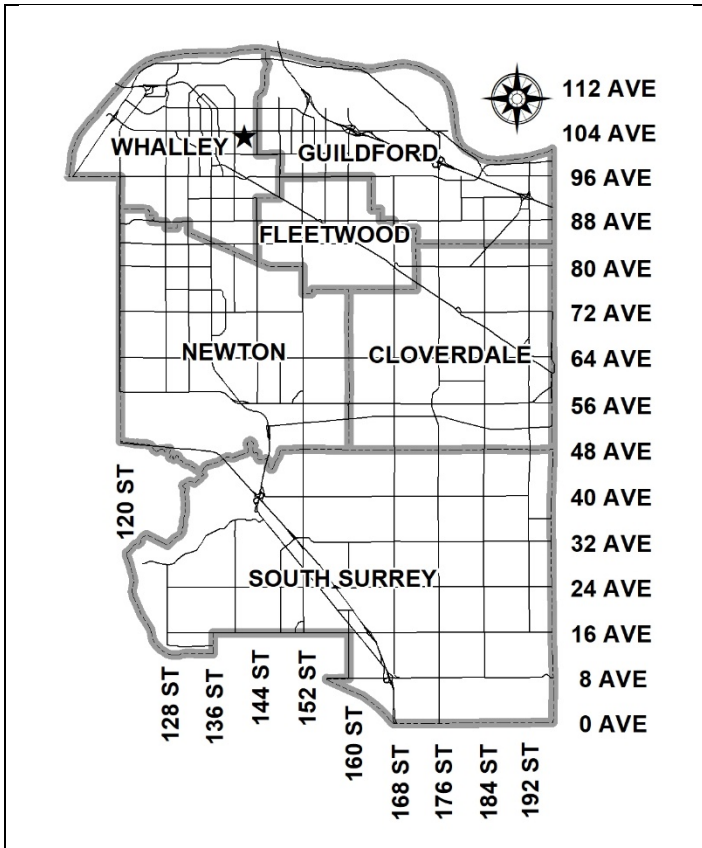


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0653-00

Planning Report Date: April 1, 2019



**PROPOSAL:**

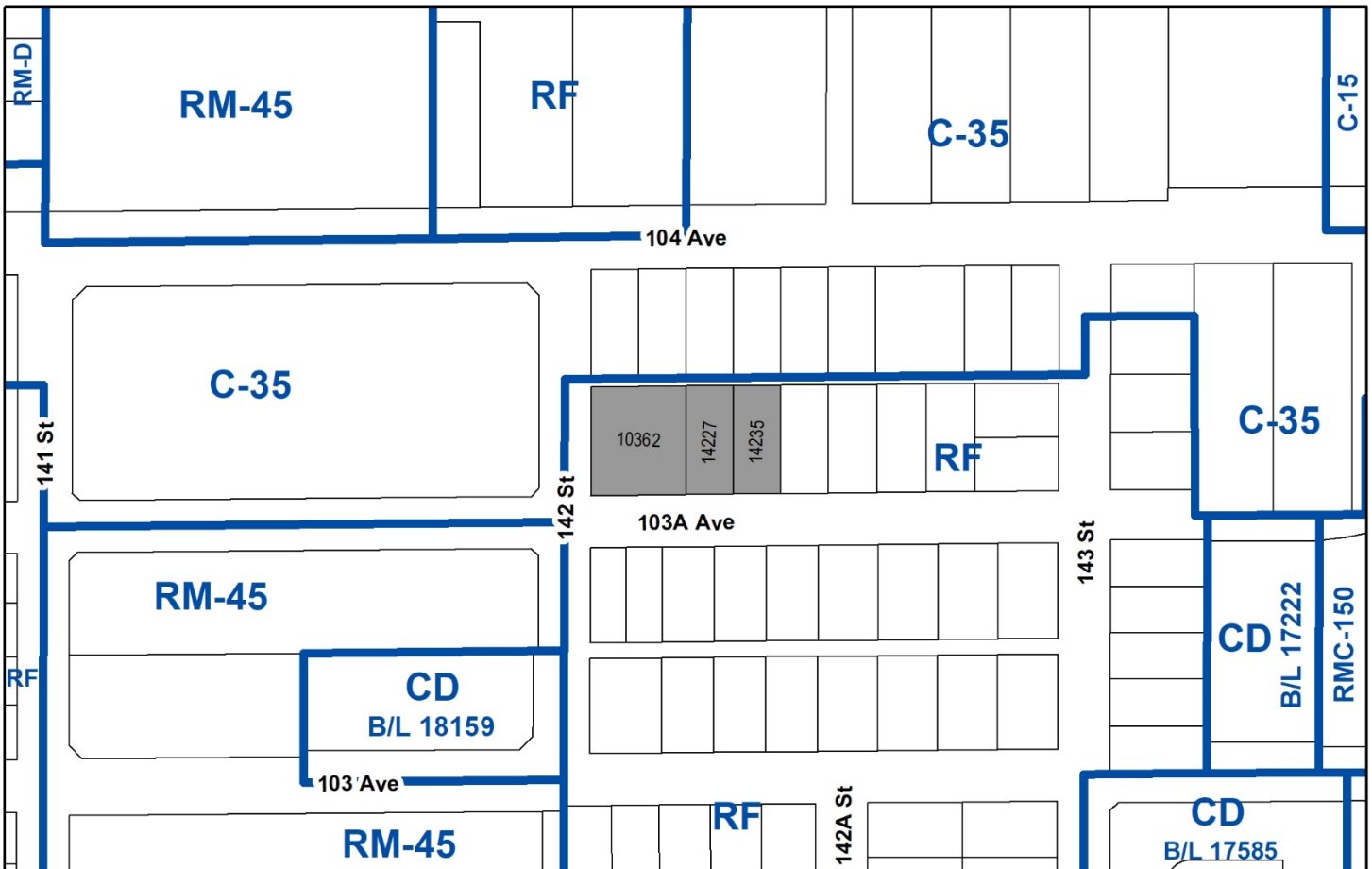
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of a 6-storey apartment building consisting of approximately 80 dwelling units.

**LOCATION:** 14235 - 103A Avenue  
 14227 - 103A Avenue  
 10362 - 142 Street

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposed density and built form are appropriate for this part of the 104 Avenue corridor, and the proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor (within 400 metres / 0.25 mile of 104 Avenue).
- The applicant has proposed a voluntary amenity contribution on a per unit basis.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0653-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) 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
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District: **Projected number of students from this development:**

4 Elementary students at Lena Shaw Elementary School  
4 Secondary students at Guildford Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November, 2021.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has volunteered a voluntary amenity contribution of \$1,500 per unit basis to address this issue. This results in a total voluntary amenity contribution of \$120,000.

Surrey Fire Department: The Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family homes to be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Multiple Residential	C-35
East:	Single family dwellings.	Multiple Residential	RF
South (Across 103A Avenue):	Single family dwellings.	Multiple Residential	RF
West (Across 142 Street):	3-storey office building (Asian Business Centre)	Multiple Residential	C-35

## DEVELOPMENT CONSIDERATIONS

### Background & Context

- The 0.31-hectare (0.76-acre) subject site is comprised of three lots which are located at the northeast corner of 142 Street and 103A Avenue in the 104 Avenue corridor. The subject site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The subject site is located within the Frequent Transit Development Area (FTDA) along 104 Avenue between City Centre and Guildford Town Centre, as identified in the Official Community Plan (OCP). The maximum Floor Area Ratio (FAR) permitted under the Multiple Residential designation within a FTDA is 2.0 gross FAR.
- The subject site is also within the Guildford Town Centre and 104 Avenue Corridor Plan area, which is currently pre-Council.

### Current Proposal

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", based on the "Multiple Residential 70 Zone (RM-70)", in order to allow the construction of a six-storey apartment building consisting of a total of 80 dwelling units.
- The FAR (gross) proposed for the development is 2.00, which complies with the Multiple Residential designation in the OCP for an FTDA.
- The proposed use, density, and building massing are appropriate for this part of the 104 Avenue corridor.
- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a Comprehensive Development Zone (CD).

### Transportation

- The proposed development of approximately 80 apartment dwelling units will generate approximately 32 peak hour vehicular trips in accordance to the Institution of Transportation Engineering Trip Generation 10<sup>th</sup> Edition (General Urban/Suburban category).
- The City's Engineering Design Criteria requires applicants to provide a Transportation Impact Study (TIS) should vehicular trips be greater than 150 in the peak hour of the generator. The subject application did not meet this threshold, and therefore a TIS was not required.
- The subject site is also within the Guildford Town Centre and 104 Avenue Corridor Plan area, where a comprehensive Transportation Impact Analysis will be completed as part of the Engineering Servicing Strategy.
- The site will have driveway access from the new east-west lane along the northern portion of the subject site. The applicant will be required to dedicate 6 metres (20 ft.) for the new lane.

- The applicant will be required to dedicate approximately 1.9 metres (6 ft.) for the completion of the east side of 142 Street to the Collector Road Standard.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 20, 2018, and the Development Proposal signs were installed on August 23, 2018. Staff received 3 responses from neighbouring residents, as below (*staff comments in italics*):

- Two respondents were not supportive of the proposed 6-storey form in this location, given the existing single-family interface to the south of 103A Avenue.

*(The proposed development is within a Frequent Transit Development Permit Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.*

*The FAR proposed for the development is 2.00, which complies with the Multiple Residential designation in the OCP.*

*Lands on the south side of 103A Avenue are designated Multiple Residential in the OCP and are anticipated for redevelopment.)*

- One respondent sought clarification on how the construction of the proposed new lane would impact access to their property.

*(Staff confirmed that access to the respondent's property would not be impacted by the construction of the new lane.)*

### PROPOSED CD ZONE (Appendix VII)

- Although the proposed building conforms to the height and massing requirements of the RM-70 Zone, the proposed density cannot be accommodated in the RM-70 Zone. The proposed net floor area ratio (FAR) of 2.40 exceeds the maximum FAR of 1.50 permitted in the RM-70 Zone, however it complies with the maximum 2.0 gross FAR in the Official Community Plan.
- Although the proposed density could be accommodated within the RMC-135 Zone, the RMC-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a six-storey building form.
- To accommodate the proposed density, the applicant has applied to rezone the site to a "Comprehensive Development Zone (CD)".
- The proposed CD Zone will be based upon the "Multiple Residential 70 Zone (RM-70)". The following table shows a comparison between the proposed CD Zone and the RM-70 Zone for density, lot coverage, building height and setbacks:

	RM-70	Proposed CD Zone
<b>Density (Floor Area Ratio)</b>	1.50 FAR (net)	2.40 FAR (net)
<b>Lot Coverage</b>	33%	45%
<b>Building Height</b>	50 metres (164 ft.)	20 metres (66 ft.)
<b>Building Setbacks</b>	7.5 metres (25 ft.) from all lot lines	North: 6.0 metres (20 ft.) to the building face East: 3.3 metres (11 ft.) to the building face South: 4.6 metres (15 ft.) to the building face and 0.8 metre (2.6 ft.) to the main entrance canopy West: 4.6 metres (15 ft.) to the building face
<b>Setback to Underground Parking Facility</b>	2.0 metres (6.6 ft.) from the front lot line or the lot line along a flanking street	0.5 metre (1.6 ft.) from the front lot line or the lot line along a flanking street
<b>Parking Rates</b>	1.3 parking spaces per dwelling unit with 1 or no bedrooms; 1.5 parking spaces per dwelling unit with 2 or more bedrooms; and 0.2 parking space per dwelling unit for visitors	Parking has been provided in accordance with the Zoning By-law requirements, including a 20% reduction for the site since it is located within a Frequent Transit Development Area (FTDA)

- The maximum lot coverage has been increased from 33% in the RM-70 Zone to 43%. The proposed lot coverage is typical for similar 6-storey apartment developments.
- The reduced setbacks along the west and south property lines achieve a more urban, pedestrian-oriented streetscape along 142 Street and 103A Avenue and is consistent with similar types of development. The reduced east setback is a side of building condition and the reduced north setback is adjacent to a new lane.
- The City's Transportation Planning Division support the relaxation (20% reduction) to the vehicle parking requirement, which is consistent with similar developments located within a Frequent Transit Development Area (FTDA).

## FORM AND CHARACTER DEVELOPMENT PERMIT

### Building Design

- The proposal incorporates a single six-storey apartment building comprised of 80 dwelling units (see Appendix II).
- The unit mix consists of twenty-one (21) 1-bedroom plus den units and fifty-nine (59) 2-bedroom apartment units.

- The dwelling units will range in size from 50 square metres (536 sq. ft.) to 73 square metres (781 sq. ft.) for the largest 2-bedroom unit.
- Staff worked with the applicant to ensure the building was designed with an appropriate street interface, since future redevelopment of this area will create an urban, walkable neighbourhood close to the transit corridor along 104 Avenue.
- The main entrance to the lobby of the apartment building is located near the southwest corner, facing 103A Avenue.
- The materials for the building include hardie panel in grey, white and green. The applicant has utilized stone cladding on portions of the first and second floors of the building façade in order to give the appearance of two-storey townhouse units along the street frontages.
- An extended longboard-cladded roof canopy provides weather protection for the sixth floor units and accentuates the building design.
- The proposed building features a flat roof, which results in a clean, contemporary building design.
- The building design is supported by the Advisory Design Panel (ADP).

#### Vehicle Access, Parking and Bicycle Storage

- Vehicle access to the underground parking is located at the northeast corner of the site via new east/west lane.
- The applicant proposes a total of 120 parking spaces (105 resident parking spaces and 15 visitor parking spaces) in a two-level underground parking garage, which complies with the requirement of 105 parking spaces as per the current parking rates in the Zoning By-law, with a 20% reduction considered to have merit at this location.
- The 120 parking spaces include 3 spaces for persons with disabilities and 28 small car parking spaces. The 28 small car spaces represent 23% of the total parking spaces, which is below the maximum allowance of 35% as per the Zoning By-law.
- The proposal includes a total of 105 secure bicycle parking spaces located within the underground parking garage and an additional 6 surface bicycle parking spaces located at the front entrance of the building.

#### Indoor Amenity Space

- The 240-square metre (2,583-sq.ft.) indoor amenity space is located on the ground floor of the building, adjacent to the lobby, and has direct access to the outdoor amenity area on the northern portion of the site. The amenity space consists of a gym, meeting room and a recreation room which can be programmed in a variety of ways to meet the needs of the residents.



- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for indoor amenity space, the proposed development requires 240 square metres (2,583 square feet) of indoor amenity space. The proposed 240 square metres (2,583 square feet) of indoor amenity space meets the By-law requirement.

### Outdoor Amenity Space

- The 272-square metre (2,930-sq.ft.) outdoor amenity space is located to the north of the proposed building and has direct access to the indoor amenity area. The amenity space consists of a grassed area and a children's play area.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development requires 240 square metres (2,583 square feet) of outdoor amenity space. The proposed 272 square metres (2,930 square feet) of outdoor amenity space exceeds the By-law requirement.

### Landscaping

- Landscaping consisting of deciduous trees interspersed with shrubs and perennials will be planted throughout the development.
- The garbage and recycling containers are proposed to be located within the underground parking.

### TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Western Red Cedar	10	10	0
Douglas fir	2	1	1
Western Hemlock	1	1	0
Deodar Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>14</b>	<b>13</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>26</b>	
<b>Total Retained and Replacement Trees</b>		<b>27</b>	
<b>Contribution to the Green City Fund</b>		<b>\$800</b>	

- The Arborist Assessment states that there are a total of 14 mature trees on the site. There are no Alder and Cottonwood trees on site. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The 13 trees proposed for removal are in conflict with the proposed underground parking garage associated with the proposed building.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 26 replacement trees on the site. The applicant is proposing 26 replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 103A Avenue and 142 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 27 trees are proposed to be retained or replaced on the site.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 28, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located within a Frequent Transit Development Area (FTDA) and is a half block (less than 50 metres) south of the future transit corridor along 104 Avenue.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape.</li> <li>• The project will diversify the housing stock and provide much-needed rental units in this area.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• No ecological features are proposed.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Frequent transit service runs along 104 Avenue, with transit stops located within walking distance from the subject site.</li> <li>• Secure bicycle parking is provided within the underground parking garage.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing ground-oriented buildings with sightlines to pathways and amenity spaces, and provides outdoor amenity space accessible to and suitable for different age groups.</li> </ul>

6. Green Certification (F1)	• No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	• None.

### ADVISORY DESIGN PANEL

ADP Date: December 13, 2018

The applicant has resolved most of the outstanding items from the ADP review. 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 (see Appendix VII).

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments
Appendix VII.	Proposed CD By-law

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

LM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,073 m <sup>2</sup>
Road Widening area		541 m <sup>2</sup>
Undevelopable area		
Net Total		2,558 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		43%
Paved & Hard Surfaced Areas		27%
Total Site Coverage		70%
SETBACKS ( in metres)		
North	7.5 m	6.0 m
East	7.5 m	3.3 m
South	7.5 m	4.6 m
West	7.5 m	4.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	20 m
Accessory		N/A
NUMBER OF RESIDENTIAL UNITS		
One Bed + Den		21
Two Bedroom		59
Total		80
FLOOR AREA: Residential		6,142 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6,142 m <sup>2</sup>

\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		314 UPH / 127 UPA
FAR (gross)		2.0
FAR (net)		2.4
AMENITY SPACE (area in square metres)		
Indoor	240 m <sup>2</sup>	240 m <sup>2</sup>
Outdoor	272 m <sup>2</sup>	240 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	21.8	
2-Bed	70.8	105
3-Bed		
Residential Visitors	12.8	15
Institutional		
Total Number of Parking Spaces	105	120
Number of accessible stalls	2	3
Number of small cars	42 (35%)	28 (23%)
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SOUTH - WEST VIEW



FACADE VIEW

P. 1/2/2018  
 PROJECT A.D.C.  
 5-11-18-ADP-100-A/C, SURVEY, B.C.  
 PROJECT NO. 1723200

**Cerry Blonett**  
 ARCHITECT

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**PEAK RESIDENCES**  
 (80 UNIT - CONDOMINIUM)  
 10302 - 142 ST., & 14227 - 103A AVE, SURREY, B.C.  
 PERSPECTIVE VIEWS  
 DATE: 04/10/2018

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**01**  
 FACADE VIEW  
 14/03/2018 10:30:24 AM

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**SUBMISSION TO ADP**  
 SURVEY FILE: 10400

## ZONING SYNOPSIS :

### ZONE:

EXISTING: RF  
PROPOSED: RM-70

**SITE:** 27 471.36 S.F.  
.6306 AC OR 2 553.10 S.M.

EXISTING: 3 071.50 S.M. (33 049.34 S.F.)

DEDICATION: 518.40 S.M. ( 5 577.98 S.F.)

NET: 2 553.10 S.M. (27 471.36 S.F.)  
OR .6306 AC.

### DENSITY:

80 SUITES = 126.86 UPA  
.6306 AC.

### FLOOR AREA RATIO:

PERMITTED: 2.0 X 33 049.34 S.F. = 66 098.68 S.F.  
(6 143.00 S.M.)

PROPOSED: 66 088 S.F. (6 142.00 S.M.)  
(SEE FLOOR AREA SUMMARY)

### SITE COVERAGE:

1ST FLOOR SUITES = 7 423 S.F. ( 689.87 S.M.)

1ST FLOOR COMMON = 1 810 S.F. ( 168.21 S.M.)

INDOOR AMENITY = 2 575 S.F. ( 239.31 S.M.)

11 808 S.F. (1 097.39 S.M.)

11 808.00  
27 471.36 = 42.98 %

### INDOOR AMENITY:

REQUIRED ----- 80 SUITES X 32 = 2 560 S.F. ( 237.92 S.M.)  
PROVIDED: ----- 2 575 S.F. ( 239.39 S.M.)

### OUTDOOR AMENITY:

REQUIRED ----- 80 SUITES X 32 = 2 560 S.F. ( 237.92 S.M.)  
PROVIDED: ----- 2 930 S.F. ( 272.30 S.M.)

### PARKING REQUIRED:

CITY CENTRE PARKING RATIO

RESIDENTS:

21 - 1 BR X 1.3 ----- 27.3

59 - 2 BR X 1.5 ----- 88.5

115.8 X .8 → 92.64

VISITORS:

80 SUITE X .2 ----- 16.0 X .8 → 12.8

TOTAL REQUIRED ----- 105.44 CARS

### PARKING PROVIDED:

RESIDENTS (UNDERGROUND) ----- 77 CARS (INCLUDING 2 HC)

SMALL CARS (UNDERGROUND) ----- 28 CARS

VISITORS (UNDERGROUND) ----- 15 CARS (INCLUDING 1 HC)

TOTAL PROVIDED ----- 120 CARS (INCLUDING 3 HC)

### BICYCLE STORAGE:

- PROVIDED 105 BICYCLES TO COMPLY  
BY-LAW REQUIREMENTS FOR 1.2 BICYCLES  
PER SUITE PLUS 6 BICYCLES FOR VISITORS

- A SEPARATE LOCKER ROOM IS PROVIDED  
FOR SUITE STORAGE (1 PER EACH SUITE)

### SETBACKS:

PROVIDED

103A AVENUE (SOUTH)	15.00 FT. (4.57 M)
INTERIOR SIDE (EAST)	10.89 FT. (3.32 M)
EXTERIOR SIDE (WEST) 142 ST.	15.08 FT. (4.60 M)
LANE (NORTH)	19.78 FT. (6.03 M)

## FLOOR AREA SUMMARY TABLE :

FLOOR	TYPE 'A' 1 - BEDROOM (553 S.F.)	TYPE 'B' 1-BR H/C ADAPTABLE (536 S.F.)	TYPE 'C' 2 - BEDROOM (731 S.F.)	TYPE 'D' 2 - BEDROOM (770 S.F.)	TYPE 'E' 2 - BEDROOM (768 S.F.)	TYPE 'F' 2 - BEDROOM (781 S.F.)	TYPE 'G' 2 - BEDROOM (752 S.F.)	NO. OF SUITES	TOTAL SUITE AREA	TOTAL COMMON AREA	TOTAL
1ST	1 553 S.F.	-	2 1 462 S.F.	3 2 310 S.F.	2 1 536 S.F.	2 1 562 S.F.	-	10	7 423 S.F.	1 810 S.F.	9 233 S.F.
2ND	3 1 659 S.F.	1 536 S.F.	2 1 462 S.F.	3 2 310 S.F.	2 1 536 S.F.	2 1 562 S.F.	1 752 S.F.	14	9 817 S.F.	1 554 S.F.	11 371 S.F.
3RD	3 1 659 S.F.	1 536 S.F.	2 1 462 S.F.	3 2 310 S.F.	2 1 536 S.F.	2 1 562 S.F.	1 752 S.F.	14	9 817 S.F.	1 554 S.F.	11 371 S.F.
4TH	3 1 659 S.F.	1 536 S.F.	2 1 462 S.F.	3 2 310 S.F.	2 1 536 S.F.	2 1 562 S.F.	1 752 S.F.	14	9 817 S.F.	1 554 S.F.	11 371 S.F.
5TH	3 1 659 S.F.	1 536 S.F.	2 1 462 S.F.	3 2 310 S.F.	2 1 536 S.F.	2 1 562 S.F.	1 752 S.F.	14	9 817 S.F.	1 554 S.F.	11 371 S.F.
6TH	3 1 659 S.F.	1 536 S.F.	2 1 462 S.F.	3 2 310 S.F.	2 1 536 S.F.	2 1 562 S.F.	1 752 S.F.	14	9 817 S.F.	1 554 S.F.	11 371 S.F.
SUB - TOTAL	16 8 848 S.F.	5 2 680 S.F.	12 8 772 S.F.	18 13 860 S.F.	12 9 216 S.F.	12 9 372 S.F.	5 3 760 S.F.	80	56 508 S.F.	9 580 S.F.	66 088.00 S.F. (6 142.00 S.M.)

TOTAL SUITE AREA → 56 508 S.F. (5 251.67 S.M.)

TOTAL INDOOR AMENITY AREA AT FIRST FLOOR OF 2 575 S.F. (239.31 S.M.) IS NOT INCLUDED

Cerry Bloned  
Architect B.L.L.C.  
R: 272628  
P: 272629  
S: 272630  
T: 272631  
U: 272632  
V: 272633  
W: 272634  
X: 272635  
Y: 272636  
Z: 272637  
AA: 272638  
AB: 272639  
AC: 272640  
AD: 272641  
AE: 272642  
AF: 272643  
AG: 272644  
AH: 272645  
AI: 272646  
AJ: 272647  
AK: 272648  
AL: 272649  
AM: 272650  
AN: 272651  
AO: 272652  
AP: 272653  
AQ: 272654  
AR: 272655  
AS: 272656  
AT: 272657  
AU: 272658  
AV: 272659  
AW: 272660  
AX: 272661  
AY: 272662  
AZ: 272663  
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BB: 272665  
BC: 272666  
BD: 272667  
BE: 272668  
BF: 272669  
BG: 272670  
BH: 272671  
BI: 272672  
BJ: 272673  
BK: 272674  
BL: 272675  
BM: 272676  
BN: 272677  
BO: 272678  
BP: 272679  
BQ: 272680  
BR: 272681  
BS: 272682  
BT: 272683  
BU: 272684  
BV: 272685  
BW: 272686  
BX: 272687  
BY: 272688  
BZ: 272689  
CA: 272690  
CB: 272691  
CC: 272692  
CD: 272693  
CE: 272694  
CF: 272695  
CG: 272696  
CH: 272697  
CI: 272698  
CJ: 272699  
CK: 272700



SUBMISSION  
TO ADP  
FORM 11/15/10

PEAK RESIDENCES  
(80 UNIT - CONDOMINIUM)  
10852 - 10853 S. 10271 - 10276 103A AVE. SUDBURY, ON.  
PROJECT DATA  
FORM 11/15/10

03  
SUBMITTED

14/03/2018 10:21:57 AM





**ASIAN BUSINESS CENTRE**  
14178 - 104 AVE.



**PEAK RESIDENCES: PROPOSED CONDO**  
10362-142 ST. & 14227, 14235-103A AVE.

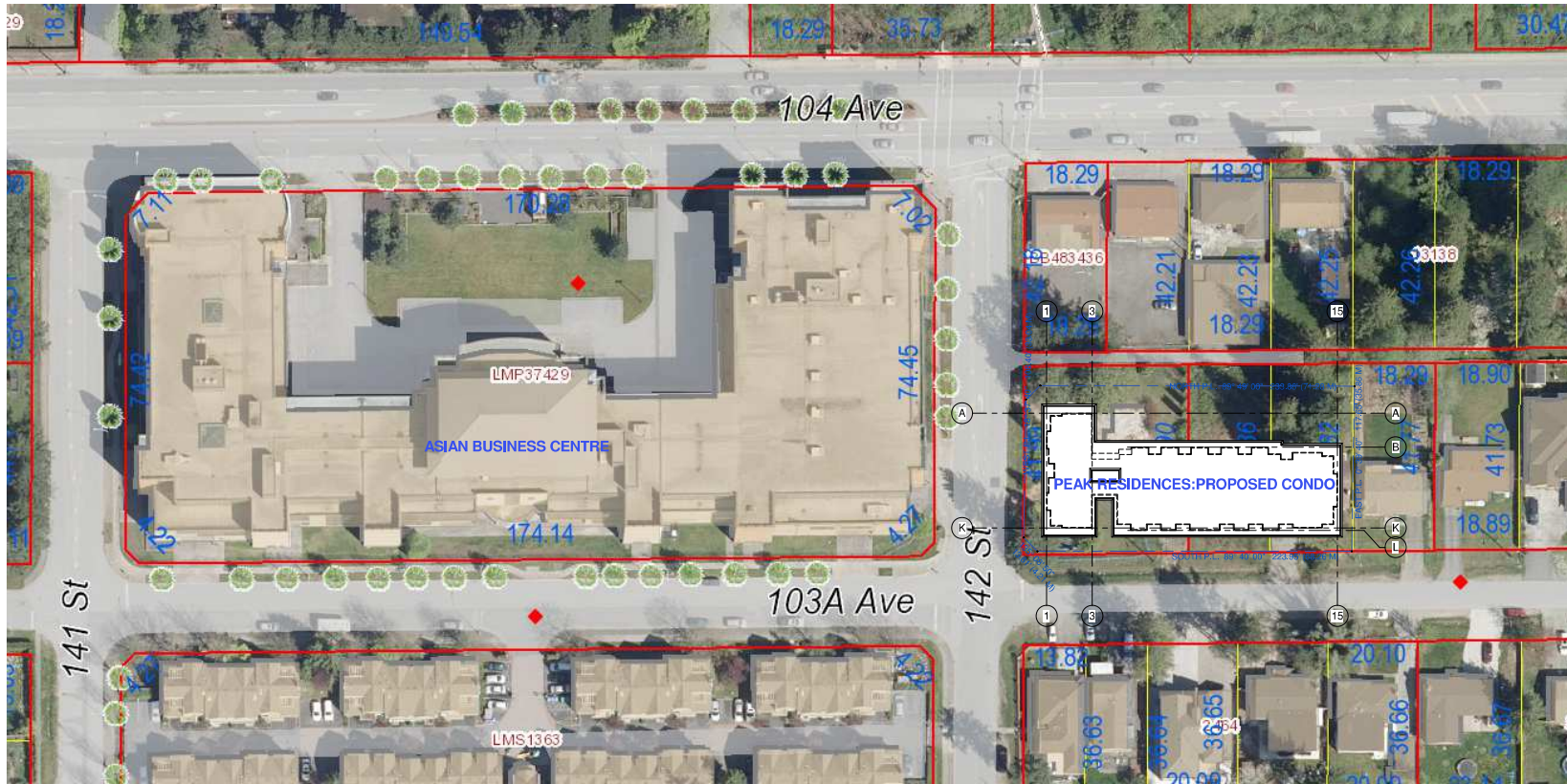
RESIDENCE 14245-103A AVE. RESIDENCE 14255-103A AVE. RESIDENCE 14265-103A AVE.

141 ST.

142 ST.

**STREETSCAPE**

SCALE: 1" = 30'-0"



141 St

104 Ave

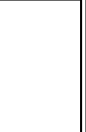
103A Ave

142 St

**VIEW PLAN**

SCALE: 1" = 30'-0"

**Cerry Blonda**  
architect B.L.L.C.  
14255-103A AVE., SUITE 100, SUDBURY, ONT. L4C 1G9  
P: 905-709-0909  
F: 905-709-0908  
C: 905-709-0907  
www.cerryblonda.com



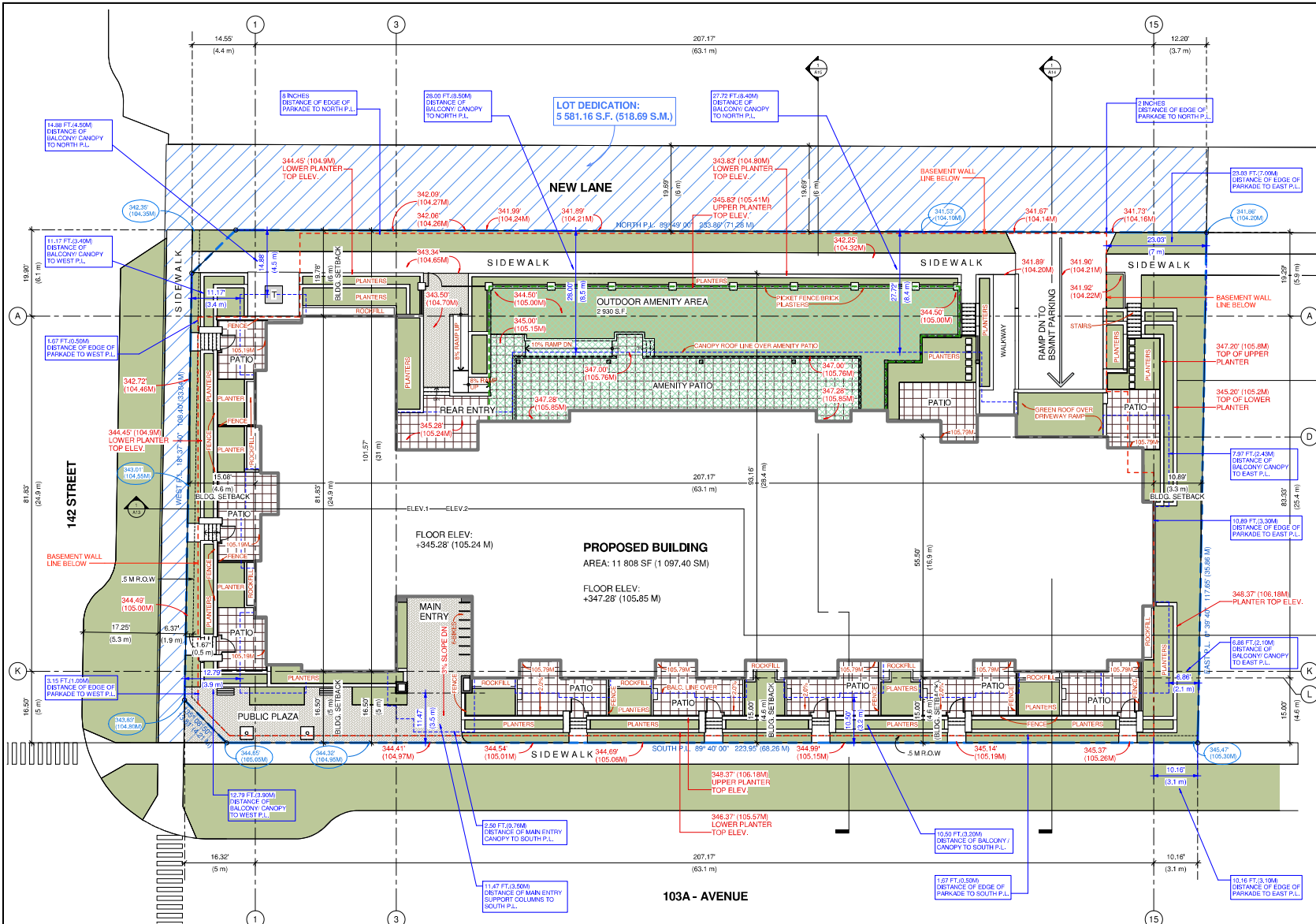
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
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**SUBMISSION TO ADP**  
FORM 1141 - 1/00

**PEAK RESIDENCES (80 UNIT - CONDOMINIUM)**  
10362-142 ST. & 14227-14235-103A AVE, SUDBURY, ONT.  
STREETSCAPE  
DATE: 11/20/2018  
DRAWN BY: J. BLONDA  
CHECKED BY: J. BLONDA  
SCALE: 1" = 30'-0"

**07**  
SUBMITTED

11/20/2018 10:31:10 AM



**Cerry Bloned**  
 architect B.L.L.C.  
 Suite 400 - 1000 - 10th Ave. S.W. - Atlanta, GA 30309  
 Tel: 404.525.1100  
 Fax: 404.525.1101  
 www.cerrybloned.com

---

**SUBMISSION TO ADP**  
 SHEET FILE: 1000

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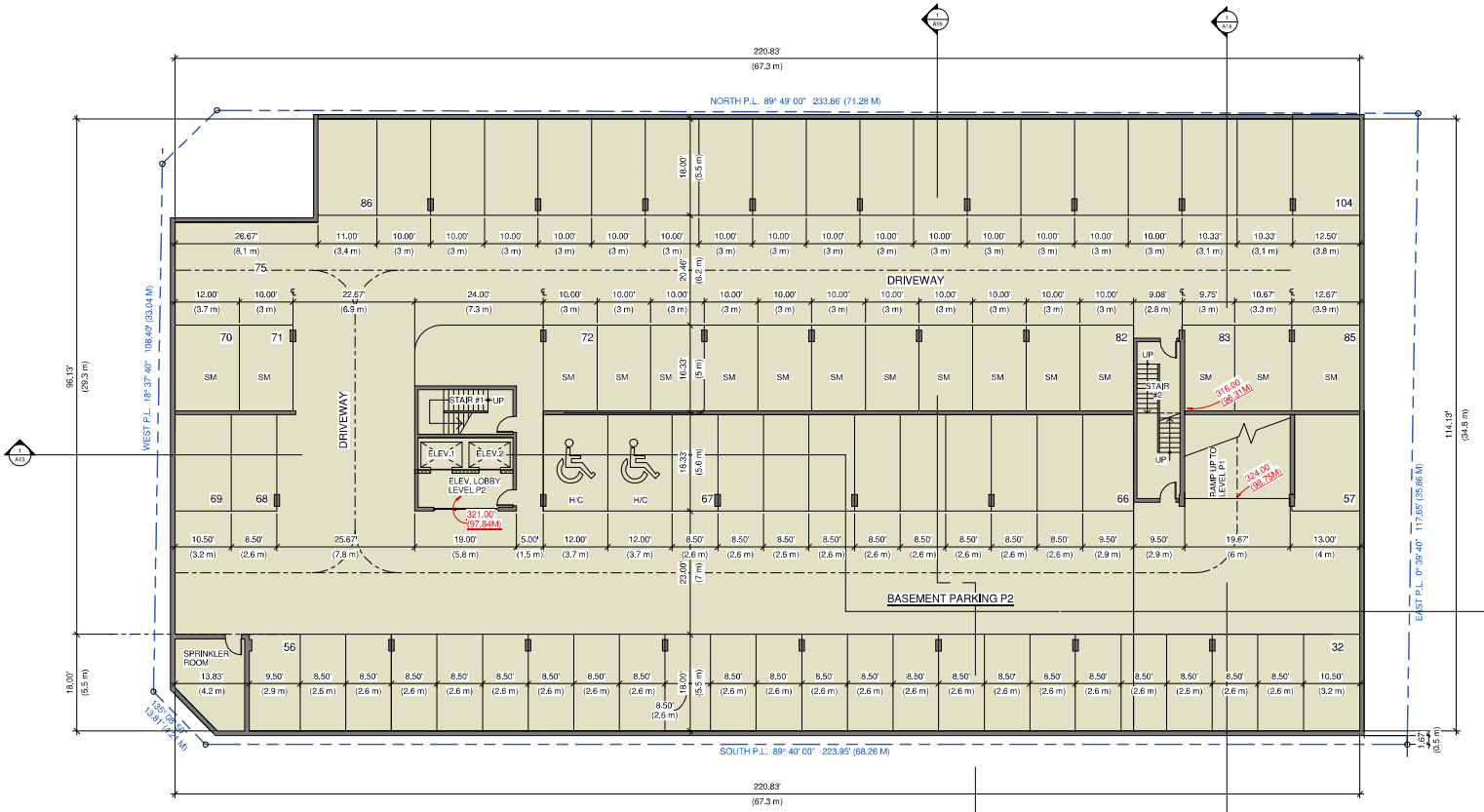
**PEAK RESIDENCES**  
 (80 UNIT - CONDOMINIUM)  
 1085 - 1025 S.W. 102nd - 1025 103A AVE. SURRY, GA.

---

DATE: 11/20/19  
 DRAWN BY: JMM  
 CHECKED BY: JMM  
 SCALE: AS SHOWN  
 SHEET NO: 1000

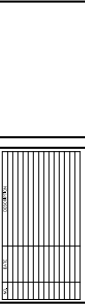
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**A1**  
 SUBMITTED: 11/20/19 10:23:37 AM



**BASEMENT LOBBY - P2**  
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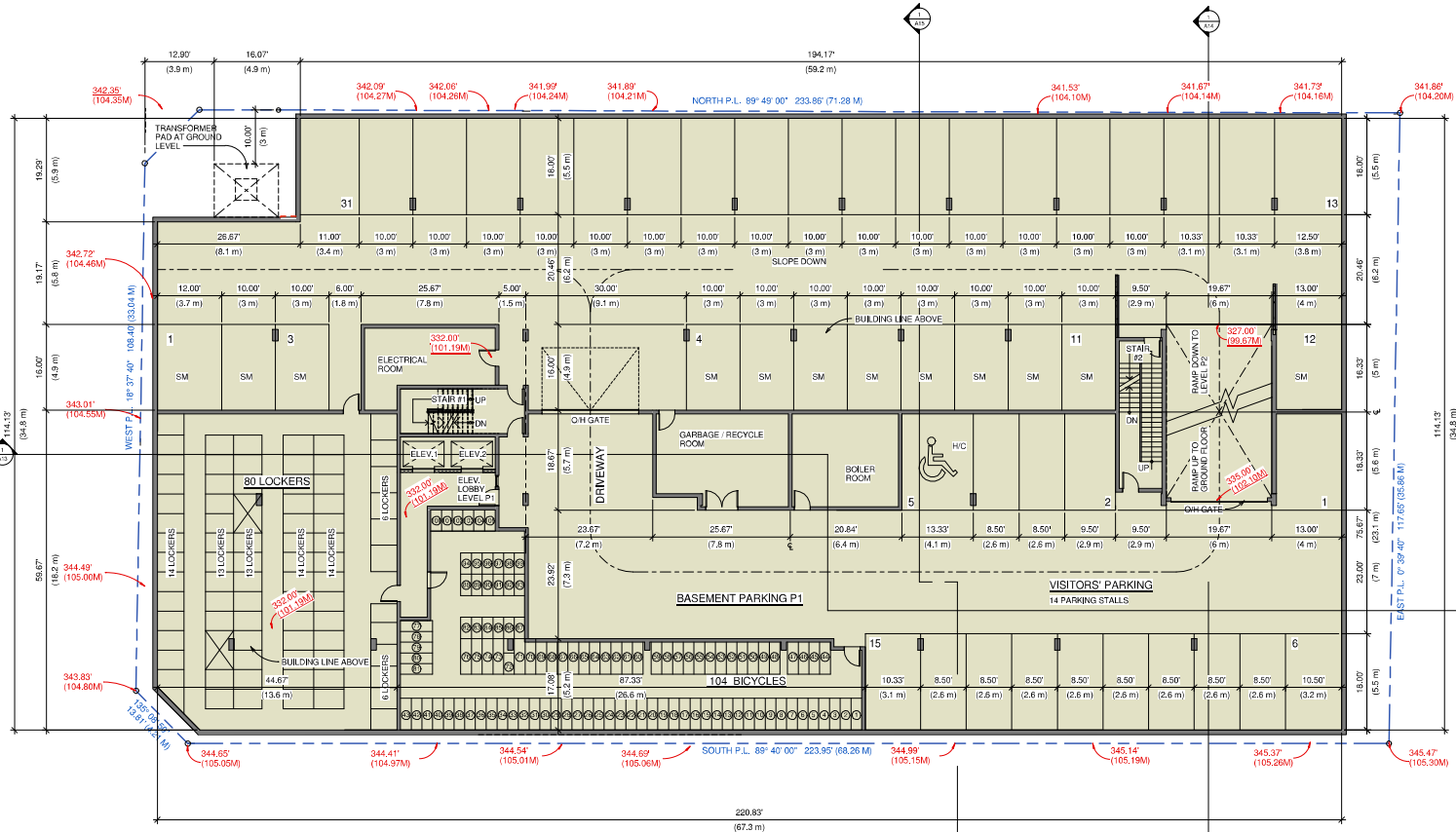
**Cerry Blonds**  
 architect llc  
 1000 N. W. 10th St., Suite 1000  
 Ft. Lauderdale, FL 33304  
 P: 561-526-2000  
 F: 561-526-2001  
 www.cerryblonds.com



**SUBMISSION TO ADP**  
 SHEET FILE: 1000

**PEAK RESIDENCES**  
 (80 UNIT - CONDOMINIUM)  
 10852 - 11625 S.W. 112th - 11225 103rd AVE, SUDBURY, FL, 32159  
 PROJECT NO: 1000  
 DATE: 11/20/2018  
 DRAWN BY: JRM  
 CHECKED BY: JRM

**A2**  
 SUBMITTAL  
 11/20/2018 10:31:52 AM



**BASEMENT LOBBY - P1**  
 SCALE: 1/8" = 1'-0"

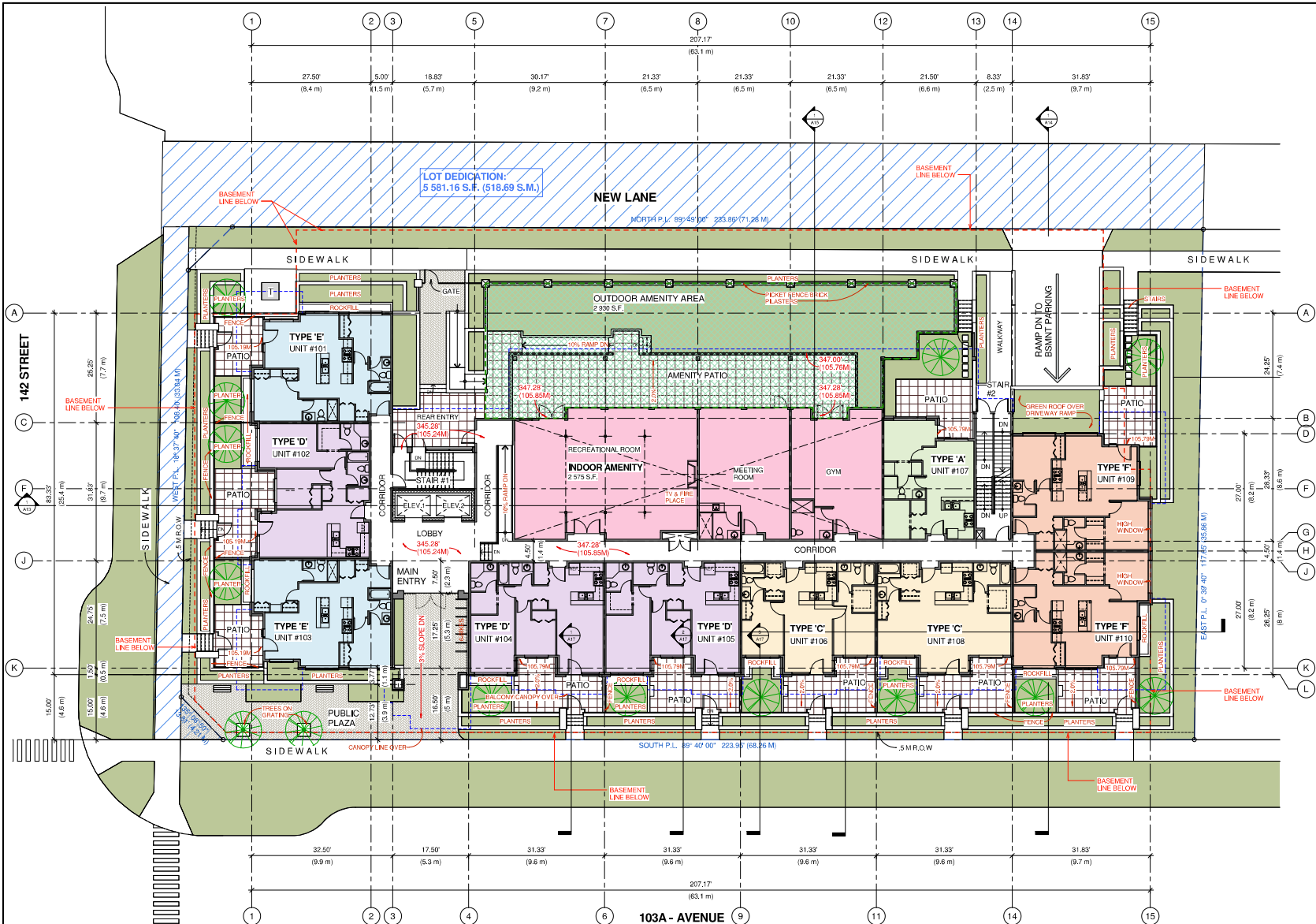
**Cerry Blonds**  
 Architect, A.I.C.  
 10852-16251 S. 142nd Ave., Suite 100, Aurora, CO 80016  
 P: 303.688.1100  
 F: 303.688.1101  
 www.cerryblonds.com



**SUBMISSION TO ADP**  
 SHEET FILE: 1000

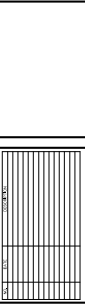
**PEAK RESIDENCES (80 UNIT - CONDOMINIUM)**  
 10852-16251 S. 142nd - 1025 10th AVE, AURORA, CO.  
 BASEMENT PARKING LEVEL P1  
 DATE: 08/20/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**A3**  
 SUBMITTED: 08/20/19 10:21:33 AM



**SITE PLAN / GROUND FLOOR**  
SCALE: 1/8" = 1'-0"

**Cerry Bloned**  
architect B.L.L.C.  
1000-1025 S. 103A AVENUE, SUITE 100  
SPRINGFIELD, IL 62761  
P: 618-208-9999  
F: 618-208-9998  
WWW.CERRYBLONED.COM



**SUBMISSION TO ADP**  
SHEET FILE: 1000

**PEAK RESIDENCES**  
(80 UNIT - CONDOMINIUM)  
1000-1025 S. 103A AVENUE, SPRINGFIELD, IL  
DATE: 03/20/19  
SCALE: 1/8" = 1'-0"

**A4**  
DATE: 03/20/19 10:31:54 AM



**SOUTH ELEVATION (103A AVE.)**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION (142 ST.)**

SCALE: 1/8" = 1'-0"

**Cerry Bloned**  
 Architect B.L.L.C.  
 1000 N. 10th St., Suite 1000, Tallahassee, FL 32308  
 P: 904.209.1111  
 F: 904.209.1112  
 www.cerrybloned.com

---

**SUBMISSION TO ADP**  
 SHEET TITLE: 1000

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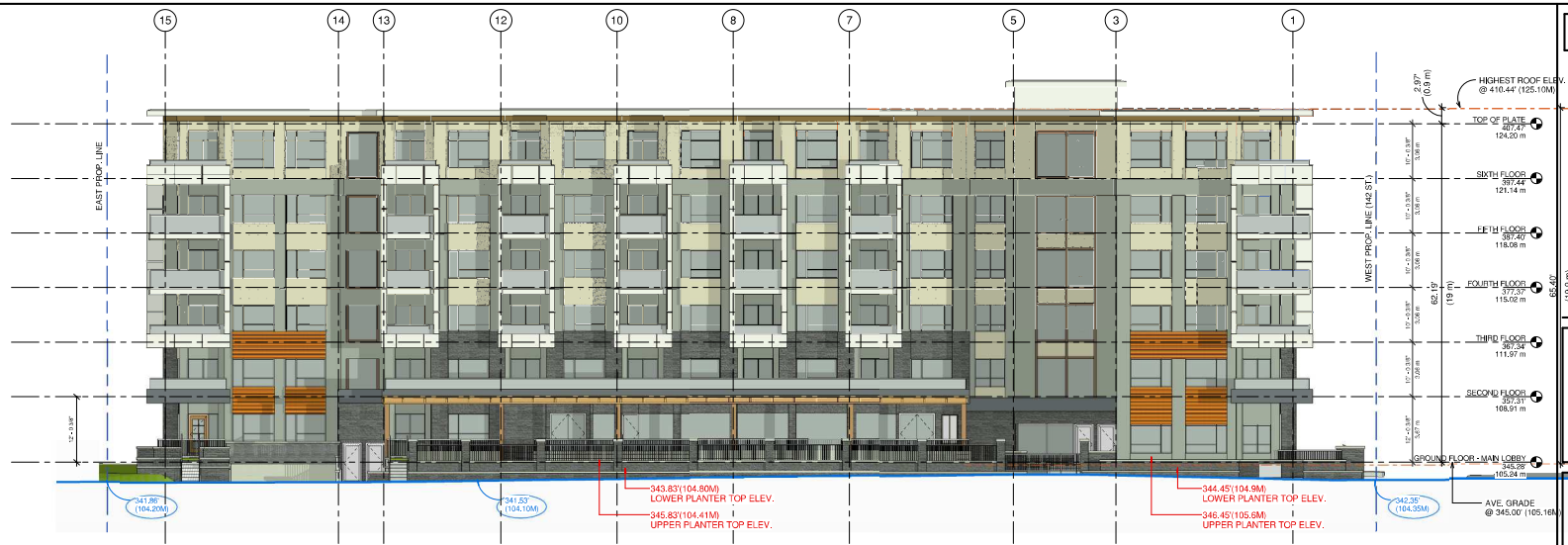
**PEAK RESIDENCES**  
 (80 UNIT - CONDOMINIUM)  
 1085 - 1125 ST. S 1027 - 1025 103A AVE. SURRY, FL.

---

**A11**  
 SUBMITTED

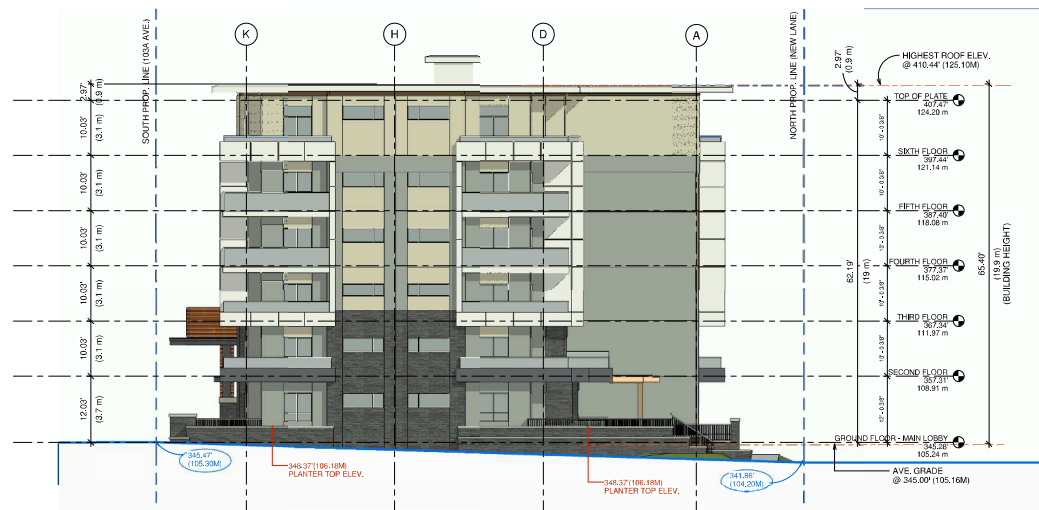
DATE: 03/01/2018  
 USER: 1000/1000

11/03/2018 10:21:54 AM



**NORTH ELEVATION (ALONG NEW LANE)**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

**Architect:** Gerry Blomd  
 10952 - 162 ST. S. 1027 - 1025 103A AVE. SURREY, B.C.  
 ARCHITECT B.U.C.

**Submission TO ADP**  
 SUBMITTED: 15/03/2019

**PEAK RESIDENCES (80 UNIT - CONDOMINIUM)**  
 10952 - 162 ST. S. 1027 - 1025 103A AVE. SURREY, B.C.  
 BUILDING DEPARTMENTS

**A12**  
 SUBMITTED: 15/03/2019 10:32:17 AM

HARDIE PANEL - PAINTED  
COLOR: BM #2143 - 40  
(CAMOUFLAGE)



HARDIE PANEL - PAINTED  
w/ ALUM. TRIM TO MATCH  
COLOR: BM #OC - 21  
(WINTER WHITE)



CLEAR GLASS  
ON BALCONIES



HARDIE PANEL - PAINTED  
w/ ALUM. TRIM TO MATCH  
COLOR: BM #HC - 167  
(AMHERST GRAY)



ALUM. SOFFIT  
LONGBOARD  
PRE-PAINTED



HARDIE PANEL - PAINTED  
w/ ALUM. TRIM TO MATCH  
COLOR: BM #2137 - 50  
(SEA HAZE)



HARDIE PANEL - PAINTED  
COLOR: BM #2143 - 40  
(CAMOUFLAGE)



METAL CLADDING  
LONGBOARD  
PRE-PAINTED



METAL PICKET RAILINGS  
COLOR: PAINTED CHARCOAL  
PATIOS AT  
GROUND FLOOR



IXL CULTURED  
STONE CLADDING  
STYLE: AVAANI PACIFIC PEAK  
LEDGESTONES



**EXTERIOR COLOUR & MATERIALS:**

**Gerry Bloned**  
architect a.i.b.c.  
1000-1200 Ave. Ferry, S.C. VANCOUVER BC V6Z 2K6  
TEL: 604-271-1111 FAX: 604-271-1112  
WWW.GERRYBLONED.COM

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**SUBMISSION  
TO ADP**  
REVISED: 1900

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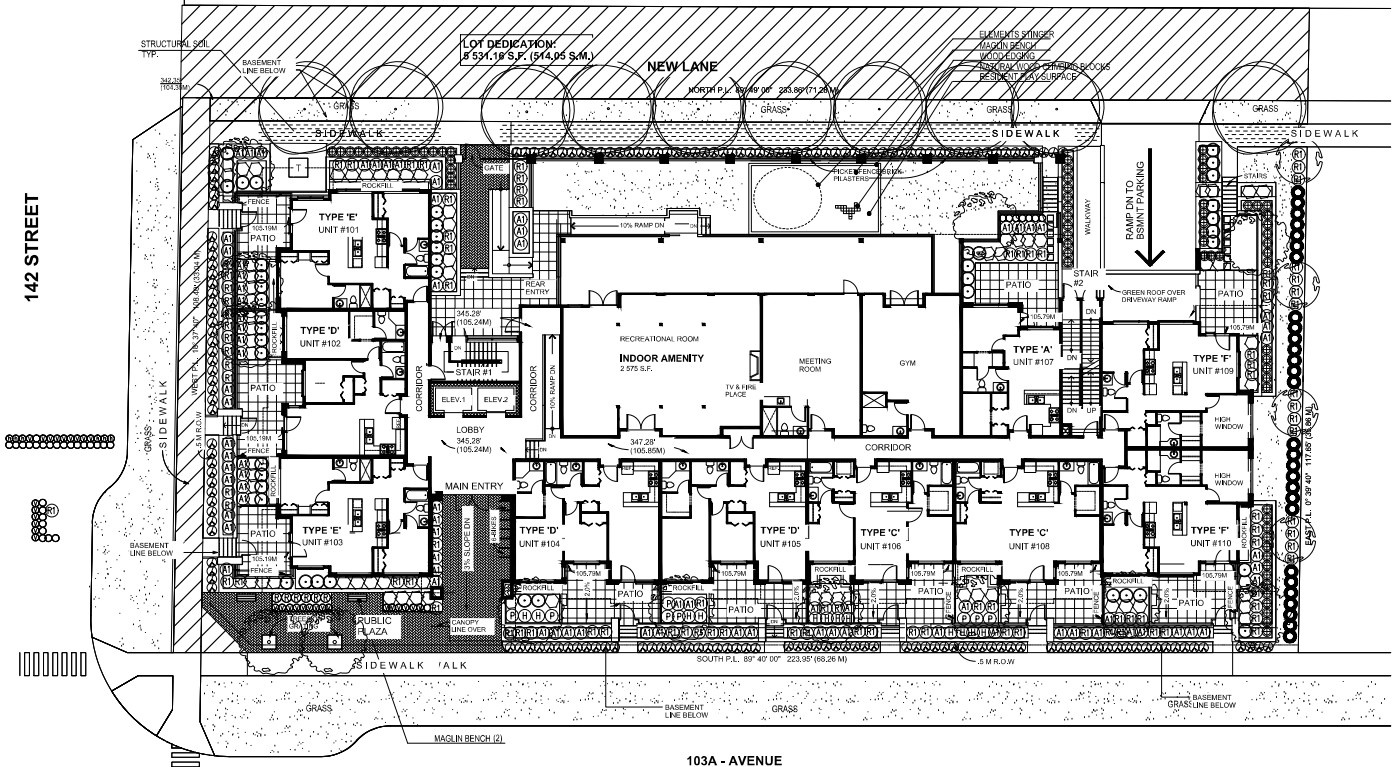
**PEAK RESIDENCES  
(80 UNIT - CONDOMINIUM)**  
11885 - 118 ST. & 1427 - 1425 156A AVE. SUPREY, B.C.  
EXTERIOR COLOUR & MATERIALS  
DATE: 04/24/2019  
BY: JAC

---

**A16**

14/03/2019 09:32:54 AM

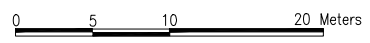




**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	12	6 CM. CAL.	AS SHOWN	B. & B.
	QUERCUS ROBUR 'SKYROCKET'	SKYROCKET OAK	4	6 CM. CAL.	AS SHOWN	B. & B.
	PYRAS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	10	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA (VARIOUS)	AZALEA	83	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD COWCHER'	EDWARD COWCHER ABELIA	73	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	16	#3 POT	45 CM. O.C.	
	HYDRANGAEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGAEA	59	#3 POT	90 CM. O.C.	
	BERBERIS THUNBERGII PURPUREA	PURPLE JAPANESE BARBERRY	121	#3 POT	65 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	88	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	64	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	28	1.50 METERS	70 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	6	#3 POT	70 CM. O.C.	
	HEMEROCALLIS STELLA D'ORO	DAY LILY	6	#3 POT	45 CM. O.C.	
	VERBEENA CANADENSIS 'HOMESTEAD PURPLE'	VERBEENA	31	#3 POT	45 CM. O.C.	
	POLYSTICHUM MUNIUM	SWARD FERN	7	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	16	#3 POT	90 CM. O.C.	

REFER TO ARCHITECTS DRAWINGS FOR ALL GRADING AND CROSS SECTION INFORMATION:  
 A4 = GRADING  
 A17 = CROSS SECTIONS



DATE	REVISIONS	NO.
MAR/19	City Comments	3
JAN/19	City Comments	2
NOV/18	City Comments	1

C.KAVOLINIS & ASSOCIATES INC.  
 BCSLA CSLA  
 2462 JONGQIL COURT  
 ABERTSFORD, B.C.  
 V3G 3E8  
 PHONE (604) 857-2376

CLIENT  
 1052182 TSC LTD.  
 c/o GERR BLONSKI ARCHITECT  
 SUITE #1A  
 12468 - 82 AVENUE  
 SURREY, B.C.  
 V3W 3C3  
 604-572-3608

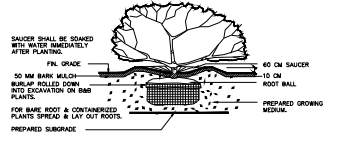
TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 PROPOSED  
 CONDO DEVELOPMENT  
 142 STREET @ 103A AVENUE  
 SURREY, B.C.

SCALE	DATE
1:150	OCT/16
DWPT	DWTD
ENL	DWTD
APPRO	AS BUILT

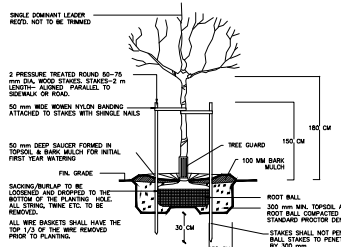
PRINTED  
 JOB NO.  
 DRAWING NO.  
 L-1 of 2

**NOTES / GENERAL**

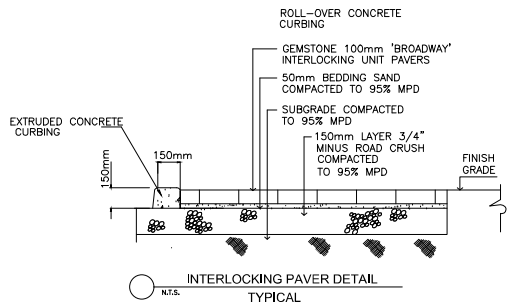
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ON-TASK STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSIA "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
  - LAWN AREAS 300 mm
  - GROUND COVER AREAS 450 mm
  - SHRUB AREAS 600 mm
  - TREE PITS 900 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A RECOGNIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SORREL, WOOD INCL., WOODY PLANT PARTS, NED OR REDUCTIVE PARTS, OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



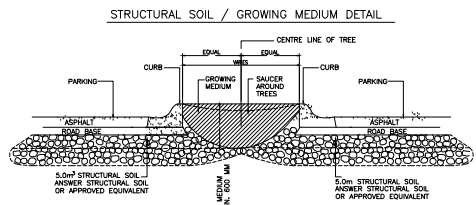
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS  
SECTION N.T.S.



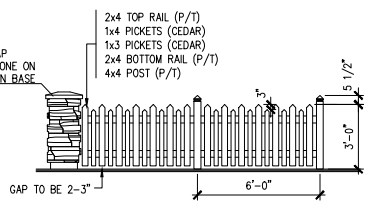
TREE PLANTING DETAIL  
SECTION N.T.S.



INTERLOCKING PAVER DETAIL  
TYPICAL N.T.S.



STRUCTURAL SOIL / GROWING MEDIUM DETAIL



TYPICAL DETAIL FOR PICKET FENCE



NATURAL WOOD CLIMBING BLOCKS

Drop Height Configuration	Product
0.45m	0.45m Playfall
0.9m	0.9m Playfall
1.35m	1.35m Playfall
1.8m	1.8m Playfall
2.25m	2.25m Playfall
2.7m	2.7m Playfall
3.15m	3.15m Playfall
3.6m	3.6m Playfall

DATE	REVISIONS	NO.
MAR/19	City Comments	3
JAN/19	City Comments	2
NOV/18	City Comments	1

C.KAVOLINIS & ASSOCIATES INC.  
BCSIA CSIA  
2465 JONGVAULT COURT  
ABBOTSFORD, B.C.  
V3C 3E8  
PHONE (604) 857-2376

CLIENT  
1052182 TSO LTD.  
c/o GDR BLOOMSH ARCHITECT  
SUITE #1A  
12468 - 82 AVENUE  
SURREY, B.C.  
V3W 3E9  
604-572-3608

TITLE  
PLAN VIEW  
LANDSCAPE DETAILS  
PROPOSED  
CONDO DEVELOPMENT  
142 STREET @ 103A AVENUE  
SURREY, B.C.

SCALE	N.T.S.	DATE	OCT/16
DWNT		DWNT	
ENL		DWNT	
APPND		AS BUILT	

PRINTED  
JOB NO.  
DRAWING NO.  
L-2 of 2

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 04, 2019** PROJECT FILE: **7816-0653-00**

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RE: **Engineering Requirements  
Location: 10362 - 142 Street, 14227 & 14235 - 103A Avenue**

### REZONE/SUBDIVISION

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

- Dedicate 1.942m along 142 Street for the ultimate 24.0m collector road standard.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 142 Street and 103A Avenue.
- Dedicate 6.0m Lane for a total ultimate dedication of 6.0m
- Dedicate 3.0m x 3.0m corner cut at the intersection of 142 Street and the Lane.
- Provide 0.5m wide SROW along 142 Street, 103A Avenue and the Lane.

#### *Works and Services*

- Construct 142 Street to the collector standard.
- Construct 103A Avenue to the though local standard.
- Construct lane to City standards.
- Construct storm main along 103A Avenue and the lane. Eliminate dual drainage system on 103A Avenue and complete catchment analysis to determine capacities. Address downstream constraints, if identified.
- Construct sanitary main along 103A Avenue and the lane.
- Provide metered water, storm and sanitary service connections.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager

HB4



Planning March 13, 2019

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Lena Shaw Elementary enrolment projections are trending upwards. Currently, this catchment has a high number of woman aged 25-34, a key indicator the District uses to look at projecting long term school growth. Moreover, there was a significant spike in births in the catchment in 2016. We continue to monitor this catchment to see if these indicators are anomalies or the beginning of a growth trend.

There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or 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.

As of September 2017, Lena Shaw was operating at 97% capacity and is projected to grow 114% in 2028. Because of the points made above, the growth projections quoted below are conservative. Timing of when this potential densification will impact the school is hard to determine at this time. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

Guildford Park Secondary is currently over capacity by 30%. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. As part of the District's 2019/2020 Five Year Capital Plan, the District has requested a 450 capacity addition. The Ministry has not approved funding for this project.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0653 00 (Updated)

**SUMMARY**  
 The proposed 80 lowrise units are estimated to have the following impact on the following schools:

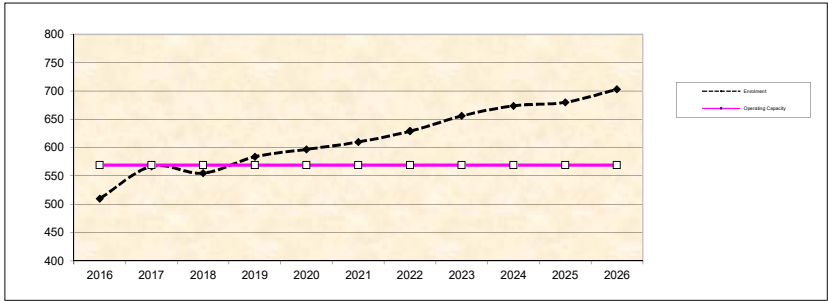
**Projected # of students for this development:**

Elementary Students:	4
Secondary Students:	4

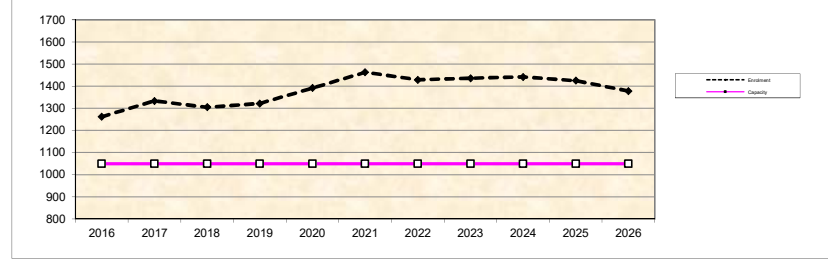
**September 2018 Enrolment/School Capacity**

<b>Lena Shaw Elementary</b>	
Enrolment (K/1-7):	65 K + 490
Operating Capacity (K/1-7)	57 K + 512
<b>Guildford Park Secondary</b>	
Enrolment (8-12):	1305
Capacity (8-12):	1050

**Lena Shaw Elementary**



**Guildford Park Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## Tree Preservation Summary

Surrey Project No: 16-0653-00

Address: 10362 142 Street & 14227, 14235 103A Avenue, Surrey, BC

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	14
<b>Protected Trees to be Removed</b>	13
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 13 X two (2) = 26	26
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

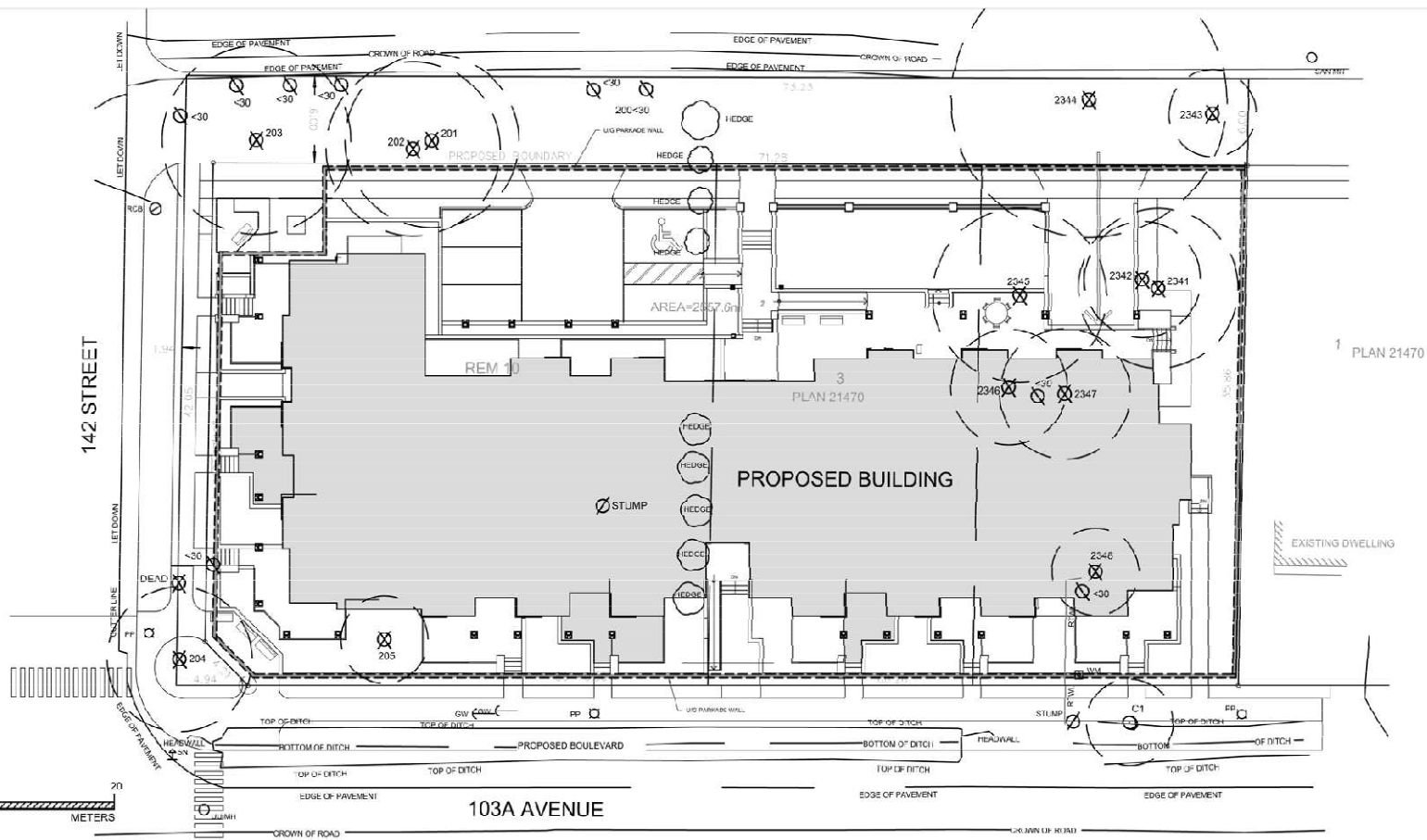
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
<b>Replacement Trees Proposed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

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

Signature of Arborist:

Date: December 15, 2017





**LEGEND**

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE
-  NON BY-LAW TREE



NO.	DATE	BY	REVISION
1	MAR12/16	SL	NEW SITE PLAN
2	JUN20/17	MK	NEW SITE PLAN
3	DEC20/17	SL	NEW SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3V 0A5  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Mobile: (604) 240-0305  
 Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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**PROJECT TITLE**  
 10362 142 ST  
 14227 14235 - 103A AVE  
 SURREY, B.C.

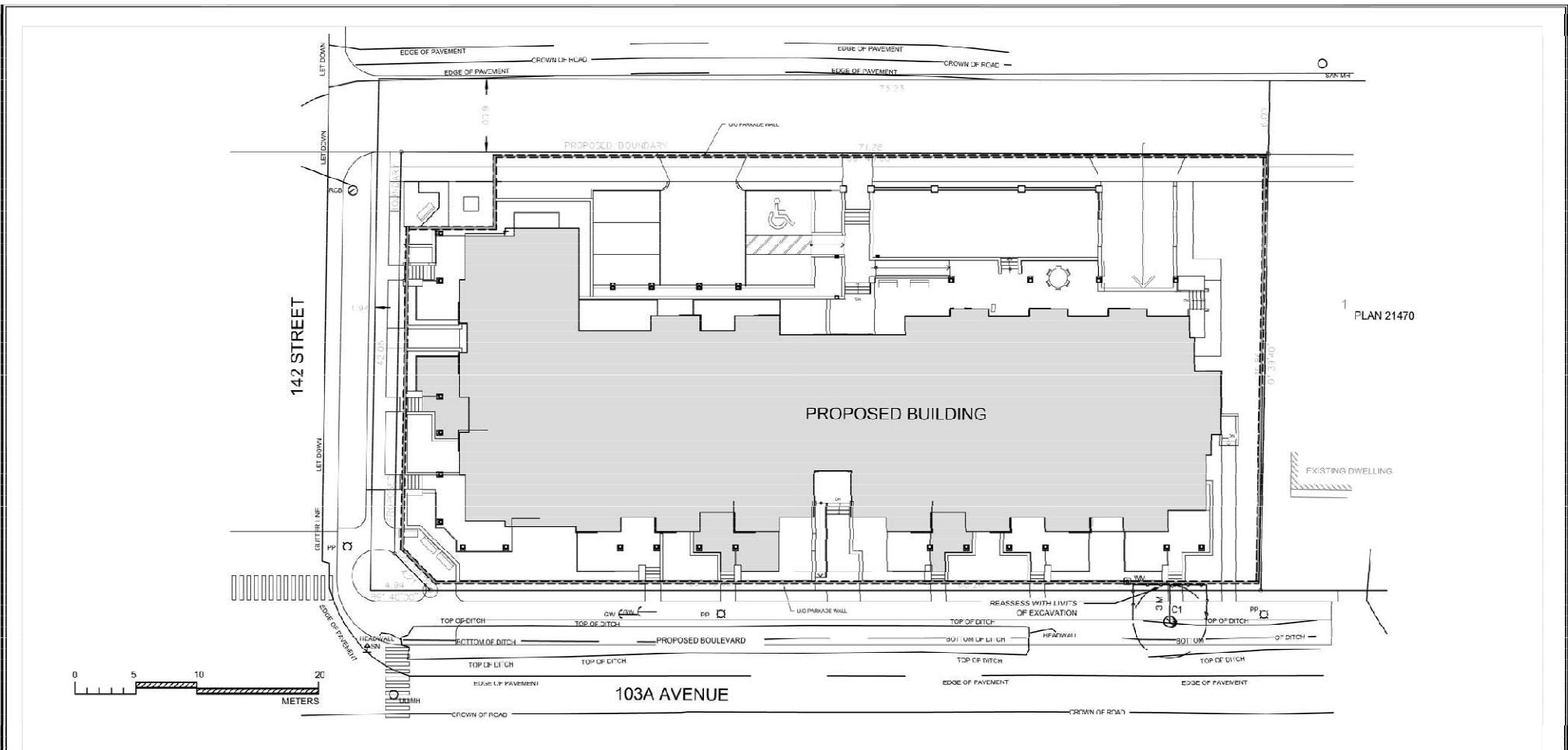
**SHEET TITLE**  
 T1 - TREE REMOVAL AND  
 PRESERVATION PLAN

CLIENT \_\_\_\_\_

DATE  
 DECEMBER 5, 2015




**DRAWN** MK  
**SCALE**  
 AS SHOWN

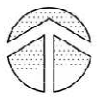
**T-1**  
 SHEET 1 OF 2



1 PLAN 21470

**LEGEND**

-  TREE TO BE RETAINED
-  MINIMUM NO DISTURBANCE ZONE
-  TREE PROTECTION FENCING



STAMP	NO.	DATE	BY	REVISION
	1	MAR19/16	DL	NEW SITE PLAN
	2	JUN20/17	MK	NEW SITE PLAN
	3	DEC20/17	SL	NEW SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A5  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Mobile: (604) 240-0309  
 Email: mfadum@fadum.ca

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**PROJECT TITLE**  
 10362 142 STREET  
 14227 14235 - 103A AVE  
 SURREY, B.C.

**SHEET TITLE**  
 T2 TREE PROTECTION PLAN

**DRAWN** MK

**SCALE**  
 AS SHOWN

**DATE**  
 DECEMBER 21, 2015

**T-2**  
 SHEET 2 OF 2

**Present:**

Chair - L. Mickelson  
Panel Members:  
A. Callison  
A. Politano  
A. Scott  
R. Drew

**Guests:**

Clark Kavolinas, C. Kavolinas & Associates Inc.  
Gerry Blonski, Gerry Blonski Architect

**Staff Present:**

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

---

**B. NEW SUBMISSIONS****4. Time: 6:15 p.m.**

File No.: 7916-0653-00  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Rezoning and Development Permit to permit the development of a 6-storey apartment building with 80 units and 2 levels of underground parking.  
Address: 14235 - 103A Avenue, 14227 - 103A Avenue and 10362 - 142 Street  
Developer: 1052782 BC Ltd.  
Architect: Gerry Blonski, Gerry Blonski Architect  
Landscape Architect: Clark Kavolinas, C. Kavolinas & Associates Inc.  
Planner: Leita Martin  
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff noted that the project consists of three parcels.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

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

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by A. Callison  
Seconded by A. Scott  
That the Advisory Design Panel (ADP):

1. Support the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.



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

Carried

In general, the Panel strongly supported the proposal.

#### Site

- Recommend emphasizing and celebrating the main front entrance. It should be pulled towards the street on the first two levels.

*(Balcony feature at east side of building entrance has been relocated eastward to eliminate conflict of these balconies overlooking the entrance and vice versa. The building entrance is emphasized by locating the canopy fascia forward of the building close to 103A Avenue.)*

#### Form and Character

- Recommend removing the horizontal wood painted metal cladding as it appears out of context and is inconsistent with the general architectural expression.

*(Panelling has been relocated to the first and second floor to place emphasis on the floors closer to street level.)*

- Alternately, consider repeating wood paneling at first and second floors to have more context.

*(As above.)*

- Review the internal ramp next to indoor amenity space as it appears to be too narrow.

*(Internal ramp complies with 3.4.6.7.)*

- The ramp from outdoor amenity patio to outdoor green amenity is not working and needs to be revised.

*(H/C ramp has been added from the lane to the building lobby rear entrance. This ramp is connected to the amenity ramp which connects the amenity patio to the landscaped amenity area. This provides a continuous accessible path from the lane to the indoor amenity area.)*

- Consider lowering amenity area.

*(The landscaped amenity area has been lowered.)*

#### Landscape

- No specific issues were identified.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Recommend that the entrance door be power operated.

*(Entrance door will be power operated.)*

- Consider the elevator and entrance call button panel to be placed horizontally.

*(Elevator and entrance call buttons will comply with the requirements of Section 3.8.)*

- Consider emergency call buttons in the elevator lobbies.

*(As above.)*

- Consider 5% of units be wheel chair accessible.

*(5 units have been designed to be adaptable. This is 6.7% of the total number of units.)*

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY 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 by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-404-732

Lot 2 Section 25 Block 5 North Range 2 West New Westminster District Plan 21470

14235 - 103A Avenue

Parcel Identifier: 010-462-350

Lot 3 Section 25 Block 5 North Range 2 West New Westminster District Plan 21470

14227 - 103A Avenue

Parcel Identifier: 009-768-319

Lot 10 Except: Part Subdivided by Plan 21470; Section 25 Block 5 North Range 2 West New Westminister District Plan 13138

10362 - 142 Street

(hereinafter referred to as the "Lands")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

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

**B. Permitted Uses**

The *Lands* and *structures* shall be used for *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 2.40.
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<i>North Yard</i>	<i>East Yard</i>	<i>South Yard</i>	<i>West Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		6.0 m	3.3 m	4.6 m	4.6 m
		[20 ft.]	[11 ft.]	[15 ft.]	[15 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No.12000, as amended, *balconies*, canopies, and roof overhangs may encroach 1.5 metres [4.5 ft.] into the required *setbacks* and the main entrance canopy may encroach 3.8 metres (13 ft.) into the required *setbacks*.
3. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000, as amended, retaining walls and stairs with more than three risers may encroach into the *setbacks*.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 20 metres [66 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1 of this Zone, the minimum number of *parking spaces* for the *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* on the *Lands* shall be in accordance with the following rates:

Use	Required <i>Parking Spaces</i>
<i>Dwelling Units</i> : 1 bedroom or less	1.0 <i>parking spaces per dwelling unit</i>
<i>Dwelling Units</i> : 2 bedrooms or more	1.2 <i>parking spaces per dwelling unit</i>
Residential Visitors	0.1 <i>parking space per dwelling unit</i>

3. All required resident and visitor *parking spaces* shall be provided as *underground parking*.
4. *Tandem parking* is not permitted.
5. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *Parking Facility - Underground* may be located up to 0.5 metres [1.6 ft.] from the *front lot line* or a *lot line* along a *flanking street*.

**I. Landscaping**

1. 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.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *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 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

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