
TO: City Clerk, Legislative Services Division

FROM: Acting Director, Area Planning & Development – South Division

DATE: June 5, 2023 **FILE: 7922-0241-00**

**RE: Agenda Item B.8 June 5, 2023 Regular Council – Land Use
Development Application No. 7922-0241-00
Replacement for CD By-law 20967**

Development Application No. 7922-0241-00 is on the agenda for consideration by Council at the June 5, 2023 Regular Council – Land Use Meeting under Item B.8.

After finalizing the Planning Report, it was noted that some revisions to CD By-law No. 20967 under Section F. Yards and Setbacks, Section G.1 and Section H.5 would be required to accommodate the proposed development.

A copy of the redlined version of CD By-law No. 20967 is attached for information. A clean copy of the revised CD By-law 20967 is attached to replace the original CD By-law.

Council is requested to receive a copy of the revised CD By-law No. 20967 prior to By-law Introduction and consideration of granting of First and Second Readings.



Shawn Low
Acting Director, Area Planning & Development – South Division
Planning & Development Department

Attachment - CD By-law 20967 redlined version
- Revised CD By-law 20967

c.c. - City Manager
- General Manager, Planning and Development

CITY OF SURREY

BYLAW NO. 20967

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".

Legal: As described in Appendix "A".

PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 131 (CD 131), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
 FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 131" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 131"	(a) 2383 – 153 St (b) 15280 – 24 Ave (c) 15268 – 24 Ave (d) 15262 – 24 Ave (e) 2372 – 152A St (f) 2369 – 153 St (g) 2350 – 152A St (h) 2360 – 152A St (i) 2355 – 153 St (j) 2365 – 153 St	(a) East Half Lot 29 Except Part in Plan BCP20809 Section 14 Township 1 NWD Plan 8492 (b) West Half of Lot 29 Except Part Dedicated Road on Plan BCP20554, Section 14 Township 1 NWD, PLAN 8492 (c) East Half Lot 32 Except Part in Plan BCP20809 Section 14 Township 1 NWD Plan 8492 (d) West Half Lot 32 Except Part in Plan20809 Section 14 Township 1 NWD Plan 8492 (e) North Half Lot 31 Section 14 Township 1 NWD Plan 8492 (f) North Half of Lot 30 Section 14 Township 1 NWD 8492 (g) Lot 78 Section 14 Township 1 NWD Plan 13327 (h) South Half Lot 31 Section 14 Township 1 NWD Plan 8492 (i) Lot 79, Section 14 Township 1 NWD Plan 13327 (j) South Half Lot 30 Section 14 Township 1 NWD Plan 8492	20967	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967".

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 131 (CD 131)

This Comprehensive Development Zone 131 (CD 131) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

The lands are divided into Blocks A and B, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Zuzana Fulkova, B.C.L.S. on the 24th day of May, 2023.

Block A		
Address	Legal Descriptions	PID
2383 – 153 Street	East Half Lot 29 Except Part in Plan BCP20809 Section 14 Township 1 NWD Plan 8492	011-344-334
15280 – 24 Avenue	West Half of Lot 29 Except Part Dedicated Road on Plan BCP20554, Section 14 Township 1 NWD PLAN 8492	002-379-279
15268 – 24 Avenue	East Half Lot 32 Except Part in Plan BCP20809 Section 14 Township 1 NWD Plan 8492	000-521-752
15262 – 24 Avenue	West Half Lot 32 Except Part in Plan20809 Section 14 Township 1 NWD Plan 8492	008-057-745
Portion of 2372 – 152A Street	Portion of North Half Lot 31 Section 14 Township 1 NWD Plan 8492	Portion of 011-344-369
Portion of 2369 – 153 Street	Portion of North Half of Lot 30, Section 14 Township 1 NWD 8492	Portion of 002-468-280
Portion of 2365 – 153 Street	Portion of the South Half Lot 30, Section 14 Township 1 NWD Plan 8492	Portion of 000-577-464

The consolidated Block A is outlined in bold, labelled as Block A on the Survey Plan attached hereto and forming part of this Bylaw, as Schedule A, certified correct by Zuzana Fulkova, B.C.L.S. on the 24th day of May, 2023, containing 4,470.0 sq. m.

Block B		
Address	Legal Descriptions	PID
2350 – 152A Street	Lot 78 Section 14 Township 1 NWD Plan 13327	009-806-661
2360 – 152A Street	South Half Lot 31 Section 14 Township 1 NWD Plan 8492	003-180-255
2355 – 153 Street	Lot 79 Section 14 Township 1 NWD Plan 13327	009-806-695
Portion of 2365 – 153 Street	Portion of the South Half Lot 30 Section 14 Township 1 NWD Plan 8492	Portion of 000-577-464
Portion of 2369 – 153 Street	Portion of North Half of Lot 30 Section 14 Township 1 NWD 8492	Portion of 002-468-280

The consolidated Block B is as outlined in bold, labelled as Block B on the Survey Plan attached hereto and forming part of this Bylaw, as Schedule A, certified correct by Zuzana Fulkova, B.C.L.S. on the 24th day of May, 2023, containing 3,185.2 sq. m.

(Block A and Block B are collectively the "Lands")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *multiple unit residential buildings*, ground-oriented *multiple unit residential buildings* and related *amenity spaces*, and neighbourhood commercial uses, which are to be developed in accordance with a *comprehensive design* where *density bonus* is provided.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Block A:

Principal Uses:

1. *Multiple unit residential buildings*, provided that no residential uses are located on the ground floor.
2. Ground-oriented *multiple unit residential buildings*.

Accessory Uses:

3. The following uses are permitted, provided that they are restricted to the ground floor of a *multiple unit residential building* and that the maximum *gross floor area* of each individual business does not exceed 410 square metres:
 - (a) *Retail stores* excluding the following:
 - i. *Adult entertainment stores*;
 - ii. *Auction houses*; and
 - iii. *Secondhand stores and pawnshops*.
 - (b) *Personal service uses* excluding *body rub parlours*.
 - (c) *General service uses* excluding funeral parlours and *drive through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*, limited to 150 square metres;
 - (e) Office uses excluding medical offices, *social escort services*, *methadone clinic*, and *marijuana dispensaries*;
 - (f) *Indoor recreational facilities*;
 - (g) *Community services*;
 - (h) *Cultural uses*; and
 - (i) *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended and the Child Care Licensing Regulation, as amended.

Block B:

Principal Uses:

1. *Multiple unit residential buildings*.

Accessory Uses:

2. The following *accessory uses*, provided that such uses form an integral part of a *multiple unit residential building* on the Lands:
 - (a) *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended and the Child Care Licensing Regulation, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

Block A

1. Maximum Density:
Maximum *density* shall be as follows:
 - (a) 1 *dwelling unit*; and
 - (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.
2. Permitted Density Increases:
If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:
 - (a) Maximum *floor area ratio* of 2.87 excluding:
 - i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
 - ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.5. of this Zone).
4. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

Block B

1. Maximum Density:
Maximum *density* shall be as follows:
 - (a) 1 *dwelling unit*; and
 - (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.
2. Permitted Density Increases:
If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:
 - (a) Maximum *floor area ratio* of 2.69 excluding:
 - i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
 - ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.5. of this Zone).
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* on the *Lands* shall be 68%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

Buildings and structures on the Lands shall be sited in accordance with the following minimum setbacks:

USES:	SETBACKS:			
	Front Yard (North)	Rear Yard (South)	Street Side Yard (East)	Street Side Yard (West)
<i>Principal and Accessory Buildings and Structures</i> ^{6,7,8,9}	3.0 m ^{1,2}	4.5 m ³	4.5 m ^{4,5}	4.5 m ^{4,5}

- 1 ~~Notwithstanding the table above, the minimum front yard setback for storeys five and above for Block B shall be 5.0 m, except for balconies, which may encroach into the setbacks a maximum of 1.5 m.~~
- 2 Notwithstanding the table above, the minimum front yard setback for storey one at the northeast corner and the northwest corner of Block A may be reduced to ~~2.1 m~~0.5m and 1.9m respectively. The setback for the stories two to six at the northeast corner may be reduced to 1.74m.
- 3 Notwithstanding the table above, the minimum rear yard setback for storeys six and above shall be 5.0 m, except for living rooms, which may encroach into the setback a maximum of 0.5 m and balconies, which may encroach into the setbacks a maximum of 1.5m.
- 4 Notwithstanding the table above, the minimum street side yard (east) and the minimum street side yard (west) for the commercial frontage in Block A may be reduced to 3.0 m.
- 5 ~~Notwithstanding the table above, the minimum street yard setback for storeys five and above shall be 5.0 m, except for balconies, which may encroach into the setbacks a maximum of 1.5m.~~
- 6 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, parking – underground may be located up to 0.5 m of any lot line.
- 7 Notwithstanding the table above, canopies may encroach into the setbacks and balconies may encroach into the setbacks to a maximum of 1.8 m.
- 8 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the setbacks.
- 9 Notwithstanding Section F. of this Zone, the minimum setbacks of principal buildings and accessory buildings and structures for interior lot lines for lots created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed ~~21 m~~21.7m.
2. Accessory Buildings:
Excluding indoor amenity space buildings, accessory building height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
(a) Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Tandem parking is not permitted.
3. Underground Parking:
All required resident parking spaces shall be provided as parking - underground or as parking within the building envelope.
4. Parking Areas:
(a) Parking within the required setbacks is not permitted; and
(b) Parking is not permitted in front of the main entrance of a non-ground-oriented multiple unit residential building, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking:
A secure bicycle parking area shall be provided in a separate bicycle room located within a building, whether located at or ~~above one level below~~ finished grade, with convenient access to the outside of the building.

I. Landscaping and Screening

1. General Landscaping:

- (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
- (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
- (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.

2. Refuse:

Garbage containers and *passive recycling containers* shall be located within the *parking – underground* or within a *building*.

J. Special Regulations

1. Amenity Spaces:

Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:

- (a) Outdoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*; and
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*;
- (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
- (c) Indoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*; and
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*.

2. Child Care Centres:

Child care centres shall be located on the *lot* such that these centres:

- (a) Have direct access to an *open space* and play area within the *lot*; and
- (b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.

K. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision, except *strata lots*, shall conform to the following minimum standards:

- (a) *Lot Area*: Minimum 2,000 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

SCHEDULE A

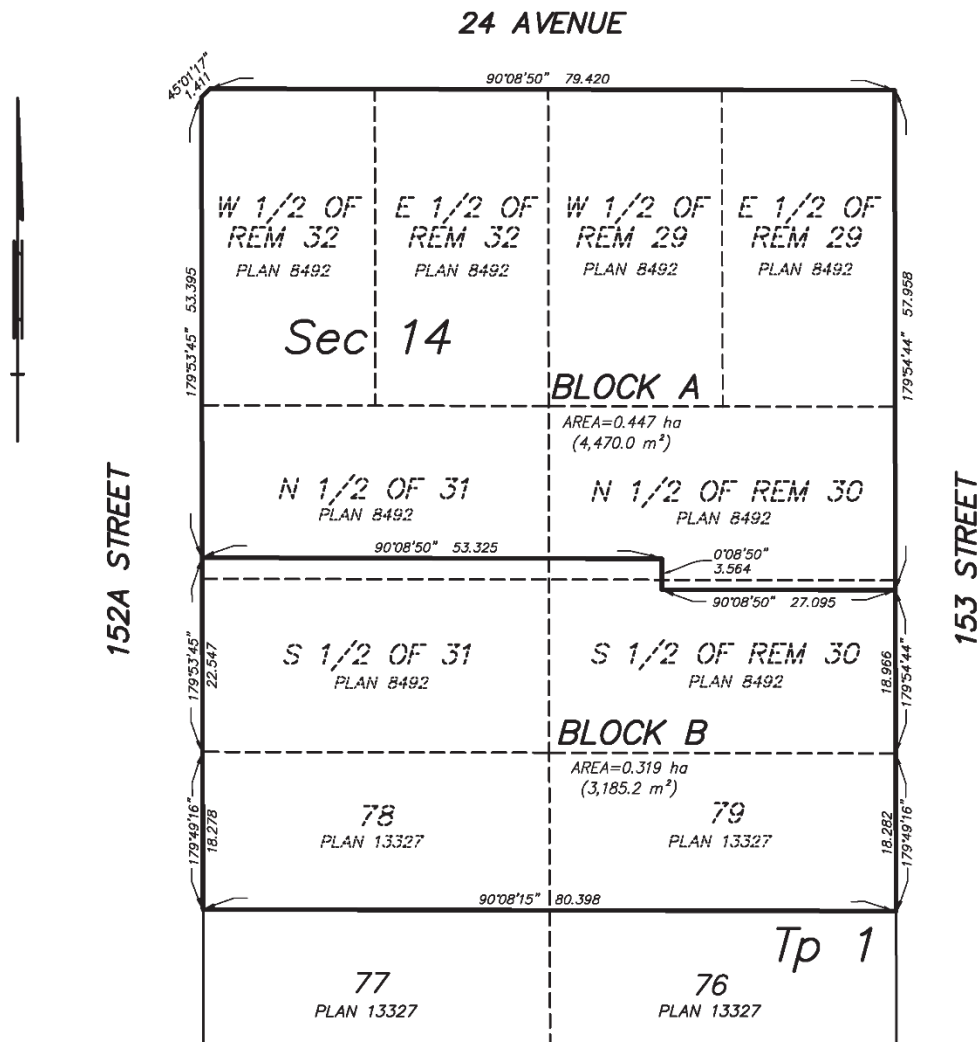
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 20967
 EAST HALF LOT 32 EXCEPT PART IN PLAN BCP20809, PLAN 8492,
 WEST HALF LOT 32 EXCEPT PART IN PLAN BCP20809, PLAN 8492,
 EAST HALF OF LOT 29 EXCEPT PART IN PLAN BCP20809, PLAN 8492,
 WEST HALF OF LOT 29 EXCEPT PART DEDICATED ROAD ON
 PLAN BCP20554, PLAN 8492,
 NORTH HALF LOT 30 AND SOUTH HALF LOT 30, PLAN 8492,
 NORTH HALF LOT 31 AND SOUTH HALF LOT 31, PLAN 8492,
 LOTS 78 AND 79, PLAN 13327
 ALL OF SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT
 (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500

BCGS 92G.007



CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEY DATED 24th DAY OF MAY, 2023.



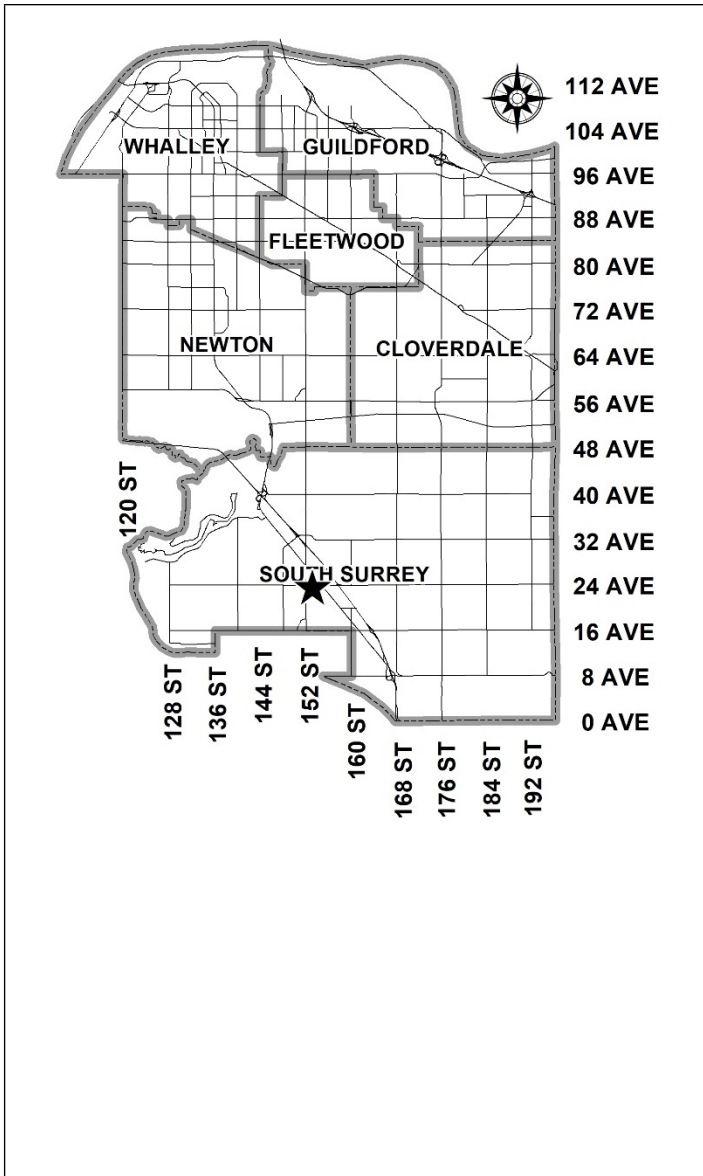
APLIN & MARTIN
 GEOMATICS LAND SURVEYING LTD.
 201, 12448 82nd AVENUE
 SURREY, BC V3W3E9 604-597-9189

ZUZANA FULKOVA, BCLS 944
 FILE 21-619-02/Plan

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0241-00

Planning Report Date: June 5, 2023



PROPOSAL:

- **OCF Amendment** to increase the density in the Town Centre designation and Multiple Residential designation
- **TCP Amendment** for a change to the road network
- **Rezoning** from RF to CD (based on RM70 & C-5)
- **Development Permit**

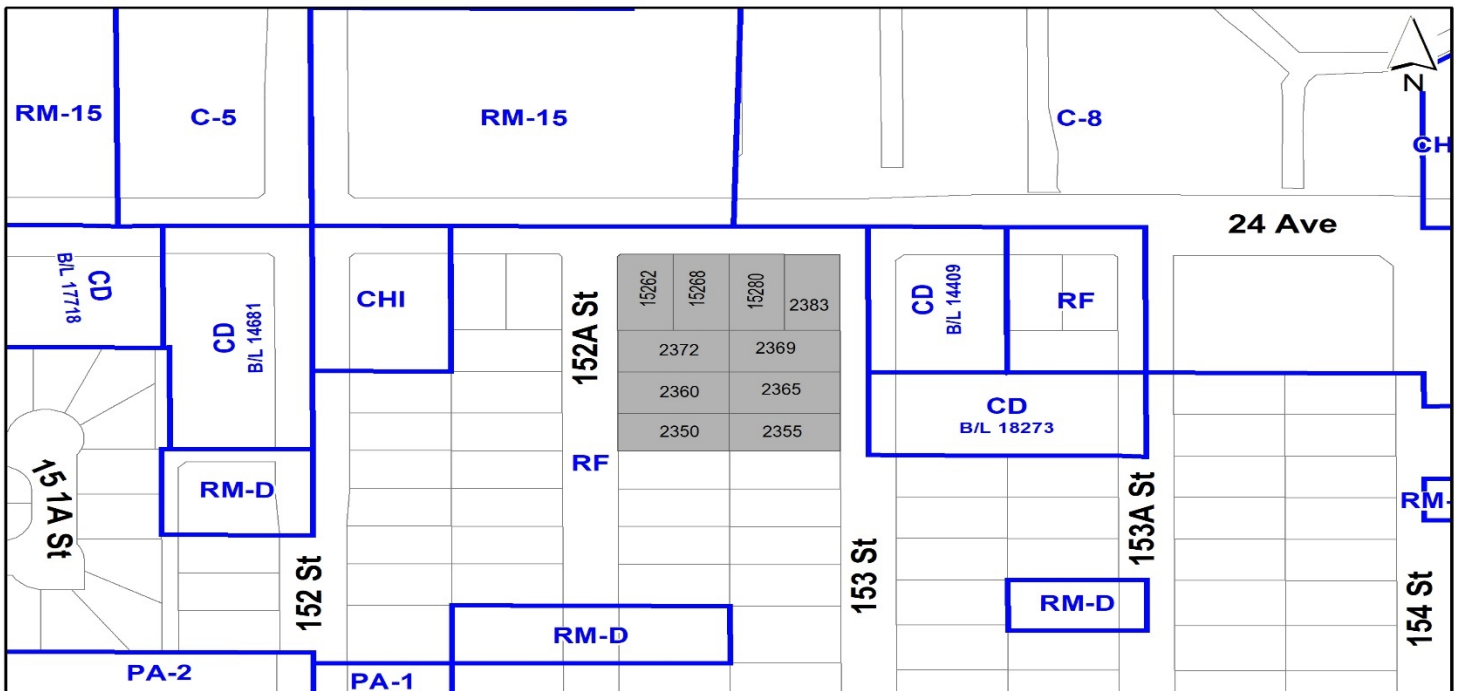
to permit the development of a 6-storey mixed-use building with 1,213 sq.m. of commercial floor area and a 6-storey residential apartment building, with a total of 204 dwelling units in Semiahmoo Town Centre.

LOCATION: 2383 - 153 Street, 15280 - 24 Avenue, 2365 - 153 Street, 2369 - 153 Street, 2360 - 152A Street, 2372 - 152A Street, 15268 24 Avenue, 15262 - 24 Avenue, 2350 -152A Street 2355 - 153 Street

ZONING: RF

OCF DESIGNATION: Town Centre and Multiple Residential

TCP DESIGNATION: Low-Rise Mixed-Use and Low-Rise Residential Use



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Town Centre designation and the Multiple Residential designation.
- Proposing an amendment to the Semiahmoo Town Centre Plan to change the road network by removing a lane.

RATIONALE OF RECOMMENDATION

- The proposal generally complies with the Town Centre and Multiple Residential designation in the Official Community Plan (OCP).
- The proposal generally complies with the Low-Rise Mixed-Use and Low-Rise Residential designation in the Semiahmoo Town Centre Plan (TCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Semiahmoo Town Centre.
- In the Metro 2050 Regional Plan, 24 Avenue between 152 Street to 194 Street has been added as one of the Major Transit Growth Corridors in the City of Surrey. This proposal is located on 24 Avenue between 152A Street and 153 Street and conforms to the goal of achieving higher density development near a transit growth corridor.
- An amendment to the OCP Semiahmoo Town Centre densities from 2.25 FAR to 2.5 FAR is required to achieve the proposed 6-storey mixed-use building at a density higher than currently permitted in the Town Centre designation. The proposed amendment is considered to have merit given that the buildings are located on a major transit corridor and the proposal complies with the intent of the sites Low-Rise Mixed-Use and Low-Rise Residential Use designation in the TCP.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks to 24 Avenue achieve a more urban, pedestrian streetscape in compliance with the Semiahmoo Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

-
- While area residents have raised some opposition and concerns to the proposal as it relates to the interface with the adjacent single family residential uses, building height and traffic, the proposed setbacks and building height generally comply with the sensitive interface and building height policy in the Semiahmoo Town Centre Plan.
 - Traffic modelling as part of the Semiahmoo Town Centre Plan anticipated this type of development. A Traffic Impact Assessment has been submitted by the applicant's traffic consultant and found generally acceptable to the Engineering Department.
 - The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
 - The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
 - The proposal complies with the Semiahmoo Town Centre Plan Housing policy to provide a minimum of 30% of new multi-family housing units as family oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater.
 - The Semiahmoo Town Centre Plan Housing policy calls for all new dwelling units to meet the Adaptable Housing Standards of the BC Building Code. The applicant proposes to provide 41 units to meet the BCBC Adaptable Housing Standards, equal to 20% of homes in the project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 15: Semiahmoo Town Centre Densities Designations for the properties at 2383 – 153 Street, 15280 – 24 Avenue, 15262 – 24 Avenue, 15268 – 24 Avenue, 2372 – 152A Street and 2369 – 153 Street from a maximum of 2.25 FAR to a maximum of 2.5 FAR (Appendix V) and a date for Public Hearing be set.
2. A By-law be introduced to amend the OCP, 'Table 7a: Land Use Designation Exceptions' to allow for an FAR of 2.48 (gross density) for the properties at 2350 – 152A Street, 2360 - 152A Street, 2355 – 153 Street and 2365 – 153 Street within the Multiple Residential land use designation (Appendix V) and a date for Public Hearing be set.
3. 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.
4. 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.
5. Council authorize staff to draft Development Permit No. 7922-0241-00 generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout for consolidation to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a right-of-way for public rights-of-passage for the pathway between 152A Street and 153 Street and two publicly accessible open space plazas on either end;
 - (k) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
7. Council pass a resolution to amend the Semiahmoo Town Centre Plan to remove an east-west lane on the subject site when the project is considered for Final Adoption of the associated By-laws.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family dwellings	Low-Rise Mixed-Use and Low-Rise Residential	RF
North (Across 24 Avenue):	Peninsula Village Shopping Centre and Townhouses	Outside Semiahmoo TCP; designated Urban and Commercial in OCP	C-8 and RM-15
East (Across 153 Street):	Semiahmoo House Society and 4-storey apartment building	Low-Rise Mixed-Use and Low-Rise Residential	CD By-law 14409 and CD By-law 18273
South (Across future 23A Ave):	Single family dwellings	Parks & Open Space	RF
West (Across 152A St):	Single family dwellings	Low-Rise Mixed-Use and Low-Rise Residential	RF

Context & Background

- The subject application site consists of ten (10) single family residential lots with a combined area of 7,655 square metres (0.765 hectares/1.89 acres), located within the Semiahmoo Town Centre Plan. The properties are located at the northern boundary of 24 Avenue in the Plan area.
- All ten properties are zoned “Single Family Residential Zone (RF)”. Six of the ten northerly properties (15262, 15268 & 15280 – 24 Ave, 2372 – 152A St, 2369 & 2383 – 153 St) are designated Town Centre in the Official Community Plan, and “Low-Rise Mixed Use” in the Semiahmoo Town Centre Plan. The southerly four properties (2350, 2360 – 152A St and 2355, 2365 – 153 St) are designated Multiple Residential in the Official Community Plan and “Low-Rise Residential” in the Semiahmoo Town Centre Plan.
- The Semiahmoo Town Centre Plan update process started in July 2018 with the Stage 1 Plan approved by Council in March 2020. The Stage 2 Plan was approved in January 2022, followed by an OCP Amendment to reflect the TCP designations. The OCP Town Centre designation allows a maximum 2.25 Floor Area Ratio (FAR) at this location and the Multiple Residential designation allows a maximum 2.0 FAR subject to additional density granted in exchange for sufficient community amenities.
- The original plan vision would be two development sites separated by a east-west lane between 152A St and 153 St. The applicant was able to assemble all ten properties and consolidate the properties into one development site with two proposed buildings generally respecting the land uses, densities and building height under each TCP designation.
- The site is encompassed by 24 Ave at the north, 153 St at the east, future 23A Ave at the south and 152A St to the west. The surrounding neighbourhood includes established residential and some commercial pockets along 24 Ave, as well as three schools nearby: White Rock Christian Academy, Star of the Sea Catholic School and Jessie Lee Elementary School.
- There are amenities within walking distance of the site, including Semiahmoo Trail, multiple parks and playgrounds and a wide range of retail establishments. A new City park is proposed immediately south of the subject site and future 23A Ave.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - OCP Amendment to increase the maximum density allowable in the Town Centre designation from 2.25 to 2.5 FAR;
 - OCP Amendment to increase the maximum density allowable in the Multiple Residential designation from 2.0 to 2.48 FAR (gross density);
 - Rezoning from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” based on “Multiple Residential Zone (RM-70)” and “Neighbourhood Commercial Zone (C-5)”;
 - Consolidation of all ten lots into a single development site; and
 - Development Permit for Form and Character

To permit the development of two six-storey buildings with a total of 204 residential units which are referred to as the “North” and “South” buildings.

- The North building is a 6 storey mixed-use apartment building consisting of 1,213 square metres of ground floor commercial area facing 24 Ave, 109 apartment units and 3 townhouses facing 153 St for a total of 112 residential units. The South building is a 6 storey apartment building consisting of 92 residential units.
- The commercial component provides eight Commercial Retail Units (CRUs) ranging from 110 square metres to 150 square metres with potential to be combined into larger CRUs.

Proposed	
Lot Area	
Gross Site Area:	7,655 square metres
Road Dedication:	691 square metres
Net Site Area:	6,964 square metres
Number of Lots:	1
Lot coverage:	67.8%
Building Height:	20.66 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	2.58 in Town Centre designation and 2.48 in Multiple Residential designation; overall Project FAR 2.54
Floor Area	
Residential:	18,223 square metres
Commercial:	1,213 square metres
Total:	19,436 square metres
Residential Units:	
Studio:	1 (0.5%)
1-Bedroom:	63 (31%)
2-Bedroom:	117 (57%)
3-Bedroom:	20 (10%)
Townhouse:	3 (1.5%)
Total:	204

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:	<p>The School District has advised that there will be approximately 30 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>18 Elementary students at Jessie Lee Elementary School 7 Secondary students at Grandview Heights Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2026 for the mixed-use building (North Building) and January 2027 for the apartment building (South Building).</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>South Surrey Athletic Park is the closest active park with amenities including sport fields, walking trails, playgrounds, a bike park, skate park, and is 1,450 metres walking distance from the development. Sunnyside Acres Urban Forest is the closest park with natural area and is 1,500 metres walking distance from the development.</p> <p>Future active parkland is proposed within 20 metres walking distance of the development as part of the Semiahmoo Town Centre Plan (TCP).</p>
Surrey Fire Department:	<p>The Fire Department has provided detailed addressing comments to ensure timely emergency response: the townhouses have their own addresses off of 153 St; the single level units have their own addresses off of 153 St; the CRUs have their own addresses off of 24 Ave; and the apartments have their own addresses off of 152A St.</p>
Advisory Design Panel:	<p>The proposal was considered at the ADP meeting on March 30, 2023 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.</p>

Transportation Considerations

- The applicant is required to dedicate and construct the following improvements along the site's frontages:
 - Dedicate 5.5 m on 24 Avenue, including corner cuts of 5m x 5m at 24 Avenue/153 Street and 3m x 3m at 24 Avenue/152A Street.
 - Dedicate 2.9 m on 23A Avenue, including 3m x 3m corner cuts at 152A Street and at 153 Street.
 - Register 0.5 m SRW for sidewalk maintenance along 24 Avenue, 23A Avenue, 152A Street, and 153 Street.
 - Construct 2.0 m concrete sidewalks on the south side of 24 Avenue and 23A Avenue;
 - Construct the east side of 152A Street and west side of 153 Street; and
 - Provide cash-in-lieu for the remainder of half of 23A Avenue and provide 50% of the cost of a future storm sewer, sanitary sewer and water main on 23A Avenue.

Traffic Impact Assessment

- The applicant has retained Creative Traffic Solutions (CTS) to undertake a Traffic Impact Assessment (TIA) for the proposed development. The TIA anticipated 2026 to be the year of full buildout for the proposed development. The future horizon year 2036 was also analyzed.
- The proposed development is forecasted to generate a total of 107 vehicle trips (35 inbound, and 72 outbound) during the Weekday morning peak hour and 167 vehicle trips (91 inbound and 76 outbound) during the Weekday afternoon peak hour.
- The capacity analysis in the TIA concluded that:
 - No operational and/or geometrical improvements are recommended for the following unsignalized intersections: 152A Street at 24 Avenue, 153 Street at 24 Avenue and 153 Street at site access points; and
 - That the City of Surrey continue to monitor the following signalized intersections and adjust the timing plans to address the capacity and queuing issues: 152 Street at 24 Avenue and King George Boulevard at 24th Avenue.
- As part of the Semiahmoo Town Centre Plan, the intersection 153rd Street & 24th Avenue is proposed to be signalized in the future. Further analysis was undertaken for the future horizon year 2036. This analysis showed that the addition of the signal along with the proposed development does not significantly impact traffic operations on 24h Avenue.
- The Engineering Department has reviewed the TIA and generally accept the report.

Vehicular Access

- Access to the development and underground car parkade is located directly from 153 Street to the east with no vehicular circulation within the site at ground level.

Parking Provision

- Two levels of underground parking are proposed in one shared parkade including commercial, visitor and residential stalls. According to the Zoning By-law, 295 stalls are

required to be provided on site based on the proposed number and type of residential units, plus 41 stalls for visitor parking, and 37 parking stalls for commercial uses for a total of 373. The applicant is proposing to provide a total of 373 stalls on site, complying with the Zoning By-law requirement. There are six (6) regular accessible and four (4) van accessible parking stalls which exceed the by-law requirement of 3 regular accessible and 4 van accessible parking stalls.

- According to the Zoning By-law, 245 secured bicycle parking spaces are required for the residential component. The applicant is proposing to provide 245 secured bicycle parking spaces, 188 horizontal and 57 vertical bicycle parking spaces, complying with the Zoning By-law requirement.

Alternative Transportation Modes

- The site is located on 24 Avenue and is within 60 metres of an accessible bus stop on 24 Avenue west of 152A Street. The following TransLink bus route service the site:
 - No. 531 White Rock Centre/Willowbrook
- In addition, the site is within walking distance (less than 400 metres) of an accessible bus stop on 152 Street at 24 Avenue. The following TransLink bus routes are available on 152 Street:
 - No. 321: Surrey Central Station/White Rock Centre
 - No. 345: King George Station/White Rock Centre
 - No. 351: White Rock Centre/Bridgeport Station
 - No. 375: White Rock South/Guildford
 - No. 394: White Rock Centre/King George Station
 - No. 855: Elgin Park Special
- The Semiahmoo Town Centre Plan calls for a proposed Rapid Transit/RapidBus stop at the intersection of 24 Avenue and 152 Street in the future, which is within 200 metres from the subject site.
- Additional traffic signals are anticipated in the Semiahmoo Town Centre Plan to service and support the additional land uses for safe access, circulation, higher traffic volumes and increased activity. One of the proposed traffic signals is located at 24 Avenue and 153 Street.
 - A finer grain cycling network is proposed to be achieved as part of the transportation strategy in the Semiahmoo Town Centre Plan, with an integrated network of cycling connections on collector and local roads within the vicinity of the subject site.

Sustainability Considerations

- The applicant has met all the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:

- EV charging is to be included (rough-in for future demand as well as appropriate electrical load). All residential parking stall outlets include an outlet box with cover plate.
- Building Sustainability - A high-albedo roof with a minimum Solar Reflectance Index value of 75 to reduce the urban heat island effect and meet the Climate Adaptation Strategy policy.
- Environmental sustainability - The applicant is looking into the potential of relocating rather than demolishing some of the existing houses along 152A St (subject to building assessment, currently underway).
- Social sustainability - 20% of all the units will meet adaptable housing unit standards.
- Community wellness - The applicant has assisted in rehousing some of the existing tenants in the existing homes on the property.

Crime Prevention Through Environmental Design (CPTED) Considerations

- The applicant has applied the following CPTED Strategy to the development including activating all exterior and interior edges to maximize surveillance, providing well-lit public path, and distributing seating areas, public plazas and private patios around all four sides of the site to strategically generate activity.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated “General Urban” in the Metro Vancouver Regional Growth Strategy. The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated “Town Centre” for the six northerly properties and “Multiple Residential” for the four southerly properties in the Official Community Plan.

Amendment Rationale

- Under the OCP Town Centre designation, Figure 15 Semiahmoo Town Centre Densities, the maximum density allowable for this location is 2.25 FAR. The applicant is proposing an FAR of 2.58 within the OCP Town Centre designation and a FAR of 2.48 (gross density) for the portion of OCP Multiple Residential designation (Appendix V). The density of both Block A and Block B cumulatively is 2.54 FAR.
- The applicant provides the following rationale in support of the OCP Amendment:

- The Semiahmoo Town Centre Plan permits additional density with the provision of additional amenity. This project will contribute cash-in-lieu as per the Community Amenity Contribution schedule. An OCP amendment is required to match the permissible TCP density.
- The proposal is compliant with the maximum allowable building height and setbacks outlined in the TCP.
- Two public plazas are provided in addition to a east-west pedestrian connection through the site to improve connectivity in the neighbourhood.
- The proposal considers the diverse housing needs of the neighbourhood. A total of 68% of the total dwelling units are family-oriented units. A total of 41 units (20%) will be adaptable to support ageing in place. Three townhouses provide extra space for growing families in a transit friendly area.
- The recent update to Metro 2050 identified 24 Avenue between 152 Street and 194 Street as a Major Transit Growth Corridor further supporting the proposed density of the project.
- The proposal complies with the intent of the Low-Rise Mixed-Use designation and the Low-Rise Residential designation in the Semiahmoo Town Centre Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per square feet flat rate for the floor area above the Official Community Plan designations in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- 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 proposed development is consistent with several OCP Themes and Policies, including:
 - Growth Management:
 - Growth Priorities: Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).
 - Accommodating Higher Density: Direct residential and mixed-use development into Town Centres and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.
 - Sensitive Infill: Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods to increase walking and cycling options and contribute to neighbourhood character.
 - Centres, Corridors and Neighbourhoods:
 - Distinctive Town Centres: Plan Surrey's Town Centres to accommodate a wide range of households.

- Transit Corridors: Encourage development that supports increased transit, pedestrian, and cycle use along existing or planned Frequent Transit Corridors.
- Healthy Neighbourhoods: Plan and design urban neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents.
- Urban Design: Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

Secondary Plans

Land Use Designation

- The proposal complies with the intent of the Low-Rise Mixed-Use designation and the Low-Rise Residential designation in the Semiahmoo Town Centre Plan.
- The proposal also complies with the 6-storey TCP building height strategy and sensitive interfaces.
- An east west lane is proposed to connect 152A Street and 153 Street. There is a significant 5.5 metre road dedication required on 24 Avenue to accommodate future transit corridor and an additional 2.9 metre dedication for future 23A Avenue collector for a total of 7.4m road dedication. Further lane dedication will reduce the development area and limit building configuration on the site. The lane is proposed to be removed which has been supported by the City's Engineering Department.

Themes/Objectives

- The proposed development is consistent with several Semiahmoo Town Centre Plan goals, policies, and design guidelines, including:
 - Sensitive Interfaces: The proposal provides a step back of approximately 5 metres in massing on the top level to provide a sensitive interface with surrounding uses.
 - Building Height: While the building height (21.66 metres) marginally exceeds the 20 metres noted in the TCP, the buildings are six storeys in keeping with the Plan.
 - Family Oriented Housing: The applicant proposes approximately 57% of units as 2 bedrooms and 11.5% as three bedrooms (including apartment units and 3 townhouses), meeting the Family Oriented Housing policy.
 - Adaptable Housing Units: The applicant proposes 41 units (20% of units) to meet BC Building Code adaptable housing standards.
 - Active Street Frontage: The proposed CD By-law limits the types of uses of the ground floor commercial uses to those neighbourhood type of businesses that would be more active (i.e., retail, small-scale eating establishments etc.)

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed six storey mixed use building and a six storey apartment building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 135 Zone (RM-135)" and the "Neighbourhood Commercial Zone (C-5)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 25)	C-5 Zone (Part 35)	Proposed CD Zone
Unit Density:	n/a	n/a	n/a
Floor Area Ratio:	1.50	0.5	Proposed 2.58 within the portion in the Town Centre designation and 2.48 within the portion in the Multiple Residential designation. Overall FAR : 2.54
Lot Coverage:	33%	50%	68%
Yards and Setbacks	7.5 m from all lot lines	7.5 m from all lot lines	North (24 Ave): 3.0 m* East (153 St): 3.0 m for commercial frontage and 4.5 m for residential South (Future 23A Ave): 4.5 m West (152A St): 3.0m for commercial frontage and 4.5m for residential *north-east and north-west corner of the mixed-use building may be reduced to 2.0 m due to corner cut dedication.
Principal Building Height:	50.0m	9.0 m	21.7 m
Permitted Uses:	<u>Principal Uses</u> <ul style="list-style-type: none"> • Multiple unit residential buildings <u>Accessory Uses</u> <ul style="list-style-type: none"> • Child care centres 	<u>Principal Uses</u> <ul style="list-style-type: none"> • Retail stores • Personal service uses • Eating establishments • Neighbourhood pub • Office uses • Indoor recreational facilities • Community services • Child care centres <u>Accessory Uses</u> <ul style="list-style-type: none"> • Caretaker unit 	<u>Principal Uses</u> <ul style="list-style-type: none"> • Multiple unit residential buildings <u>Accessory Uses</u> <p>Restricted to ground floor</p> <ul style="list-style-type: none"> • Retail stores • Personal service uses • General service uses • Eating establishments • Cultural uses
Amenity Space			
Indoor Amenity:	3.0 sq.m. per unit & 4.0 sq. m. per micro unit	n/a	The proposed 208 sq.m. + CIL of \$405,000 meets the Zoning By-law requirement of 612 sq.m. indoor amenity

Outdoor Amenity:	3.0 sq.m. per unit & 4.0 sq. m. per micro unit	n/a	space. The proposed 702 sq.m. exceeds the Zoning By- law requirement of 612 sq.m.
Parking (Part 5)		Required	Proposed
Number of Stalls			
Commercial:		37	37
Residential:		295	295
Residential Visitor:		41	41
Total:		373	373
Bicycle Spaces			
Residential Secure Parking:		245	245

- The CD Zone proposes floor area ratio (FAR) at an overall project FAR of 2.54 relative to the 1.5 FAR permitted under the RM-70 Zone. Within Block A (Town Centre OCP designated portion), the gross FAR is 2.58 whereas the gross FAR is 2.48 for Block B (Multiple Residential designated portion).
- After road dedication, the net FAR for Block A will be 2.87 whereas the net FAR for Block B will be 2.69. The Semiahmoo Town Centre Plan allows for densities to be calculated based on gross density, whereas for the Zoning By-law considers density on the net site area and thus density in the proposed CD By-law is considered on a net site area basis.
- The proposed FAR is consistent with the site's Low-Rise Mixed-Use designation and the Low-Rise Residential designation in the Semiahmoo Town Centre Plan.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 68% lot coverage for the site is appropriate for the two six-storey buildings.
- The reduced setbacks on 24 Avenue, 152A St and 153 Street are in keeping with the Semiahmoo Town Centre Plan where an active commercial frontage at grade is sought.
- The setbacks for the residential building are consistent with the urban environment and sensitive interface guidelines for properties adjacent to existing single family uses within the Semiahmoo Town Centre Plan.
- The CD Zone proposes a maximum building height of 21.7 metres. While it is marginally taller than the 20 metres identified in the Semiahmoo Town Centre Plan, it remains consistent with the maximum six storeys permitted in the Semiahmoo Town Centre Plan building heights strategy.
- The Semiahmoo Town Centre Plan identifies commercial and mixed-use areas where either active uses or less active uses are sought. The subject site is identified for active uses. Active uses are intended for smaller format retail units that animate the public realm. The proposed ground level commercial uses are based on a C-5 Zone which is intended to provide services on a neighbourhood scale where clients are encouraged to use alternative modes of transport.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update was approved in April 2023, under Corporate Report No. R037; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 for each additional dwelling unit.

- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for South Surrey is \$21,360 per unit for townhouse and \$32.04 per square foot for apartment.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update was approved in April 2023 under Corporate Report No. Ro37; 2023. The current rate is \$1,068 per new dwelling unit.
- 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 March 16, 2023, and the Development Proposal Signs were installed on March 31, 2023. Staff received ten responses from neighbouring residents, of which five responses were opposed to the proposal and some sought additional information. The concerns noted by residents are outlined below (*staff comments in italics*):

- Some residents expressed concern that the proposal would result in increased traffic, particularly that 24 Ave between King George Boulevard and 152 St is already very busy and congested. The addition of commercial uses and residential densities would further aggravate the traffic congestion in this area.

The applicant has retained a traffic consultant to undertake a Traffic Impact Assessment (TIA). The TIA was reviewed by the Engineering Department and was found generally acceptable.

- Several residents expressed opposition to the building height.

The proposed 6-storey building height is in keeping with the Seimahmoo Town Centre Building Height Strategy for the Low-Rise Mixed Use and Low-Rise Residential designation respectively. The maximum building height permitted in the CD By-law is 21.7 metres which is slightly above the limit of 20 metres in the TCP. The apartment building is stepped back 5 metres along 23A to transition to the low-rise development to the south while the north building steps down with the grade elevation change from 152A Street to 153 Street.

- A resident immediately to the south of the development voiced opposition to the proposed development citing privacy concerns, overlooking view by the 6-storey apartment building, traffic, noise, and emergency response.

Staff responded to this resident and had a virtual meeting to discuss the resident's concerns. Staff then conveyed the resident's concerns to the applicant. Based on the proposed building setback, the new building will be about 7.5 metres from the resident's north property line. The resident's property is proposed as a future street (23A Ave.) in the TCP. Urban design guidelines for street interface are based on the ultimate land uses. The resident acknowledged that they were not aware of the Semiahmoo Town Centre Plan when they purchased the property in 2019. A single-family dwelling was constructed on the property in 2016.

The applicant has offered to install a fence and provide some landscaping along the interface in the interim.

- Several residents sought more information about the timing of the future 23A Ave and park designation to the south of the subject site as shown in the Semiahmoo Town Centre Plan.

The Engineering Department advise that the timeline for achieving 23A Avenue is currently not determined and anticipated to be longer term, as it is dependent on redevelopment in the area, available funding, and ability to acquire or dedicate the land required for this road connection.

The Parks Recreation and Culture Department advise that there is no timeline for the identified new park to the south because it is contingent on acquisition and Parks have only obtained one of those lots so far. When all the lots have been assembled, Parks will undertake a planning process for the park design.

- One resident expressed concern about shadowing of the proposed 6-storey building on their unit.

The concerned resident is located to the north of 24 Ave and shadow diagrams prepared by the applicant's architect illustrated that shadowing impact on the resident's unit would be minimal due to the distance away from the resident's location.

5 Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on March 29, 2023 from 5:00 p.m. to 8:00 p.m. at Jessie Lee Elementary School. A total of 814 postcard invites were mailed out. There were 23 attendees signed in and about 40 – 50 people viewed the presentation boards. The format was open house display boards and informal discussions. The applicant's team, project architect, civil engineer and traffic consultant as well as City staff were present to answer questions. The applicant received 10 comment cards, 2 emails and one phone call after the PIM. The issues and concerns were similar to the pre-notification responses.
- On January 24, 2023, the applicant held separate meetings with the Semiahmoo Residents Association and UNITI (Semiahmoo House) regarding the development application. Topics discussed included the Semiahmoo Town Centre Plan, building height, traffic and affordability.
- A consultation summary (Appendix VII) was submitted by the applicant on May 30, 2023 to document their efforts to engage the community and respond to concerns raised.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and the urban design guidelines in the Semiahmoo Town Centre Plan (TCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Semiahmoo Town Centre Plan (TCP).
- The applicant has worked with staff to:
 - provide a building design that is aligned with the Semiahmoo TCP;
 - provide a more sensitive interface between the proposed building and the adjacent single family residences to the west;
 - exceeds the Semiahmoo Town Centre Plan policy for percentage of family-oriented units.
- The design of the buildings are contemporary. The building is well-articulated with a palette of materials and colours, which provides for visual interest on the facades. The top level of the apartment building is recessed about five metres on the south elevation which has added benefit of achieving a sensitive interface to the existing single family residences to the south.
- The applicant proposes 140 units (68%) with at least 2-bedrooms, including 23 (11%) of which are 3 or more bedrooms, exceeding the minimum 30% family-oriented housing policy (10% of which are to be 3 or more bedrooms) in the TCP.
- The applicant proposes to modify 41 units to meet the BCBC Adaptable Housing Standard, equal to 20% of homes in the project. These unit plan modifications will be finalized in advance of Development Permit issuance. It is noted that the Semiahmoo Town Centre Plan Housing Policy indicates that Adaptable Housing Standards in the BC Building Code should be for all new multi-family dwelling units. The applicant has been advised to increase the percentage to reach the target as indicated in the Semiahmoo Town Centre Plan.
- For all other units in the project (except those with 3+ risers internal to the suite) equating to 156 units or 77% of the total units, the applicant will provide the following construction considerations for future modifications:
 - Reinforced wall assemblies adjacent to the toilet and bathtub to accommodate the future installation of grab bars;
 - Controls, switches and outlets mounted below 1,200 mm; and
 - Electrical rough-in at suite entry doors in lieu of mobility clearance requirements.

- The applicant is proposing to provide two levels of underground parking, in one parkade shared between the two buildings which will provide all the required parking for the development. The underground parkade is accessed via 153 Street to the east.
- The frontage of the building will consist of eight ground floor commercial retail units (CRU) oriented toward 24 Avenue with large window exposure. The CRUs are approximately 104 sq.m. each in size. The units can be combined to create larger commercial retail units at the time of a tenant improvement/building permit application if desired.
- The retail frontage is split into two large brick bases that step down to follow the grade along 24 Avenue. Recessed entries with fascia signage and blade signs mounted to brick piers delineate each retail unit and provide variety to the frontage. A continuous 1.8-metre glazed canopy provides weather protection. Lighting is provided within each entry soffit, at the brick piers and within the canopy.
- A linear publicly accessible path runs east-west across the site between the mixed-use (North) and the apartment (South) buildings. Two publicly accessible open plaza (PAOS) will be provided, one at either end of the path. The path will be fully accessible and well-lit, adding to the connectivity of the adjacent blocks and the walkability of the neighbourhood.
- The North building and public path frame an accessible courtyard that serves as the private outdoor amenity space for the project. The central courtyard is the heart of the project and all interior facing units enjoy direct visual access to it through large windows at living spaces and bedrooms. The North building extends above the ramp to help further frame the street.
- The South building fronts onto the future 23A Avenue. Ground oriented north facing units front the public path and have a secondary access point. All residential ground level units fronting sidewalks have raised private patios.
- All signage proposals for the commercial retail units will comply with the Sign By-law. No free-standing sign is proposed for the commercial retail units. Signage for residential buildings will be integrated with the landscaping design.

Indoor Amenity

- Based on the number of dwelling units, a total of 612 square metres of indoor amenity space is required. The applicant proposes to provide 208 square metres of physical indoor amenity space to be located on the ground level of the mixed-use building (North Building) which will be shared between both buildings. The programming for the indoor amenity space will include a gym, meeting room and well-equipped party room that will open onto an outdoor patio and lawn. The physical indoor amenity space plus a cash-in-lieu contribution for \$405,000 is proposed to meet By-law requirements.
- There is no indoor amenity space located in the apartment building (South Building). The applicant provides a convenient, safe and accessible route for residents in the South building to access the indoor amenity space.

Outdoor Amenity

- The shared outdoor amenity area is proposed in the central courtyard area between the two buildings with two publicly accessible open spaces located at either end of the east west pathway. A total of 702 sq.m. of outdoor amenity area is proposed, exceeding the minimum 612 sq.m. required.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Refine the mid-block pedestrian plazas and walkway to be more engaging and functional.
 - Refine the exterior building character of exit doorway features.
 - Improvement to universal access to the amenity areas.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Dave Andermatt, Certified Arborist of Pacific Sun Tree Services prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	5	5	0
Holly	3	3	0
Crabapple	1	1	0
Hazelnut	3	3	0
Mountain Ash	1	1	0
Paper Birch	1	1	0
Weeping Willow	1	1	0
Cascara	1	1	0
Pear	1	1	0
Japanese Snowbell	3	0	3
Hawthorn	3	0	3
Coniferous Trees			
Atlas Cedar			
Hedging Cedar	6	6	0
Douglas Fir	8	8	0
Sawara Falsecypress	3	3	0
Norway Spruce	0	0	0

Scots Pine	0	0	0
Spruce	0	0	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	42	36	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		39	
Total Retained and Replacement Trees			
		50	
Contribution to the Green City Program			
		\$18,700	

- The Arborist Assessment states that there are a total of 37 mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 2.3 % of the total trees on the site, is an Alder tree. It was determined that tree retention for the development would be challenging taking into consideration the location of services, building footprints, road dedication, underground parking, onsite storm water detention tank, and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Alder tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 73 replacement trees on the site. 39 replacement trees can be accommodated on the site, which equates to a deficit of 34 replacement trees requiring a cash-in-lieu payment of \$18,700, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- For boulevard street trees, Parks accept the removal of one city tree as recommended in the project arborist report dated April 27, 2023. No compensation is required due to species. This is a Holly tree which is an invasive species.
- Parks support the retention of six city trees along 24 Avenue as recommended in the project arborist report dated April 27, 2023, in the interim condition of future road widening on 24 Avenue. Parks note that these city trees may require removal at the future time of road widening of 24 Avenue. The six retained trees are included in the tree summary above (43 trees total), however it should be noted Appendix IV only includes the 37 onsite trees.

A variety of trees will be planted on site including maple, dogwood, magnolia and pine trees as shown in the landscaping drawings.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. OCP Amendment Map
- Appendix VI. Semiahmoo Town Centre Land Use Plan and Land Use Designations
- Appendix VII. Consultation Summary and Public Information Meeting Response Map
- Appendix VIII. ADP Comments and Response

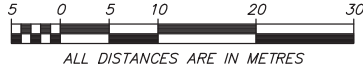
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

GK/ar

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW _ _ _ Appendix I.
 EAST HALF LOT 32 EXCEPT PART IN PLAN BCP20809, PLAN 8492,
 WEST HALF LOT 32 EXCEPT PART IN PLAN BCP20809, PLAN 8492,
 EAST HALF OF LOT 29 EXCEPT PART IN PLAN BCP20809, PLAN 8492,
 WEST HALF OF LOT 29 EXCEPT PART DEDICATED ROAD ON
 PLAN BCP20554, PLAN 8492,
 NORTH HALF LOT 30 AND SOUTH HALF LOT 30, PLAN 8492,
 NORTH HALF LOT 31 AND SOUTH HALF LOT 31, PLAN 8492,
 LOTS 78 AND 79, PLAN 13327
 ALL OF SECTION 14 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

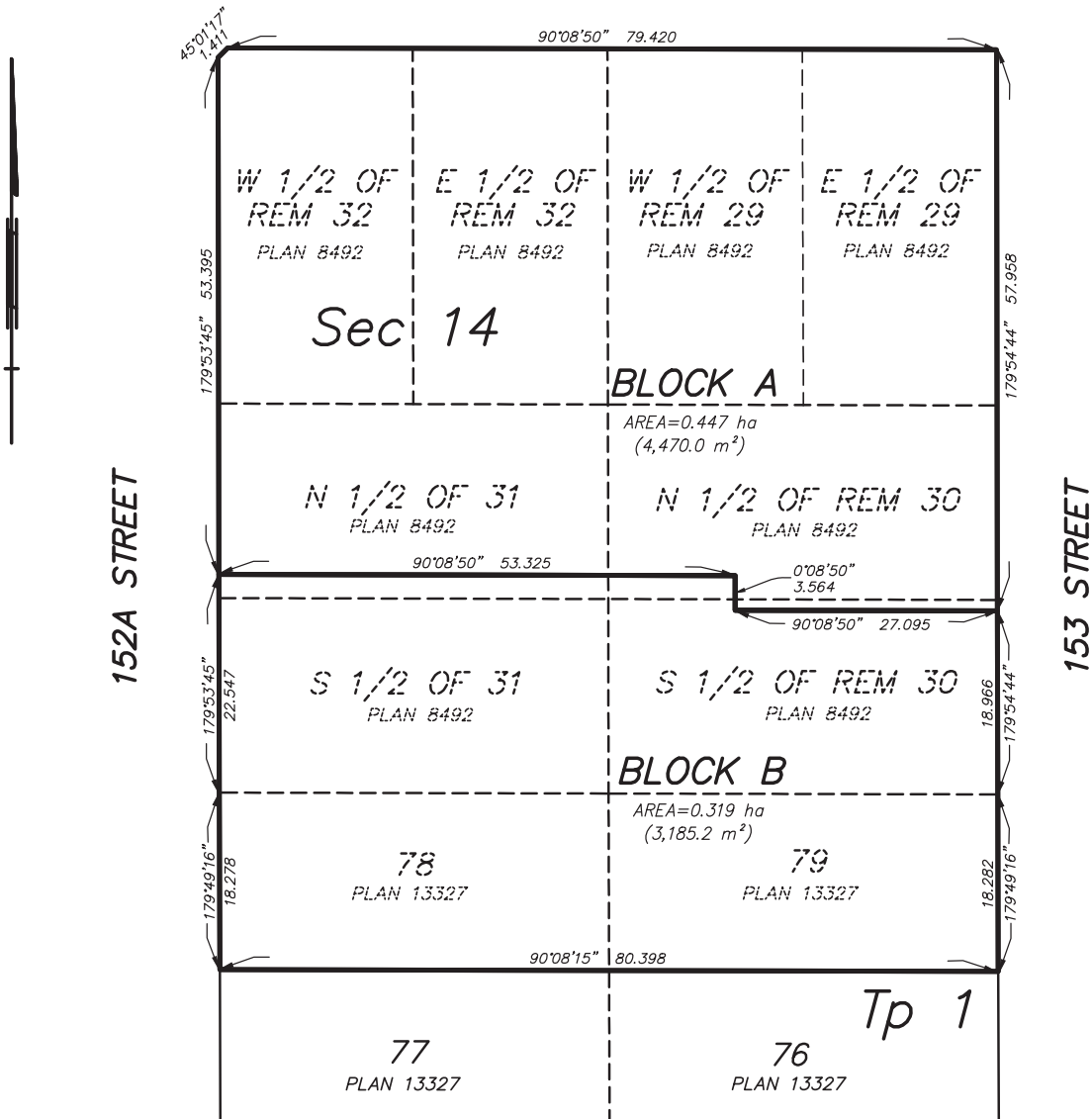
Appendix I.



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT
 (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500

BCGS 92G.007

24 AVENUE



CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEY DATED 24th DAY OF MAY, 2023.





PROJECT TEAM

OWNER | Polygon Halo Homes

Scott Baldwin, SVP | sbaldwin@polyhomes.com
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Zuzana Fulkova | zfulkova@aplinmartin.com

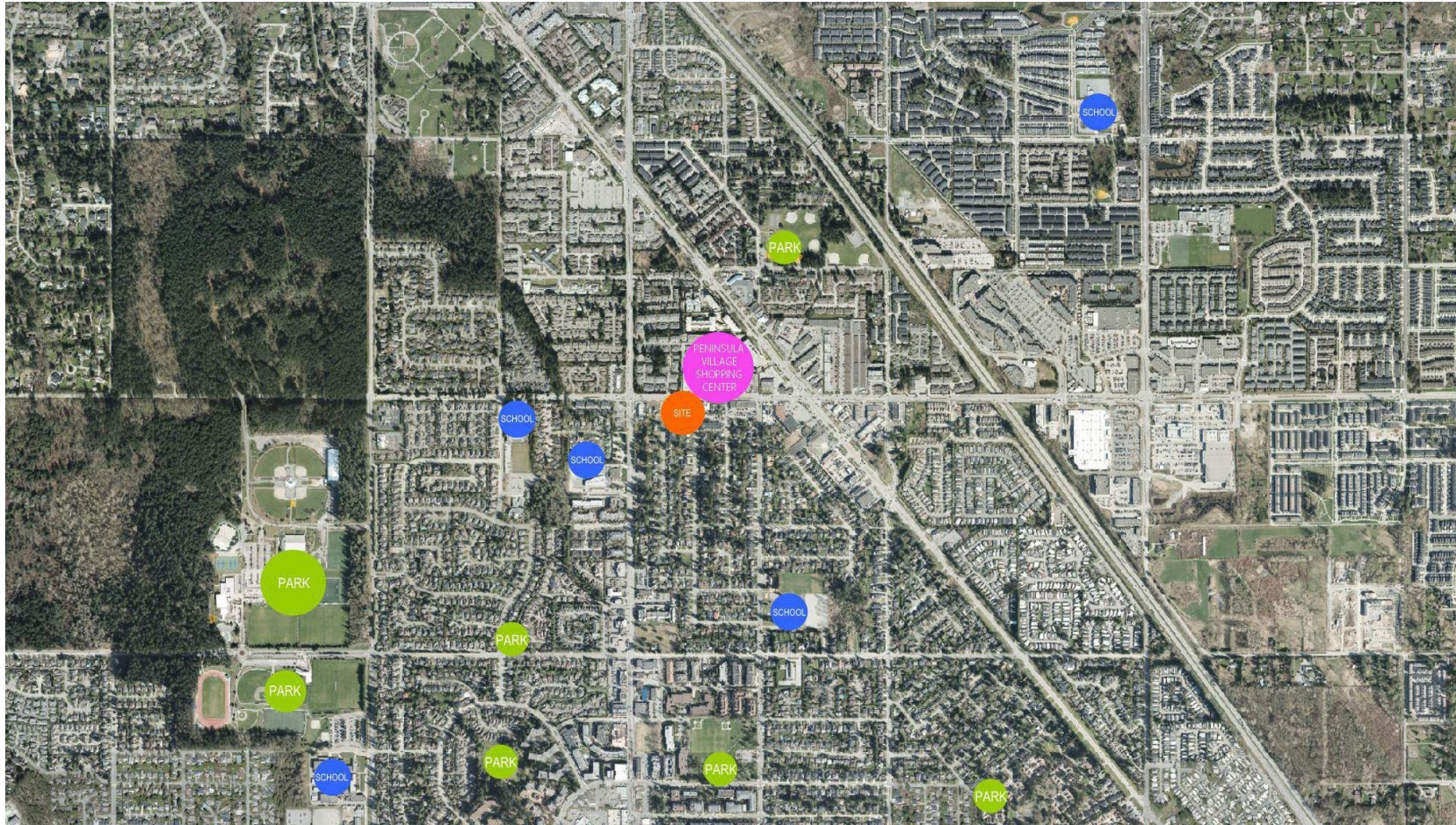
ARBORIST | Pacific Sun

Dave Andermatt | Dave@pacificsuntree.com

HALO | 24th AVENUE

DP Resubmission | May 19, 2023





SITE CONTEXT

The site is located in Semiahmoo Town Centre – the commercial and cultural heart for South Surrey. It is encompassed by 24th Ave at the north, 153 St at the east, future 23A Ave at the south, 152A at the west and comprises ten lots currently zoned RF with single-family homes. The surrounding neighbourhood includes an established residential zone with some commercial pockets along 24th Ave as well as three schools nearby - Star of the Sea Catholic School, White Rock Christian Academy, and Jessie Lee Elementary.

There are amenities within walking distance of the site, including the Semiahmoo Trail, multiple parks and playgrounds, and a wide range of neighbourhood retail establishments. A new city park is proposed immediately south of the site. A rapid transit route is planned along 152 St & 24th Ave with a station proposed within a 2 minute walk from the site. A shared bikeway with easy access to a protected cycle track will connect the site to the Semiahmoo Town Centre, White Rock, and retail in Morgan Crossing on the east side of Hwy 99.

NOTES



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06	May 19, 2023	DP Resubmission

HALO
 24th AVE

DP RESUBMISSION

SITE CONTEXT

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JOB NUMBER	21044

SITE LOCATION:

The site is composed of ten lots, each currently occupied by single family homes.

The current site addresses are:

- 15262, 15268 & 15280 24 AVE.
- 2350, 2360 & 2372 152A ST.
- 2355, 2365, 2369 & 2383 153 ST.

OCP:

Designation: Town Centre and Multiple Residential
 Max. Density: 2.0 and 2.25 FAR
 Additional density granted in exchange for sufficient community amenity
 DP Guidelines: DP1.1: Common Guidelines

NCP:

SEMAHMOO TOWN CENTRE PLAN (LOW-RISE & LOW-RISE MIXED USE)

Principal Use: Low-Rise Residential & Low-Rise Mixed Use
 Accessory Uses: Ground level active commercial (retail)
 Height: 5-6 storeys
 Setbacks: 3m (9.84') to commercial
 4.5m (14.76') to all ground level residential interfaces
 to a road or lane
 Max. Density: Low-Rise: 2.0 FAR
 Low-Rise Mixed Use: 2.25 FAR

CURRENT ZONING:

RF Single Family Residential

PROPOSED ZONING - CD BASED ON RM-135 & C-8:

Principal Use: Multiple unit residential & ground-oriented multiple unit residential buildings
 Height: N/A
 Setbacks: 7.5m (24.61') min. to all lot lines, variance required to meet NCP
 Site Coverage: 33% max
 Max. Density: Max. 111 dwellings units per hectare / Max. FAR of 1.30
 excluding: Indoor Amenity Space & up to of 170m² of the secure parking requirement

LAND USE STRATEGY

The Plan recognizes the Town Centre as the primary commercial, institutional, and civic heart of South Surrey. Redevelopment is intended to focus density within mixed-use areas at key locations:

- along transit-served commercial high streets;
- at Peace Arch Hospital; and,
- within the Semiahmoo Shopping Centre redevelopment site.

LEGEND

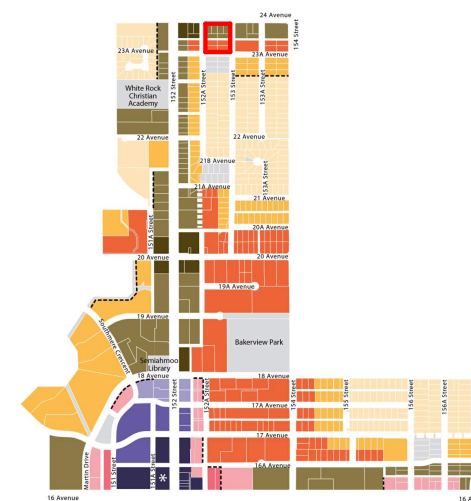
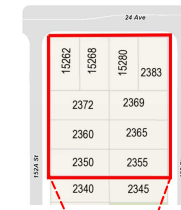
- High-Rise Mixed-Use
- Mid-Rise Mixed-Use
- Mid-Rise Medical Mixed-Use
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Low-Rise Residential
- Townhouse Residential
- Low Density Residential
- Civic
- Bus Layover Facility
- Parks & Open Space
- Detention Pond

BUILDING HEIGHT STRATEGY

The Plan recognizes Semiahmoo Town Centre as an established community with a surrounding height context. To balance growth with this context the tallest buildings are strategically located at the intersection of 16 Avenue and 152 Street. Buildings gradually step down from that point to create a defined skyline and sensitively transition to existing buildings that are not expected to redevelop within the life of this plan.

LEGEND

- Up to 2.5 Storeys
- Up to 3 Storeys
4th storey permitted where underground parking is provided.
- Up to 5 Storeys
6th storey permitted with approx. 5 metre step back.
- Up to 6 Storeys
- Up to 8 Storeys
- Up to 12 Storeys
- Up to 16 Storeys
- Up to 20 Storeys
- Up to 24 Storeys
- Up to 28 Storeys
- Landmark Building
Additional height may be considered for exceptional architecture and sustainable design
- Not Applicable
Parks and Civic Uses
- Sensitive Interfaces



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL 604 736 1156
 VANCOUVER, BC CANADA V5Y 1N5 FAX 604 731 5279

NOTES



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HALO
 24th AVE

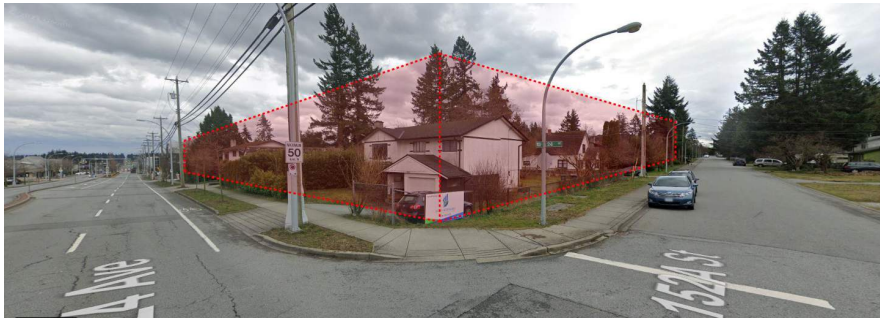
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POLICY OVERVIEW

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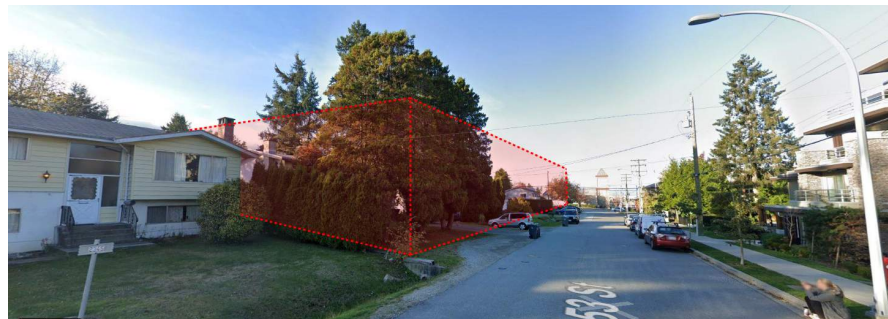
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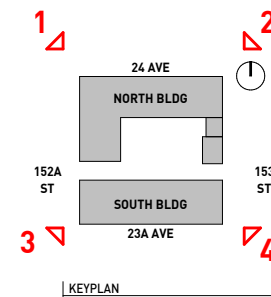
2: NORTH EAST CORNER / 24TH AVE & 153 ST



3: SOUTH WEST CORNER / ALONG 152A ST



4: SOUTH EAST CORNER / ALONG 153 ST



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HALO
24th AVE

DP RESUBMISSION

SITE PHOTOS

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PROJECT DESCRIPTION

The proposal consists of two six-storey buildings which are referred to as the “North” and “South” Buildings. 204 residential units span the two buildings with a unit mix of 1 studio, 63 one-bedrooms, 117 2-bedrooms, 20 3- bedrooms and 3 Townhomes. 10 of the units are designated as Adaptable Units. Both residential lobbies have accessible pedestrian access off 152 A St. A commercial component provides eight CRUs at ground level facing 24th Ave with the potential to be combined into larger units.

A linear publicly accessible path runs east-west across the site between the North and South buildings. Two publicly accessible open plaza (PAOS) will be provided, one at either end of the path. The path will be fully accessible and well lit, adding to the connectivity of the adjacent blocks and the walkability of the neighborhood.

The North building fronts 24th Ave and contains the entire commercial component, the underground parkade access ramp off 153 St, and three townhomes facing 153 St. It also contains 105 residential units and the indoor amenity rooms serving both buildings.

The South Building fronts the future 23A Ave and contains 99 residential units. Ground oriented north facing units front the public path and have a secondary access point off it. All residential ground level units fronting sidewalks have raised private patios.

The North building and public path frame an accessible courtyard that serves as the private exterior amenity space for the project. The courtyard is the heart of the project and all interior facing units enjoy direct visual access to it through large windows at living spaces and bedrooms.

Two levels of fully underground parking include commercial, visitor and residential stalls. Access to the underground parkade is located directly off of 153 St with no vehicular circulation within the site at ground level. The North building extends above the ramp to help further frame the street.

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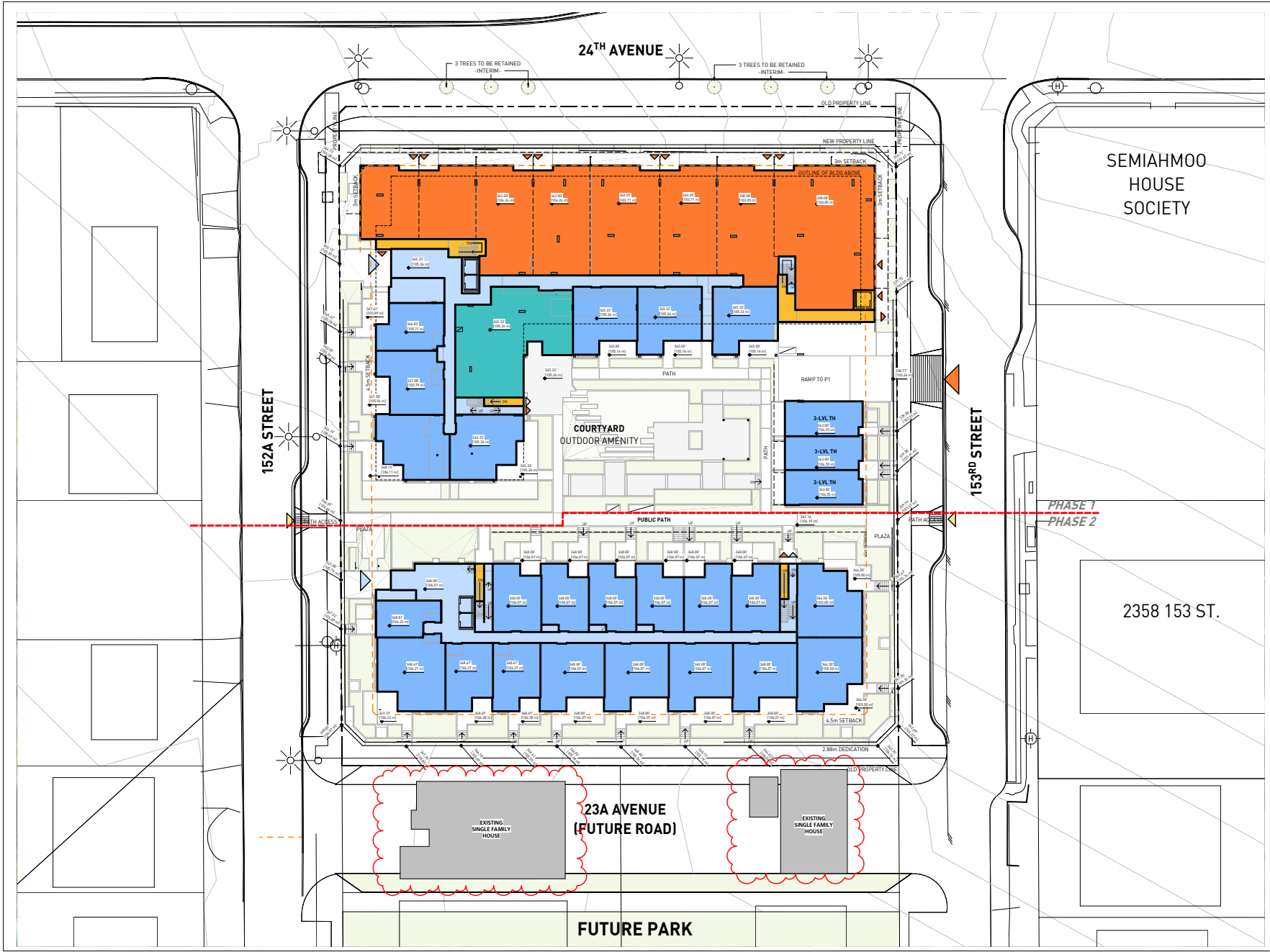
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24th AVE

DP RESUBMISSION

CONTEXT PLAN

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NOTES



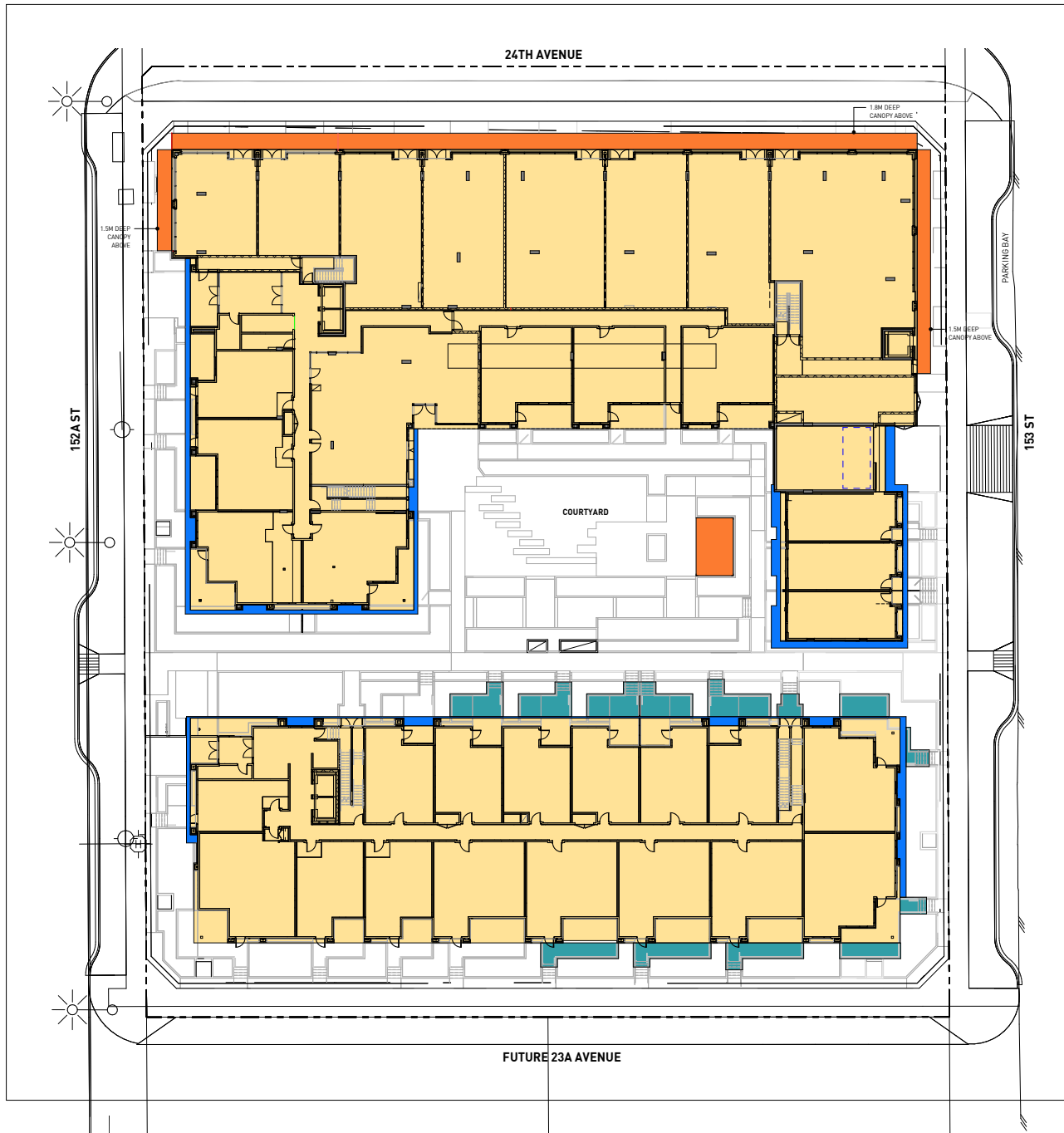
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HALO
 24th AVE
 DP RESUBMISSION

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LOT COVERAGE

*Based on the Net Site Area [74,959 SF]

NORTH BUILDING:

 BUILDING*:	29,169 SF
 ROOF OVERHANG:	809 SF
 CANOPIES:	2,024 SF
 RAISED STRUCTURES**:	0 SF
SUBTOTAL:	32,002 SF

SOUTH BUILDING:

 BUILDING*:	17,045 SF
 ROOF OVERHANG:	404 SF
 CANOPY:	0 SF
 RAISED STRUCTURES**:	1,619 SF

SUBTOTAL: **19,068 SF**

TOTAL:
32,002 SF + 19,068 SF = **51,070 SF**

51,070 SF / 74,959 SF* = 68.1%

NOTE:
* INCLUDES BALCONIES & BRICK FRAME PROJECTION
** 0.6M HIGH OVER EXISTING GRADE



■ GBL ARCHITECTS INC.
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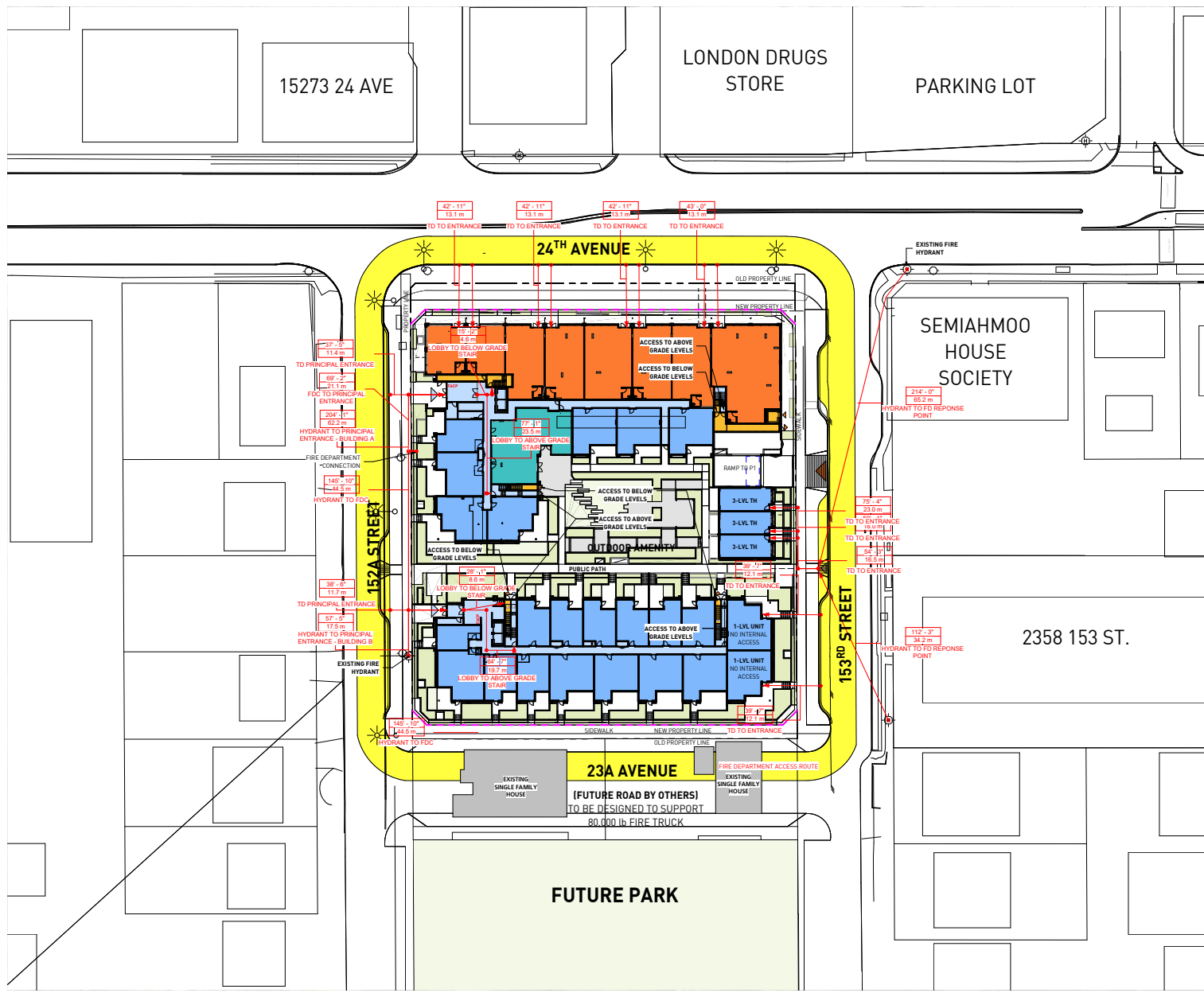
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24th AVE

DP RESUBMISSION

LOT COVERAGE

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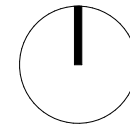
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 24th Ave

DP RESUBMISSION

SITE PLAN - FIRE
 DEPT. ACCESS PLAN

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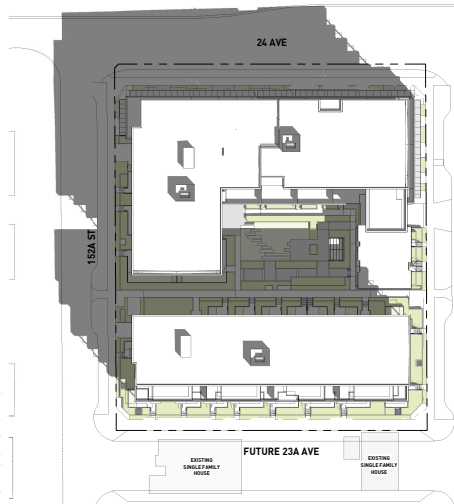


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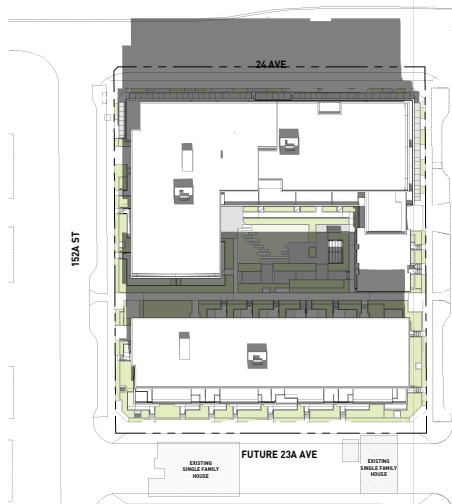


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1 | SPRING/FALL EQUINOX - SHADOWS 10am
1" = 50'-0"



2 | SPRING/FALL EQUINOX - SHADOWS 12pm
1" = 50'-0"



3 | SPRING/FALL EQUINOX - SHADOWS 2pm
1" = 50'-0"

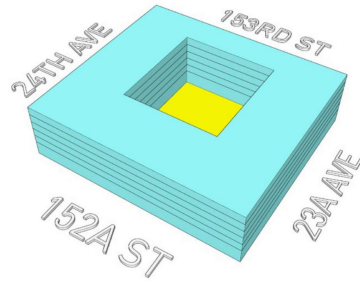
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24th AVE

DP RESUBMISSION

SHADOW STUDY

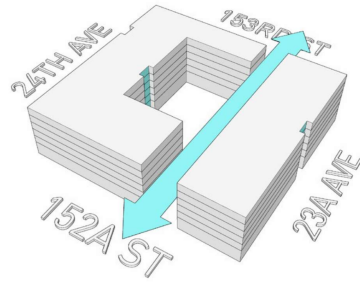
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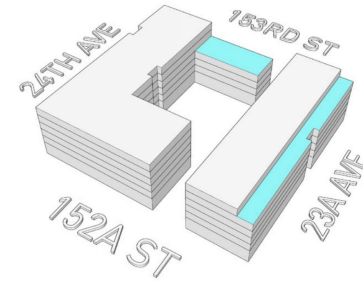
01: Activating Edges

With streets fronting all four sides of the site, the development proposes to line the entire block with retail and residential uses. An internal courtyard is sheltered from the surrounding streets and serves as an outdoor amenity space for the residents.



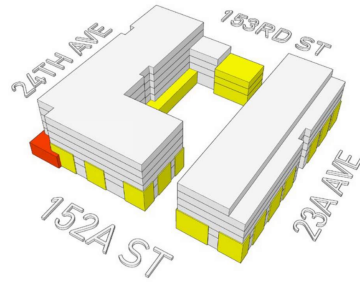
02: Breaking the Block

A public pedestrian path connects 152A to 153rd Street and divides the site into a north and south building. The north and south buildings are visually split along the 23A and 24th Avenue frontages to further break-up the block.



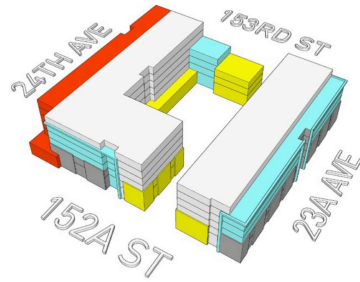
03: Stepping Heights

The south building is stepped back along 23A to transition to the low-rise development to the south while the north building steps down with the grade change from 152A to 153rd Street.



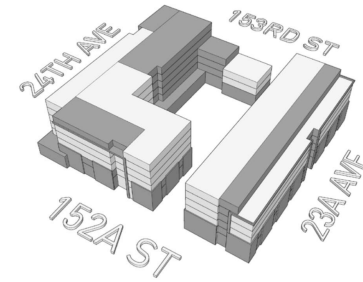
04: Emphasizing the Base

A prominent retail base lines 24th Avenue while the other three streets feature a walk-up townhouse expression.



05: Varying Frontages

The active 24th Avenue frontage features a more solid six-storey street wall as a backdrop to the retail base. The three residential frontages visually and physically step down to three- to five-storeys while the internal public path and private courtyard emphasize the two-storey base.



06: Materials

Brick frames the residential and retail base while also emphasizing a five-storey datum along the 152A and 23A frontages. White and charcoal fiber cement panel along with charcoal and wood grain metal planks further strengthen the varied frontages and scales to the block.



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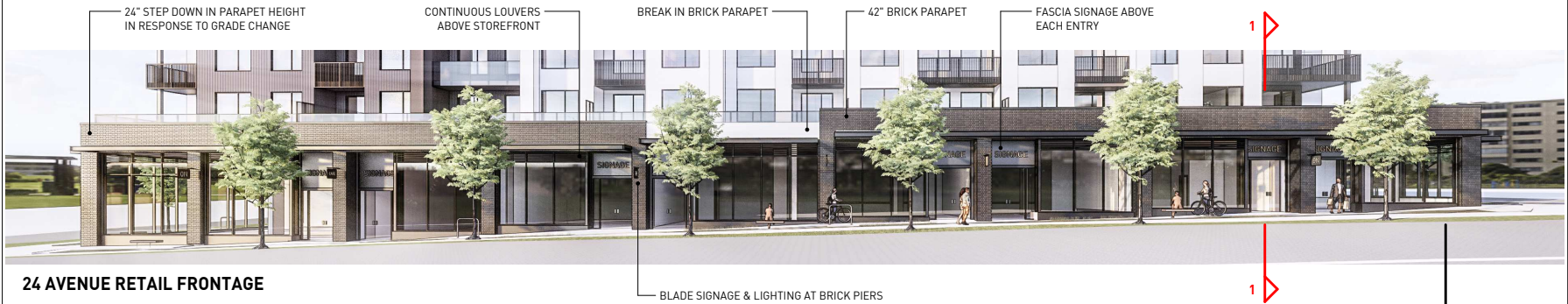
HALO
24th AVE

DP RESUBMISSION

DESIGN CONCEPT

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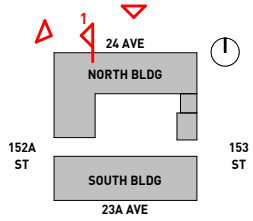
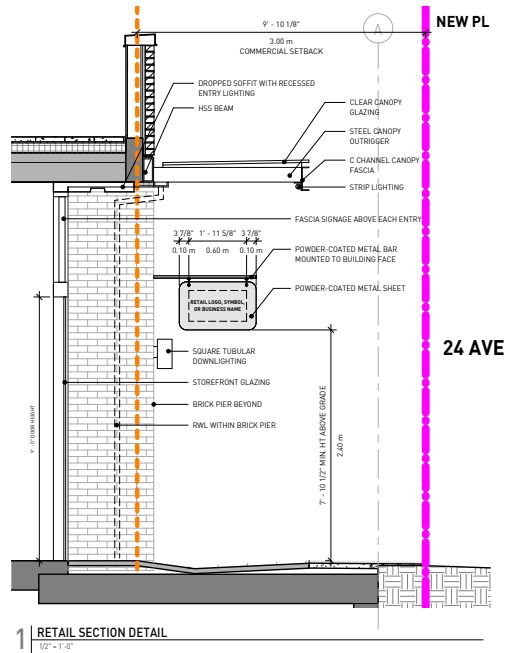
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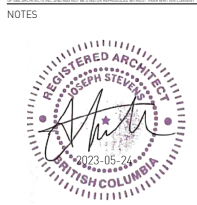
24 AVENUE RETAIL FRONTAGE

24 AVENUE FRONTAGE

The active 24th Avenue frontage features a more solid six-storey street wall as a backdrop to the retail base. The retail frontage is split into two larger brick bays that step down to follow the grade along 24th Avenue. Recessed entries with fascia signage and blade signs mounted to brick piers delineate each retail unit and provide texture and variety to a frontage that is unified in its use of material and proportion. A continuous 1.8m glazed canopy provides weather protection. Lighting is located within each entry soffit, at the brick piers, and within the canopy.



gbl ARCHITECTS INC.
300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V5Y 1N5 TEL: 604.736.1156 FAX: 604.731.5279



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24th AVE
DP RESUBMISSION

RETAIL FRONTAGE

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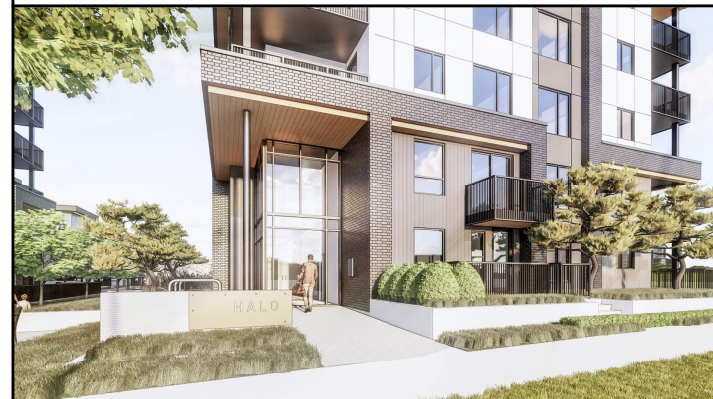
152A FRONTAGE

152A FRONTAGE

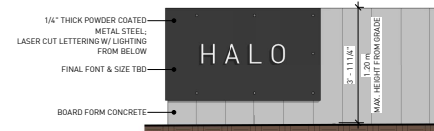
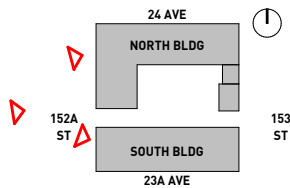
152A Street is the primary residential access for both buildings. The residential lobbies feature glazed entries recessed within brick frames to seamlessly tie together the retail frontage from 24th Avenue with the townhouse unit expression on 152A. Double-height glazing, lighting, and signage integrated into the landscaping will give prominence to the two entry points. The floors above use a combination of light and dark cladding, brick framing, and stepping to break up the massing and tie into the base levels and lobbies.



NORTH LOBBY



SOUTH LOBBY



LOBBY LANDSCAPE SIGNAGE

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VANCOUVER, BC CANADA V5Y 1N5

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NOTES



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24th AVE

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152A FRONTAGE

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153 FRONTAGE

TWO STOREY BRICK
EXPRESSION AT BASE

POCKET PLAZA AT
PUBLIC PATH ACCESS

WALK-UP TOWNHOMES

TOWNHOMES STEP DOWN TO
THREE STOREYS

TWO STOREY STEP DOWN
TO TIE INTO TOWNHOMES

U/G ACCESS & GARBAGE STAGING
INTEGRATED INTO RETAIL FRONTAGE

153 FRONTAGE

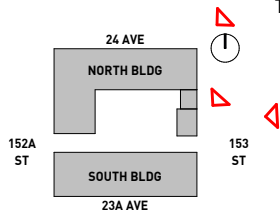
153 Street is the lowest frontage on the site. In response to the topography, the retail base wraps further around this frontage compared to 152A to visually integrate underground access and garbage staging. Walk-up townhomes are positioned mid-block and tie into a two storey step down in the north building. The south building continues the townhouse expression through two storey brick bays framing brushed graphite aluminum planks.



TOWNHOUSE & PARKING FRONTAGE



CORNER OF 153 & 24



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153 FRONTAGE

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JOB NUMBER 21044

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23A FRONTAGE

23A PARK FRONTAGE

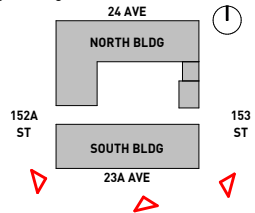
In response to the future 23A Avenue / adjacent park and the OCP guidelines, the top floor of the south building is stepped back 5m to create a strong five storey expression. This five storey line is further emphasized with an upper brick parapet that wraps around 152A and 153. This frontage is entirely composed of two-storey brick bays at the base for a continuous rhythm of walk-up townhouse expression. Both the brick bays and upper parapet are broken to create a mid-block break in the long frontage.



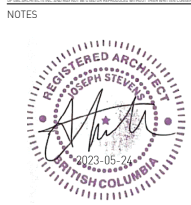
SOUTH WEST CORNER



SOUTH EAST CORNER



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PARK FRONTAGE

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 SCALE 1" = 100'-0"
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1: NORTH WEST CORNER



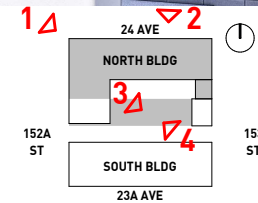
2: 24th STREET FRONTAGE (NORTH)



3: COURTYARD FROM NORTH WEST



4: COURTYARD FROM SOUTH EAST



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3D VIEWS

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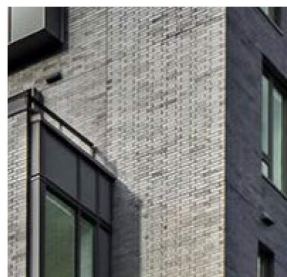
HALO
 24th AVE

DP RESUBMISSION

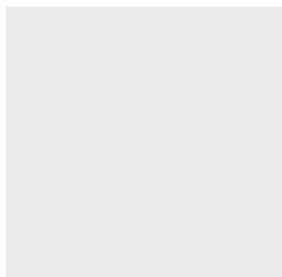
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SCALE	
JOB NUMBER	21044

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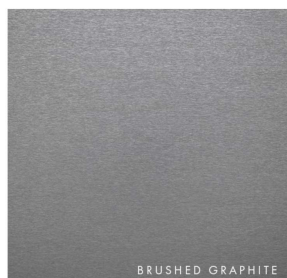
A: Brick
 Charcoal



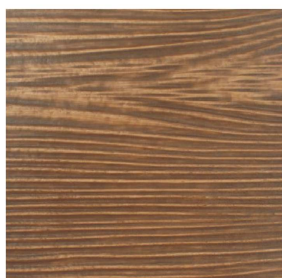
B1: Hardie Panel
 Arctic White w/
 Color Matched Reveals



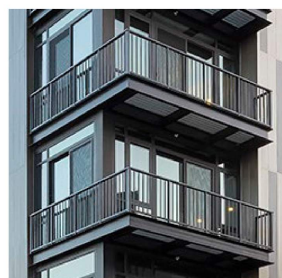
B2: Hardie Panel
 Iron Gray w/
 Color Matched Reveals



C: Lux Panel
 Brushed Graphite



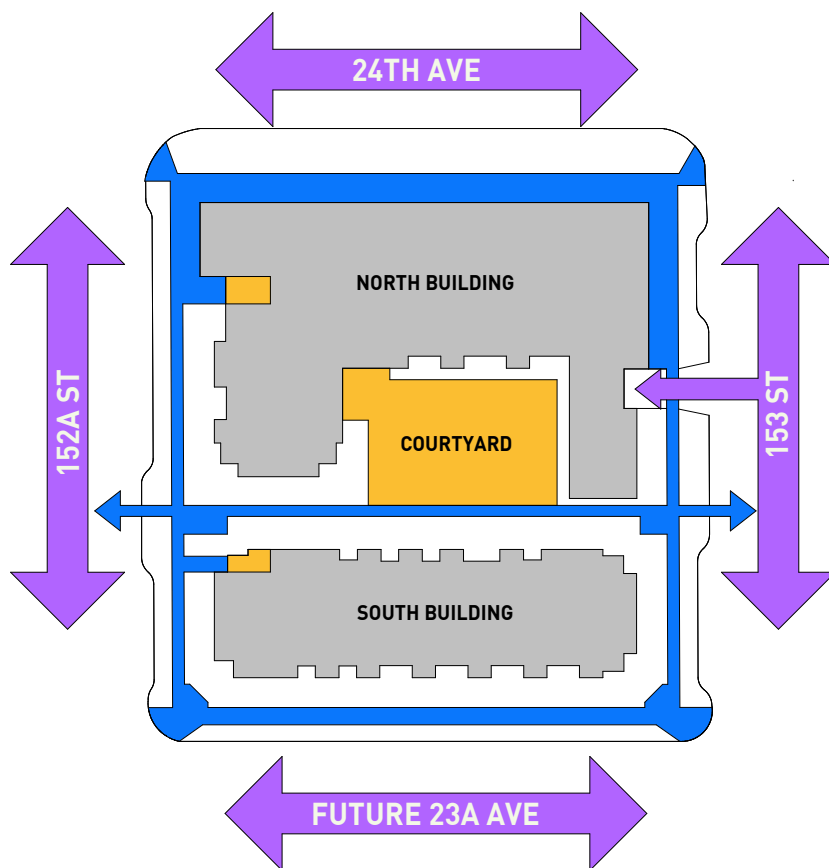
D: Fiber Cement Plank
 Wood Grain Finish



G: Alum. Picket Guard
 Charcoal



NOTES



- PRIVATE PEDESTRIAN CIRCULATION**
EXTERIOR AMENITY COURTYARD & ENTRY LOBBIES
- PUBLIC PEDESTRIAN CIRCULATION**
SIDEWALKS, EAST-TO-WEST PUBLIC PATH AND PAOS
- VEHICULAR CIRCULATION**
SITE ADJACENT ROADS AND U/G PARKADE ACCESS

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 24th AVE

DP RESUBMISSION

PEDESTRIAN-VEHIC.
 CIRCULATION

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DP RESUBMISSION

SUSTAINABILITY
 FEATURES

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 SCALE
 JOB NUMBER 21044

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SUSTAINABILITY FEATURES

Energy Efficiency & Durability

- Materials will be durable, easy to maintain, and both locally-sourced and low emitting where possible.
- The building envelope will be thermally-efficient with low thermal bridging and have a good wall-to-window ratio.
- - High efficiency boilers and heat pumps will minimize energy usage of building systems.
- EV charging is to be included and futureproofing is likely to be included as well (rough-in for future demand as well as appropriate electrical load). All residential parking stall outlets to be an outlet box with cover plate.
- Electricity-based space heating systems throughout to minimize greenhouse gas emissions. Where natural gas is to be used for domestic water heating and corridor pressurization, high-efficiency condensing equipment will be installed.
- Low-flow plumbing fixtures will also be used to reduce domestic hot water consumption below BC Building Code levels and further reduce natural gas consumption and greenhouse gas emissions.

Environmental Impact

- Trees and shrubs will create a canopy, providing privacy, shade, a reduced heat island effect, enhance water retention on site, and provide a home for pollinators.
- Landscaping will comprise drought-tolerant species.
- Large landscaped courtyard and stormwater detention tank to manage rainwater runoff.
- Moisture sensors for irrigation.
- Building material recycling reviewed during demolition of existing structures.

Social Sustainability

- Over 200 new housing units in proximity to transit in Semiahmoo Town Centre.
- 68% of units will be family units with a wide range of housing types from efficient two bedroom suites to large townhomes.
- Over 12,000 sf of pedestrian oriented new commercial space in Semiahmoo Town Centre.
- 340 m of new public sidewalks and an 80 m public cut-through flanked by public plazas will be provided.
- Internal courtyard with outdoor fitness area including purpose built equipment.
- Outdoor gardens, tree canopied seating area, and fire pit and lounge.
- The programming for indoor amenity spaces will include a gym, and boardroom/meeting room.
- All common areas will be fully accessible.

Community Health & Wellness

- Mid-block public access through site to promote walkability through town centre.
- Drinking fountain/bottle filling station in common area to promote water drinking and for resiliency.
- Bike facilities will include storage and a bike tuning area with bike wash that doubles as dog wash.



SITE AREA

GROSS SITE AREA

LOT	AREA
REM W 1/2 OF 32	738.4 m ²
REM E 1/2 OF 32	738.9 m ²
REM W 1/2 OF 29	738.6 m ²
REM E 1/2 OF 29	738.5 m ²
REM N 1/2 OF 31	808.0 m ²
REM S 1/2 OF 31	807.8 m ²
REM N 1/2 OF 30	807.7 m ²
REM S 1/2 OF 30	807.7 m ²
78	734.8 m ²
79	734.9 m ²
GROSS SITE AREA	7,655.3 m² (82,401 SF)

ROAD DEDICATIONS

ROAD	AREA
24 AVENUE	450.8 m ²
23A AVENUE	240.6 m ²
TOTAL AREA	691.4 m² (7,442 SF)

NET SITE AREA

7,655.3 m² - 691.4 m² = **6,963.9 m² (74,959 SF)**

LOT COVERAGE

Refer to Sheet A-0.09 for in-detail calculation.

50,839 SF / 74,959 SF* = 67.8%

BUILDING HEIGHT

Based on CoS Zoning Bylaw, Part 1, "Building height", b), i.

Building face grades at site corners:

NE: 336.52'
NW: 344.29'
SE: 343.08'
SW: 347.63'

Average existing grade level: 342.88'
Highest point in flat roof: 410.65'
Building Height: 67.77' (20.66m)

GROSS AREA

AREA - GROSS			
AREA TYPE	AREA	m2	%
COMMERCIAL	12,064.8 SF	1,120.86 m ²	5.71%
COMMERCIAL CIRCULATION	993.6 SF	92.31 m ²	0.47%
RESIDENTIAL AMENITY	2,244.2 SF	208.49 m ²	1.06%
RESIDENTIAL CIRCULATION	24,218.6 SF	2,249.98 m ²	11.45%
RESIDENTIAL UNIT	171,926.7 SF	15,972.51 m ²	81.31%
TOTAL	211,447.9 SF	19,644.15 m²	

AMENITY AREA

REQUIRED INDOOR & OUTDOOR AMENITY AREA (EACH)			
BUILDING	UNITS	REQUIRED	m2
NORTH	112	3,616.7 SF	336 m ²
SOUTH	92	2,970.8 SF	276 m ²
TOTAL	204	6,587.5 SF	612 m²

INDOOR AMENITY	
PROVIDED	m2
2,244.2 SF	208.49 m ²

Min. Indoor Amenity Space Req'd before CIL Applied
Low to Mid-Rise: 3-6 storeys:
74 m² (797 SF) per building.

OUTDOOR AMENITY	
PROVIDED	m2
7,556 SF	706.0 m ²

*Refer to extent shown on Landscape Drawings.

UNIT MIX

UNIT MIX	
UNIT TYPE	COUNT
A: 1-BR	63
B: 2-BR (1 BATH)	24
C: 2-BR (2 BATH)	59
D: 2-BR (2 BATH)	34
E: 3-BR	20
S: STUDIO	1
TOWNHOUSE	3
TOTAL	204

FAR AREA

AREA - FAR PERMITTED

3,185 m² @ 2.0 FAR = 6,370 m² (68,566.11 SF)
4,470 m² @ 2.25 FAR = 10,057.5 m² (108,258.03 SF)
TOTAL PERMITTED: 16,427.5 m² (176,824.14 SF)

AREA - FAR PROPOSED			
AREA TYPE	AREA	m2	FAR
COMMERCIAL	12,064.8 SF	1,120.86 m ²	0.15
COMMERCIAL CIRCULATION	993.6 SF	92.31 m ²	0.01
RESIDENTIAL CIRCULATION	24,218.6 SF	2,249.98 m ²	0.29
RESIDENTIAL UNIT	171,926.7 SF	15,972.51 m ²	2.09
TOTAL	209,203.7 SF	19,435.66 m²	2.54

TOTAL SHORTFALL: 19,435.66 m² - 16,427.5 m² = **3,008.16 m² (32,379.56 SF)**
TOTAL SHORTFALL: 3,008.16 m² / 7,655.3 m² = 0.39 FAR

AREA - FAR BY BUILDING			
AREA TYPE	AREA	m2	FAR
NORTH			
COMMERCIAL	12,064.8 SF	1,120.86 m ²	0.15
COMMERCIAL CIRCULATION	847.1 SF	78.70 m ²	0.01
RESIDENTIAL CIRCULATION	13,792.1 SF	1,281.32 m ²	0.17
RESIDENTIAL UNIT	97,367.5 SF	9,045.73 m ²	1.18
TOTAL	124,071.5 SF	11,526.62 m²	1.51
SOUTH			
COMMERCIAL CIRCULATION	146.4 SF	13.60 m ²	0.00
RESIDENTIAL CIRCULATION	10,426.6 SF	968.66 m ²	0.13
RESIDENTIAL UNIT	74,559.2 SF	6,926.78 m ²	0.90
TOTAL	85,132.2 SF	7,909.04 m²	1.03
TOTAL	209,203.7 SF	19,435.66 m²	2.54

FAR BY BLOCK

NORTH
GROSS SITE AREA: 4,470 M²
GROSS BUILDING AREA: 11,526.62 M²
FAR 2.58

SOUTH
GROSS SITE AREA: 3,185 M²
GROSS BUILDING AREA: 7,909.04 M²
FAR 2.48

TOTAL PROJECT FAR: 2.54

STORAGE

Not required in bylaw.
Storage lockers standard size is 4' x 8'.
Locker size may vary slightly due to space limitations.

STORAGE LOCKERS PROVIDED		
TYPE	LEVEL	COUNT
STORAGE LOCKER	P2	87
TOTAL		87

PARKING

Part 5, Parking Bylaw, Table D.1:
Multiple Unit Residential Dwelling - Non ground Oriented
1.3 Stalls per 1-BR / 1.5 Stalls per 2-BR & 3-BR / 2 Stalls per TH.

PARKING REQ'D - RESIDENTIAL			
UNIT TYPE	UNIT COUNT	RATIO	TOTAL
STUDIO & 1-BR	64	1.3	83.2
2-BR	117	1.5	175.5
3-BR	20	1.5	30
TOWNHOUSE	3	2	6
TOTAL	204		295

Part 5, C.3) H/A Stalls Required:
2% required over 12 stalls. 50% Van H/A Stalls.

PARKING PROVIDED - RESIDENTIAL	
STALL TYPE	COUNT
Residential - H/A Standard	3
Residential - H/A Van	3
Residential - Standard	289
TOTAL	295

PARKING REQ'D - VISITORS		
BUILDING	UNITS	0.2 PER UNIT
NORTH	112	22.4
SOUTH	92	18.4
TOTAL	204	40.8

Part 5, Parking Bylaw, Table D.1

PARKING PROVIDED - VISITORS	
STALL TYPE	COUNT
Visitor - H/A Standard	1
Visitor - H/A Van	1
Visitor - Small	15
Visitor - Standard	24
TOTAL	41

PARKING REQ'D - COMMERCIAL		
AREA	AREA m2	3 PER 100sm
13,058.4 SF	1,213.17 m ²	36.4

Part 5, Parking Bylaw, Table D.1

Part 5, (C.3) H/A Stalls Required:
2% required over 12 stalls. 50% Van H/A Stalls.

PARKING PROVIDED - COMMERCIAL	
STALL TYPE	COUNT
Commercial - H/A	1
Commercial - H/A Van	1
Commercial - Small Stall	1
Commercial - Standard	34
TOTAL	37

TOTAL PARKING REQUIRED: 373

TOTAL PARKING PROVIDED 373

BIKE PARKING

Part 5, Parking Bylaw, Table D.1:
RESIDENTIAL:
6 visitor bike parking per building = 12 spaces
1.2 bike spaces in a secured bike parking area x dwelling unit.

Part 5, Parking Bylaw, Table D.1:
COMMERCIAL, RETAIL STORE:
0.1 visitor bicycle space per 100m² of GFA when GFA is >= 4,445m².

RES. VISITOR BIKE PARKING PROV'D: 12

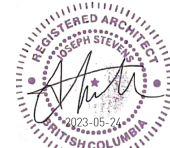
SECURED BIKE PARKING REQUIRED		
BUILDING	UNITS	1.2 BIKES X UNIT
NORTH	112	134.4
SOUTH	92	110.4
TOTAL	204	244.8

SECURED BIKE PARKING PROVIDED	
TYPE	COUNT
P1	
Residential (Horizontal)	188
Residential (Vertical)	57
TOTAL	245

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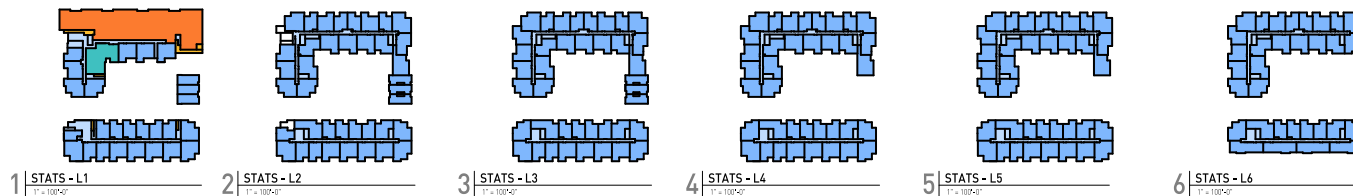
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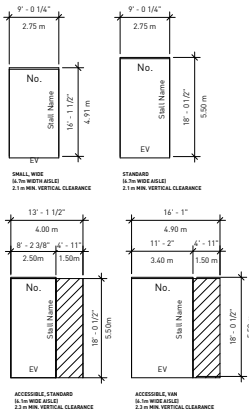
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FSR AREA PLAN

- COMMERCIAL
- COMMERCIAL CIRCULATION
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNIT



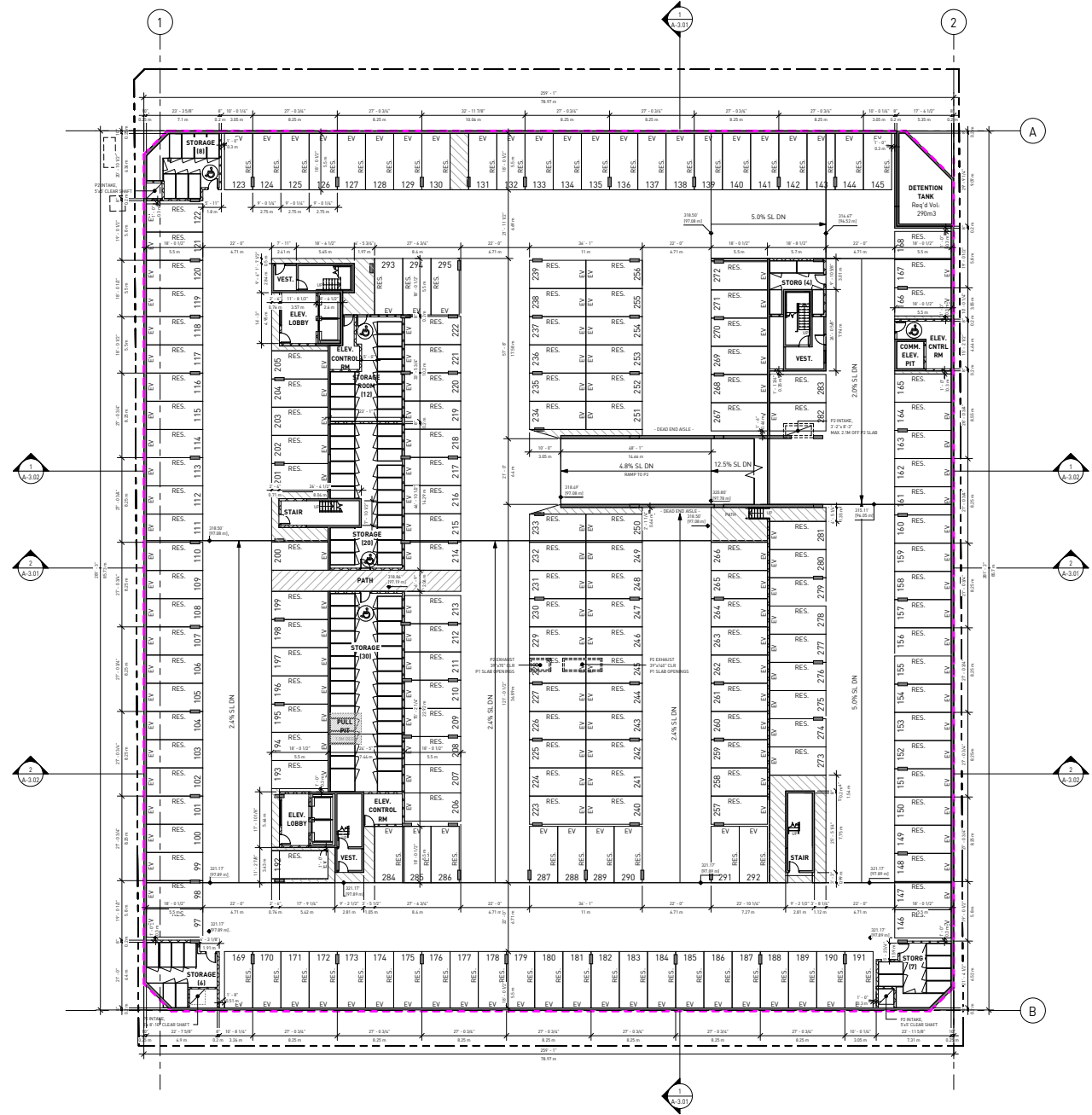


PARKING STALL DIMENSIONS
3/22/21/17

P2 - PARKING PROVIDED		
SIZE	COUNT	
Residential, Full Stall	199	
TOTAL: 199		

STORAGE LOCKERS PROVIDED			
TYPE	LEVEL	COUNT	
STORAGE LOCKER	P2	87	
TOTAL		87	

PARKING EV REQUIREMENT	
Residential	100%
Visitors	50%
Commercial	20%



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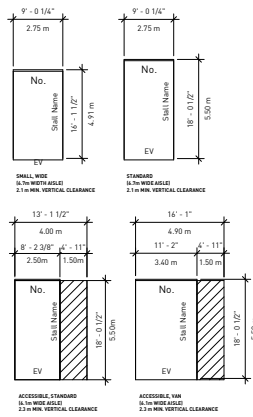
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P2

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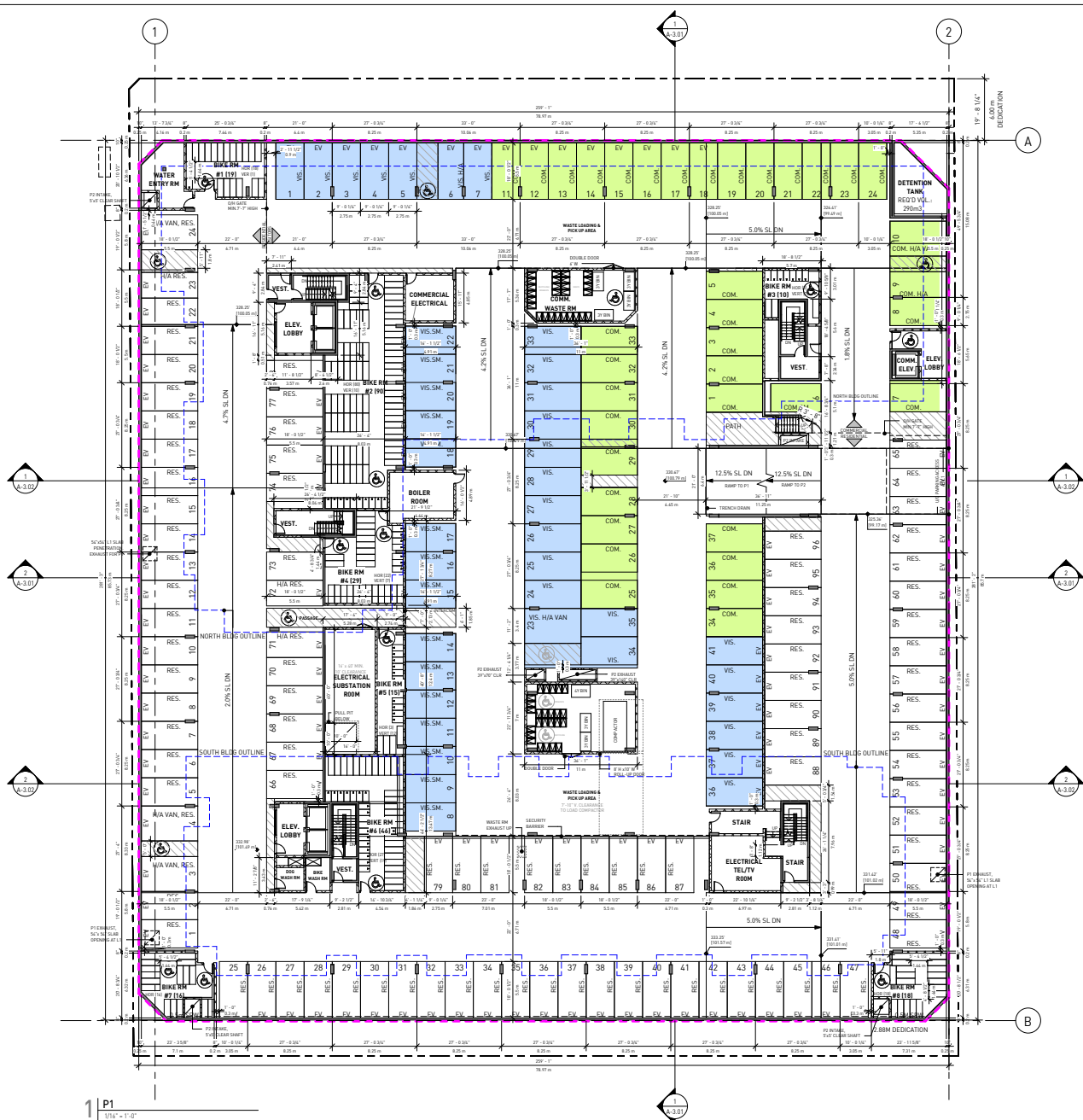
PARKING STALL DIMENSIONS

3/22" ± 1'-0"

P1 - PARKING PROVIDED		
SIZE	COUNT	
Commercial, Full Stall	34	
Commercial, H/A Stall	1	
Commercial, H/A Van Stall	1	
Commercial, Small Stall	1	
Residential, Full Stall	90	
Residential, H/A Standard Stall	3	
Residential, H/A Van Stall	3	
Visitor, Full Stall	24	
Visitor, H/A Stall	1	
Visitor, Small Stall	15	
TOTAL	173	

SECURED BIKE PARKING PROVIDED		
TYPE	COUNT	
P1		
Residential (Horizontal)	198	
Residential (Vertical)	57	
TOTAL	245	

PARKING EV REQUIREMENT		
Residential	100%	
Visitors	50%	
Commercial	20%	



P1
1/16" = 1'-0"



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P1

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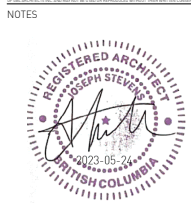
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GROSS AREA - L1	
NAME	AREA
COMMERCIAL	
COMMERCIAL	12,064.8 SF
COMMERCIAL CIRCULATION	12,064.8 SF
COMM. ELEV.	92.7 SF
UG PARKADE EXIT	67.9 SF
UG PARKADE EXIT	75.9 SF
UG PARKADE EXIT	365.1 SF
UG PARKADE EXIT	78.6 SF
UG PARKADE STAIR	313.5 SF
	993.6 SF
RESIDENTIAL AMENITY	
AMENITY ROOMS	2,244.2 SF
	2,244.2 SF
RESIDENTIAL CIRCULATION	
Area	28.3 SF
ELECT.	28.3 SF
ELEV.	141.6 SF
LOBBY / CIRC.	1,812.6 SF
LOBBY / CIRC.	1,773.9 SF
MAIL & PARCEL	307.0 SF
MECH.	28.3 SF
PARCEL	95.7 SF
RES. EXIT	196.0 SF
RES. EXIT	186.2 SF
RES. EXIT	195.6 SF
RESID. STAIR / EXIT	102.9 SF
	4,896.3 SF
RESIDENTIAL UNIT	
TH #1 -L1	603.4 SF
TH #2 - L1	582.5 SF
TH #3 - L1	595.3 SF
UNIT A1	666.1 SF
UNIT A2	638.2 SF
UNIT A2	638.0 SF
UNIT A2	638.1 SF
UNIT A2a	662.7 SF
UNIT A2b	666.4 SF
UNIT A2b	664.2 SF
UNIT A3	686.7 SF
UNIT A3	689.4 SF
UNIT A5	480.3 SF
UNIT C1	867.6 SF
UNIT C1	867.6 SF
UNIT C1	867.6 SF
UNIT C1	867.6 SF
UNIT C1	864.2 SF
UNIT C1	865.4 SF
UNIT C1	874.1 SF
UNIT C1a	847.3 SF
UNIT D1	927.6 SF
UNIT D1a	925.9 SF
UNIT D1b	951.2 SF
UNIT D1b	951.9 SF
UNIT E1a	1,050.8 SF
	19,940.3 SF
TOTAL	40,139.2 SF

ZONING BYLAW:
 Min. Indoor Amenity Space Req'd before CIL Applied
 Low to Mid-Rise: 3-6 storeys
 74m² [797sf] per building.



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V5Y 1N5
 TEL. 604.736.1156 FAX. 604.731.5279



No.	Date	Description
01	Feb. 14, 2022	Pre-Application
02	Jul. 15, 2022	Development Application
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06	May 19, 2023	DP Resubmission

HALO
 24th AVE
 DP RESUBMISSION

LEVEL 1 - FAR
 DATE 5/19/2023 2:13:15 PM
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 SCALE 1/8" = 1'-0"
 JOB NUMBER 21044

A-1.02

GROSS AREA - L6	
NAME	AREA
RESIDENTIAL CIRCULATION	
Area	156.4 SF
Area	8.9 SF
CIRC.	1,476.9 SF
ELECT.	26.9 SF
ELECT.	28.3 SF
ELECT.	26.8 SF
LOBBY / CIRC.	1,265.3 SF
MECH.	28.3 SF
MECH.	7.9 SF
MECH.	12.3 SF
RESID. STAIR / EXIT	142.8 SF
RESID. STAIR / EXIT	142.8 SF
STAIR	149.4 SF
STAIR	142.8 SF
STORAGE	165.6 SF
	3,781.4 SF
RESIDENTIAL UNIT	
UNIT A1	666.4 SF
UNIT A1	666.1 SF
UNIT A2	638.0 SF
UNIT A2	638.2 SF
UNIT A2	639.2 SF
UNIT A2	658.4 SF
UNIT A2	659.5 SF
UNIT A2	638.9 SF
UNIT A4	842.8 SF
UNIT B1	812.3 SF
UNIT B1	814.8 SF
UNIT B2	807.8 SF
UNIT B2	813.3 SF
UNIT B2	807.8 SF
UNIT C1	865.5 SF
UNIT C1	867.3 SF
UNIT C1	894.7 SF
UNIT C1	868.0 SF
UNIT C1b	889.2 SF
UNIT C2	1,001.3 SF
UNIT C2	1,001.3 SF
UNIT C3	1,055.1 SF
UNIT C3	1,063.2 SF
UNIT D1	925.8 SF
UNIT D1	925.7 SF
UNIT D1	925.7 SF
UNIT D1	925.8 SF
UNIT D1	925.8 SF
UNIT D2	991.7 SF
UNIT E1	1,012.5 SF
UNIT E2	1,001.4 SF
UNIT E3	1,051.0 SF
TOTAL	27,294.7 SF
TOTAL	31,076.1 SF



■ GBL ARCHITECTS INC.
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NOTES



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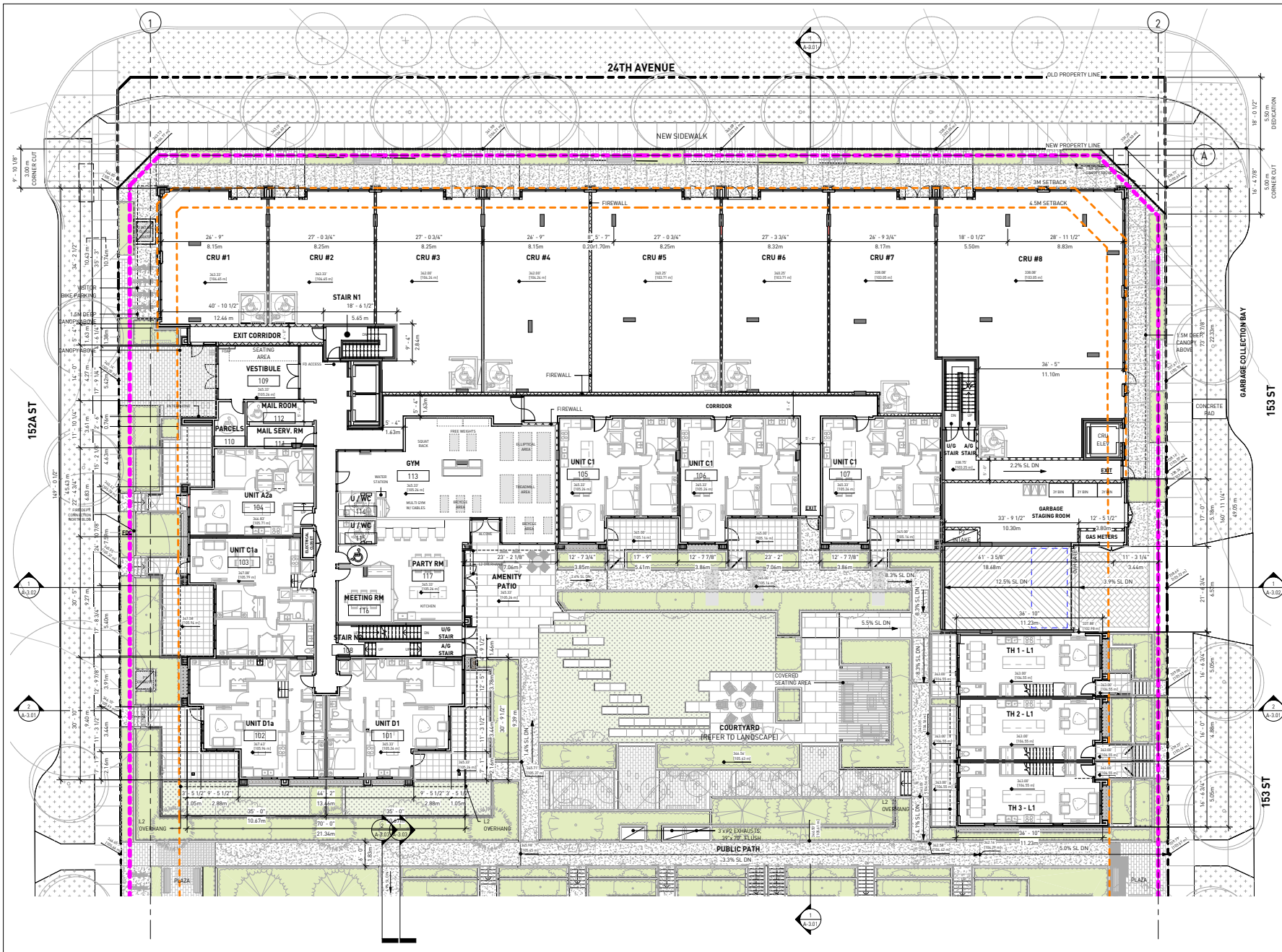
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24th AVE

DP RESUBMISSION

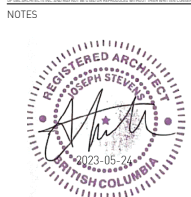
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JOB NUMBER	21044

A-1.07



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HALO
 24th AVE
 DP RESUBMISSION

LEVEL 1 - NORTH

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A-1.08

NOTES



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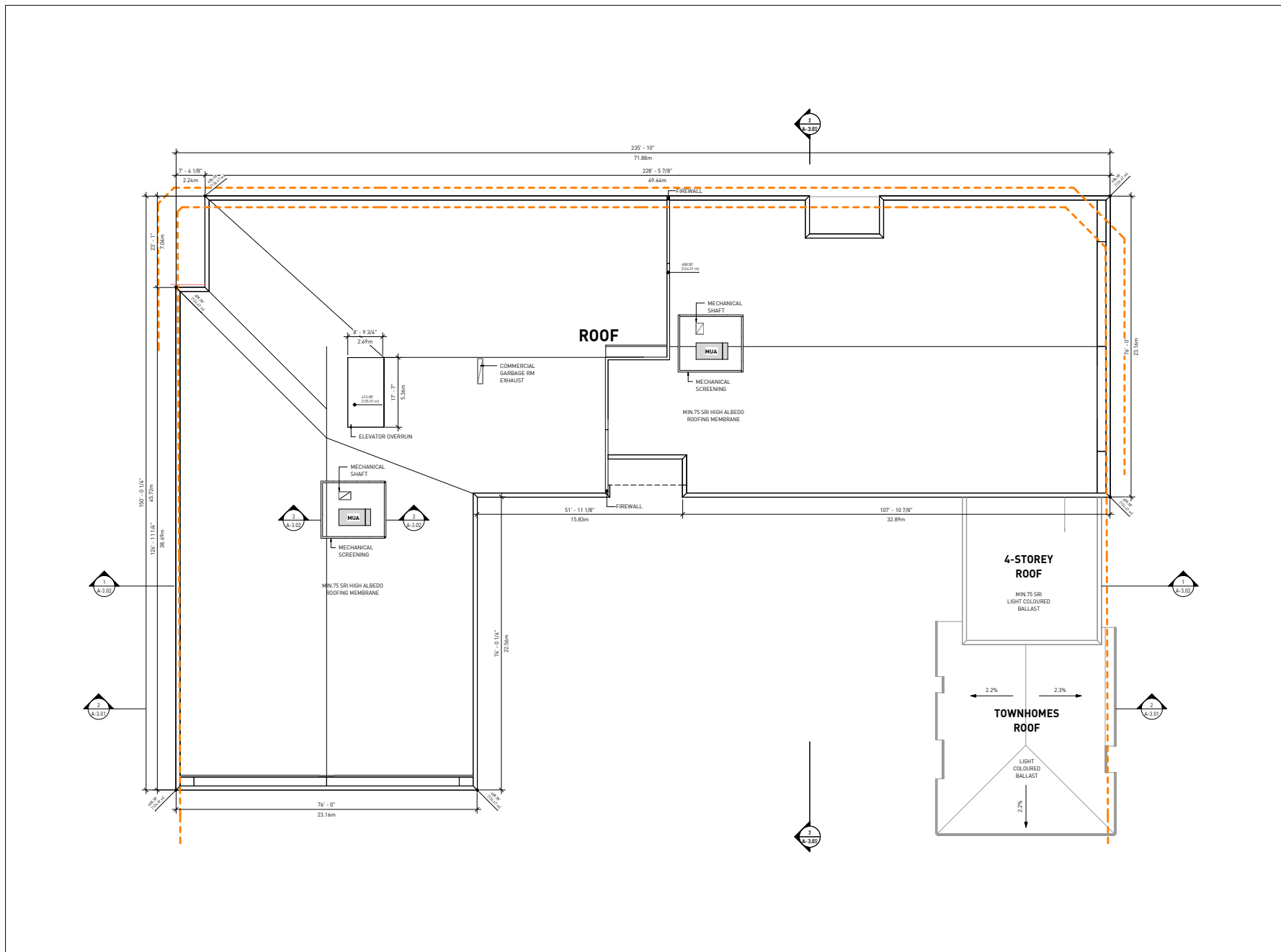
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 24th AVE

DP RESUBMISSION

ROOF LEVEL -
 NORTH

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 JOB NUMBER 21044

A-1.14



NOTES



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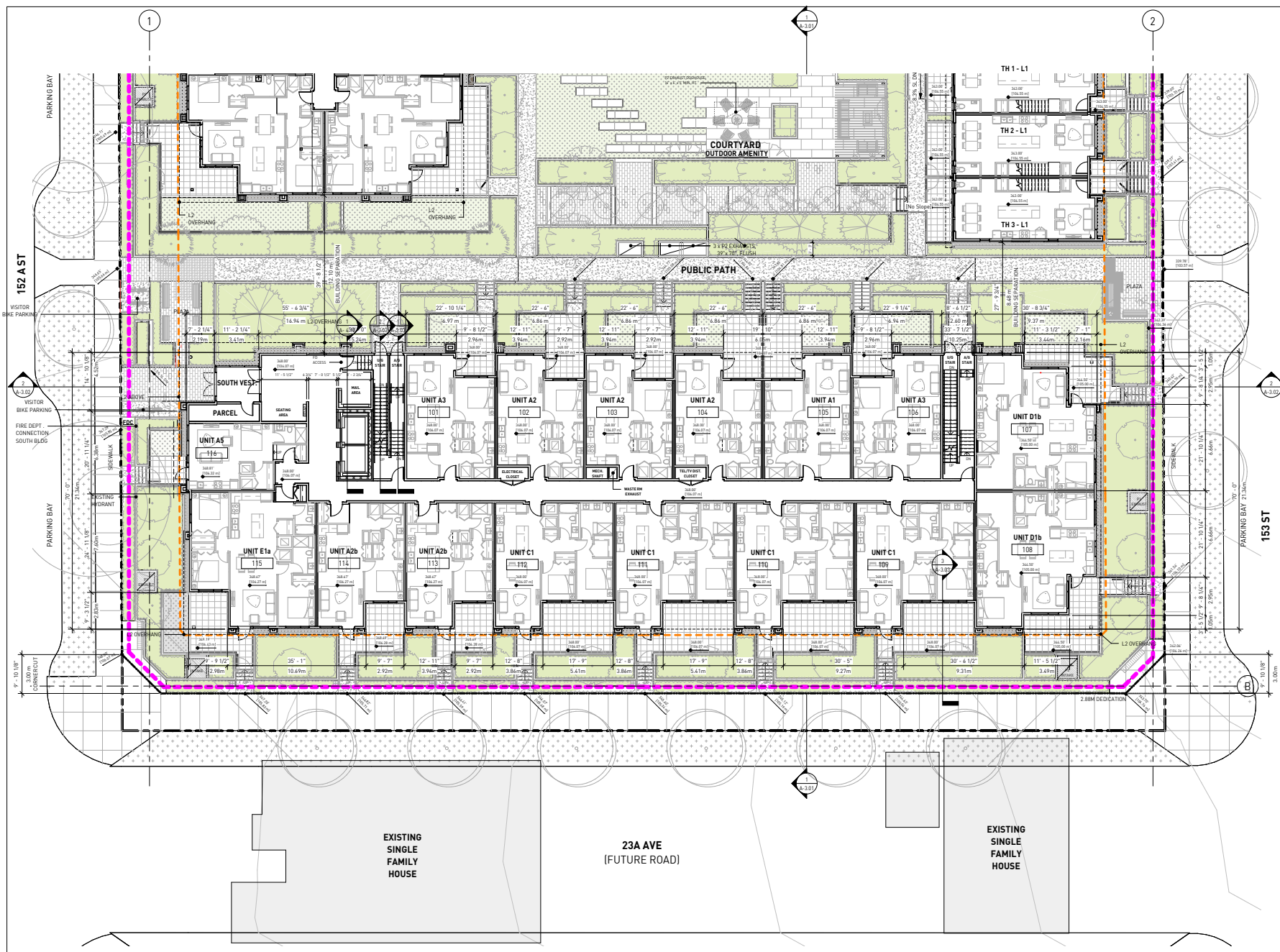
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24th AVE

DP RESUBMISSION

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 JOB NUMBER 21044

A-1.15



NOTES



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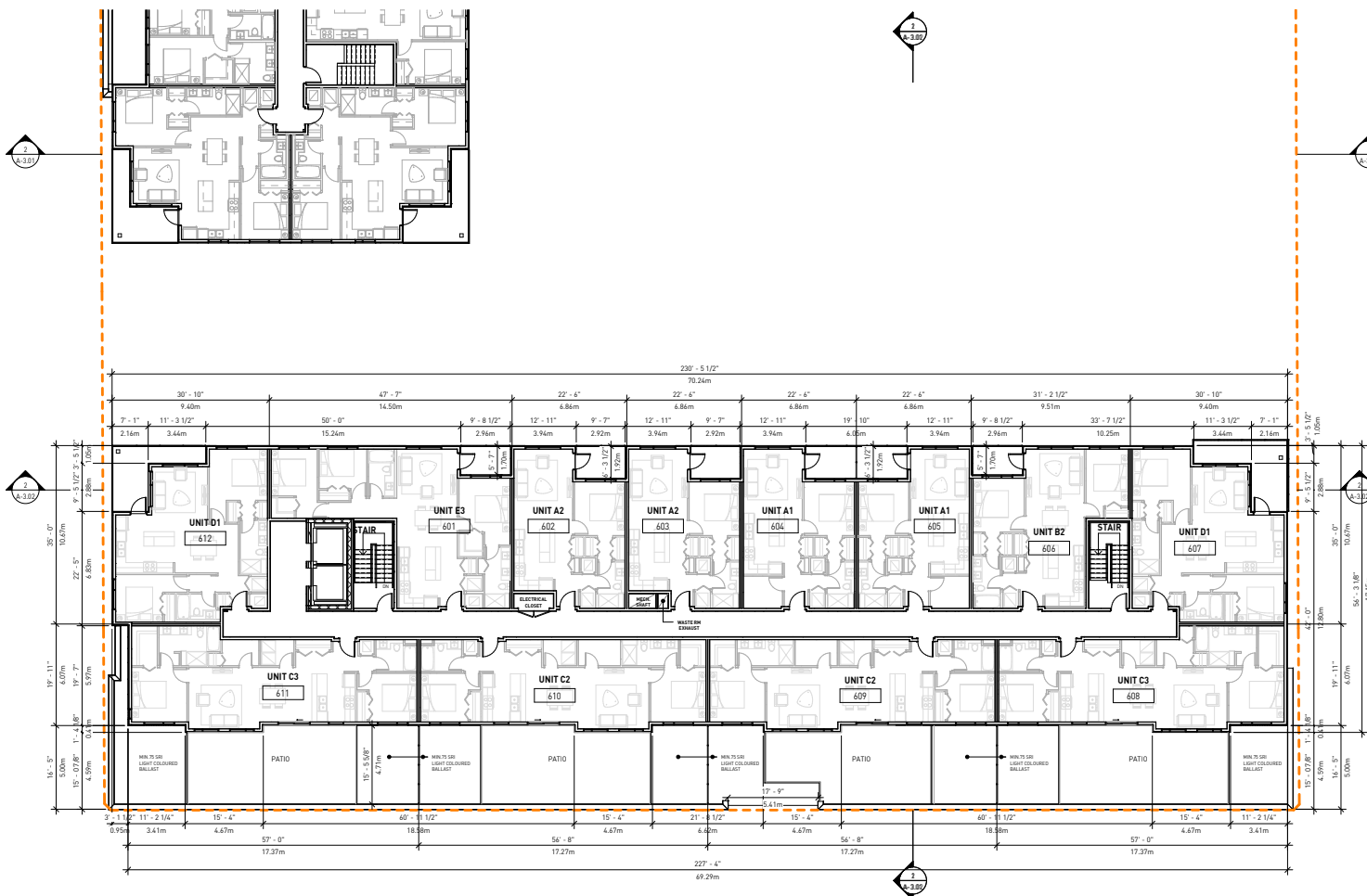
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 24th AVE

DP RESUBMISSION

LEVEL 6 - SOUTH

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 JOB NUMBER 21044

A-1.20



NOTES



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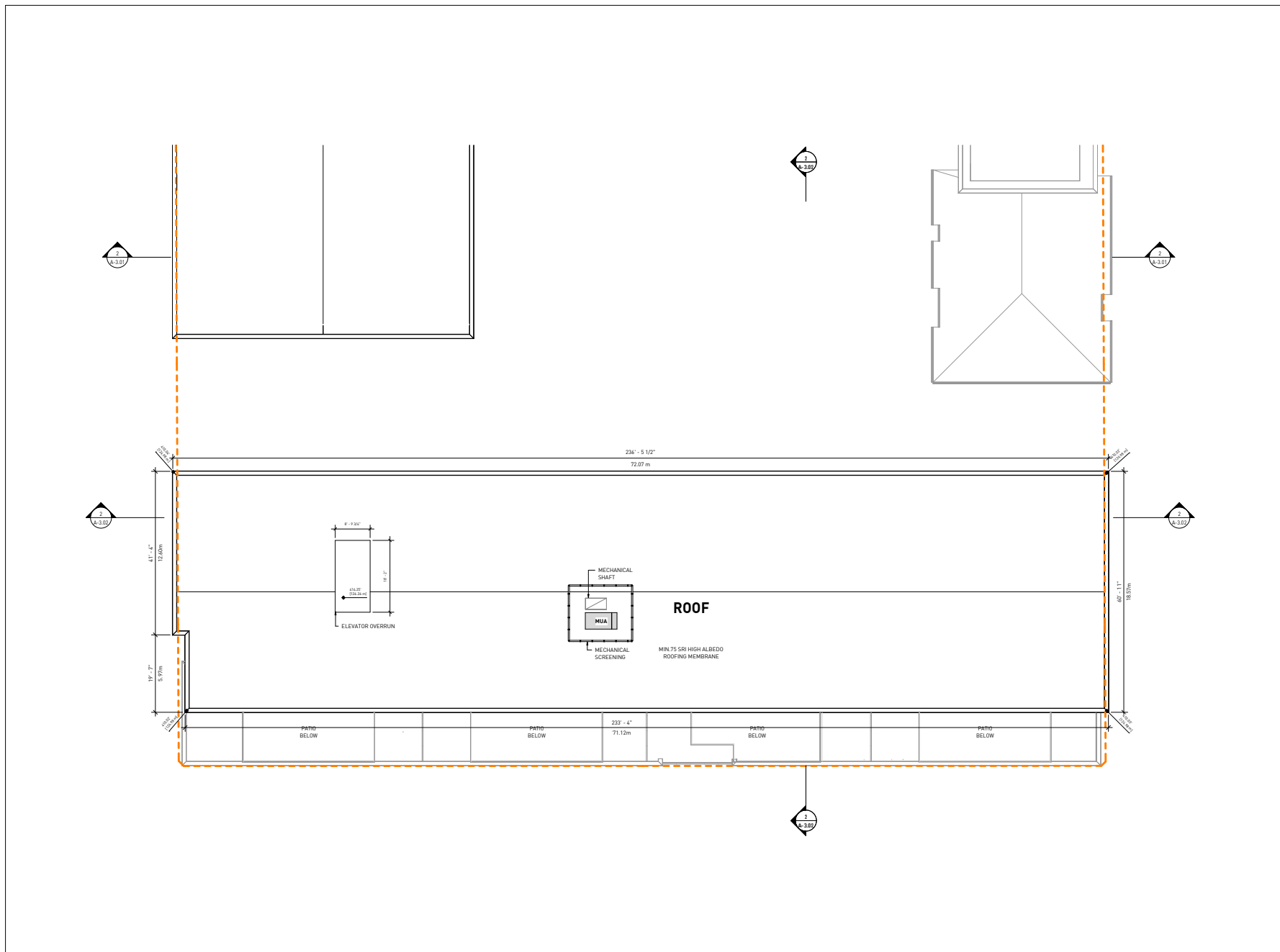
HALO
 24th AVE

DP RESUBMISSION

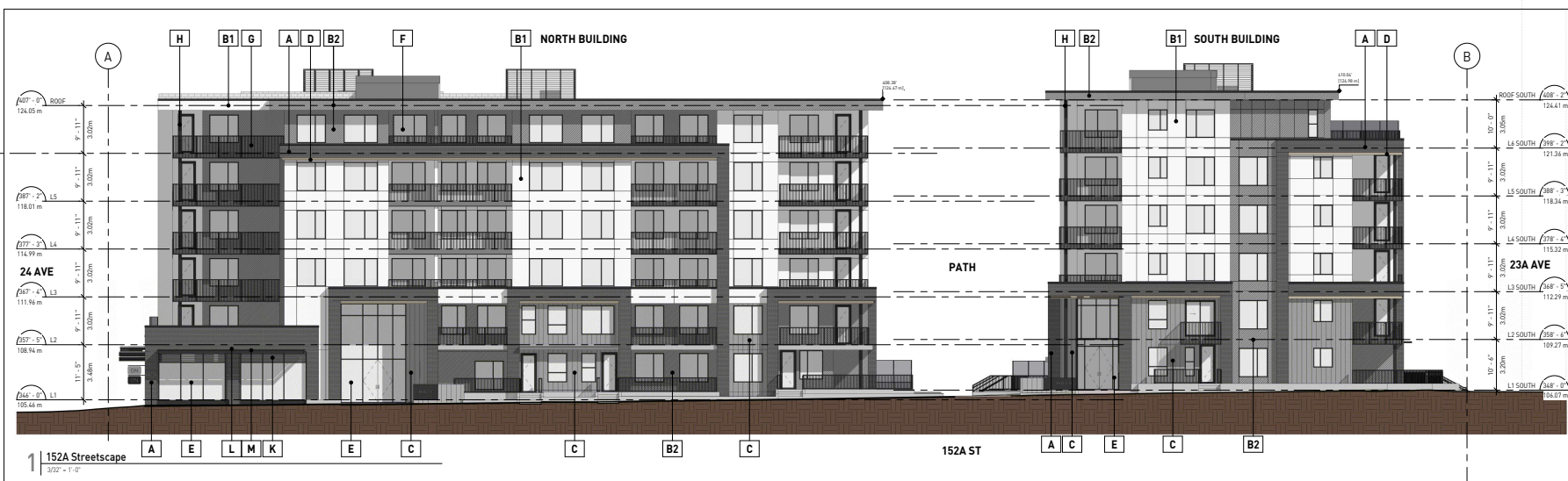
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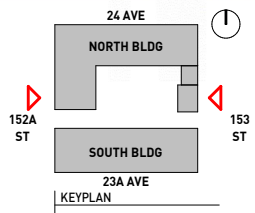
A-1.21



NOTES



2 | 153 Streetscape
3/32" = 1'-0"



MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
A	Brick	Charcoal	-
B1	Fiber Cement Reveal Panel System	White	White Reveals
B2	Fiber Cement Reveal Panel System	Grey	Grey Reveals
C	Metal Panel Plank	Charcoal	-
D	Fiber Cement Plank	Wood Finish	-
E	Clear Glass, Aluminum Frame	Charcoal	-
F	Clear Glass, Vinyl Frame	Charcoal	-
G	Picket Railing	Black	-

MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
H	Metal Clad Post	Charcoal	-
I	Glazed Railing (Clear)	Clear	-
K	Aluminum Louvers	Charcoal	-
L	Metal Frame, Canopy	Charcoal	-
M	Glass Laminated, Canopy	White	-
N	Window Fin	Charcoal	-

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06	May 19, 2023	DP Resubmission
14	3/27/24	121.03 m

HALO
24th AVE
DP RESUBMISSION
ELEVATIONS -
STREETSCAPES

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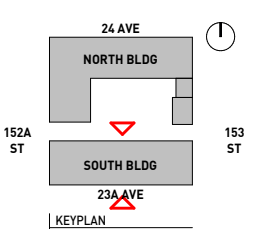
NOTES



1 | South Bldg - South (23A AVE)
 3/22 - 1-0



2 | South Bldg - North (Courtyard)
 3/22 - 1-0



MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
A	Brick	Charcoal	-
B1	Fiber Cement Reveal Panel System	White	White Reveals
B2	Fiber Cement Reveal Panel System	Grey	Grey Reveals
C	Metal Panel Plank	Charcoal	-
D	Fiber Cement Plank	Wood Finish	-
E	Clear Glass, Aluminum Frame	Charcoal	-
F	Clear Glass, Vinyl Frame	Charcoal	-
G	Picket Railing	Black	-

MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
H	Metal Clad Post	Charcoal	-
I	Glazed Railing (Clear)	Clear	-
K	Aluminum Louvers	Charcoal	-
L	Metal Frame, Canopy	Charcoal	-
M	Glass Laminated, Canopy	White	-
N	Window Fin	Charcoal	-

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HALO
 24th AVE
 DP RESUBMISSION
 ELEVATIONS -
 SOUTH BLDG

DATE 5/19/2023 2:15:38 PM
 DRAWN BY Author
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 SCALE As Indicated
 JOB NUMBER 21044

NOTES



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06	May 19, 2023	DP Resubmission

HALO
24th AVE

DP RESUBMISSION

ELEVATIONS -
NORTH BLDG

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CHECKED BY: Checker

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JOB NUMBER: 21044

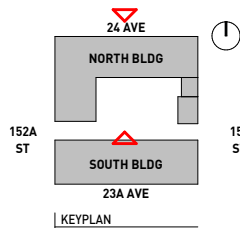
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1 | North Elevation
302' - 11 0/8"



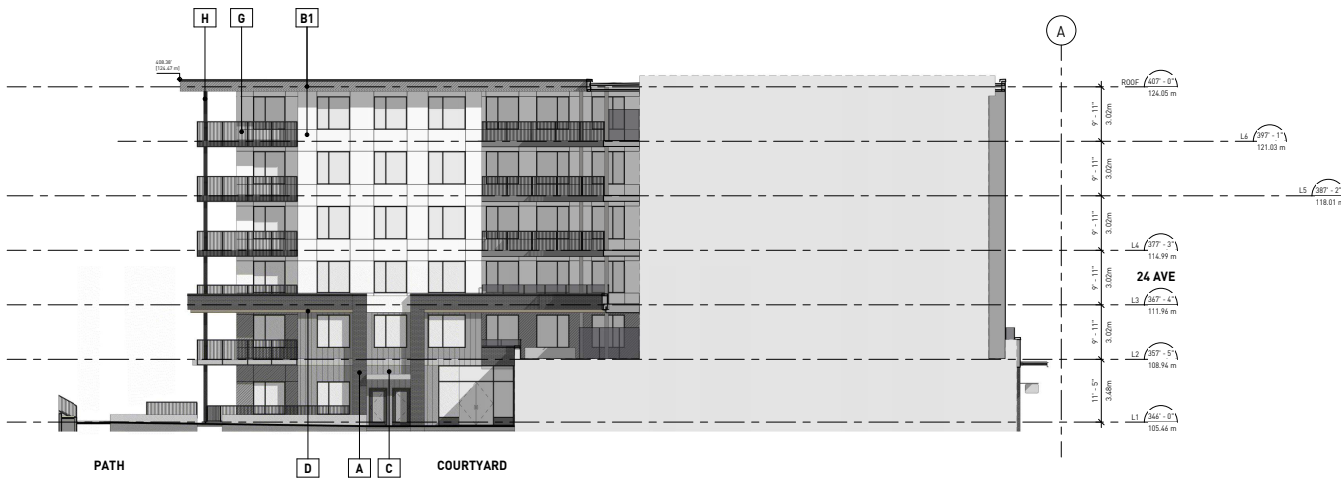
2 | North Bldg - South (Courtyard)
302' - 11 0/8"



MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
A	Brick	Charcoal	-
B1	Fiber Cement Reveal Panel System	White	White Reveals
B2	Fiber Cement Reveal Panel System	Grey	Grey Reveals
C	Metal Panel Plank	Charcoal	-
D	Fiber Cement Plank	Wood Finish	-
E	Clear Glass, Aluminum Frame	Charcoal	-
F	Clear Glass, Vinyl Frame	Charcoal	-
G	Picket Railing	Black	-

MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
H	Metal Clad Post	Charcoal	-
I	Glazed Railing [Clear]	Clear	-
K	Aluminum Louvers	Charcoal	-
L	Metal Frame, Canopy	Charcoal	-
M	Glass Laminated, Canopy	White	-
N	Window Fin	Charcoal	-

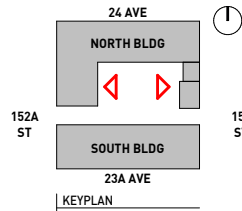
NORTH BUILDING



1 North Bldg - East (Courtyard)
3/32" = 1'-0"



2 North Bldg - West (Courtyard)
3/32" = 1'-0"



MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
A	Brick	Charcoal	-
B1	Fiber Cement Reveal Panel System	White	White Reveals
B2	Fiber Cement Reveal Panel System	Grey	Grey Reveals
C	Metal Panel Plank	Charcoal	-
D	Fiber Cement Plank	Wood Finish	-
E	Clear Glass, Aluminum Frame	Charcoal	-
F	Clear Glass, Vinyl Frame	Charcoal	-
G	Picket Railing	Black	-

MATERIAL LEGEND			
KEY	DESCRIPTION	COLOUR	NOTES
H	Metal Clad Post	Charcoal	-
I	Glazed Railing (Clear)	Clear	-
K	Aluminum Louvers	Charcoal	-
L	Metal Frame, Canopy	Charcoal	-
M	Glass Laminated, Canopy	White	-
N	Window Fin	Charcoal	-



■ GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE TEL 604 734 1154
VANCOUVER, BC CANADA V6Y 1N5 FAX 604 731 5279

NOTES



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HALO
24th AVE

DP RESUBMISSION

ELEVATIONS -
COURTYARD

DATE 5/19/2023 2:16:00 PM
DRAWN BY Author
CHECKED BY Checker
SCALE As Indicated

JOB NUMBER 21044

A-2.04

NOTES



REVISIONS

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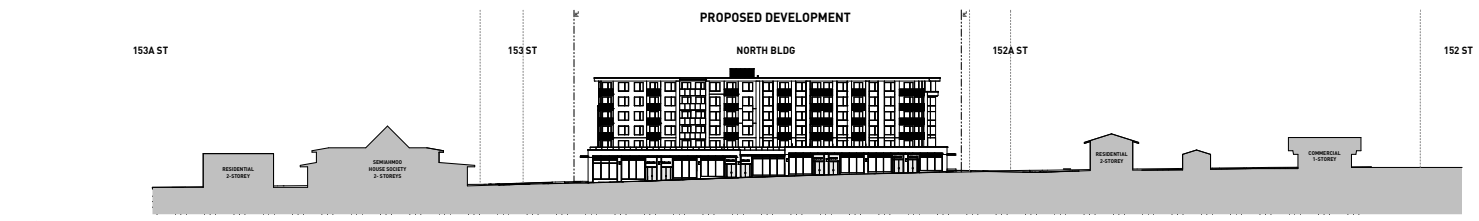
HALO
 24th AVE

DP RESUBMISSION

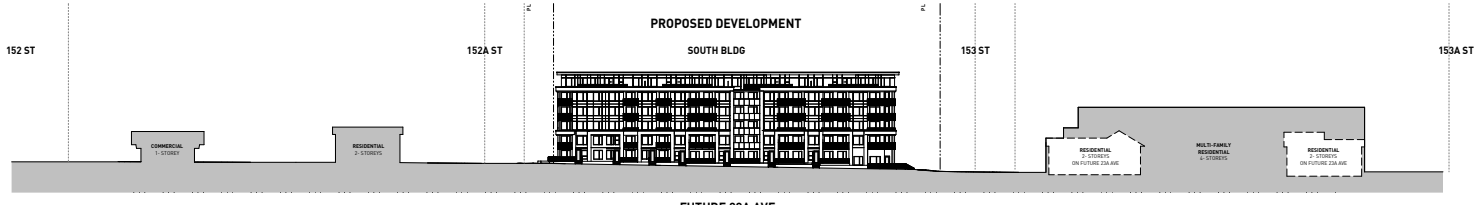
RUNNING
 STREETSCAPES

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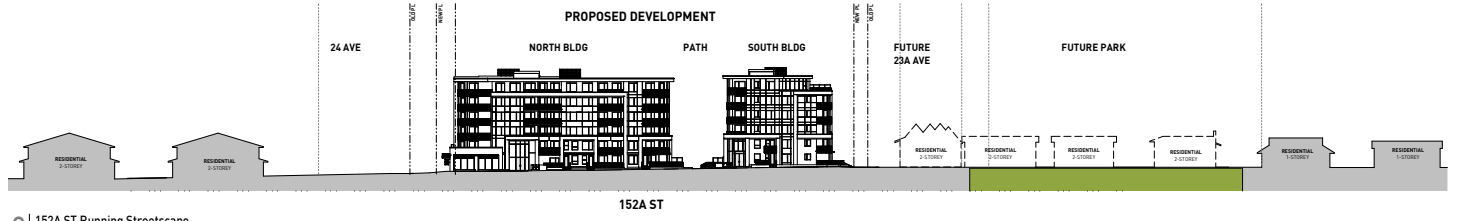
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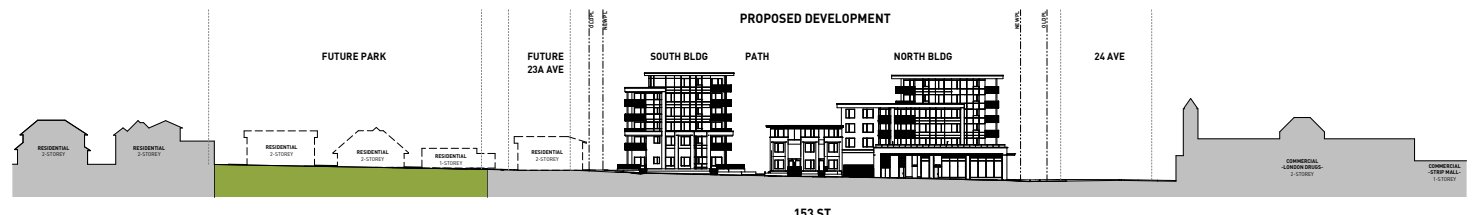
1 | 24 AVE Running Streetscape
 1" = 40'-0"



2 | 23A AVE Running Streetscape
 1" = 40'-0"

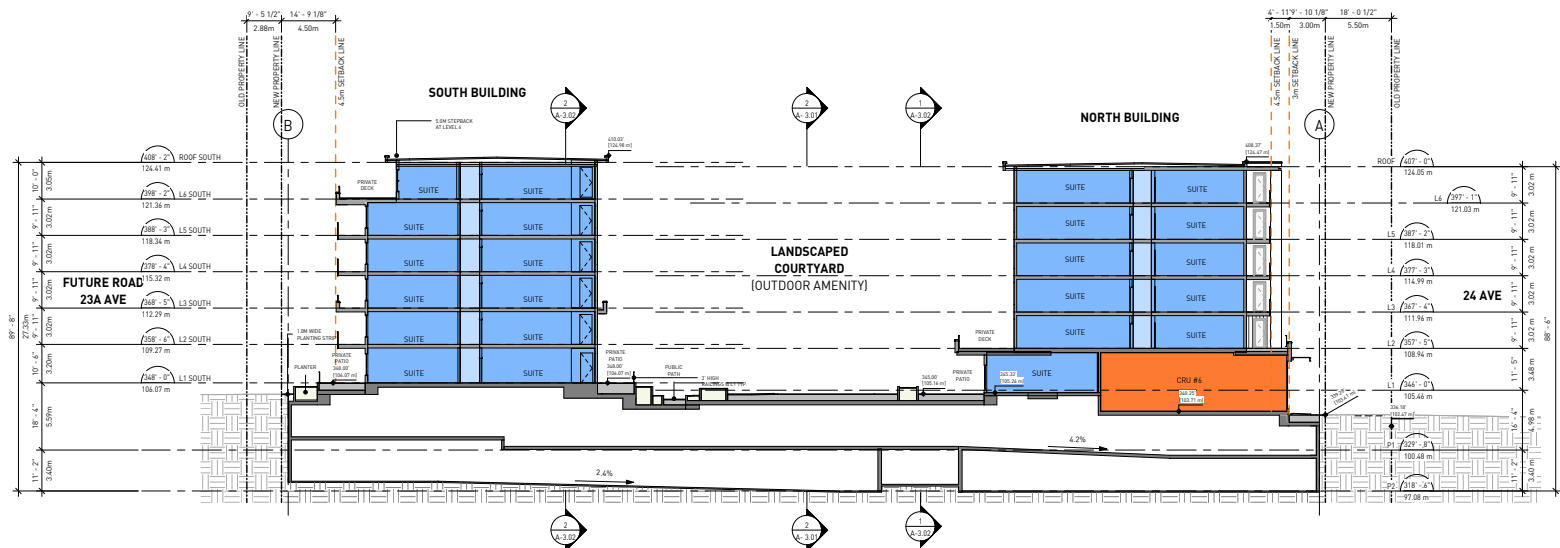


3 | 152A ST Running Streetscape
 1" = 40'-0"

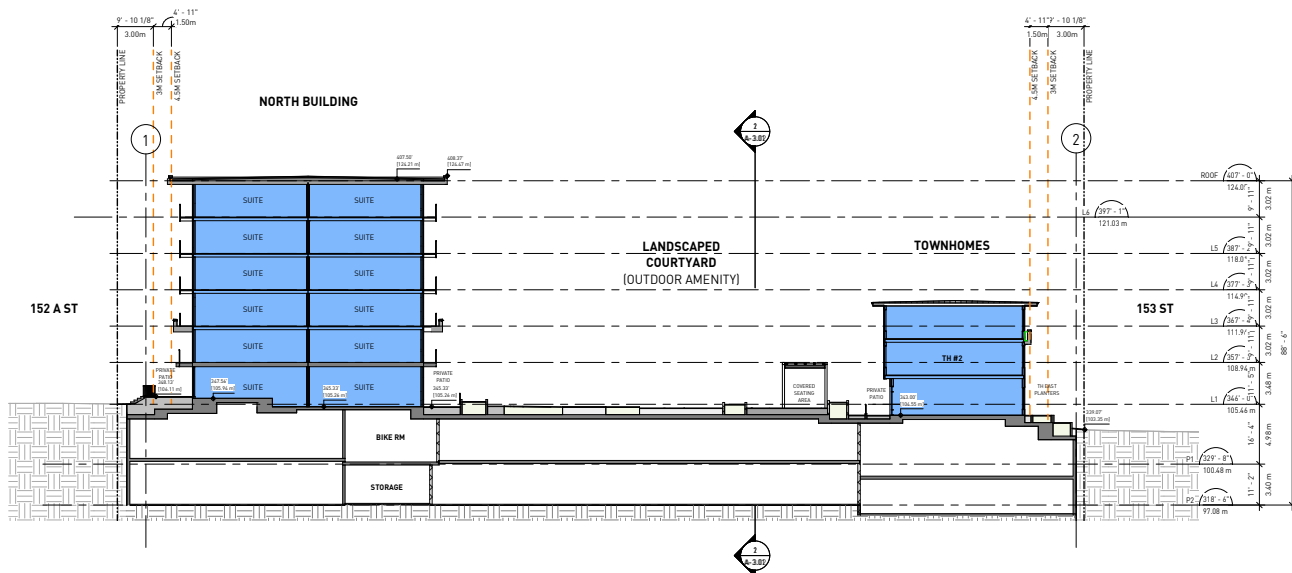


4 | 153 ST Running Streetscape
 1" = 40'-0"

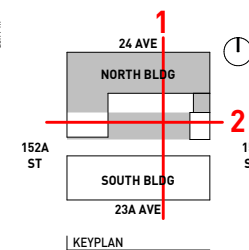
NOTES



1 SECTION 1
 1/16" = 1'-0"



2 SECTION 2
 1/16" = 1'-0"



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HALO
 24th AVE

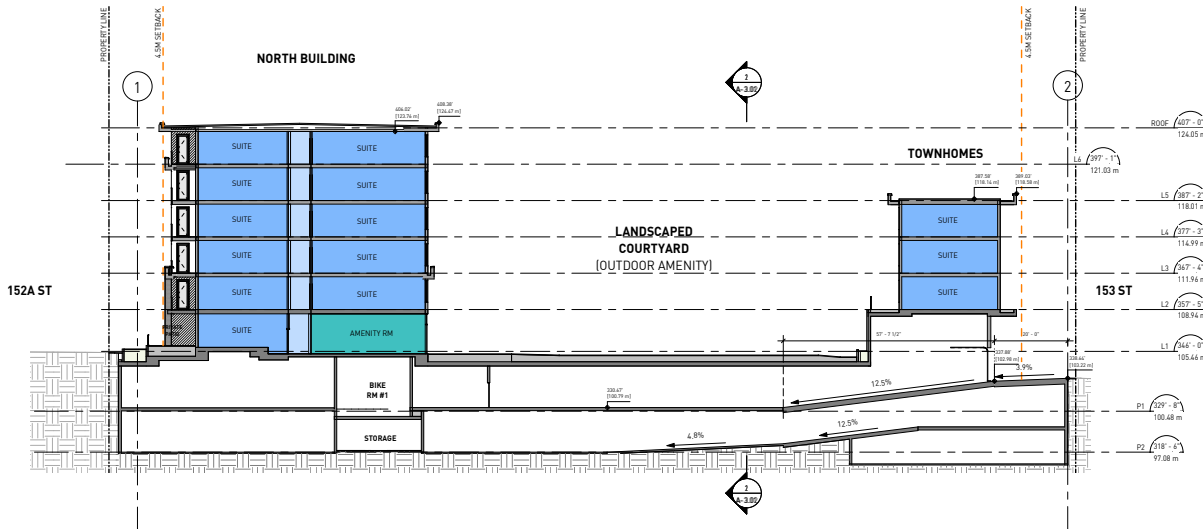
DP RESUBMISSION

SECTIONS

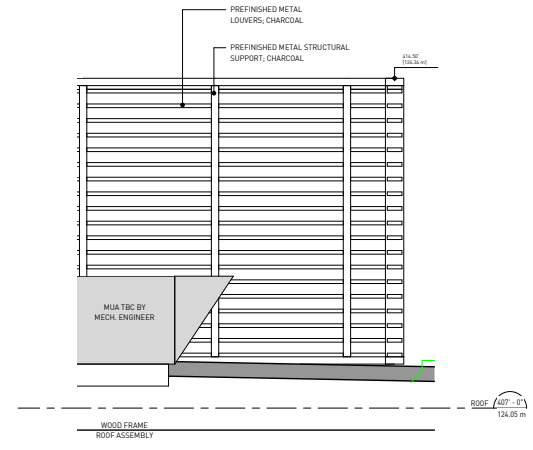
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A-3.01

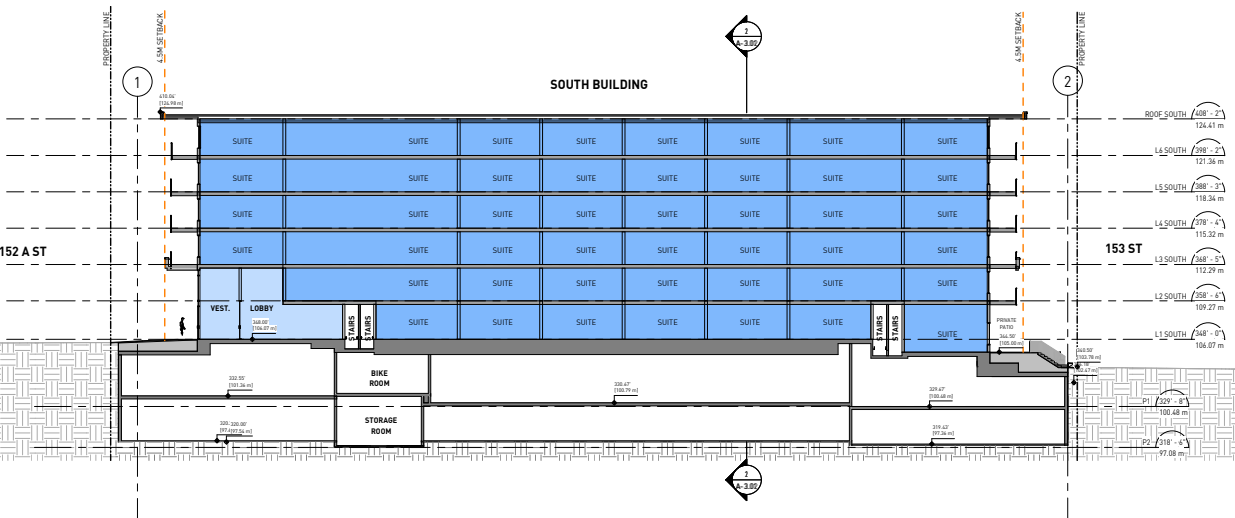
NOTES



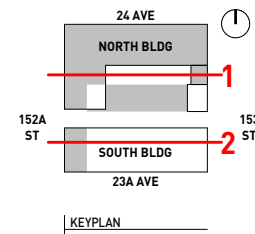
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 1/4" = 1'-0"



3 MECH SCREEN SECTION
 3/4" = 1'-0"



2 SOUTH BLDG - EW SECTION
 1/4" = 1'-0"



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HALO
 24th AVE

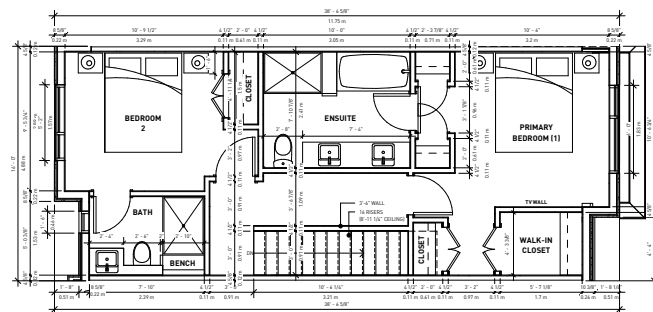
DP RESUBMISSION

SECTIONS

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JOB NUMBER	21044

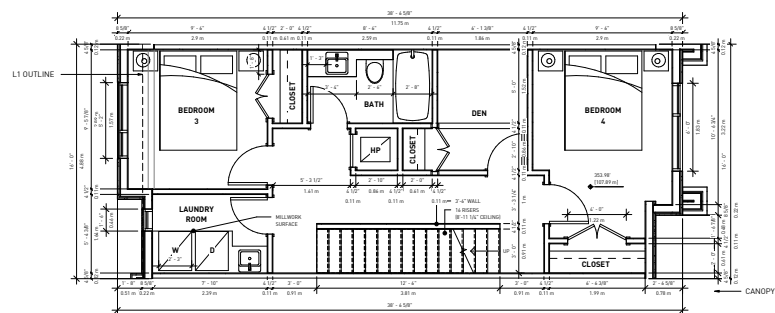
A-3.02

NOTES



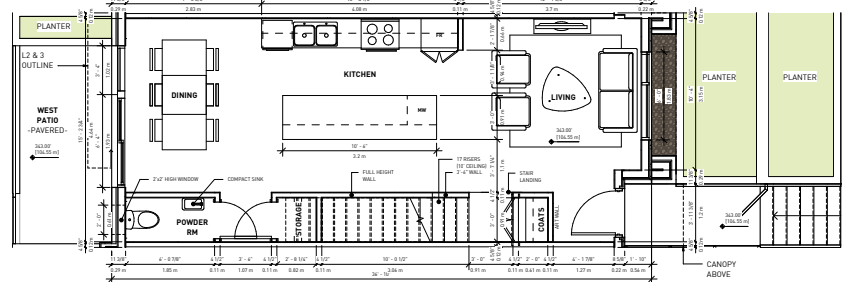
LEVEL 3

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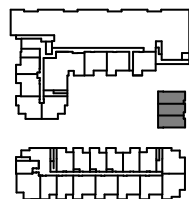
LEVEL 2

SCALE: 1/4" = 1'-0"



LEVEL 1

SCALE: 1/4" = 1'-0"



LEVELS 1-3

UNIT TH	
NAME	AREA
TH1	1,754.0 SF
TH2	1,715.7 SF
TH3	1,751.8 SF
	5,221.4 SF

SUITE PLAN NOTES

- All dimensions are to centerline of party walls and drywall face unless noted otherwise.
- Suite areas are to centerline of party wall and exterior face of corridor and exterior walls.

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06	May 19, 2023	DP Resubmission

HALO
24th AVE

DP RESUBMISSION

TOWNHOUSE
LAYOUT

DATE 5/19/2023 2:16:55 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE As Indicated

JOB NUMBER 21044

A-8.06

NOTES



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05	Apr. 26, 2023	DP Resubmission
06	May 19, 2023	DP Resubmission

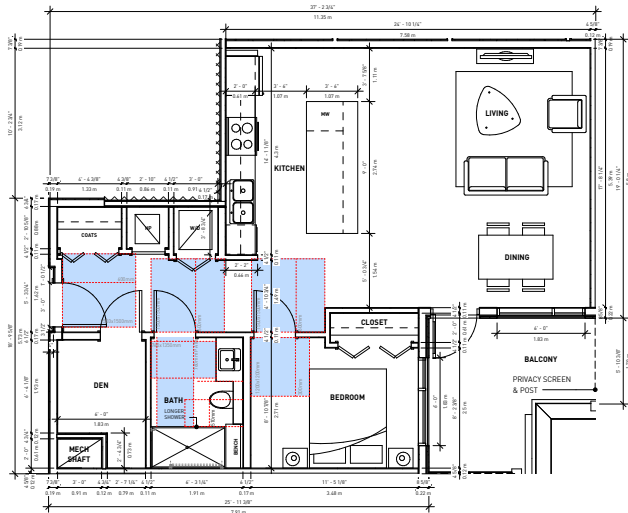
HALO
 24th AVE

DP RESUBMISSION

ADAPTABLE SUITE
 LAYOUTS

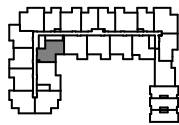
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JOB NUMBER	21044

A-8.07

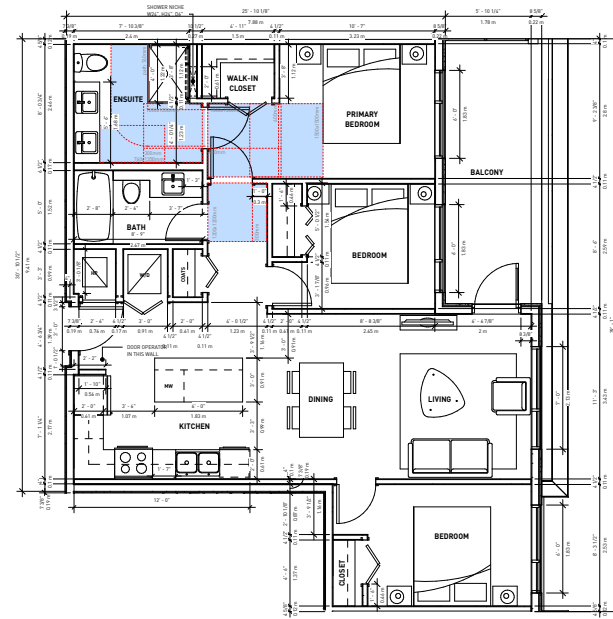


UNIT A4 - ADAPTABLE		
UNIT TYPE	AREA	COUNT
A: 1-BR	842.8 SF	5

LEVELS 2-6

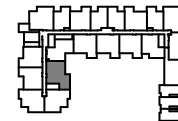


SCALE: 1/4" = 1'-0"



UNIT E2 - ADAPTABLE		
UNIT TYPE	AREA	COUNT
E: 3-BR	1,001.4 SF	5

LEVELS 2-6



SCALE: 1/4" = 1'-0"

SUITE PLAN NOTES

- All dimensions are to centerline of party walls and drywall face unless noted otherwise.
- Suite areas are to centerline of party wall and exterior face of corridor and exterior walls.

NOTES



REVISIONS

No.	Date	Description
01	Feb. 14, 2022	Pre-Application
02	Jul. 15, 2022	Development Application
03	Feb. 15, 2023	ADP Check Set
04	Mar. 17, 2023	ADP Submission
05	Apr. 26, 2023	DP Resubmission
06	May 19, 2023	DP Resubmission

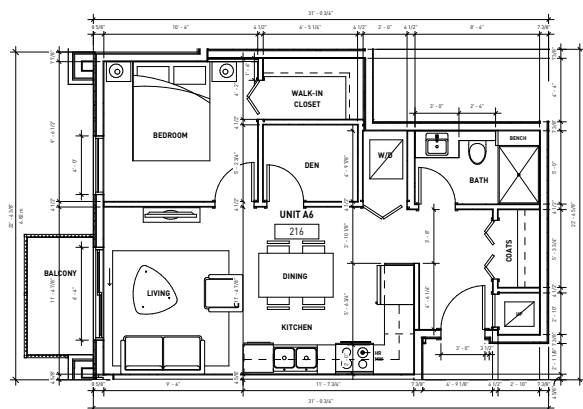
HALO
 24th AVE

DP RESUBMISSION

TYPE A SUITE
 LAYOUT

DATE	5/19/2023 2:17:00 PM
DRAWN BY	Author
CHECKED BY	Checked
SCALE	As Indicated
JOB NUMBER	21044

A-8.08



UNIT A6		
UNIT TYPE	AREA	COUNT
A: 1-BR	611.0 SF	1

LEVEL 2
 ONLY

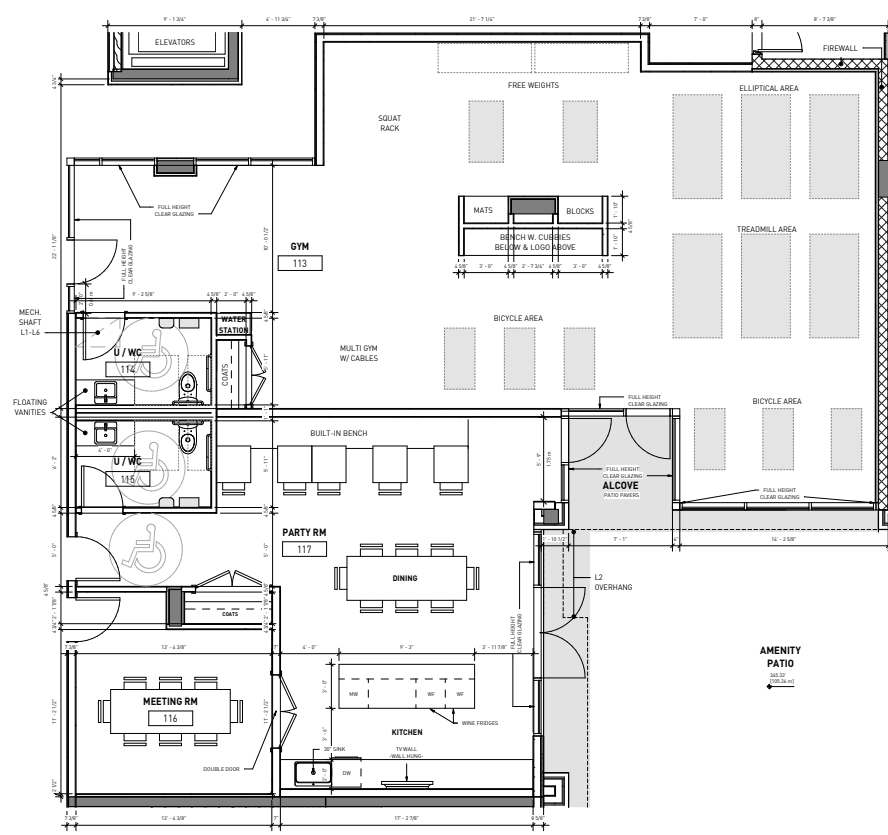


SCALE: 1/4" = 1'-0"

SUITE PLAN NOTES

- All dimensions are to centerline of party walls and drywall face unless noted otherwise.
- Suite areas are to centerline of party wall and exterior face of corridor and exterior walls.

NOTES



REVISIONS

No.	Date	Description
01	Feb. 14, 2022	Pre-Application
02	Jul. 15, 2022	Development Application
03	Feb. 15, 2023	ADP Check Set
04	Mar. 17, 2023	ADP Submission
05	Apr. 28, 2023	DP Resubmission
06	May 19, 2023	DP Resubmission

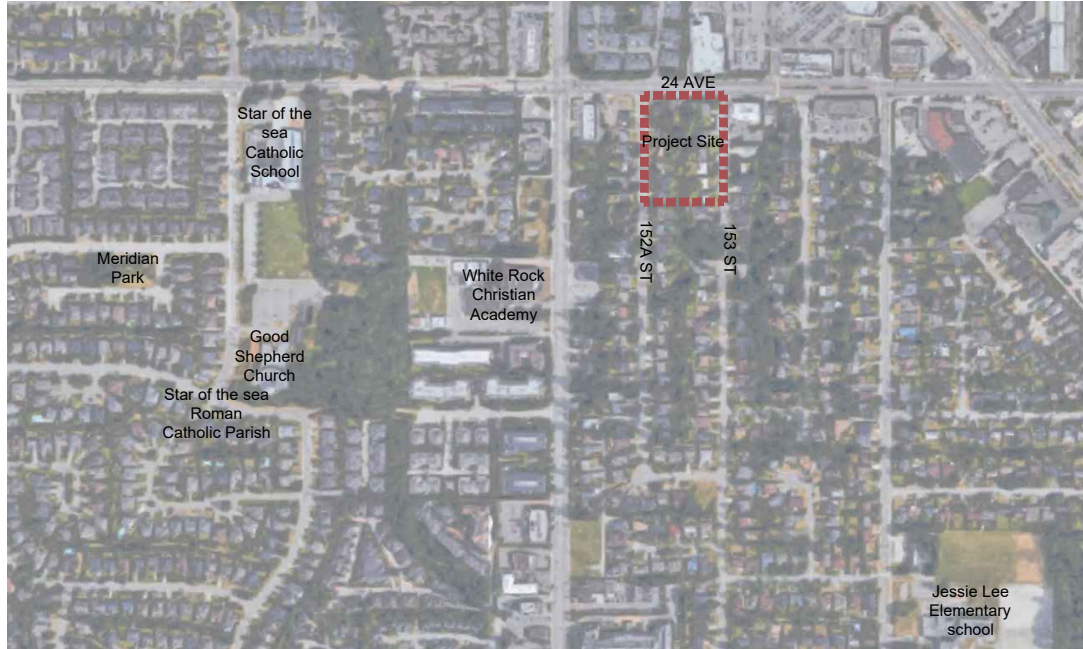
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 24th AVE
 DP RESUBMISSION
 AMENITY ROOM
 LAYOUT

DATE 5/19/2023 2:17:01 PM
 DRAWN BY Author
 CHECKED BY Checker
 SCALE 1/8" = 1'-0"
 JOB NUMBER 21044

A-8.09

Halo 24th Ave

Issued for Development Permit



Location Map (NTS)

Contact Information

VDZ+A

Project Landscape Architecture
 Fort Langley Studio
 102 - 9181 Church Street
 Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
 102-355 Kingsway
 Vancouver, British Columbia, V5T 3J7

Primary project contact:
 Phoenix Chan
 phoenix@vdz.ca
 o. 604 546 0927

Alternate contacts (incase away):
 Mark van der Zalm
 Principal Landscape Architect
 mark@vdz.ca
 o. 604 546 0920

Contact Information

POLYGON HALO HOMES LTD.
 Project Owner

900- 1333 WEST BROADWAY ST.
 VANCOUVER, BC, V6H 4C2
 TEL: (604) 671- 4181

GBL ARCHITECTS INC
 Project Building Architecture

300-224 WEST 8TH AVENUE
 VANCOUVER, BC CANADA V5Y 1N5
 t. 604 736 1156

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	TREE MANAGEMENT PLAN
L-03A	LANDSCAPE PLAN-INTERIM
L-03B	LANDSCAPE PLAN-FINAL
L-03C	LANDSCAPE PLAN-NORTH
L-03D	LANDSCAPE PLAN-SOUTH
L-04	GRADING AND FENCING PLAN
L-05	IRRIGATION & LIGHTING PLAN
L-06	SOIL VOLUME PLAN
LP-01	PLANTING PALETTE
LS-01	SECTIONS
LS-02	SECTIONS
LS-03	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS

No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
3	PC	Re-issued for DP	2023-03-17
2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

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REVISIONS TABLE FOR SHEET

Project:
 Semiahmoo 24th Ave

Location:
 24th Avenue & 153rd Street,
 Surrey, B.C.

Drawn: DZ
 Checked: PC
 Approved: MVDZ
 Scale: AS SHOWN

Stamp:
 Original Sheet Size: 24"x36"

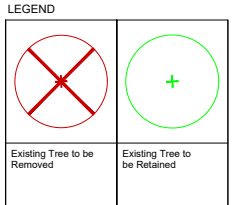
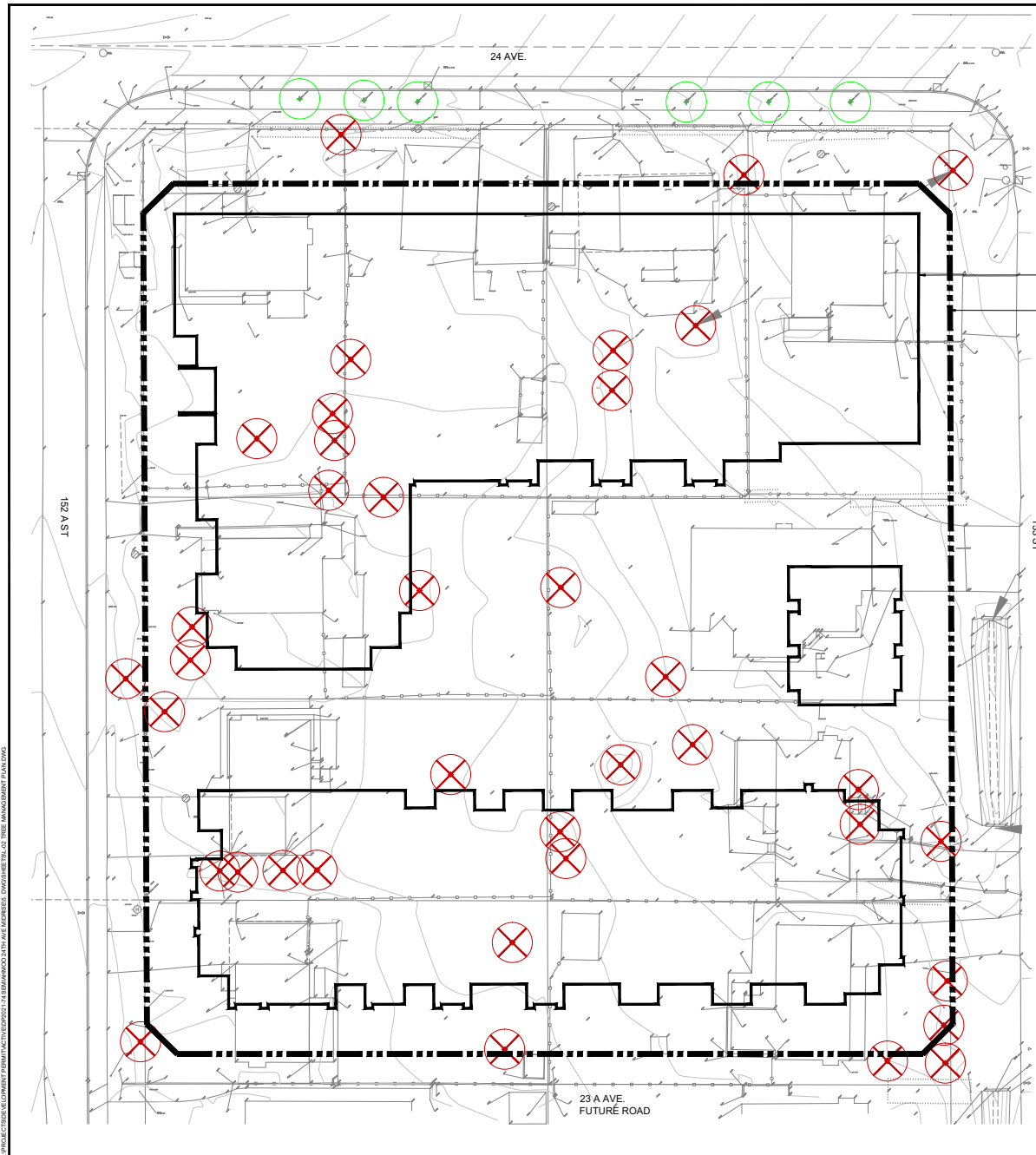
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Drawing Title:
COVER PAGE

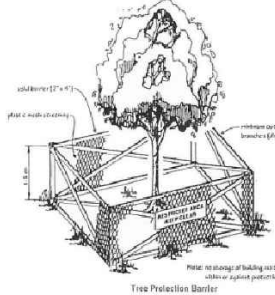
VDZ Project #:
DP2021-74

Drawing #:
L-01

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2021-74\SEMIAHMOO 24TH AVE\DRAWINGS\VDZ\REVISIONS\COVERPAGE.DWG



- Note:
1. Contact Pacific Sun Arborist Dave Andermatt (dave@pacificsuntree.com 604-323-4270) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
 2. Read this plan together with the arborist report prepared by Pacific Sun.
 3. An additional 1m setback is shown for all hand-plotted trees to be retained
 4. If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
 5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.



Tree Protection Distance Table

Trunk Diameter (mm)	Minimum Protection Height Above Ground (m)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
80	5.4
100	6.0

(Height measured vertically at tree)

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 www.vdz.ca 604-882-0024

Key Map (NTS)

No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
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1	PC	Issued for DP	2022-07-15
No.	By	Description	Date

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REVISIONS TABLE FOR SHEET			

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Location:
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Scale: 1:200

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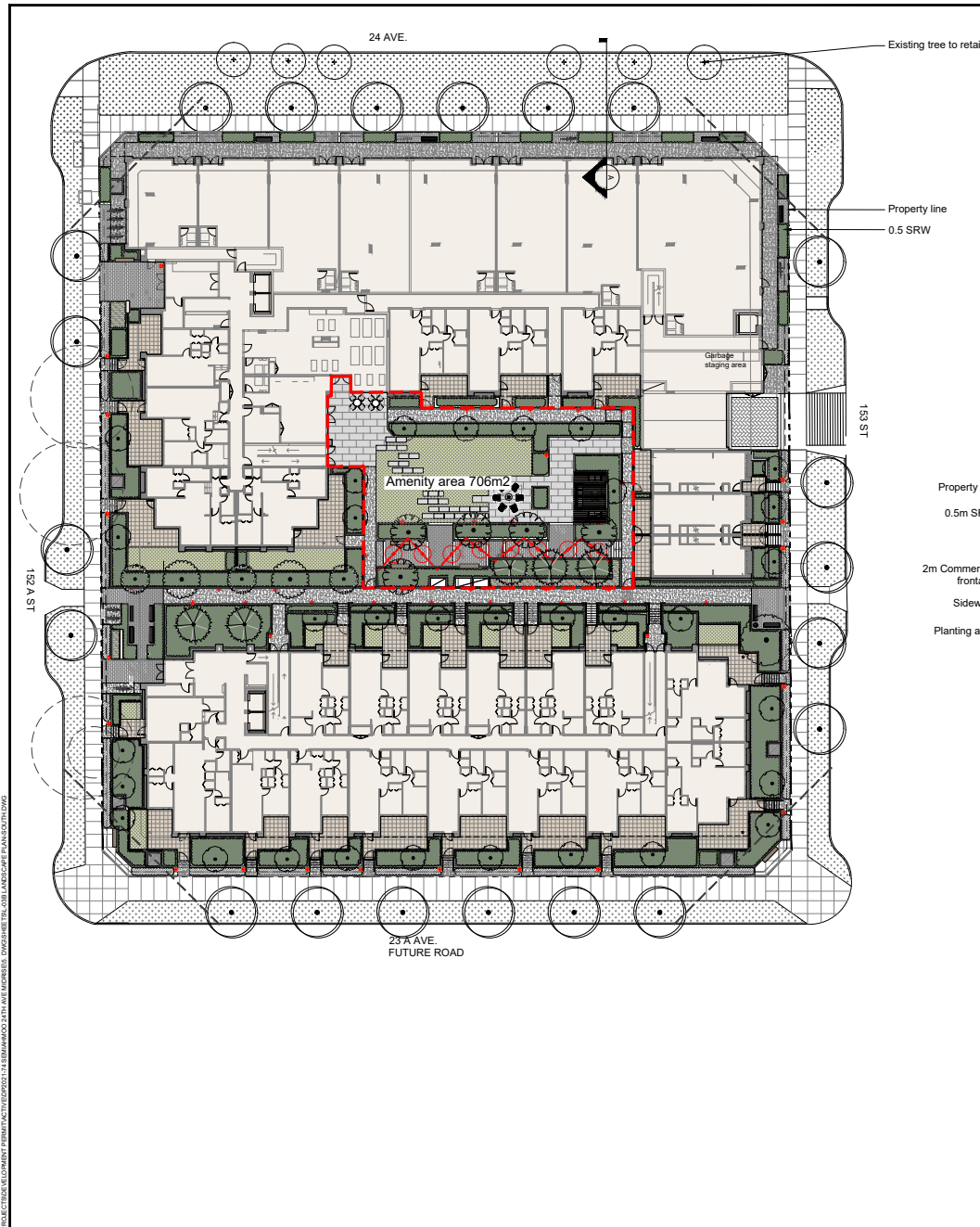
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Drawing Title: TREE MANAGEMENT PLAN



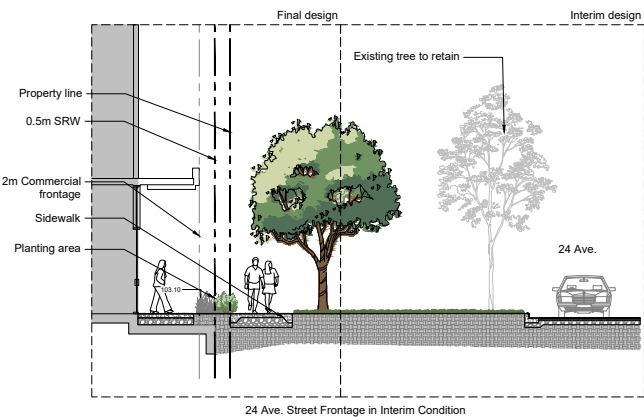
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Drawing #: L-02



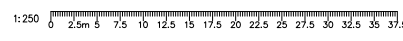
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	(5,6,7) LD-01	CONCRETE PAVING
	(1,2) LD-02	FEATURE PAVERS
	(4) LD-02	HYDRAPRESSED SLAB
	(3) LD-02	DECKING
	(1,2) LD-01	PROPOSED TREE Refer to tree schedule
	(3,4) LD-01	SHRUB PLANTING
	(4) LD-03	TABLE AND CHAIRS



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer x freemani 'Armstrong' / Armstrong Freeman Maple	B & B	6cm cal	1.8m std.	1
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm		32
	Magnolia grandiflora 'Victoria' / Southern Magnolia	B&B	6cm		2
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		3.0m ht	5
	Pinus nigra 'Select Green' / Select Green Pine	B&B		2.5m ht	3
	Stewartia pseudocamellia / Japanese Stewartia	B&B	6cm		5
STREET TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Street Tree	B&B	6cm cal		21



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 FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
 100-9181 Church St | 100-355 Kingsway
 Fort Langley, BC | Mount Pleasant, BC
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No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
3	PC	Re-issued for DP	2023-03-17
2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

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No.	By	Description	Date

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Project:
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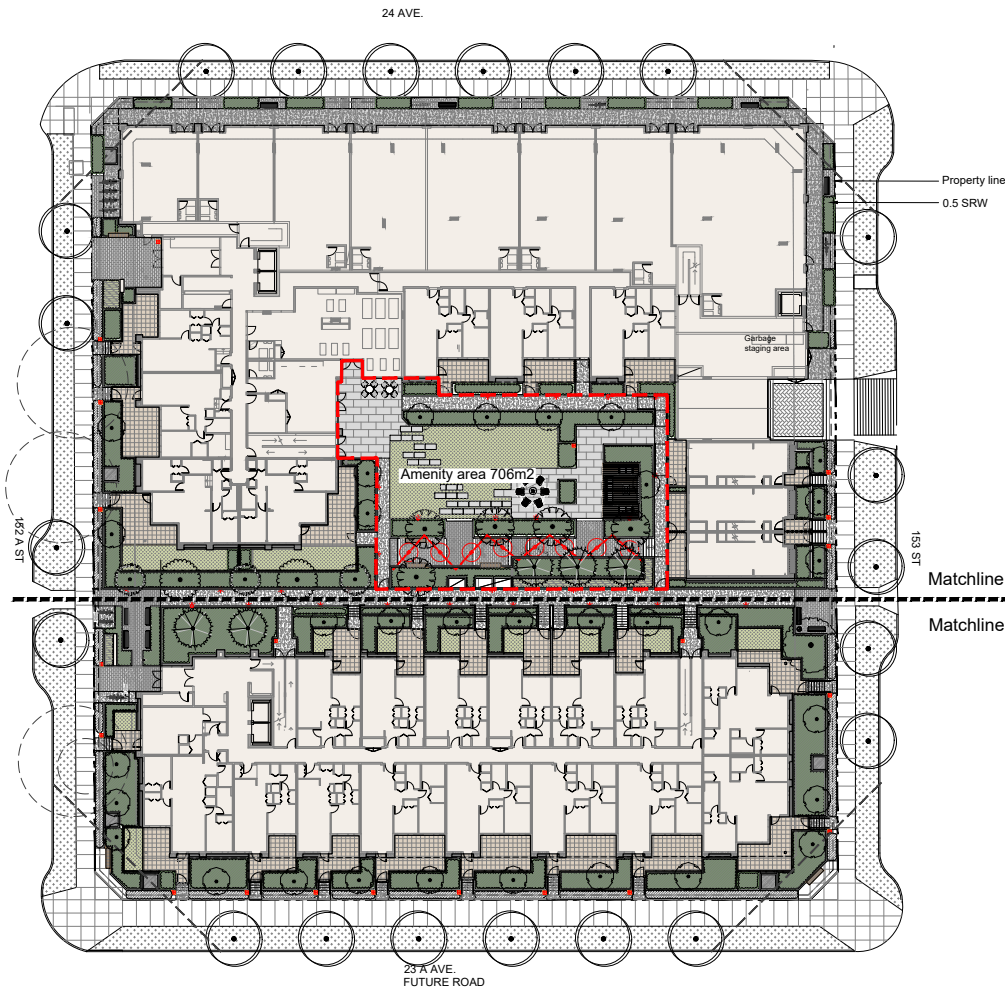
Location:
24th Avenue & 153rd Street,
Surrey, B.C.

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Drawing Title: LANDSCAPE PLAN-INTERIM
 Drawing #: L-03A
 VZD Project #: DP2021-74

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	(5,6,7) LD-01	CONCRETE PAVING
	1,2 LD-02	FEATURE PAVERS
	4 LD-02	HYDRAPRESSED SLAB
	3 LD-02	DECKING
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	3,4 LD-01	SHRUB PLANTING
	4 LD-03	TABLE AND CHAIRS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer x freemansi / Armstrong / Armstrong Freeman Maple	B & B	6cm cal	1.8m std.	1
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm		32
	Magnolia grandiflora 'Victoria' / Southern Magnolia	B&B	6cm		2
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		3.0m ht	5
	Pinus nigra 'Select Green' / Select Green Pine	B&B		2.5m ht	3
	Stewartia pseudocamellia / Japanese Stewartia	B&B	6cm		5
STREET TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Street Tree	B&B	6cm cal		21

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 100-9181 Church St | 100-355 Kingsway
 Fort Langley, BC | North Surrey, BC
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No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
3	PC	Re-issued for DP	2023-03-17
2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

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No.	By	Description	Date

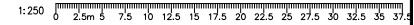
REVISIONS TABLE FOR SHEET

Project:
Semiahmoo 24th Ave

Location:
24th Avenue & 153rd Street,
Surrey, B.C.

Drawn: DZ	Stamp:
Checked: PC	
Approved: MVDZ	
Scale: 1:250	Original Sheet Size: 24"x36"

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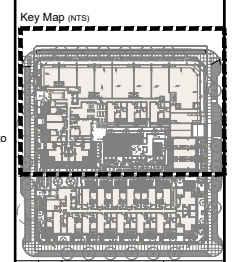
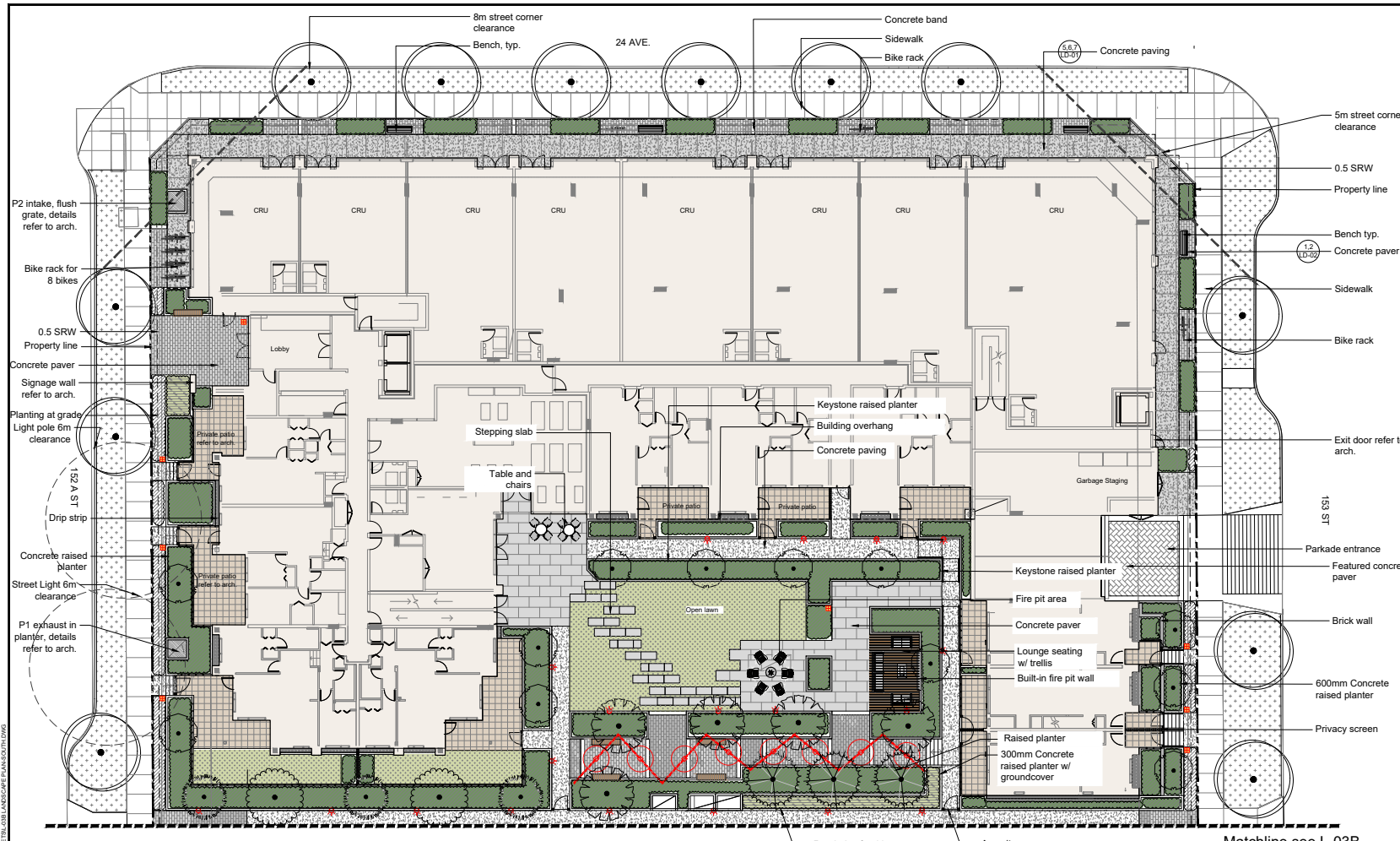


Drawing Title:
LANDSCAPE PLAN-FINAL



VDZ Project #:
DP2021-74

Drawing #:
L-03B



No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
3	PC	Re-issued for DP	2023-03-17
2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

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Project: Semiahmoo 24th Ave

Location: 24th Avenue & 153rd Street, Surrey, B.C.

Drawn: DZ	Stamp:
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Approved: MVDZ	

Original Sheet Size: 24"x36"
 Scale: 1:150
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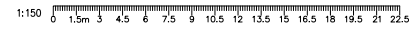
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5.6.7 LD-01	CONCRETE PAVING
	1.2 LD-02	FEATURE PAVERS
	4 LD-02	HYDRO-PRESSED SLAB
	3 LD-02	DECKINGS

PROPOSED TREE	REFER TO TREE SCHEDULE
	1.2 LD-01
	3.4 LD-01
	4 LD-03

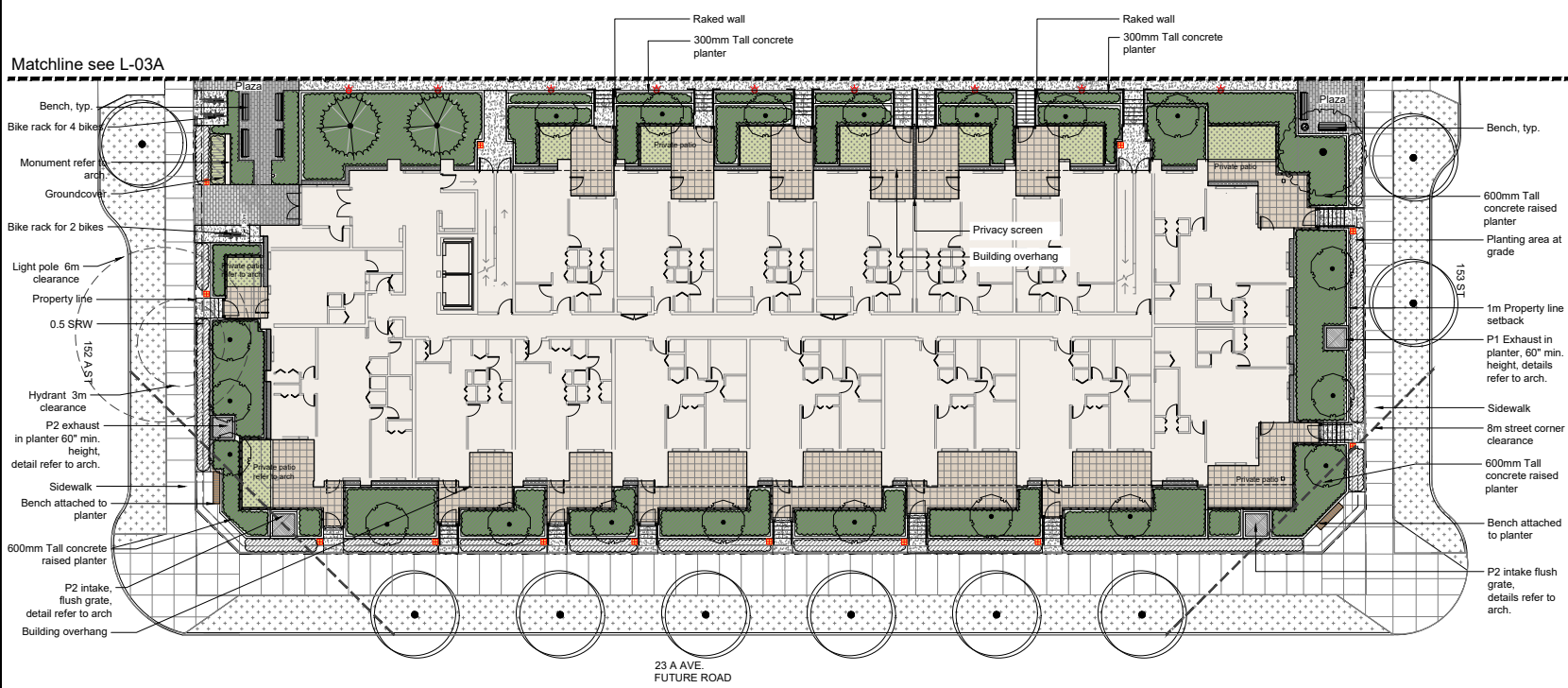
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	6cm cal, 1.8m std.		1
	Cornus kousa 'Salem' / Red Kousa Dogwood	B&B	6cm		32
	Magnolia grandiflora 'Victoria' / Southern Magnolia	B&B	6cm		2
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		3.0m ht	5
	Pinus nigra 'Select Green' / Select Green Pine	B&B		2.5m ht	3
	Stewartia pseudocamellia / Japanese Stewartia	B&B	6cm		5
STREET TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Street Tree	B&B	6cm cal		21



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Matchline see L-03A



No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
3	PC	Re-issued for DP	2023-03-17
2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

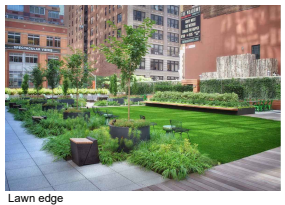
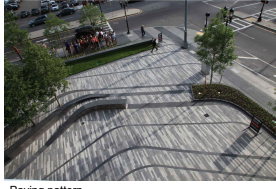
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No.	By	Description	Date
Project: Semiahmoo 24th Ave			
Location: 24th Avenue & 153rd Street, Surrey, B.C.			

Drawn: DZ	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS SHALL BE FOR CONSTRUCTION UNLESS LABELLED OTHERWISE FOR TRADE CONSTRUCTION.

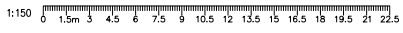
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	5,6,7 LD-01	CONCRETE PAVING
	1,2 LD-02	FEATURE PAVERS
	4 LD-02	HYDRAPRESSED SLAB
	3 LD-02	DECKING
	1,2 LD-01	PROPOSED TREE Refer to tree schedule
	3,4 LD-01	SHRUB PLANTING
	4 LD-03	TABLE AND CHAIRS



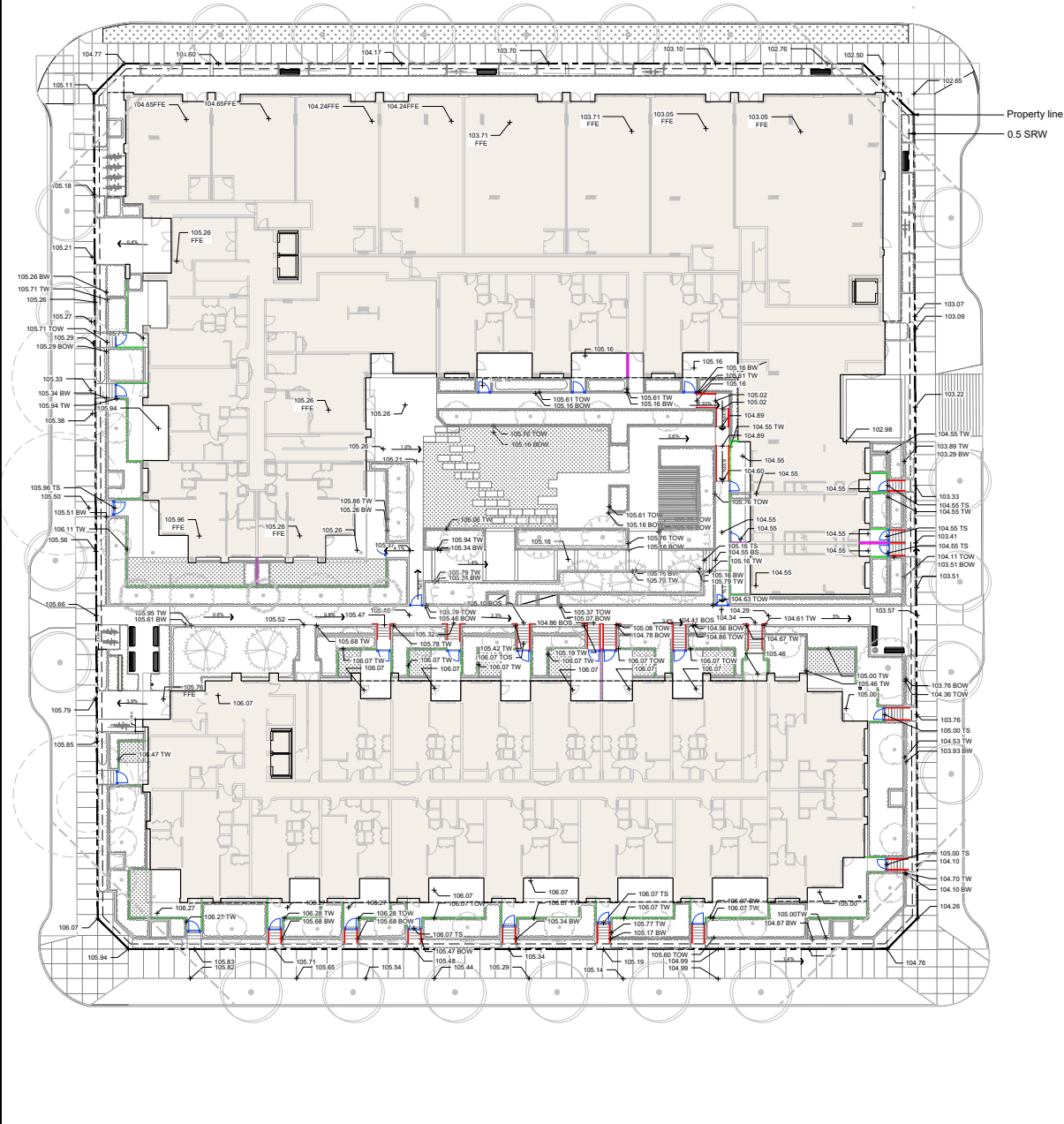
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer x freemanni 'Armstrong' / Armstrong Freeman Maple	B & B	6cm cal, 1.8m std.		1
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm		32
	Magnolia grandiflora 'Victoria' / Southern Magnolia	B&B	6cm		2
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		3.0m ht	5
	Pinus nigra 'Select Green' / Select Green Pine	B&B		2.5m ht	3
	Stewartia pseudocamelia / Japanese Stewartia	B&B	6cm		5
STREET TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Street Tree	B&B	6cm cal		21



FENCING AND WALL LEGEND

KEY	REF.	DESCRIPTION
		BLACK METAL PICKET FENCE GUARDRAIL
		PRIVACY SCREEN
		GATE
		HANDRAIL
		KEYSTONE RAISED PLANTER



No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
3	PC	Re-issued for DP	2023-03-17
2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

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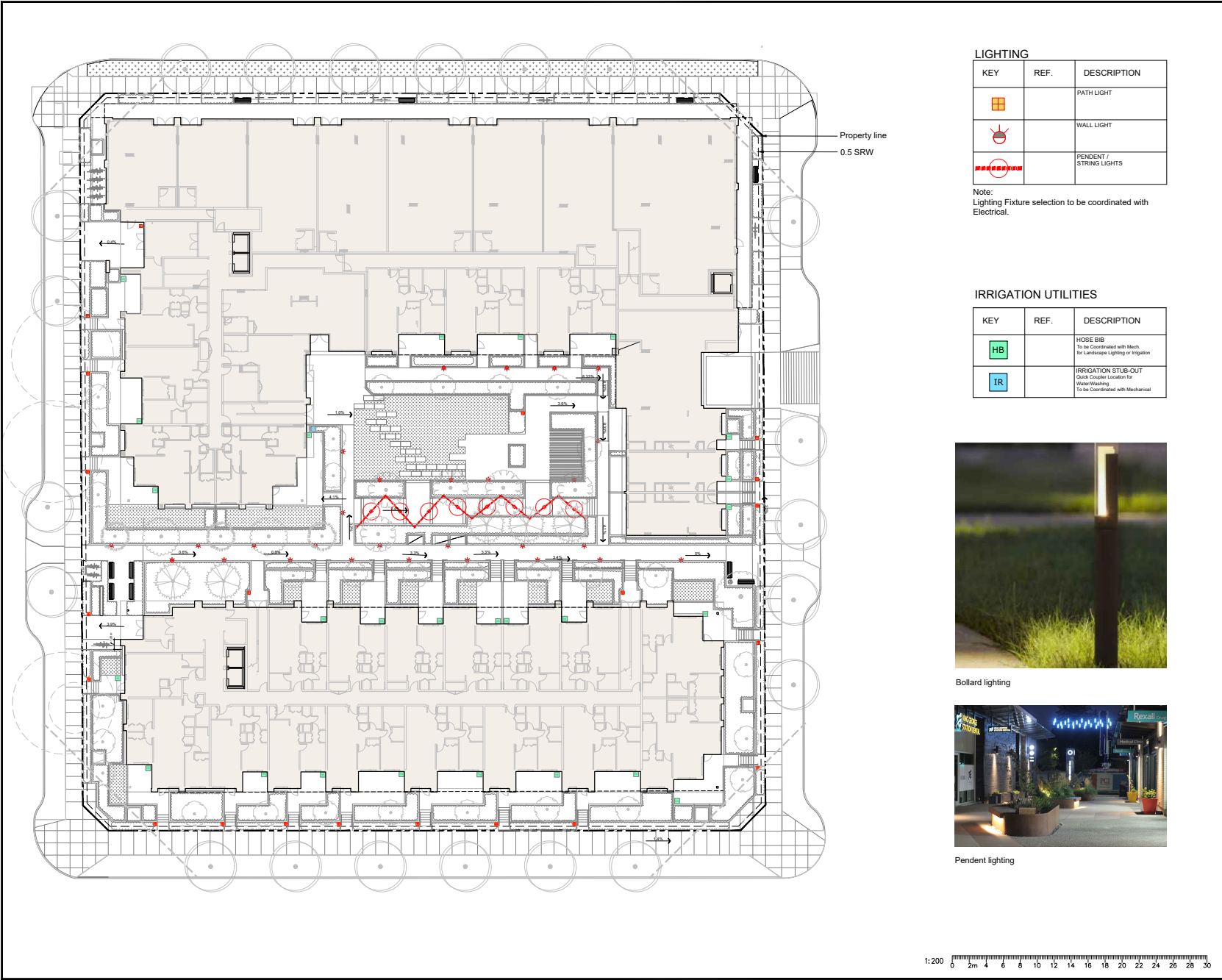
Project:
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Surrey, B.C.

Drawn: DZ	Stamp:
Checked: PC	
Approved: MVDZ	
Scale: 1:200	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS SHOWN ON THIS DRAWING MUST BE CHECKED FOR CONSTRUCTION (UNLESS LABELLED I.S.D. FOR TRADE CONSTRUCTION).

Z:\PROJECTS\2021\DP2021-74\SEMIAHMOO\24TH AVE\DRAWINGS\DP2021-74\IRRIGATION & LIGHTING PLAN.dwg



LIGHTING

KEY	REF.	DESCRIPTION
		PATH LIGHT
		WALL LIGHT
		PENDENT / STRING LIGHTS

Note:
Lighting Fixture selection to be coordinated with Electrical.

IRRIGATION UTILITIES

KEY	REF.	DESCRIPTION
		HOSE BIB To be Coordinated with Mech. for Landscape Lighting or Irrigation
		IRRIGATION STUB-OUT Quick Coupler Location for Water/Watering To be Coordinated with Mechanical



Bollard lighting



Pendant lighting



VDZ+A
FOR LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 100-9181 Church St | 102-355 Kingsway
 Fort Langley, BC | Surrey, BC
 V1M 2R6 | VST 337
 www.vdz.ca | 604-882-0024

No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
3	PC	Re-issued for DP	2023-03-17
2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

REVISIONS TABLE FOR DRAWINGS
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No.	By	Description	Date

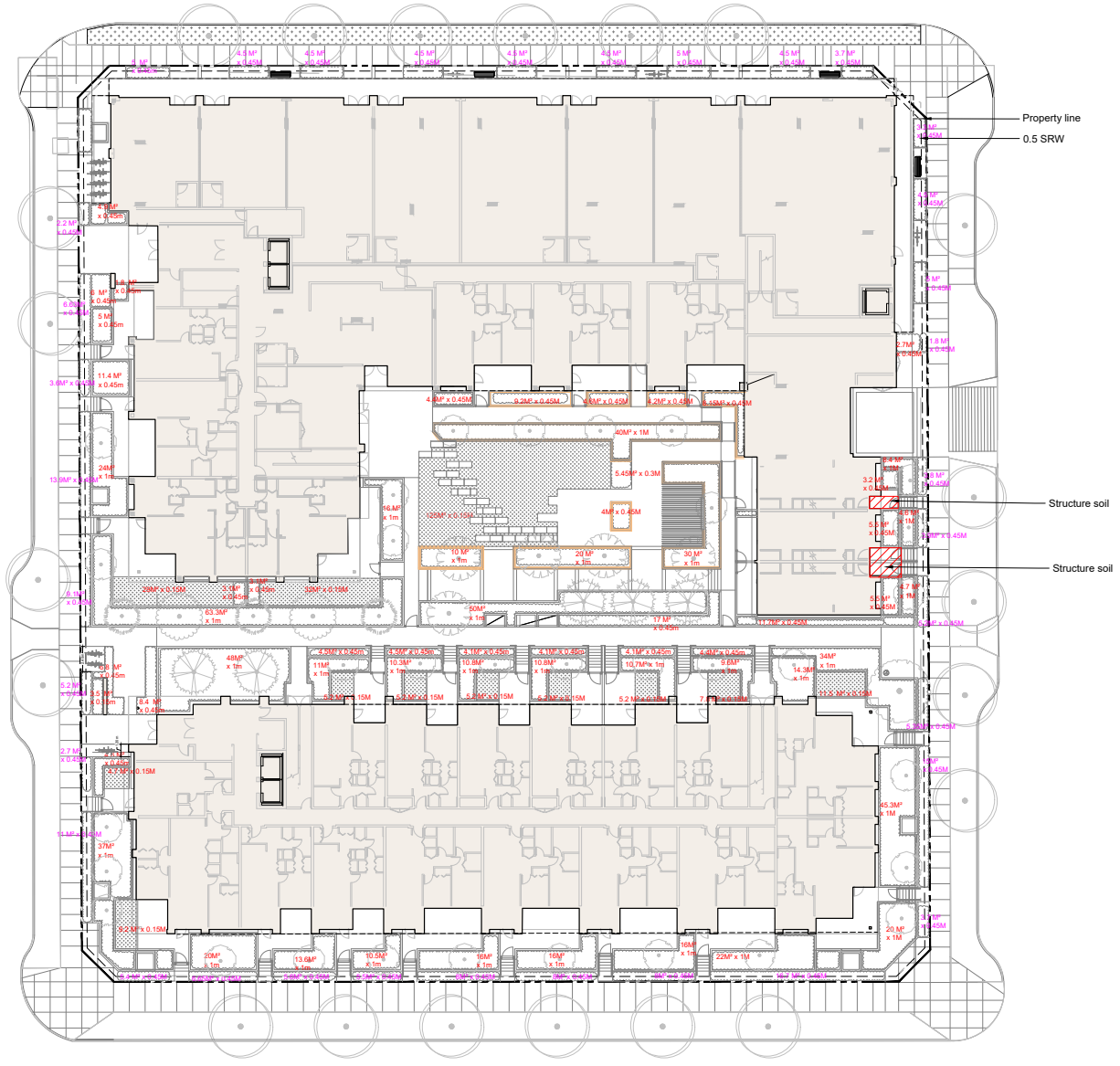
REVISIONS TABLE FOR SHEET

Project:
Semiahmoo 24th Ave

Location:
24th Avenue & 153rd Street,
Surrey, B.C.

Drawn: DZ	Stamp:
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Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	<small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL RESPONSIBILITIES ARE ASSUMED BY THE CONTRACTOR UNLESS LABELLED OTHERWISE FOR THE CONTRACTOR.</small>

Drawing Title: IRRIGATION & LIGHTING PLAN
 VZD Project #: DP2021-74
 Drawing #: L-05



Property line
 0.5 SRW

Structure soil

Structure soil

No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
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2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

REVISIONS TABLE FOR DRAWINGS

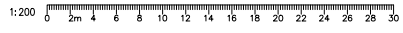
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REVISIONS TABLE FOR SHEET			

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 Semiahmoo 24th Ave

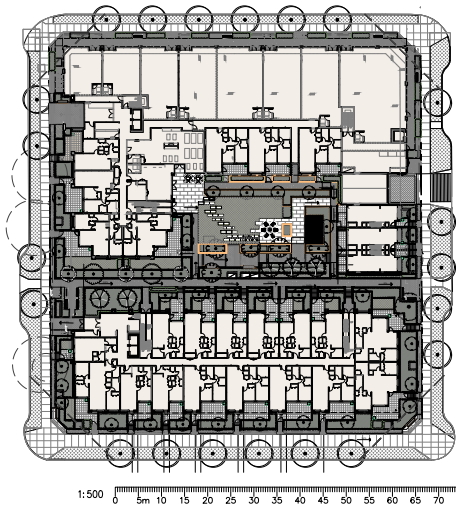
Location:
 24th Avenue & 153rd Street,
 Surrey, B.C.

Drawn: LD	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24" x 36"
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Z:\PROJECTS\SEMIAHMOO\PROJECTS\SEMIAHMOO 24TH AVE\DWG\REVISED_DWG\SEMIAHMOO 24TH AVE SOIL VOLUME PLAN.DWG

Drawing Title: **SOIL VOLUME PLAN**
 Drawing #: **L-06**
 V.D.Z. Project #: **DP2021-74**



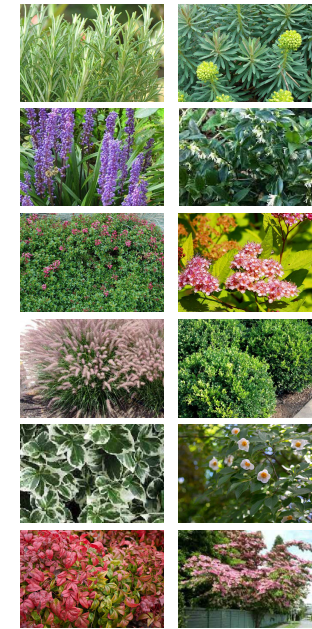
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Acer x freemianii 'Armstrong' / Armstrong Freeman Maple	B & B	6cm cal.	1.8m std.
	Cornus kousa 'Satonii' / Red Kousa Dogwood	B&B	6cm	
	Magnolia grandiflora 'Victoria' / Southern Magnolia	B&B	6cm	
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		3.0m ht
	Pinus nigra 'Select Green' / Select Green Pine	B&B		2.5m ht
	Stewartia pseudocamellia / Japanese Stewartia	B&B	6cm	
STREET TREE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Street Tree	B&B	6cm cal	

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
Ab	Abelia x grandiflora / Glossy Abelia	#2
Bu	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	#2
Eg	Euonymus fortunei 'Emerald Gaiety' TM / Emerald Gaiety Euonymus	#2
B	Imperata cylindrica 'Rubra' / Japanese Blood Grass	#1
V	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#2
L	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1
N	Nandina domestica 'Fire Power' / Firepower Nandina	#1
K	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#2
P	Pinus mugo pumilio / Dwarf Mugo Pine	#2
Ro	Rosmarinus officinalis / Rosemary	#3
J	Skimmia japonica 'Rubella' / Skimmia	#3
S	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	#2
Th	Taxus x media 'Hickii' / Hicks Yew	1.2m ht.

COLOUR PALETTE
Chartreuse | Pinks | Yellows



Bird Friendly Tree Species Low Maintenance Seasonal color

PRECEDENT IMAGES



VDZ+A
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 100-9181 Church St | 102-355 Kingsway
 Fort Langley, BC | Mount Pleasant, BC
 V1M 2R6 | V5T 3J7
 www.vdz.ca 604-882-0024

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
Semiahmoo 24th Ave

Location:
24th Avenue & 153rd Street,
Surrey, B.C.

Drawn: DRAWN1
DRAWN2

Checked: CHECKED

Approved: APPROVED

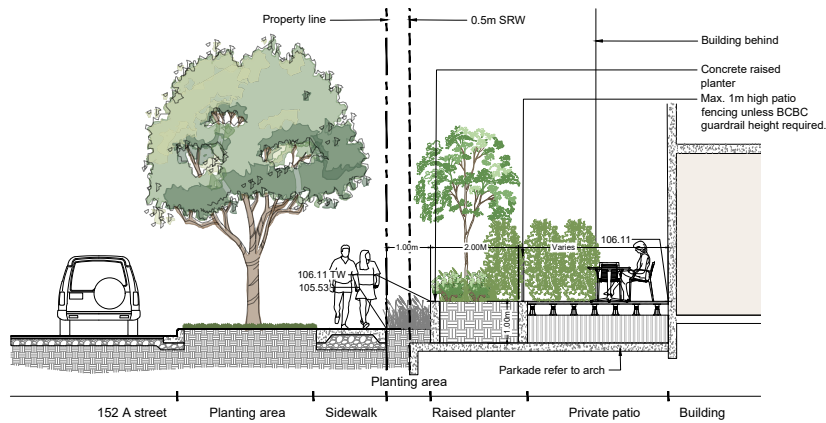
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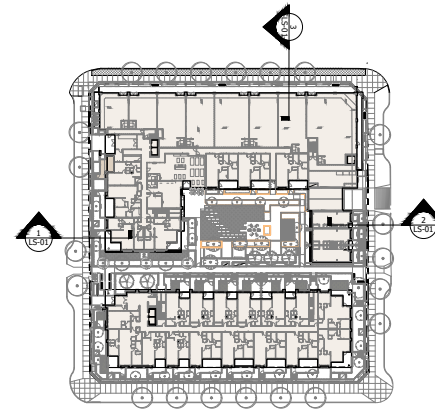
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL RESPONSIBILITIES FOR DIMENSIONS MUST BE CHECKED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER CONSTRUCTION.

Drawing Title: **PLANTING PALETTE**
 VZD Project #: **DP2021-74**
 Drawing #: **LP-01**

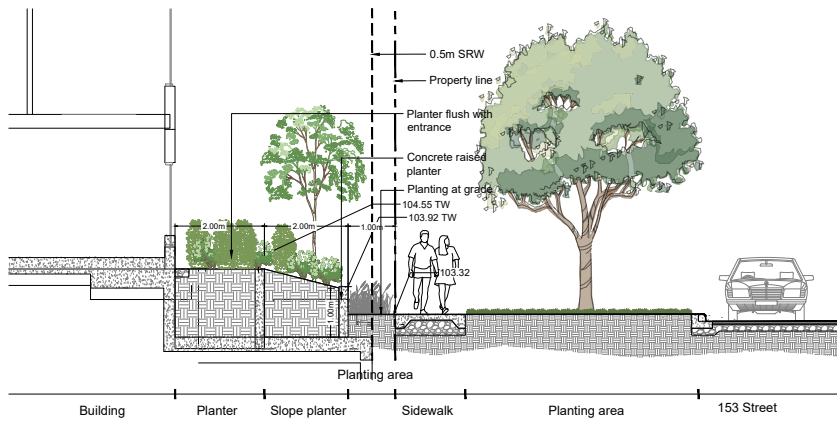
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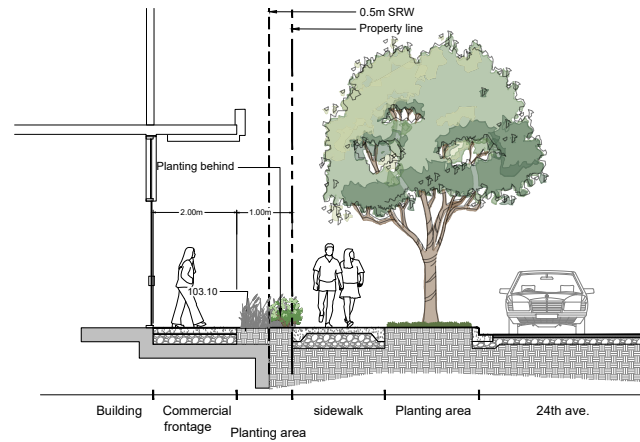
1 SECTION - 152 A STREET FRONTAGE
SCALE 1:50



KEY MAP
NTS



2 SECTION - 153 STREET FRONTAGE
SCALE 1:50



3 SECTION - 24th AVE FRONTAGE
SCALE 1:50

No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
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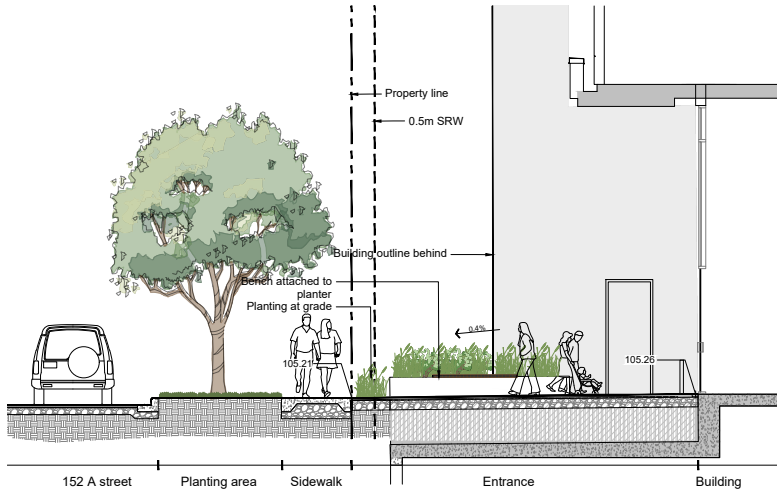
No.	By	Description	Date

REVISIONS TABLE FOR SHEET

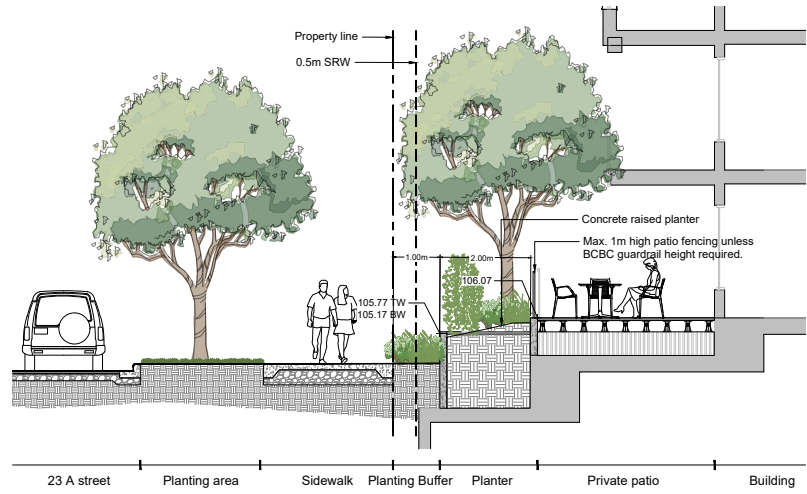
Project:
Semihamoo 24th Ave

Location:
24th Avenue & 153rd Street,
Surrey, B.C.

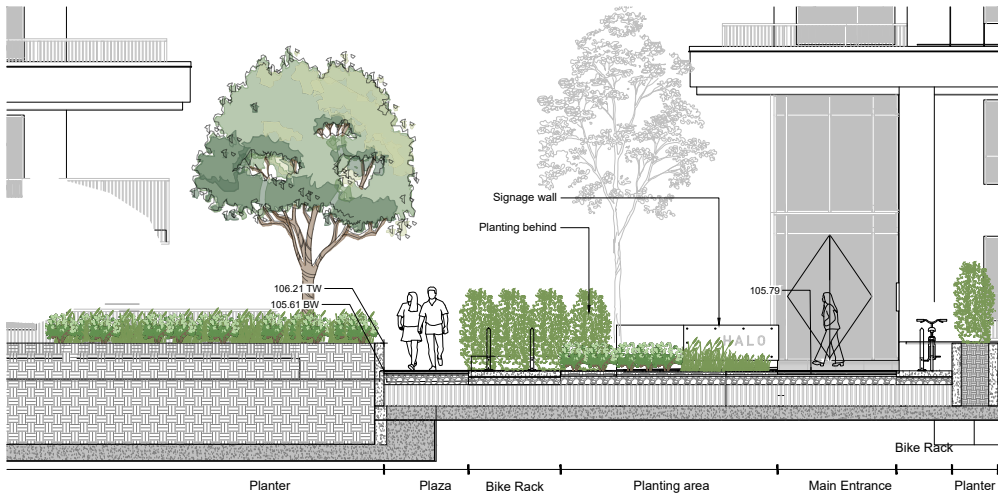
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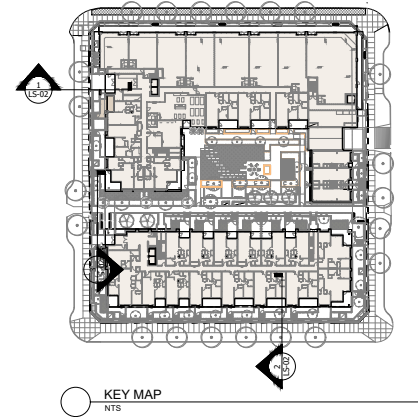
1 SECTION - 152 A STREET AND NORTH BUILDING ENTRANCE
 SCALE 1:50



2 SECTION - 23A AVE AND SOUTH BUILDING FRONT YARD
 SCALE 1:50



3 SECTION - 152A STREET AND BUILDING FRONTAGE
 SCALE 1:50



No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
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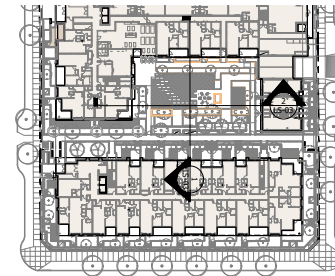
REVISIONS TABLE FOR SHEET

Project: Semiahmoo 24th Ave

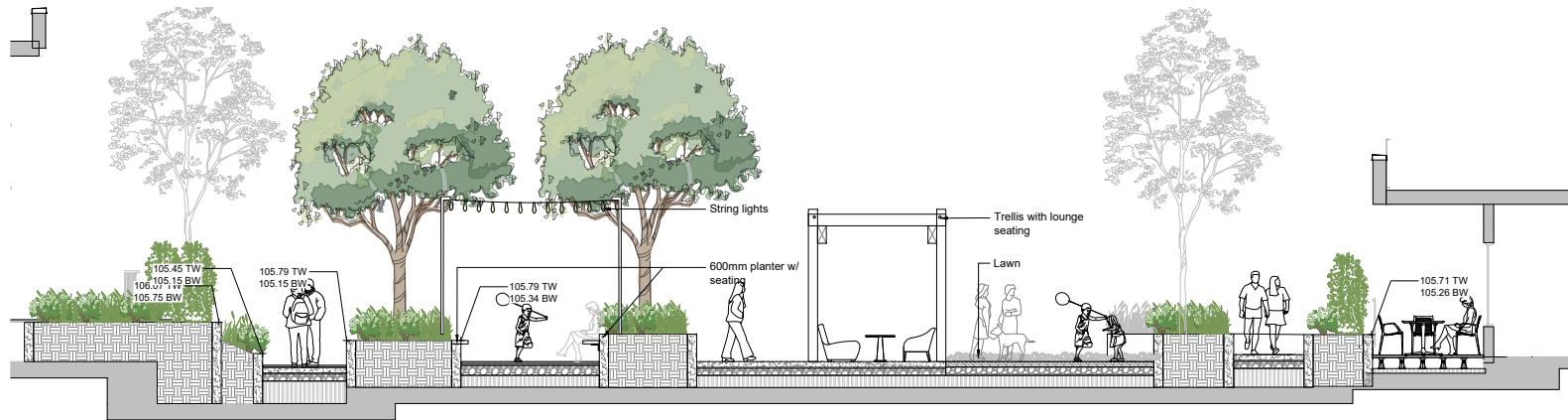
Location:
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 Surrey, B.C.

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Checked: PC	
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Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RESPONSIBILITIES FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS LABELLED ISSUED FOR TRADE CONTRACTOR.

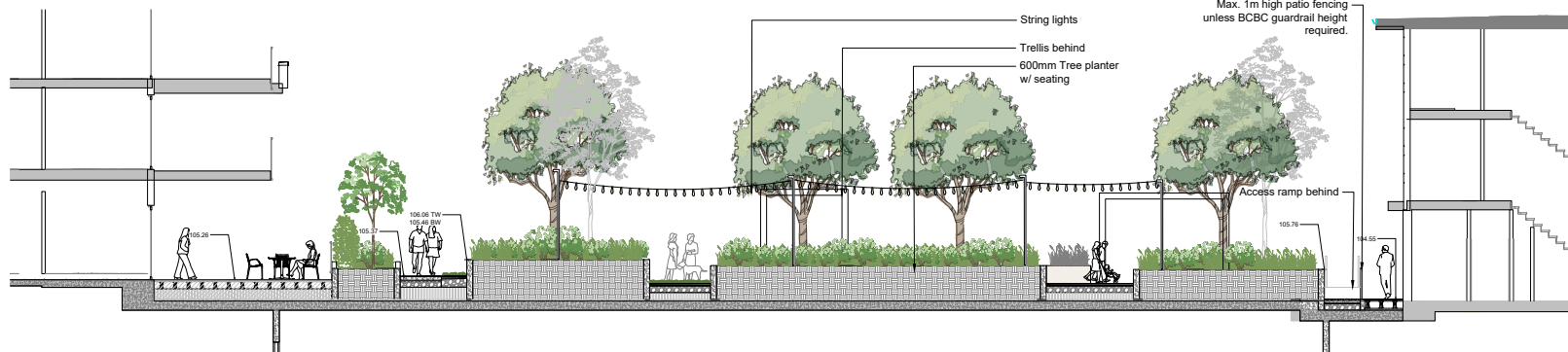
Z:\PROJECTS\CONTRACTS\152A\152A-01\152A-01\152A-01-SECTION 1.DWG



KEY MAP
NTS



1 SECTION - NORTH-SOUTH AMENITY
SCALE 1:50



2 SECTION - EAST-WEST AMENITY
SCALE 1:75

No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
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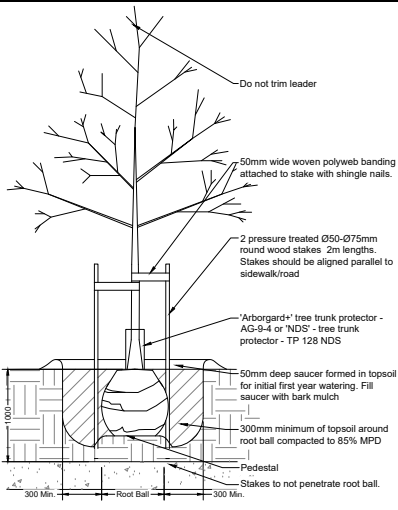
No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project: Semiahmoo 24th Ave
 Location: 24th Avenue & 153rd Street, Surrey, B.C.

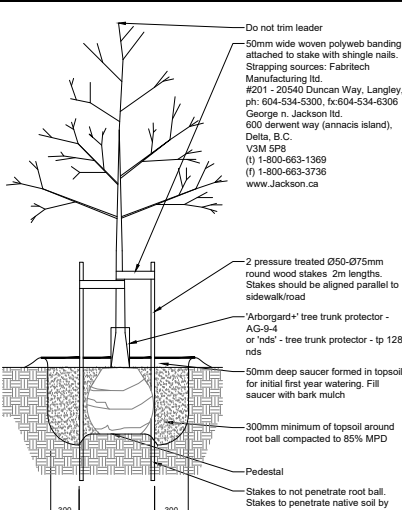
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Approved: MVDZ	Original Sheet Size: 24"x36"

Scale: AS SHOWN
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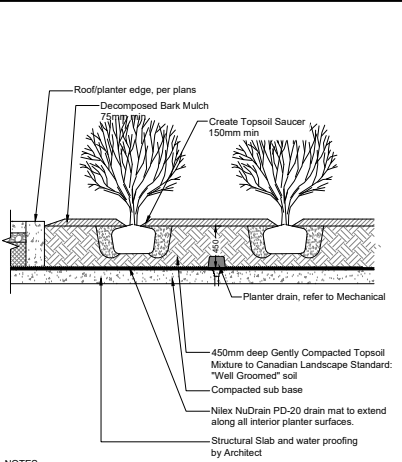
- NOTES:
- Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc. to be removed.
 - All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 - All trees shall be single stem.

1 TREE PLANTING
Scale 1:25



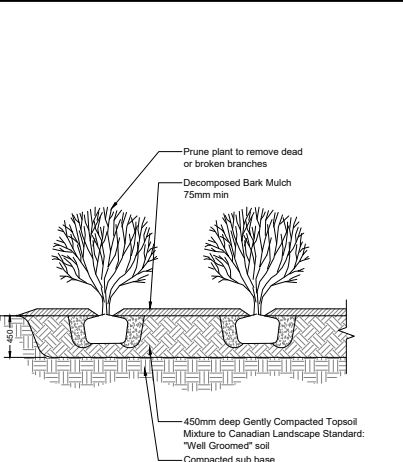
- NOTES:
- Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc. to be removed.
 - All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 - All trees shall be single stem.

2 TREE PLANTING ON SLAB
Scale 1:25



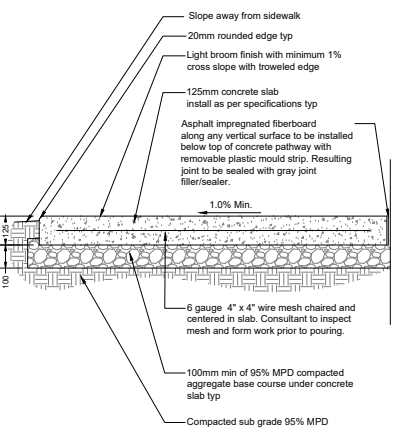
- NOTES:
- Remove all string, twine, pots, tags from plant.
 - All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 - Topsoil saucers diameter to be 1.5X diameter of plant container.
 - O.C. spacing per planting plan.

3 SHRUB PLANTING ON SLAB
Scale 1:25



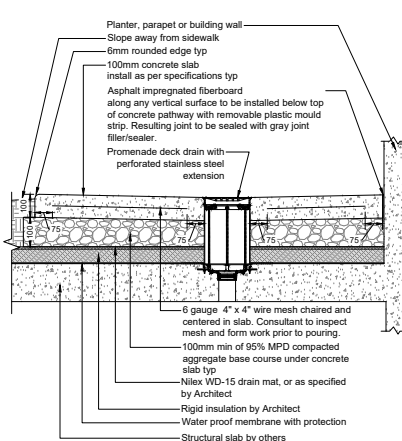
- NOTES:
- Remove all string, twine, pots, tags from plant.
 - All soil, mulch and plant material to meet latest Canadian Landscape Standard.
 - Topsoil saucers diameter to be 1.5X diameter of plant container.
 - O.C. spacing per planting plan.

4 SHRUB PLANTING ON SLAB
Scale 1:25



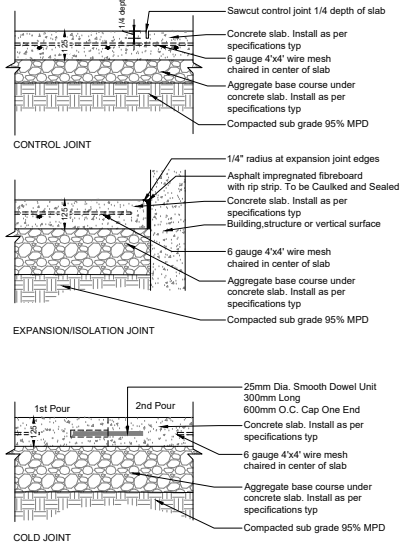
- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal sorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center soreline on 150mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.
 - Contractor to contact Landscape Architect for soreline approval prior to cutting.

5 CONCRETE PAVING
Scale 1:10



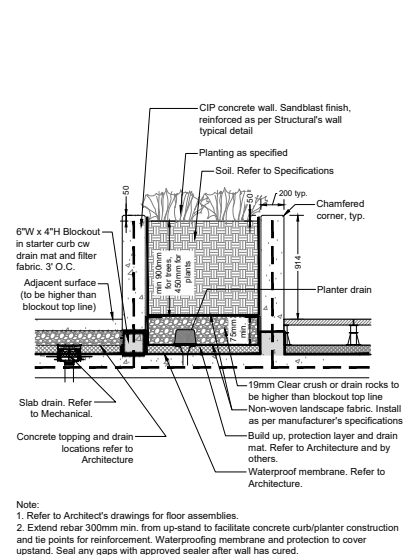
- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal sorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center soreline on 150mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.

6 CONCRETE PAVING ON SLAB
Scale 1:10



- Notes:
- Contractor to provide expansion joints where concrete meets all vertical structures.
 - Horizontal sorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
 - Center soreline on 150mm smooth finish or to match existing concrete pathway.
 - All components as specified or approved alternate.
 - Concrete to slope to drain.
 - Expansion joint every 3000mm o.c. both ways.

7 CONCRETE JOINTS
Scale 1:10



- Note:
- Refer to Architect's drawings for floor assemblies.
 - Extend rebar 300mm min. from up-stand to facilitate concrete curb/planter construction and tie points for reinforcement. Waterproofing membrane and protection to cover upstand. Seal any gaps with approved sealer after wall has cured.

8 CONCRETE PLANTER
Scale 1:10

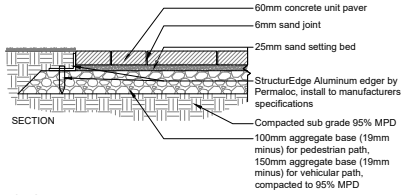
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No.	By	Description	Date

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No.	By	Description	Date
Project: Semiahmoo 24th Ave			
Location: 24th Avenue & 153rd Street, Surrey, B.C.			

Drawn:	DZ	Stamp:	
Checked:	PC	Approved:	MVDZ
Scale:	AS SHOWN	Original Sheet Size:	24"x36"

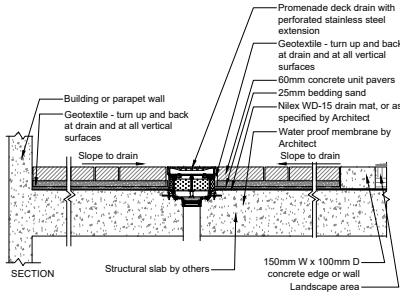
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Unit Paver Details (pedestrian path):
 Type: Classic Standard series
 Size: L301mm X W151mm X 60mm
 Colours: Natural
 Pattern: as shown on plan
 Manufacturer: Abbotsford Concrete
 www.pavingstones.com
 1-800-663-4091



- NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA.1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum $\frac{3}{4}$ Paver.

1 UNIT PAVER AT GRADE
 Scale 1:10



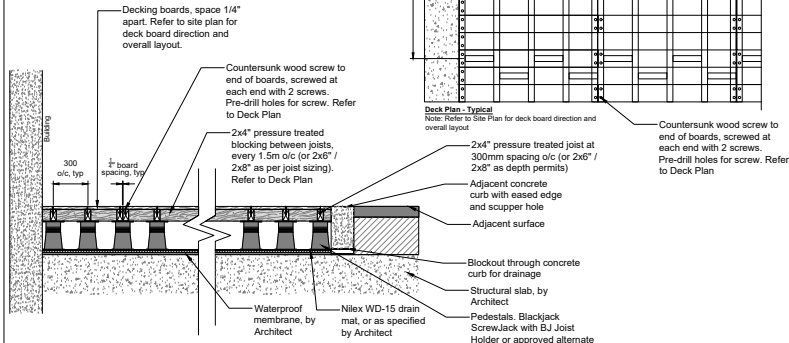
- NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA.1.
 2. All joint sand to meet ASTM C144 or CSA A179.
 3. All components as specified or approved alternate.
 4. Contractor to provide cut sheets of all components for Landscape Architect approval.
 5. Contractor to ensure no visible pooling occurs on paver surface.
 6. All joints to be tight fit.
 7. All paver cuts to be minimum $\frac{3}{4}$ Paver.

2 UNIT PAVER ON SLAB
 Scale 1:10

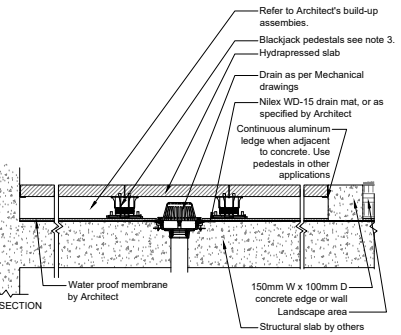


Product: TimberTech
 Type: Legacy Collection
 Colour: Pecan
 Supplier: www.timbertech.com

- Notes:
1. Install as per manufacturer's specifications.
 2. Contractor to provide shop drawings for Landscape Architect review and approval.
 3. Refer to Site Plan for deck board direction and overall layout.
 4. All fasteners to be hot dipped galvanized



3 DECKING ON SLAB
 Scale 1:10



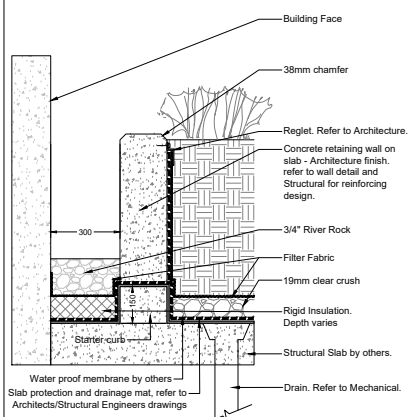
- NOTES:
1. All components as specified or approved alternate.
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.
 3. Blackjack Screwjack or OneStep system depending on depth to slab.
 4. Aluminum ledge to be secured to wall/curb with concrete screws.
 5. Architect's assembly's differ between floor type and roof type. The above 'structural slab' is indicative only. Refer to Architecture for relevant assemblies.

4 HYDRAPRESSED SLAB ON SLAB
 Scale 1:10



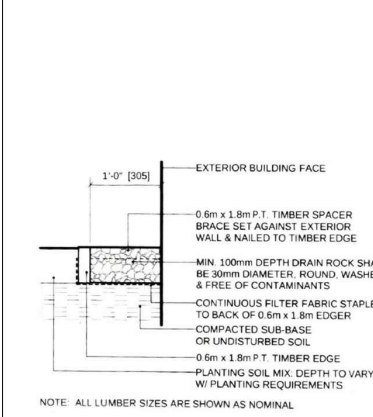
WALL-MOUNTED BENCH:
 Type: Link - Intra-Straight Backless, no arms
 Size: D23.5" x W87.5" x H18.25"
 Colour: Silver, Ipe
 Manufacturer: Landscape Forms
 www.landscapeforms.com
 1-800-450-6299

5 PLANTER W/ SEATING
 Scale 1:10



- Notes:
1. Vertical Control Joints every 3000mm on center.
 2. Provide block out every 1m for water to flow under walls to designated drain. Refer to Mechanical for drain system.
 3. Sandblast finish walls.

6 DRIP STRIP
 Scale 1:10



NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

7 TIMBER EDGE DRIP STRIP
 Scale NTS



Fort Langley Studio | Mount Pleasant Studio
 100-9181 Church St | 100-335 Kingsway
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No.	By	Description	Date
5	PC	Issued for DP resubmission	2023-05-17
4	PC	Issued for DP resubmission	2023-04-28
3	PC	Re-issued for DP	2023-03-17
2	PC	Re-issued for DP	2023-02-15
1	PC	Issued for DP	2022-07-15

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 Semiahmoo 24th Ave

Location:
 24th Avenue & 153rd Street,
 Surrey, B.C.

Drawn: DZ	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24" x 36"
Scale: AS SHOWN	

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS SHALL BE CONFIRMED BY THE CONTRACTOR. UNLESS LABELLED AS ISSUED FOR THE CONTRACTOR.

Drawing Title: DETAILS
 Drawing #: LD-02
 VZD Project #: DP2021-74



1 SLAB IN GRASS
Scale: NTS



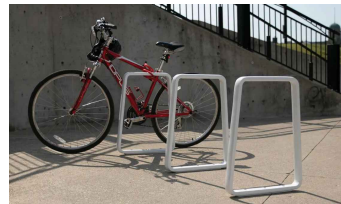
2 LOUNGE CHAIRS
Scale: NTS



3 TRELLIS
Scale: NTS



4 TABLE AND CHAIRS
Model #: Kontur Table and Chairs (MCH-2000-00001)
Colour: Silver 14
Manufacturer: Maglin
Contact: Jennifer Fancy
jennifer.fancy@maglin.com
1-800-716-5509 x950
Or approved equal



5 BIKE RACK
Model #: 2300 Series Icons Bike Rack
Colour: Silver 14
Manufacturer: Maglin
www.maglin.com
Or approved equal



6 MOVEABLE ALUMINUM TROUGH PLANTERS:
Colour: Slate
Manufacturer: C3 PLANTER
Model: AL-TROU207224
Size: W20" x L72" x H24"
Supplier: Northwest Landscape & Stone Supply
www.landscapesupply.com
1-888-887-7738



7 BENCH
Type: FGP Collection, backed 70"
Size: D28" x W70" x H30"
Colour: Silver
Manufacturer: Landscape Forms
www.landscapeforms.com
1-800-430-6209



8 PICKET FENCE / GUARDRAIL
Scale: NTS

No.	By	Description	Date
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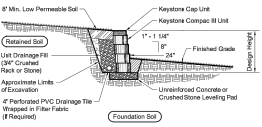
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Approved: MVDZ	
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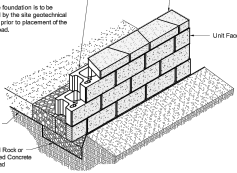
Typical Gravity Wall Section
Compac III Unit - 1\"/>

Base Leveling Pad Notes:

1. The leveling pad to be constructed of crushed stone or 2000 psi unconsolidated concrete.

2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Compac III Unit		Universal Cap Unit	
*Width	18"	*Width	18 1/2"
*Depth	12"	*Depth	10 1/2"
*Height	6"	*Height	6"
*Weight	75 lbs	*Weight	49 lbs



Compac III Unit/Base Pad Isometric Section View
*Dimensions & Weight May Vary by Region

1 KEYSTONE RETAINING WALL SYSTEM
Scale: NTS

Model	Height	Width	Dimensions	USB Issues	CR	Color T	Voltage
L223481BK123B	36"	11.6"	300 mm	None	NO	3000 K	100 V
L223481BK123B	37"	11.6"	300 mm	None	NO	3000 K	100 V
L223481BK123B	38"	11.6"	300 mm	None	NO	3000 K	100 V



2 BOLLARD LIGHTING
Scale: NTS



L223481BK123B
IPW x 3-1/2" H x 1-7/8" E
BLACK STEP LIGHT Downbeam LED 12W 3000K, IP66 Rating

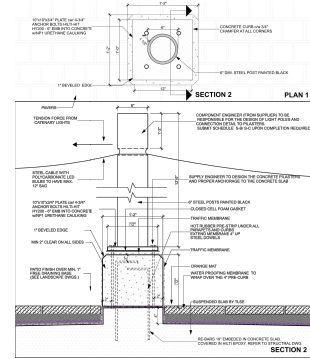


Specifications

Model:	L223481BK123B	UPC:	772724435
Finish:	Black	Location:	Indoor
Manufacturer:	Frontier Illumination	Inventory #/Part No.:	772724435
Material:	Aluminum	Material:	Aluminum
Dimensions:	IPW x 3-1/2" H x 1-7/8" E	Rating:	Class II Equipment
Lighting:	Down LED Beam	Unit Gross Weight:	1.73 lbs
Color Temperature:	3000 K	Net Weight:	1.73 lbs
Lamp Included:	Installed	Master Gross Weight:	21.34 lbs
Dimming:	Non-Dimming	Clear Size:	3.5" Dia
Total Lumens:	1800 Lumens	Equivalent Lumens:	300 Lumens
Dimmer Life:	LED Life 50,000 Hours, Housing Sold Separately		
Comments:			

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3 WALL LIGHTING
Scale: NTS



4 LIGHTING POLE DETAILS
Scale: NTS



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Drawing Title:
DETAILS

VDZ Project #:
DP2021-74

Drawing #:
LD-04

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

FROM: Development Services Manager, Engineering Department

DATE: May 07, 2023 **PROJECT FILE: 7822-0241-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 15262 24 Avenue**

OCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment/Development Permit except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.5 m on 24 Ave, including corner cuts of 5m x 5m at 24 Ave/153 St and 3m x 3m at 24 Ave/152A St.
- Dedicate 2.9 m on 23A Ave, including 3m x 3m corner cuts at 152A St and at 153 St.
- Register 0.5 m SRW for sidewalk maintenance along 24 Ave, 23A Ave, 152A St. and 153 St.

Works and Services

- Construct 2.0 m concrete sidewalks on the south side of 24 Ave and 23A Ave.
- Construct east side of 152A St and west side of 153 St.
- Provide CIL for the remainder of half of 23A Ave, and provide cash-in-lieu for 50% of the cost of a future storm sewer, sanitary sewer and water main on 23A Ave.
- Provide storm water calculation to confirm downstream capacity; upgrade if required.
- Provide on-site stormwater mitigations as per Fergus Creek ISMP requirements.
- Provide onsite water quality treatment.
- Construct 250mm diameter watermains along 152A Street and 153 Street fronting the site.
- Submit calculations to confirm the size of the metered domestic water service connection and the size of the fire service required for the proposed development.
- Upgrade the sanitary sewers on 152A St, 153 St and on 24 Ave to min. of 250mm dia sewers.
- Submit sanitary flow analysis up to existing manhole (FC ID: 1000115150) at KGB & 26 Ave.
- Construct adequately-sized storm, water and sanitary service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**
 Date: **April 28, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **22 0241 00**

The proposed development of **3** Townhouse units and **202** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	30
---	----

Projected Number of Students From This Development In:	
Elementary School =	18
Secondary School =	7
Total Students =	25

Current Enrolment and Capacities:	
Jessie Lee Elementary	
Enrolment	384
Operating Capacity	411
# of Portables	1
Earl Marriott Secondary	
Enrolment	1348
Operating Capacity	1500
# of Portables	4

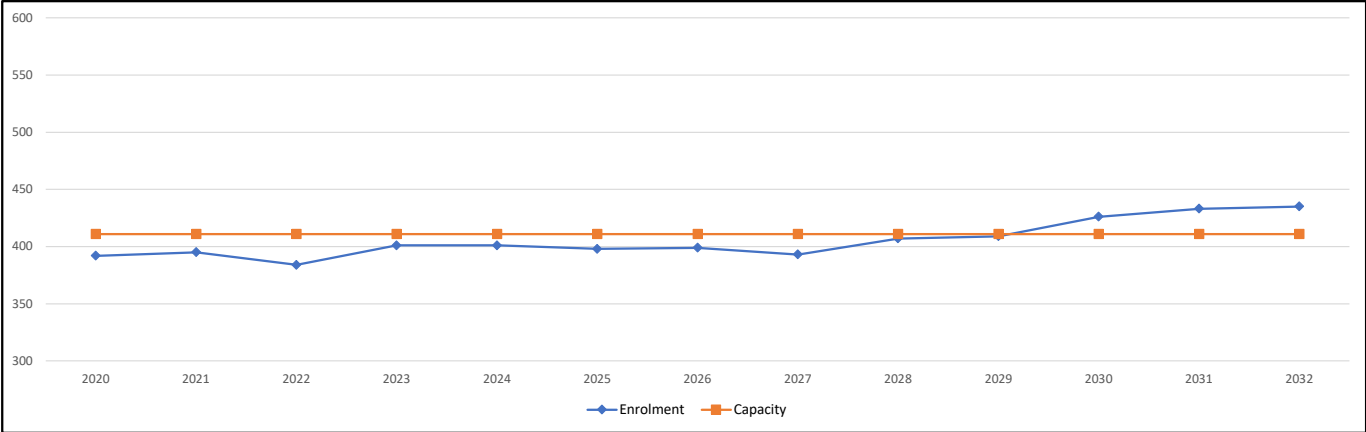
Summary of Impact and Commentary

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

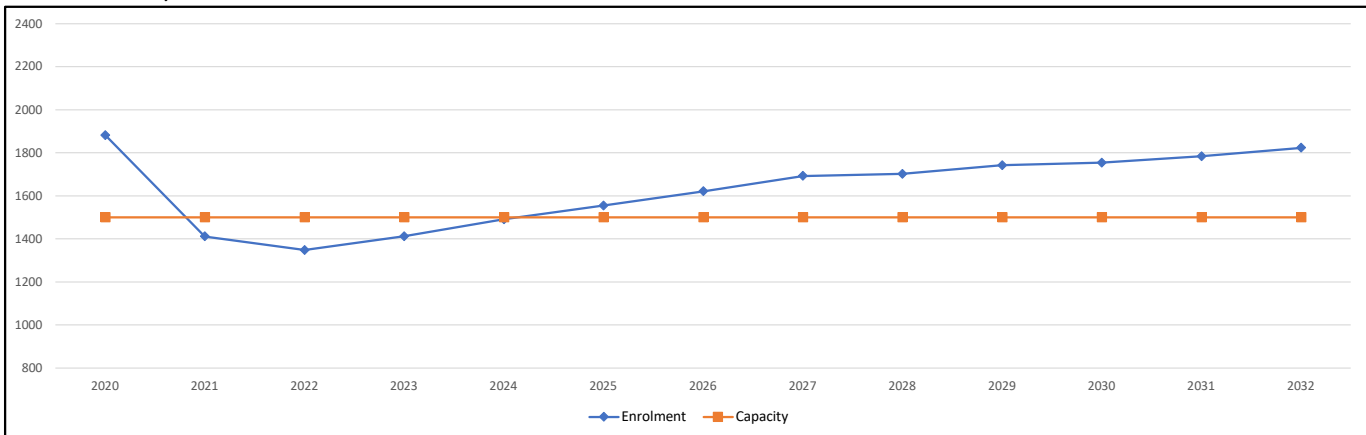
Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth at a similar modest pace. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary opened September 2021. This new facility relieves the overcrowding at Earl Marriot Secondary. Newly adopted secondary boundary changes have come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

Jessie Lee Elementary



Earl Marriott Secondary



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

Tree Preservation Summary

Polygon Halo Homes Ltd: 24th Avenue x 152 Street & 153A Street

On Site Trees	
Protected Trees Identified (on-site and any shared trees; also including trees within existing city boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	37
Protected Trees to be Removed	37
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 : 1 Replacement Ratio: <u> 1 </u> x 1 = <u> 1 </u> All Other Trees Requiring 2 : 1 Replacement Ratio: <u> 36 </u> x 2 = <u> 72 </u>	73
Replacement Trees Proposed	39
Replacement Trees in Deficit	34

Off-Site Trees	
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 : 1 Replacement Ratio: <u> 0 </u> x 1 = <u> 0 </u> All Other Trees Requiring 2 : 1 Replacement Ratio: <u> 0 </u> x 2 = <u> 0 </u>	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Dave Andermatt, BSF
ISA Certified Arborist & Tree Risk Assessor



Signature



**Pacific Sun
Tree
Services**

Dave@pacificsuntree.com
www.pacificsuntree.com

Mailbox #460
Unit 130 - 1959 152nd Street
Surrey, B.C.
V4A 0C4
604-323-4270

**Tree Management
Plan:
Amendment #2

Overview**

Date: April 27, 2023
Client: Polygon Halo Homes Ltd.
Project: Halo (Multi-family Residential)
Project Address: 24th Avenue x
152A & 153 Street
Surrey, B.C.

Tree Recommended
for Retention: ●
Tree Recommended
for Removal: X
Not Permit Size Tree: NP ●
Crown Dripline for:
Retain Tree ○
Remove Tree ○

Tree Protection Barrier:
(Delineates Tree Protection Zone)

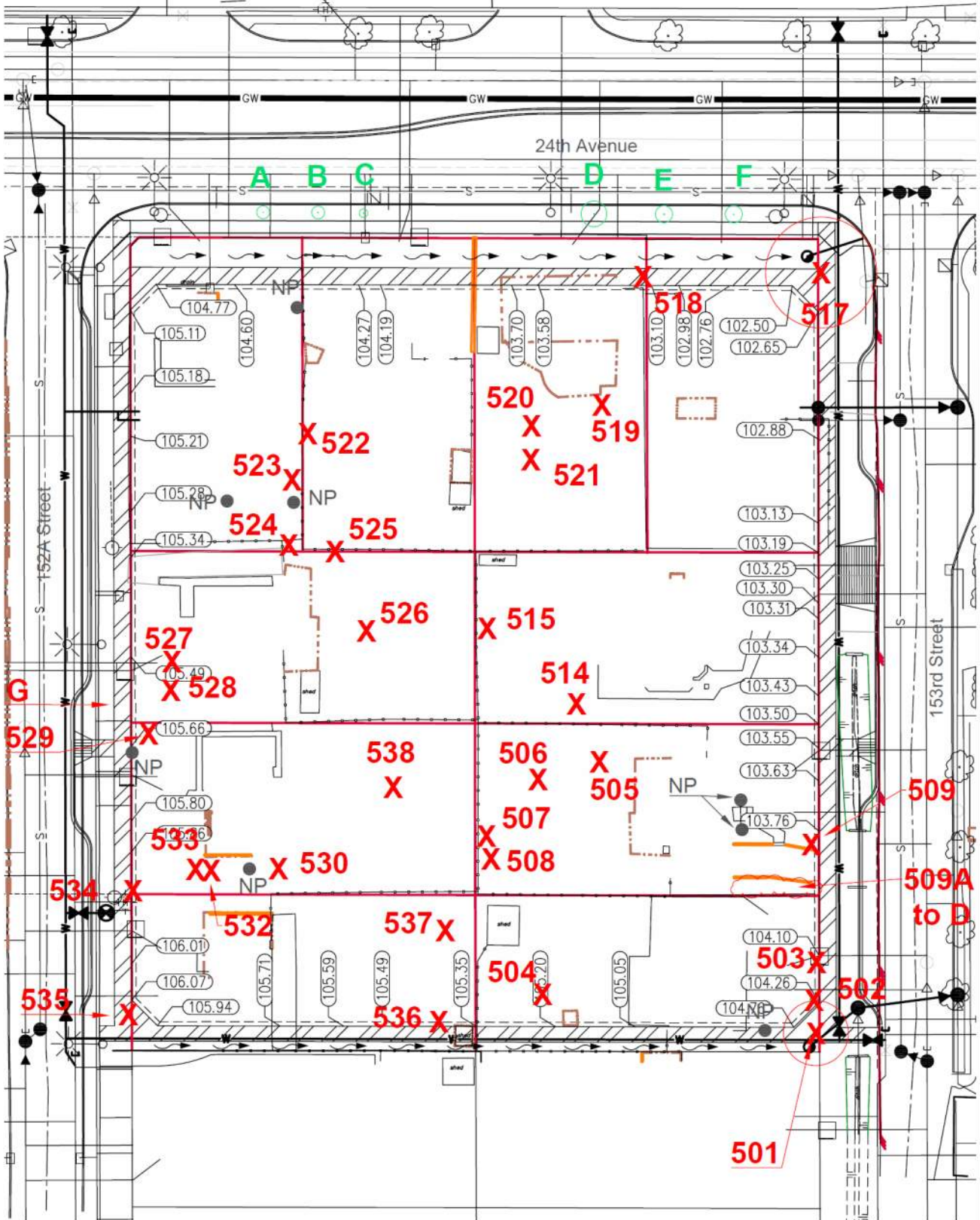
Critical Root Zone:

Notes:

- Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
- Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
- Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.

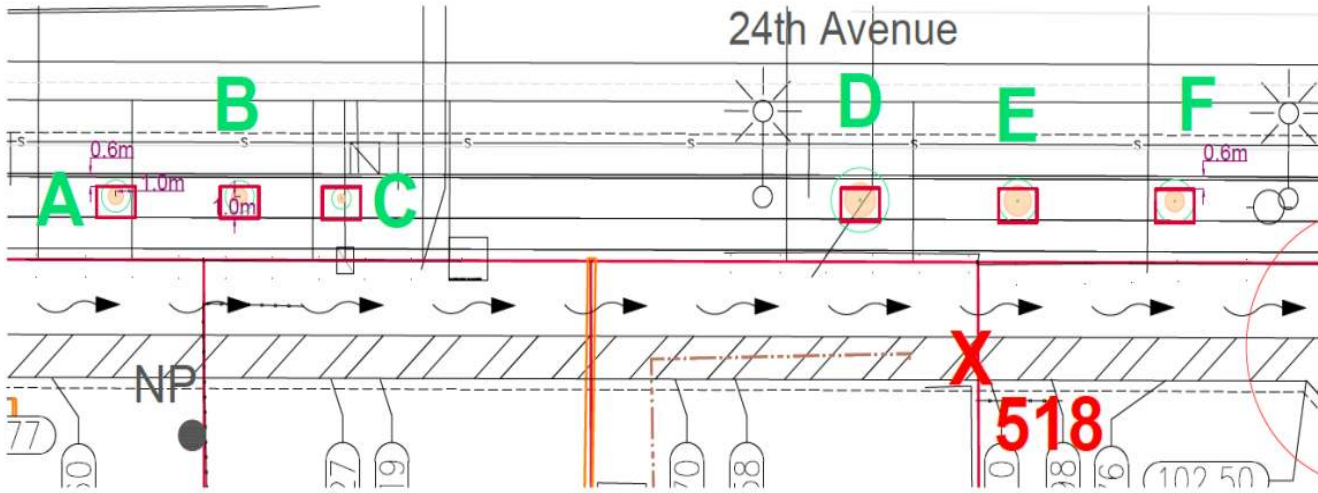
0 2 5 7 10 20

scale: (meters)



Tree Protection Barriers:

Barriers to remain in place until completion of construction and approval from city parks staff.
For all 6 of these small protected city trees, the Barriers are located 1m from the tree in the west, east and south directions. To the north, all Barriers are 0.6m from the road curb.



Arborist Supervision of any frontage works within 1m of Tree Barriers, including demolition of existing sidewalk, any grading or other in ground works.



**Pacific Sun
Tree
Services**
604-323-4270

Dave@pacificsuntree.com
www.pacificsuntree.com

Mailbox #460
Unit 130 - 1959 152nd Street
Surrey, B.C.
V4A 0C4

**Tree Management
Plan:
Amendment #2
Retention &
Protection**

Date: April 27, 2023

Client: Polygon Halo Homes Ltd.

Project: Halo: Multi-family Residential

Project Address: 24th Avenue s
152A Street & 153 A Street
Surrey, B.C.

Tree Recommended for Retention:	●
Tree Recommended for Removal:	✗
Undersized Tree:	UT ●
Crown Deline for:	
Retain Tree	○
Remove Tree	○
Tree Protection Barrier: (delineates TPZ)	—
Critical Root Zone:	—
Crown Protection Zone:	—

- Notes:
- To provide legibility, where trees are densely clustered, the crown deline may not be shown for some trees.
 - Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems).
 - Calculations and measurements for Tree Barriers, CRZ & TPZ are from the outside trunk of the subject tree.





“Amendment to allow a FAR from 2.25 to 2.5 within the Town Centre land use designation.”

URB

COM

24 Ave

TC

152A St

15262

15268

15280

2383

153 St

2372

2369

2360

2365

MR

MR

2350


2355

“Amendment to allow a FAR of 2.48 within the Multiple Residential designation.”

URB

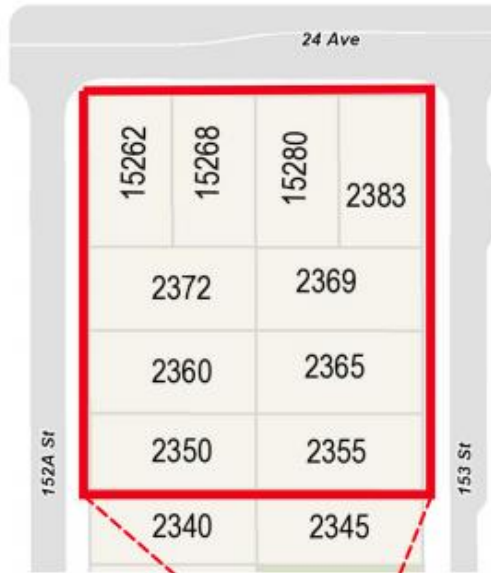
OCP Amendment 22-0241-00

 “Amendment to allow a FAR from 2.25 to 2.5 within the Town Centre land use designation.”

 “Amendment to allow a FAR of 2.48 within the Multiple Residential designation.”



Semiahmoo Town Centre Land Use Plan



LAND USE STRATEGY

The Plan recognizes the Town Centre as the primary commercial, institutional, and civic heart of South Surrey. Redevelopment is intended to focus density within mixed-use areas at key locations:

- along transit-served commercial high streets;
- at Peace Arch Hospital; and,
- within the Semiahmoo Shopping Centre redevelopment site.

LEGEND

- High-Rise Mixed-Use
- Mid-Rise Mixed-Use
- Mid-Rise Medical Mixed-Use
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Low-Rise Residential
- Townhouse Residential
- Low Density Residential
- Civic
- Bus Layover Facility
- Parks & Open Space
- Detention Pond



Low Rise Mixed Use (North Portion of the Site)

DEVELOPMENT PARAMETERS

Base Density	2.25 FAR*
Building Height	Refer to Figure 3.2 Building Height Strategy
Building Spacing	Minimum 20 metres face-to-face, 12 metres end-to-face, 6 metres end-to-end
Building Depth	Maximum 20 metres for residential uses. To support viable commercial spaces with adequate space for service and function, a minimum depth of 12 metres is recommended. Additional depth encouraged for office uses.
Interfaces	Refer to Figure 4.3 Ground Floor Use in Mixed-Use Areas
Unit Mix	A minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater**
Parking	Underground only
Design	Development is subject to urban design approval to ensure appropriate interface treatments, consistency with design guidelines and land use designation intent (see Section 4.0).

Additional density may be considered where amenities are provided in accordance with Schedule G of the Zoning By-law. A future update to Schedule G of the Zoning By-law will include density provisions ("Zero Carbon Incentive") to encourage the construction of buildings that limit their contribution to climate change (see **Section 9.1.6). Where additional density is provided, development should not exceed the above noted non-density related Development Parameters.*

**** See Section 9.1.3 Housing Policies.**

Low Rise Residential (South Portion of the Site)

DEVELOPMENT PARAMETERS

Base Density	2.0 FAR*
Building Height	Refer to Figure 3.2 Building Height Strategy
Building Spacing	Minimum 20 metres face-to-face, 12 metres end-to-face, 6 metres end-to-end
Building Depth	Maximum 20 metres for residential uses
Unit Mix	A minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater**
Parking	Underground only
Design	Development is subject to urban design approval to ensure appropriate interface treatments, consistency with design guidelines and land use designation intent (see Section 4.0).

Additional density may be considered where amenities are provided in accordance with Schedule G of the Zoning By-law. A future update to Schedule G of the Zoning By-law will include density provisions ("Zero Carbon Incentive") to encourage the construction of buildings that limit their contribution to climate change (see **Section 9.1.6). Where additional density is provided, development should not exceed the above noted non-density related Development Parameters.*

**** See Section 9.1.3 Housing Policies.**



May 30, 2023

Surrey # 22-0241

HALO on 24th Ave. & 153 St. – CONSULTATION SUMMARY

Project Overview

Polygon Halo Homes Ltd. has submitted a development application for properties located at 15262, 15268 & 15280 24 Ave., 2350, 2360 & 2372 152A St., and 2355, 2365, 2369 & 2383 153 St.

The proposed development consists of two, 6-storey buildings containing 204 homes and 12,000 sf. of ground-level commercial. The project is consistent with the Semiahmoo Town Centre Plan.

Consultation Summary

Over the course of 2 months Polygon has met with, or spoken to roughly 50 members of the community, including two local community groups. We have provided preliminary drawings to all those interested in viewing the proposal. Feedback on the project has been very positive, in particular related to the building design, landscaping and public features. However, there is an underlying concern for increased density in this neighborhood. Some felt that the building heights, density (and resultant traffic) allowed for in the Semiahmoo Town Centre Plan is generally inappropriate. There is also concern by some residents over the park and road alignment shown in the Plan and how / when these may be realized.

Meeting with Semiahmoo Residents Association

Date: January 24, 2023

Key Topics: Town Centre plan, building height, affordability

- SRA were generally happy with the look of the proposed site plan
- They did not feel that 6 storeys were appropriate for anywhere in South Surrey and reiterated their issues with the Semiahmoo Town Centre Plan
- Contrary to our discussions with City Staff, the SRA did not feel strongly about the 5m step back on the 6th Floor. They commented that their group did not ask for the design requirement to be included in the TCP
- SRA commented that they were surprised that there were so few active applications in the area since the approval of the Semiahmoo Town Centre Plan
- SRA were thankful to have had an opportunity to discuss the development and asked to be sent digital material once it is publicly available

Meeting with UNITI (Semiahmoo House)

Date: January 24, 2023

Key Topics: Traffic, affordability

- UNITI were very positive about the plan and encouraged development in the area

- UNITI asked about an affordable housing component but understood that one is not required for the site and would not be provided as part of this project. We advised that we are volunteering to provide 5% adaptable units
- Since the UNITI community office is across the street from the subject project, we discussed some operational items related to parking and traffic during construction

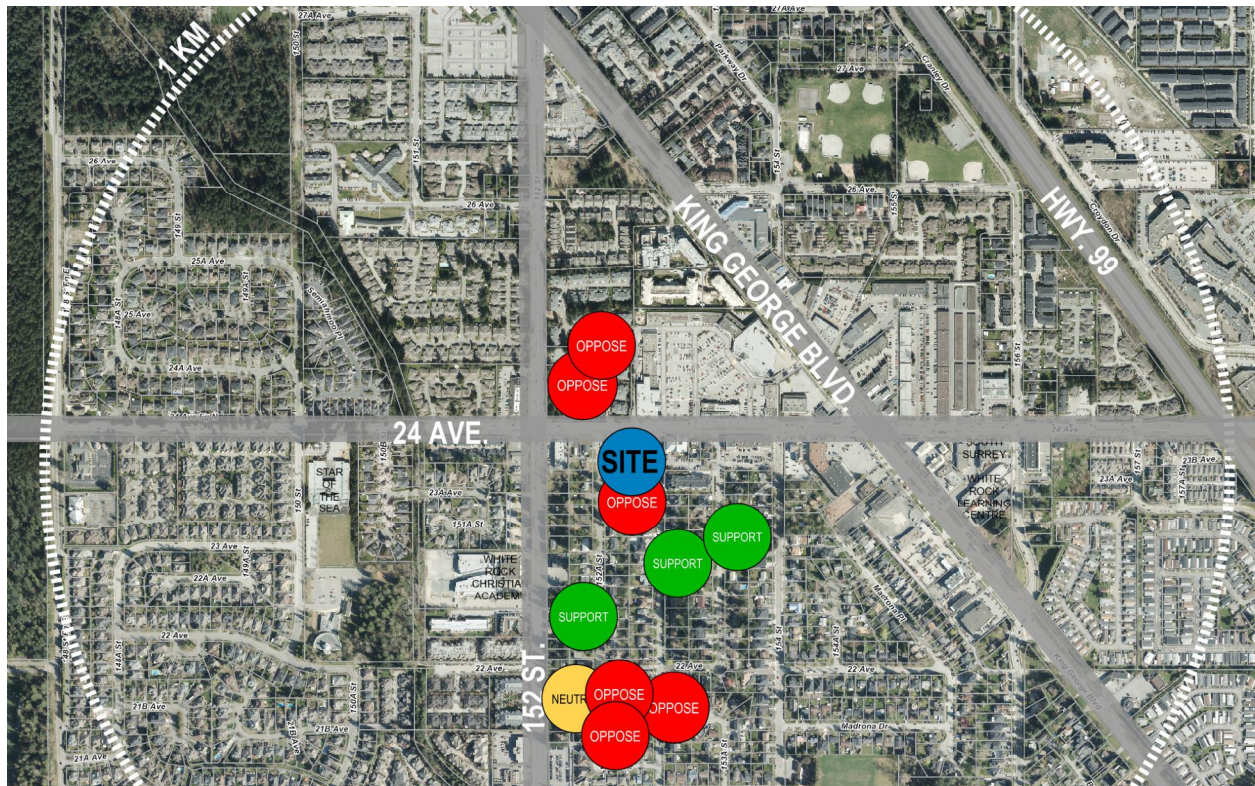
Public Information Meeting

Date: March 29, 2023
 Time: 5 pm – 8 pm
 Location: Jessie Lee Elementary School
 Invites: 814 mail-out postcards
 Attendees: 23 signed in, roughly 40-50 people observed
 Architect, Civil Engineer, Traffic Consultant, Polygon and City Staff
 Format: Open house display boards and informal discussion
 Comments: 10 comment cards, 2 email, 1 phone call

Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose
2	2	1	1	4

Key topics: Traffic & congestion, building height, Town Centre plan, development pressure in the community pressures, interest in sales

Map of Responses:



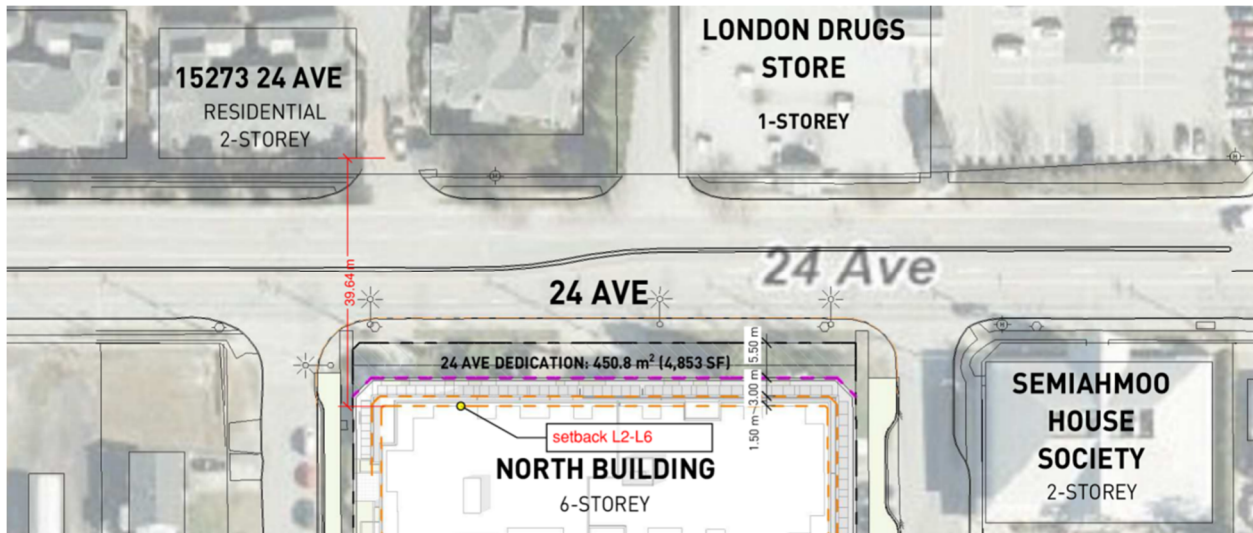
**Only those who provided addresses are represented*

Traffic & Congestion

- Concern for increased traffic in the neighbourhood
- Concern for construction vehicles taking street parking
- Concern for construction traffic along residential streets and idling trucks, given there are limited municipal roads providing access to the site
- Desire for increased transit
- Attendees pleased to hear about the City's plans for an overpass of Hwy 99 at 20 Avenue
- *Response:*
 - o *A Traffic Impact Study was provided to reflect the increased traffic generation anticipated from this project.*
 - o *No parking relaxations are being requested*
 - o *A Construction Traffic Management plan will be required in advance of construction start to map out truck routing. We will not be able to avoid construction traffic along 152A or 153 St. but we will be very contentious of trucks idling in the adjacent residential neighbourhood. An offsite truck staging area will be established to avoid any idling on residential streets. Trucks will be called in only when the site is ready for a load/unload.*

Design & Building Height

- General support for building character and materials
- Concern that retail will compete with Peninsula Village
- Concerned for 6 stories along 24th, due to shadowing of adjacent townhouses on the north side of 24th Ave.
- *Response:*
 - o *A shadow study has been provided. According to the study, shadows will not extend beyond the north curb edge of 24 Ave. The nearest townhouse unit is ~40 m from the proposed building.*



Semiahmoo Town Centre Plan

- Concerned about future road and park shown on existing single-family lots immediately south of the subject site.
- Concern for building heights proposed in the Town Centre Plan

- *Response:*
 - o *Park: The City will purchase properties slowly, as they become available, in order to achieve their long-term vision for park land identified in the Town Centre Plan. Our understanding is that no land expropriation is proposed.*
 - o *Road: Typically, the City shows future roads shared between two properties. In this case, the City has identified future 23A fully within 2340 152A St. and 2345 153 St., and therefore will be secured by the City in the future. 2340 152A St. in particular, is a new house and is likely to remain in place for some time. As a courtesy to the homeowners of these properties, in discussion with the City of Surrey, we will construct barrier along our shared property line. We will be in contact with these homeowners, as we approach construction, to discuss preferences for the barrier.*

Community Pressures

- Concern for school capacity
- Concern for park capacity with unknown timeline on neighbourhood park
- *Response:*
 - o *The project is compliant with the Town Centre Plan and the forecasted growth to the community*

Sales

- Interest in purchasing 1 or 2-bed homes
- Interest in having 6 neighbouring lot purchased and redeveloped
- Interested in large 3 bed, single-level homes for downsizing
- Interest in purchasing retail space

Ongoing Consultation

Since the public information sessions we have received 2 additional emails and phone calls. One neighbour was a local business owner asking about purchase / lease opportunities in the commercial space. The other was from a neighbour immediately to the south of the project, concerned about the increased density adjacent to their property. We will continue to have discussions with this neighbour about how we can buffer their property once the building is complete.

Many thanks,



Anya Paskovic, RPP, MCIP
 Development Manager
 Polygon Halo Homes Ltd.



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, MARCH 30, 2023
Time: 4:00 p.m.

Present:

Panel Members:
N. Couttie, Chair
R. Amies
J. Azizi
G. Brumpton
K. Deol
Y. Popovska
R. Salcido

Guests:

Rajinder Warraich, Flat Architecture
Caelan Griffiths, PMG Landscape
Joey Stevens, GBL Architects
Mark Van der Zalm, Van der Zalm + Associates Inc.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by G. Brumpton
Seconded by R. Salcido
That the minutes of the Advisory Design
Panel meeting of March 9, 2023 be received.
Carried

B. NEW SUBMISSIONS**2. 5:45 p.m.**

File No.:	7922-0241-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning and Development Permit to allow development of 2 buildings: a 6-storey mixed use building with approximately 1,232 square metres of commercial ground floor area, 112 apartment units and 3 townhouse units; and a 6-storey residential building with 90 apartment units.
Address:	15262, 15268 and 15280 - 24 Avenue, 2350, 2360 and 2372 - 152A Street, 2355, 2365, 2369 and 2383 - 153 Street
Developer:	Anya Paskovic, Polygon Halo Homes Ltd.
Architect:	Joey Stevens, GBL Architects
Landscape Architect:	Phoenix Chan, Van der Zalm + Associates Inc.
Planner:	Gertrude Kwan
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff generally support the project's use, form and density.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the design principles, 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 J. Azizi
Seconded by K. Deol
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

Key Points

- Consider providing an indoor amenity area in the south building.

A larger more robust amenity is provided in the north building for use by both buildings. The indoor amenity in the north building has been redesigned to introduce a large multipurpose room with kitchen. The courtyard entrance to the indoor amenity has been redesigned to create a strong presence in the courtyard to better welcome residents of both buildings into the space.

- Consider increasing indoor amenity area and strengthen indoor and outdoor amenity connection.

The indoor amenity area has been redesigned to better tie into the outdoor amenity through special paving and a covered fully glazed alcove entrance. This alcove will be clad with the same soft wood-tone soffit material as the balconies and will be well lit. In addition to the large fitness room and meeting room, a multi-purpose room with a kitchen, farm table, and seating areas have been integrated into the main space. Bench seating will be purpose-built to be interchangeable with the modular dining table to allow for large family gatherings. Party room doors will open onto the redesigned patio to allow for indoor and outdoor space to be used concurrently.

- Consider adding some covered outdoor space that, in addition to being very useful in our climate, can help offset the deficiency in indoor amenity area.

A covered seating area with an outdoor fireplace has been added. This will serve as an indoor/outdoor lounge area. The uncovered firepit with movable chairs will remain as an alternative space for residents.

- Consider design development for accessible access from south building to avoid going off property to public sidewalk to get into indoor amenity space.

The west plaza has been reconfigured based on the UD recommendation. Two additional benches and an accessible cut-through from the south building lobby has been introduced to ensure that residents don't need to go off property to reach the Amenity Room. An alternate bike parking design is proposed ensuring that the required 6 visitor bikes are maintained in the new configuration. Refer to A-1.15.

- Reconsider location of the barbeque in the outdoor amenity area.

Landscaping is now proposed in front of this residential unit. The barbeque area has been eliminated. A large communal kitchen has been provided inside the amenity room that opens out onto the courtyard.

- Consider eliminating the stone or concrete bases on the brick frames along the street elevation so the brick comes closer to the sidewalk and helps these brick frames read more unified and stronger.

Brick now extends to the sidewalk.

- Consider design development of corner balconies.

Corner balconies have soft wood tone soffits, vertical metal railing that will extend below the edge of the balcony floor and are framed in brick. These details have been carefully selected to be clean and contemporary and will be of a high quality.

- Consider breaking the continuous line of roof at level 6 on the north building - even though it is recessed it is not fully addressed for massing and extent of long roof element of the top units.

Because of the layout of the units below, there is no appealing location for a 6th floor roofline break. The 6th storey of the south building is well stepped back to not be visible from the street, and there is already a significant break in the building façade from levels 1-5.

**Comment revised from north to south as discussed with City Staff*

- Consider early-stage energy modelling including using future data set.

Energy modeling is currently underway and it's been performed by a branch of the mechanical consultants office.

- Consider renewable energy such as solar.

Solar is not being considered for this project due to the unknown level of interest or maintenance requirement that would be placed on the future owners.

Site

- Consider relocating and resizing the indoor amenities.

The indoor amenity area has been redesigned. In addition to the large fitness room and meeting room, a large multi-purpose room with a kitchen, farm table and seating area has been integrated into the main space. Bench seating will be purpose-built to be interchangeable with the modular dining table to allow for large family gatherings. Party room doors will open onto the redesigned patio.

- Consider increasing the indoor amenity area.

The indoor amenity area has been redesigned to better use the space provided. Double doors have been added to the indoor multi-purpose room to open onto the patio so the two spaces can be used in tandem. Also, a fully covered outdoor lounge with fireplace has been added allowing for all season use.

- Consider integration of tree plaza with pedestrian pathway to further activate the courtyard and provide more space overall with the possibility to relocate the P2 exhaust.

The P2 exhaust has been woven into the tree plaza raised planters and moved further away from the active use spaces within the outdoor courtyard.

- Check relationship of barbeque area to adjacent residential unit living room window.

Fixed. A large landscape planter has been introduced adjacent to this residential unit.

- Consider to show construction phase lines and ensure that there is adequate outdoor amenity area in Phase 1.

Construction phase line shown. The north building containing the Amenity Room will be built first and so both the indoor amenity will be available on day 1.

Form and Character

- Consider having adequate floor to ceiling for retail spaces and be mindful of the height clearance of going lower than 3.66 m.

Sufficient retail space headroom provided while maintaining the maximum allowable building height for a 6-storey building. Currently the lowest CRU is at the NW Corner and it's 12'-3" (3.73m) high. The highest CRU is at the NE Corner and it's 17'-6" (5.33m) high.

- Consider improving the character and articulation of the balconies to create more cohesive expression with the rest of the building assemblies.

Balconies have soft wood tone soffits, vertical metal railing that will extend below the edge of the balcony floor and are framed in brick. These details have been carefully selected to be clean and contemporary and will be of a high quality.

- Consider the issue of switching from charcoal window frames later on. It will not switch well to white if the window frames are filled in.

Charcoal color window frames are an important part of the overall design and will not be switched to white for cost savings purposes during construction.

Landscape

- Reconsider small planting between retail unit patios and sidewalks because they will compromise useability and flexibility of the retail spaces. Consider durable planting.

Working with City Staff, this area has been redesigned to better meet the cross-section provided in the STCP.

- Consider the planting design in terms of sunlight as the courtyard has shade.

Planting for shade environments has been considered in the selection of plant species.

CPTED

- No specific issues were identified.

Sustainability

- Consider using energy and thermal comfort modelling to inform the design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project.

Energy modeling is currently underway by a branch of our mechanical engineering consultant.

- Consider inclusion of renewable energy on roof surfaces.

Renewable energy is not being considered for this project due to the unknown level of interest or maintenance requirement that would be placed on the future owners. Roof surfaces, however, will have high albedo roof membranes and some light color gravel.

Accessibility

- Consider having a better accessibility route for those in wheelchairs and strollers to the amenities space and consider having double doors for the meeting space room.

Access to the indoor amenity had been improved. A fully glazed alcove is proposed to allow for weather protected entry into the indoor amenity spaces.

- Consider having small amenity rooms on the south building to allow easier access for residents to use the space.

The indoor amenity in the north building has been redesigned to introduce a large multipurpose room with kitchen. The courtyard entrance to the indoor amenity has been redesigned to create a strong presence in the courtyard and to better welcome residents of both buildings into the space.

- Consider providing an accessible drinking fountain in the fitness amenity room.

Provided.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 13, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:00 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson