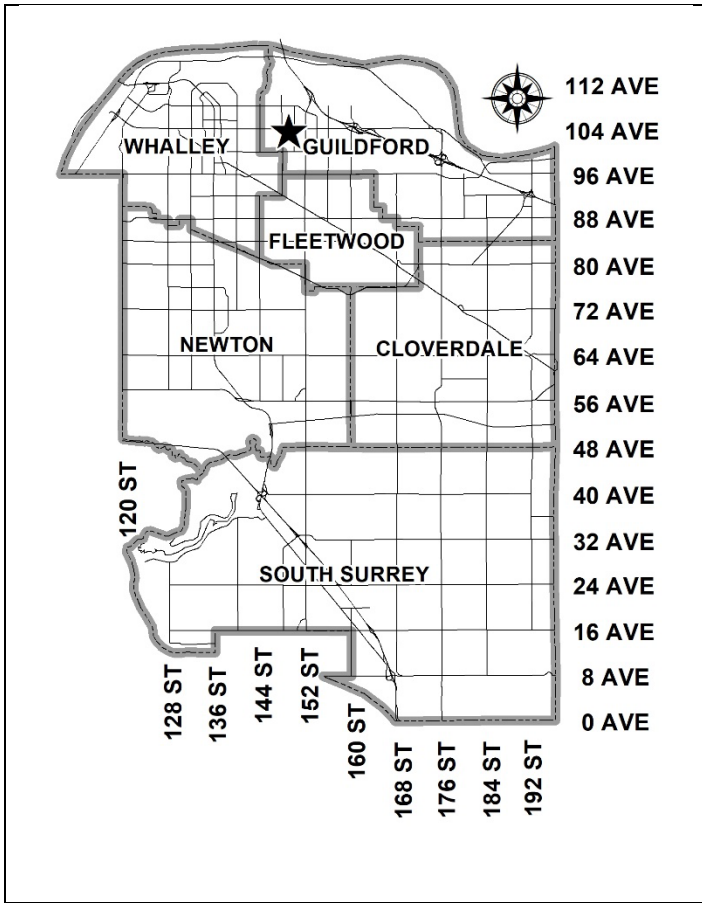


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0053-00

Planning Report Date: April 22, 2024



PROPOSAL:

- Rezoning from RF to CD (based on RM-70)
- Development Permit

to permit the development of two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site.

LOCATION:

- 14864 – 103A Avenue
- 14876 – 103A Avenue
- 14884 – 103A Avenue
- 14865 – 103 Avenue
- 14875 – 103 Avenue
- 10325 – 149 Street (10327 149 St)
- Portion of unopened lane

ZONING:

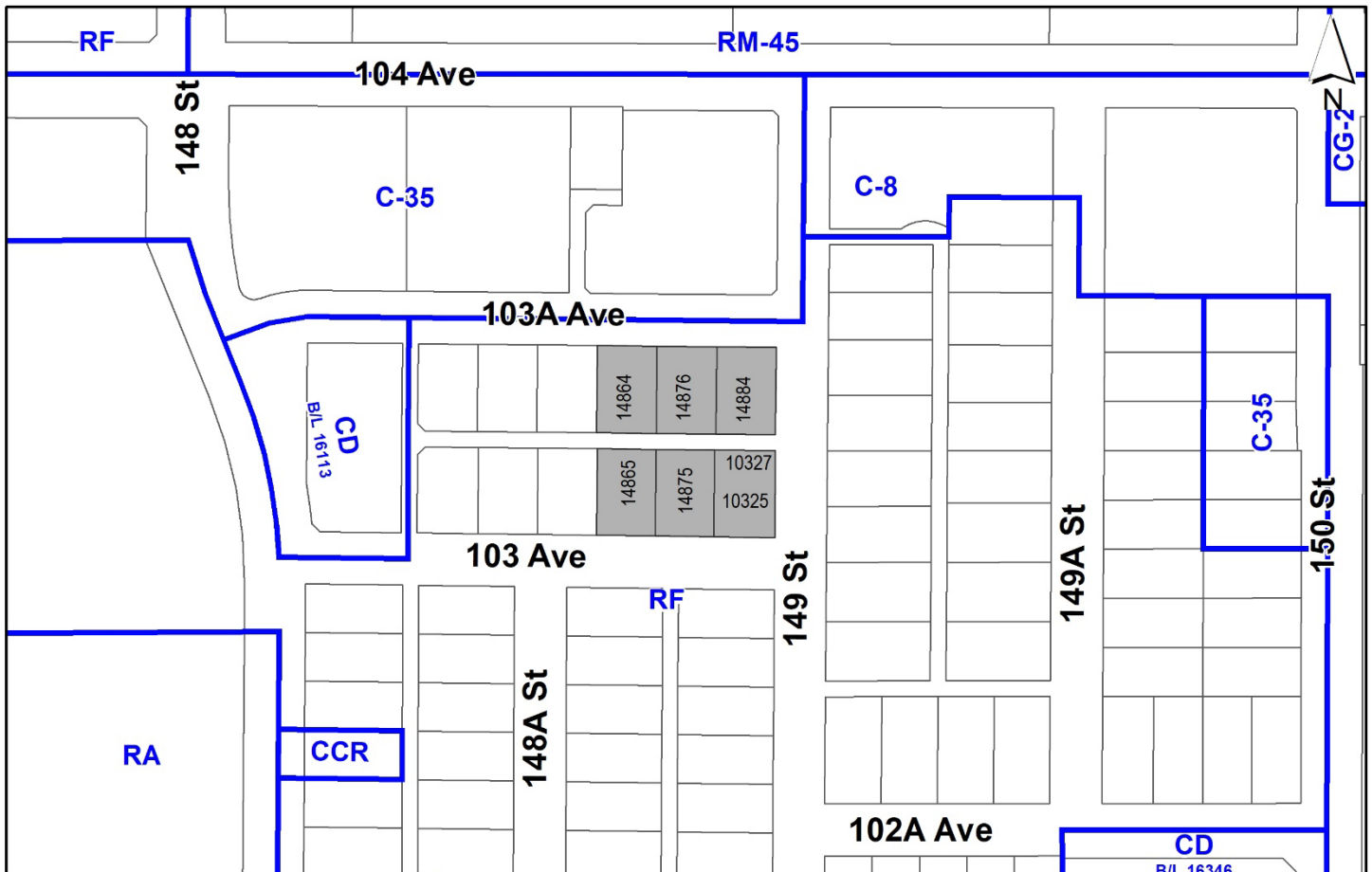
RF

OCF DESIGNATION:

Multiple Residential

TCP DESIGNATION:

Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposal to vary regulations in the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposal complies with the “Multiple Residential” designation in the Official Community Plan (OCP).
- The proposal complies with the “Low to Mid Rise Residential” designation in the Town Centre Plan.
- The development proposal is located within an Urban Centre, situated in close proximity to an existing Frequent Transit Network (FTN) along 104 Avenue and roughly 275 metres from a rapid bus stop. The proposal supports the goal of achieving higher-density development on transit corridors and, therefore, is considered supportable for this part of the Guildford Plan.
- The proposed building is of a high-quality architectural design and the building setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development (DP) guidelines in the OCP.
- The proposed variance to the Sign Bylaw will permit two identification signs on the canopies installed above the principal lobby entrance to Building 1 and Building 2. The signage assists in wayfinding and, therefore, is supported by staff.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site, and a portion of unopened lane shown as Block I on the survey plan attached in Appendix II, from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)”.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
3. Council authorize staff to draft Development Permit No. 7923-0053-00, including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) completion of the closure and acquisition of the existing unopened east-west lane allowance (Appendix II); and

- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Single family dwellings	Multiple Residential/Low to Mid Rise Residential	RF
North (Across 103A Avenue):	High-rise apartment building (Sunwest Estates)	Town Centre/High Rise Mixed use	C-35
East (Across 149 Street):	Single family and duplex dwellings	Multiple Residential/Low to Mid Rise Residential and Road	RF
West and South (Across 103 Avenue):	Single family dwellings	Multiple Residential/Low to Mid Rise Residential	RF

Context & Background

- The subject property is located on the west side of 149 Street, between 103 Avenue and 103A Avenue.
- The property is approximately 0.47 hectare in total area and presently occupied by single family dwellings.
- The subject property is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the Guildford Plan as well as zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two 6-storey residential buildings consisting of 182 dwelling units with underground parking, the applicant proposes the following:
 - Rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone [RM-70]");
 - Development Permit for Form and Character; and
 - Consolidation of six (6) lots and portion of unopened lane into one (1) lot.

- Development details are included in the following table:

	Proposed
Lot Area	
Gross Site Area:	5,011.57 sq. m.
Road Dedication:	284.60 sq. m.
Undevelopable Area:	N/A
Net Site Area:	4,726.98 sq. m.
Number of Lots:	6 (existing) 1 (proposed)
Building Height:	19.87 m.
Unit Density:	N/A
Floor Area Ratio (FAR):	2.39 (Gross)/2.54 (Net)
Floor Area	
Residential:	11,993.30 sq. m.
Commercial:	N/A
Total:	11,993.30 sq. m.
Residential Units:	
1-Bedroom:	16 dwelling units
1-Bedroom plus den:	93 dwelling units
2-Bedroom:	44 dwelling units
2-Bedroom plus den:	12 dwelling units
3-Bedroom:	17 dwelling units
Total:	182 dwelling units

Referrals

Engineering:

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

School District:

The School District has advised that there will be approximately 28 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

16 Elementary students at Hjorth Road Elementary School
7 Secondary students at Guildford Park Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by end of 2026.

Parks, Recreation & Culture:

No concerns.

The closest active park is Hjorth Road Park with amenities including outdoor sports fields, an outdoor pool as well as a playground and is 175 metres walking distance from the site. Green Timbers Urban Forest Park is the closest park with natural areas and is 905 metres walking distance from the proposed development.

Surrey Fire Department:

No concerns.

Advisory Design Panel:

At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be required to provide the following road frontage improvements to support the subject proposal:
 - Construction of 103 Avenue to the City’s local road standard;
 - Construction of 103A Avenue to the City’s local road standard;
 - Construction of 149 Street to the City’s local road standard; and
 - Dedication and construction of new walkway along the west side of the subject site.
- In addition, the applicant proposes to purchase and consolidate the portion of unopened lane allowance, located through the middle of the subject site, between the northerly and southerly properties under application (roughly 399 square metres in total area, as shown in Appendix II).

Traffic Impacts

- The subject proposal is anticipated to generate approximately one to two vehicle trips per minute in the peak hour, based on industry standard rates. The proposal is below the City's threshold for requiring a site-specific transportation impact analysis ("TIA"). An area-wide TIA was conducted as part of the Guildford Plan to evaluate comprehensive traffic impacts to the Plan area and to inform the planned infrastructure and road network improvements, which have been incorporated into the Guildford Plan.

Transit

- The subject site is located within close proximity to frequent transit along 104 Avenue and is roughly 130 metres from an existing bus stop (#320 – Fleetwood/Langley Centre to Surrey Central Station) and 275 metres from a rapid bus stop (R1 – Guildford to King George).
- The proposed development is appropriate for this part of the Guildford Plan and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP).
- The proposed development complies with the Multiple Residential OCP designation.

Themes/Policies

- The development proposal supports transit-oriented development, focused growth and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.
- The proposal supports directing higher-density residential land uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities.

- The dwelling units along the street frontages include urban design features (e.g. ground-floor patio space, upper storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

- The subject site is designated “Low to Mid Rise Residential” in the Guildford Plan.
- The proposed development complies with the Low to Mid Rise Residential designation.

Themes/Objectives

- The proposed development on the subject site complies with the building form, density and height permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan.
- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the "core") and existing single-family areas that will be retained at the periphery of the plan area.
- The Guildford Plan identified several family-oriented and affordable housing policies that include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (i.e. two or more bedroom and three or more bedroom units). In addition, these policies include a prescribed minimum unit size and specify that all new multi-family units should meet the Adaptable Housing Standards of the BC Building Code. The intent of these policies is to provide a broader range of housing choice for a variety of different family sizes, types and compositions.
- Staff note that the proposal partially addresses the family-oriented housing policies in the Guildford Plan by providing approximately forty percent (40%) of the total dwelling units as two or more bedroom (73 dwelling units in total) and nine percent (9%) of the dwelling units as three or more bedroom (17 dwelling units in total).
- Although the majority of dwelling units are slightly smaller than the minimum unit size that is prescribed in the Guildford Plan, the applicant is proposing to provide 12 dwelling units or roughly seven percent (7%) as Adaptable units.

Proposed CD Bylaw

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

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	2.0	2.54 (Net)
Lot Coverage:	33%	50%
Yards and Setbacks		
North Yard	7.5 m.	5.5 m.
East Yard	7.5 m.	5.5 m.
South Yard	7.5 m.	5.5 m.
West Yard	7.5 m.	7.0 m.
Principal Building Height:	50 m.	21 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	546 sq. m.	The proposed 504.4 m ² plus cash-in-lieu meets the Zoning By-law requirement.
Outdoor Amenity:	546 sq. m.	The proposed 910 m ² exceeds the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	251 parking spaces	217 parking spaces
Residential Visitor:	36 parking spaces	21 parking spaces
Total:	287 parking spaces	238 parking spaces
Bicycle Spaces		
Residential Secure Parking:	218 bicycle spaces	221 bicycle spaces
Residential Visitor:	12 bicycle spaces	12 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.
- The proposed 6-storey apartment buildings on the subject site will have a floor area ratio (FAR) of 2.39 Gross (2.54 Net). The Low to Mid Rise Residential land-use designation in the Guildford Plan will permit a maximum FAR of 2.25 (Gross). For Multiple Residential designated sites, the OCP allows a maximum FAR of 2.5 (Gross) on sites located within an Urban Centre, a Frequent Transit Development Area, sites that abut a FTN and where specifically noted in the approved Secondary Plan. Given the subject site is located within Guildford Town Centre, the proposed increase in density to 2.54 FAR (Net), in the CD Bylaw, can be supported by staff.
- As the Stage 2 Plan allows a maximum gross density of 2.25 FAR, the applicant will be required to provide a Tier 2 Capital Plan Project Community Amenity Contribution (CAC) in support of the proposed increase in density beyond the maximum density permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan.

- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 49% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within an Urban Centre, in close proximity to a FTN and within walking distance of public transit, staff are supportive of reducing the parking rate on the subject site (see discussion below).

On-Site Parking and Bicycle Storage

- The proposed development includes a total of 238 parking stalls consisting of 217 resident parking spaces and 21 parking spaces for visitors. In addition, the applicant will provide 7 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from 103A Avenue.
- The applicant is proposing to provide a total of 238 parking spaces, equivalent to a rate of 1.2 parking space per dwelling unit plus 0.1 visitor space per dwelling unit. The proposed resident parking rate is within the range of 1.1 to 1.3 parking space per dwelling unit, as recommended in Corporate Report No. R115;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”), and will be specified in the CD Bylaw at a rate of 1.1 parking space per dwelling unit.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all lot lines.
- The development will provide a total of 221 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking spaces required under the Zoning Bylaw. In addition, the applicant will provide 12 at-grade bicycle parking stalls, which complies with the Zoning By-law requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will be required to provide a financial contribution of \$2,227.85 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.

- As noted above, the proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum gross floor area ratio (FAR) of 2.25 that is permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan, to a maximum allowable density of 2.39 FAR (Gross)/2.54 (Net).
- The applicant will be required to provide the flat rate (per square foot) for the bonus density achieved which exceeds the maximum approved density under the current Town Centre Plan (TCP) designation in order to satisfy the proposed amendment. The financial contribution is payable at the rate applicable at the time of Rezoning Final Adoption. The current flat rate for Guildford is \$21.36 per square metre for apartment developments, with rates anticipated to increase in April 2024.

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 has been approved in April, 2024 under Corporate Report No. Ro46;2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City’s needs with respect to the City’s Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 9, 2024, and the Development Proposal Signs were installed on February 21, 2024. To date, staff have received no responses from local area residents with respect to the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

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

Building Design

- The applicant is proposing to construct two 6-storey apartment buildings consisting of 182 dwelling units with underground parking on a consolidated site.
- There is a north building that provides a streetwall along 103A Avenue and most of 149 Street while leaving a gap to the south building that continues the streetwall on this street and 103 Avenue. This building siting arrangement provides a courtyard between them that is opened towards the westerly pedestrian walkway. The two uppermost storeys are stepped-back 2.0 metres from the fourth storey to allow the massing to be more compatible with the existing neighbourhood and future developments.
- The subject property is located within “Guildford Centre.” The proposed development adheres to the Town Centre Plan’s vision of this district which is characterized by its attractive and distinctive medium-density developments with simple and clean architectural lines, strong and ordered fenestration with limited projections. The Guildford Centre District is also distinguished by the significant use of high-quality natural materials that include brick and/or natural stone as well as natural wood or refined metal panels.
- The proposed buildings have a simple contemporary urban building form being rectilinear in its massing with a flat roof and limited projections which reflect the “Guildford Centre” aesthetic complemented by their continuous 2- to 4-storey brick base and light neutral coloured fibre cement siding and panels that complement the upper storeys. The balcony guardrails use metal railing and glass panels to maintain a simple character that complements the traditional brick material, while the underside soffit uses wood tones to soften the building with a sense of warmth against the brick.
- The building orientation ensures the units will provide strong observation of the public realm with active rooms and private raised-patios facing toward the street which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm. All ground-floor units will be slightly elevated above the sidewalk and will have front door access with usable private/semi-private outdoor space.
- The patios contain a combination of hardscaping and broad amounts of landscaping to support a strong series of tree canopies around the street on private property that contributes to an enhanced landscaped neighbourhood.

Unit Design

- The unit mix is comprised of 16 one-bedroom, 93 one-bedroom plus den, 44 two-bedroom, 12 two-bedroom plus den and 17 three-bedroom dwelling units.
- The dwelling units range in size from roughly 37 square metres for a one-bedroom to 82 square metres for the largest three-bedroom apartment.
- The applicant will provide seven percent (7%) of the dwelling units on-site as Adaptable units (12 dwelling units in total).

Proposed Signage

- The applicant is proposing a canopy sign at the principal lobby entrance which is comprised of individual channel letters. The proposed canopy will project 1.5 metres from the face of the exterior wall and will have a minimum clearance of 2.4 metres. In addition, the proposed sign will project only 3 centimeters from the canopy itself which is consistent with the Surrey Sign Bylaw provisions for commercial/industrial canopy signage.
- As the Sign Bylaw does not permit awning/canopy signs in residential zones, the applicant is requesting a variance to the Sign Bylaw in order to permit the proposed canopy signs. Given the canopy signs are important in identifying the lobby entrance, the proposed canopy signs are considered reasonable and staff support the proposed variance.
- At present, there is no free-standing sign proposed on-site. If additional signage is required in future, it will be considered as part of a separate development application and would need to comply with the Surrey Sign Bylaw.

Indoor Amenity Space

- The proposed indoor amenity space is located at the southeast corner of Building 1 and northeast corner of Building 2. The indoor amenity space will provide direct access to the common outdoor amenity space which is shared between the two proposed buildings.
- The indoor amenity space will include kitchen and dining spaces, lounge/seating areas, board game spaces and meeting rooms.
- The proposed indoor amenity space is approximately 504 square metres in total area which is 42 square metres less than the 546 square metres required under the Zoning By-law, based on 3 square metres per dwelling unit. The applicant will be providing cash-in-lieu of the indoor amenity space to make up for this shortfall in accordance with City policy.

Outdoor Amenity Space and Proposed Landscaping

- The applicant is proposing both at-grade and roof top outdoor amenity space. The outdoor amenity space, located at the roof top level, consists of a BBQ area and dining tables, lounge furniture, tai chi and yoga patio, garden shed, potting table and community garden plots.
- The common at-grade outdoor amenity space includes an outdoor patio area, bench seating and children's playground equipment.
- The proposed outdoor amenity space is roughly 910 square metres which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on a total of 3 square metres per dwelling unit.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.2 metre high metal picket fence and privacy gate with layered planting that consists of a by-law sized tree, small shrubs and low-lying groundcover.
- The dwelling units fronting onto the street (103 Avenue, 103A Avenue and 149 Street) will have semi-private patio space and direct access to the adjacent sidewalk through a separate entryway.
- Each apartment unit that faces onto the street frontage will provide an "eyes-on-the street" function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 ("Proposed Changes to Advisory Design Panel Procedures for Development Applications") which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, can be exempted from the ADP review process.
- 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:
 - Complete the street elevations with the ground-oriented unit appearance.
 - Refinement of the continuous balcony articulation.
 - Coordinate surface utilities to avoid disturbing the livability of residents while still having generous landscaping along public realm interfaces.
 - Refine the publicly accessible open spaces.
- 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

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

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	17	17	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	1	0
Black Cherry	1	1	0
Norway Maple	1	1	0
Common Cheery	1	1	0
Silver Birch	1	1	0
Horse Chestnut	1	1	0
Coniferous Trees			
Douglas Fir	5	5	0
Western Red Cedar	16	16	0
Western Hemlock	1	1	0
Total (excluding Alder and Cottonwood Trees)	28	28	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		60	
Total Retained and Replacement Trees Proposed		60	
Estimated Contribution to the Green City Program		\$7,700	

- The Arborist Assessment states that there are a total of twenty-eight (28) mature trees on the site, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately thirty-nine percent (39%) of the total trees on the site, are Alder and Cottonwood trees. The applicant is not proposing to retain any on-site trees as part of this development proposal. The proposed tree retention was assessed taking into consideration building footprints, road dedication, the location of services and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of seventy-four (74) replacement trees on-site. The applicant proposes to provide a total of sixty (60) replacement trees on the subject site. The proposed deficit of fourteen (14) replacement trees will require an estimated cash-in-lieu payment of \$7,700, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.

- In addition to the replacement trees, boulevard trees will be planted on 103 Avenue, 103A Avenue and 149 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consists of a variety of trees including Pyramidal European Hornbeam, Paperbark Maple, Threadleaf Cypress, Thornless Cockspur Hawthorn, Leylands Cypress, Princeton Sentry Maidenhair, Slender Silhouette Sweetgum, Bruns Serbian Spruce, Ruby Vase Persian Ironwood, Arnold Sentinel Austrian Black Pine, Fastigiata English Oak, Green Vase Zelkova, Chanticleer Pear and Green Vase Zelkova.
- In summary, a total of sixty (60) trees are proposed to be replaced on the site with an estimated contribution of \$7,700 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Sign Bylaw Variances
Appendix II.	Block Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MRJ/ar

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow a total of two (2) identification signs, one (1) for Building #1 and one (1) for Building #2. The signs will be placed on the canopy above the principal lobby entrance to each building.	One (1) identification sign is permitted, per multiple residential development, either as a free-standing sign or fascia sign.	The proposed canopy signs are important for wayfinding and will help identify the principal lobby entrance to each multiple residential building proposed on-site.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____, OF PART OF LANE
AND LOTS 12 TO 14 PLAN 19549, PART OF LANE
AND LOTS 6 TO 8 PLAN 18004, ALL OF
SECTION 29 BLOCK 5 NORTH RANGE 1 WEST
NEW WESTMINSTER DISTRICT**

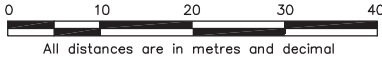
**SURREY FILE Appendix II
7923-0053-00**

BCGS 92G.016

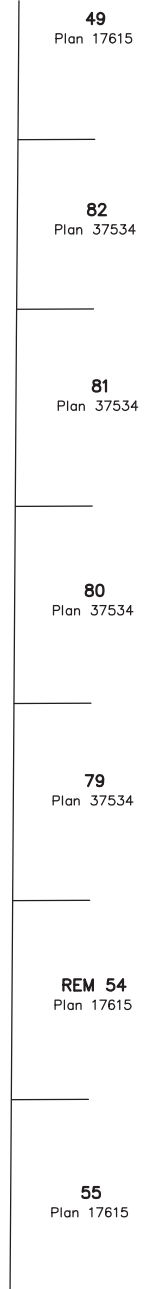
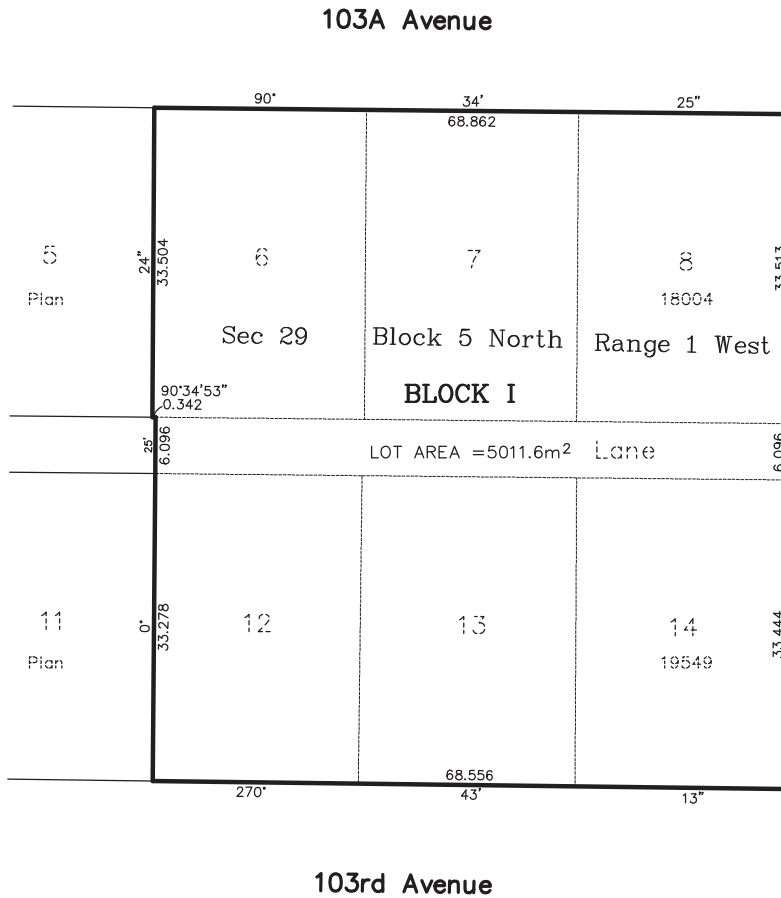
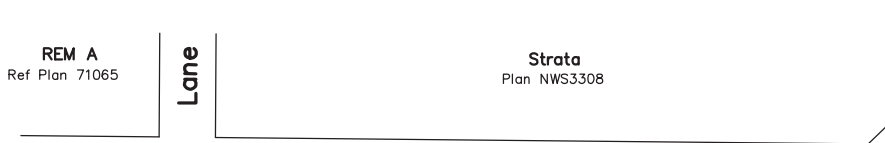
Integrated Survey Area No. 1, City of Surrey



SCALE 1:500



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



COMPASS LAND SURVEYING LTD.
Professional Land Surveyors
#202-8381 128th Street
Surrey, B.C. V3W 4G1
Tel: 604-503-6898
Email: Office@CompassSurveys.com
File No.: 2009024 RE2



Shou Peng Liu
-- BCLS -
ABCLS

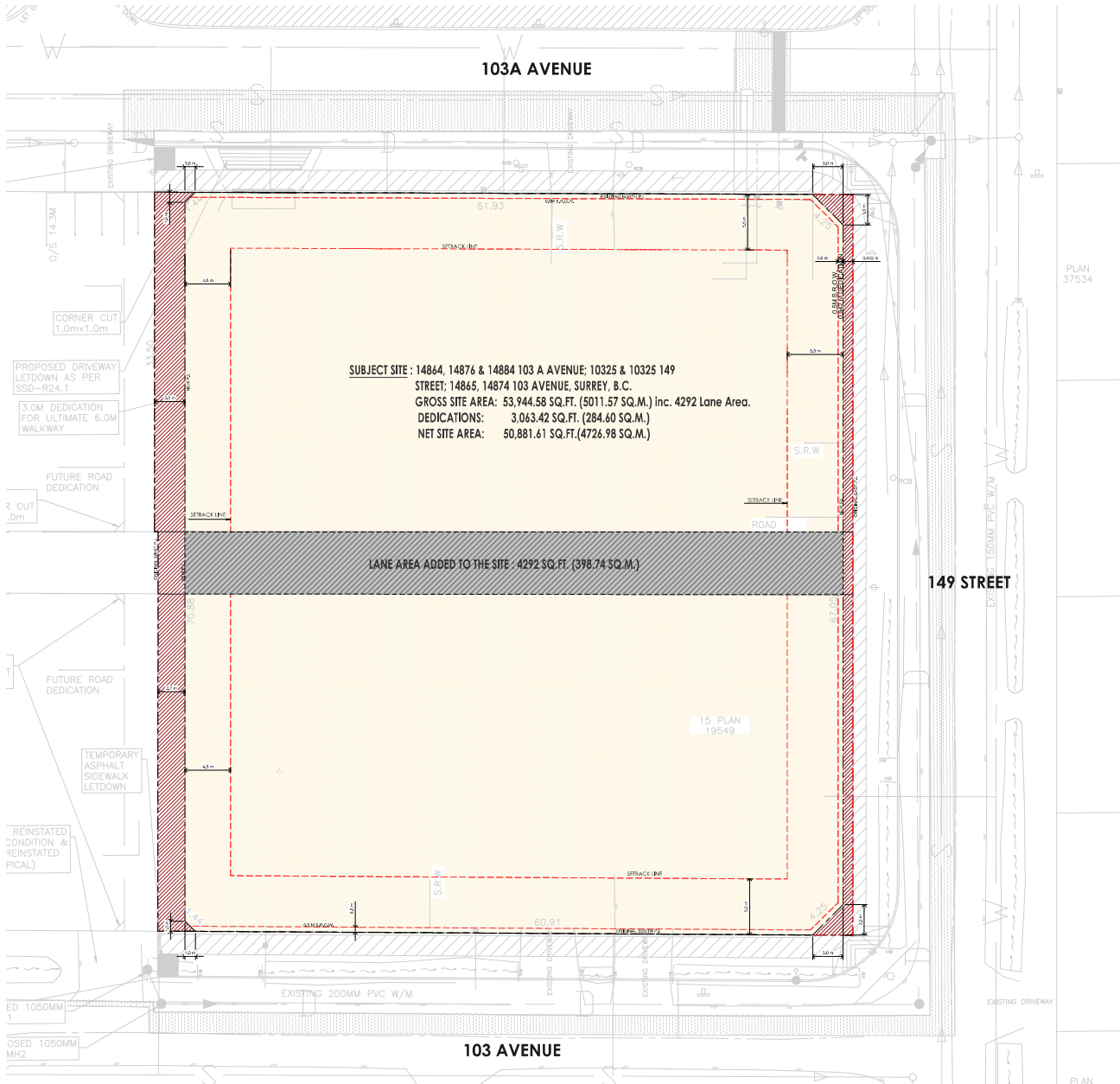
Digitally signed by Shou Peng Liu --
BCLS - ABCLS
DN: cn=CA, o=CertifIO Pro,
ou=Association of British Columbia
Land Surveyors,
0.9.2342.19200300.100.1.1=933,
cn=Shou Peng Liu - BCLS - ABCLS
Date: 2024.04.12 14:15:14 -0700

The survey plan was completed on the
11th day of April, 2024.
SHOUPENG LIU, B.C.L.S. #933



**14864/76/84 103A AVENUE,
10325/27/149 STREET,
14865/75/ 103 AVENUE
SURREY BC**





12984 59 Avenue
Surrey, BC V3A 0C4

Tel: (778) 891-0167
Email: jpratt@cre8architectures.ca

Cre 8 Architecture Ltd.



Project:
6-STORY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE, SURREY, B.C.

Drawing:
BASE - PLAN

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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1 BASE PLAN
Scale: 1/16"=1'-0"

Scale: 1/16"=1'-0" DWG. NO: **A.01**

PROJECT RECONCILIATION:

PROJECT NO.	21-255		
PROJECT DATA			
CLIENT	PAUL SIDHU		
LEGAL DESCRIPTION			
CIVIC ADDRESS	14864.14876814884 103A AVENUE, 103258.10327 149 STREET 14865.14875 103 AVENUE SURREY, BC		
AUTHORITY HAVING JURISDICTION	City of Surrey		
APPLICABLE POLICIES	CITY OF SURREY OCP AND ZONING BYLAW GUILDFORD NCP		
APPLICABLE CODES	BRITISH COLUMBIA BUILDING CODE 2018		
ZONING	CURRENT	RF	
	PROPOSED	CD (BASED ON RM-70)	

SITE AREA	
GROSS AREA	5,011.57 Sq.Mt. 53,944.58 Sq.Ft.
DEDICATION	284.60 Sq.Mt. 3,063.47 Sq.Ft.
NET SITE AREA	4,726.98 Sq.Mt. 50,881.16 Sq.Ft.

SITE COVERAGE (EXCLUDING RAMP)		Net Site coverage	Gross Site coverage
BUILDING 1 & 2	2,460.97 Sq.Mt.	26,487.86 Sq.Ft.	52%
			49%

SITE COVERAGE (INCLUDING RAMP)	
BUILDING	2,460.97 Sq.Mt. 26,487.86 Sq.Ft.
PARKING RAMP	53.13 Sq.Mt. 571.93 Sq.Ft.
TOTAL	2,514.10 Sq.Mt. 27,061.79 Sq.Ft.

SET BACKS	103A AVE (N)	149 ST. (E)	103 AVE. (S)	WEST
	5.62M	5.62M	5.6M	7.2M

F.A.R. PROPOSED		Net F.A.R.	Gross F.A.R.
FLOOR AREA FOR F.A.R.	129,095 Sq.Ft.	2.54	2.39

BUILDING HEIGHTS		PERMITTED	PROPOSED	METERS
STORIES			6	19.87

PROPOSED DEVELOPMENT AREA SUMMARY (BUILDING 1 & 2)								
	# OF STOREYS	# OF UNITS	GROSS FLOOR AREA		FAR EXCLUSION*		NET FAR AREA	
			SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
LEVEL 1 RESIDENTIAL (PER STOREY) AMENITY-INDOOR GFA	1	28	2181.39	23480.44	224.36	2415	1957.03	21065.44
LEVEL 2 RESIDENTIAL (PER STOREY) AMENITY-INDOOR GFA	1	28	2210.52	23794	280.01	3014	1930.51	20780
LEVEL 3 RESIDENTIAL (PER STOREY)	1	34	2192.03	23595			2192.03	23595
LEVEL 4 RESIDENTIAL (PER STOREY)	1	34	2192.03	23595			2192.03	23595
LEVEL 5 RESIDENTIAL (PER STOREY)	1	29	1860.83	20030.00			1860.83	20030
LEVEL 6 RESIDENTIAL (PER STOREY)	1	29	1860.83	20030.00			1860.83	20030
TOTAL	6	182	12497.63	134524.44	504.37	5429.0	11,993.3 Sq.Mt.	129,095.4 Sq.Ft.

UNIT MIX	UNITS	PER TYPE	%	SPLIT	SUBTOTAL
					(FOR PARKING)
1 BEDROOM	16	9%		60%	109
1 BEDROOM + DEN	93	51%			
2 BEDROOM	44	24%			
2BEDROOM + DEN	12	7%		31%	73
2 BEDROOM (TOWNHOME)	-	-			
3 BEDROOM	17	9%		9%	
TOTAL	182	100%	100%		182
Adaptable Units Provided (inc. in 182 units)		7%			12

AMENITY SPACE			
INDOOR	REQUIRED	546.0 Sq.Mt.	5,877.14 Sq.Ft.
	PROVIDED	504.4 Sq.Mt.	5,429.00 Sq.Ft.
OUTDOOR	REQUIRED	546.0 Sq.Mt.	5,877.14 Sq.Ft.
	PROVIDED	910.7 Sq.Mt.	9,802.91 Sq.Ft.

INDOOR AMENITY SPACE	
1F	2415
2F	3014
TOTAL	5429
OUTDOOR AMENITY SPACE	
1F	4018.36
ROOF TOP	5784.55
TOTAL	9802.91

Parking - Required*	Ratio	Units	Stalls
Per 1 Bedroom or Less	1:1	109	119.90
Per 2 Bedrooms or more	1:1	73	80.30
Visitor	0:1	182	18.20
Total			218.40

Parking - Provided	P1	P2	ACCESSIBLE (P1)	TOTAL
RESIDENTIAL	97	120	6 acc.+1 van. acc.	217
Visitor	21		1 acc. + 2 van. acc.	21
Total	118	120		238

BICYCLE PARKING - REQUIRED	RATIO	UNITS/BLDG.	STALLS
RESIDENT - PER UNIT	1:2	182	218.4
VISITOR - PER RESIDENTIAL BLDG.		6	12
TOTAL			230.4

BICYCLE PARKING PROVIDED	
RESIDENT	221
VISITOR	12
TOTAL	233



12944 89 Avenue
Surrey, BC V3V 0C4

Tel: (778) 897-0187
Email: jassinder@cre8architecture.ca



Project:

**6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT**
Project Address:
**14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.**

Drawing:

PROJECT DATA

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale:
N.T.S

DWG. NO:
A.0.2

Cre 8 Architecture Ltd.



Project:
6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.

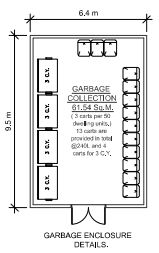
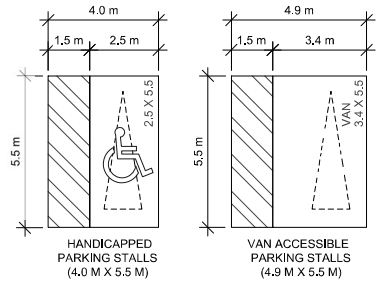
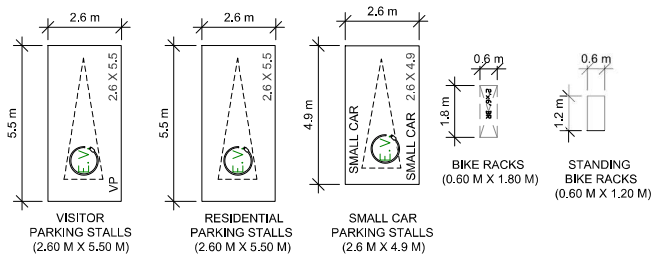
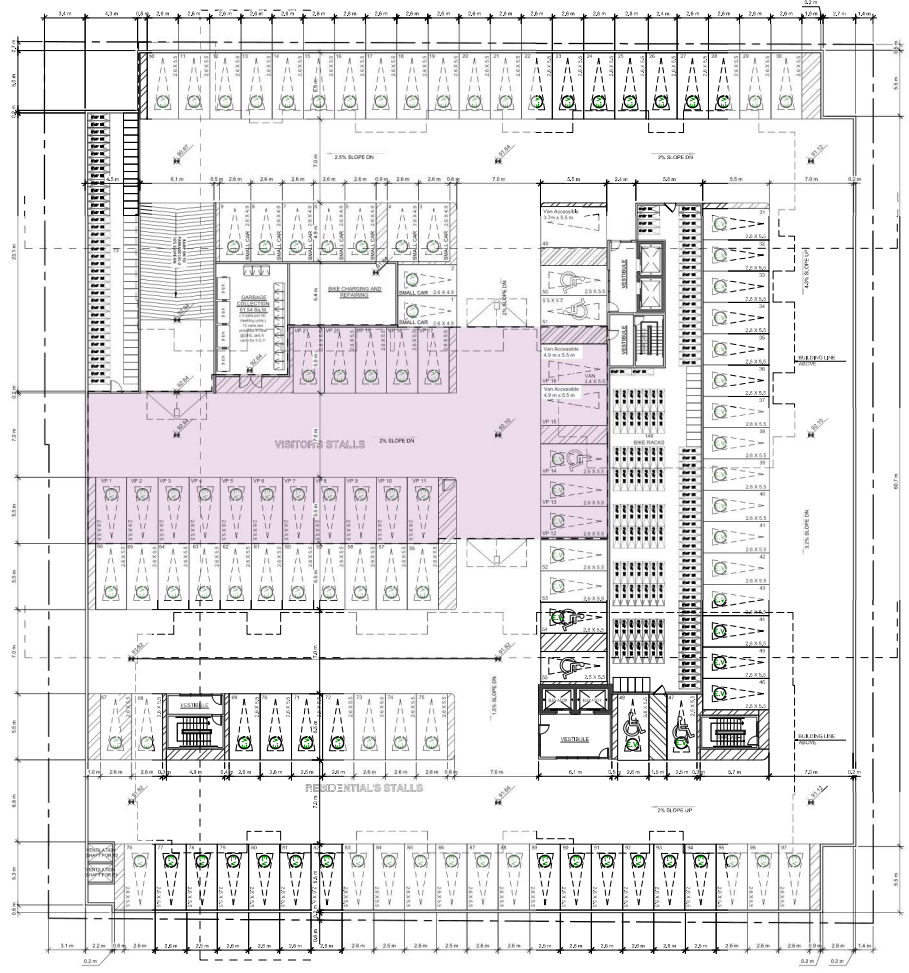
Drawing:
PARKADE-LVL-1

Project Status:
DEVELOPMENT PERMIT DWGS.

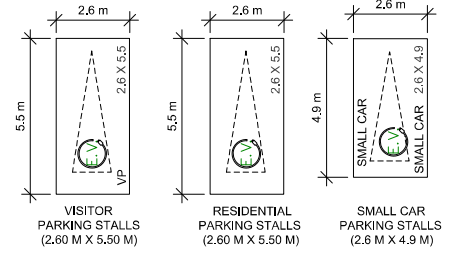
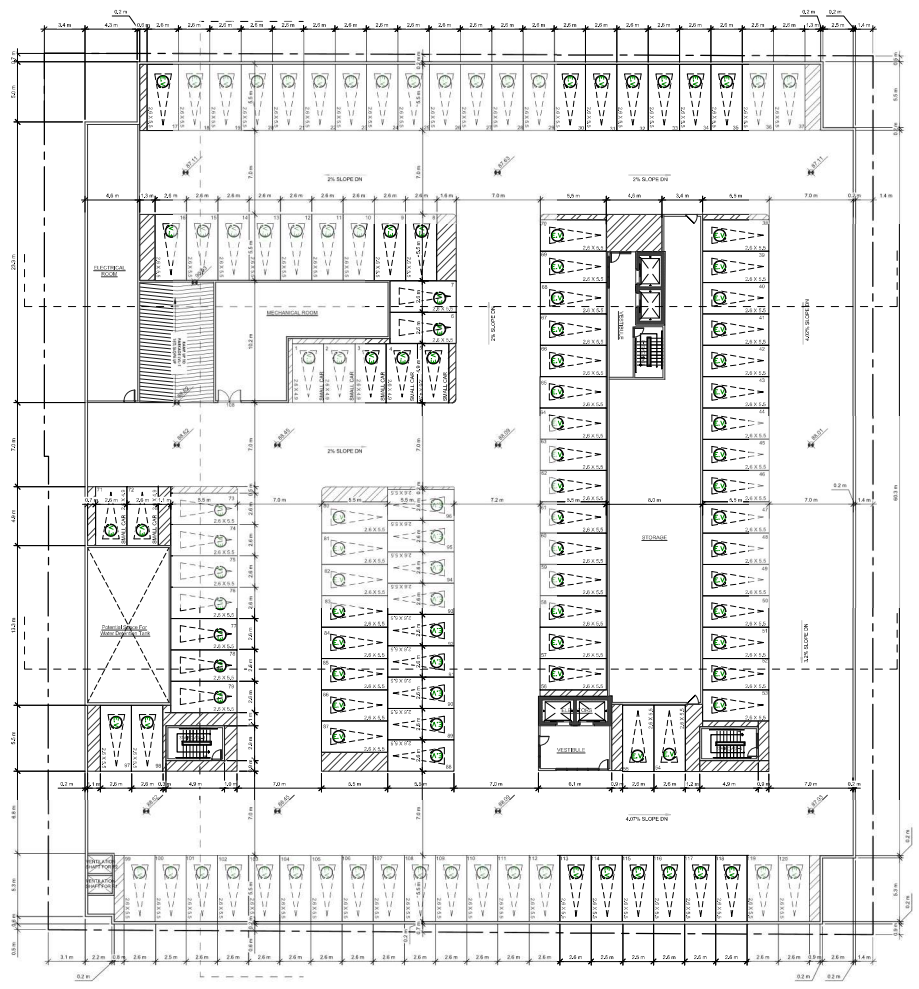
REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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118 stalls vl-1
VP - 21 STALLS
RES. - 97 STALLS
inc. 7acc. stalls
inc. 3 van acc. stalls
inc. 9 small car stalls



120 stalls M-2
inc. 7 small car stalls



Project:
6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT

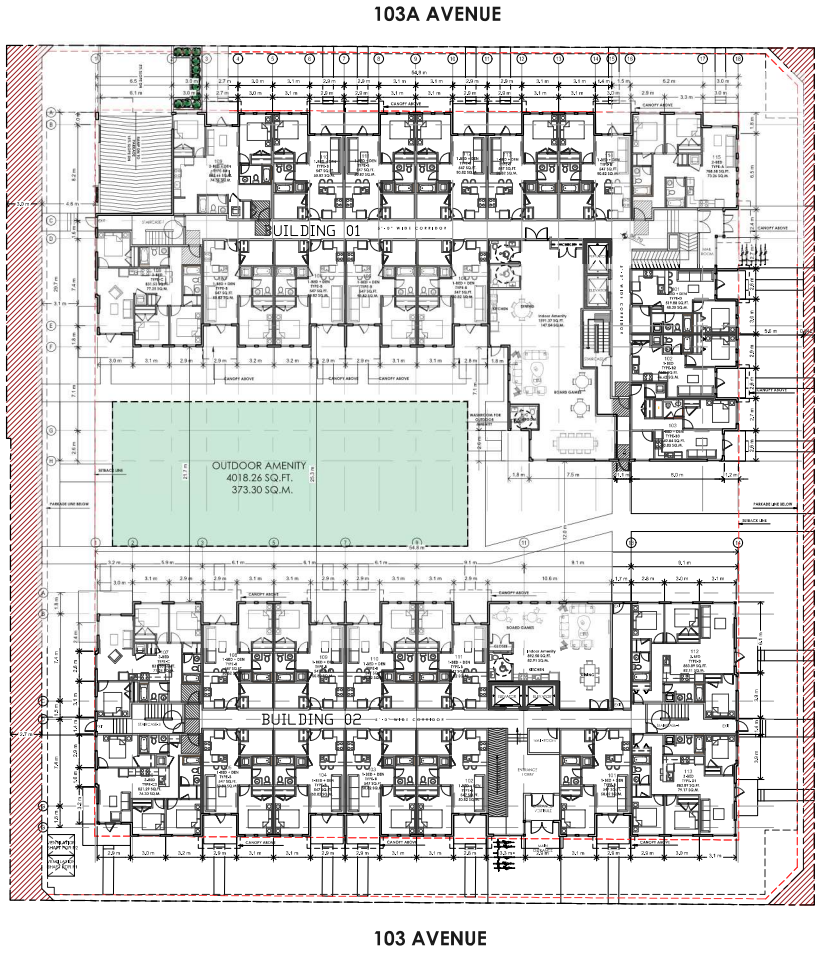
Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.

PARKADE-LVL-2

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION		
No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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BUILDING 01

1 BED :	1 UNITS (6.66 %)
1 BED + DEN :	11 UNITS (73.33 %)
2 BED :	1 UNITS (6.66 %)
2-BED + DEN :	1 UNITS (6.66 %)
3 BED :	1 UNITS (6.66 %)
TOTAL UNITS :	15 UNITS

BUILDING 02

1 BED :	0 UNITS
1 BED + DEN :	9 UNITS (69.23 %)
2 BED :	0 UNITS
2-BED + DEN :	0 UNITS
3 BED :	4 UNITS (30.77 %)
TOTAL UNITS :	13 UNITS

Project:
6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.

Drawing:
MAIN FLOOR PLAN

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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1 MAIN-FLOOR PLAN
Scale: 1/16"=1'-0"



Project:
6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.

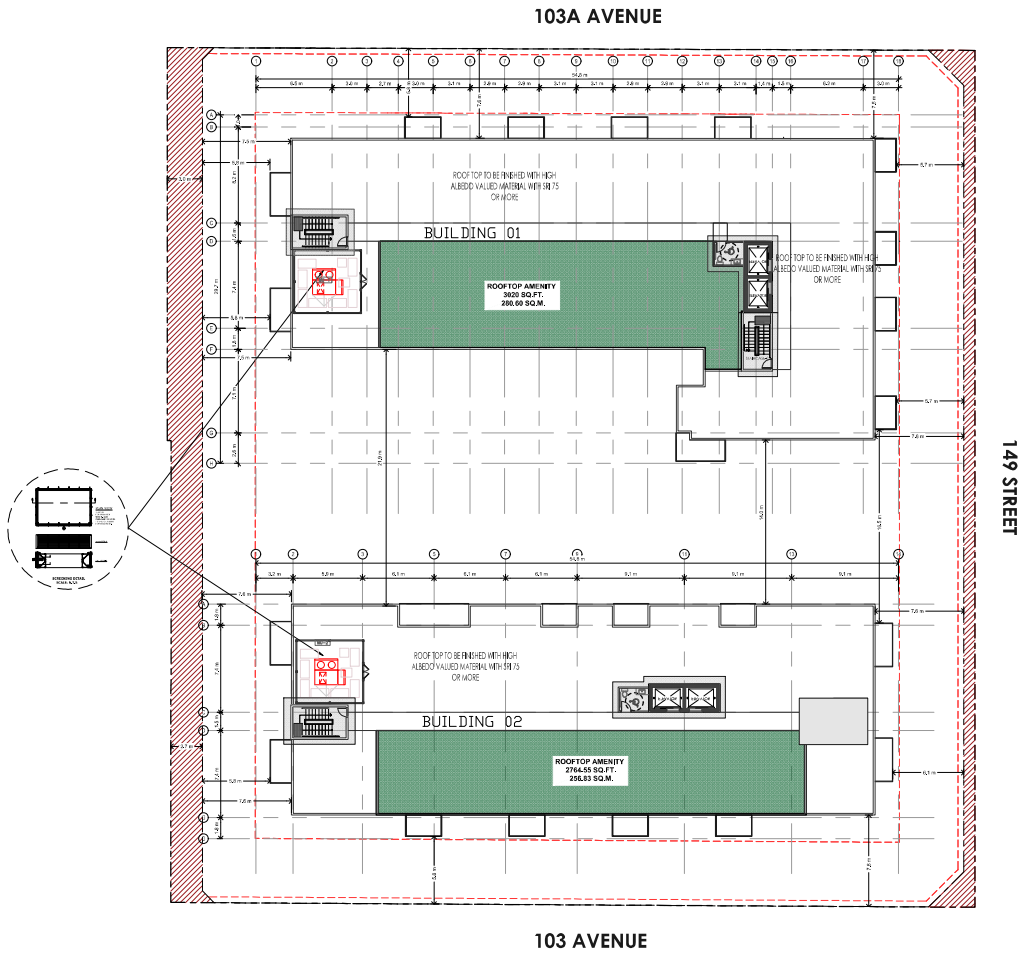
Drawing:
ROOFTOP

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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1 ROOFTOP PLAN
Scale: 1/16"=1'-0"



1 NORTH ELEVATION (ALONG 103A STREET)
Scale: 1/16"=1'-0"

MATERIAL LEGEND :-

	1. THIN BRICKS - DARK IRON (Endicott Bricks)
	2. 6" HARDIE SIDING - SLATE GRAY
	3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
	4. 6" HARDIE SIDING - IRON GRAY
	5. DOOR COLOR (NIGHT OWL - SHERWIN WILLIAMS 7061)
	6. CEDAR SOFFIT (DARK KNOTTY PINE)
	7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
	8. FASCIA (TO MATCH WITH IRON GRAY)
	9. BLACK VINYL WINDOWS (TINTED BLACK)



2 EAST ELEVATION (ALONG 149 STREET)
Scale: 1/8"=1'-0"



12984 59 Avenue
Surrey, BC V3A 0G4

Tel: (778) 891-0167
Email: jaymiller@cre8architecture.ca



Project:
6-STORY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:
**14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.**

Drawing:
**ELEVATIONS
BUILDING-1**

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale:
1/8"=1'-0"
DWG. NO:
A.3.1



1 SOUTH ELEVATION (ALONG OUTDOOR AMENITY)
Scale: 1/16"=1'-0"

MATERIAL LEGEND :-

1. THIN BRICKS - DARK IRON (Endicott Bricks)
2. 6" HARDIE SIDING - SLATE GRAY
3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
4. 6" HARDIE SIDING - IRON GRAY
5. DOOR COLOR (NIGHT OWL - SHERWIN WILLIAMS 7061)
6. CEDAR SOFFIT (DARK KNOTTY PINE)
7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
8. FASCIA (TO MATCH WITH IRON GRAY)
9. BLACK VINYL WINDOWS (TINTED BLACK)



2 WEST ELEVATION (ALONG 3M SIDEWALK)
Scale: 1/16"=1'-0"



12984 59 Avenue
Surrey, BC V3A 0G4

Tel: (778) 891-0167
Email: jaymiller@cre8architecture.ca

Cre 8 Architecture Ltd.



Project:
**6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT**

Project Address:
**14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.**

Drawing:
**ELEVATIONS
BUILDING-1**
Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale:
1/16"=1'-0"
DWG. NO:
A.3.2



Project:
6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.

Drawing:
**MATERIAL
SPECIFICATIONS**

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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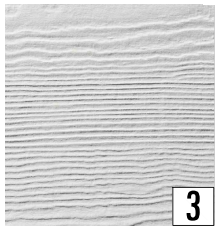
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DWG. NO: **A.3.5**



1
THIN BRICKS
DARK IRON (Endicott Bricks)



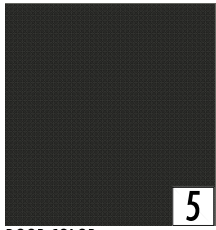
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6" HARDIE SIDING - SLATE GRAY



3
HARDIE BOARD & FASCIA &
TRIMS- ARCTIC WHITE



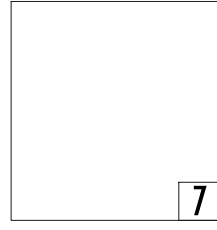
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6" HARDIE SIDING - IRON GRAY



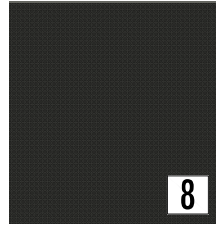
5
DOOR COLOR
(NIGHT OWL -SHERWIN WILLIAMS
7061)



6
CEDAR SOFFIT:
(DARK KNOTTY PINE)



7
FASCIA / TRIMS- ARCTIC WHITE



8
FASCIA/ TRIMS - IRON GREY



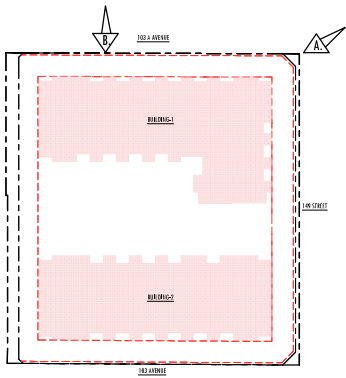
9
WINDOWS - BLACK VINYL

MATERIAL LEGEND :-

	1. THIN BRICKS - DARK IRON (Endicott Bricks)
	2. 6" HARDIE SIDING - SLATE GRAY
	3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
	4. 6" HARDIE SIDING - IRON GRAY
	5. DOOR COLOR (NIGHT OWL -SHERWIN WILLIAMS 7061)
	6. CEDAR SOFFIT (DARK KNOTTY PINE)
	7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
	8. FASCIA (TO MATCH WITH IRON GRAY)
	9. BLACK VINYL WINDOWS (TINTED BLACK)



ALUMINIUM HANDRAILS
(TO MATCH WITH IRON GRAY)
GLASS RAILLING



A. NORTH EAST CORNER VIEW (ALONG 103 A AVE & 149 STREET)



B. NORTH SIDE VIEW (ALONG 103 A AVENUE)



12964 59 Avenue
Surrey, BC V3A 0C4

Tel: (778) 891-0167
Email: jason@cre8architects.ca



Cre 8 Architecture Ltd.

Project:
6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.

Drawing:
3D-VIEWS

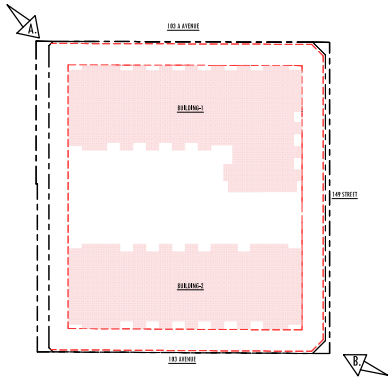
Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION		
No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale:
N.T.S.

DWG. NO.:
A.5.1



A. NORTH WEST CORNER VIEW (ALONG 103 A AVE & WEST SIDE WALKWAY)



B. SOUTH EAST VIEW (ALONG 103 AVENUE & 149 STREET)



12964 59 Avenue
Surrey, BC V3A 0C4

Tel: (778) 891-0167
Email: jay@cre8architects.ca



Cre 8 Architecture Ltd.

Project:
6-STORY MULTIFAMILY
RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.

Drawing:
3D-VIEWS

Project Status:
DEVELOPMENT PERMIT DWGS.

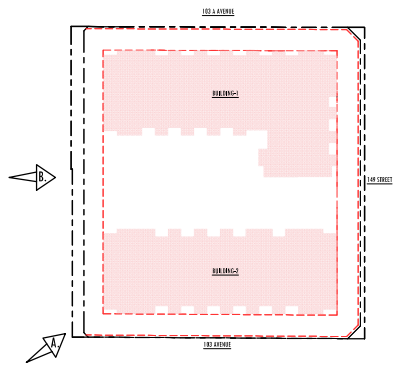
REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale:
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DWG. NO.:
A.5.2



A. SOUTH WEST CORNER VIEW (ALONG 103 AVE & 3M WIDE WALKWAY)



B. EAST SIDE VIEW (ALONG 149 STREET)



12964 59 Avenue
Surrey, BC V3A 0C4

Tel: (778) 891-0167
Email: jpratt@cre8architecture.ca



Cre 8 Architecture Ltd.

Project:
6-STORY MULTIFAMILY
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Project Address:
14864/76/84 103A AVE. ;
10325/27 149 STREET; 14865/75
103 AVE. SURREY, B.C.

Drawing:
3D-VIEWS

Project Status:
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No.	Date	Description
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Scale:
N.T.S.

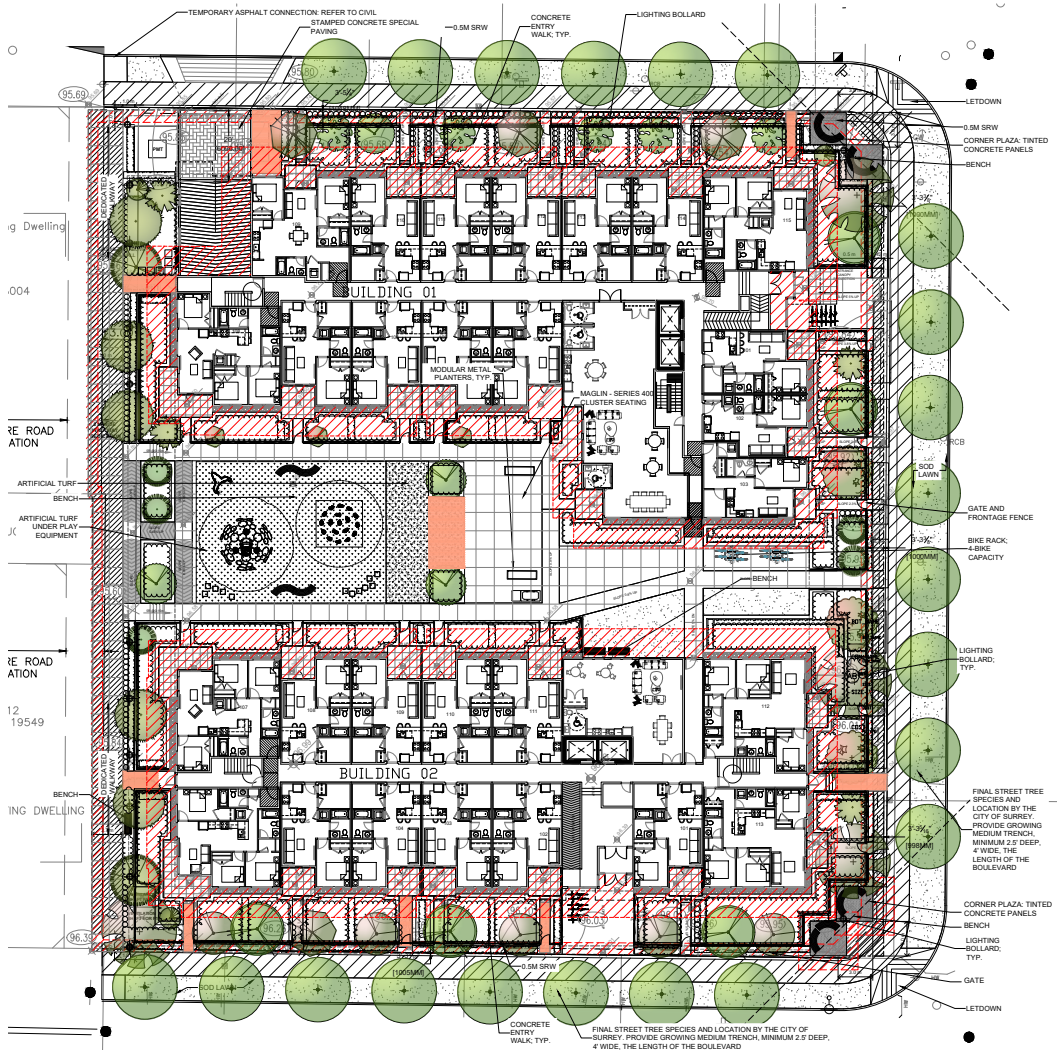
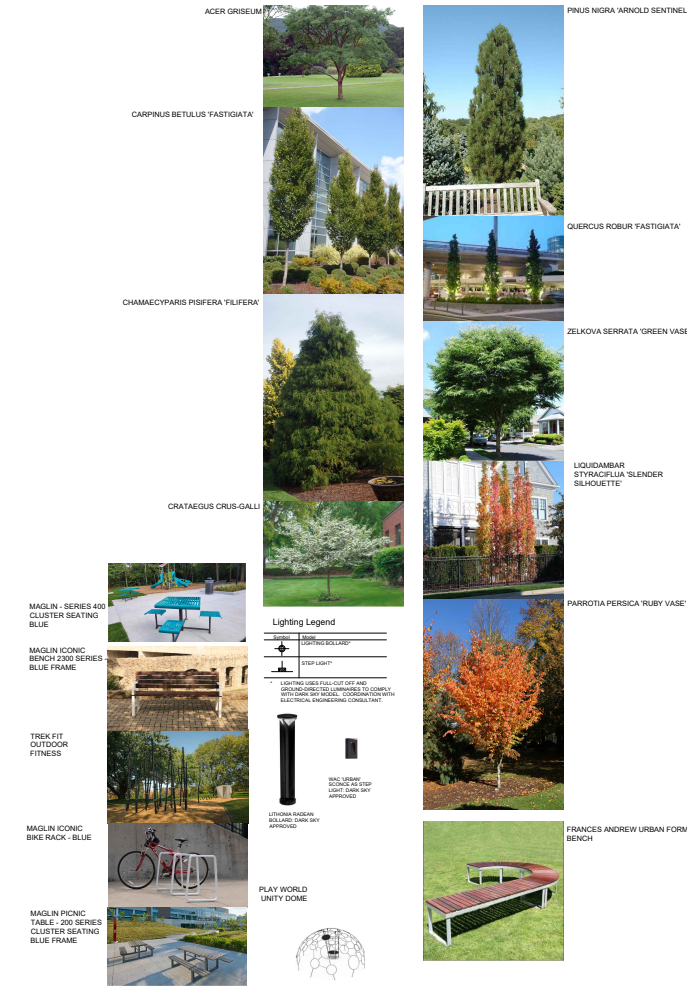
DWG. NO.:
A.5.3

TREE SCHEDULE		PMG PROJECT NUMBER: 22-241		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER GRISELUM	PAPERBARK MAPLE	5CM CAL: 1.8M STD; B&B; CLIMATE RESILIENT
	5	CARPINUS BETULUS 'FASTIGIATA'	THRIFLEAF CYPRESS	5CM CAL: B&B; CLIMATE RESILIENT
	2	CHAMAECYPARIS PISIFERA 'FILIFERA'	THORNLESS COCKSPUR HAWTHORN	3.0M HT; B&B; CLIMATE RESILIENT
	5	CRATAEGUS CRUS-GALLI	LYLANDS CYPRESS	5CM CAL: 2M STD; B&B; CLIMATE RESILIENT
	4	CUPRESSUS LEYLANDII	PRINCESTON SENTINEL MAIDENHAIR	3.0M HT; B&B; CLIMATE RESILIENT
	5	GINKGO BILOBA 'PRINCESTON SENTINEL'	SLENDER SILHOUETTE SWEETGUM	5CM CAL: 2M STD; B&B; CLIMATE RESILIENT
	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	RUBY VASE PERMAN IRONWOOD	5.0CM CAL: 1.8M STD; B&B; CLIMATE RESILIENT
	3	PARROTTIA PERSICA 'RUBY VASE'	BRUNG SERBIAN SPRUCE	3.0M HT; B&B; CLIMATE RESILIENT
	5	QUERCUS ROBUR 'FASTIGIATA'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT; B&B; CLIMATE RESILIENT
	4	ZELKOVA SERRATA 'GREEN VASE'	CHANTICLEER PEAR	5CM CAL: 1.8M STD; B&B; CLIMATE RESILIENT
	5		FASTIGIATE ENGLISH OAK	5CM CAL: 1.8M STD; B&B; CLIMATE RESILIENT
	4		GREEN VASE ZELKOVA	5CM CAL: 1.5M STD; B&B; CLIMATE RESILIENT
52 TOTAL REPLACEMENT SIZED TREES PROPOSED				

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

NOTE: CLIMATE RESILIENCE IS DETERMINED BY IDENTIFYING SPECIES FROM THE URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE 'VERY SUITABLE' OR 'SUITABLE' TYPES OR BY REFERENCING OTHER REPUTABLE SOURCES FOR DROUGHT AND URBAN CONDITION TOLERANCE.

NOTE: IRRIGATION SYSTEM TO BE DESIGN-BUILD. PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM TO BE HIGH EFFICIENCY DRIP IRRIGATION. SMART-CONTROLLED, INSTALLED TO ISACC STANDARDS.



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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G8
p. 604 294-0111, f. 604 294-0022

SCALE:

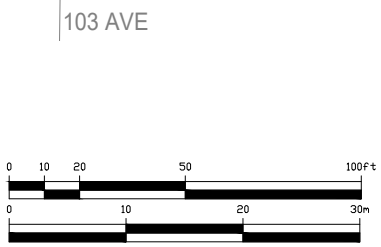
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2	23 DEC 22	NEW SITE PLAN	MM
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4	23 DEC 22	NEW SITE PLAN	MM
5	23 DEC 22	NEW SITE PLAN	MM
6	23 NOV 23	NEW BASE PLANS	MM
7	23 SEP 25	UPDATE PER NEW BASE PLANS	CLG
8	23 AUG 25	UPDATE PER NEW SITE PLAN / CITY COMMENTS	CLG
9	23 JUN 27	UPDATES PER NEW SITE PLAN	CLG
10	22 DEC 22	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

14864/76/84-103A AVE
SURREY



DRAWING TITLE:
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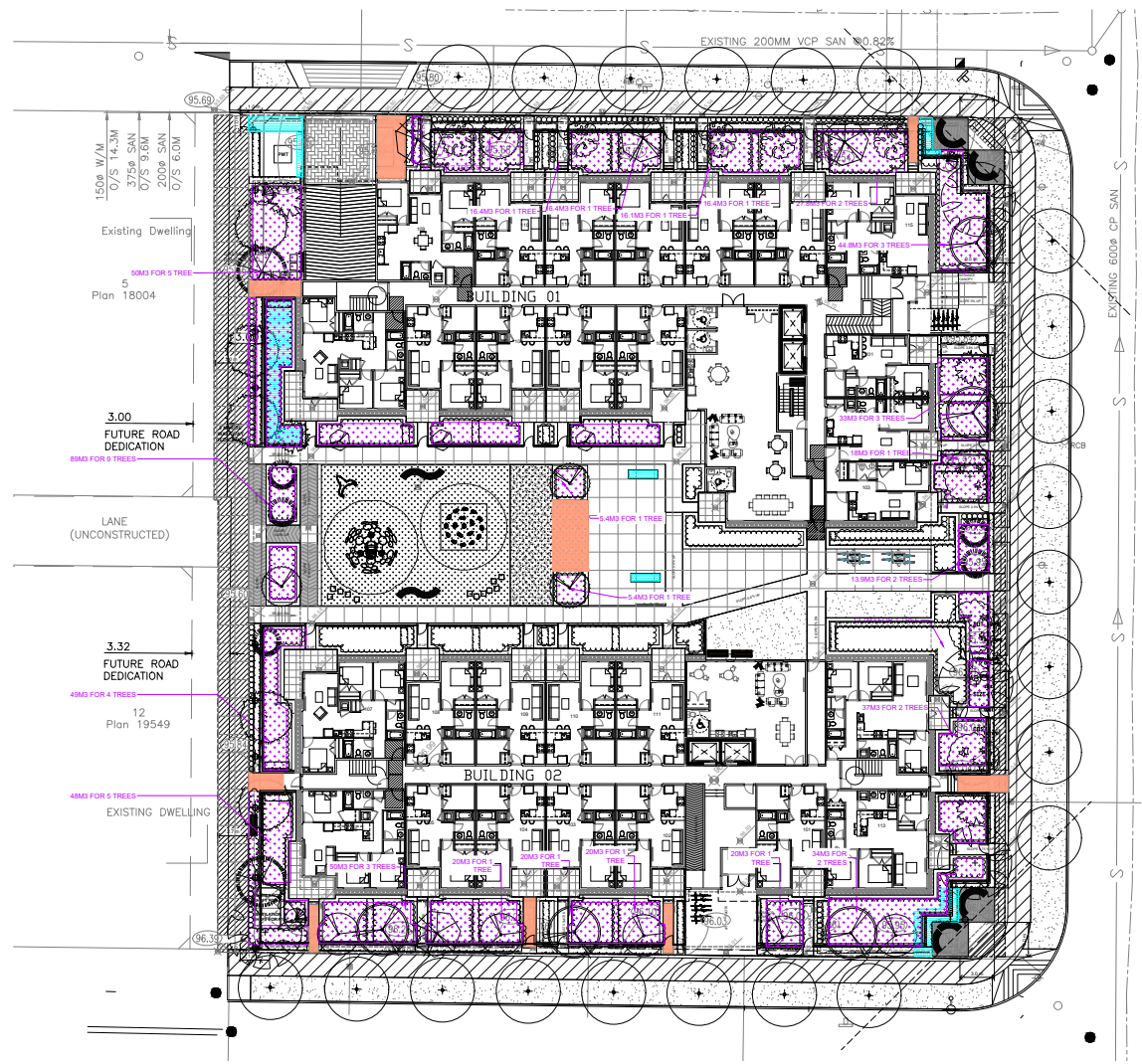
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SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHKD: CW

L1

OF 7

Growing Medium Legend

Symbol	Model
	TREE-BEARING BED 1.0M DEPTH
	SHRUB-BEARING BED 450MM DEPTH
	STRUCTURAL SOIL BREAKOUT TRENCH TO CONNECT SOIL VOLUMES 600MM DEPTH



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LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604 294-0011 • f. 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 APR 12	NEW BASE PLANS - ISSUE FOR SUBMISSION	CLG
2	23 DEC 08	NEW SITE PLAN	MMF
3	22 NOV 23	NEW BASE PLANS	MMF
4	23 SEP 15	UPDATE PER NEW BASE PLANS	CLG
5	28 AUG 2016	UPDATE PER NEW SITE PLAN / CDM COMMENTS	CLG
6	23 JAN 27	UPDATE PER NEW SITE PLAN	CLG
7	22 DEC 12	NEW SITE PLAN	DD

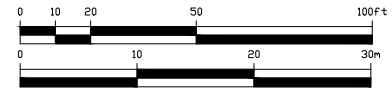
CLIENT:

PROJECT:
RESIDENTIAL PROJECT
14864/76/84-103A AVE
SURREY

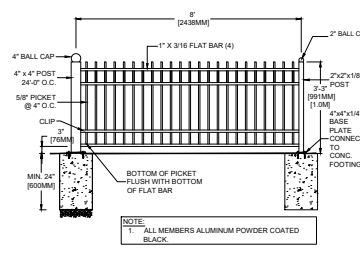
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CHKD: CW

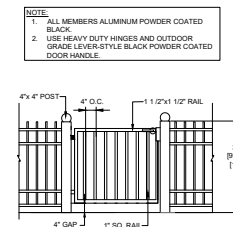
L4
OF 7



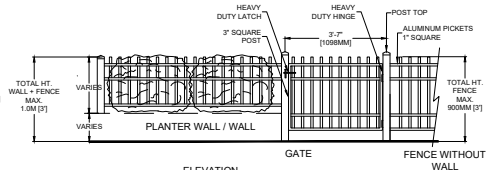
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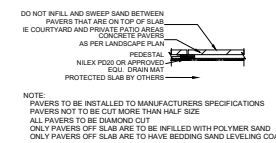
1 1.0M HT. STREET FRONTAGE FENCE
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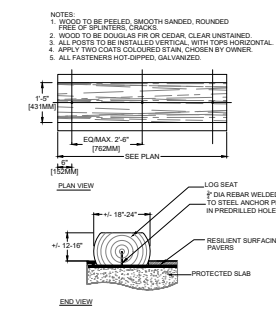
2 1.0M HT. METAL PICKET GATE
1:25



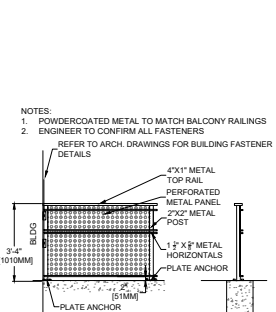
3 METAL FENCE & GATE AT PLANTER
1:25



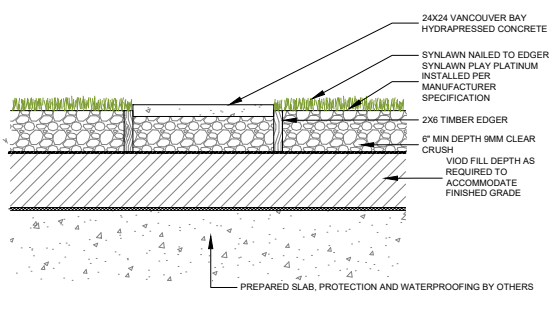
4 HYDRAPRESSED PATIO SLABS
1:25



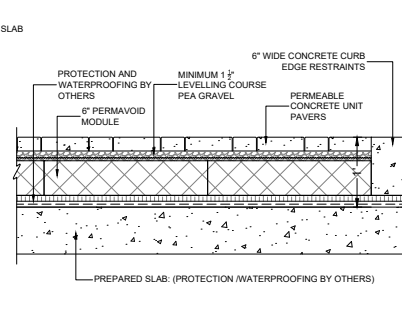
5 BALANCE LOGS
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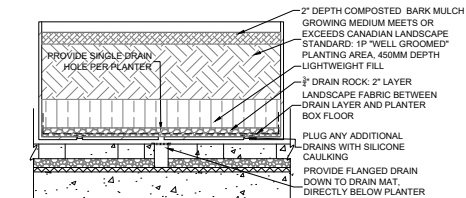
6 PATIO SCREEN
1:30



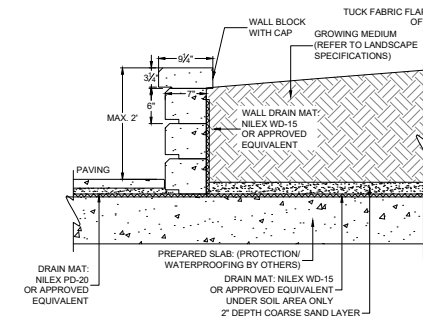
13 ARTIFICIAL TURF
1:10



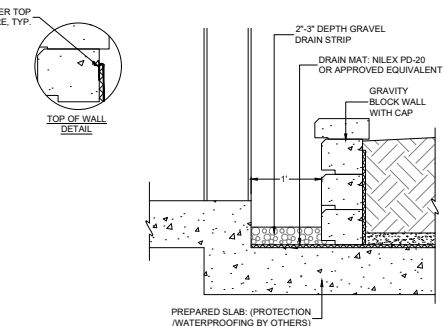
7 PAVERS ON SLAB
1:10



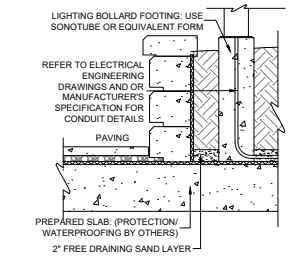
8 PLANTING IN PLANTER BOXES
1:10



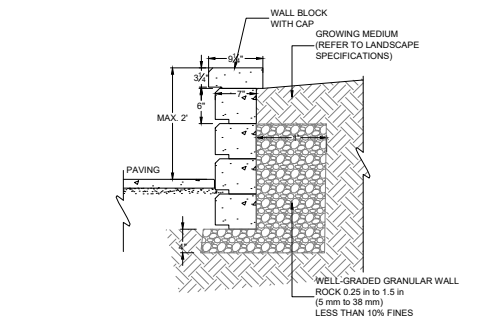
9 PLANTER WALL ON SLAB
1:10



10 DRAIN ROCK STRIP
1:10



11 LIGHTING BOLLARD
1:10



12 PLANTER WALL AT GRADE
1:10

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 APR 12	NEW BASE PLANS - ISSUE FOR SUBMISSION	CLG
2	23 DEC 09	NEW SITE PLAN	MM
3	23 NOV 03	NEW BASE PLANS	MM
4	23 SEP 05	UPDATE PER NEW BASE PLANS	CLG
5	24 AUG 04 (SUPP)	UPDATE PER NEW SITE PLAN / CTR COMMENTS	CLG
6	23 JUN 07	UPDATES PER NEW SITE PLAN	CLG
7	22 DEC 12	NEW SITE PLAN	DD

CLIENT:

PROJECT:
RESIDENTIAL PROJECT
14864/76/84-103A AVE
SURREY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 22 DEC 08 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW **OF 7**

L6

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

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

DATE: **March 04, 2024** PROJECT FILE: **7823-0053-00**

RE: **Engineering Requirements
Location: 14864 103A Ave**

OCP TEXT AMENDMENT

There are no engineering requirements relative to the OCP Text Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0 m x 3.0 m corner cut at 149 Street and 103A Avenue;
- Dedicate 3.0 m x 3.0 m corner cut at 149 Street and 103 Avenue;
- Dedicate 3.0 m along western PL for ultimate 6.0 m N-S walkway;
- Dedicate 1.0 m x 1.0 m corner cuts at N-S walkway and 103A Ave & 103 Ave; and
- Register 0.5 m statutory right-of-way (SRW) along road frontages.

Works and Services

- Construct the south side of 103A Avenue;
- Construct the north side of 103 Avenue;
- Construct the west side of 149 Street;
- Construct the walkway with 2.0 m concrete path and 1.0 m boulevard;
- Construct 7.3 m concrete letdown for access;
- Construct adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers/water meter, to service the lot; and
- Construct required servicing mains (drainage, water, and sanitary) and/or upgrade as required along the site frontage in order to meet frontage requirements and to provide servicing to the development site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Janelle Frank, P.Eng.
Development Review Manager

M51

Department: **Planning and Demographics**
Date: **March 21, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0053 00**

The proposed development of **183** 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	28
---	----

Projected Number of Students From This Development In:	
Elementary School =	16
Secondary School =	7
Total Students =	23

Current Enrolment and Capacities:	
Hjorth Road Elementary	
Enrolment	327
Operating Capacity	229
# of Portables	5
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

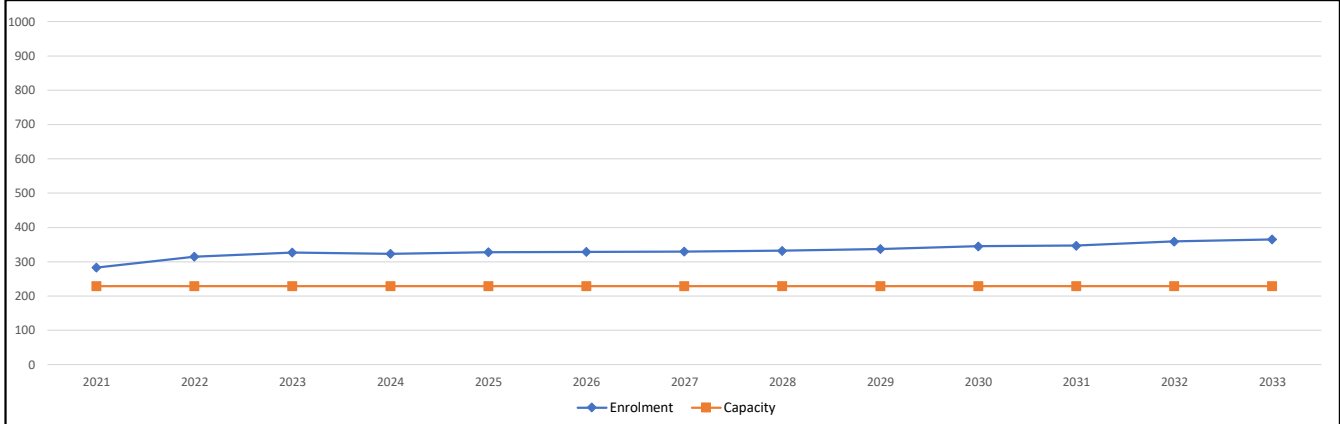
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. The school is currently operating at 143% capacity. In the District's 2024/2025 Five Year Capital Plan, a new request for a 17-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education has not approved funding for this request.

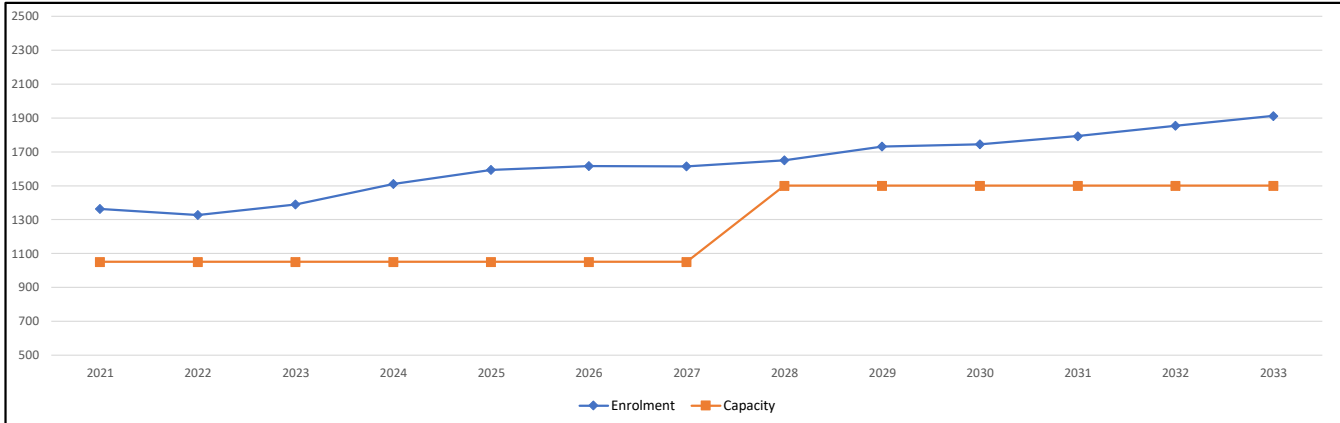
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

Hjorth Road Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Guildford Park Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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.

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 14864, 14876, 14884, 10325 & 10327 103A St, 14865, 14875 103 St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	46
Protected Trees to be Removed	46
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 18 X one (1) = 18	18
All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = 56	56
Replacement Trees Proposed	61
Replacement Trees in Deficit	13
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



August 18, 2023

(Signature of Arborist)

Date

