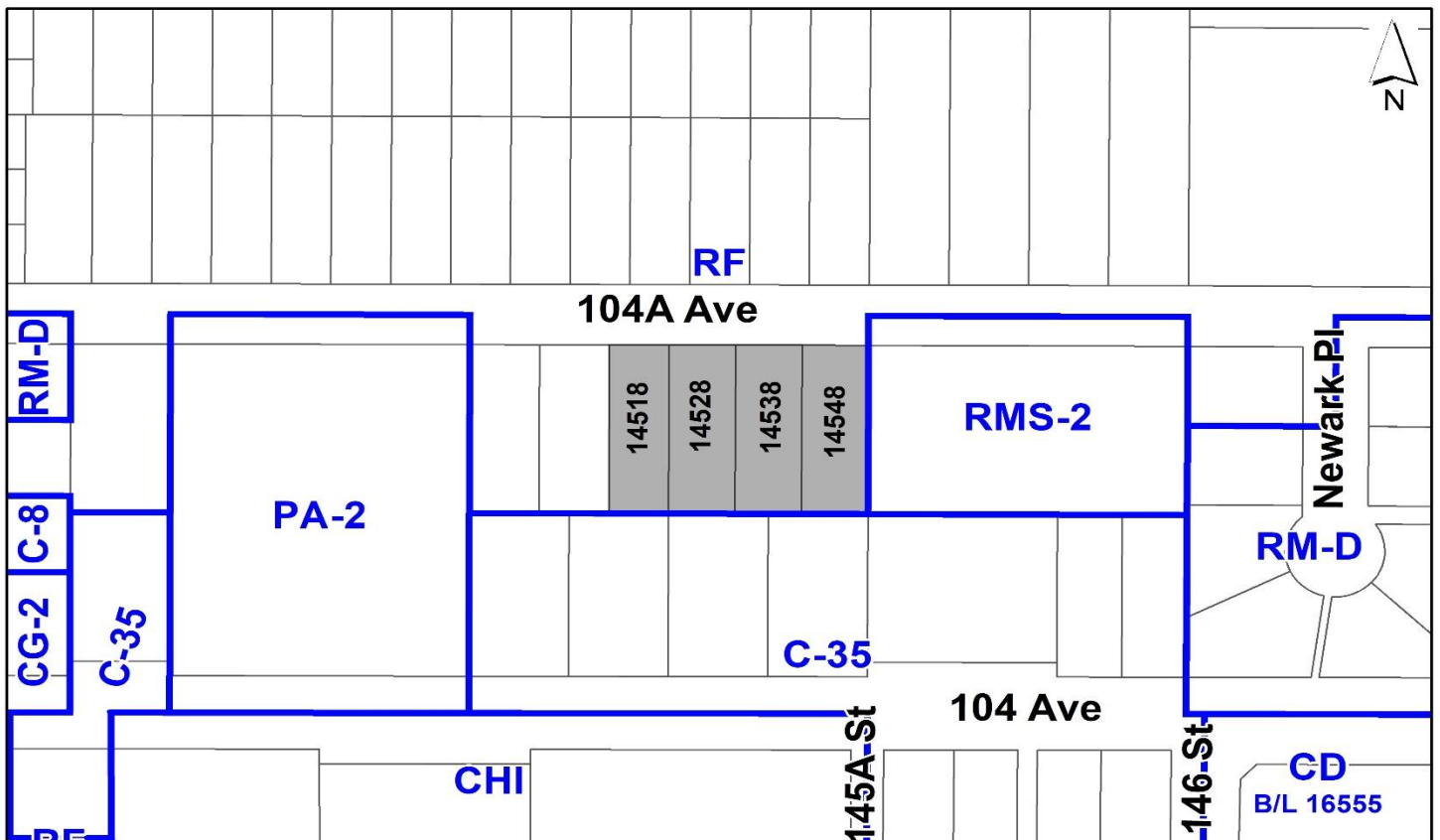
RF

**OCP DESIGNATION:**

Multiple Residential

**TCP DESIGNATION:**

Low to Mid Rise Apartment



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation.

## RATIONALE OF RECOMMENDATION

- The proposal generally compiles with the “Multiple Residential” designation in the Official Community Plan (OCP).
- The proposal complies with the “Low to Mid Rise Apartment” designation in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1).
- The proposed development is within a Frequent Transit Development Area (FTDA) and conforms with the goal of achieving higher density development near a transit corridor.
- 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.
- A text amendment to the OCP is required in order to achieve the proposed 6-storey apartment building at a density higher than currently permitted in the Multiple Residential designation. The proposed text amendment is considered to have merit given that the apartment building is located within a Frequent Transit Development Area (FTDA) and within close proximity to rapid bus service along 104 Avenue (a Frequent Transit Network [FTN]).

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx"	Multiple Residential	14518 104A Avenue Lot "C" Section 19 Block 5 North Range 1 West New Westminster District Plan 17992  14528 104A Avenue Lot 124 Section 19 Block 5 North Range 1 West New Westminster District Plan 41196  14538 104A Avenue Lot 125 Section 19 Block 5 North Range 1 West New Westminster District Plan 41196  14548 104A Avenue Lot 126 Section 19 Block 5 North Range 1 West New Westminster District Plan 41196	Density permitted up to 2.35 FAR"

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 subject site 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. 7922-0223-00 generally in accordance with the attached drawings (Appendix I).
5. 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) 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;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family residential	Multiple Residential/Low to Mid Rise Apartment and Road	RF
North (Across 104A Avenue):	Single family residential	Multiple Residential/School	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Guildford Senior's Village	Multiple Residential/Low to Mid Rise Apartment	RMS-2
South:	Vacant parcels under application to permit two 6-storey market rental apartment buildings which previously received Third Reading (Development Application No. 7920-0126-00)	Multiple Residential/Low to Mid Rise Apartment and Road	C-35
West:	Single family residential under application for an 18-storey mid-rise apartment building and currently pre-Council (Development Application No. 7922-0318-00)	Multiple Residential/Mid to High Rise Apartment and Road	RF

### Context & Background

- The subject properties are located on the south side of 104A Avenue, just east of 144 Street.
- The properties are approximately 0.44 hectare in total combined area and presently occupied by single family residential dwellings.
- The subject properties are designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Apartment" and "Road" in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) as well as zoned "Single Family Residential Zone (RF)".
- The applicant provided a watercourse assessment from a Qualified Environmental Professional (QEP) confirming that a Class C (green-coded) watercourse is located on the south side of 104A Avenue. The watercourse assessment was reviewed by City staff who agree with the findings of the QEP with respect to the Class C watercourse classification. The ditch will be infilled.

### 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.

- As such, the subject application will be eligible to be considered for Final Adoption once the applicant has satisfactorily addressed all outstanding items, identified in the Planning Report, to the satisfaction of City staff.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey residential building consisting of 152 dwelling units with underground parking on a consolidated site, the applicant proposes the following:
  - OCP Text Amendment to allow a higher density of 2.35 FAR (gross density) in the Multiple Residential designation;
  - 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; and
  - Subdivision/consolidation from four (4) lots into one (1) lot.
- Development details are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,438 sq. m.
Road Dedication:	919 sq. m.
Undevelopable Area:	N/A
Net Site Area:	3,519 sq. m.
<b>Number of Lots:</b>	4 (existing) 1 (proposed)
<b>Building Height:</b>	20 metres
<b>Unit Density:</b>	N/A
<b>Floor Area Ratio (FAR):</b>	2.35 (Gross)/2.97 (Net)
<b>Floor Area</b>	
Residential:	10,363 sq. m.
Commercial:	N/A
Total:	10,363 sq. m.
<b>Residential Units:</b>	
Studio:	12 dwelling units
1-Bedroom:	101 dwelling units
2-Bedroom:	24 dwelling units
3-Bedroom:	15 dwelling units
Adaptable Units:	41 dwelling units
Total:	152 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 79 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

29 Elementary students at Hjorth Road Elementary School  
19 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 Spring, 2025.

**Parks, Recreation & Culture:** No concerns. Parks notes that 104A Avenue is a Green Connector in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan. As a result, a minimum 3.5 metres is to be provided as boulevard in the road cross-section for enhanced growing area for street trees.

The closest active park with amenities including playgrounds, a dog off-leash area, recreational trail network as well as natural areas is Hawthorne Rotary Park which is 290 metres away. Future active parkland is proposed across the street from the development, 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 January 26, 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 and Infrastructure

- As part of the subject development, the applicant will be required to provide the following improvements:
  - Dedication and construction of 104A Avenue; and
  - Dedication and construction of new 145 Street.
- The alignment of 145 Street, as identified in the Stage 1 Plan, is proposed to be shifted slightly east, in consideration of the consolidation pattern of the block and to better distribute road requirements for the blocks to the north. As part of the Stage 2 Plan process, staff will be reviewing the ultimate alignment for future 145 Street, particularly adjacent to the “School” site identified on the north side of 104A Avenue, in consultation with the School District to ensure the needs for the planned school site are met.

### Traffic Impacts

- As part of the Stage 2 Plan process, a transportation impact analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area. This process, as opposed to a piecemeal evaluation approach, is preferred to better inform the required infrastructure improvements to support the projected overall growth within the Plan.
- According to industry standard rates, the proposal is anticipated to generate approximately one vehicle trip per minute in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City’s minimum threshold and complies with the Stage 1 Plan designation, with the anticipated land-use and density on the subject site having been taken into account as part of the Stage 2 transportation impact analysis for the overall Plan area.

### Dedication Requirements, Driveway Access and Parking

- As part of the subject application, the applicant will be required to dedicate:
  - 2.942 metres for 104A Avenue;
  - Varying widths of dedication for future 145 Street; and
  - A 3.0 metre by 3.0 metre corner-cut at the intersection of 104A Avenue and 145 Street.
- The proposed development will obtain vehicular access to the underground parkade from 145 Street. No direct vehicle access is permitted to/from 104A Avenue.
- The applicant will be constructing 104A Avenue and 145 Street to accommodate on-street parking along the site frontages.

### Modified Alignment for Future 145 Street

- In the Stage 1 Plan, a future “School” site is identified on the north side of 104A Avenue, just east of future 145 Street. As part of the Stage 2 Plan, staff will be reviewing the ultimate road alignment for future 145 Street taking into consideration the needs of the School District.



- As the future school site has not been finalized, at this time, City staff are proposing to amend the road alignment of future 145 Street, south of 104A Avenue, to provide greater flexibility and maximize (re-)development potential by allowing for different lot consolidation patterns along the south side of 104A Avenue.

### Transit

- The proposed apartment building is located within close proximity to frequent transit on 104 Avenue as well as roughly 200 metres from an existing bus stop (#320 – Surrey Central Station to Fleetwood/Langley Centre) and about 400 metres from an existing rapid 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.

### **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 “Multiple Residential” in the Official Community Plan (OCP).
- The proposed development generally complies with the Multiple Residential OCP designation, but a Text Amendment is proposed to seek a higher density (floor area ratio).

#### Amendment Rationale

- The subject property is located within a Frequent Transit Development Area (FTDA), within close proximity to a Frequent Transit Network (104 Avenue) and within a 400 metre walking distance of existing rapid bus transit service (R1 – King George to Guildford).
- In the OCP, the “Multiple Residential” designation allows a maximum gross density of 2.0 FAR for sites located within a FTDA or Urban Centre, that about a FTN or where specifically allowed in a Secondary Land-Use Plan.

- In order to accommodate the development, the applicant is proposing a Text Amendment to the OCP to increase the maximum allowable gross density under the Multiple Residential land-use designation from 2.0 FAR to 2.35 FAR. This will permit a gross density consistent with the maximum allowable gross density of 2.5 FAR permitted in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan.
- Given the subject site is located within a FTDA, within close proximity to a FTN and within 400 metres of an existing rapid bus stop, a higher density multiple residential development is supported on the subject site. A higher density development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development within 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 development proposal supports transit-oriented development, focused 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/or adjacent to major parks or civic amenities.
- The dwelling units front onto 104A Avenue and future 145 Street with urban design features (e.g. ground-floor patio space, upper-storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

#### **Secondary Plans**

##### Land Use Designation

- The subject property is designated “Low to Mid Rise Apartment” and “Road” in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan (TCP).
- The proposed development complies with the TCP designation, per the Stage 1 Plan.

##### Themes/Objectives

- 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.
- The development encourages a greater diversity of housing options for different family sizes, types and compositions.

- The proposal complies with the 6-storey maximum building height allowed under the “Low to Mid Rise Apartment” designation in the Guildford Town Centre – 104 Avenue Corridor Plan.
- 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 approximately twenty-six percent (26%) of the total dwelling units as two or more bedroom (39 dwelling units in total) and ten percent (10%) of the dwelling units as three or more bedroom (15 dwelling 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 subject 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	
<b>Unit Density:</b>	N/A	N/A	
<b>Floor Area Ratio:</b>	2.0	2.35 (Gross)/2.97 (Net)	
<b>Lot Coverage:</b>	33%	56%	
<b>Yards and Setbacks:</b>			
North Yard	7.5 m.	5.5 m.	
East Yard	7.5 m.	5.2 m.	
South Yard	7.5 m.	3.0 m.	
West Yard	7.5 m.	5.5 m.	
<b>Principal Building Height:</b>	50 m.	20 m.	
<b>Permitted Uses:</b>	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	
<b>Amenity Space</b>			
Indoor Amenity:	456 sq. m.	457 sq. m.	
Outdoor Amenity:	456 sq. m.	589 sq. m.	
<b>Parking (Part 5)</b>		<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>			
Residential:		167 spaces	167 spaces
Residential Visitor:		15 spaces	15 spaces
Total:		182 spaces	182 spaces

<b>Bicycle Spaces</b>		
Residential Secure Parking:	182 spaces	190 spaces
Residential Visitor:	6 spaces	6 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 2.35. As the subject site is located within an existing FTDA, in close proximity to an existing FTN (104 Avenue), within close proximity to a rapid bus stop and given the required road dedication, the proposal to increase the density from 2.0 FAR to 2.97 FAR (Net) in the CD Zone is supportable. Furthermore, the Stage 1 Plan for the Guildford Town Centre – 104 Avenue Corridor permits a maximum allowable gross density of 2.5 FAR.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 56% 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 space for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within a FTDA, in close proximity to a FTN and within walking distance of public transit (104 Avenue), staff are supportive of reducing the parking rate on the subject site (see discussion below).

#### On-Site Parking and Bicycle Storage

- The proposed development includes a total of 182 parking stalls consisting of 167 resident parking spaces and 15 parking spaces for visitors. In addition, the applicant will provide 4 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from future 145 Street.
- 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 182 parking spaces provided, 20 small car spaces are proposed or 11% of the total number of parking spaces. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw 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 (104A 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 182 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking spaces required under the Zoning Bylaw. In addition, the applicant will provide 6 at-grade bicycle parking stalls which complies with the Zoning By-law requirement.

### **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.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities permitted under the Secondary Plan designation which are based on gross site area.

### **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**

- 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 December 13, 2022, and the Development Proposal Sign was installed on December 20, 2022. Staff received two (2) responses from residents of Surrey (*staff comments in italics*):
  - One resident requested information regarding whether the applicant had provided a Traffic Impact Assessment and whether the findings supported the increased density proposed on-site.

*(As part of the Stage 2 Plan for the Guildford Town Centre – 104 Avenue Corridor, the City is currently conducting a comprehensive Traffic Impact Assessment [TIA] for the broader plan area. The TIA will inform the required servicing improvements [e.g. road widening locations, intersection improvements, etc.] to service all the land-uses and densities envisioned within the plan area. As such, individual developments are not generally required to submit TIAs if they are in keeping with the Stage 1 land-use plan. As the subject development application is consistent with the “Low to Mid Rise Apartment” designation in the Stage 1 Plan, the traffic impacts directly related to the proposed development are already being accounted for in the City’s area-wide TIA.)*

- One resident expressed concerns the construction of the proposed development would be disruptive to existing residents and expressed concerns the proposal will create additional traffic along 104A Avenue, a narrow one-lane road with Class C (green-coded) watercourses that, in turn, will result in increased pollution. In addition, the proposed development will place additional pressure on existing municipal infrastructure.

*(The applicant will be providing dedication along 104A Avenue to achieve the ultimate 13.0 metres from centreline required for “green connector” roads in the Stage 1 Plan. The green connector will include barrier curb and gutter, a 1.8 metre wide concrete sidewalk, 1.5 metre wide bike lane, street lighting and boulevard with street trees.*

*The applicant will dedicate varying widths for future 145 Street which will be a local road with a 2.5 metre boulevard on both sides, a 2.0 metre wide concrete sidewalk adjacent the property line on both sides and street lighting. The balance of future 145 Street would be constructed under the adjacent in-stream development applications (No. 7920-0126-00 and 7922-0318-00) should they be approved by Council.*

*As part of the subject application, the applicant is expected to construct and/or upgrade the existing services to serve the proposed development. In addition, it is anticipated that traffic will be dissipated by providing a finer grained road network and traffic congestion could be further alleviated given that residents may choose to take nearby public transit.)*

- One resident expressed concern about the loss of existing trees on-site to accommodate the proposed development.

*(The applicant proposes to remove a total of 25 on-site/off-site trees and plant a total of 25 replacement trees on-site with a financial contribution to the Green City Program. The trees proposed on-site are located primarily along the street frontages and associated with the at-grade patios. Additional boulevard trees will be planted along 104A Avenue as well as future 145 Street. The number, species and spacing will be determined by the Parks Department.)*

- One resident expressed concern the proposed development will have a negative impact on school capacity.

*(The School District is actively working to address school capacity issues. The Stage 1 Plan identifies a potential location for a future school site on the north side of 104A Avenue [i.e. directly adjacent the proposed development]. The School District is currently exploring the options available to address school capacity issues within the immediate area.)*

- One resident expressed concern that a number of development applications are currently in-process in the immediate area and that a combined open house and/or presentation is warranted to provide residents with a better understanding of the overall impact of these in-stream development applications on the surrounding neighbourhood.

*(While there are several current in-stream development applications in the immediate area, a number of these applications are still undergoing preliminary review and staff are working with the applicant to address issues related to density, road network/connectivity, form and character, etc. The applicants will be required to install a Development Proposal Sign and a pre-notification letter will be mailed out to adjacent residents once staff have resolved these outstanding issues.)*

## 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 152 dwelling units with underground parking on a consolidated site.
- The unit mix consists of 12 studio, 101 one-bedroom, 24 two-bedroom and 15 three-bedroom dwelling units.
- The dwelling units range in size from 35 square metres for a studio to 100 square metres for the largest three-bedroom apartment.
- The applicant proposes a total of 41 adaptable units (approximately 27% of all dwelling units).
- The proposed building reflects an urban and contemporary building form with a flat roof.
- The northern and western facades, fronting onto 104A Avenue and 145 Street, include a variety of materials consisting of fibre cement panel siding, curtain wall system, aluminum doors and black vinyl windows, powder coated aluminum railings with clear translucent glass as well as a two-storey townhouse expression at-grade with brick veneer cladding to provide for greater visual interest.
- The units are provided with private outdoor space as either a roof terrace or cantilevered balcony. Cantilevered balconies assist with providing a simple, uncluttered building expression.
- 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, only an identification sign is proposed along the northern building façade (104A Avenue). No additional signage is proposed on-site. If required, any proposed signage will be considered through a separate application and 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 lounge, kitchen/dining space, gym and kids play area.
- The proposed indoor amenity space is approximately 457 square metres in total area which exceeds the 456 square metres required under the Zoning Bylaw, based on a total of 3 square metres per dwelling unit.

#### Outdoor Amenity Space and Proposed Landscaping

- The at-grade outdoor amenity space is centrally located and directly adjacent to the indoor amenity space. The applicant is proposing an outdoor living area with lounge seating and a dining table, an open lawn area, a children's playground and an urban agriculture space.
- In addition, the applicant proposes a rooftop amenity space which consists of a sundeck, two outdoor entertainment areas with lounge seating and dining tables as well as a seating area.
- The proposed outdoor amenity space is roughly 589 square metres which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on 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 metal fence and privacy 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 (104A Avenue and 145 Street) 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 benches and low-level planting where the frontages of 104A Avenue and future 145 Street intersect.

### Advisory Design Panel

ADP date: January 26, 2023

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 Approval of the Development Permit, should the application be supported by Council.

### 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:
  - Staff will continue to work with the applicant to provide more adaptable units within the current unit mix.
  - Refinement of the architectural character of the building to simplify its overall material application, interface and articulation.
  - Improvement of the privacy interface between units.
  - Improvement to the function and character of the courtyard and rooftop outdoor amenity spaces.

## TREES

- Francis Klimo, ISA Certified Arborist of Klimo and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Common Apple	4	4	0
Common Cherry	3	3	0
Common Holly	1	1	0
Common Plum	3	3	0
Manna Ash	1	0	1
Mountain Ash	1	1	0
Norway Maple	1	1	0
Rhododendron	3	3	0
Silver Birch	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	4	4	0
False Cypress	1	1	0
Hinoki Cypress	1	1	0
Nootka Cypress	1	1	0
Western Red Cedar	1	1	0

<b>Total</b>	<b>26</b>	<b>25</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>22</b>	
<b>Total Retained and Replacement Trees</b>		<b>23</b>	
<b>Contribution to the Green City Program</b>		<b>\$15,400</b>	

- The Arborist Assessment states that there are a total of 26 mature trees on the site. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, proposed lot grading, road dedication and building footprints.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of 50 replacement trees on-site. Given that only 22 replacement trees can be accommodated on the subject site, the deficit of 28 replacement trees will require a cash-in-lieu payment of \$15,400, 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 104 Avenue and future 145 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Oyama Magnolia, Japanese Maple, Serviceberry, Japanese Snowbell and Japanese Dogwood.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with a contribution of \$13,750 to the Green City Program.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MJ/ar



## RESPONSE TO ADP COMMENTS

MARCH 16<sup>th</sup>, 2023  
FILE NUMBER 7922-0223-00  
ADP SUBMISSION - JANUARY 26<sup>th</sup>, 2023

**MULTI-FAMILY DEVELOPMENT**  
14518,14528,14538 & 14548 104A AVENUE  
SURREY, BC



# PROGRAM SUMMARY

LOT INFO	ADDRESS	14518,14528,14538 & 14548 104A AVENUE. SURREY, BRITISH COLUMBIA			
	LEGAL DESCRIPTION	LOT C BLOCK 5N SECTION 19 RANGE 1W PLAN NWP17992 NWD			
		LOT 124 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41196 NWD			
		LOT 125 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41196 NWD			
		LOT 126 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41196 NWD			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	47,774	4,438	1.10	0.44
	DEDICATION	9,891	919	0.23	0.09
	NET AREA (AFTER DEDICATION)	37,882	3,519	0.87	0.35

ZONING	ZONING	CURRENT	PROPOSED
		RF	CD (BASED ON RM70)
ZONING	FAR CALCULATION	PERMITTED	PROPOSED
	FAR (GROSS LOT AREA)		2.33
	FAR (NET LOT AREA)		2.94
	TOTAL FLOOR AREA (Sqft)		111,547
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG 104A AVE.)	7.5m	5.50m
	SOUTH (ALONG NEIGHBOURING LOT))	7.5m	3.00m
	EAST (ALONG NEIGHBOURING LOT)	7.5m	5.20m
	WEST (ALONG FUTURE 145th STREET)	7.5m	5.50m
	BLDG HEIGHT	PERMITTED	PROPOSED
	50m	19.35m/6 STOREY	

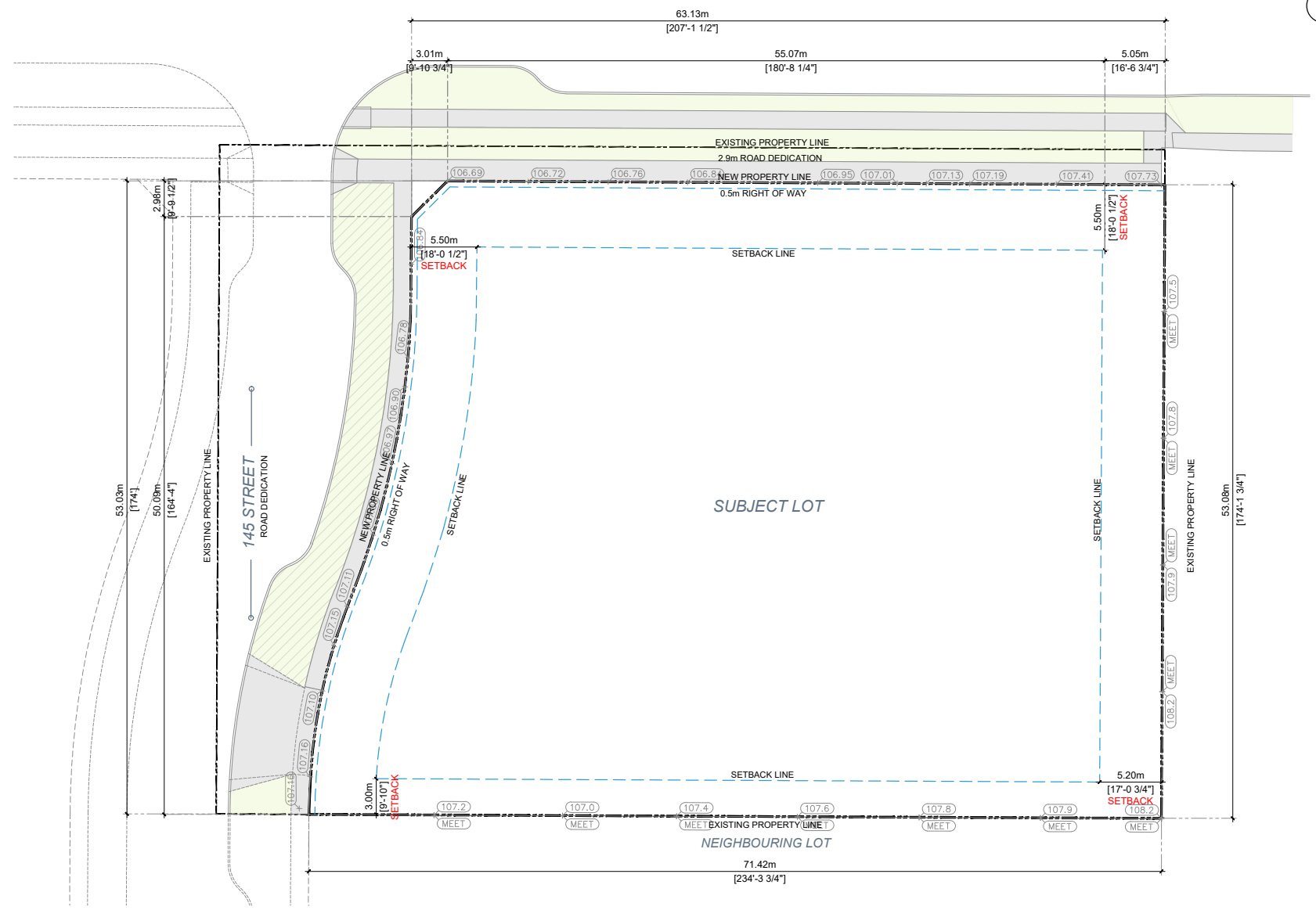
OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN (As per Corporate Report no R115)				
		NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lv- 1 & 2)
	Residential	152	1.1 / Unit	167.20	167
	Visitor's	152	0.10	15.20	15
	TOTAL			182.40 say 182	182
	ACCESSIBLE PARKING	152	2% of 182	3.64 say 4	4
	VAN ACCESSIBLE STALLS	152	50% of 4	2	2
	BICYCLE PARKING	152	1.2/ Unit + 6 Visitor	188.4 say 188	190
	SMALL CARS	152	35% of 182	63.70 say 64	20

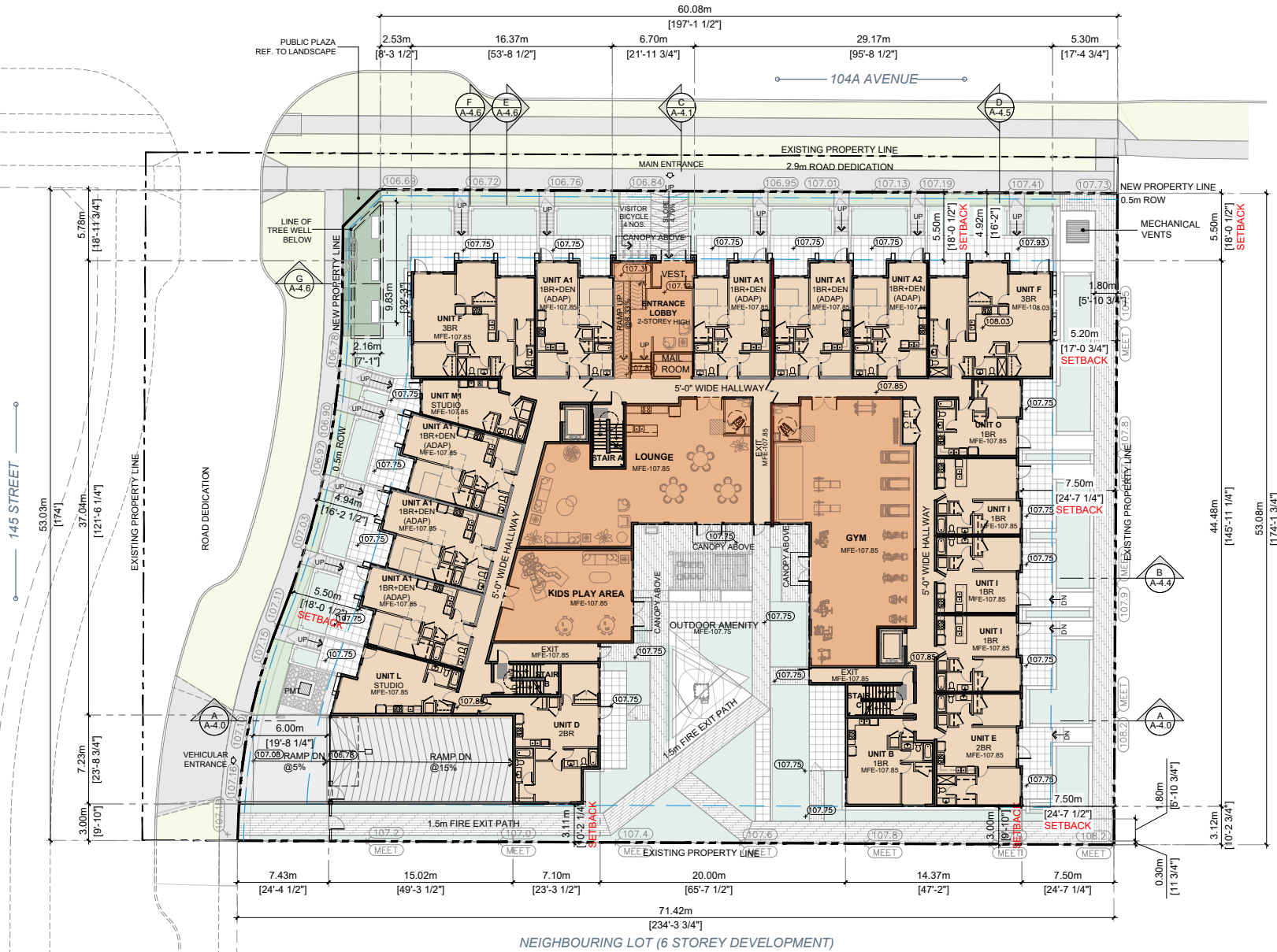
AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	456	4,908	3 Sq.m. or 32.29 Sq.ft/ UNIT
	PROPOSED AT MAIN FLOOR	457	4,915	
	TOTAL PROPOSED AMENITY	457	4,915	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	456	4,908	3 Sq.m. or 32.29 Sq.ft/ UNIT
	PROPOSED AT MAIN FLOOR	252	2,717	
	PROPOSED AT ROOF TOP	337	3,626	
	TOTAL PROPOSED AMENITY	589	6,343	

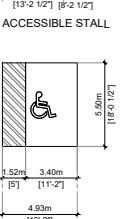
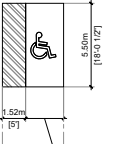
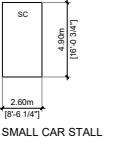
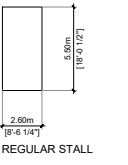
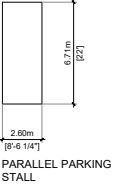
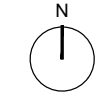
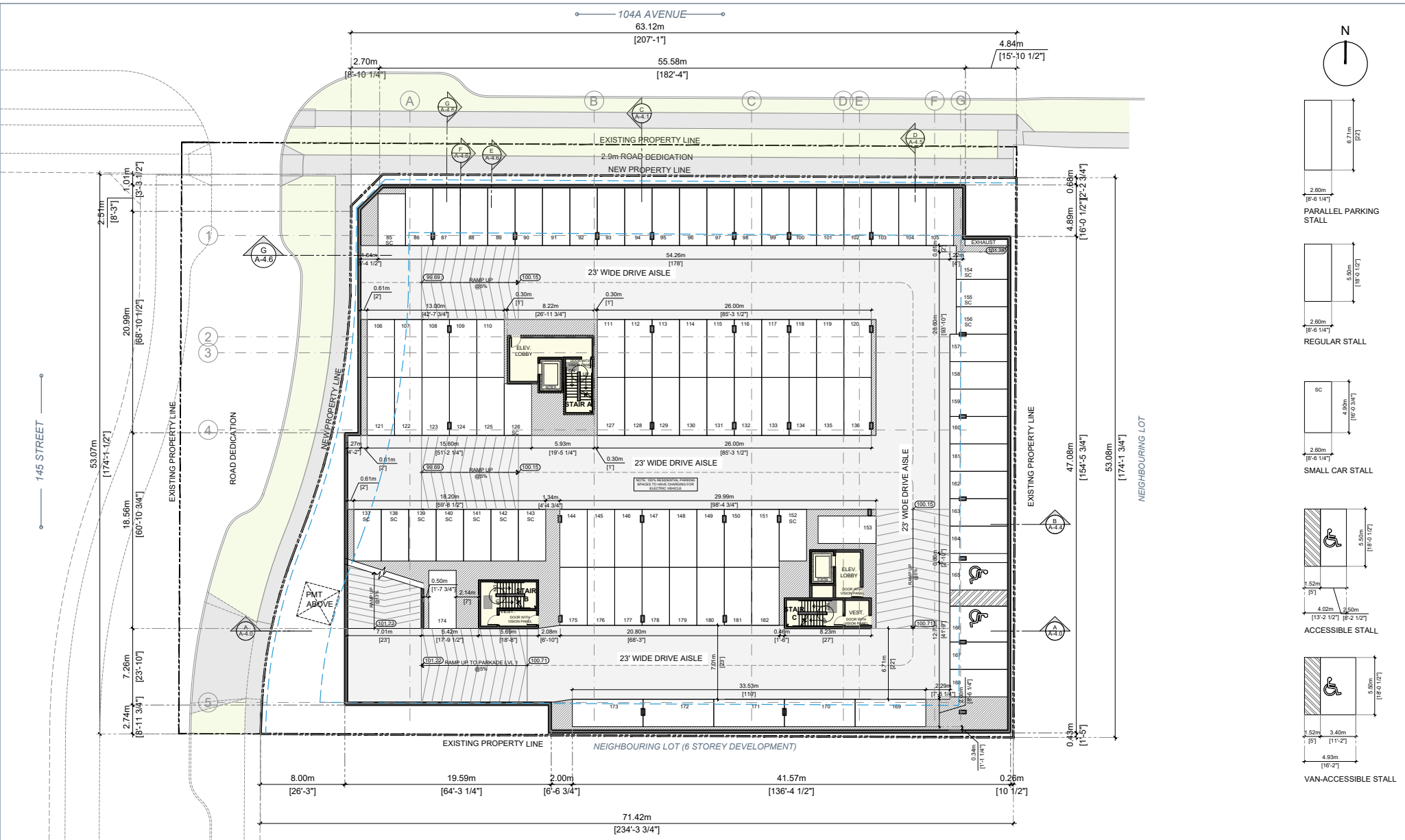
## PROPOSED FLOOR AREA SUMMARY

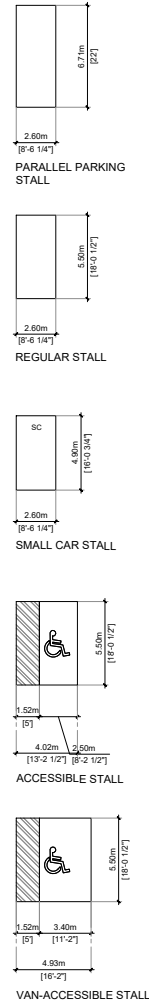
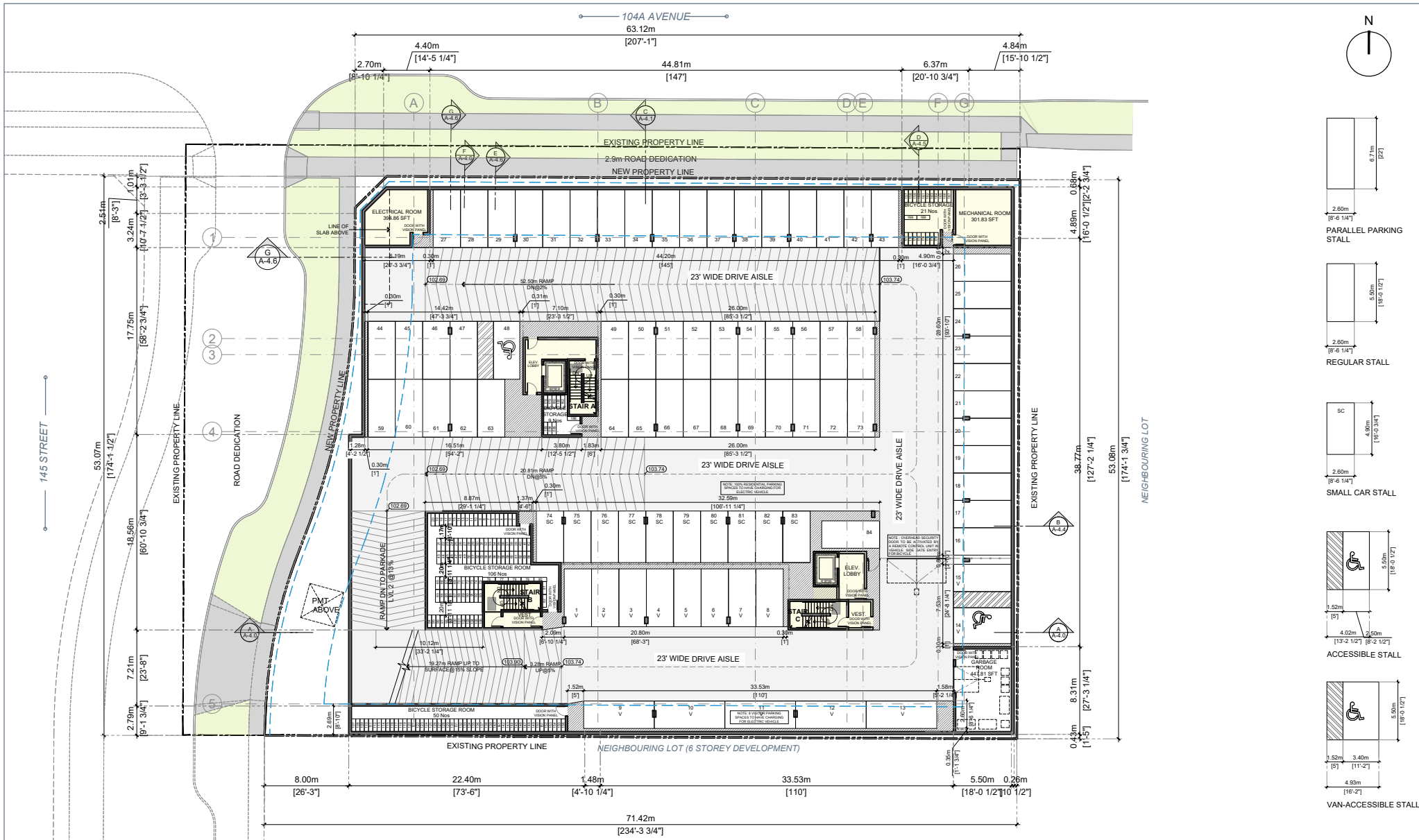
SITE COVERAGE (GROSS)	(Sqft)	(Sqm)	(% GROSS LOT AREA)	(% NET LOT AREA)	
PROPOSED	20663	1,920	43.25%	54.54%	
FAR CALCULATION (GROSS)					
RESIDENTIAL (EXCLUDING INDOOR AMENITY, PARKING)	RESIDENTIAL (Sqft)	CIRCULATIONS (Sqft)	INDOOR AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
MAIN FLOOR LVL	11,442.93	3,504.87	4,920	19,868	82%
SECOND FLOOR LVL	16,508.14	2,434.46	0	18,943	87%
THIRD FLOOR LVL	17,141.04	2,422.74	0	19,564	88%
FOURTH FLOOR LVL	17,141.04	2,422.74	0	19,564	88%
FIFTH FLOOR LVL	16,580.64	2,422.74	0	19,003	87%
SIXTH FLOOR LVL	16,580.65	2,422.74	0	19,003	87%
ROOF TOP (COVERED AREA ONLY)		522.68		523	
TOTAL AREA FOR FAR CALCULATION				111,547	
UNIT COUNT					
TYPE	NO. OF BR.	AREA	TOTAL UNITS	TOTAL AREA (Sqft)	
UNIT-A (ADAPTABLE)	1BR +DEN	624.37	6	3,746	
UNIT-A1 (ADAPTABLE)	1BR +DEN	624.37	31	19,355	
UNIT-A2 (ADAPTABLE)	1BR +DEN	603.37	1	603	
UNIT-A3 (ADAPTABLE)	1BR +DEN	603.37	3	1,810	
UNIT-B	1 BR	544.15	6	3,265	
UNIT-C	2 BR	810.55	5	4,053	
UNIT-D	2 BR	784.93	1	785	
UNIT-E	2 BR	861.85	1	862	
UNIT-E1	2 BR	861.85	5	4,309	
UNIT-F	3BR	969.94	2	1,940	
UNIT-F1	3BR	969.94	6	5,820	
UNIT-F2	3BR	969.94	2	1,940	
UNIT-G	1 BR	448.56	5	2,243	
UNIT-H	1BR +DEN	650.59	5	3,253	
UNIT-I	1BR	458.26	3	1,375	
UNIT-I1	1BR	458.26	15	6,874	
UNIT-J	1BR	515.86	5	2,579	
UNIT-K	1BR +DEN	623.26	5	3,116	
UNIT-K1	2BR +DEN	838.49	5	4,192	
UNIT-L	STUDIO	486.73	1	487	
UNIT-M	STUDIO	377.70	5	1,889	
UNIT-M1	STUDIO	377.70	1	378	
UNIT-N	STUDIO	409.38	5	2,047	
UNIT-O	1BR	411.10	1	411	
UNIT-O1	1BR	411.10	5	2,056	
UNIT-P	2 BR	853.29	5	4,266	
UNIT-R	3 BR	1,022.29	5	5,111	
UNIT-S	2BR	815.84	2	1,632	
UNIT-T	1BR	503.73	8	4,030	
UNIT-T1	1 BR	496.21	2	992	
TOTAL			152	95,419	

UNIT COUNT		
TYPE	NO OF UNITS	(%age)
STUDIO	12	7.9%
1 BR	101	66.4%
2BR	24	15.8%
3 BR	15	9.9%
TOTAL	152	100.0%
TOTAL NO OF ADAPTABLE UNITS	41	27.0%

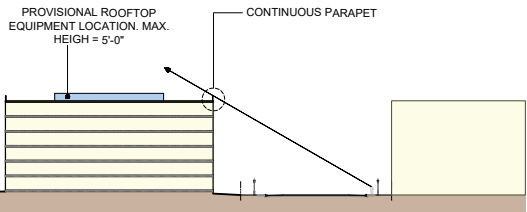




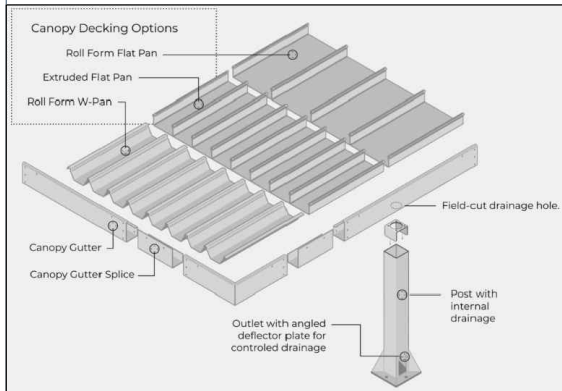




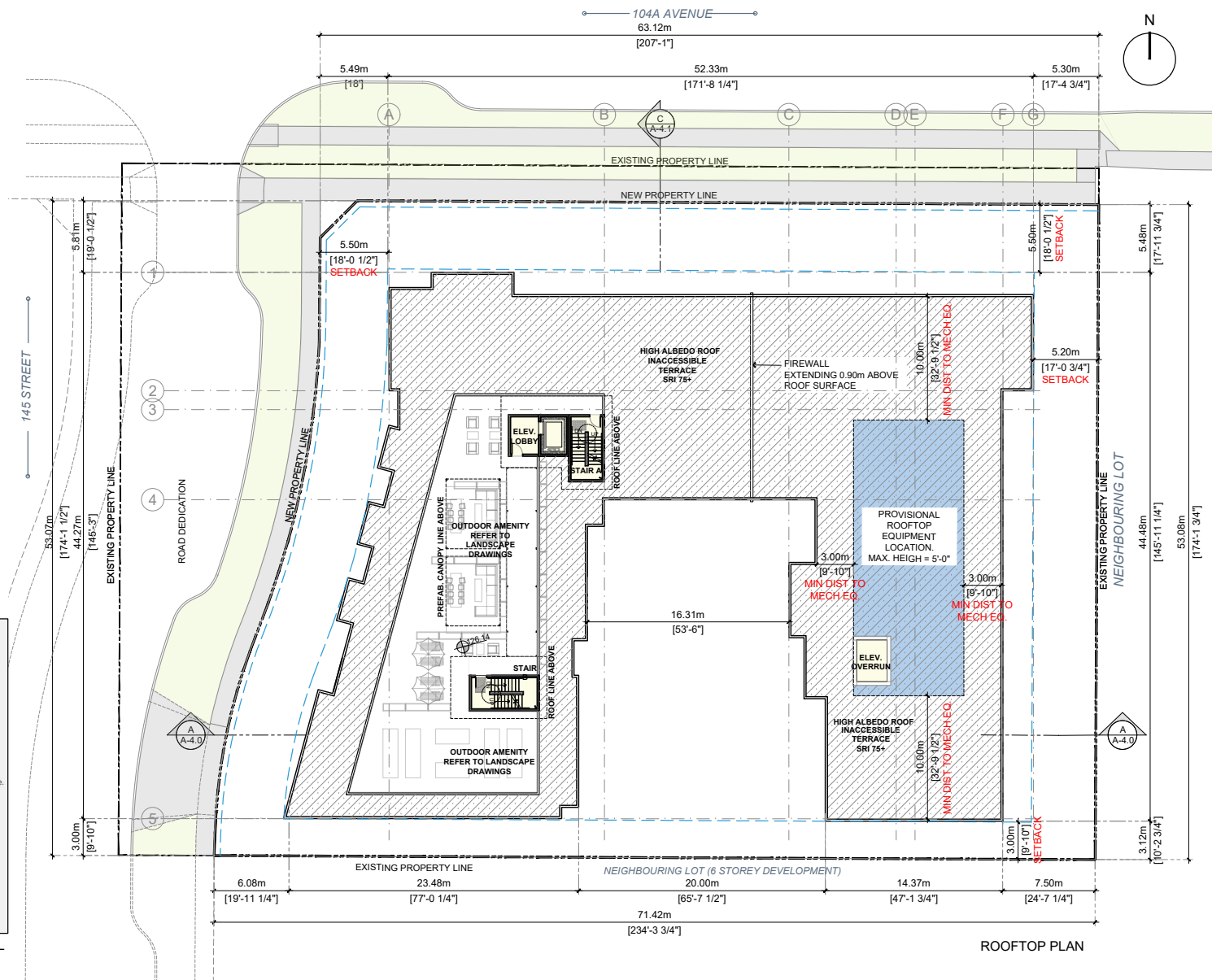




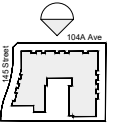
PEDESTRIAN LEVEL LINE-OF-SIGHT SECTION



PREFAB. CANOPY CONCEPTUAL DETAIL



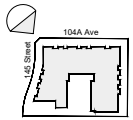
ROOFTOP PLAN



KEY PLAN 



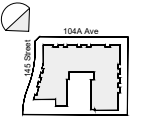
VIEW ALONG 104A AVENUE



KEY PLAN 



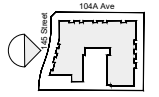
VIEW ON 104A AVE AND 145 STREET CORNER



KEY PLAN



VIEW ON 104A AVE AND 145 STREET CORNER



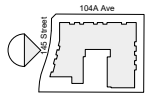
KEY PLAN



VIEW ALONG 145 STREET

SCHEDULE OF FINISHES

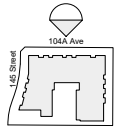
- |  |  |
|--|--|
| 1. SMOOTH FINISH HARDIE PANEL WITH REVEAL<br>COLOR: BENJAMIN MOORE DEEP POINSETTIA 2091-30 | 7. PAINTED VINYL WINDOWS<br>COLOR: BENJAMIN MOORE BLACK INK 2127-20  |
| 2. SMOOTH FINISH HARDIE PANEL WITH REVEAL<br>COLOR: WHITE                                  | 8. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT)<br>COLOR: BENJAMIN MOORE BLACK INK 2127-20 |
| 3. SMOOTH FINISH HARDIE PANEL WITH REVEAL<br>COLOR: BENJAMIN MOORE FRESH MINT 2037-70      | 9. ALUMINUM DOOR<br>COLOR: BENJAMIN MOORE BLACK INK 2127-20  |
| 4. SMOOTH FINISH HARDIE PANEL WITH REVEAL<br>COLOR: BENJAMIN MOORE PIGEON GRAY 2133-50     | 10. STICK BUILT CURTAIN WALL SYSTEM<br>OPACI COAT PRIMARY WHITE ON CLEAR GLASS   |
| 5. SMOOTH FINISH HARDIE PANEL<br>COLOR: BENJAMIN MOORE CHARCOAL LINEN 2133-40              | 11. CONCRETE<br>COLOR: TO MATCH BENJAMIN MOORE 2109-50   |
| 6. BRICK VENEER<br>COLOR: INCA SMOOTH  | 12. COSENTINO DEKTON CLADDING: SANT ANGELO   |



KEY PLAN



SCHEDULE OF FINISHES	
1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: BENJAMIN MOORE DEEP POINSETTIA 2091-30	7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE BLACK INK 2127-20
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: WHITE	8. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE BLACK INK 2127-20
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4. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: BENJAMIN MOORE PIGEON GRAY 2133-50	10. STICK BUILT CURTAIN WALL SYSTEM OPACI COAT PRIMARY WHITE ON CLEAR GLASS
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6. BRICK VENEER COLOR: INCA SMOOTH	12. COSENTINO DEKTON CLADDING: SANT ANGELO

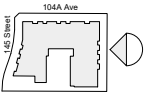


KEY PLAN



SCHEDULE OF FINISHES

- |  |  |
|--|--|
| 1. SMOOTH FINISH HARDIE PANEL WITH REVEAL<br>COLOR: BENJAMIN MOORE DEEP POINSETTIA 2091-30 | 7. PAINTED VINYL WINDOWS<br>COLOR: BENJAMIN MOORE BLACK INK 2127-20  |
| 2. SMOOTH FINISH HARDIE PANEL WITH REVEAL<br>COLOR: WHITE                                  | 8. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT)<br>COLOR: BENJAMIN MOORE BLACK INK 2127-20 |
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| 5. SMOOTH FINISH HARDIE PANEL<br>COLOR: BENJAMIN MOORE CHARCOAL LINEN 2133-40              | 11. CONCRETE<br>COLOR: TO MATCH BENJAMIN MOORE 2109-50   |
| 6. BRICK VENEER<br>COLOR: INCA SMOOTH  | 12. COSENTINO DEKTON CLADDING: SANT ANGELO   |

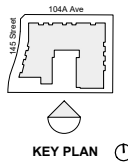


KEY PLAN

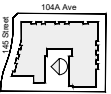




SCHEDULE OF FINISHES	
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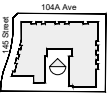
SOUTH ELEVATION (ALONG NEIGHBOURING LOT)



KEY PLAN

SCHEDULE OF FINISHES	
1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: BENJAMIN MOORE DEEP POINSETTIA 2091-30	7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE BLACK INK 2127-20
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6. BRICK VENEER COLOR: INCA SMOOTH	12. COSENTINO DEKTON CLADDING: SANT ANGELO

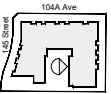




KEY PLAN

SCHEDULE OF FINISHES	
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6. BRICK VENEER COLOR: INCA SMOOTH	12. COSENTINO DEKTON CLADDING: SANTI ANGELO

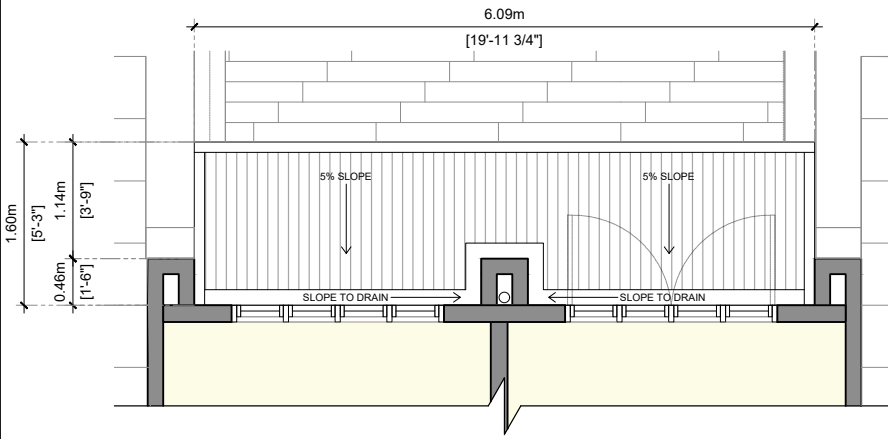




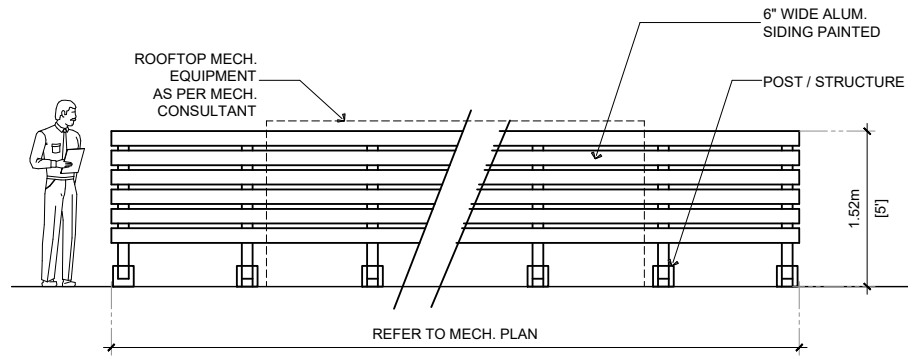
KEY PLAN

SCHEDULE OF FINISHES	
1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: BENJAMIN MOORE DEEP POINSETTIA 2091-30	7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE BLACK INK 2127-20
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: WHITE	8. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE BLACK INK 2127-20
3. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: BENJAMIN MOORE FRESH MINT 2037-70	9. ALUMINUM DOOR COLOR: BENJAMIN MOORE BLACK INK 2127-20
4. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: BENJAMIN MOORE PIGEON GRAY 2133-50	10. STICK BUILT CURTAIN WALL SYSTEM OPACI COAT PRIMARY WHITE ON CLEAR GLASS
5. SMOOTH FINISH HARDIE PANEL COLOR: BENJAMIN MOORE CHARCOAL LINEN 2133-40	11. CONCRETE COLOR: TO MATCH BENJAMIN MOORE 2109-50
6. BRICK VENEER COLOR: INCA SMOOTH	12. COSENTINO DEKTON CLADDING: SANT ANGELO

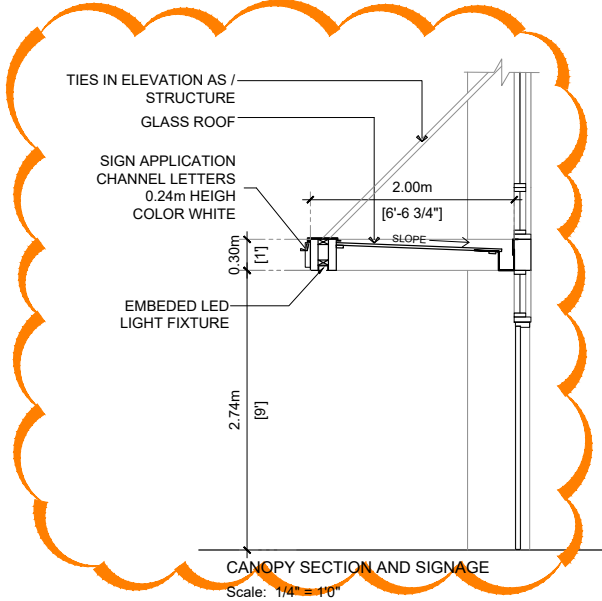




CANOPY PLAN  
Scale: 1/4" = 10"



TYPICAL ROOFTOP MECH. EQUIP. SCREEN DETAIL  
Scale: 1/4" = 10"



CANOPY SECTION AND SIGNAGE  
Scale: 1/4" = 10"



SIGNAGE IN MAIN ENTRANCE  
Scale: 1/4" = 10"

# PROJECT INFORMATION

DRAWINGS PREPARED BY: Durante Kreuk Ltd.  
 LANDSCAPE ARCHITECT: Dylan Chernoff  
 LANDSCAPE DESIGNER: Reyhaneh Sobhani S & Jasmine Cress

## DRAWING LIST

- L.000 COVER
- L.100 OVERALL LANDSCAPE PLAN
- L.100.1 SOIL, DEPTH AND VOLUME
- L.101 LANDSCAPE ROOF PLAN
- L.102 ENLARGED PLAN
- L.103 ENLARGED PLAN
- L.104 ENLARGED PLAN
- L.105 ENLARGED PLAN
- L.106 ENLARGED PLAN
- L.107 ENLARGED PLAN
- L.201 LANDSCAPE SECTIONS
- L.202 LANDSCAPE SECTIONS
- L.301 LANDSCAPE DETAILS
- L.302 LANDSCAPE DETAILS
- L.303 LANDSCAPE DETAILS
- L.304 LANDSCAPE DETAILS
- L.305 LANDSCAPE DETAILS

## LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Refer to Architectural package for overall plan, survey information and dimensioned site plan.
3. For hard landscape details attached to the building - REFER TO ARCHITECTURAL.
4. For parking layout and number of spaces - REFER TO ARCHITECTURAL.
5. For hard landscape grading information - REFER TO ARCHITECTURAL.
6. For drainage information - REFER TO MECHANICAL.
7. ALL STREET TREES Install 8' x 18" Deep Root Barrier centred on each tree between tree pit and sidewalk (side of tree adjacent to sidewalk). Refer to Specification.
8. ALL STREET TREES to be installed to the City of Surrey standards.
9. Although not always shown, all planting areas adjacent to the building face to be separated by a min. 8" wide gravel strip, separated by a pressure treated wood assembly as shown in the details.
10. Soil depths to meet or exceed the Canadian Landscape Standard, as described in Landscape Specifications.
11. All ground level patios to be provided with a hose bib at each unit.

## IRRIGATION NOTES

1. Irrigation to be provided for all 'Soft Landscape Areas' shown on the drawing. All irrigation to be to IASD Standards.
2. Irrigated areas to be installed as a design build irrigation system from the stub outs provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
3. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
4. Planters and Plant pots to be irrigated with a high efficiency irrigation system.
5. All irrigation valve boxes to be equipped with quick couplers.
6. Irrigation valve boxes to be integrated into building design or base of planter.

## DRAWING KEY

- - - - - PROPERTY LINE
- - - - - LINE OF ARCHITECTURAL OVERHANGS ABOVE
- - - - - EXTENT OF PARKING BELOW GROUND
- - - - - SRW

MATERIAL LEGEND	
S1	PLANK PAVERS Dark colour
S2	PATIO PAVING 24" x 24" Hydropressed slabs - Colour = Charcoal
S3	PLAYGROUND SURFACING
S4	CIP CONCRETE PAVING - Standard City Sidewalk
S5	HEDGE PLANTING Privacy screening
S6	PLANTING
S7	GRAVEL PAVING AT PMT AREA
S8	GRAVEL STRIP AT BUILDING FACE
S9	OPEN LAWN
S10	URBAN AGRICULTURE
S11	ROOF PAVING 24" x 24" Hydropressed slabs. Abbotford concrete, Texada, Colour: Natural, SRI: 25
S12	Lawn with 18" x 18" pavers inset
S13	Zen Wall
SITE FURNITURE LEGEND	
F1	Potential locations for outdoor furniture Tables, Chairs and loungers by strata (Shown for info)
F2	Bike Racks Stainless Steel loops
F3	Benches
F4	Potting Bench
F5	Kids play
F6	Metal Trellis at Outdoor Amenity Area
F7	Typical Metal Gate. Color Black.
F8	PMT Screen
LIGHTING LEGEND	
L1	Recessed wall light, MP lighting L46
L2	Bollard Light, BEGA lighting, unshielded 360 99727
L3	Down Light in canopy, See Architectural

## PLANT LIST

### TREES

Sym.	Qty.	Botanical Name	Common Name	Size/ Comments	
	4	Carpinus japonica	Japanese hornbeam	5" cal, 3 stem	Small Tree
	4	Acer griseum	paperbark maple	5" cal, B&B Specimen	Medium tree
	3	Amelanchier alnifolia	serviceberry	5" cal, 3 stem	Small Tree
	5	Styrax japonicus	Japanese snowbell	3" cal, B&B Specimen	Small Tree
	4	Magnolia sieboldii	Oyama magnolia	3" cal, B&B Specimen	Small Tree
	2	Cornus kousa	Japanese dogwood	3" cal, B&B Specimen	Medium tree
	15	Street Tree			

Small tree: Approx 3-4.5m Height & Spread. Within 2.5-3.5m from building face.  
 Medium tree: Approx 5-6.5 Height & Spread. Within 3.5-4m from building face.

### SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS

Sym.	Qty.	Botanical Name	Common name	Size
A1	137	Azalea 'Fashion Pink'	Fashion Pink azalea	24" o.c. #2 Pot
A2	135	Azalea 'Hino White'	Hino Crimson azalea	24" o.c. #2 Pot
B	92	Buxus sempervirens 'Winter Gem'	box	18" o.c. #2 Pot
C	127	Carex oshimensis 'Evergold'	variegated sedge	12" o.c. #1 Pot
Ht	108	Hosta tokudama 'Flavocircinalis'	Flavocircinalis hosta	24" o.c. #1 Pot
Hm	35	Hydrangea macrophylla	bigleaf hydrangea	36" o.c. #2 Pot
Hq	10	Hydrangea quercifolia	oak leaf hydrangea	60" o.c. #2 Pot
Lp	43	Leucocera pleata	privet honeysuckle	30" o.c. #2 Pot
L	83	Liriope muscari	variegated lily turf	15" o.c. #1 Pot
Nd	12	Nandina domestica 'Moonbay'	Moon Bay dwarf nandina	24" o.c. #1 Pot
Pt	869	Pachysandra terminalis	sweet box	12" o.c. #1 Pot
P1	86	Polystichum munium	sword fern	18" o.c. #1 Pot
Rkj	6	Rhodo 'Ken Janeck'	Ken Janeck Rhododendron	24" o.c. #2 Pot
R2	9	Rhodo. 'Anah Kruschke'	purple rhododendron	36" o.c. #3 Pot
R1	36	Rhodo. 'Wojnar's Purple'	dwarf purple rhododendron	24" o.c. #2 Pot
Rcb	9	Rhododendron 'Cunningham's blush'	cunningham's blush rhodo	60" o.c. #2 Pot
S	121	Sarcococca h. 'hookerian'	sweet box	18" o.c. #2 Pot
T	465	Taxus m. 'Hicksii'	yew hedge	18" o.c. 4' height, b&b

## PLANTING NOTES

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Current Edition of the Canadian Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. All trees to be staked in accordance with CSLA Standards.

## DESIGN RATIONALE

Located in a medium density neighbourhood, the site is within walking distance of Guilford Park Secondary School, Guilford Town Center, and nestled between several green spaces including Hawthorne Park and Green Timbers Urban Forest. The site fronts 104A Avenue and, in the future, 145th Street. The surrounding streetscapes are to be designed to city of Surrey standards.

The street level units each have a private patio with gated access from the sidewalk. Low stacked Zen walls and layered planting will provide a rich pedestrian experience along the building frontages. The remaining ground level units will have private patios, accessed from the suites.

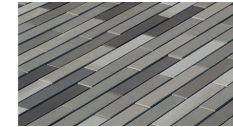
A central courtyard will provide on-site outdoor amenity with several spaces for people to enjoy alone or together in a group for dining, lounging and play. The indoor amenity area and the gym have direct connection with the outdoor amenity, spilling out onto a patio for easy flow between the two. Angular forms throughout the courtyard are derived from the angling of the architecture at 145th street, as well as the desire line from the east side of the courtyard to public realm. The courtyard effortlessly connects to and from 145th Ave via a discrete entrance at the south end of the site.

The outdoor amenity includes a small kids play area, an outdoor kitchen, an outdoor dining space, and an urban agriculture area for residence to use at their leisure. A trellis will provide shelter and sense of enclosure to those seeking it, while open lawns and a long bench provide exposure for those wanting space alone or together. High quality materials and a carefully selected plant palette will set the tone for the overall experience.

A mix of native and adaptive, plant material is proposed for the landscape areas. Evergreen shrubs, perennials and grasses, will comprise the majority of the plant palette, providing seasonal interest and a variety of habitat.

Site safety will be addressed throughout the site by selecting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided with a range of light types throughout the site.

Feature pavers



Bike Racks



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DATE: 06 APRIL 2023  
 SCALE: NTS

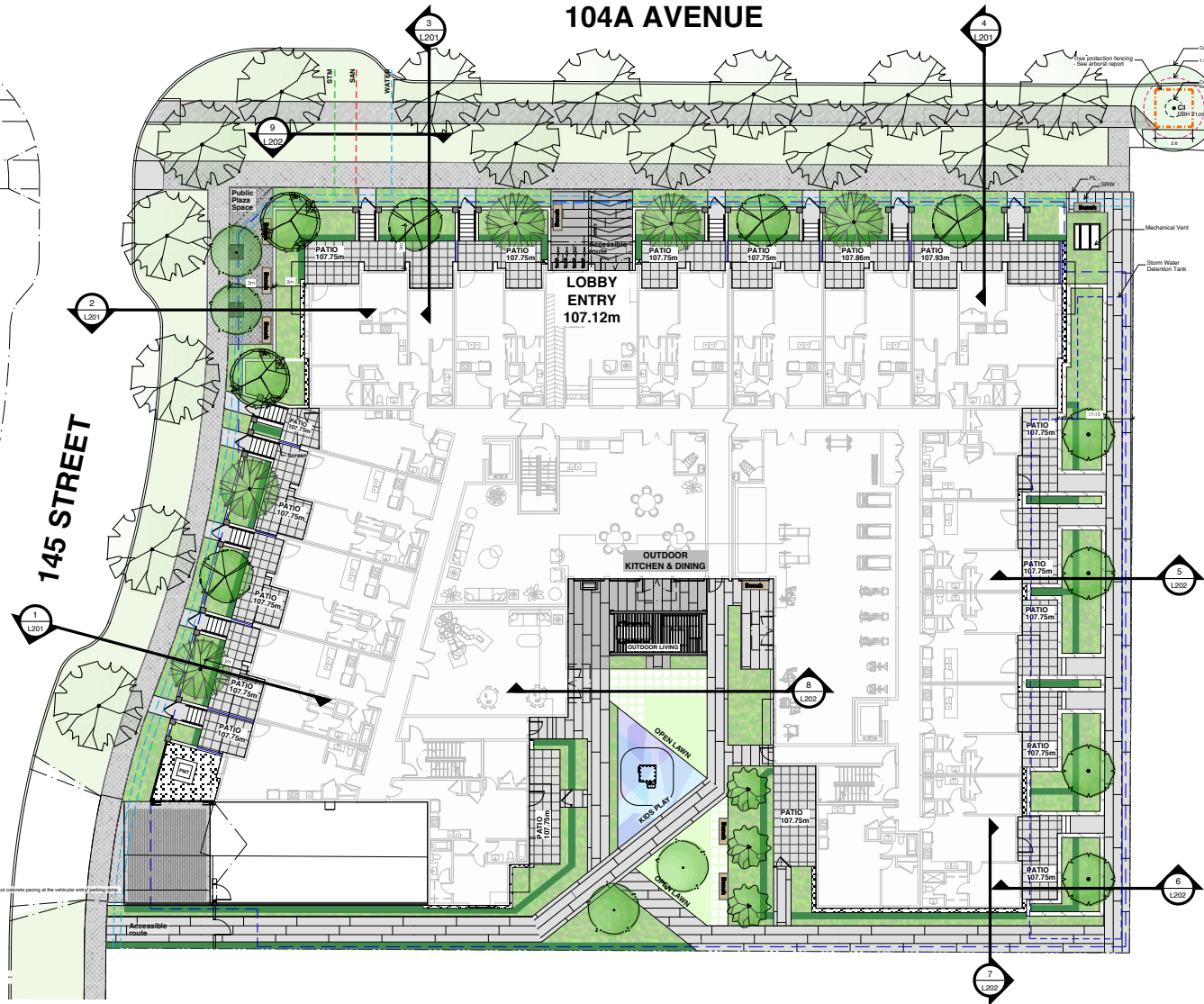
DRAWN: RSS, JC  
 PROJECT NUMBER: 22002

CHECKED: DC

14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. COVER

L000

104A AVENUE



14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. OVERALL LANDSCAPE PLAN



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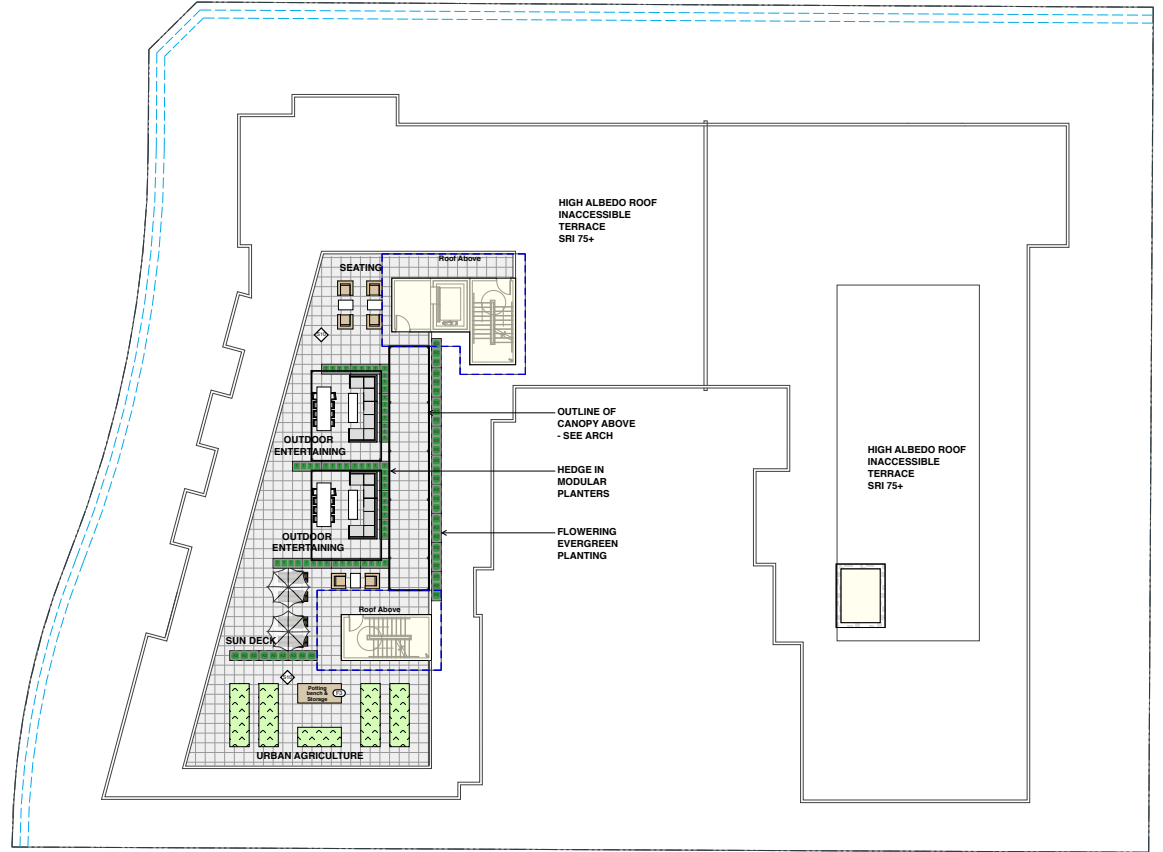


DATE: 06 APRIL 2023  
 SCALE: 1:240 (1"=20'0")

DRAWN: RSS, JC  
 PROJECT NUMBER: 22002

CHECKED: DC

L100



# 14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. LANDSCAPE ROOF PLAN



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DATE: 06 APRIL 2023  
 SCALE: 1:240 (1"=20'0")

DRAWN: RSS, JC  
 PROJECT NUMBER: 22002

CHECKED: DC

L101

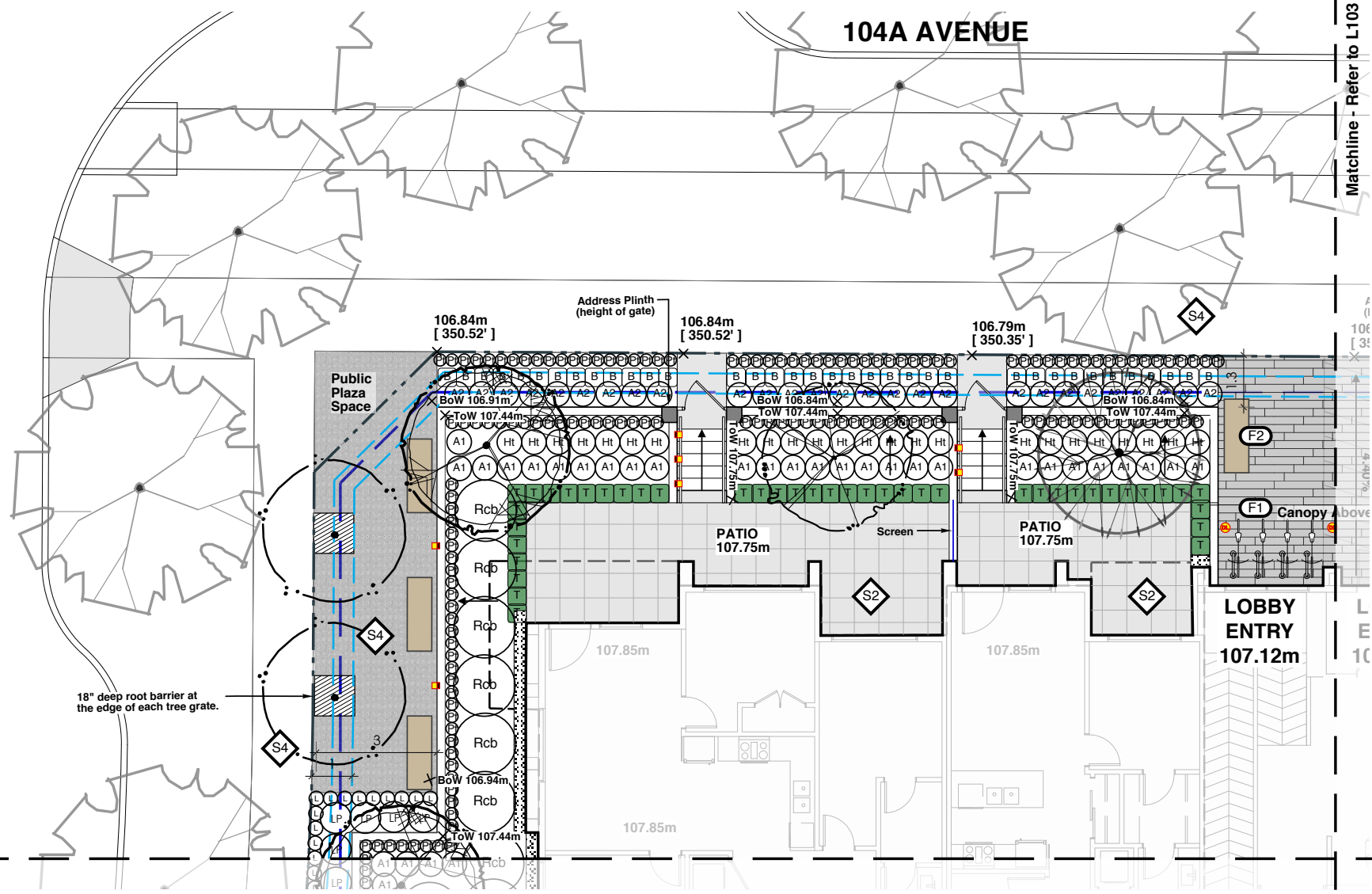


145 STREET

104A AVENUE

Matchline - Refer to L103

Matchline - Refer to L104



18" deep root barrier at the edge of each tree grate.

# 14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. ENLARGED PLAN



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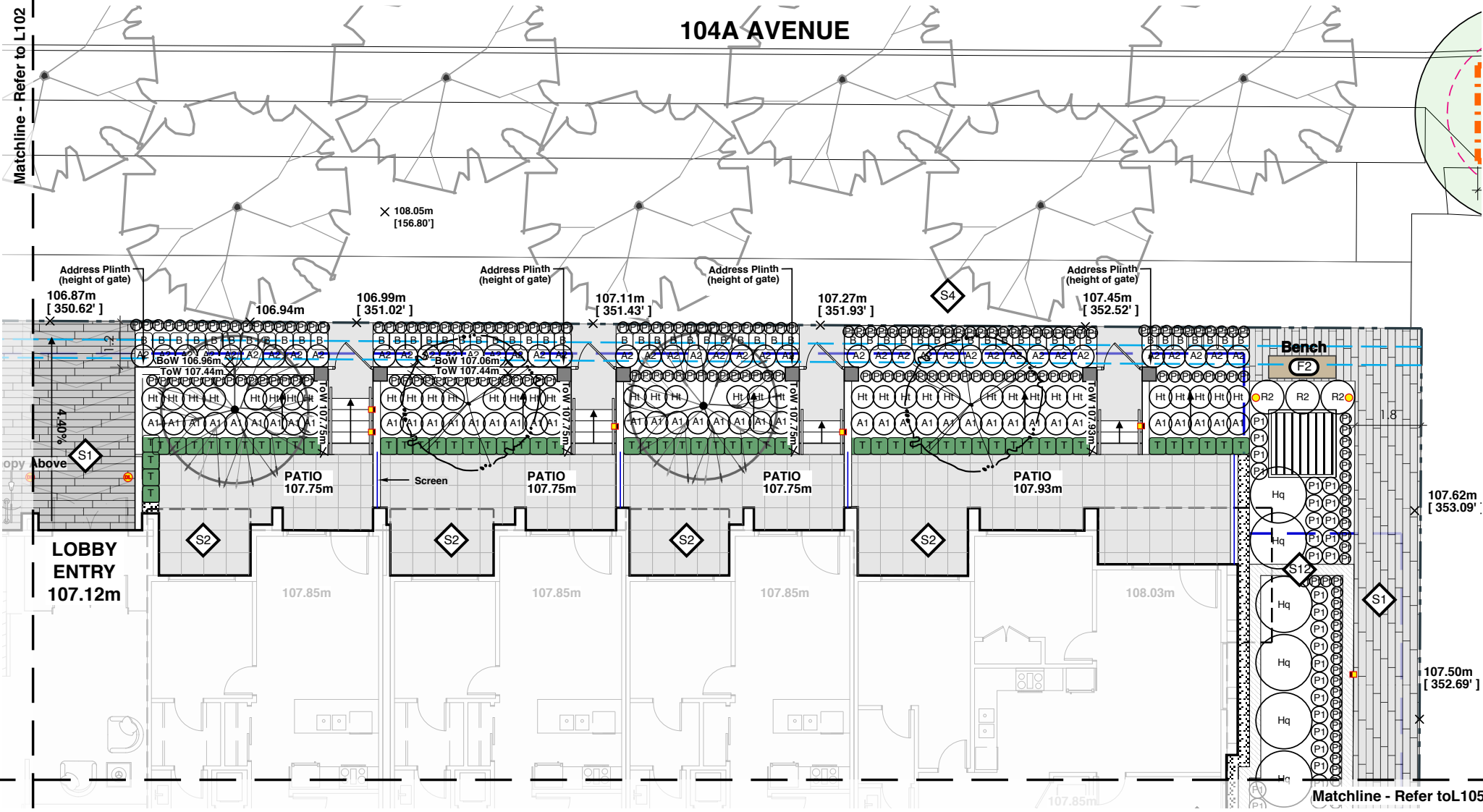


DATE: 06 APRIL 2023  
 SCALE: 1:96 (1/8"=1'0")

DRAWN: RSS, JC  
 PROJECT NUMBER: 22002

CHECKED: DC

L102



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DATE: 06 APRIL 2023  
SCALE: 1:96 (1/8"=1'0")

DRAWN: RSS, JC  
PROJECT NUMBER: 22002

CHECKED: DC

14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. ENLARGED PLAN

Matchline - Refer to L101

Matchline - Refer to L105

145 STREET

Matchline - Refer to L106



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14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. ENLARGED PLAN



DATE: 06 APRIL 2023  
 SCALE: 1:96 (1/8"=1'0")

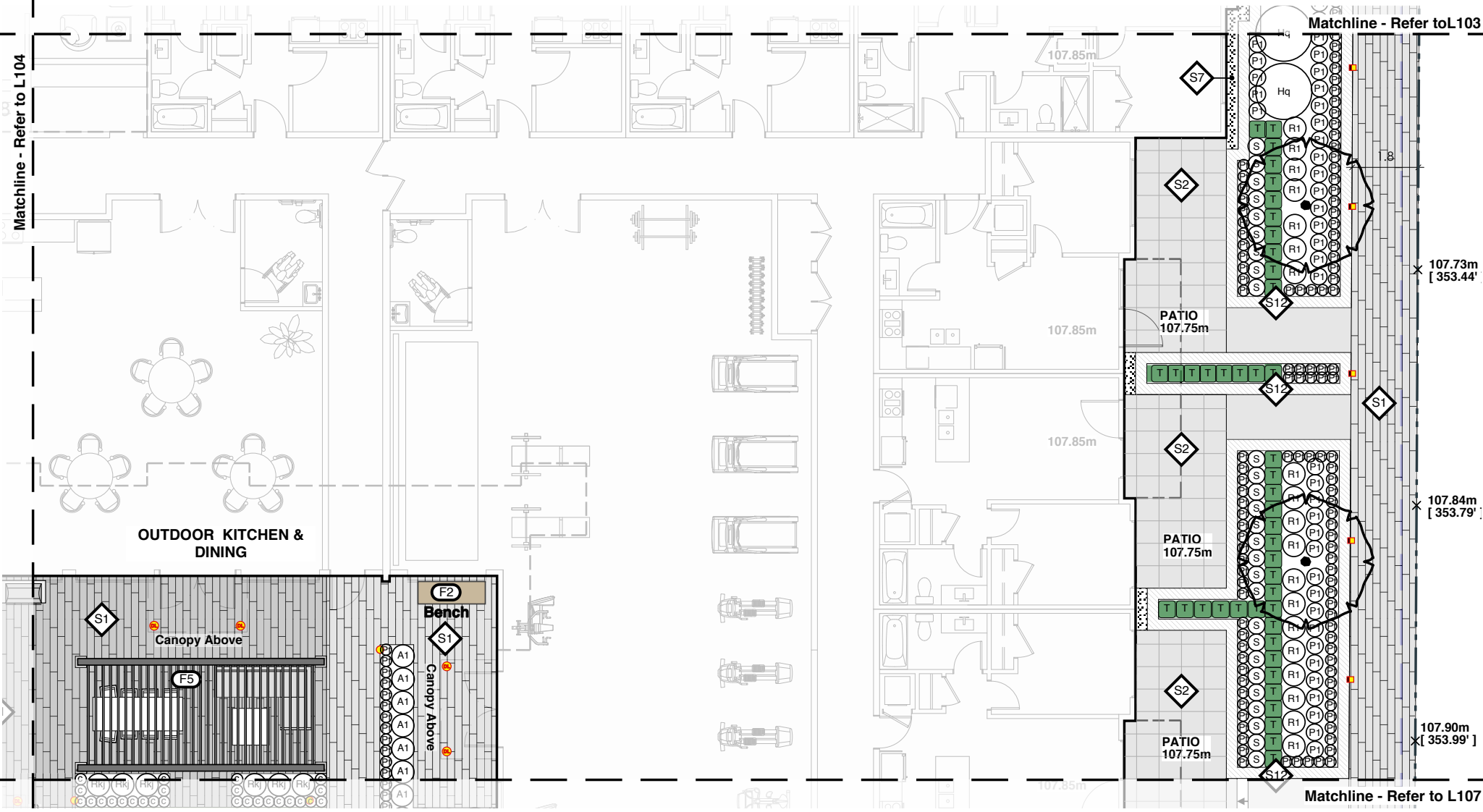
DRAWN: RSS, JC  
 PROJECT NUMBER: 22002

CHECKED: DC

L104

Matchline - Refer to L104

Matchline - Refer to L103



**OUTDOOR KITCHEN & DINING**

Canopy Above

Bench

Canopy Above

PATIO 107.75m

PATIO 107.75m

PATIO 107.75m

107.73m  
[ 353.44' ]

107.84m  
[ 353.79' ]

107.90m  
[ 353.99' ]

Matchline - Refer to L107



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14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. ENLARGED PLAN

DATE: 06 APRIL 2023  
 SCALE: 1:96 (1/8"=1'0")

DRAWN: RSS, JC  
 PROJECT NUMBER: 22002

CHECKED: DC

L105

Matchline - Refer to L104

Matchline - Refer to L107

145 STREET

Address Plinth  
108.05m  
[354.50']

107.11m  
[351.42']

107.10m  
[351.38']

107.16m  
[351.57']

107.19m  
[351.661]

1.6

ToW 107.75m

ToW 107.75m

ToW 107.75m

107.85m

107.85m

107.85m

107.20m  
[351.71']

107.00m  
[351.05']

107.40m  
[352.36']

PATIO  
107.75m

PATIO  
107.75m

PATIO  
107.75m

PMT

6m band of decorative sawcut  
concrete paving at the vehicular  
entry/ parking ramp.

S4

S1

S6

S2

S2

S7

S2

S1



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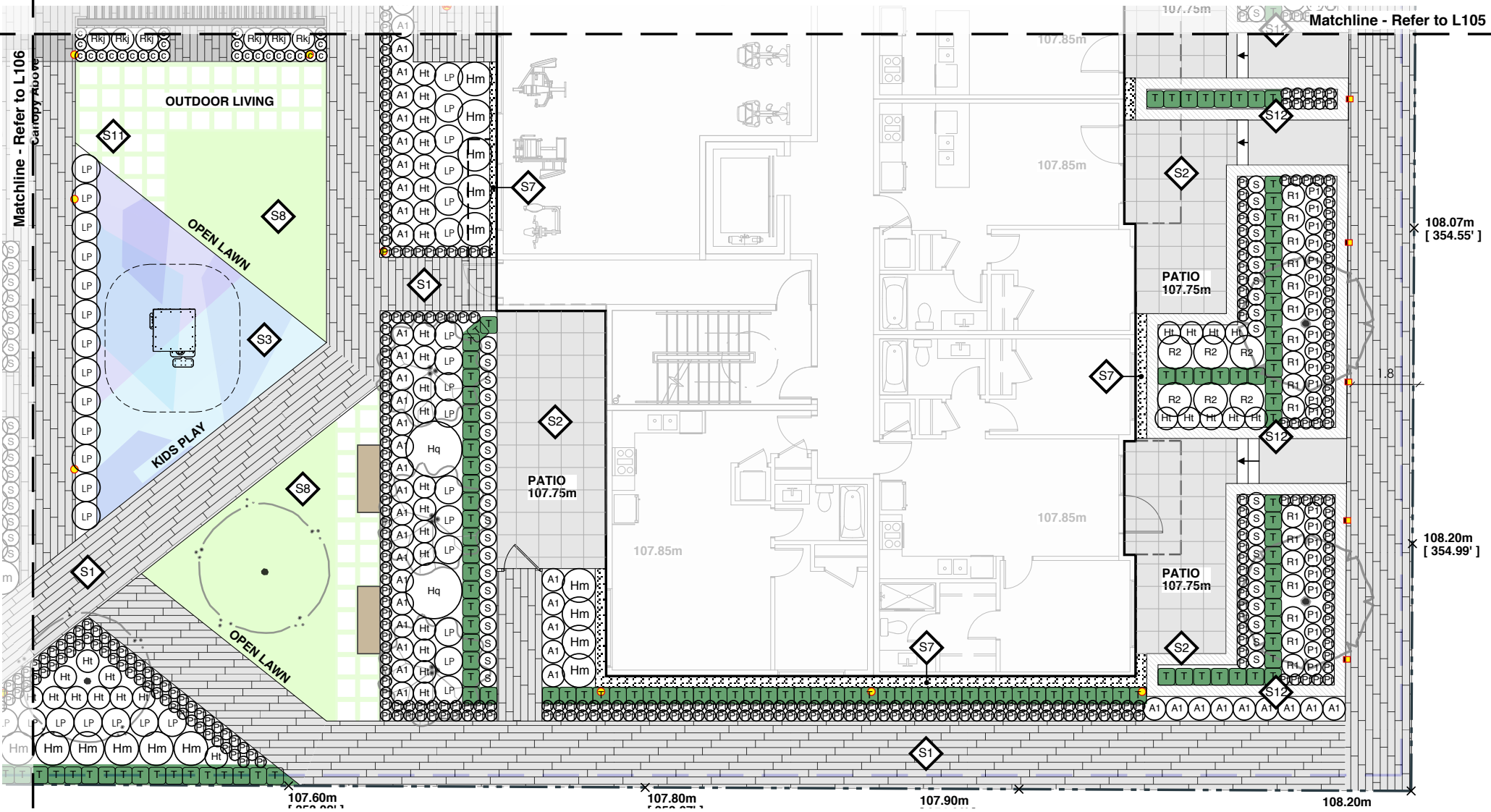
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PROJECT NUMBER: 22002

CHECKED: DC

# 14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. ENLARGED PLAN

L106



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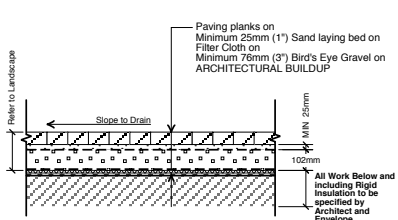


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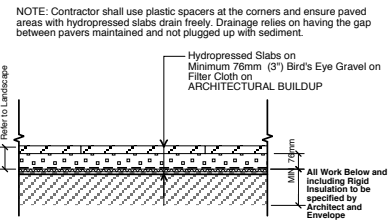
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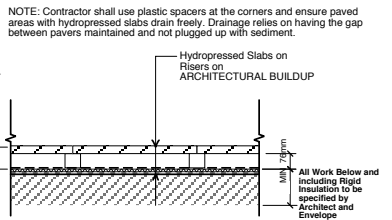
14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. ENLARGED PLAN



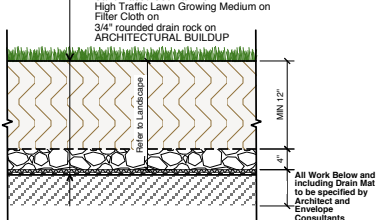
**1 FEATURE PAVERS - ON SLAB**  
SCALE = 1:12 (1"=1'-0")



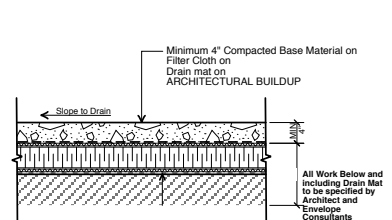
**2 HYDROPPRESSED SLABS - ON SLAB**  
SCALE = 1:12 (1"=1'-0")



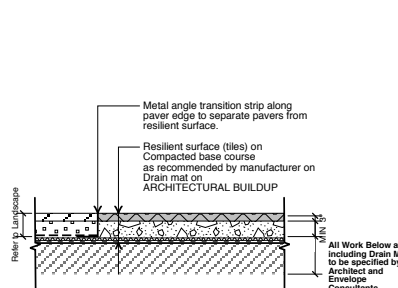
**2A HYDROPPRESSED SLABS - ON WOOD FRAME**  
SCALE = 1:12 (1"=1'-0")



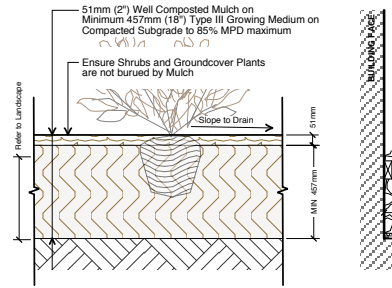
**3 SOD LAWN - ON SLAB**  
SCALE = 1"= 1'-0"



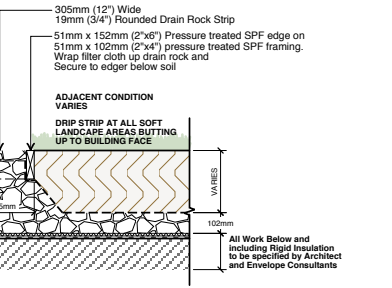
**4 GRAVEL SURFACING - ON SLAB (Urban Agri Area)**  
SCALE = 1"= 1'-0"



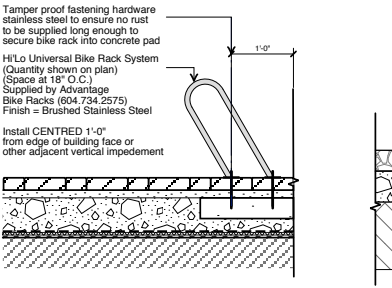
**5 RESILIENT PLAY SURFACE - ON SLAB**  
SCALE = 1"= 1'-0"



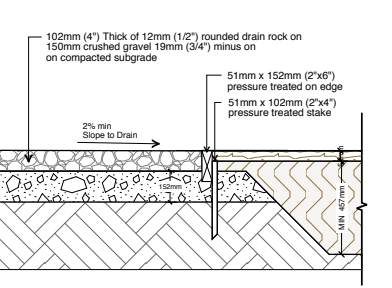
**6 SHRUB PLANTING - ON GRADE**  
SCALE = 1:12 (1"=1'-0")



**7 DRIP STRIP AT BUILDING FACE**  
SCALE = 1:12 (1"=1'-0")

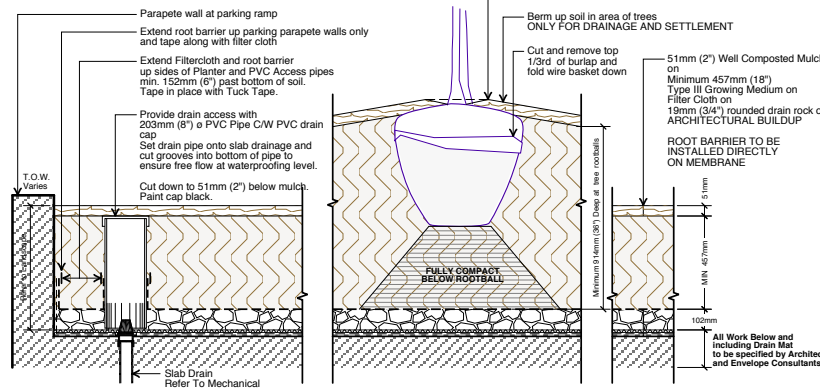


**8 BIKE RACK MOUNTING - PAVERS**  
SCALE = 1:12 (1"=1'-0")

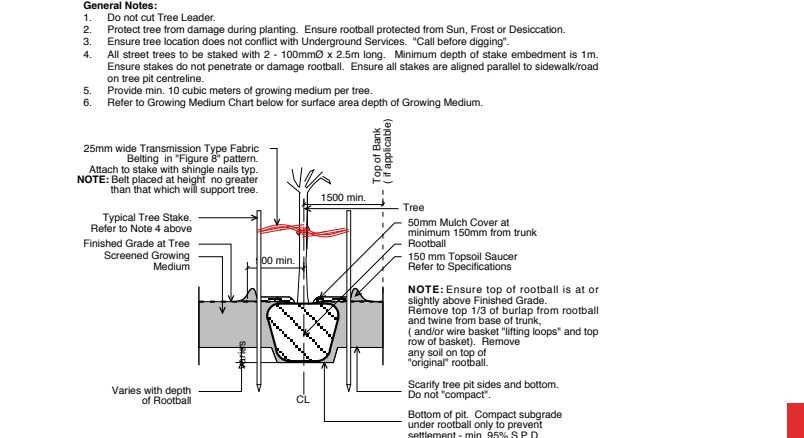


**9 GRAVEL PAVING ON GRADE AND SLAB AT PMT AREA**  
SCALE = 1:12 (1"=1'-0")

Notes:  
1. At ZEN stacked planter walls, tuck the root barrier under the ZEN stacked units.  
2. At ZEN stacked planter walls, extend the filter cloth up the planter wall and tuck under the concrete cap.



**10 PLANTING - ON SLAB**  
SCALE = 1:12 (1"=1'-0")



**11 TYPICAL TREE PLANTING**  
SCALE = 1:12 (1"=1'-0")

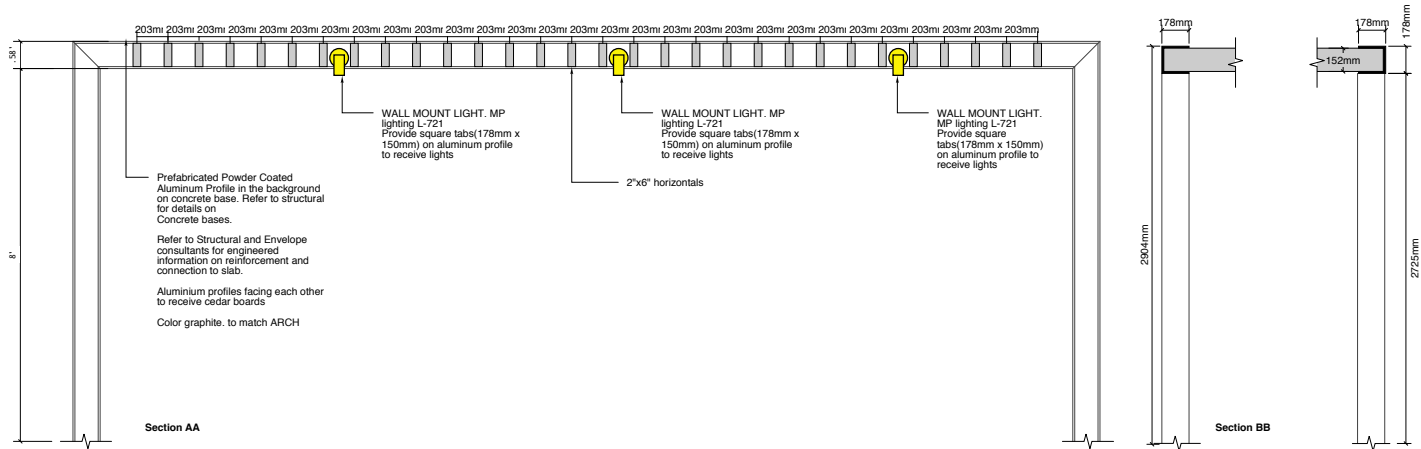
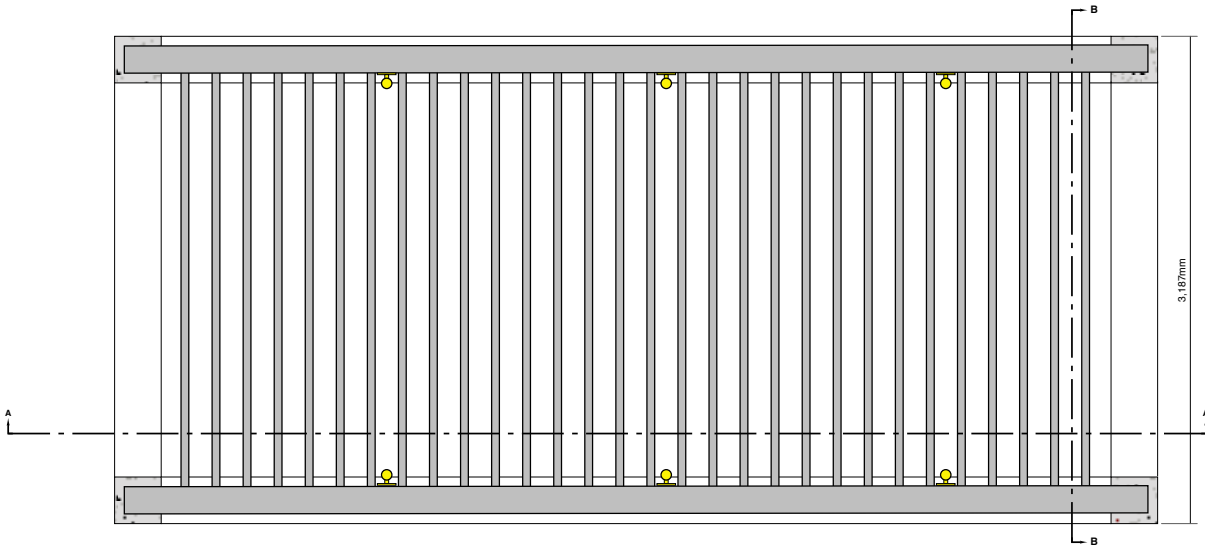
**NRO407 Forest Shop**

**KOMPAN Let's play**

Overall Activities	Accessible Overall Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

Product Line: Organic Robina  
Category: Playhouses  
Age Group: 2-5  
Max. Fall Height (CM): 50  
Total Height (CM): 216  
Safety Zone: 13.0 x 2

ASTM



01 Metal Trellis - To match ARCH canopy in amenity area  
 302 SCALE = 1:16 (1" = 1' 0")



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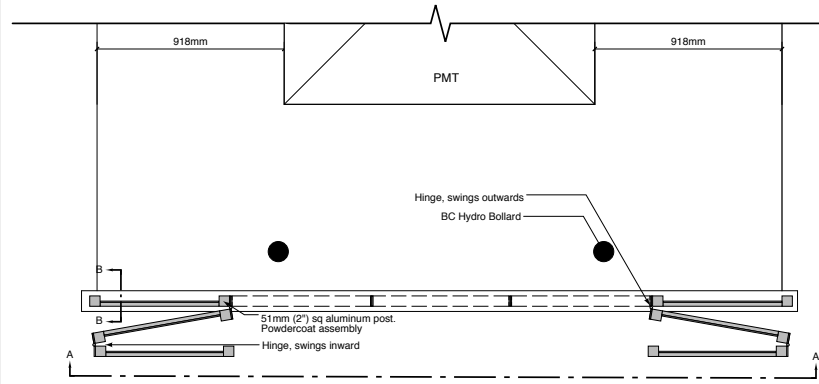
# 14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. LANDSCAPE DETAILS

DATE: 06 APRIL 2023  
 SCALE: NOTED (22"X34")

DRAWN: RSS, JC  
 PROJECT NUMBER: 22002

CHECKED: DC

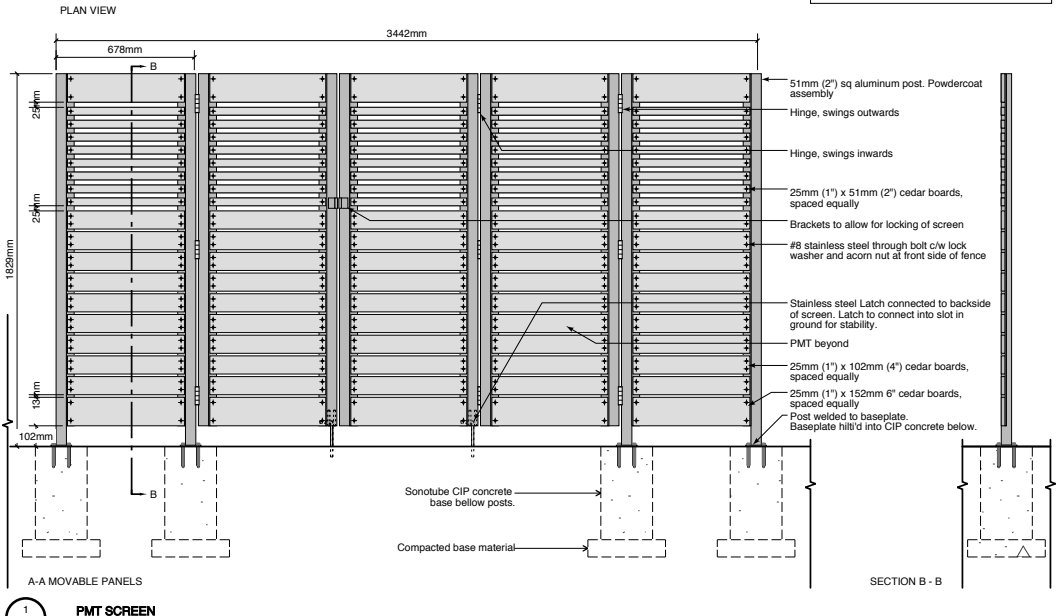




**Typical Metalwork**

1. Submit Sealed/Engineered shop drawings for review for all metalwork and CIP concrete footing prior to fabrication and construction.
2. Member sizing is shown for design intent only. All members to be engineered. And sized according to applicable codes.
3. Confirm all dimensions on site. Modify as required to maintain design intent.
4. Consultant to approve all metalwork at fabrication prior to paint application.
5. Metalwork to be powdercoat to match Architecture. Color: Benjamin Moore Graphite 1603. Assembly to be all-weld construction. Ensure all weld faces are ground smooth.
6. Refer to Structural and Geotechnical for CIP Concrete walls, base, and foundations. Refer to Structural for specifications on rebar size and footing detail. Member sizing is shown for design intent only. All members to be engineered. And sized according to applicable codes.

**NOTE:** Apply 2 coats of paint to all cedar boards. Color Black.



1 L303 PMT SCREEN SCALE = 1:24 (1/2" = 1'-0")

**MTB-1500-0009** LEXICON COLLECTION

**MATERIALS:** Table frame is made from steel. Table surface employs ipe wood.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** Individual components come pre-assembled. Reference the INSTALL\_LEXICON.pdf document for onsite assembly and installation.

**TO SPECIFY:** Select MTB-1500-0009  
Options:  
- Powdercoat Color

WIDTH: 30" (762mm) LENGTH: 71.62" (1820mm) WEIGHT: 375.4lbs (170kg)

**MAGLIN** 1 Year 10 Year  
5 Year 20 Year  
15 Year 30 Year  
20 Year 40 Year  
25 Year 50 Year  
30 Year 60 Year  
35 Year 70 Year  
40 Year 80 Year  
45 Year 90 Year  
50 Year 100 Year  
55 Year 110 Year  
60 Year 120 Year  
65 Year 130 Year  
70 Year 140 Year  
75 Year 150 Year  
80 Year 160 Year  
85 Year 170 Year  
90 Year 180 Year  
95 Year 190 Year  
100 Year 200 Year

2 L303 3ft x 3ft IPE TABLE NTS

**MBE-1500-00031** LEXICON COLLECTION

**MATERIALS:** The seat frame is made from steel. Seat surface employs ipe wood.

**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** Individual components come pre-assembled. Reference the INSTALL\_LEXICON.pdf document for onsite assembly and installation.

**TO SPECIFY:** Select MBE-1500-00031  
Options:  
- Powdercoat Color

WIDTH: 51" (1293mm) LENGTH: 71.75" (1822mm) WEIGHT: 75.27lbs (34kg)

**MAGLIN** 1 Year 10 Year  
5 Year 20 Year  
15 Year 30 Year  
20 Year 40 Year  
25 Year 50 Year  
30 Year 60 Year  
35 Year 70 Year  
40 Year 80 Year  
45 Year 90 Year  
50 Year 100 Year  
55 Year 110 Year  
60 Year 120 Year  
65 Year 130 Year  
70 Year 140 Year  
75 Year 150 Year  
80 Year 160 Year  
85 Year 170 Year  
90 Year 180 Year  
95 Year 190 Year  
100 Year 200 Year

3 L303 6ft IPE BENCH NTS

**MBE-1500-00007** LEXICON

**MATERIALS:** Legs are made from steel and use flat bar or round rod depending on the style selected.

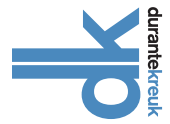
**FINISH:** All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** Individual components come pre-assembled. Reference the INSTALL\_LEXICON.pdf document for onsite assembly and installation.

**TO SPECIFY:** Select MBE-1500-00007

HEIGHT: 18.4" (468mm) LENGTH: 20.4" (519mm) DEPTH: 2" (51mm) WEIGHT: 18lbs (8kg)

**MAGLIN** 1 Year 10 Year  
5 Year 20 Year  
15 Year 30 Year  
20 Year 40 Year  
25 Year 50 Year  
30 Year 60 Year  
35 Year 70 Year  
40 Year 80 Year  
45 Year 90 Year  
50 Year 100 Year  
55 Year 110 Year  
60 Year 120 Year  
65 Year 130 Year  
70 Year 140 Year  
75 Year 150 Year  
80 Year 160 Year  
85 Year 170 Year  
90 Year 180 Year  
95 Year 190 Year  
100 Year 200 Year



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102-1637 West 5th Avenue Vancouver, B.C. V6J 1N5  
P 604.684.4611  
F 604.684.0577  
www.dkl.bc.ca

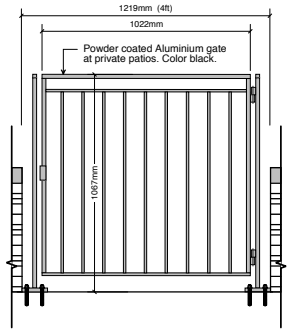
14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. LANDSCAPE DETAILS

DATE: 06 APRIL 2023  
SCALE: NOTED (22"X34")

DRAWN: RSS, JC  
PROJECT NUMBER: 22002

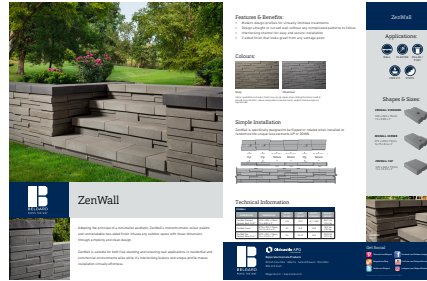
CHECKED: DC

L303



1  
L304  
SCALE = 1" = 1'-0"

- Notes:**
1. All landscape planter walls be stacked ZEN planter wall. Except otherwise noted.
  2. For parapet wall at parking ramp refer to architectural drawings.
  3. The stacked ZEN planter walls shall be set on drain rock on drain mat to allow for free drainage below, so that they do not act as dams.
  4. Refer to manufacturer's guide for requirements on footing.
  5. The base of the walls shall be levelled out, to be able to be built on the approximate 20% slab slope.
  6. Include geogrid reinforcement and drainage layer as advised by manufacturer.



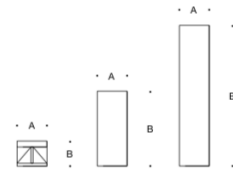
2  
L304  
SCALE: NTS



Luminaire | Example Code: L46-3-W30H-MK1-S6

Product	Version	CCT & CRI	Mounting Kit <sup>1</sup> (optional)	Engraving (optional)	Finish <sup>2</sup>
<b>L46</b>	3 3W	W22S 2200K 80+	<b>MK1</b> vertical surface	<b>E</b> engraving	<b>Aluminum Finishes:</b> <b>MA</b> matte clear anodized <b>BK</b> black powder coated <b>WH</b> white powder coated <b>BZ</b> bronze powder coated  <b>Stainless Steel Finish:</b> <b>S6</b> stainless steel 316
	6 6W	W27H 2700K 90+			
		W30H 3000K 90+			
		W35H 3500K 90+			
		W41H 4100K 90+			

3  
304  
NTS  
RECESSED WALL LIGHT CUT SHEET - MP LIGHTING



**Bollard heads - shielded - 360°**

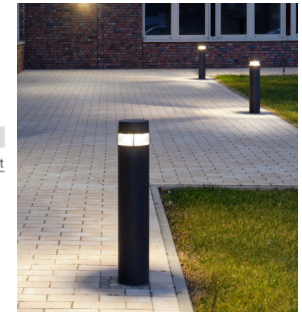
Lamp	A	B
<b>99 862</b> 16.5W LED	7 1/2	5 1/2

**Bollard tubes**

Integrated components	Door	A	B	Anch. unit
<b>99 622</b> -	✓	7 1/2	32	<b>79 818</b>
<b>99 644</b> 1 LED floodlight 19.3W	✓	7 1/2	32	<b>79 818</b>
<b>99 626</b> GFCI outlet	✓	7 1/2	32	<b>79 818</b>
<b>99 658</b> Passive infrared motion sensor	✓	7 1/2	32	<b>79 818</b>
<b>99 635</b> Emergency lighting battery 10W	✓	7 1/2	32	<b>79 818</b>
<b>99 615</b> -		7 1/2	14 1/2	<b>79 817</b>



4  
304  
NTS  
BOLLARD LIGHT CUTSHEET - BEGA LIGHTING



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14518, 14528, 14538 & 14548 104A AVE, SURREY, BC. LANDSCAPE DETAILS

DATE: 06 APRIL 2023  
SCALE: NOTED (22"X34")

DRAWN: RSS, JC  
PROJECT NUMBER: 22002

CHECKED: DC

---

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

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

DATE: **March 27, 2023** PROJECT FILE: **7822-0223-00**

---

RE: **Engineering Requirements  
Location: 14518 104A Ave**

**OCP AMMENDMENT**

Complete sanitary catchment analysis and drainage catchment analysis to evaluate downstream capacities. Resolve downstream constraints, as identified.

**REZONE/SUBDIVISION**

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

- Dedicate 2.942 metres along 104A Avenue.
- Dedicate varying widths for 145 Street.
- Dedicate corner cuts as required.
- Register 0.5-metre statutory right-of-way along both frontages.

***Works and Services***

- Construct south side of 104A Avenue.
- Construct east side of 145 Street.
- Extend storm mains to provide road drainage and service the development.
- Construct sanitary and water mains to service the development.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager  
MS

**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. The school remains operating at 129%. In the District's 2023/2024 Five Year Capital Plan, a new request for a 612-capacity replacement school 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 #: 22 0223 00

**SUMMARY**

The proposed 152 lowrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	29
Secondary Students:	19

**September 2022 Enrolment/School Capacity**

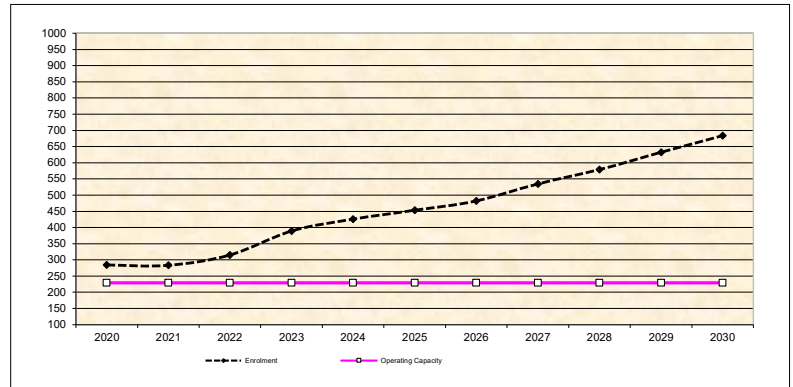
<b>Hjorth Road Elementary</b>	
Enrolment (K/1-7):	32 K + 283
Operating Capacity (K/1-7)	19 K + 210
<b>Guildford Park Secondary</b>	
Enrolment (8-12):	1327
Capacity (8-12):	1050

<b>Projected population of school-age children for this development:</b>	79
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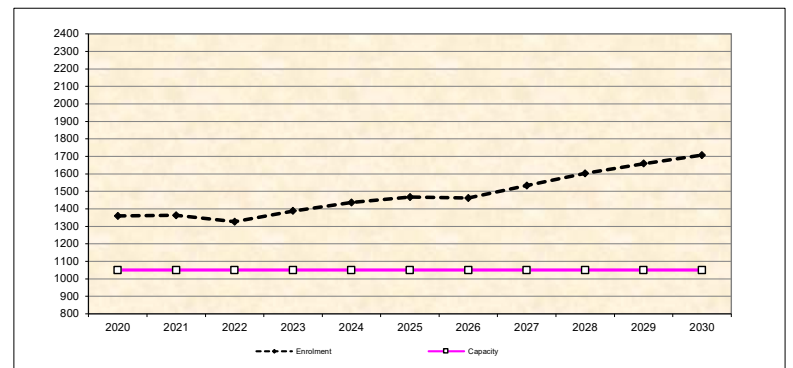
**Population:** The projected population of children aged 0-19 impacted by the development.

**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.

**8.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 14538, 14548, 14528, 14518 104A Ave, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	26
Protected Trees to be Removed	25
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	1
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  $X \quad \text{one (1) =}$	
All other Trees Requiring 2 to 1 Replacement Ratio  $25 \quad X \quad \text{two (2) = 50}$	50
<b>Replacement Trees Proposed</b>	<b>22</b>
<b>Replacement Trees in Deficit</b>	<b>28</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	5
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  $0 \quad X \quad \text{one (1) = 0}$	0
All other Trees Requiring 2 to 1 Replacement Ratio  $5 \quad X \quad \text{two (2) = 10}$	10
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>10</b>

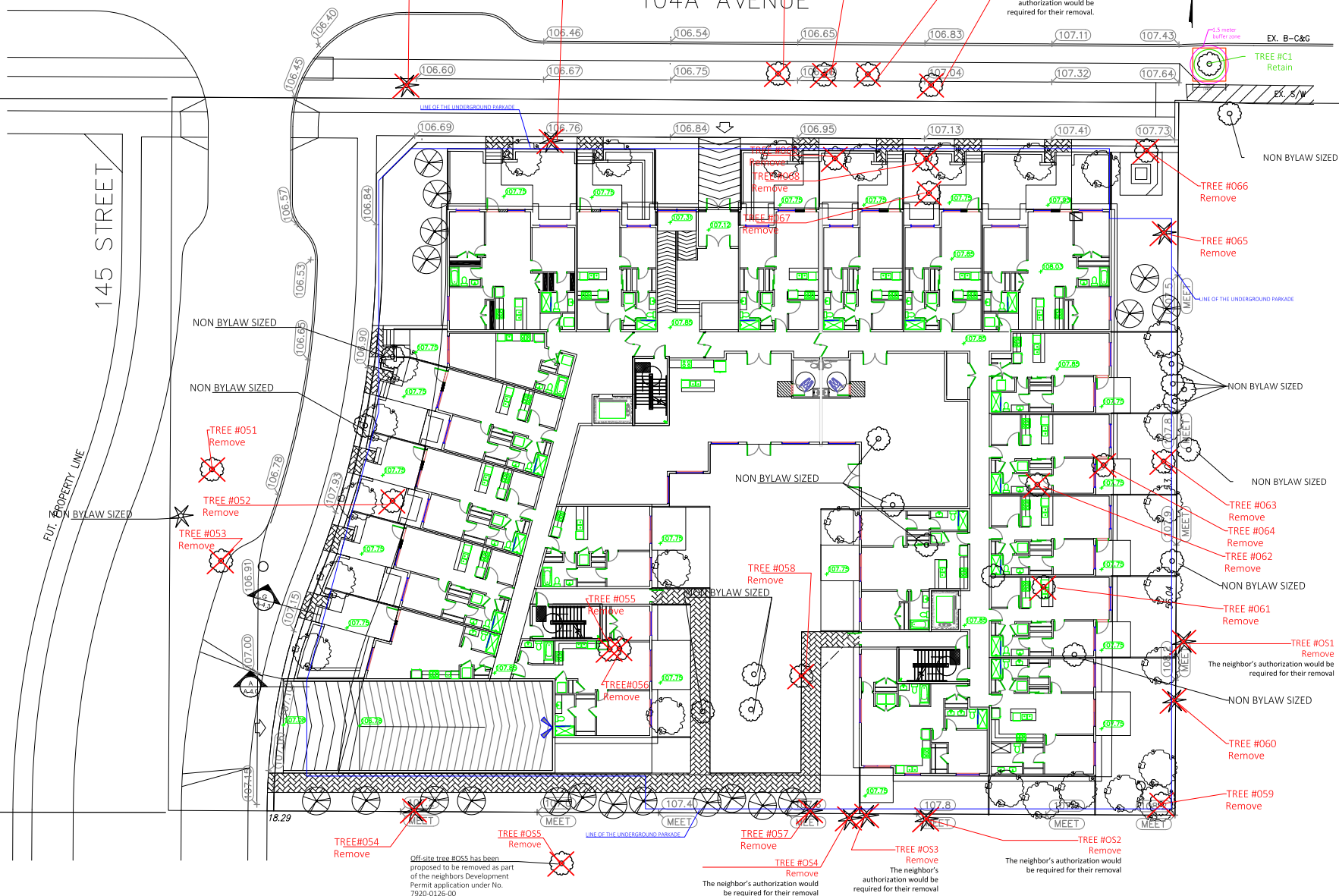
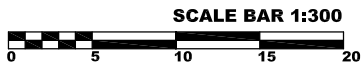
Summary, report and plan prepared and submitted by:

*Francis Klimo*

March 17, 2023

(Signature of Arborist)

Date



# Klimo & Associates

14538, 14548, 14528, 14518 104A AVE,  
SURREY R1

Revisions		
No.	Date	
1	June 21, 2022	

TREE MANAGEMENT PLAN	
Project Number	
Date	June 21, 2022
Scale	1:300
Drawn	
Checked	

Francis R. Klimo  
ISA Certified Arborist #PN-8149A  
ISA Certified Tree Risk Assessor (TRAQ)  
BC Wildlife Danger Tree Assessor #7193

**Present:**

**Panel Members:**

E. Kearns, Chair  
J. Azizi  
N. Couttie  
R. Amies  
S. Macrae  
Y. Popovska  
R. Salcido  
M. Mitchell  
K. Deol

**Guests:**

Tom Gill, Tangerine Developments  
David Eaton, David Eaton Architect Inc.  
Dylan Chernoff, Durante Kreuk Ltd.  
Maciej Dembek, Barnett Dembek Architects Inc. |  
Group 161  
Andrew Danielson, Van Der Zalm + Associates

**Staff Present:**

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

**A. RECEIPT OF MINUTES**

It was Moved by N. Couttie  
Seconded by E. Kearns  
That the minutes of the Advisory Design  
Panel meeting of December 15, 2022 be received.  
Carried

**B. NEW SUBMISSIONS**

**1. 4:05 p.m.**

File No.:	7922-0223-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD (based on RM-70), consolidation of four lots into one lot and DP for a 6-storey apartment building consisting of 152 dwelling units with underground parking.
Address:	14518, 14528, 14538, and 14548 – 104A Avenue
Developer:	Tom Gill, Tangerine Developments
Architect:	David Eaton, David Eaton Architect Inc.
Landscape Architect:	Dylan Chernoff, Durante Kreuk Ltd.
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner described the emerging area policy and site context, noting the curved road alignment which generated a request for a reduced setback at the west property line. He 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 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 K. Deol

Seconded by N. Couttie

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. Recommend that the landscaping submission return to staff for further development.

Carried with J. Azizi, S. Macrae, R. Amies,  
M. Mitchell opposed.

The Panel supported the project in general the building is generally well oriented, and it responds to the context well.

#### Key Points

- Consider simplifying facades & building planes to strengthen the architectural character. **We have revised the façade as per Staff suggestions by taking measures like, increasing the townhouse feel by making it a solid brick archway in a brighter color, removing some of the vertical elements to simplify bump outs, reducing the parapets & the impact of balcony massing and enhancing the entrance.**
- Recommend increasing the townhouse feel of the lower two floors to create a hierarchy of massing. **We have increased the townhouse feel by making it a solid brick archway element.**
- Consider further design strategies to create a more identifiable entry. **We have enhanced the building entry experience by providing double storey high contrasting color (white in reds) stone-cladded glazed entrance archway and 2m deep awning with embedded recess lighting.**
- Carefully consider a wider courtyard space for more privacy and livability between units. **After discussions with staff, we have increased the width of the half of the courtyard to 20m which substantially increases the amenity space & the light entering courtyard thus increasing the livability.**
- Within this courtyard, consider incorporating circulation into programmed space. **The circulation has been reconsidered on both amenity levels to allow program areas to spill into and activate adjacent pathways. The**



paving in front of the children's play area is not intended as a formal circulation route, but the material of the building apron is intended to be consistent with the walkways to simplify the palette. We are confident that the step stone area will provide an opportunity for chalk play, imagination play and hopscotch, while doubling as an armored connection between the indoor and outdoor play areas. The redundant north south pathway has been adjusted to be a garden path with two benches to enjoy the courtyard and overlook the play area.

## Site

- Site planning is restricted with the large road dedication which has a knock-on effect to the courtyard and restricted by the setbacks from the new northwest corner property lines. These converge on the space available for the courtyard and reduce the light and livability. **The shape of road dedication along the west is the biggest constraint and dictating factor.**
- The courtyard is quite narrow and the units on two wings are quite close to each other. The same issue typically exists at the corners where the windows of adjacent units are too close to each other, and their privacy is impacted. **After discussions with the staff, we have increased the width of the half of the courtyard to 20m which substantially increases the amenity space & the light entering courtyard thus increasing the livability.**
- The indoor and outdoor amenities are well oriented on level 1. Their area proportion seems reasonable.
- Consider the entry access to parkade; road must be completed. Reconsider the parallel parking on P1 as it seems to have operational issues, especially the one labeled as V13. **The access drive aisle to parkade entrance is confirmed by the civil engineer as a part of off-site development under the scope of this project. The parallel parking space are as per zoning by-law. We have provided additional length to allow easy maneuvering. Pls refer A-2.1-2.2**

## Form and Character

- Consider increasing the townhouse massing at the lower two levels. **We have increased the townhouse massing at lower levels, by introducing a solid brick archway in a brighter tone. Pls refer rendering sheet A-3.0 - 3.7**
- Consider improving the building entry experience. **We have enhanced the building entry experience by providing double storey high stone-cladded glazed entrance archway and 2m deep awning with embedded recess lighting. Pls refer to A-3.0 - 3.7**
- Consider increasing the size and utility of the entry lobby. **We have reworked the utilisation of lobby space and added seating space.**
- Consider simplifying the façades; there seem to be a lot of different materials, colours, and depths of bump outs and now the balconies as shown in the images read most prominent. Consider pairing down the materials and looking at the depth of the balconies in relation to the two lower floors will help create a hierarchy in the massing. **We have revised**

- the façade as per Staff suggestions by taking measures like, increasing the townhouse feel by making it a solid brick archway in a brighter color, removing some of the vertical elements to simplify bump outs, reducing the parapets & the impact of balcony massing and enhancing the entrance.
- Consider that the massing is not helped by large “tabletop” roof terraces at the 5<sup>th</sup> level on the north Elevation (104A Ave) & to a lesser extent on the east. The east is more successful, but consider, per the precedents, a parapet or real setback rather than extended decks. The Architects drawings A-0.10 suggest the reason was to “minimize appearance” but these monolithic extended decks do the exact opposite in the current proposal. We have revisited the extent of projection at 5<sup>th</sup> floor & reduced its width to visually connect with the upper two storeys. Also, with the reduction in massing bump outs, the ‘tabletop’ effect has substantially diminished. Pls refer to rendering sheets A-3.0-3.7.
- The elevations are nicely balanced with materials and colours. It may be a little busy at the upper levels but if the extended decks are reconsidered, it might look even more elegant. We have simplified the elevation design for the upper storey, also the width of projection at 5<sup>th</sup> floor is reduced.
- Consider having a complimentary combination of colours with the brick and upper-level materials. We have updated the façade and revised the color of brick used to a brighter tone.
- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the city obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed. We can confirm that we will be using black window frames.
- Landscape Response by Landscape consultants in blue
- Recommend looking at the public plaza and underground parking elevation to increase soil depth from 0.8 m to 1 m. Depth of soil at the location of the root ball is 1m. As tree roots tend to grow out more than down, we believe the surrounding 0.8m depth will not affect the tree especially as each tree has over the required 10m<sup>3</sup> soil volume (13.45m<sup>3</sup> each)
- Consider reviewing the maximum height of retaining walls on street frontages to confirm heights are under 1 m. Walls facing street frontages are all under 0.6m height at the request of the city. An additional elevation and section have been added to sheet L202 to describe the condition at the entryways. Individual address piers are located at the entry ways as a transition point between varying wall heights.
- Cross Section 1 and 4 – drawing L101; shows retaining wall between patio planting and street front planting. Recommend reviewing requirements for walls; deletion of wall will allow better availability of soil for yard trees. To achieve adequate soil depths over the structural slab, some retaining walls will be required. We have removed 3 walls along the street in front of 104a

Ave.

- Cross Section C-C on drawing A-4.1, on 104A Ave, shows very shallow planting areas with trees. Recommend confirming that all trees on slab have a minimum of 1 m depth soil and 10 m<sup>3</sup> per tree. Mounds showing for trees on sheet L202 do not seem to allow for required soil depths. The courtyard layout has been revised. There is no longer a tree in section C-C. In the new layout all trees have over their allotted 10m<sup>3</sup> soil volume. It has been confirmed with Architecture that the slab in the courtyard can be dropped to meet soil depth requirements.
- Recommend reviewing east side of building to provide trees for yards on east side either on top of storm water detention tank or at edge if possible. Four trees have been coordinated with Civil and located above the storm water detention tank. Planter walls have been added to accommodate the required soil volumes.
- Amenity area circulation has reduced amount of usable space in both rooftop and courtyard. Circulation disconnects children's play area to interior and steppingstone area does not provide a lot of programming. Recommend reviewing layout to incorporate the circulation into usable space more. Suggest reviewing the layout of the courtyard amenity area to connect the exterior kids play amenity to interior and not confirming to a rigid separated pathway layout.  
The circulation has been reconsidered on both amenity levels to allow program areas to spill into and activate adjacent pathways. The paving in front of the children's play area is not intended as a formal circulation route, but the material of the building apron is intended to be consistent with the walkways to simplify the palette. We are confident that the step stone area will provide an opportunity for chalk play, imagination play and hopscotch, while doubling as an armored connection between the indoor and outdoor play areas. The redundant north south pathway has been adjusted to be a garden path with two benches to enjoy the courtyard and overlook the play area.
- Reconsider having a BBQ or kitchen area. The rooftop has lots of seating. Several areas on the roof deck have been provided to accommodate a BBQ, but no built in elements are being considered to allow for flexibility for the future owners.
- The project meets 100% of the indoor amenity space requirements and 129% of the outdoor requirements (good), however 55% of the required outdoor space is at grade. Consequently, the rooftop outdoor space needs to be exceptional. Consider increasing the programming and quality of this space. Some covered outdoor space is provided (good).  
The circulation and layout has been adjusted on both amenity levels to elevate the quality of the spaces. Gaps have been provided in the planters on the rooftop to allow activities to easily activate the circulation routes. A row of planters has been added to the walkway on the roof to create a welcoming arrival experience and along with the other adjustments will create an exceptional outdoor amenity space for the building.
- Reconsider the fire path design as it is very linear, tunnel like and does not provide privacy to units and is not gated. Recommend reviewing path to provide privacy for units adjacent to path. Review the requirements for centre of path and providing an ability to add planting at the amenity

courtyard to reduce the tunnel effect. The alignment of the fire path has been re-considered to introduce a jog at the courtyard. The jog includes a tree and shrubs to create a focal point, separate the path into two segments and reduce the tunnel effect.

- dk reviewed the proposed landscape plan to the south, which includes a fence along the property line and a landscape area adjacent to our site. The east segment of the fire path has been shifted away from the building to provide a privacy hedge along the units.
- Review the access to the PMT. It does not appear to have vehicular access; The project team was directed to provide access to the PMT as shown. City Staff indicated that examples can be made available to illustrate that vehicular access is possible with the proposed layout.
- Recommend reviewing proposed trees list to add conifers for multi season green.  
The site plan has been reviewed for appropriate locations to plant coniferous trees, but none were found. On a tight site, the dense branching of a conifer will block site lines is a concern for CPTED principles. Deciduous trees offer clearer site lines, shade in the summer and greater access to natural light over the winter.

Much of the plant palette consists of evergreen plants, which will support the deciduous trees and shrubs. Although the deciduous plants are not green all year, they are selected to have year-round interest.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades. **We will be working with an energy consultant at a later stage to ensure natural ventilation and passive cooling strategies are considered.**
- Consider inclusion of renewable energy on roof surfaces. **We appreciate the suggestion and will try and introduce renewable energy sources.**
- Stormwater management strategy identifies that proposed onsite landscape planters will absorb water; recommend directing some surface water to planters to allow some infiltration. **We will work with the engineers to redirect drainage as suggested.**
- Consider reduction of hardscape in/around the courtyard for more softscape/permeable surfaces. **Revisions to the architecture and realignment of the pathways allowed for the hardscape to be reduced in / around the courtyard and more softscape / permeable surfaces to be provided.**

Accessibility

- Recommend providing adaptable units in the development. **We have introduced adaptable measures in over 27% of units.**
- Recommend providing double-door accessibility for the kids play area. **We have provided double doors for kids play area.**
- Consider installing benches/furniture for resting in the main entrance lobby area. **We have provided seating in main lobby.**
- Consider having wider stalls/accessible parking near the west elevator (which is located closer to the entrance lobby). **We have provided accessible parking near the elevators; On the west side elevator we can only provide 1 accessible space as we cannot move the visitor parking space.**

**C. OTHER BUSINESS**

This section had no items to consider.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, February 23, 2023.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:32 p.m.

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Jennifer Ficocelli, City Clerk

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E. Kearns, Chairperson