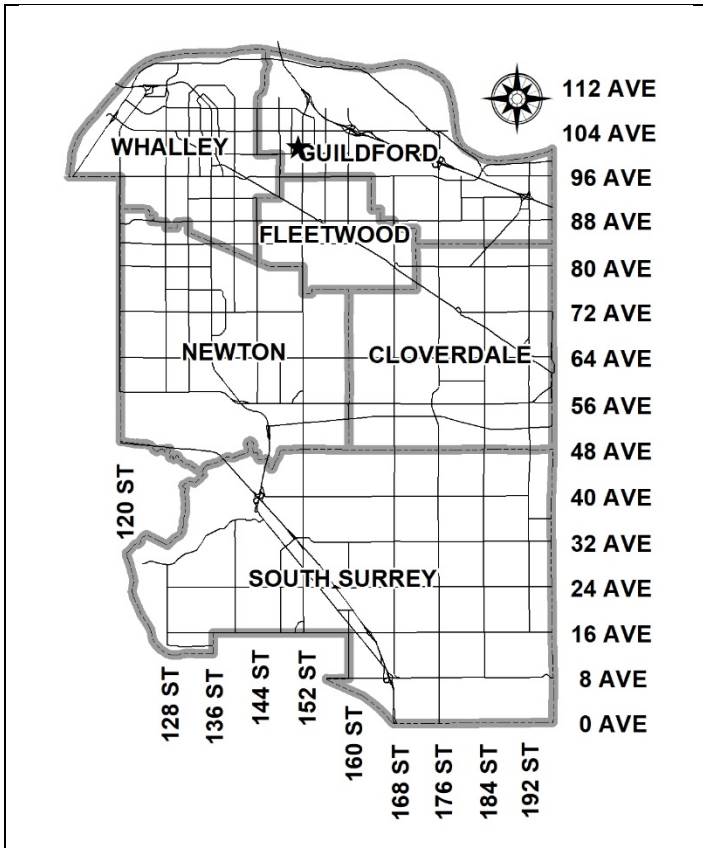


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0047-00

Planning Report Date: November 4, 2019



PROPOSAL:

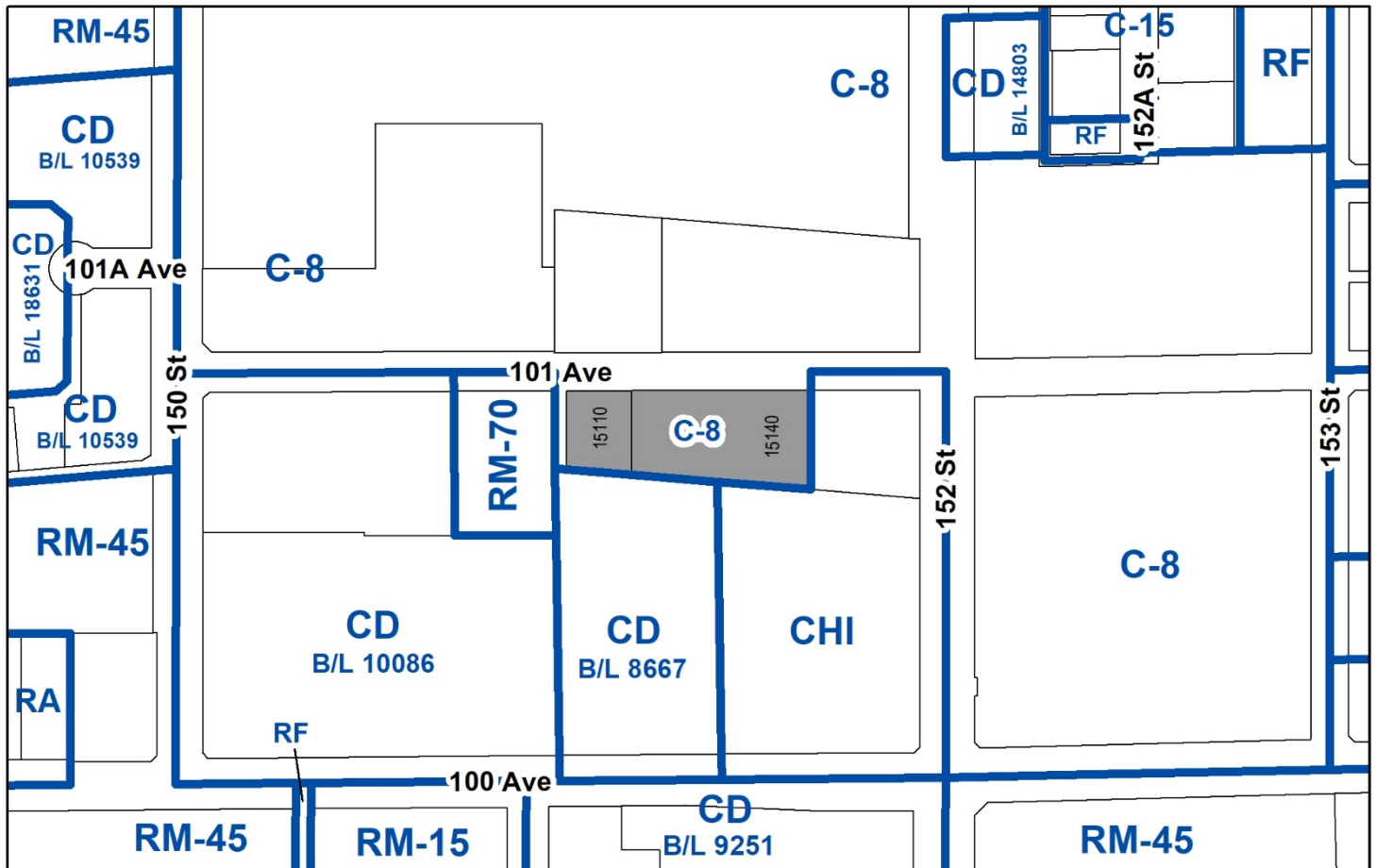
- **Rezoning** from C-8 to CD (based on RM-135 & C-5)
- **Development Permit**

to permit two mixed-use high rise buildings (24-storey and a 12-storey) with ground floor commercial uses in Guildford Town Centre.

LOCATION: 15140 – 101 Avenue
 15110 – 101 Avenue

ZONING: C-8

OCP DESIGNATION: Town Centre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) was approved by Council on July 8, 2019. The subject site is designated Mid to High Rise Mixed Use in the TCP, and the proposed development is consistent with this designation in terms of built form and uses. The applicant is volunteering a community amenity contribution in the form of a cash contribution of \$1,353,060, which can be allocated towards community amenity needs in the Guildford area.
- In accordance with the Interim Implementation Strategy of the Stage 1 TCP, development applications for properties in the plan area that comply with the Stage 1 Plan (such as the subject application) may proceed to Council for consideration and initial approvals (Third Reading), but will not proceed to final approval until the Stage 2 component of the TCP is complete and approved by Council.
- The proposed density and building form are appropriate for this part of Guildford Town Centre, and conforms with the goal of achieving higher density development in a town centre and in close to frequent transit service. The site is located within walking distance of public transit along 150 and 152 Street and the rapid transit corridor along 104 Avenue.
- The proposed building is of a high-quality design appropriate for a town centre location and proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- There are other existing high-rise buildings in the Guildford area, including two (2) 16-storey residential buildings to the west along 101 Avenue at 150 Street, a 21-storey residential building to the northwest at 104 Avenue and 148 Street, as well as a 21-storey hotel (Sheraton) to the northeast along 104 Avenue at 153 Street. The proposed high rise mixed-use development on the subject site will support the vitality of the town centre by providing higher-density residential and retail development, in close proximity to amenities and transportation options, which is consistent with the goals and objectives in the OCP and Stage 1 TCP.
- The applicant will be providing road dedication for the widening of 101 Avenue, the future 151 Street and the new north/south road (151A Street). Through these road dedications and future redevelopment of the properties to the south, the City will be able to achieve smaller, walkable block sizes consistent with the TCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0047-00 including a comprehensive sign design package 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (i) registration of a shared access easement with the abutting property to the east (15190 – 101 Avenue) for a future shared driveway access;
 - (j) discharge of Restrictive Covenant S50758;
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (l) the applicant provide a density bonus community amenity contribution in support of the requested increased density from 3.5 FAR to 4.2 FAR (gross), to the satisfaction of the General Manager, Planning and Development Department; and

- (m) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) and corresponding Official Community Plan (OCP) Amendments to support the densities envisioned in the TCP.

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:**
 25 Elementary students at Bonaccord Elementary School
 4 Secondary students at Johnston Heights Secondary School
 (Appendix IV)
 The applicant has advised that Phase 1 (83 units in the mid-rise building) of this project is expected to be constructed and ready for occupancy by Summer or Fall of 2021.

Parks, Recreation & Culture: Parks contributions will be required in accordance with the Stage 2 Guildford Town Centre Plan. Parks will review the interface between the proposed development and the future park to the south.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single-storey commercial buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 101 Avenue):	4-storey office building and single-storey commercial / retail buildings.	Town Centre	C-8

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single-storey commercial / retail building.	Town Centre	CHI
South:	4-storey office building, single-storey commercial / retail buildings and auto dealership.	Town Centre	CD (By-law No. 8667) and CHI
w	8-storey residential building. Two 16-storey residential buildings	Multiple Residential Multiple Residential	RM-70 CD (By-law No. 10086)

DEVELOPMENT CONSIDERATIONS

Background & Site Context

- The subject site consists of two properties, located at 15110 and 15140 – 101 Avenue in Guildford Town Centre and is approximately 6,050 square metres (1.5 acres) in combined area. The site is designated "Town Centre" in the Official Community Plan (OCP) and zoned "Community Commercial Zone (C-8)".
- The subject site is just south of the Guildford Town Centre shopping centre, and is located within an area comprised of commercial, retail and office uses, as well as residential mid- and high-rise buildings (8 to 16 storeys in height).
- The site is located close to public transit along 150 and 152 Street, and within walking distance (655 metres / 0.40 mile) of the rapid transit corridor along 104 Avenue.
- The west property (15110 – 101 Avenue) is currently occupied by a restaurant, while a demolition permit has been issued for the east property (15140 – 101 Avenue) in order to remove the single-storey commercial building on the site.
- After an extensive public consultation process, Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan was approved by Council on July 8, 2019. Stage 1 outlines the expected land use and densities for the Guildford Town Centre area. The subject properties are designated "Mid to High Rise Mixed Use", with a new 22-metre (72 ft.) wide north/south road (151A Street) dividing the subject site.
- In accordance with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan, the abutting properties to the south and east are designated as follows:
 - 15127 – 100 Avenue (south of site): Low to Mid Rise 2.5 FAR and road dedication (future 100A Avenue);
 - 10025 – 152 Street (southeast of site): Parks and Natural Areas, Low to Mid Rise Mixed Use 2.5 FAR, and road dedication (future 100A Avenue); and

- 15190 – 101 Avenue (east of site): Mid to High Rise Mixed Use 3.5 FAR (same as subject site).
- It is noted that the Official Community Plan (OCP) currently specifies a maximum density of 2.5 FAR in the Guildford Town Center. The necessary OCP Amendments to accommodate the higher density development envisioned in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan (TCP) will be presented to Council for consideration of approval in conjunction with Stage 2 of the TCP.
- In accordance with the Interim Implementation Strategy of the Stage 1 TCP, development applications for properties in the plan area that comply with the Stage 1 Plan (such as the subject application) may proceed to Council for consideration and initial approvals (Third Reading), but will not proceed to final approval until the Stage 2 component of the TCP is complete and approved by Council.

Current Proposal

- The owners have submitted a development application to permit two (2) mixed-use buildings (24 and 12 storeys in height), containing approximately 270 dwelling units and 1,178 square metres (12,680 sq.ft.) of ground floor commercial / retail space. The proposal requires the following:
 - Rezoning from Community Commercial Zone (C-8) to Comprehensive Development Zone (CD) based on the RM-135 and C-5 Zones;
 - Subdivision into two lots separated by a new north/south road (151A Street); and
 - A Development Permit.
- The subject site is designated "Mid to High Rise Mixed Use" in the Guildford Town Centre - 104 Avenue Corridor Stage 1 Plan, which allows a density of 3.5 floor area ratio (FAR). In accordance with the Official Community Plan (OCP), the densities for properties located within Frequent Transit Development Areas (FTDA) or Urban Centres (like the subject site) may be calculated on a gross site basis. Therefore, the maximum permitted density for the subject site is 3.5 gross FAR.
- The Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan indicates that increased densities may be permitted subject to a renewed Density Bonus Policy (Policy O-54). An updated Density Bonus Policy is targeted for release in the Fall of 2019. In the absence of an updated Density Bonus Policy, the Stage 1 TCP outlines that any proposed density beyond 2.5 FAR will be subject to a negotiated Community Amenity Contribution (CAC).
- Such amenities may include affordable housing, civic amenities including childcare spaces, public meeting spaces, civic and cultural facilities, public art, open space, publicly accessible parks or gathering places, etc. The amenities obtained should benefit the area in which the development is located. A financial contribution towards community amenities is also permitted.
- In accordance with the interim bonus density provision of the Stage 1 TCP, the applicant has requested a 20% increase in density, from 3.5 to 4.2 gross FAR. The applicant has proposed a monetary amenity contribution in the amount of \$1,353,060, which equates to approximately

50% of the estimated land lift value from the proposed 20% bonus density on the subject site. The City can allocate these funds towards community amenity needs in the Guildford area.

- The applicant proposes to subdivide the subject property into two (2) lots. Proposed Lot A (west lot) is 2,832 square metres (0.7 acre) in size and will accommodate the 24-storey high-rise building, while proposed Lot B (east lot) is 1,875 square metres (0.5 acre) in size and will accommodate the 12-storey mid-rise building. The two (2) lots will be separated by the new 22-metre (72 ft.) wide north / south road (151A Street), as shown in the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan.
- The proposed gross FAR for the west, high-rise lot and the east, mid-rise lot are 5.1 and 2.9 respectively. The combined density for the subject site (both buildings) is 4.2 gross FAR (5.4 net FAR).
- The project includes the following unit types:

BUILDING	UNIT TYPE AND NUMBER				TOTAL	COMMERCIAL FLOOR AREA
	1-BEDROOM	2-BEDROOM	3-BEDROOM	TOWNHOUSE		
HIGH-RISE	49	106	28	4	187	804 m ² (8,650 ft ²)
MID-RISE	31	42	6	4	83	374 m ² (4,030 ft ²)
TOTALS:	80	148	34	8	270	1,178 m ² (12,680 ft ²)

- The apartment dwelling units will range in size from 46 square metres (492 sq.ft.) for a 1-bedroom unit to 105 square metres (1,133 sq.ft.) for a 3-bedroom unit. The ground-oriented, two-storey townhouse units are approximately 114 square metres (1,225 sq.ft.) to 148 square metres (1,595 sq.ft.) in size.
- The proposed development will be phased as two (2) construction projects, with the mid-rise building anticipated as Phase 1. Each phase will form their own separate strata.
- As part of the subject development application, the applicant is required to dedicate 22 metres (72 ft.) for a north / south road (151A Street) through the site. This 22-metre wide road allowance will accommodate a green connector (multi-use path), which will eventually provide a north/south connection between Guildford Recreation Centre and the future neighbourhood park to the south of the subject site.
- Ultimately, the new road (151A Street) will connect 101 Avenue with 100 Avenue to the south when the abutting properties redevelop in the future. The new road will help to achieve smaller, walkable block sizes and improve connectivity.
- A 1.94-metre (6.4 ft.) and 1.5-metre (5 ft.) road dedication along the north and west property lines for the widening of 101 Avenue and the future 151 Street, respectively, are also required.
- The western property of the site (15110 – 101 Avenue) was once owned by the Canadian Tire Corporation, Limited. A Restrictive Covenant (S50758) prohibiting the sale of automotive parts or the servicing of motor vehicles was registered on title in 1980 and still remains. As part of the subject development application, the current owner has requested to discharge this covenant.

Public Art Policy

- The applicant will be required to register a Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. A new Public Art Policy and Program was adopted by Council and is effective as of January 1, 2018. However, since the development application was submitted prior to January 1, 2018, the proposal is subject to the previous policy rate of 0.25% of the estimate total project construction cost.

Affordable Housing

- The development applications for this proposal were submitted on February 10, 2017, therefore the Affordable Housing contribution is not applicable to this development.

PRE-NOTIFICATION

Pre-notification letters were mailed on January 3, 2019, and staff received a total of four (4) e-mails and telephone calls from the public in response to the pre-notification letters.

Petition

- On January 30, 2019, staff received a petition from area residents indicating their concerns regarding the proposed development. The petition included 229 signatures expressing opposition to the proposal, which were all from the neighbouring residents to the west:
 - 15030 – 101 Avenue (16-storey apartment building);
 - 15038 – 101 Avenue (16-storey apartment building); and
 - 15090 – 101 Avenue (8-storey apartment building).
- The concerns (traffic, parking, density and building heights) are consistent with comments received in response to the pre-notification letters and those conveyed at the public information meeting (PIM). These concerns are noted in the following section of the report

Public Information Meeting

- The applicant held a public information meeting (PIM) on Wednesday, July 31, 2019 at the Johnston Heights Church (9612 – 152 Street). Despite the petition, only 23 individuals attended the PIM and a total of 15 comment sheets were submitted. Two (2) staff representatives from Area Planning and the Transportation Section were in attendance at the PIM.
- Of those that expressed non-support for the proposed development, the following reasons were noted (see Community Concerns to Proposal Section for details):
 - Increased traffic and parking concerns;
 - Density too high; and
 - Proposed buildings are too tall.

Community Concerns with Proposal

- The neighbourhood's response at the public information meetings were consistent with comments received in response to the pre-notification letters and the development proposal signs and are summarized below.
- Traffic and parking: Area residents expressed concerns regarding the increase in traffic that will result from the proposed development, especially since the area is already busy. Some noted that with nearly 300 proposed units, each requiring two parking spaces per unit, this could add up to 600 vehicles to the local streets and create a safety concern.

Applicant's response:

- As part of the rezoning application, about 2.0 metres (6.5 ft.) of road dedication will be provided along the north property line for the widening of 101 Avenue.
- A 22-metre (72 ft.) wide north/south road (151A Street) will also be dedicated through the site in accordance with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan. This 22-metre wide road dedication includes a widened path for enhanced access to the future community park to the south.
- These road dedications will help to improve vehicle and pedestrian traffic flows in the area, which will continue to improve as the neighbouring properties redevelop in the future.
- The parking provision for the proposed development has been reduced by 20%, which is supported by the City's Transportation Division given that the site is located close to frequent transit service.

Staff comments:

- As per the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan, a 22-metre (72 ft.) north / south road (151A Street) is required through the site. Additional road dedication of 1.94 metres (6.4 ft.) and 1.5 metres (5 ft.) is required along the north and west property lines for the widening of 101 Avenue and 151 Street, respectively. These road dedications will help to improve vehicular and pedestrian connectivity in the neighbourhood, which will continue to improve through future redevelopment in the area.
- Ultimately, the new north / south roads (151 and 151A Street) will connect 101 Avenue with 100 Avenue to the south when the abutting properties redevelop in the future. This is particularly important in Guildford Town Centre, in order to disperse traffic flows and create smaller, walkable block sizes.
- The subject site is located close to public transit along 150 and 152 Streets, and within walking distance (655 metres / 0.40 mile) of the rapid transit corridor along 104 Avenue, which would encourage regular public transit use.
- The applicant submitted a Traffic Study prepared by McElhanney, dated April 24, 2019. The report states that traffic from the development will slightly increase delays in the

- area, but overall operations are not expected to be significantly different and will operate at acceptable levels.
- In accordance with the Zoning By-law, a minimum of 483 parking spaces (including visitor and commercial parking spaces) is required for the proposed development. A 20% parking relaxation is proposed by the applicant, which is a similar reduction to other developments in the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan area. This reduces the minimum parking requirement for the proposed development to 386 parking spaces. The convenience of existing businesses and services in the area, as well as easy access to public transit, will further encourage future residents of the proposed development to reduce their reliance on the automobile.
 - Density: some area residents expressed concern regarding the significant increase in density.

Applicant's response:

- The proposed density is consistent with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan and the included Bonus Density Interim Strategy.

Staff comments:

- The Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan designates the subject site as Mid to High Rise Mixed Use, which allows a maximum permitted density of 3.5 gross floor area ratio (FAR).
- In accordance with the Stage 1 TCP's Bonus Density Interim Strategy, which permits increased density in exchange for community amenities, the applicant proposes to increase the density 3.5 to 4.2 gross FAR (20% increase).
- The proposed development is consistent with the City's goal of achieving higher density, mixed-use developments in Guildford Town Centre in order to create an active, vibrant, walkable neighbourhood, and is consistent with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan and the included Bonus Density Interim Strategy.
- The site is located close to public transit along 150 and 152 Streets, and within walking distance (655 metres / 0.40 mile) to the rapid transit corridor along 104 Avenue. The proposed development will create housing diversity, increased density and commercial uses near a rapid transit corridor, and therefore is considered a 'smart-growth' development as it supports alternative forms of transportation (walking, cycling, public transit use).
- Building heights: Some area residents expressed concerns about the proposed heights of the buildings on the subject site. They stated that the buildings are too tall and should only be 4 to 6 storeys in height.

An existing tenant of the 4-storey office building to the south (15127 – 100 Avenue) also felt that the proposed buildings were too tall and would block their current view of the mountains to the north. The caller also stated that the density should comply with the density (2.5 gross FAR) prescribed in the Official Community Plan (OCP).

Applicant's response:

- The proposed building heights are consistent with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan.

Staff comments:

- The Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan designates the subject site as Mid to High Rise Mixed Use, which allows a maximum permitted density of 3.5 gross floor area ratio (FAR). Typically, buildings associated with this land use and density are over 8 storeys in height since the Official Community Plan (OCP) states that a mid-rise is between 8 and 12 storeys, while a high-rise is over 12 storeys.
- In accordance with the OCP, higher density residential and mixed-use developments in the form of mid-rise and high-rise buildings are to be directed into Surrey's City Centre or Town Centres, such as Guildford Town Centre where the subject site is located.
- There are existing buildings near the subject site along 101 Avenue that are between 8 and 16 storeys in height. Concentrating mid and high-rise buildings within a Town Centre is consistent with OCP growth management policies.

PROPOSED CD BY-LAW (APPENDIX VII)

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the two (2) proposed mixed-use buildings. The proposed CD By-law is based on the RM-135 Zone for the residential component and the C-5 Zone for the commercial component.
- A comparison of the permitted uses in the RM-135 and C-5 Zones and the proposed CD By-law are illustrated in the following table:

Residential Uses (RM-135 Zone)		Proposed CD By-law
Multiple unit residential buildings and ground-oriented multiple unit residential buildings	Permitted	Permitted
Commercial Uses (C-5 Zone)		Proposed CD By-law
Retail Uses, excluding adult entertainment stores, auction houses and secondhand stores and pawnshops.	Permitted	Permitted
Personal Service Uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repairs	Permitted	Personal Service Uses, excluding body rub parlours
Eating establishments, excluding drive-through restaurants	Permitted	Permitted
Neighbourhood pub	Permitted	Permitted
Office Uses, excluding social escort services and methadone clinics	Permitted	Permitted
General Service Uses, excluding funeral parlours, drive-through banks and vehicle rentals	Permitted	Permitted
Indoor recreational facilities	Permitted	Permitted
Community services	Permitted	Permitted
Child care centres	Permitted	Permitted

- The proposed CD By-law includes multiple unit residential buildings and ground-oriented unit residential buildings along with a variety of commercial uses appropriate for a mixed-use building in Guildford Town Centre.

- A comparison of the density, lot coverage, setbacks, and building height in the RMC-135 Zone and the proposed CD By-law is illustrated in the following table:

	RM-135	Proposed CD By-law	
Net FAR	2.5	Block A (Lot 1): 6.4 Block B (Lot 2): 4.0	
Lot Coverage	33%	78% (100% for air space parcels)	
Setbacks	7.5 metres (25 ft.) or 50% of the height of the building from all lot lines, whichever is greater.	<u>Lot 1:</u> Front yard (north): 4.5 metres (15 ft.) Rear yard (south): 0.0 metres (0 ft.) Side yard (west): 4.5 metres (15 ft.) Side yard (east): 4.0 metres (13 ft.) <u>Lot 2:</u> Front yard (north): 4.5 metres (15 ft.) Rear yard (south): 4.5 metres (15 ft.) Side yard (west): 4.5 metres (15 ft.) Side yard (east): 0.0 metres (0 ft.) 0.0 metre (0 ft.) for air space parcels	
Principal Building Height	Not applicable	<u>Lot 1:</u> 80 metres (262 ft.) <u>Lot 2:</u> 43 metres (141 ft.)	
Lot Size	Lot Size: 2,000 sq.m. (0.5 acre) Lot Width: 30 metres (100 ft.) Lot Depth: 30 metres (100 ft.)	<u>Lot 1</u>	<u>Lot 2</u>
		Lot Size: 2,000 sq.m. (0.5 acre) Lot Width: 30 metres (100 ft.) Lot Depth: 30 metres (100 ft.)	Lot Size: 1,800 sq.m. (0.4 acre) Lot Width: 30 metres (100 ft.) Lot Depth: 30 metres (100 ft.)

- The proposed net floor area ratio (FAR) of 5.4 (gross FAR of 4.2) for the proposed development exceeds the maximum FAR of 2.5 permitted in the RM-135 Zone. The subject site is located in the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan and is designated "Mid to High Rise Mixed Use". The site is also close to public transit along 150 and 152 Streets, and within walking distance (655 metres / 0.40 mile) from the rapid transit corridor along 104 Avenue. Therefore, the proposed density is appropriate since the proposed development maintains the City's objectives of increasing density and housing choice in town centres and near main transit corridors.
- The proposed density is consistent with the "Mid to High Rise Mixed Use" designation in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan with a bonus density community amenity contribution proposed.
- The maximum lot coverage has been increased from 33% in the RM-135 Zone to 78%. The proposed lot coverage is typical for similar types of high rise developments with podiums.
- The reduced setbacks along the street frontages (101 Avenue, and 151 and 151A Streets) achieve a more urban, pedestrian-oriented streetscape, which is consistent with this type of development and is consistent with design guidelines for the redevelopment of the Guildford Town Centre.

- The proposed zero setback along the south property line (Lot 1) and along the east property line (Lot 2) is to accommodate future redevelopment on the abutting sites, which will create an urban streetwall.
- The proposed CD By-law will also allow minor encroachments of decks, building architectural features, roof overhangs, and ground floor risers into the setbacks. These elements are essential to the overall function and design of the proposed development.
- There is no maximum building height requirement under the RM-135 Zone. The proposed building heights of 80 metres (262 ft.) and 43 metres (141 ft.) reflect the 24- and 12-storey mixed-use building forms, and are considered appropriate for this area of Guildford Town Centre.
- The 22-metre (72 ft.) road dedication for 151A Street will require the subject site to be subdivided into two (2) lots. Due to the alignment of 151A Street, the east (mid-rise) lot will not meet the minimum lot size requirement of the RM-135 Zone. The proposed CD By-law reduces the lot size requirement from 2,000 square metres (0.5 acre) to 1,800 square metres (0.4 acre).

DESIGN PROPOSAL AND REVIEW

- The proposed development consists of a 24-storey and a 12-storey mixed-use building. Both proposed buildings incorporate a two-storey podium with ground floor commercial retail units fronting 101 Avenue and 151A Street. The podium also includes eight (8) two-storey townhouse units (4 in each building) fronting 151 and 151A Streets, as well as the future park to the south.
- The tower was located on site to maximize the separation between the proposed 24-storey and 12-storey mixed-use buildings on the subject site. The separation exceeds 30 metres (100 ft.), which allows adequate privacy and views between the high-rise (13 storeys and up) and a mid-rise (8 to 12 storeys) as defined by the OCP. The applicant's architect has also demonstrated that the recommended 50-metre (164 ft.) minimum tower separation can be accommodated between the proposed tower, and a potential future tower on the abutting property to the east (15190 – 101 Avenue) when it is redeveloped in the future. The location of the proposed 12-storey mid-rise enables a separation of 30 metres (100 ft.) to the potential future tower to the east.
- The buildings along the south property line have been designed to provide an appropriate interface with the future land uses on the abutting properties to the south:
 - Lot A: the townhouse portion of the high-rise building will be constructed with no setback along the south property line, in order to create an urban street wall when the property to the south (15127 – 100 Avenue) redevelops in the future; and
 - Lot B: townhouse units will face the future neighbourhood park to the south (10025 – 152 Street) to create a more active interface. Staff also worked with the applicant's architect to ensure that there are no retaining walls along the south lot line.

- Future 151A Street is identified as a "green connector" in the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan. An enhanced sidewalk width is provided to connect to the future park.
- All ground floor townhouse units have patios, while all non-ground-oriented dwelling units include a balcony.
- The applicant proposes appropriate in-ground landscaping, decorative paving, and benches along the street fronts to create an urban, pedestrian-friendly streetscape.
- The podium and tower base incorporate gray brick, metal and wood panels, as well as ground-floor glass canopies for weather protection. These high-quality, durable materials provide a strong urban street edge with detailed interest at the pedestrian-scale. Both buildings incorporate high-quality spandrel, clear and tinted glazing.
- Tempered glass and metal canopies are proposed for weather protection at the commercial frontages and residential lobby.

Parking

- The applicant proposes a total of 423 parking spaces in a four-level underground parking garage on Lot 1 (high-rise) and a three-level underground parking garage on Lot 2 (mid-rise). The minimum required number of parking spaces as per the Zoning By-law is 483. However, the applicant requested a parking relaxation since the subject site is located close to public transit along 150 and 152 Streets, and within walking distance (655 metres / 0.40 mile) of the rapid transit corridor along 104 Avenue. The City's Transportation Division supports a 20% parking reduction for the subject site, which reduces the minimum parking requirement for the proposed development to 386 parking spaces.
- The 423 proposed parking spaces include ten (10) spaces for persons with disabilities and 111 small car parking spaces. The 111 small car spaces represent 29% of the total parking spaces, which is below the maximum allowance of 35% as per the current Zoning By-law.
- Vehicle access to the two (2) underground parking garages is located along the new north/south road (151A Street).
- The applicant is required to register an access easement on the southern portion of proposed Lot 2 to provide shared access for the property to the east (15190 – 101 Avenue), when that abutting site redevelops in the future.
- The proposal includes a total of 823 secure bicycle parking spaces located within the underground parking garages and on Level 2 of both buildings. In accordance with the Zoning By-law, secure bicycle parking areas located on the ground floor or above is excluded from the FAR calculation to a maximum of 170 square metres (1,830 sq.ft.).
- An additional twelve (12) surface bicycle parking spaces are located throughout the site.

Indoor Amenity Space

- Based on the 187 proposed dwelling units proposed in the 24-storey high-rise building on proposed Lot 1 and the minimum requirement of 3.0 square metres (32 sq.ft.) of indoor amenity space per unit, a total of 561 square metres (6,038 square feet) of indoor amenity space is required. The development proposes 570 square metres (6,135 sq.ft.) of indoor amenity space on proposed Lot A, which exceeds the minimum indoor amenity space requirement.
- The indoor amenity space in the high-rise building consists of a velo lounge (bicycle room) and meeting space on Level 2, as well as an exercise / yoga area and party room on Level 3.
- Based on the 83 proposed dwelling units proposed in the 12-storey mid-rise building on proposed Lot 2 and the minimum requirement of 3.0 square metres (32 sq.ft.) of indoor amenity space per unit, a total of 249 square metres (2,680 square feet) of indoor amenity space is required. The development proposes 250 square metres (2,690 sq.ft.) of indoor amenity space on proposed Lot B, which exceeds the minimum indoor amenity space requirement.
- The indoor amenity space in the mid-rise building consists of a large multi-purpose room on Level 2, and a party room on Level 3.
- There is no shortfall from the required indoor amenity space for the subject site, and therefore no cash-in-lieu contribution is required.

Outdoor Amenity Space

- Based on the 187 proposed dwelling units proposed in the 24-storey high-rise building on proposed Lot 1 and the minimum requirement of 3.0 square metres (32 sq.ft.) of outdoor amenity space per unit, a total of 561 square metres (6,038 square feet) of outdoor amenity space is required. The development proposes 564 square metres (6,070 square feet) of outdoor amenity space on proposed Lot A, which exceeds the minimum requirement.
- The outdoor amenity space proposed for the high-rise building is on Level 3 and is divided into three (3) sections. A large courtyard is the focal point and includes tables, seating, a BBQ and lounge furniture, as well as a play area. There is a separate space with a rubber surface for outdoor yoga, tai chi, children's play or similar activities. There is also a fenced area with artificial turf for off-leash dogs.
- Based on the 83 proposed dwelling units proposed in the 12-storey mid-rise building on proposed Lot B and the minimum requirement of 3.0 square metres (32 sq.ft.) of indoor amenity space per unit, a total of 249 square metres (2,680 square feet) of indoor amenity space is required. The development proposes 270 square metres (2,905 sq.ft.) of outdoor amenity space on proposed Lot B, which exceeds the minimum requirement.
- The outdoor amenity space proposed for the mid-rise building is on Level 3 and is also divided into three (3) sections. A courtyard is the focal point and includes tables, seating, and a BBQ. There is a separate space with lounge furniture and a fire table, and also an area with artificial turf for play or for relaxation.

- There is no shortfall from the required outdoor amenity space for the subject site, and therefore no cash-in-lieu contribution is required.

Signage

- The proposed commercial fascia signs are comprised of metal channel lettering with backlit LED illumination located above each commercial retail unit.
- Each commercial retail unit will also include an under-canopy / projecting sign (non-illuminated metal channel lettering) installed perpendicular to the building, in order to provide business identification for pedestrians along 101 Avenue.
- The proposed signage complies with the Sign By-law, and no variances are required.

ADVISORY DESIGN PANEL

ADP Date: February 14, 2019

The applicant has resolved most of the outstanding items from the ADP review. Some minor revisions will be completed prior to Council's consideration of final adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department (see Appendix VI).

TREES

- Thomas Walz, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The following table 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
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Coniferous Trees			
Western Red Cedar	13	13	0
Total (excluding Alder and Cottonwood Trees)	15	15	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		18	
Contribution to the Green City Fund		\$11,600	

- The Arborist Assessment states that there are a total of 15 trees on the subject site, excluding Alder and Cottonwood trees. There are no Alder trees, and one (1) Cottonwood tree on the site, which represents 6% of the total trees on the site. It was determined that none of the 16 on-site trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building and underground parking garage footprints, as well as the road dedication (new 151A Street).
- The arborist report indicates that the cluster of seven (7) on-site trees (Western Red Cedars) along the south property line are in poor condition and are not good candidates for retention.
- There are also eight (8) off-site trees on the property to the south (15127 – 100 Avenue) that are proposed for removal as part of the subject development application. The applicant has provided a signed Tree Cutting Permit from the property owner to the south to allow for the removal of these eight (8) trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Cottonwood tree, and a 2 to 1 replacement ratio for all other (on-and off-site) trees. This will require a total of 47 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site, the deficit of 29 replacement trees will require a cash-in-lieu payment of \$11,600 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including maple, magnolia, sweet gum and dogwood.
- In addition to the replacement trees, boulevard street trees will be planted on 101 Avenue and the new 151A Street. This will be determined by the Engineering Department during the servicing design review process.

SUSTAINABLE DEVELOPMENT CHECKLIST

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

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located in Guildford, just south of the Guildford Town Centre shopping mall, and is close to public transit along 150 and 152 Streets, and within walking distance (655 metres / 0.40 mile) from the transit corridor along 104 Avenue.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is mixed-use with ground floor commercial, and will increase the density in the area and promote a more urban, pedestrian-friendly streetscape. • The project will diversify the housing stock and provide additional housing units in this area.

3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development includes natural landscaping. • 18 replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is close to public transit along 150 and 152 Streets, and within walking distance (655 metres / 0.40 mile) from the transit corridor along 104 Avenue. • Secure bicycle parking is provided within the underground parking garage. • All residential parking spaces will be wired for electrical vehicles, while 20% of commercial parking spaces will be provided for electrical vehicle charging.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • About 5% of the proposed dwelling units will be adaptable units. • All non-ground oriented units within the buildings are accessible by elevator. • The proposed building incorporates CPTED principles including: well-lit entries/exits, passive surveillance on the street, and good on-site lighting.
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed to area residents and property owners, and a development proposal sign was installed on the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Survey Block Plan, Proposed Subdivision Layout, 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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RMC-150)

Required Development Data	Min. Required / Max. Allowed		Proposed	
LOT AREA				
Gross Total			6,053 sq.m.	
Road Widening area			1,346 sq.m.	
Undevelopable area				
Net Total			4,707 sq.m.	
LOT COVERAGE (% of net lot area)				
Buildings & Structures	78%		77%	
Paved & Hard Surfaced Areas			6%	
Total Site Coverage			83%	
	Building #1	Building #2	Building #1 (high-rise)	Building #2 (mid-rise)
SETBACKS				
Front (north)	4.5 metres	4.5 metres	4.5 metres	4.5 metres
Rear (south)	0 metres	4.5 metres	0 metres	4.5 metres
Side #1 (west)	4.5 metres	4.5 metres	4.5 metres	4.5 metres
Side #2 (east)	4.5 metres	0 metres	4.0 metres	0 metres
BUILDING HEIGHT	Building #1	Building #2	Building #1	Building #2
Principal	80 metres	43 metres	79.5 metres	42 metres
Accessory				
NUMBER OF RESIDENTIAL UNITS			Building #1	Building #2
One Bed			49	31
Two Bedroom			106	42
Three Bedroom +			28	6
Townhouse			4	4
Total			187	83
FLOOR AREA: Residential			24,158 sq.m.	
FLOOR AREA: Commercial				
Retail			1,178 sq.m.	
Office			N/A	
Total			1,178 sq.m.	
FLOOR AREA: Industrial			N/A	
FLOOR AREA: Institutional			N/A	
TOTAL BUILDING FLOOR AREA	25,665 sq.m.		25,338 sq.m.	

Development Data Sheet cont'd

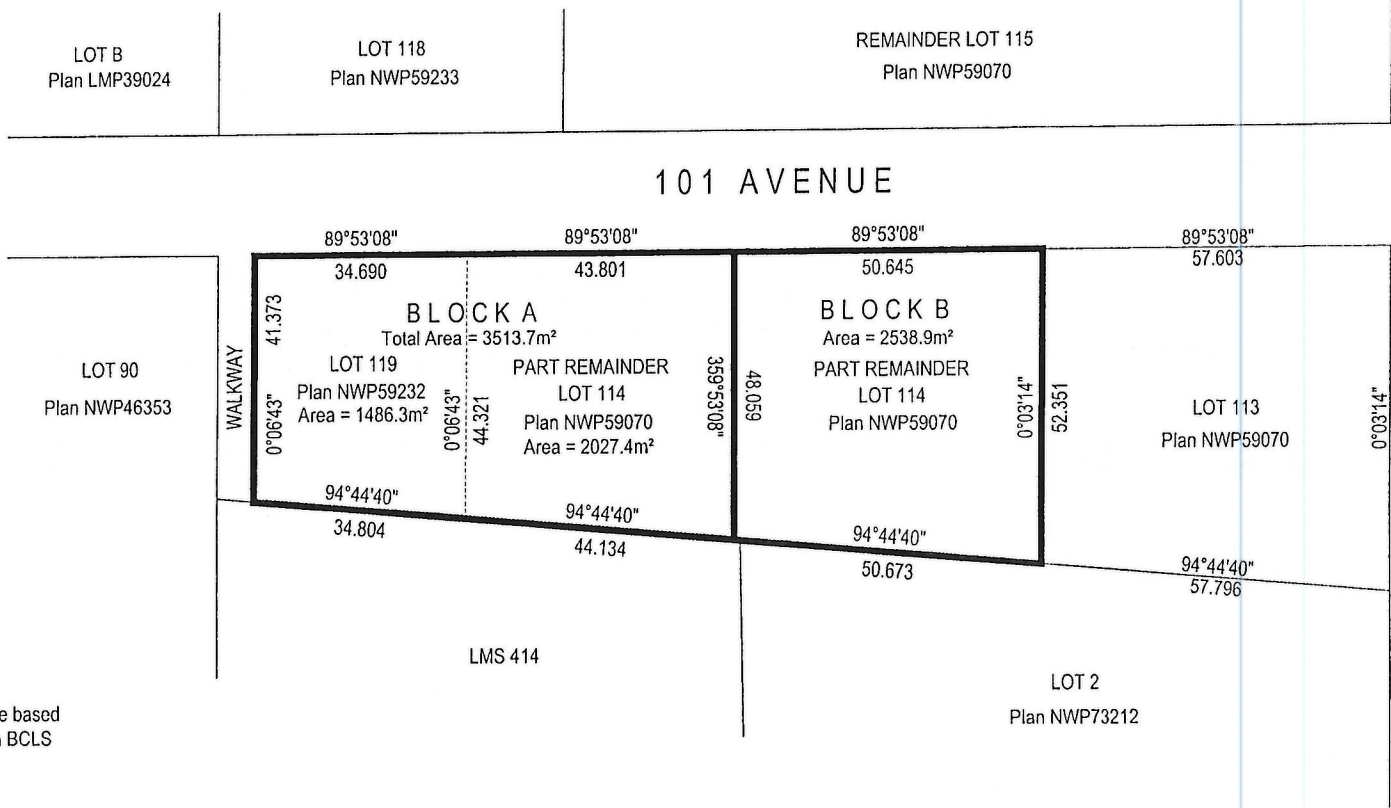
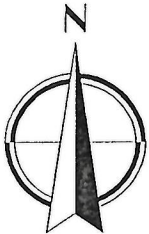
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
FAR (gross)	4.2	4.2
FAR (net)	5.4	5.4
AMENITY SPACE		
Indoor (mid- and high-rise combined)	810 sq.m.	820 sq.m.
Outdoor (mid- and high-rise combined)	810 sq.m.	834 sq.m.
PARKING (number of stalls)		
Commercial	38	41
Industrial		N/A
Junior + 1 Bedroom	101	85
2-Bed	223	177
3-Bed	52	41
Townhouse units	16	12
Residential Visitors	53	67
Institutional		N/A
Total Number of Parking Spaces	483	423
Number of accessible stalls	5	8
Number of small cars	169	90
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW _____ OF:
 LOT 119 PLAN 59232 AND LOT 114 PLAN 59070, EXCEPT PART ON PLAN 59232, SECTION 29
 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT



The intended plot size of this plan is 280mm in width
 210mm in height (A Size)
 when plotted at a scale of 1:1250



LEGEND

This plan's dimensions and bearings are based
 on a ground survey by G A Rowbothan BCLS
 September 16, 2016

BOOK OF REFERENCE			
BLOCK	PART	AREA	TOTAL AREA
A	LOT 119	1486.3m ²	3513.7m ²
A	PART REM 114	2027.4m ²	
B	PART REM 114	2538.9m ²	2538.9m ²

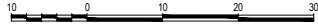
OLSEN & ASSOCIATES
 BRITISH COLUMBIA LAND SURVEYORS
 204-15585 24th AVENUE, SURREY, B.C. V4A 2J4
 PHONE : 604-531-4067 Fax : 604-531-5811
 email: info@olsensurveying.ca
 File No 17932_Block_Rezoning

[Signature]
 Iusulina Storneva # 924
 CERTIFIED CORRECT BCLS
 Dated this 15th day of October, 2019
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

PROPOSED SUBDIVISION PLAN OF : LOT 119 PLAN 59232 AND LOT 114 PLAN 59070, EXCEPT PART ON PLAN 59232, SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT

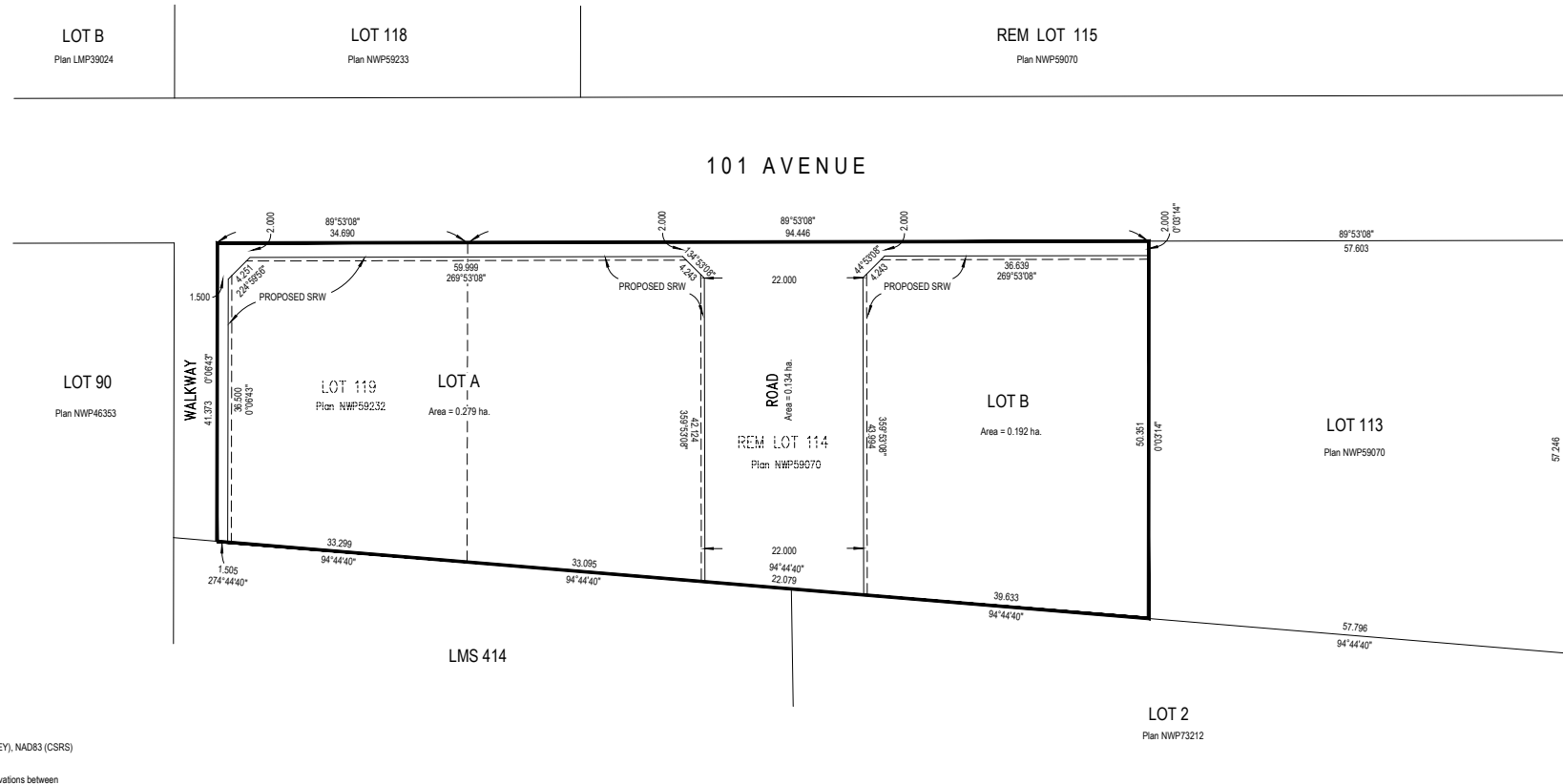
PLAN EPP

Pursuant to Section 67 of the Land Title Act
BCGS 92G 016



The intended plot size of this plan is 560mm in width
432mm in height (C Size)
when plotted at a scale of 1:500

ALL DISTANCES IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE NOTED.



Integrated Survey Area No 1, (SURREY), NAD83 (CSRS)

Grid bearings are derived from observations between geodetic control monuments 79H0018 and 79H0024.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995912 which has been derived from control monuments 79H0018 and 79H0024.

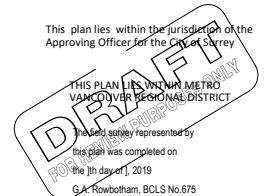
Note:
This plan shows one or more witness posts which are not set on the true corner(s).

- LEGEND
- INDICATES STANDARD IRON POST FOUND
 - LEAD PLUG FOUND
 - STANDARD IRON POST PLACED
 - LEAD PLUG PLACED
 - ⊠ CONTROL MONUMENT FOUND
 - U UNREGISTERED

File No 17932_PROPOSED SUBD SKETCH

OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
204-15585 24th AVENUE, SURREY, B.C. V4A 2J4
PHONE: 604-531-4667 Fax: 604-531-5811
email: info@olsensurveying.ca

This plan lies within the jurisdiction of the
Approving Officer for the City of Surrey



15110 & 15140 101 Avenue, Surrey

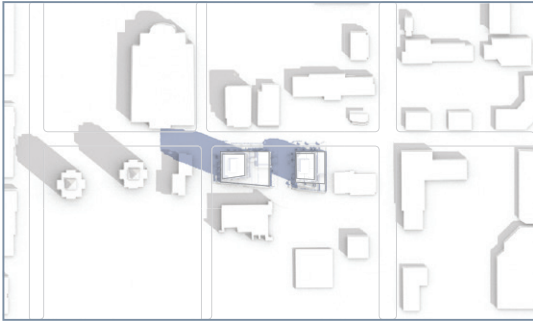
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10.28.2019

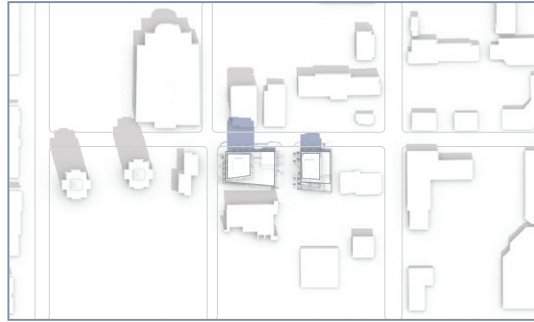


Shadow Studies

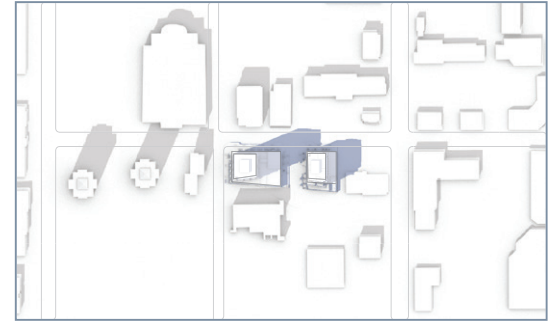
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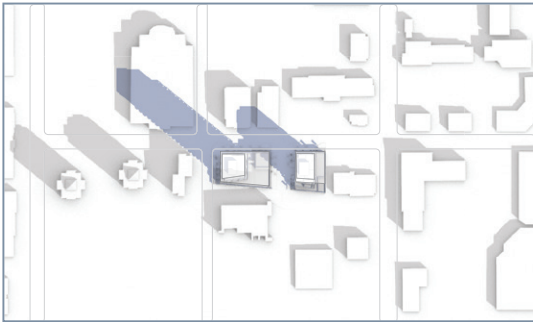


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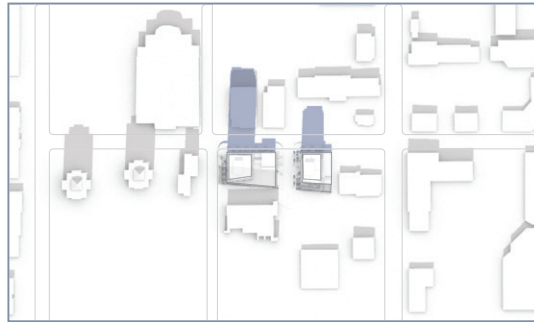


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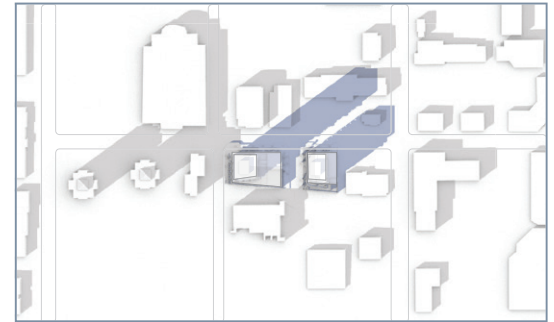
September



10am

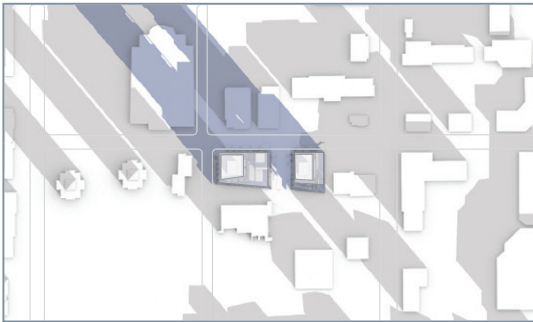


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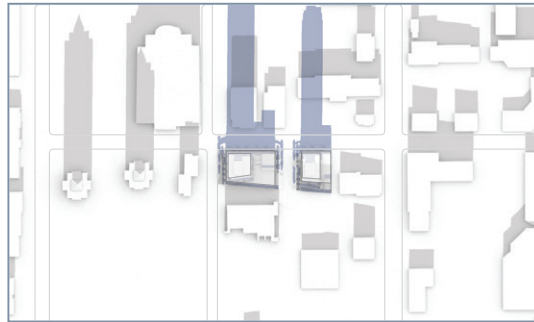


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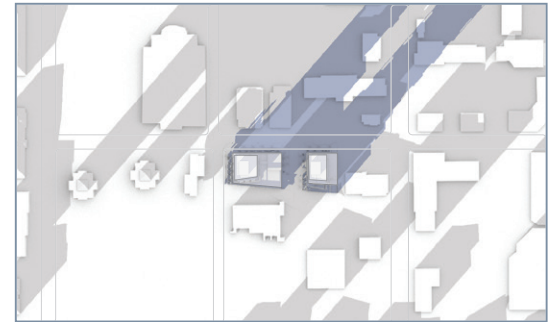
December



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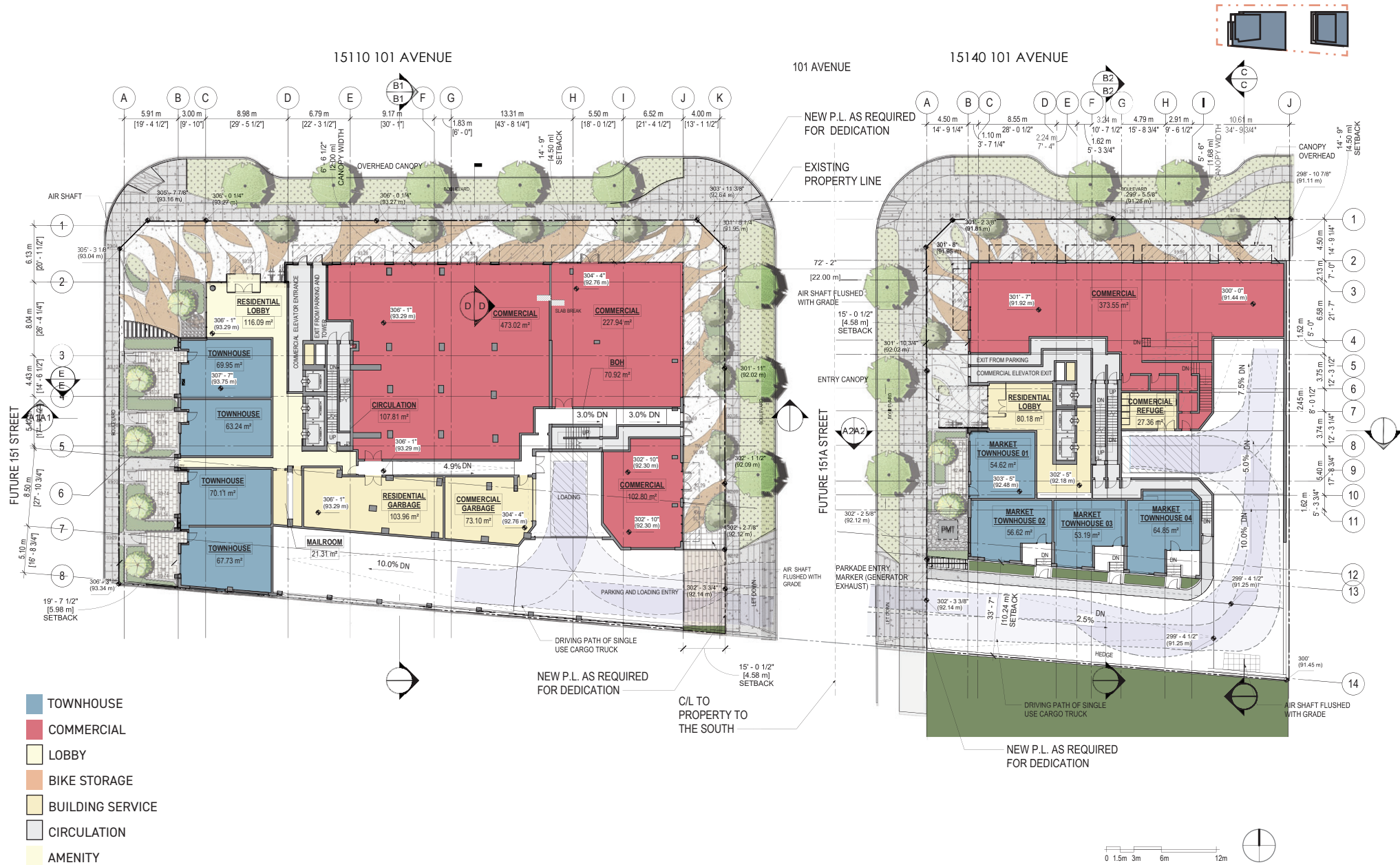


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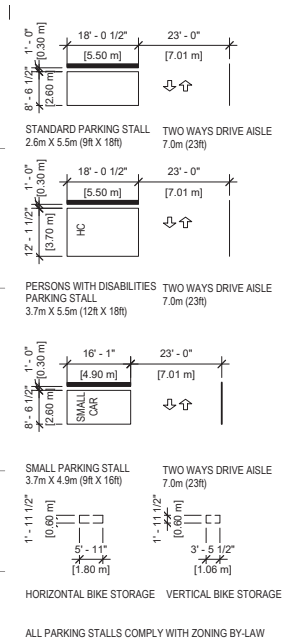
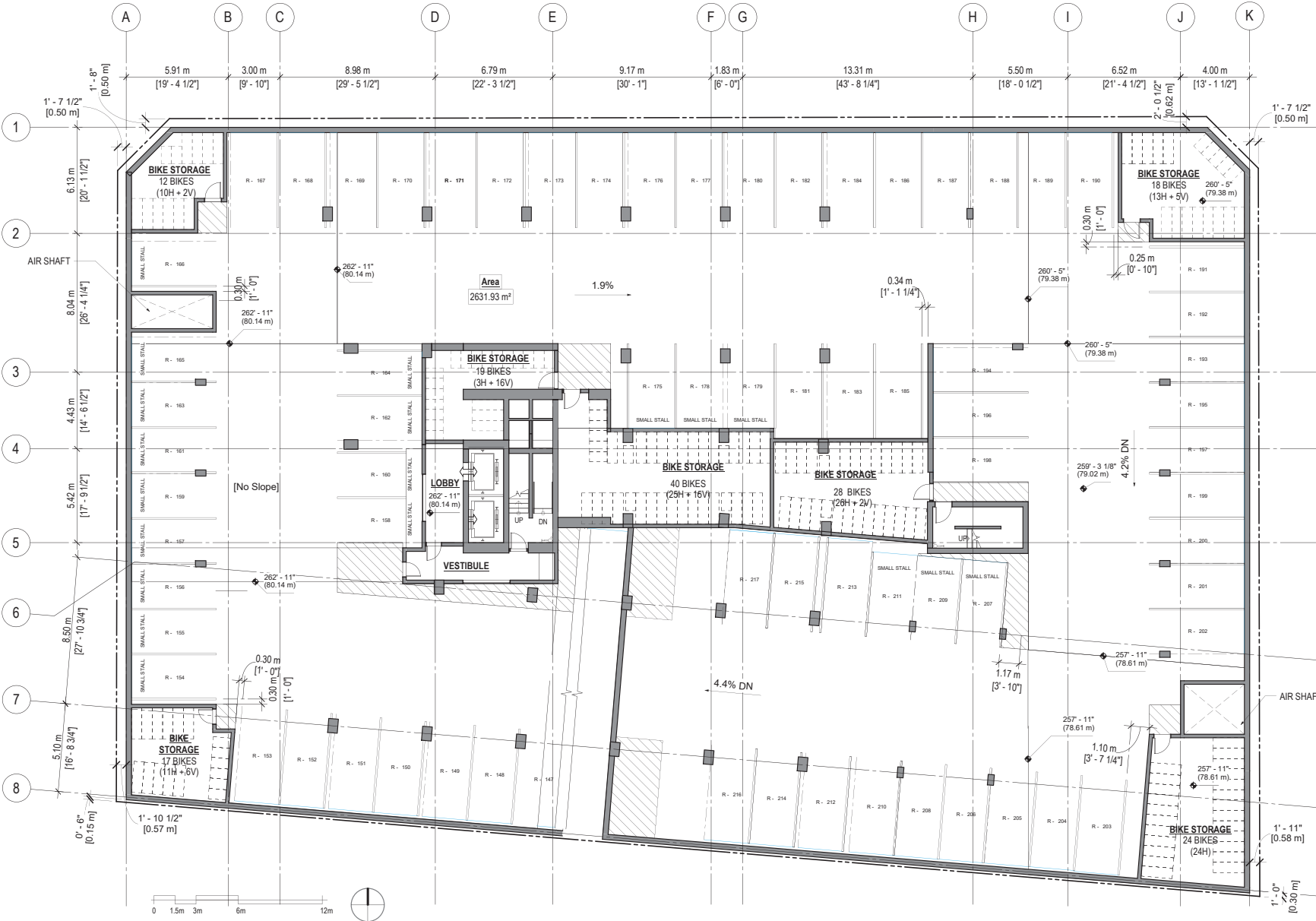


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Site Plan

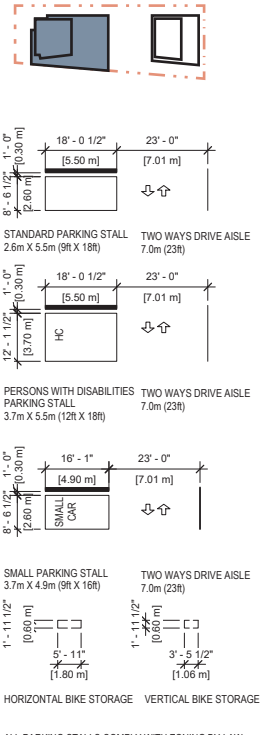
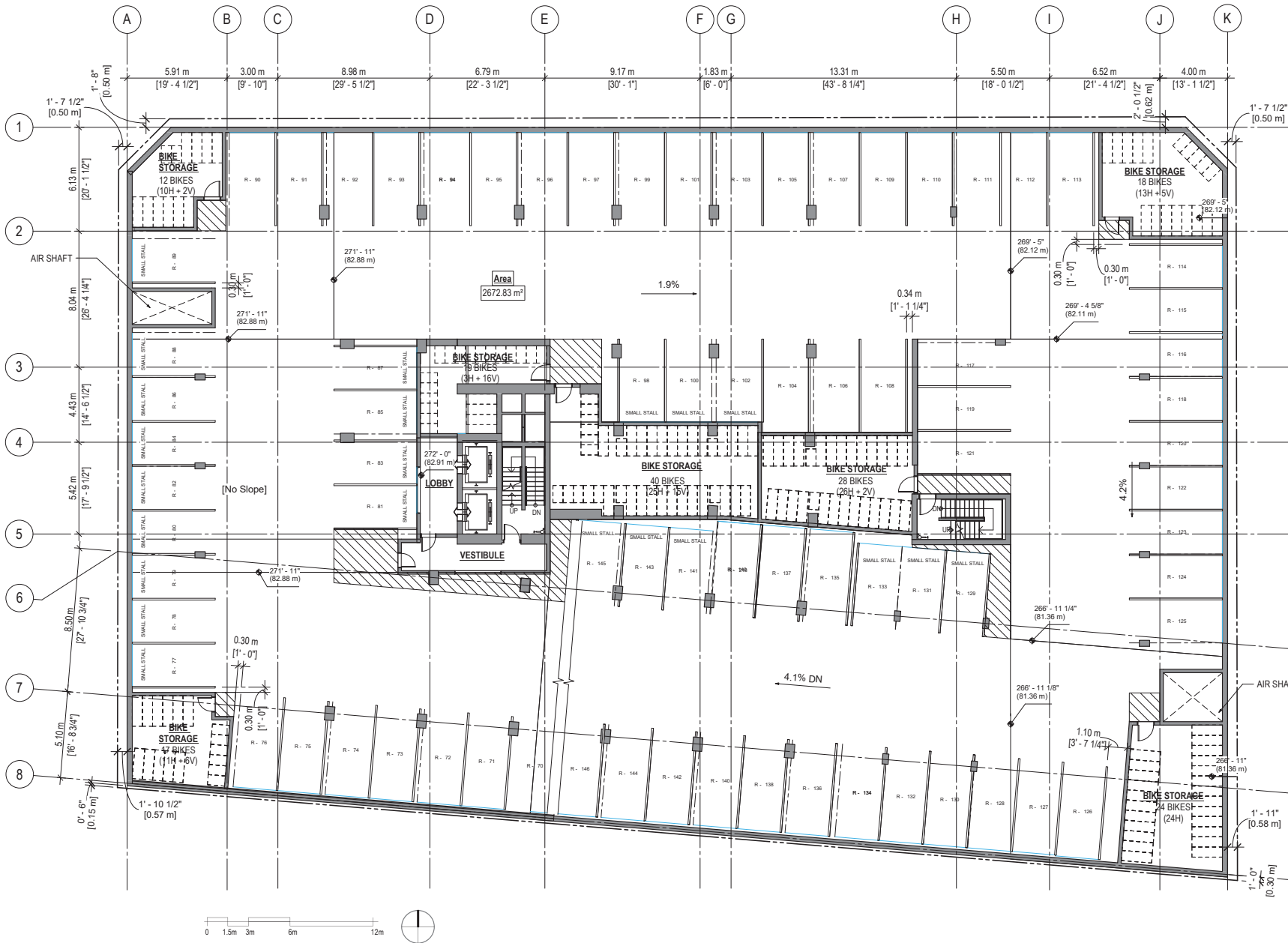


Tower Floor Plans: Level P4

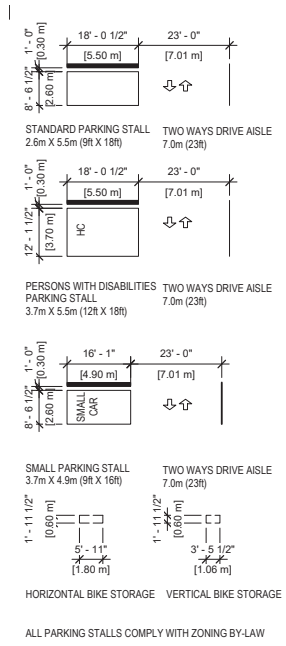
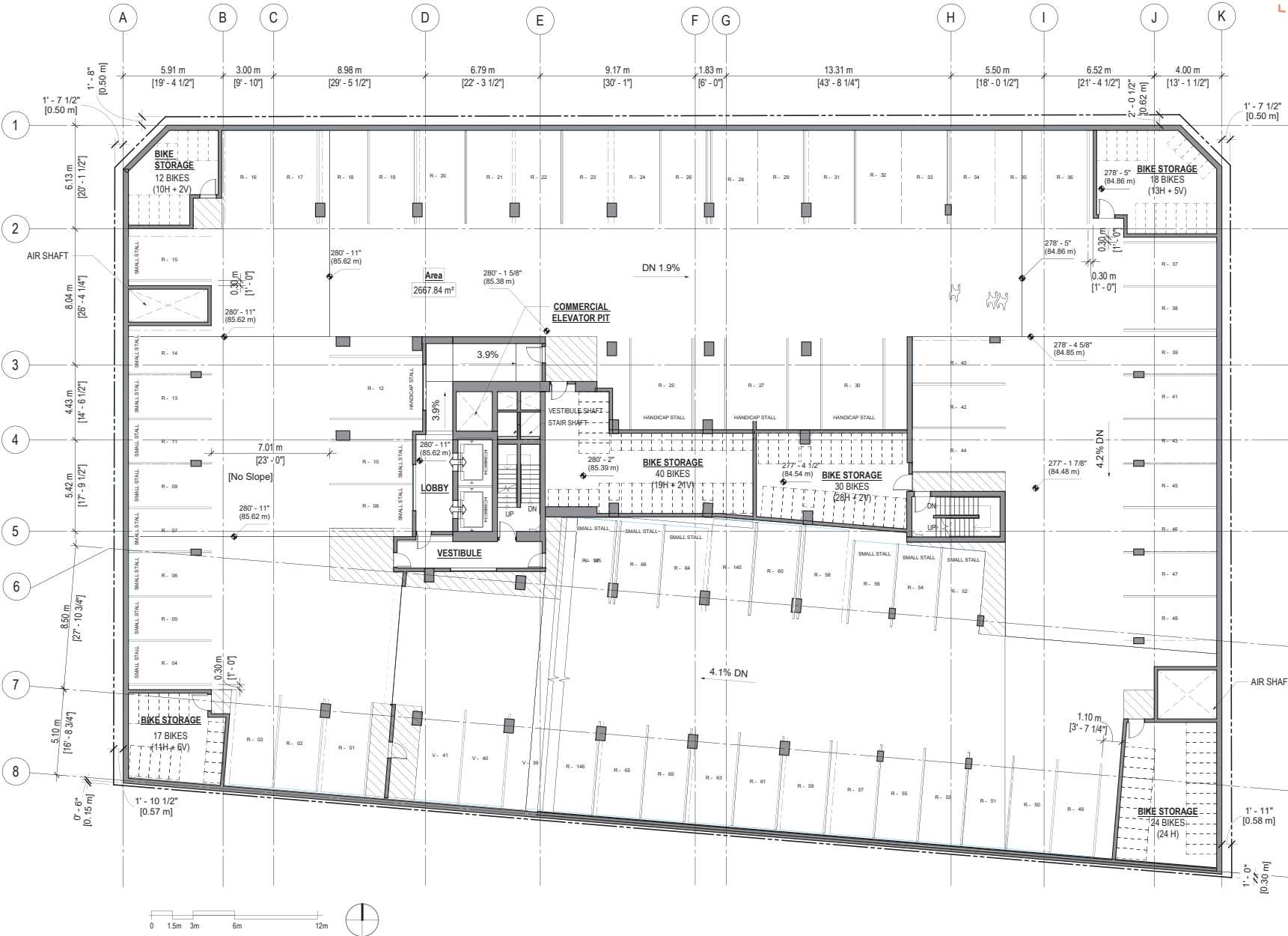
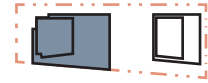


ALL PARKING STALLS COMPLY WITH ZONING BY-LAW

Tower Floor Plans: Level P3



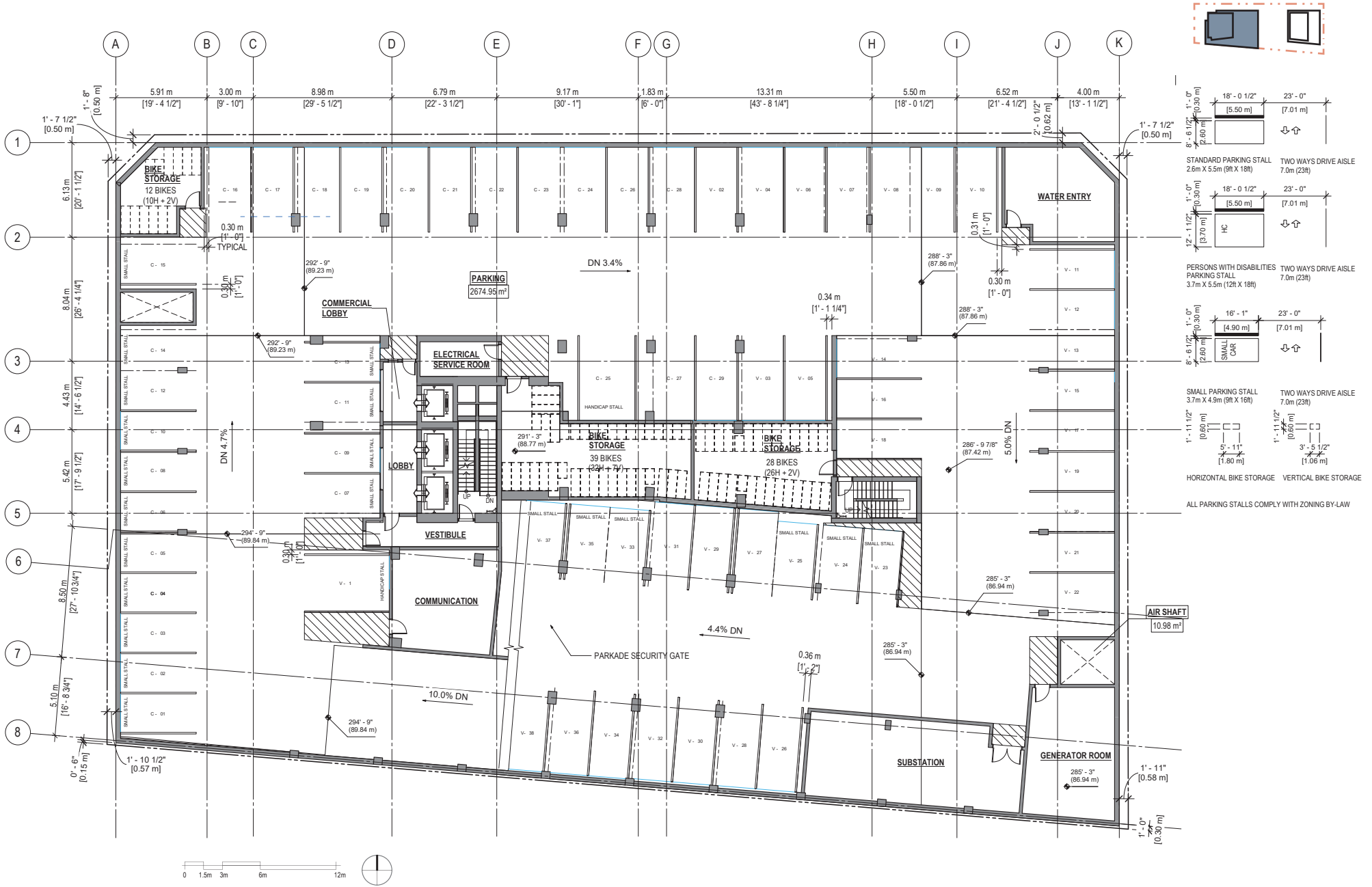
Tower Floor Plans: P2



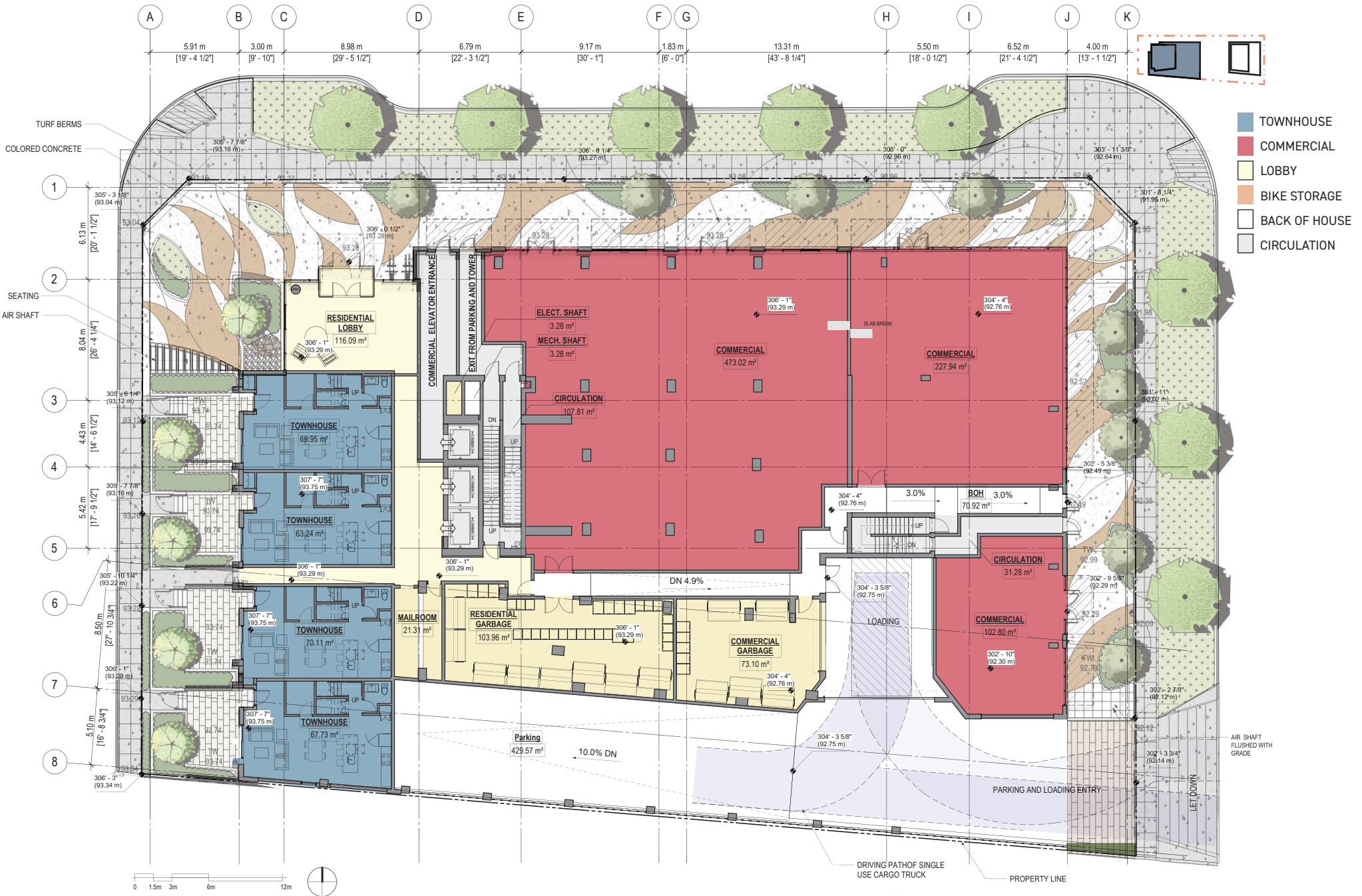
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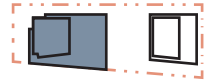
Tower Floor Plans: P1



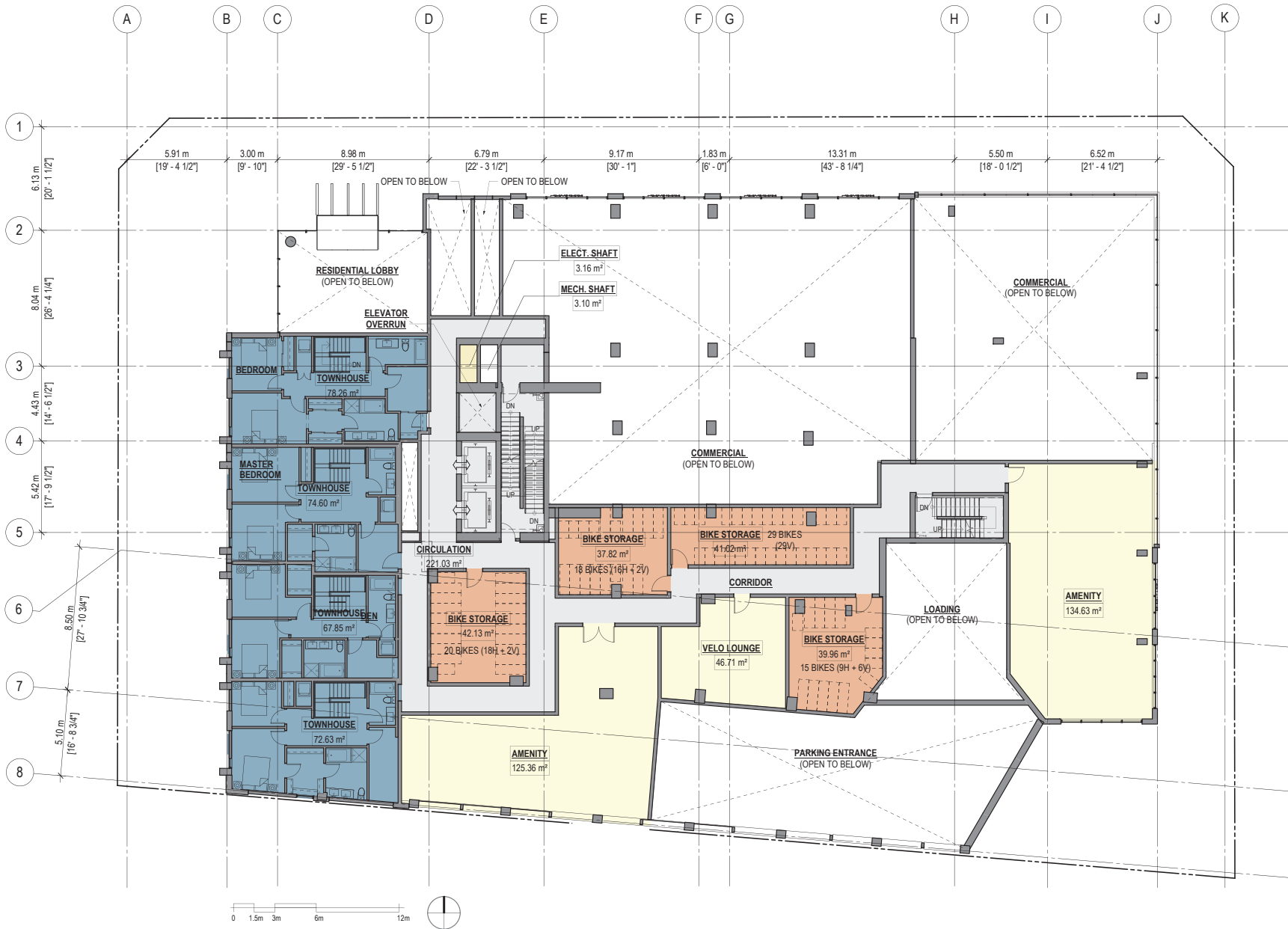
Tower Floor Plans: Level 01



Tower Floor Plans: Level 02



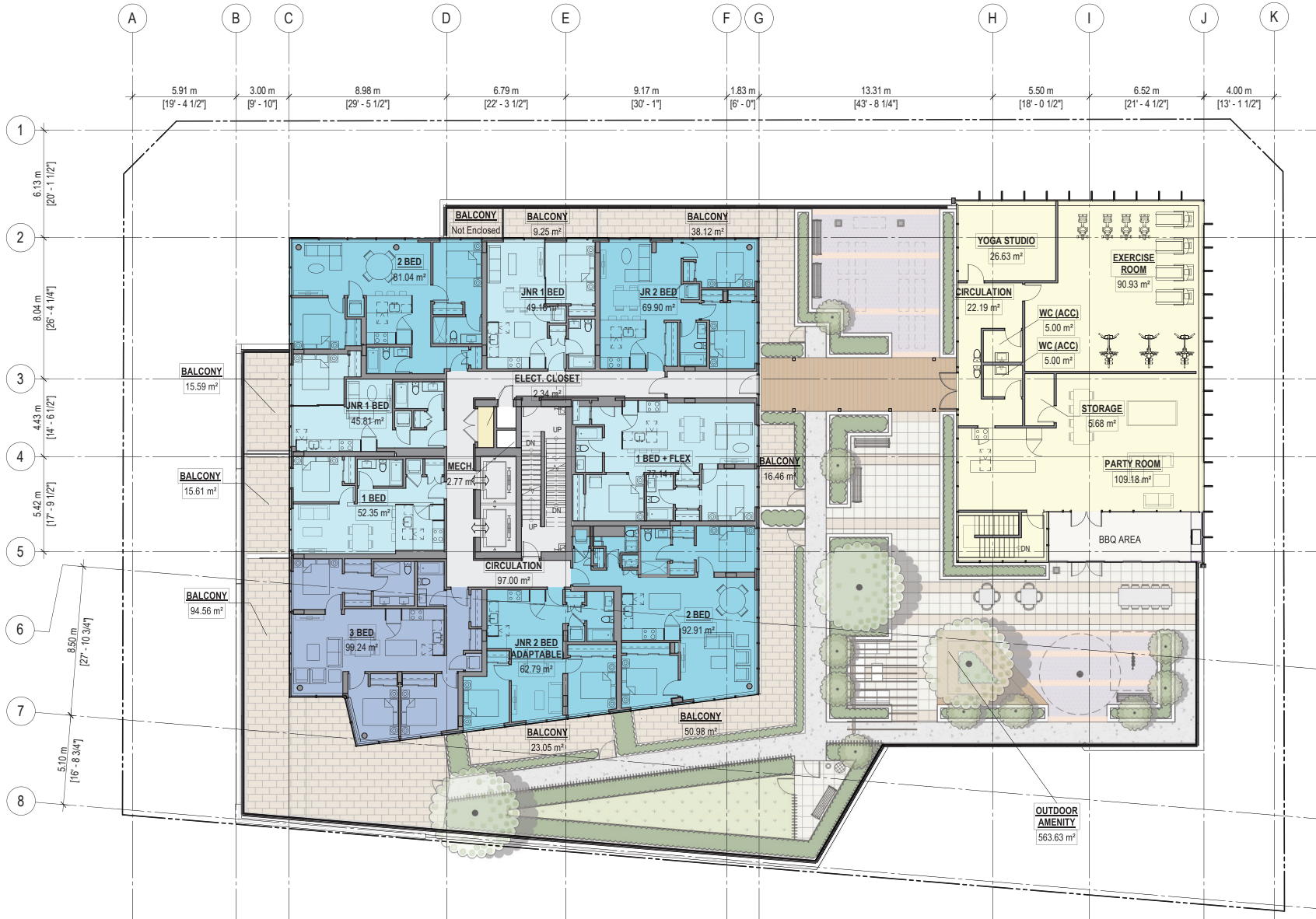
- TOWNHOUSE
- BIKE STORAGE
- CIRCULATION



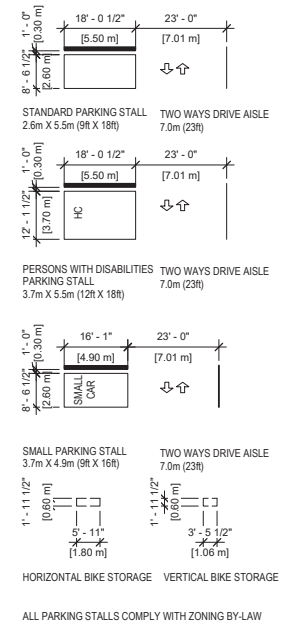
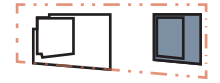
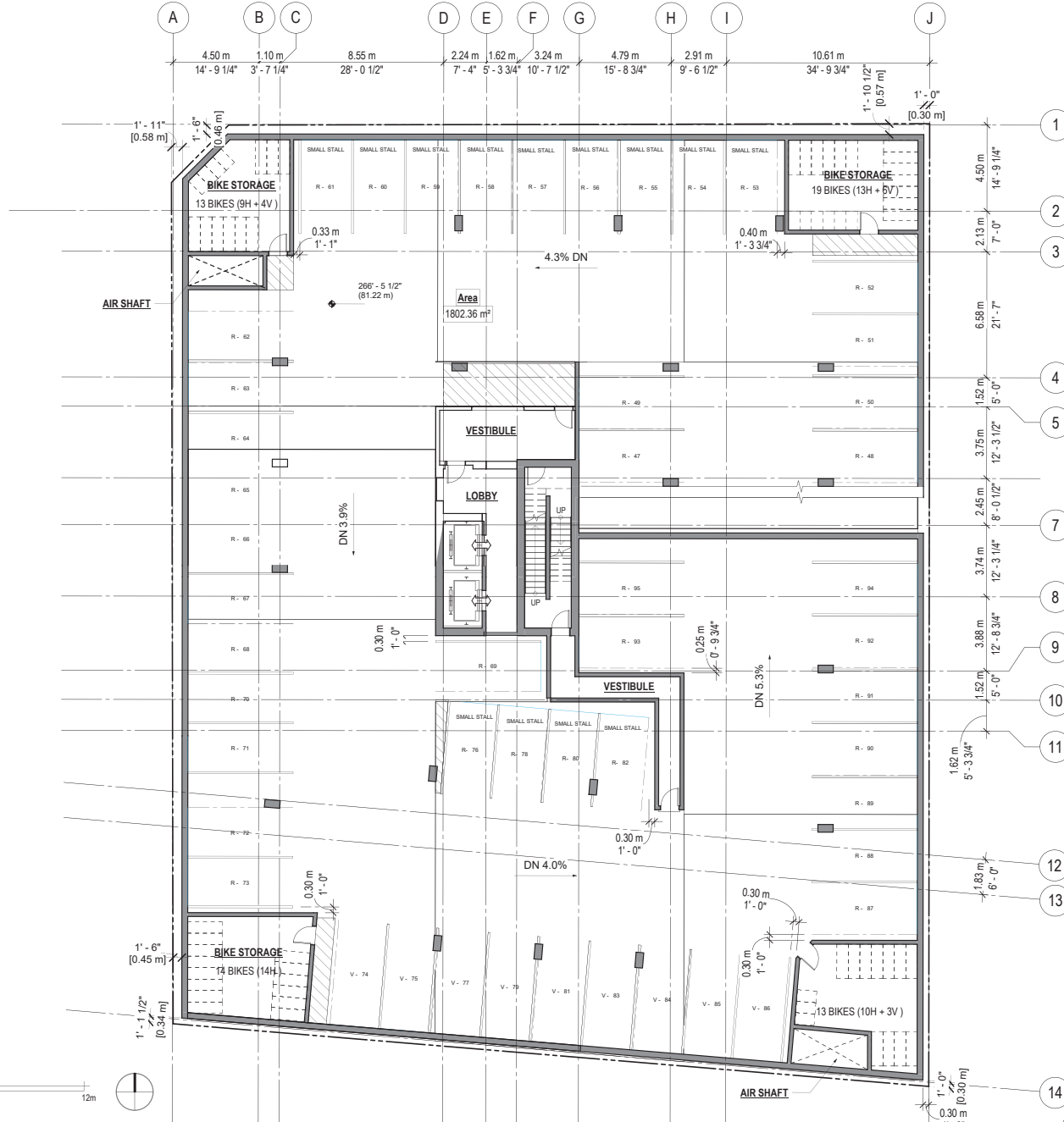
Tower Floor Plans: Level 03



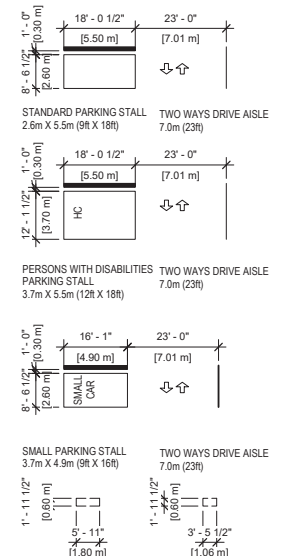
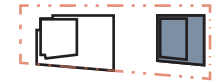
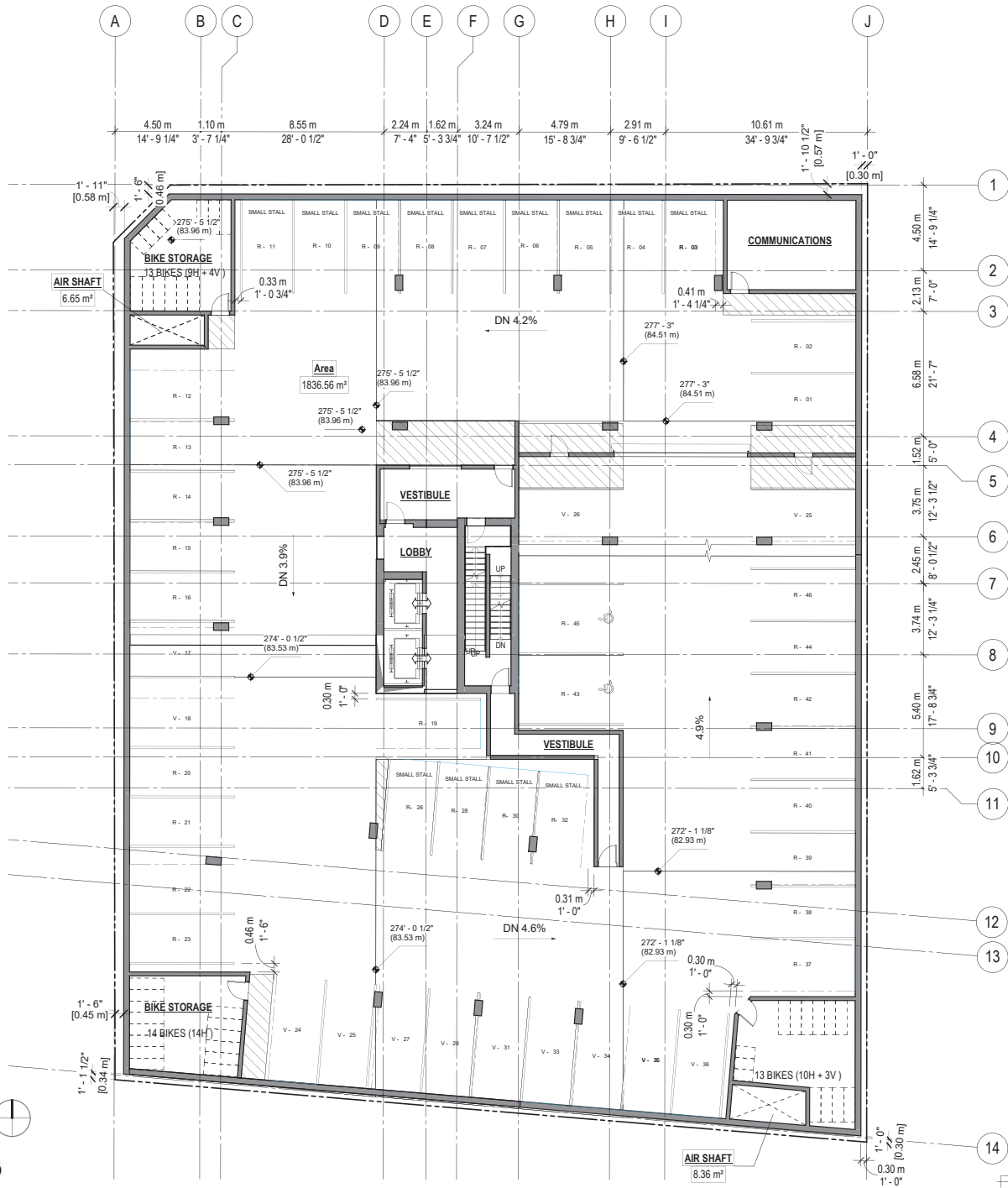
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- CIRCULATION



Midrise Floor Plans: Level P3



Midrise Floor Plans: Level P2

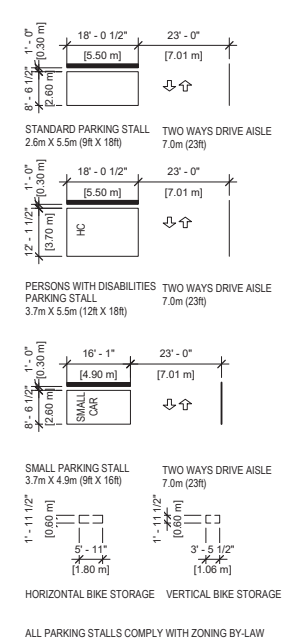
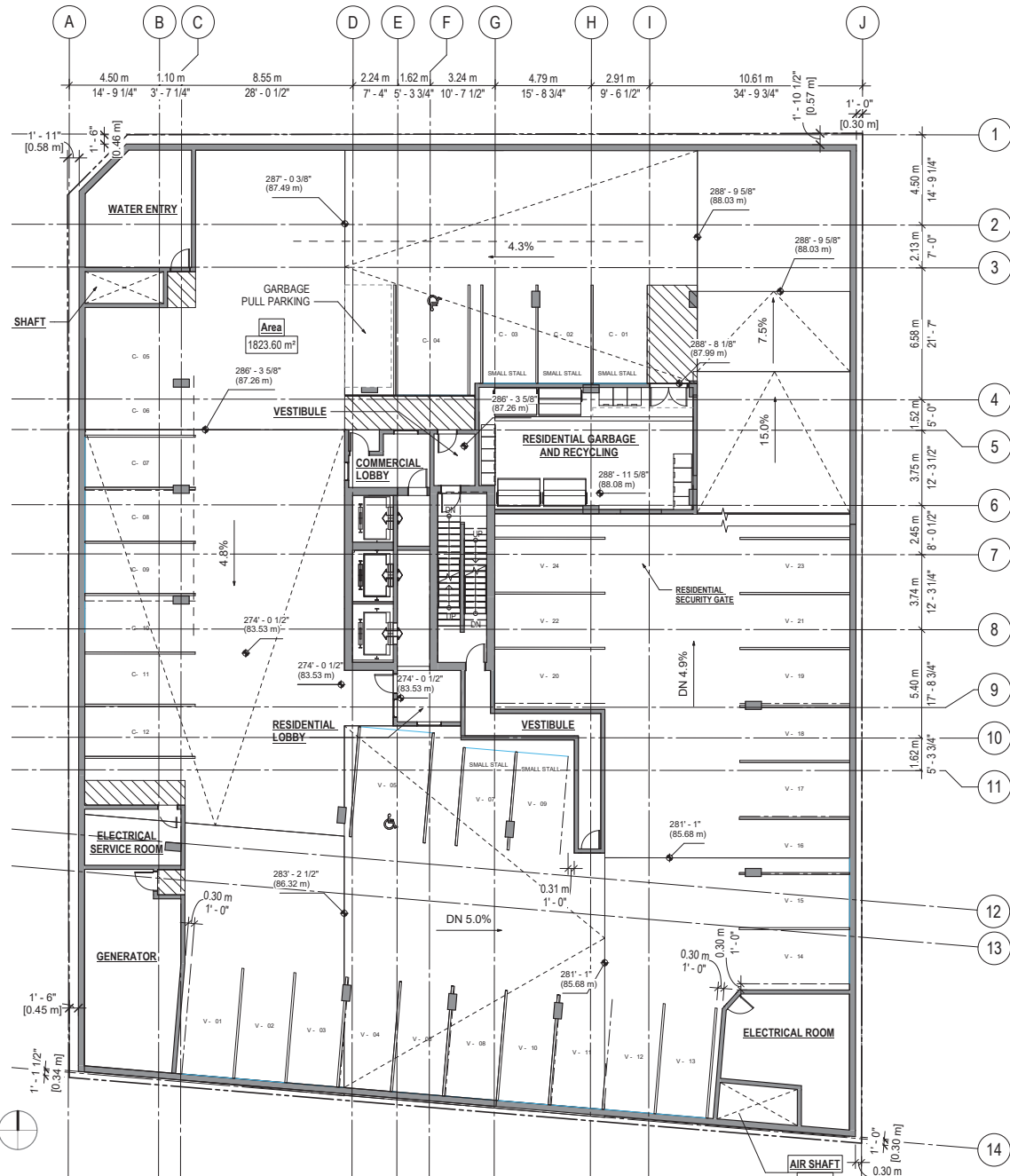


HORIZONTAL BIKE STORAGE VERTICAL BIKE STORAGE

ALL PARKING STALLS COMPLY WITH ZONING BY-LAW



Midrise Floor Plans: Level P1

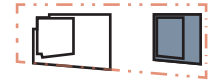
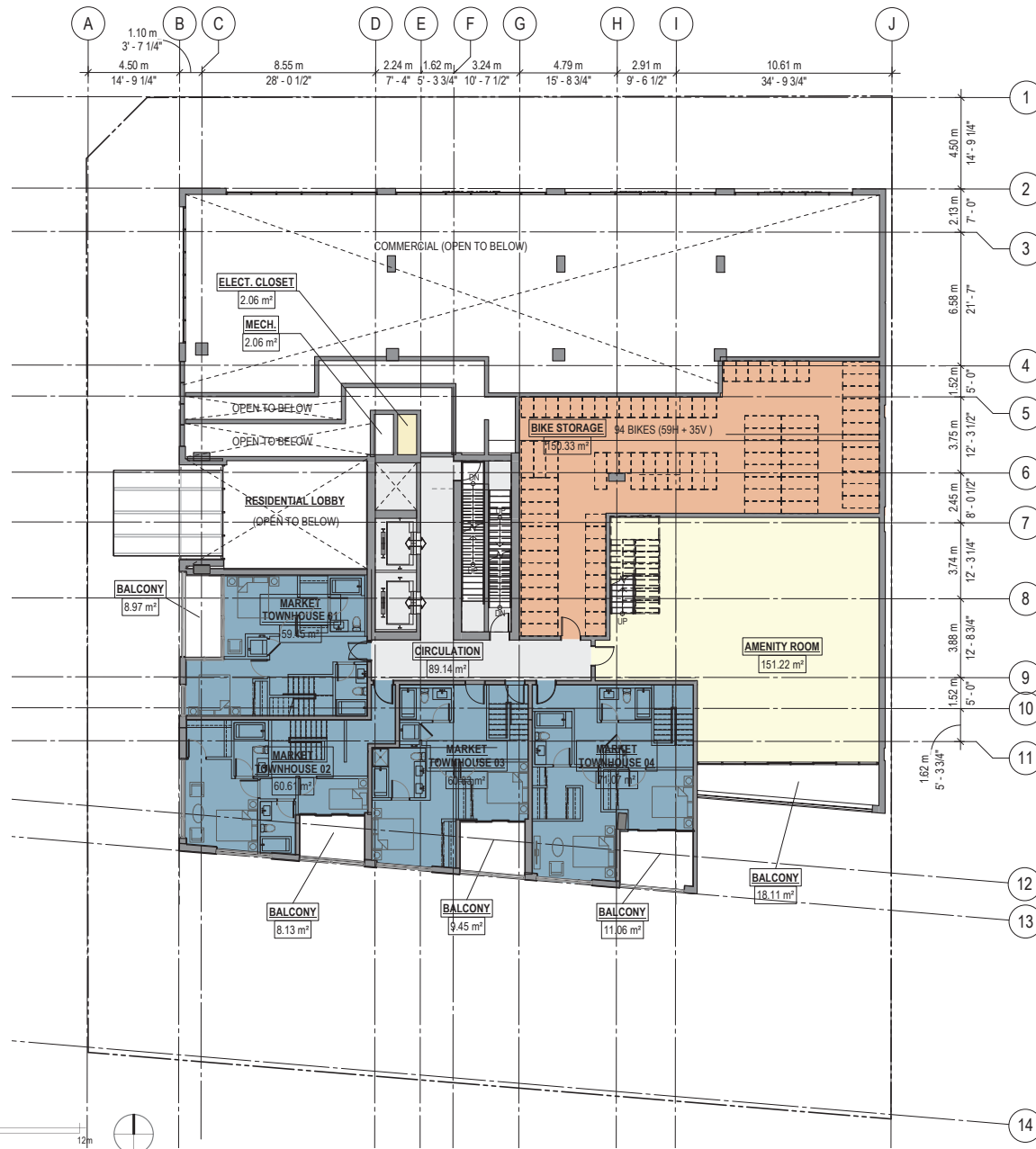


ALL PARKING STALLS COMPLY WITH ZONING BY-LAW

Midrise Floor Plans: Level 01



Midrise Floor Plans: Level 02

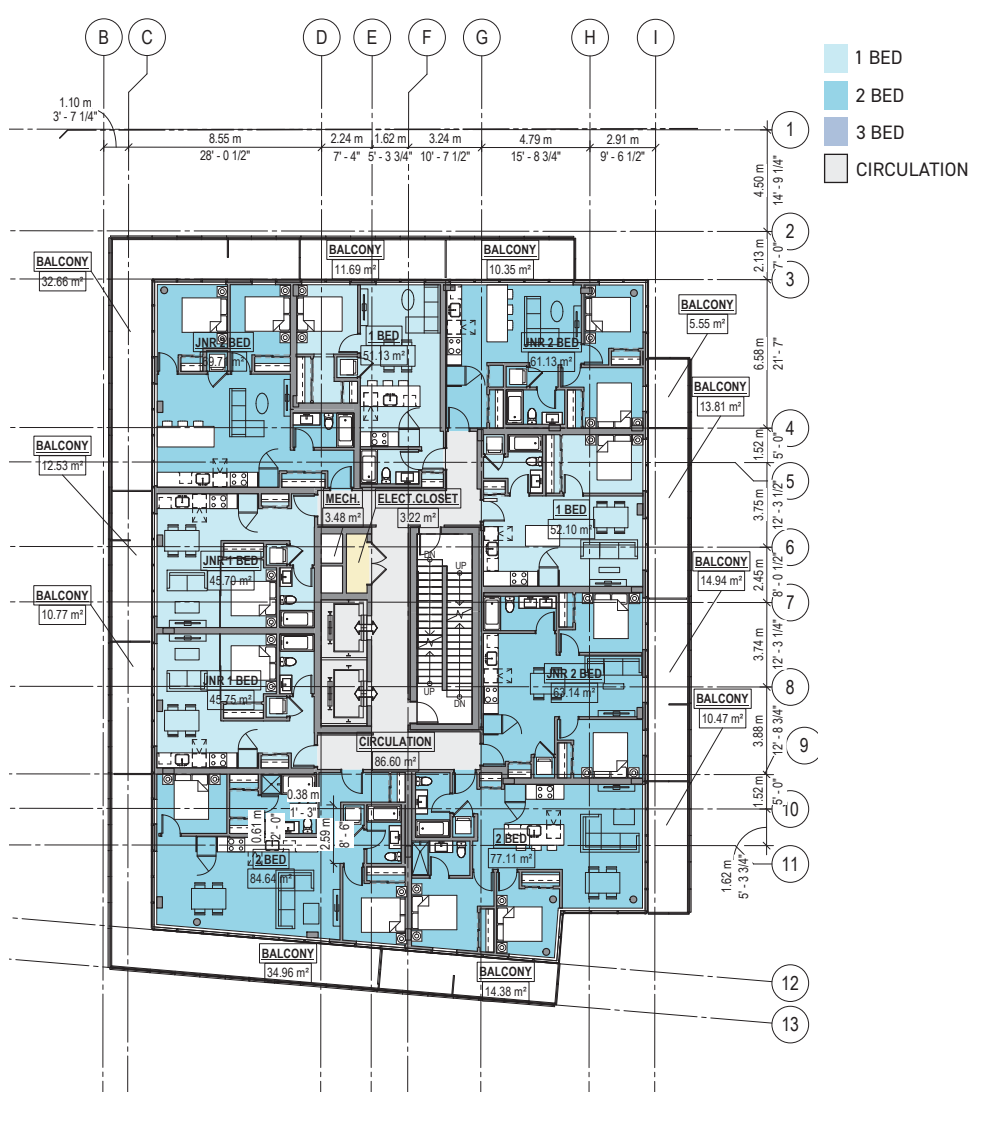
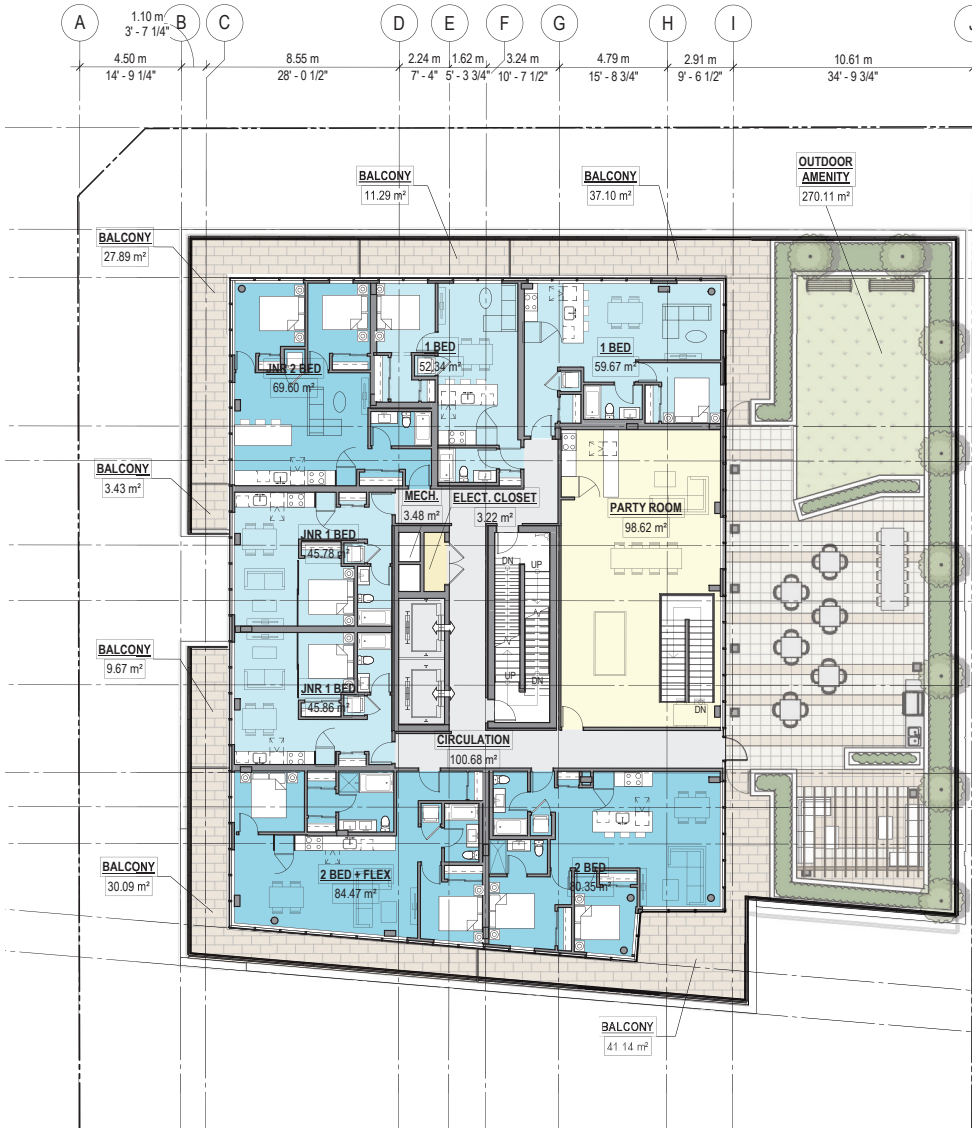
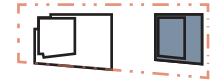


- 1 BED
- 2 BED
- 3 BED
- CIRCULATION
- AMENITY

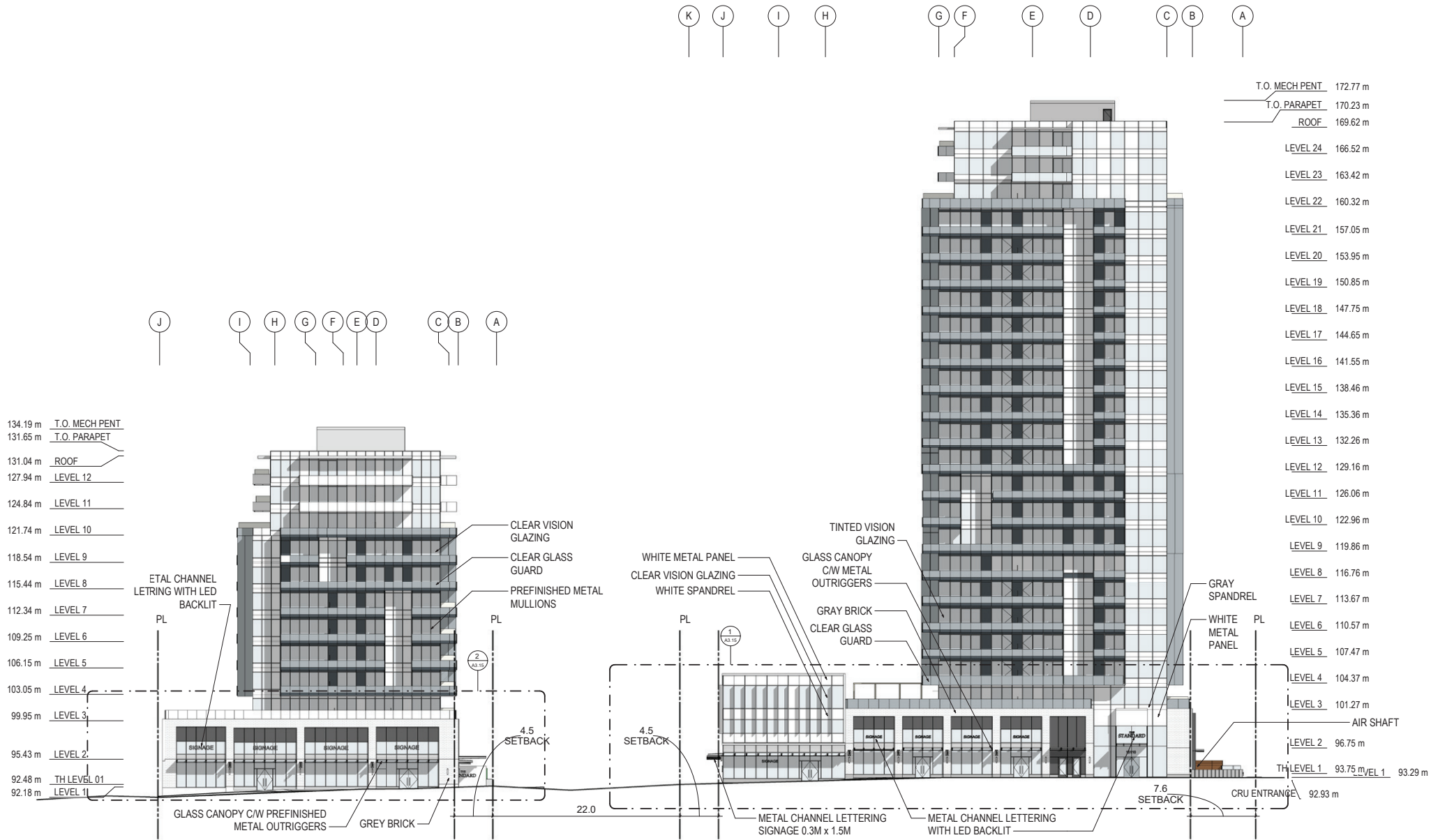


Midrise Floor Plans: Level 03

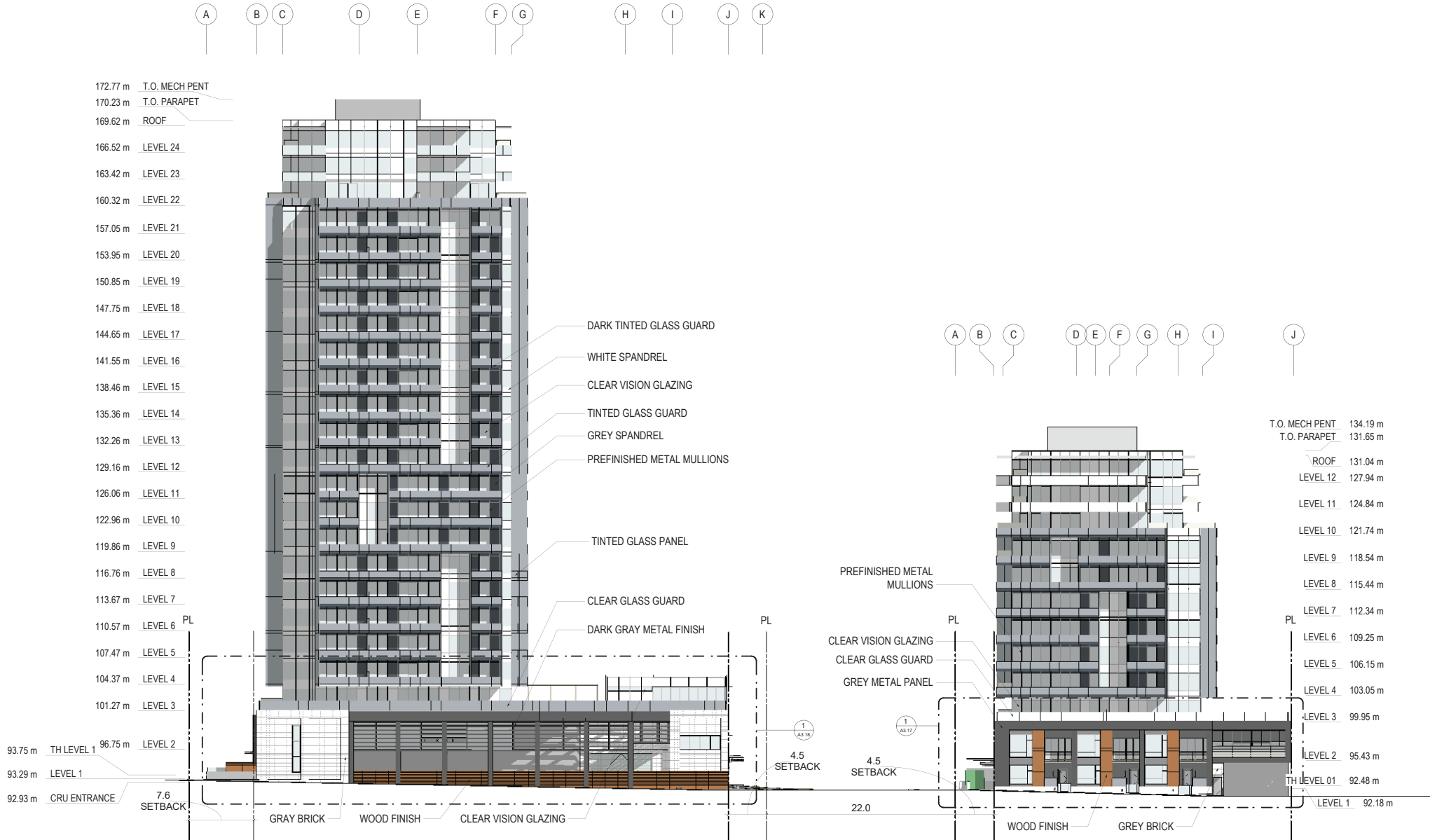
Midrise Floor Plans: 04-09



Building Elevation: North

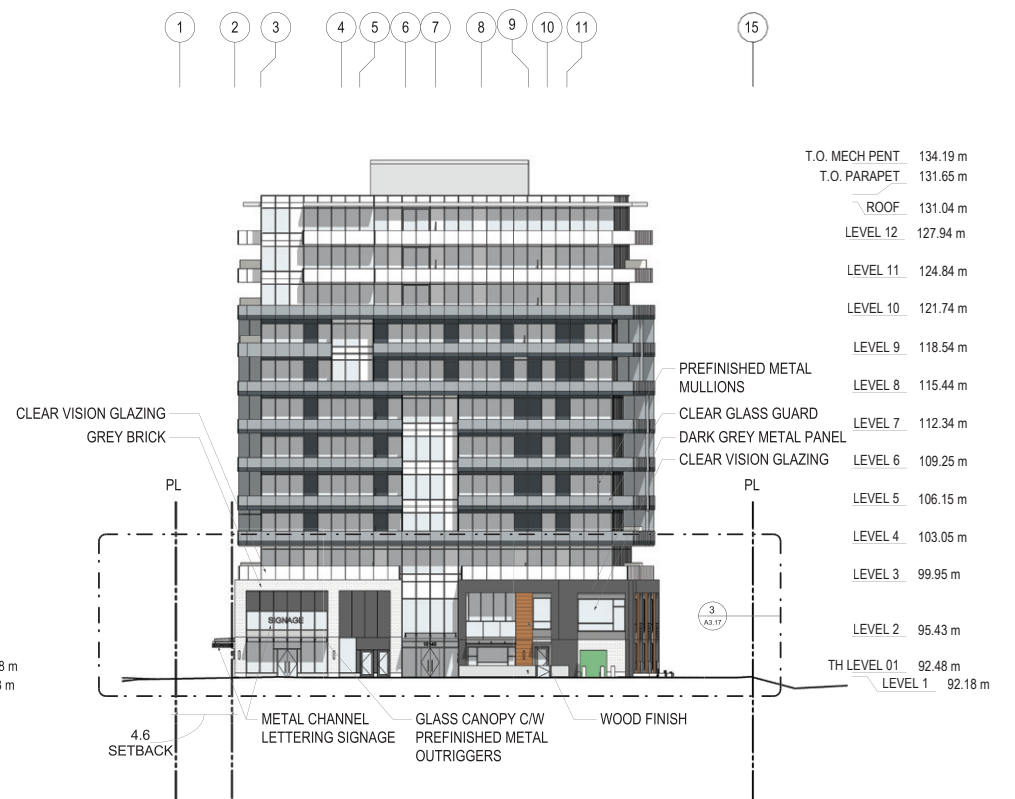
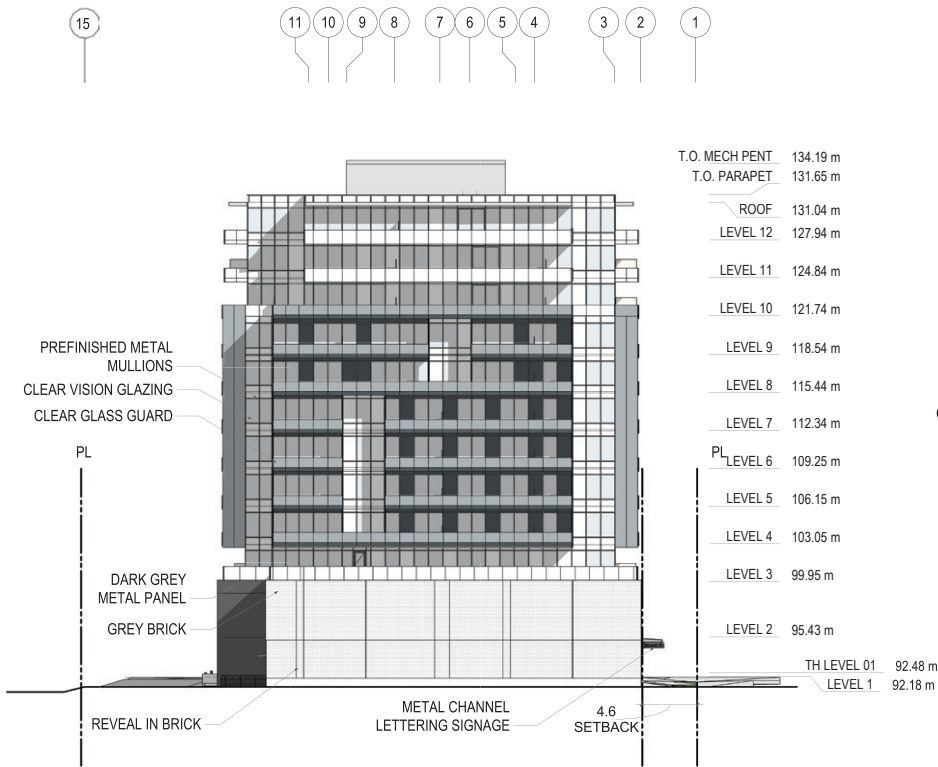


Building Elevation: South



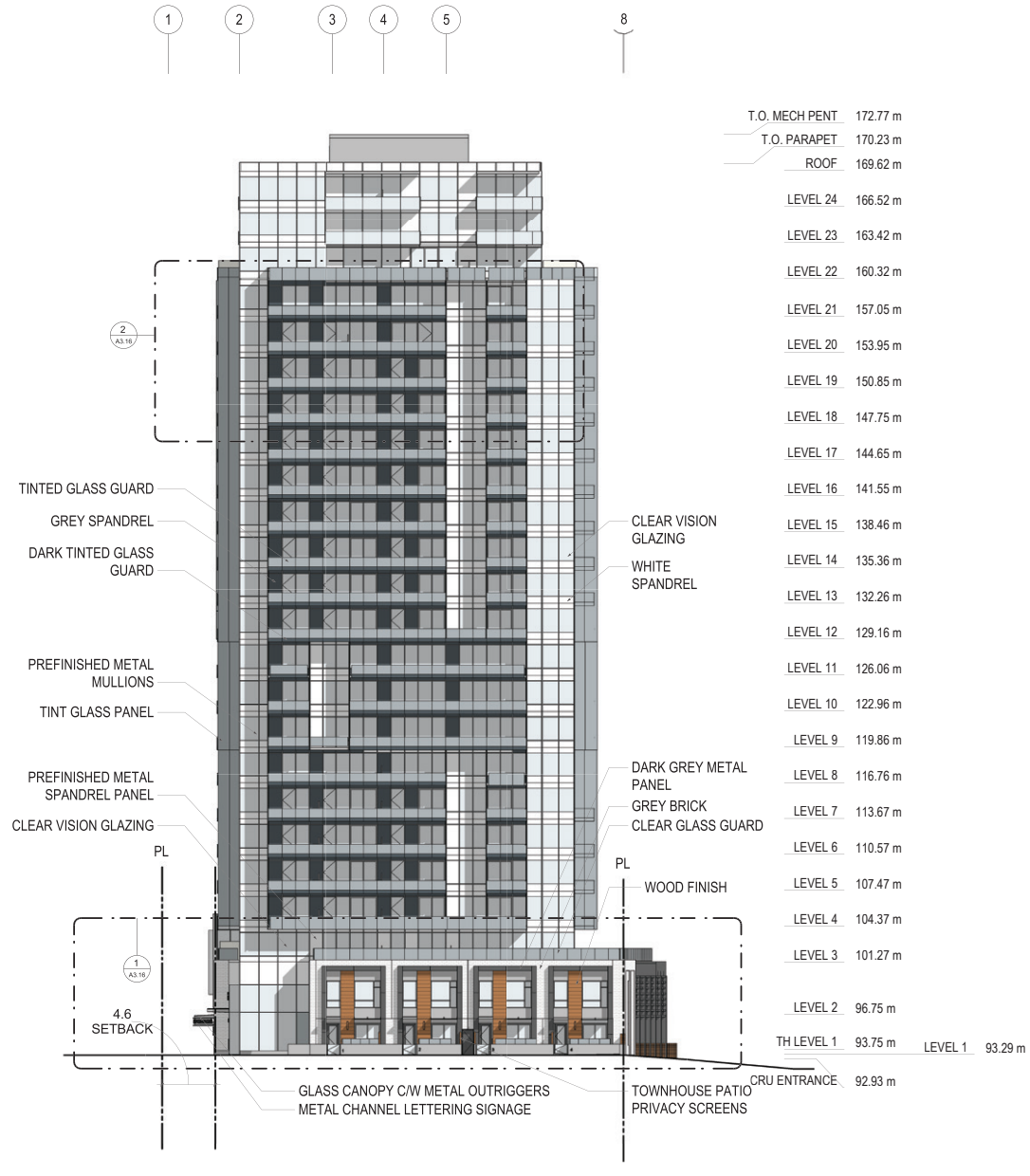
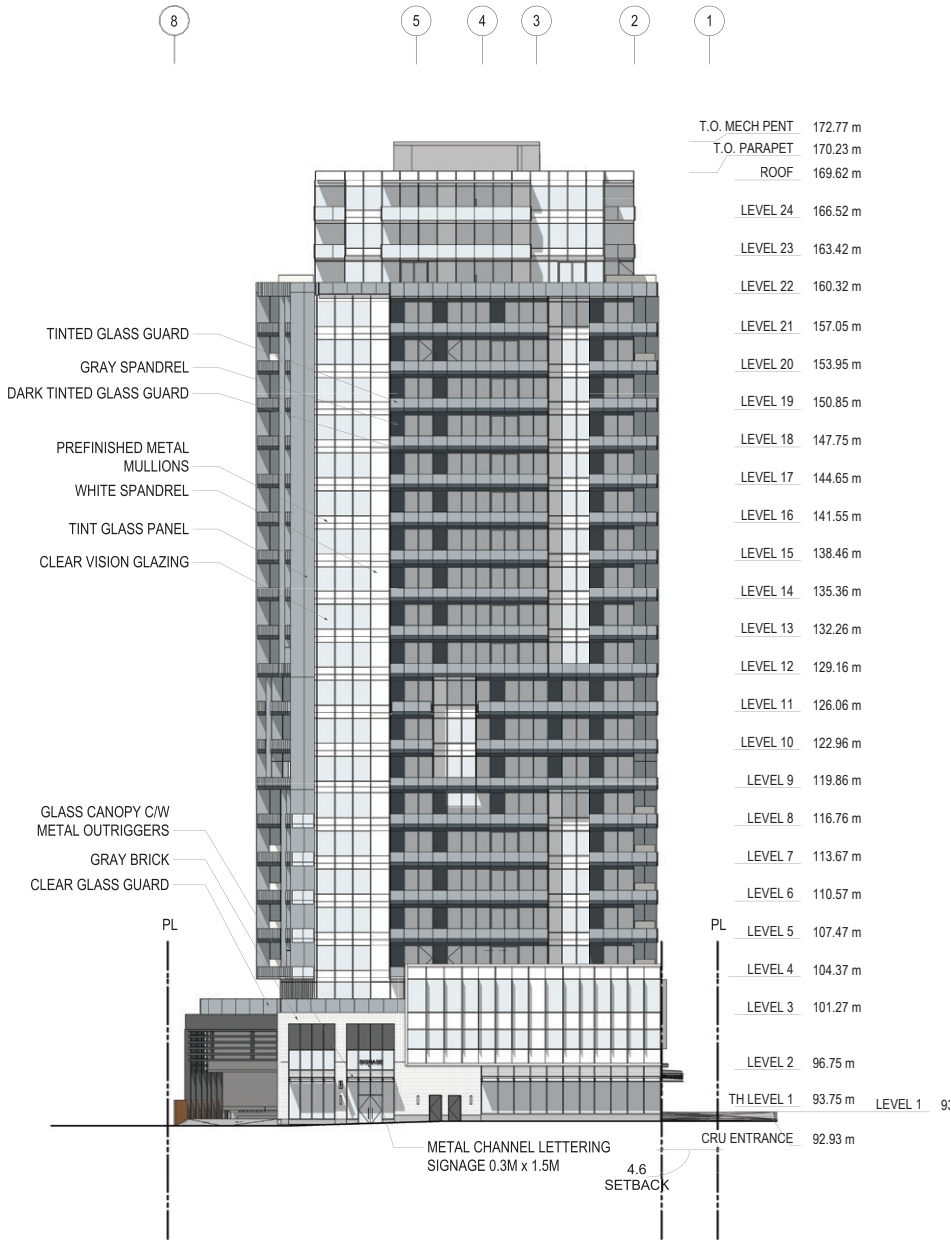
Building Elevation: Midrise East

Building Elevation: Midrise West

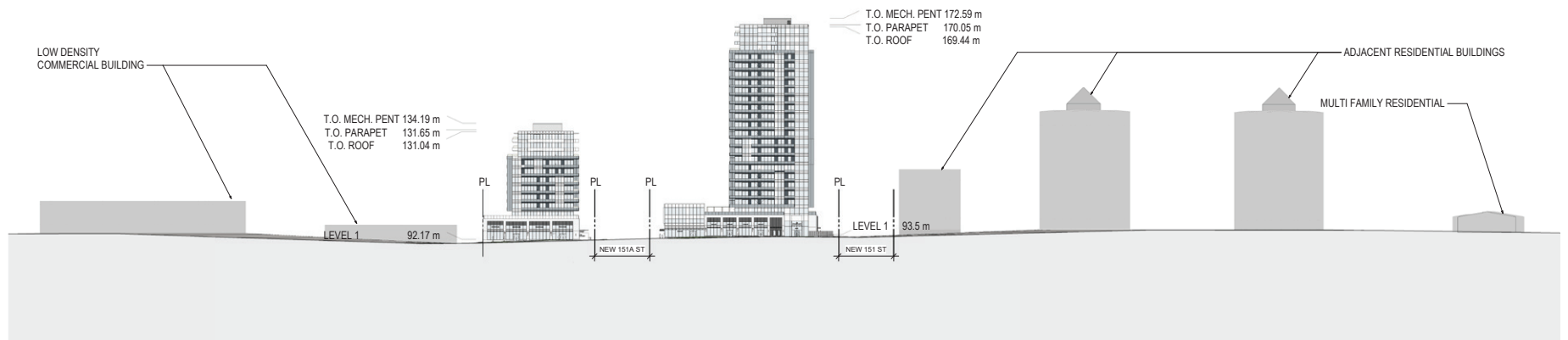


Building Elevation: Tower East

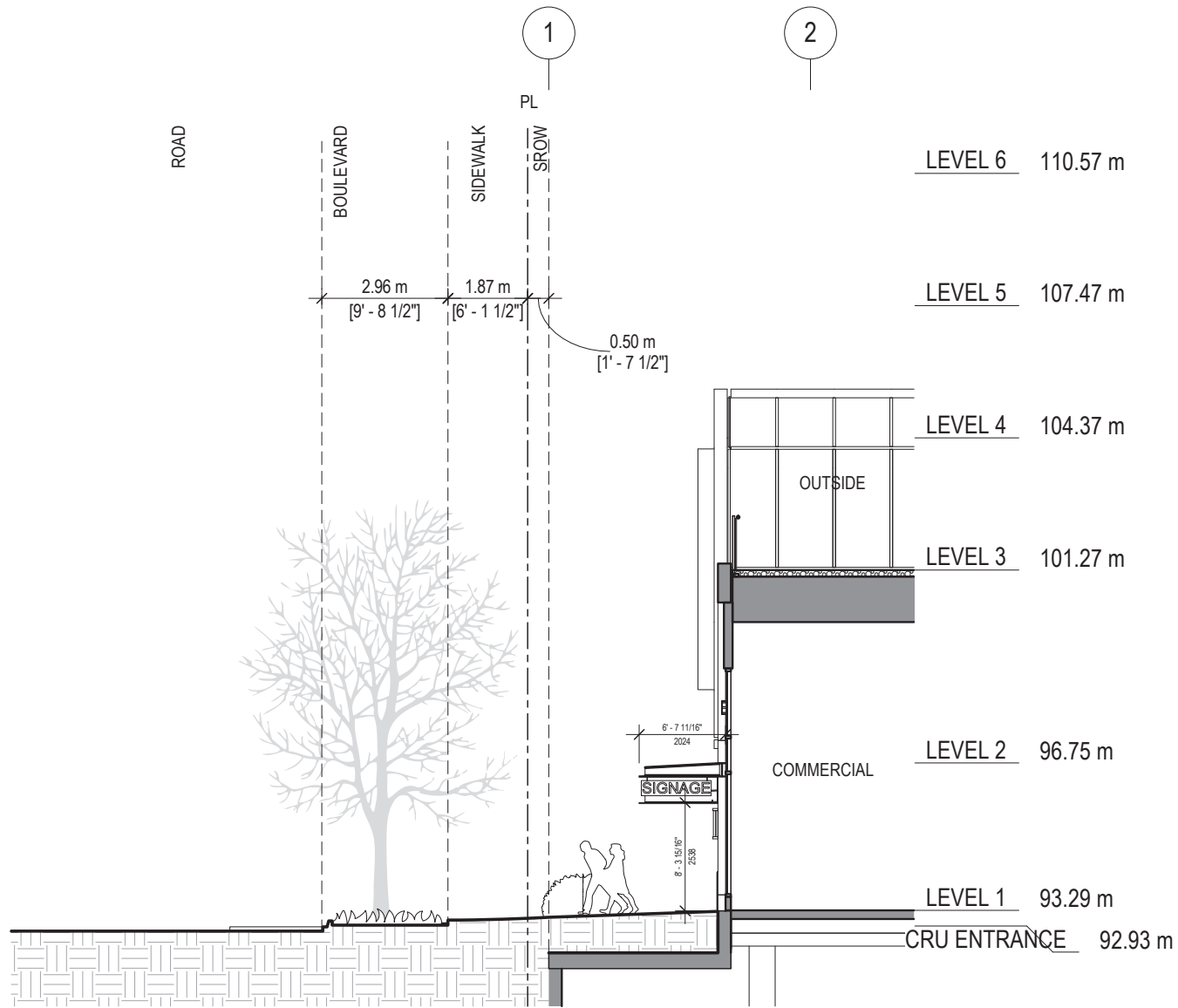
Building Elevation: Tower West



Street Elevation

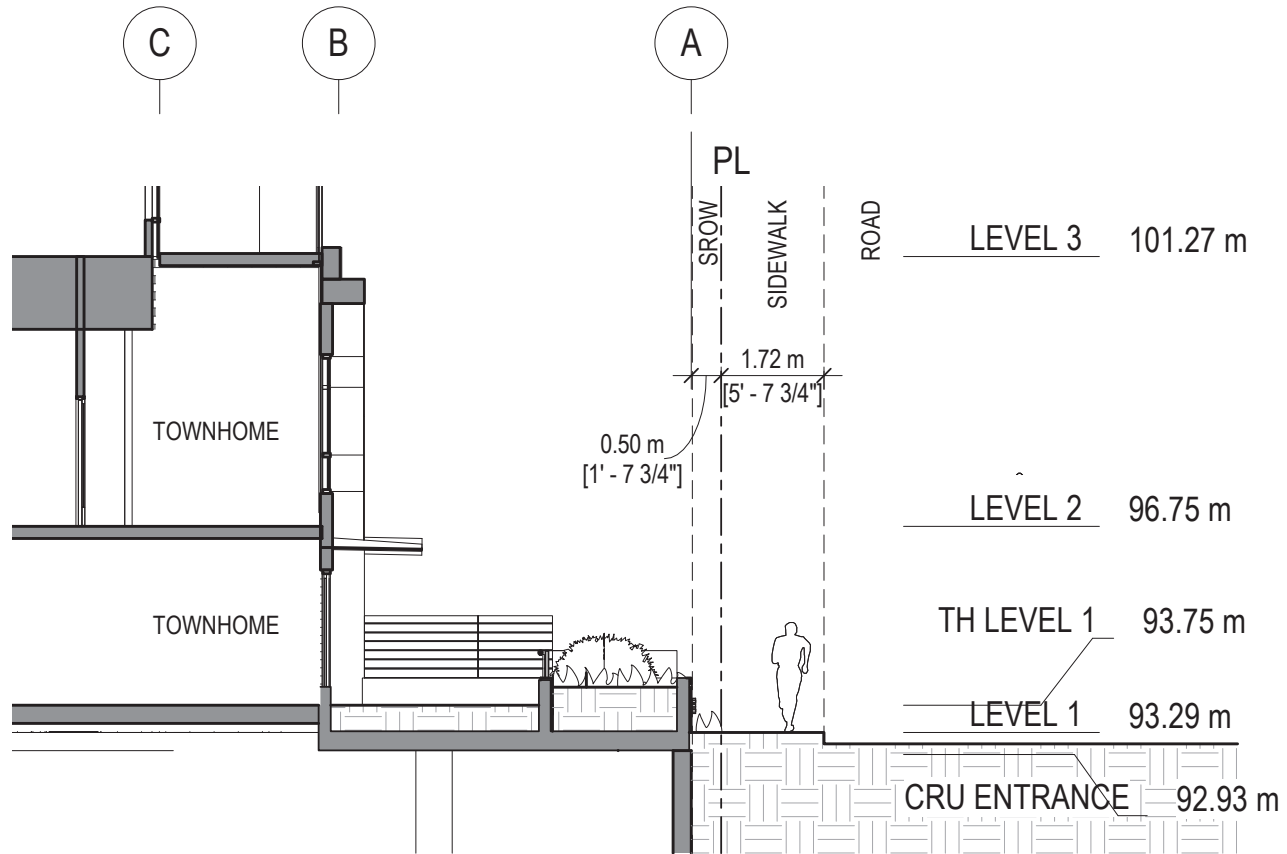


Enlarged Section Through Tower Commercial



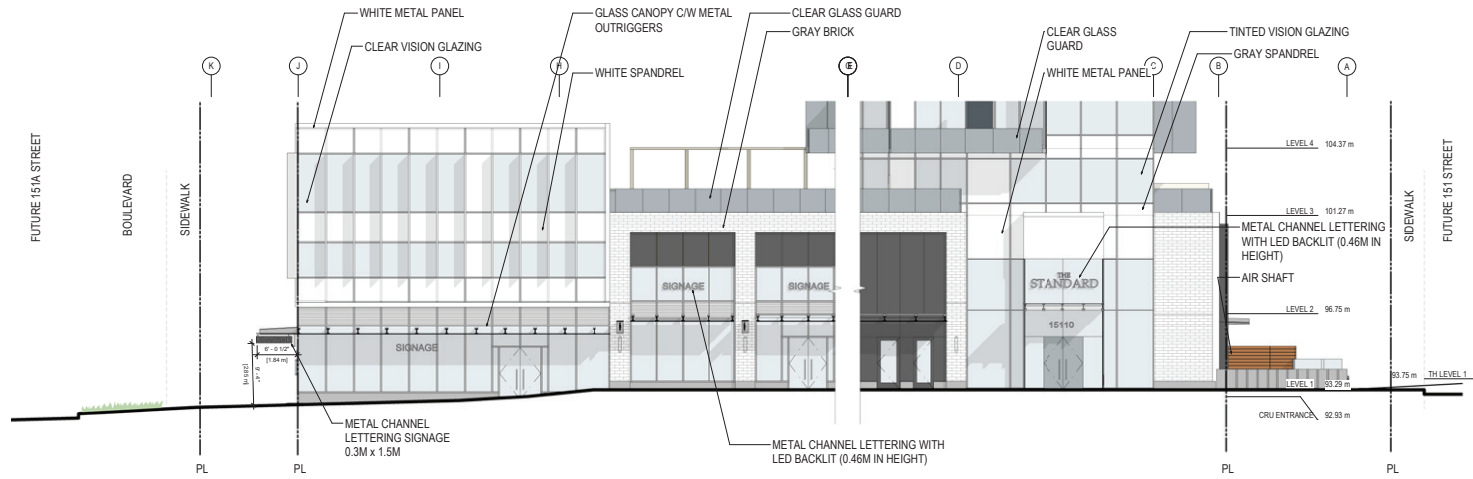
Section D-D

Enlarged Section Through Tower Townhome

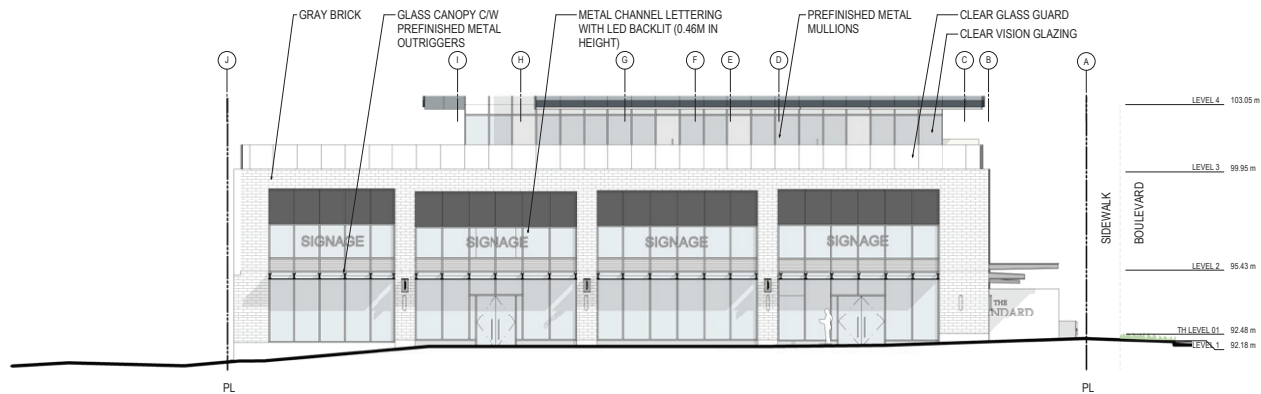


Section E-E

Enlarged Elevations

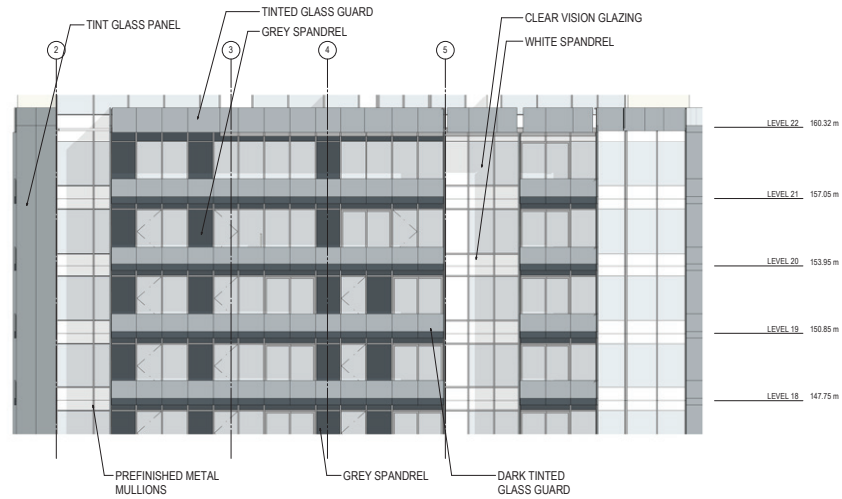


NORTH ELEVATION - TOWER RETAIL

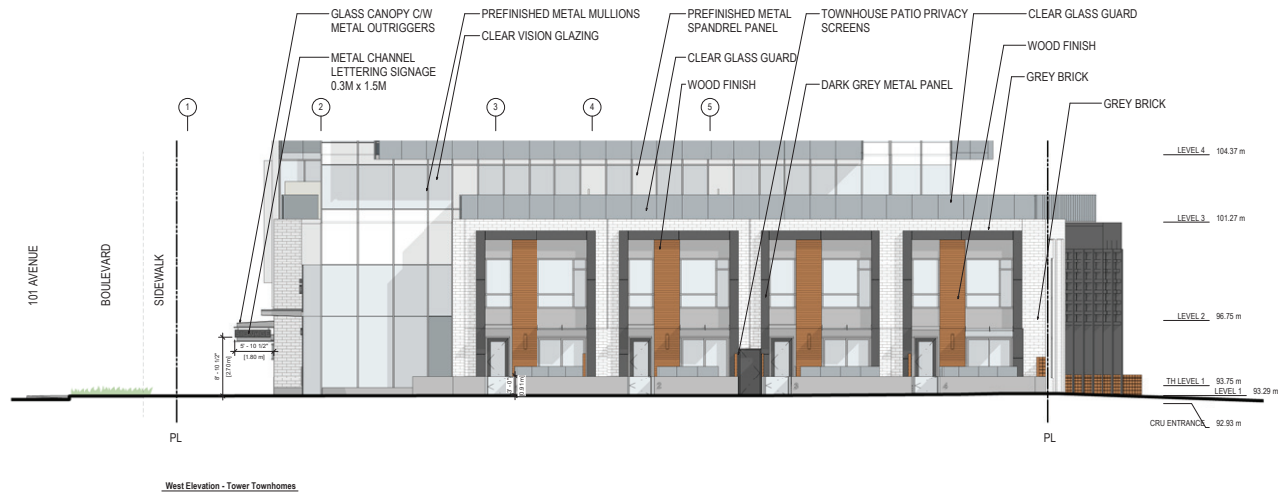


NORTH ELEVATION - MIDRISE RETAIL

Enlarged Elevations



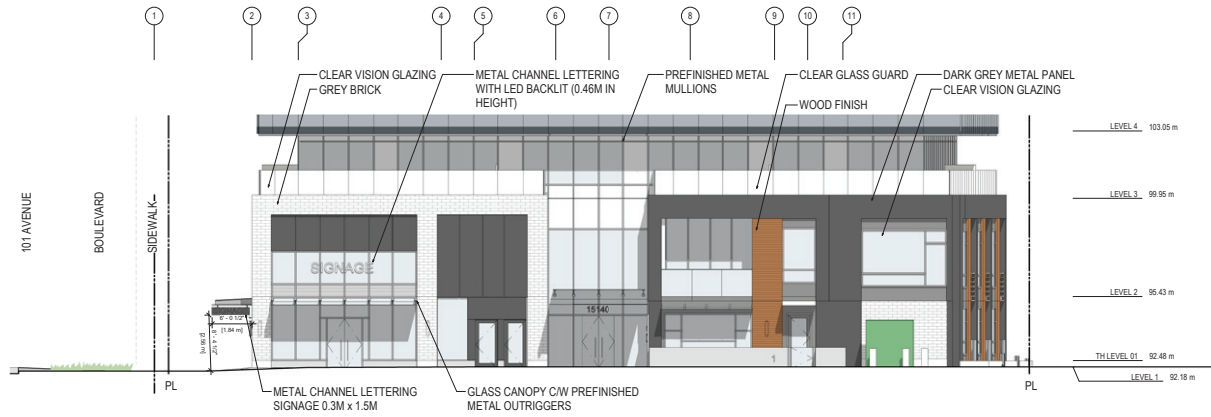
WEST ELEVATION - TOWER BALCONIES



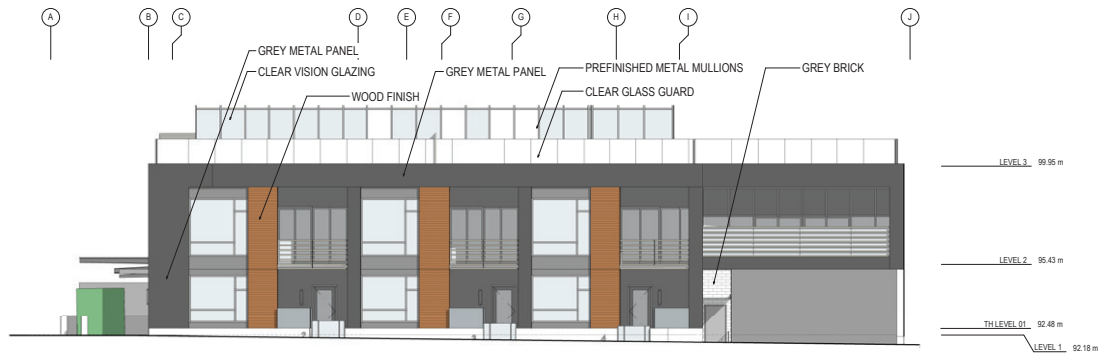
West Elevation - Tower Townhomes

WEST ELEVATION - TOWER TOWNHOMES

Enlarged Elevations

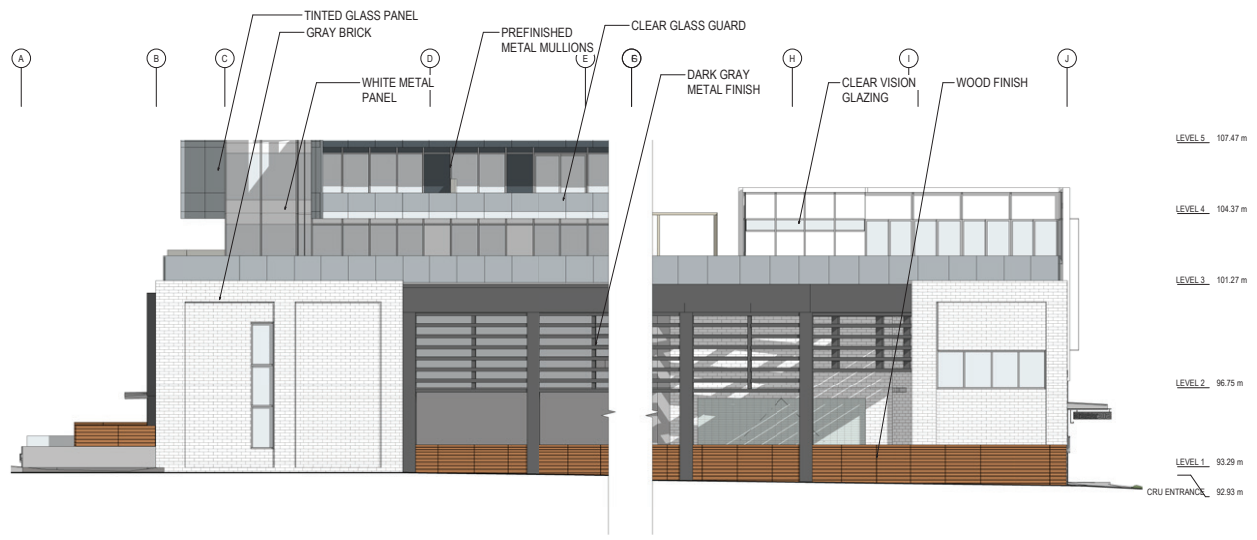


WEST ELEVATION - MIDRISE



SOUTH ELEVATION - MIDRISE

Enlarged Elevations



SOUTH ELEVATION - TOWER

View from NW of Site



View from NE of Site



View from SE of Site



View to Tower Lobby



View of North Streetscape



View of Midrise NW Corner



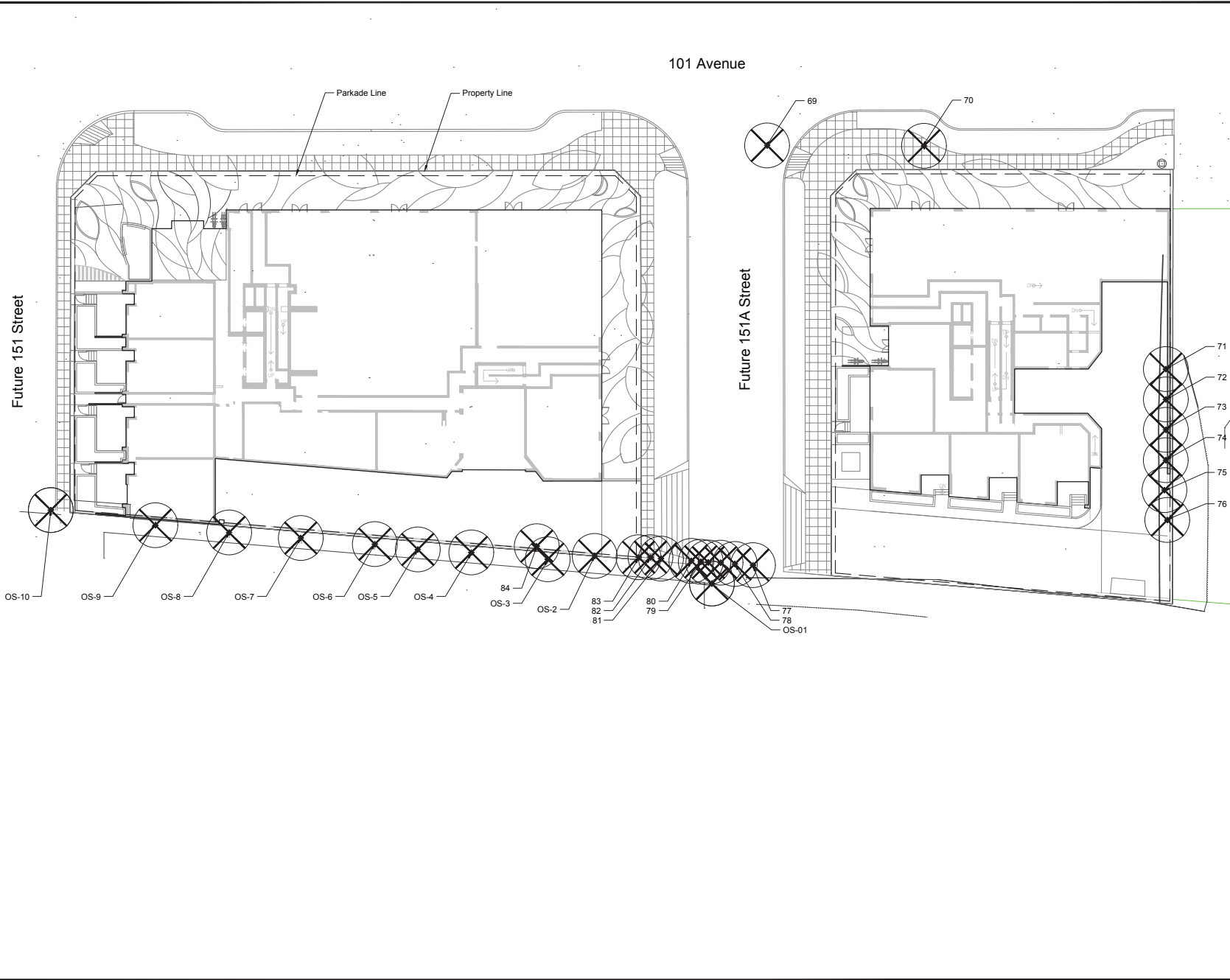
Aerial Context View 1



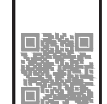
Aerial Context View 2



W:\02 - SERVICE PROJECTS\DEVELOPMENT PERMITS\ACT\MEDFORD\15110\15140\101 AVENUE\TREE PROTECTION PLAN.DWG



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No.	By	Description	Date
6	MW	Issue for DP Re-Submission	Oct 28, 2019
5	MW	Issue for DP Re-Submission	Sep 09, 2019
4	MW	Issue for ADP	Feb 06, 2019
3	MW	Issue for DP Re-Submission	Aug 23, 2018
2	MW	Issue for ADP	June 08, 2018
1	MW	Issue for Development Permit	March 28, 2018

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 Approved: MVVZ
 Stamp: [Stamp]

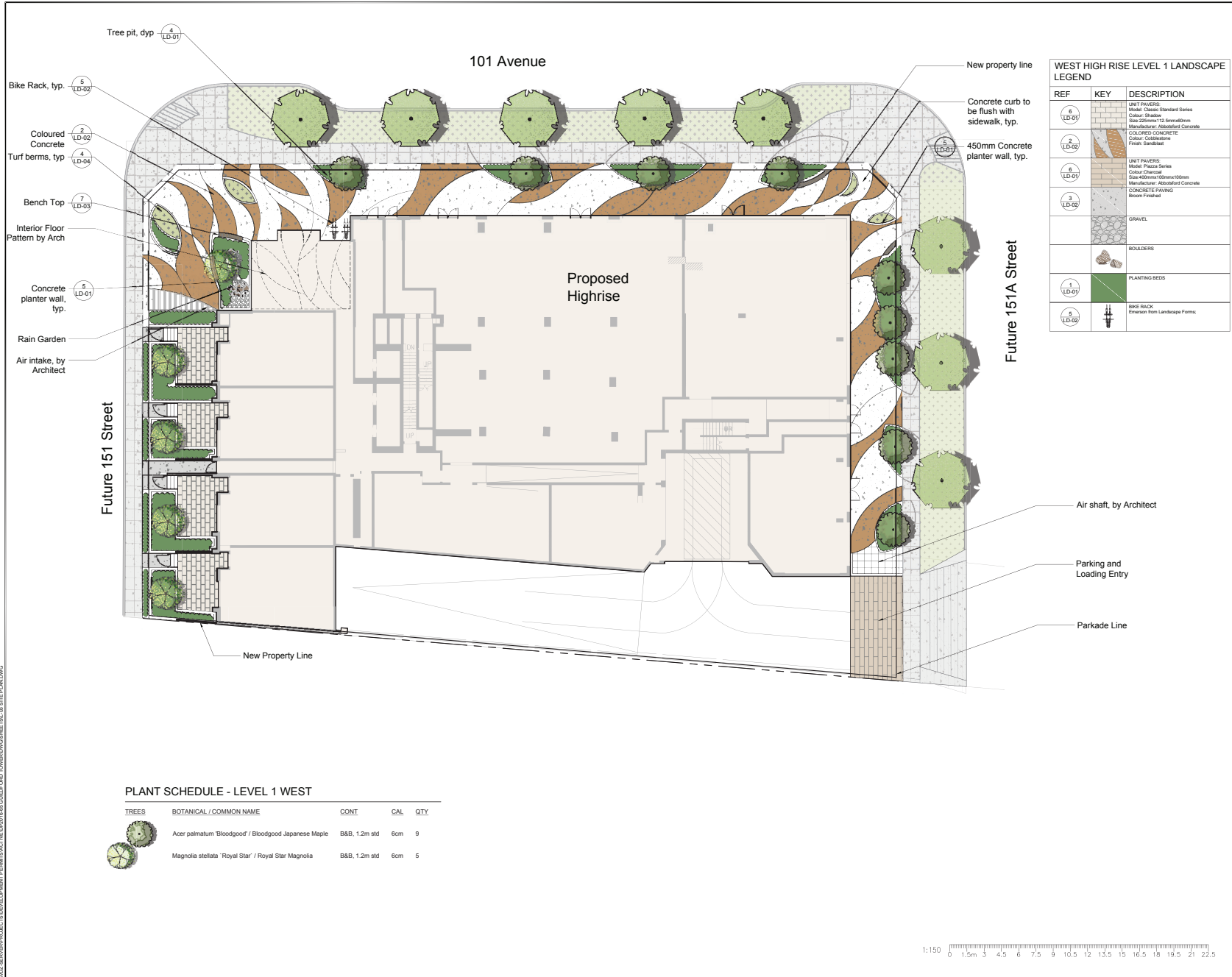
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Drawing Title:
TREE PROTECTION PLAN

VDZ Project #:
DP2016-65

Drawing #:
L-03

V:\02 - SERVICE PROJECTS\DEVELOPMENT PERMITS\ACT\16200\16200-06-GOLF-COURTOWER\DWG\02-LEVEL_01_SITELANDSCAPE.DWG



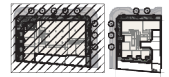
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 Langley, British Columbia F 604 882 0242
 vdz@vza.ca



WEST HIGHRISE LEVEL 1 LANDSCAPE LEGEND

REF	KEY	DESCRIPTION
6	LD-01	UNIT PAVINGS Material: Classic Standard Series Color: Travertine Size: 225mm x 125mm x 20mm Manufacturer: Interlocking Concrete
7	LD-02	COLORLED CONCRETE Color: Cobblestone Finish: Sandblast
8	LD-01	UNIT PAVINGS Material: Plaza Series Color: Charcoal Size: 400mm x 100mm x 20mm Manufacturer: Interlocking Concrete
3	LD-02	CONCRETE PAVING Brown Finish
1	LD-01	GRAVEL
2	LD-02	BOULDERS
1	LD-01	PLANTING BEDS
5	LD-02	BIKE RACK Erection from Landscape Forms

Key Map (nrs)



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Location:
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Surrey, BC

Drawn: LJ
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Stamp:
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PLANT SCHEDULE - LEVEL 1 WEST

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B, 1.2m std	6cm	9
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B, 1.2m std	6cm	5

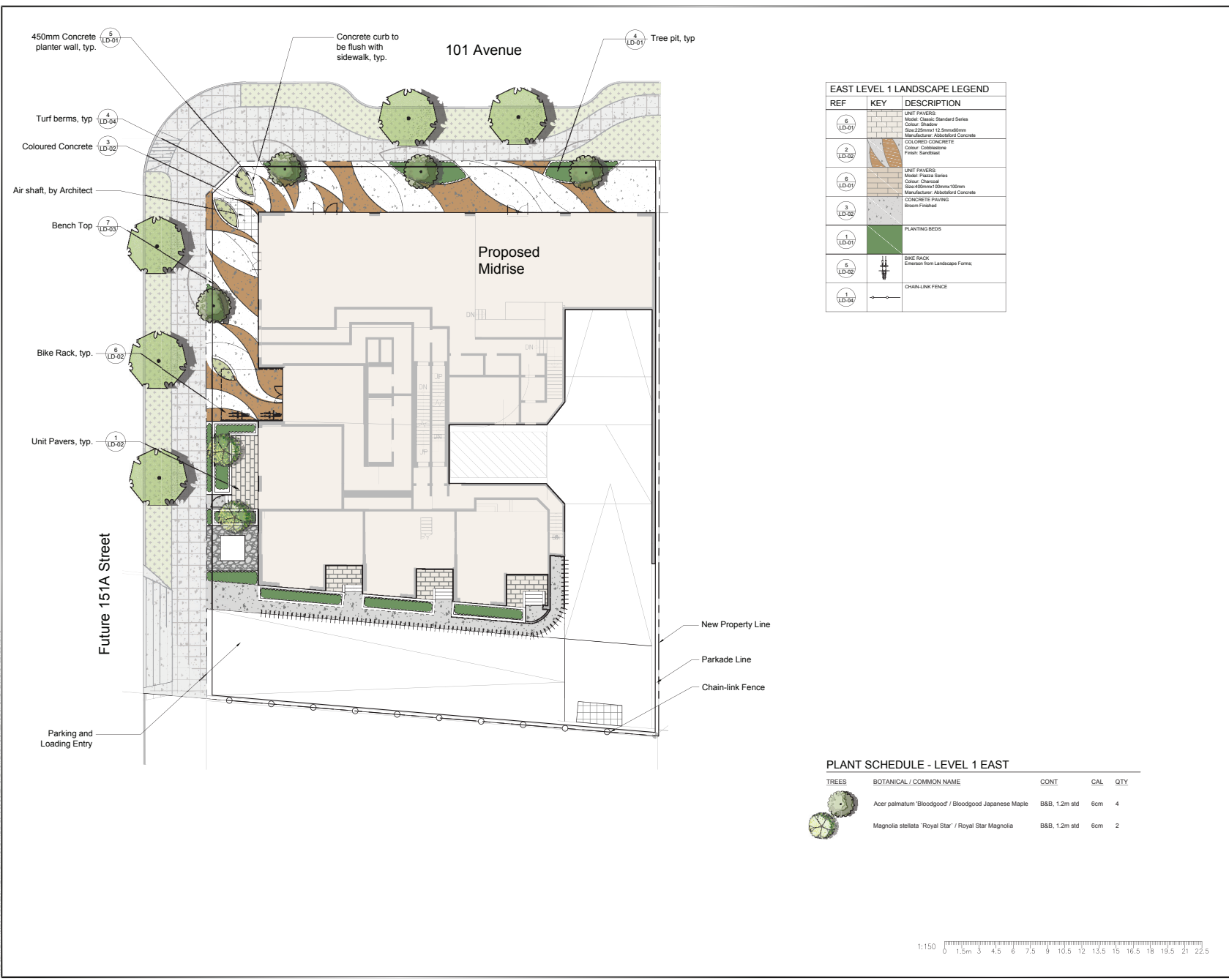


Drawing Title: **SITE PLAN WEST HIGHRISE LEVEL 1**

Drawing #: **DP2016-65**

Drawing #: **L-04**

L:\2016\2016-65\2016-65-GUIDED\2016-65-GUIDE\2016-65-SITE PLAN EAST LEVEL 1.DWG



EAST LEVEL 1 LANDSCAPE LEGEND

REF	KEY	DESCRIPTION
6 LD-01		UNIT PAVERS Model: Classic Standard Series Colour: Shadow Size 225mm x 125mm x 40mm Manufacturer: Ardcoford Concrete
2 LD-02		COLOURED CONCRETE Colour: Cobblestone Finish: Sandblasted
6 LD-01		UNIT PAVERS Model: Piazza Series Colour: Charcoal Size 400mm x 100mm x 100mm Manufacturer: Ardcoford Concrete
4 LD-02		CONCRETE PAVING Broom Finished
1 LD-01		PLANTING BEDS
6 LD-02		BIKE RACK Emerson from Landscape Forms
1 LD-04		CHAIN-LINK FENCE

PLANT SCHEDULE - LEVEL 1 EAST

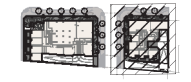
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B, 1.2m std	6cm	4
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B, 1.2m std	6cm	2



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Key Map (NTS)



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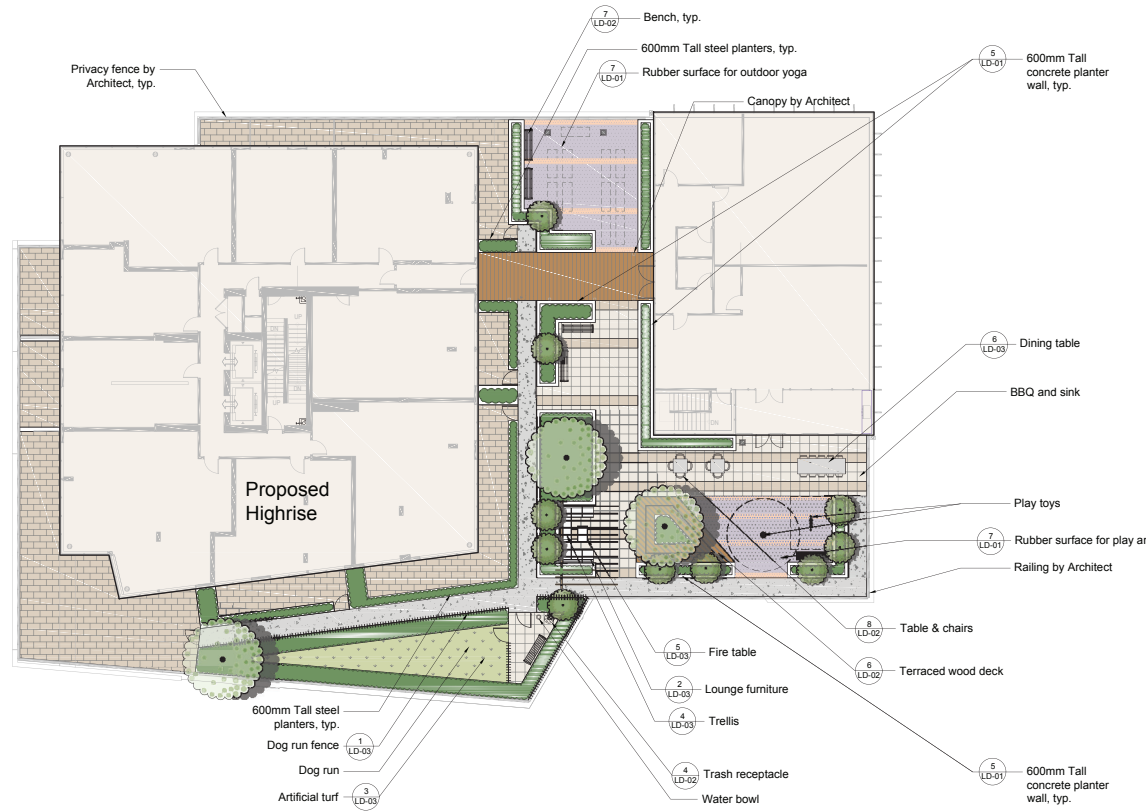
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Drawing Title: **SITE PLAN EAST MIDRISE LEVEL 1**
 Vdz Project #: **DP2016-65**
 Drawing #: **L-05**



REF	KEY	DESCRIPTION
1 LD-02	[Pattern]	610 x 610 ROOF DECK PAVERS: Tanaka (Tan) & (Neutral) Hydr/Pressed Slabs from Absolut Concrete
1 LD-02	[Pattern]	610 x 305 ROOF DECK PAVERS: Tanaka (Charcoal) Hydr/Pressed Slabs from Absolut Concrete
3 LD-03	[Pattern]	ARTIFICIAL TURF
8 LD-01	[Pattern]	DECKING
2 LD-02	[Pattern]	CONCRETE PAVING: Bloom Finished
7 LD-01	[Pattern]	RUBBER SURFACE
7 LD-02	[Pattern]	BENCH: Strata backless bench from Landscape Forms
8 LD-02	[Pattern]	TABLE & CHAIRS: Original series from Landscape Forms; 30" Dining w/ armless chairs
6 LD-03	[Pattern]	DINING TABLE: Harpo picnic table from Landscape Forms; Embedded mount
4 LD-02	[Pattern]	TRASH RECEPTACLE: Chase Park side open
1 LD-01	[Pattern]	PLANTING BEDS
3 LD-03	[Pattern]	PLANTER

PLANT SCHEDULE WEST TOWER L3

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Cornus kousa x nuttallii Starlight / Starlight Dogwood	B&B	4cm	3
	Liquidambar styraciflua "Slender Silhouette" / Cucumber Sweet Gum	B&B	6cm	10

No.	By	Description	Date
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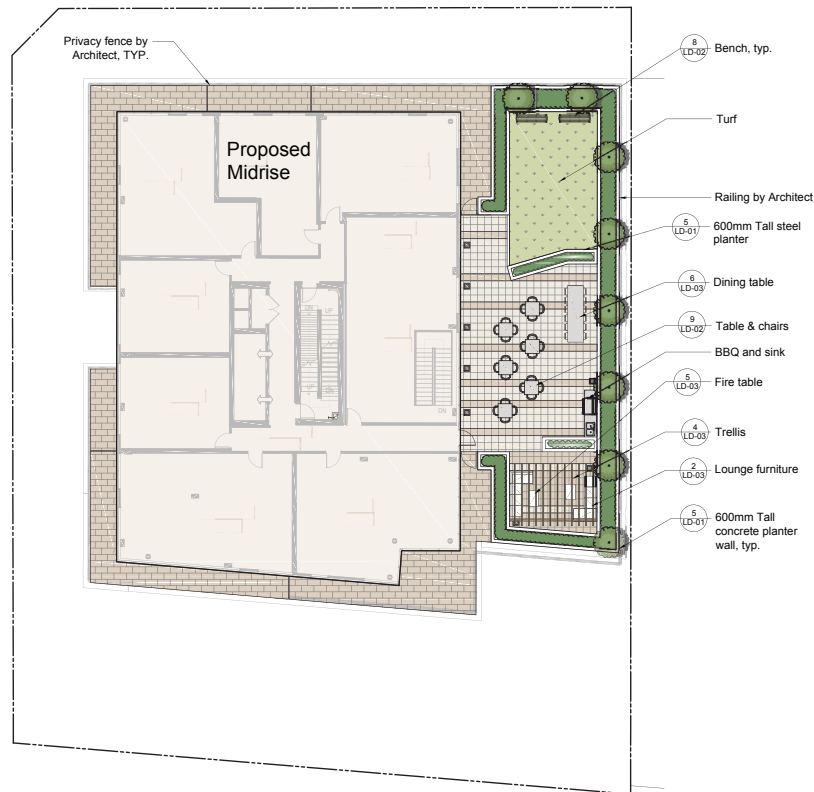


IMAGE COURTESY OF ARCHITECTURE. CONSULTANT DESIGN TO SCALE. DIMENSIONS AND QUANTITIES TO SCALE. SITE PLAN WEST TOWER L3 (L3)

Drawing Title: SITE PLAN WEST HIGHRISE L3

Drawing #: DP2016-65

Drawing #: L-06



REF	KEY	DESCRIPTION
1	LD-02	450 x 450 ROOF DECK PAVERS Treads 100 x 600mm Hydro-Pressed Slabs from Absolute Concrete
2	LD-02	450 x 300 ROOF DECK PAVERS Treads 100 x 600mm Hydro-Pressed Slabs from Absolute Concrete
3	LD-03	TURF Refer to specification notes for requirements.
4	LD-01	DECKING
5	LD-02	BENCH Slats backless bench from Landscape Forms
6	LD-02	TABLE & CHAIRS Chipsman series from Landscape Forms, 30" Dining or armless chairs
7	LD-03	DINING TABLE Heron picnic table from Landscape Forms, Embedded mount
8	LD-02	WASH RECEPTACLE Chase Park side open
9	LD-01	PLANTING BEDS
10	LD-02	PLANTER

PLANT SCHEDULE MID RISE L3

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B&B	6cm	8

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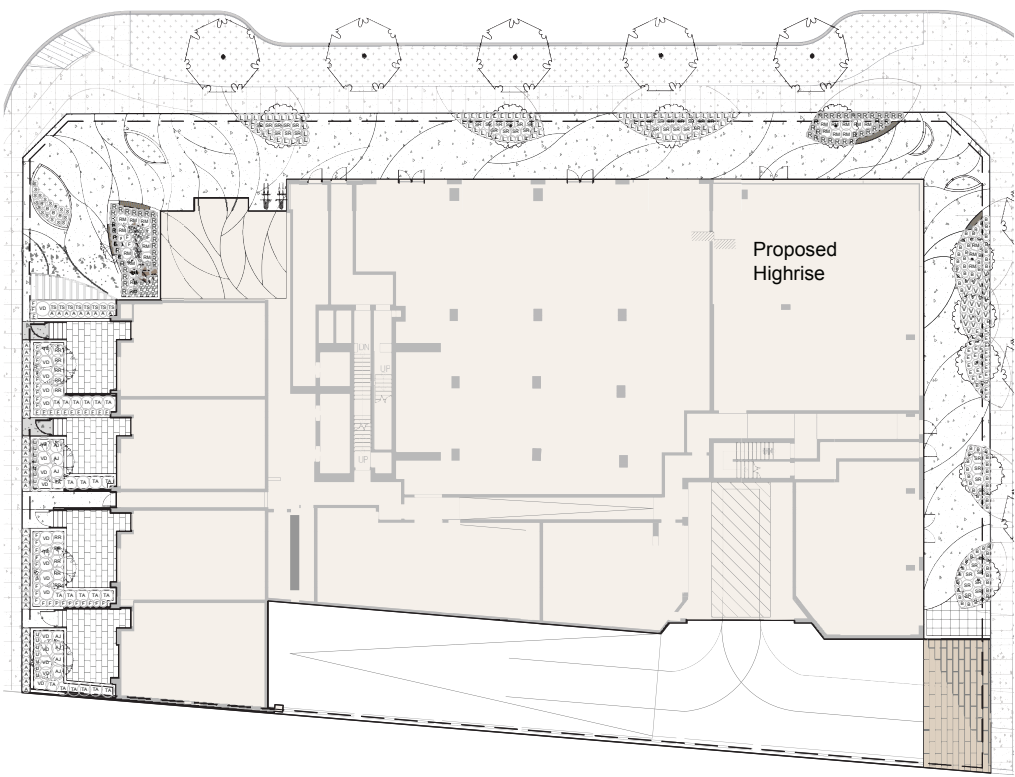


V:\03 - SITE PLAN EAST MID RISE L3.dwg

Drawing Title: SITE PLAN EAST MID RISE L3

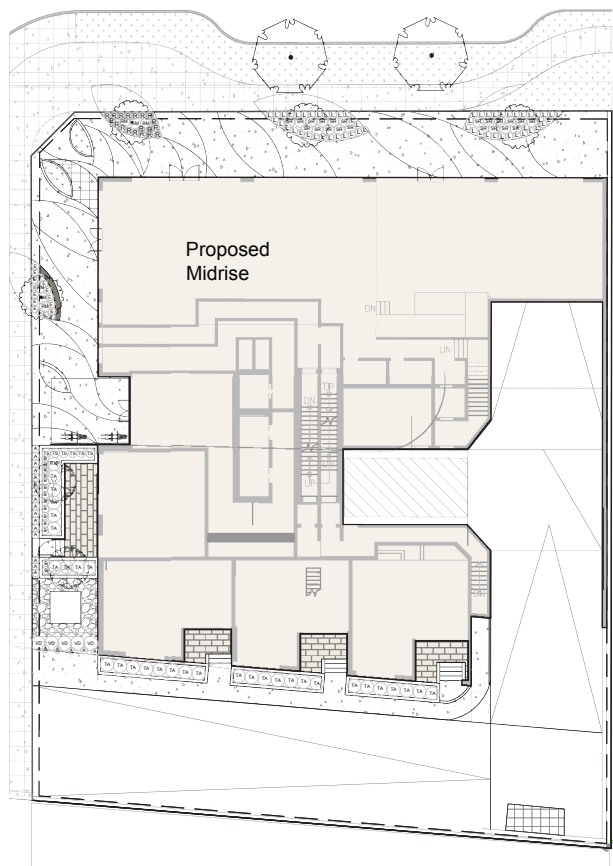
VZ Project #: DP2016-65

Drawing #: L-07



1 PLANTING PLAN WEST HIGH RISE LEVEL 1
 Scale 1:150

PLANT SCHEDULE WEST TOWER L1				
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AJ	Azalea japonica 'Hino White Dwarf' / Dwarf White Japanese Azalea	#2	0.90m	7
B	Buxus microphylla 'Baby Gem' / Little Leaf Boxwood	#2	0.50m	77
E	Euonymus japonicus 'Paloma Blanca' / Japanese Spindle	#2	0.50m	33
RM	Rhododendron x 'Milky Way' / Milky Way Rhododendron	#3	0.75m	22
RR	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#2	0.90m	10
S	Sedum x 'Autumn Joy' / Autumn Joy Sedum	#1	0.50m	17
SR	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	42
TA	Taxus x media 'H.M. Eddie' / Eddie Yew	1.8m ht	0.90m	22
TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.8m ht	0.60m	6
VD	Viburnum davidii / David Viburnum	#2	1m	20
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
R	Carex x 'Ice Dance' / Ice Dance Sedge	#1	0.50m	58
A	Hemerocallis x 'Autumn Red' / Autumn Red Daylily	#1	0.50m	49
U	Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells	#1	0.50m	15
V	Lavandula angustifolia 'Hidcotle' / Hidcotle Lavender	#1	0.50m	27
L	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.50m	88
F	Rudbeckia fulgida 'Goldstrum' / Coneflower	#1	0.50m	50



2 PLANTING PLAN EAST MID RISE LEVEL 1
 Scale 1:150

PLANT SCHEDULE MID RISE L1				
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus microphylla 'Baby Gem' / Little Leaf Boxwood	#2	0.50m	14
E	Euonymus japonicus 'Paloma Blanca' / Japanese Spindle	#2	0.50m	16
RM	Rhododendron x 'Milky Way' / Milky Way Rhododendron	#3	0.75m	6
SR	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	21
TA	Taxus x media 'H.M. Eddie' / Eddie Yew	1.8m ht	0.90m	32
TS	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.8m ht	0.60m	6
VD	Viburnum davidii / David Viburnum	#2	1m	5
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
R	Carex x 'Ice Dance' / Ice Dance Sedge	#1	0.50m	19
A	Hemerocallis x 'Autumn Red' / Autumn Red Daylily	#1	0.50m	21
L	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.50m	57

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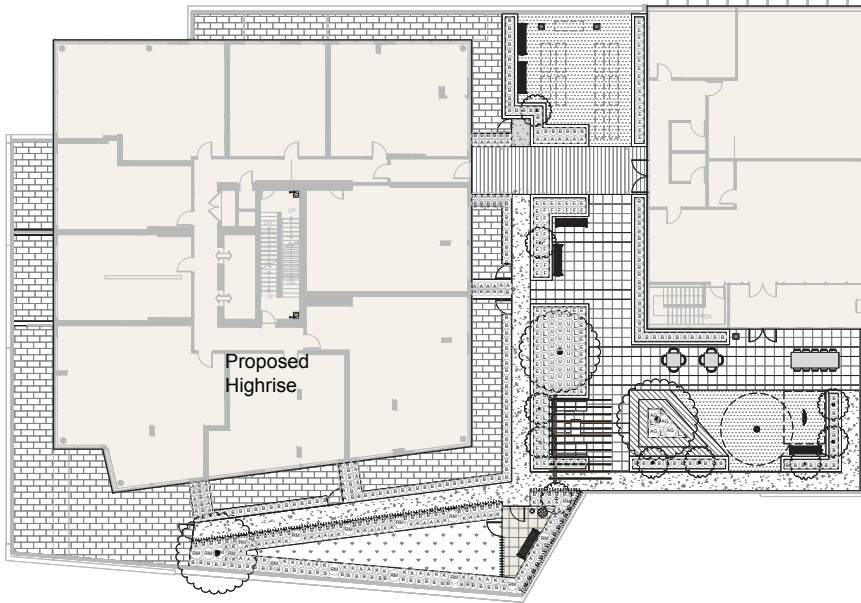
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Drawing Title: PLANTING PLAN LEVEL 1

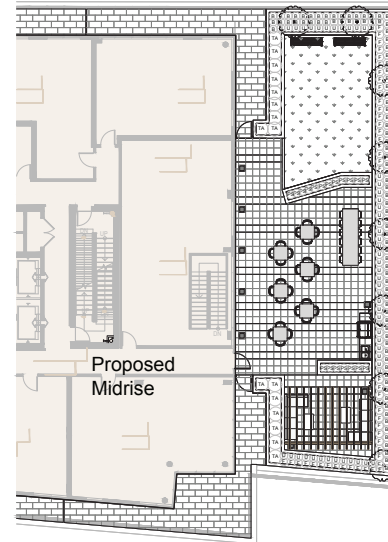
Project #: DP2016-65

Drawing #: L-08



PLANT SCHEDULE WEST TOWER L3				
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
AG	Azalea japonica 'Grand's Hot Shot' / Grand's Hot Shot Azalea	#2	0.50m	4
B	Buxus microphylla 'Baby Gem' / Little Leaf Boxwood	#2	0.50m	275
E	Euonymus japonicus 'Paloma Blanca' / Japanese Spindle	#2	0.50m	80
RM	Rhododendron x 'Milky Way' / Milky Way Rhododendron	#3	0.75m	16
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Hemerocallis x 'Autumn Red' / Autumn Red Daylily	#1	0.50m	75
U	Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells	#1	0.50m	30
L	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.50m	33
K	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1	0.50m	50
F	Rutbeckia fulgida 'Goldstrum' / Coneflower	#1	0.50m	14

1 PLANTING PLAN HIGH RISE LEVEL 3
 Scale: 1:150



PLANT SCHEDULE MID RISE L3				
SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B	Buxus microphylla 'Baby Gem' / Little Leaf Boxwood	#2	0.50m	90
PS	Philadelphus x 'Snow Dwarf' / Dwarf Mock Orange	#2	0.50m	19
TA	Taxus x media 'H.M. Eddie' / Eddie Yew	1.8m ht	0.90m	16
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
U	Heuchera x 'Berry Smoothie' / Berry Smoothie Coral Bells	#1	0.50m	52
F	Rutbeckia fulgida 'Goldstrum' / Coneflower	#1	0.50m	46

2 PLANTING PLAN MID RISE LEVEL 3
 Scale: 1:150



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6	MW	Issue for DP Re-Submission	Oct 28, 2019
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 Scale: 1:150
 Stamp: Original Sheet Size: 24"x36"
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING BEFORE PROCEEDING TO THE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE REFERENCED TO THE CONSULTANT OF THE WORK. ALL DIMENSIONS OF THE DRAWING DIMENSIONS MUST NOT BE EXCEEDED FOR CONSTRUCTION.

Drawing Title: PLANTING PLAN LEVEL 3

V/ZZ Project #: DP2016-65

Drawing #: L-09

INTER-OFFICE MEMO

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

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

DATE: **Oct 25, 2019** PROJECT FILE: **7817-0047-00**

RE: **Engineering Requirements (Commercial/Multi-family)
Location: 15110 & 15140 - 101 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5m along 151 Street for the ultimate 20.0m local road standard.
- Dedicate 1.942m along 101 Avenue for the ultimate 24.0m collector road standard.
- Dedicate 22.0m for 151A Street to a unique cross-section.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way (SROW) along all site frontages.

Works and Services

- Construct east side of 151 Street to interim local road standard.
- Construct south side of 101 Avenue to collector road standard.
- Construct 151A Street as a complete road to local road standard.
- Submit geotechnical report addressing the road work requirements.
- Implement recommendations of Traffic Impact Study, as applicable.
- Construct storm main along 151 Street and 151A Street.
- Construct water main along 101 Avenue, up to 152 Street, and along 151A Street.
- Construct sanitary main along 151A Street.
- Provide metered water, storm and sanitary service connections.
- Complete sanitary and drainage catchment analysis to determine existing capacity constraints. Resolve downstream constraints, as identified.
- 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.
Development Services Manager
HB4

NOTE: Detailed Land Development Engineering Review available on file



January 7, 2019

Planning

School Enrolment Projections and Planning Update:
 Bonaccord Elementary sits within maturing neighbourhoods. The 10 year enrolment projections show that the enrolment will continue to be steady neither growing or declining dramatically. The existing capacity of the school can accommodate the existing and projected enrolment over the next decade.
 Johnston Heights also serves maturing neighbourhoods. Enrolment projections are showing this school will decline over the next 10 years and operate below capacity. The school currently operates a District IB Middle Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0047 00

SUMMARY

The proposed 8 townhouse units and 266 highrise units are estimated to have the following impact on the following schools:

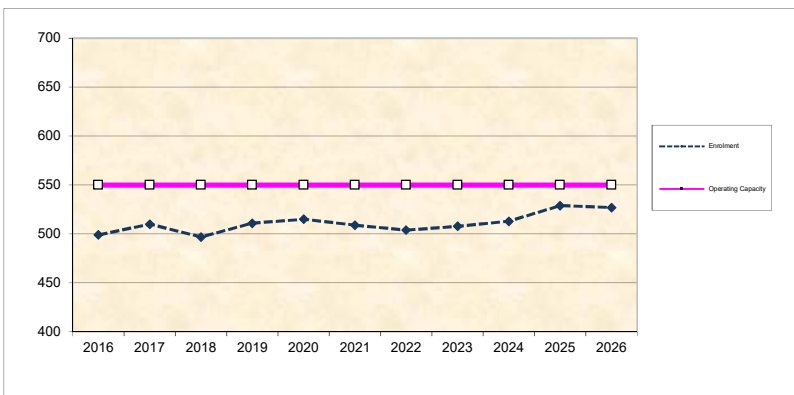
Projected # of students for this development:

Elementary Students:	25
Secondary Students:	4

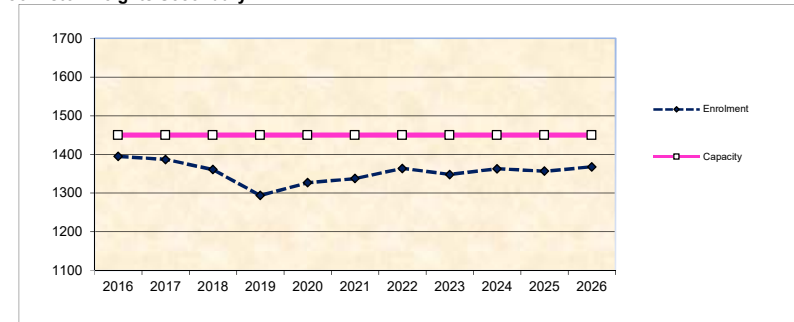
September 2018 Enrolment/School Capacity

Bonaccord Elementary	
Enrolment (K/1-7):	41 K + 456
Operating Capacity (K/1-7)	38 K + 512
Johnston Heights Secondary	
Enrolment (8-12):	1361
Capacity (8-12):	1450

Bonaccord Elementary



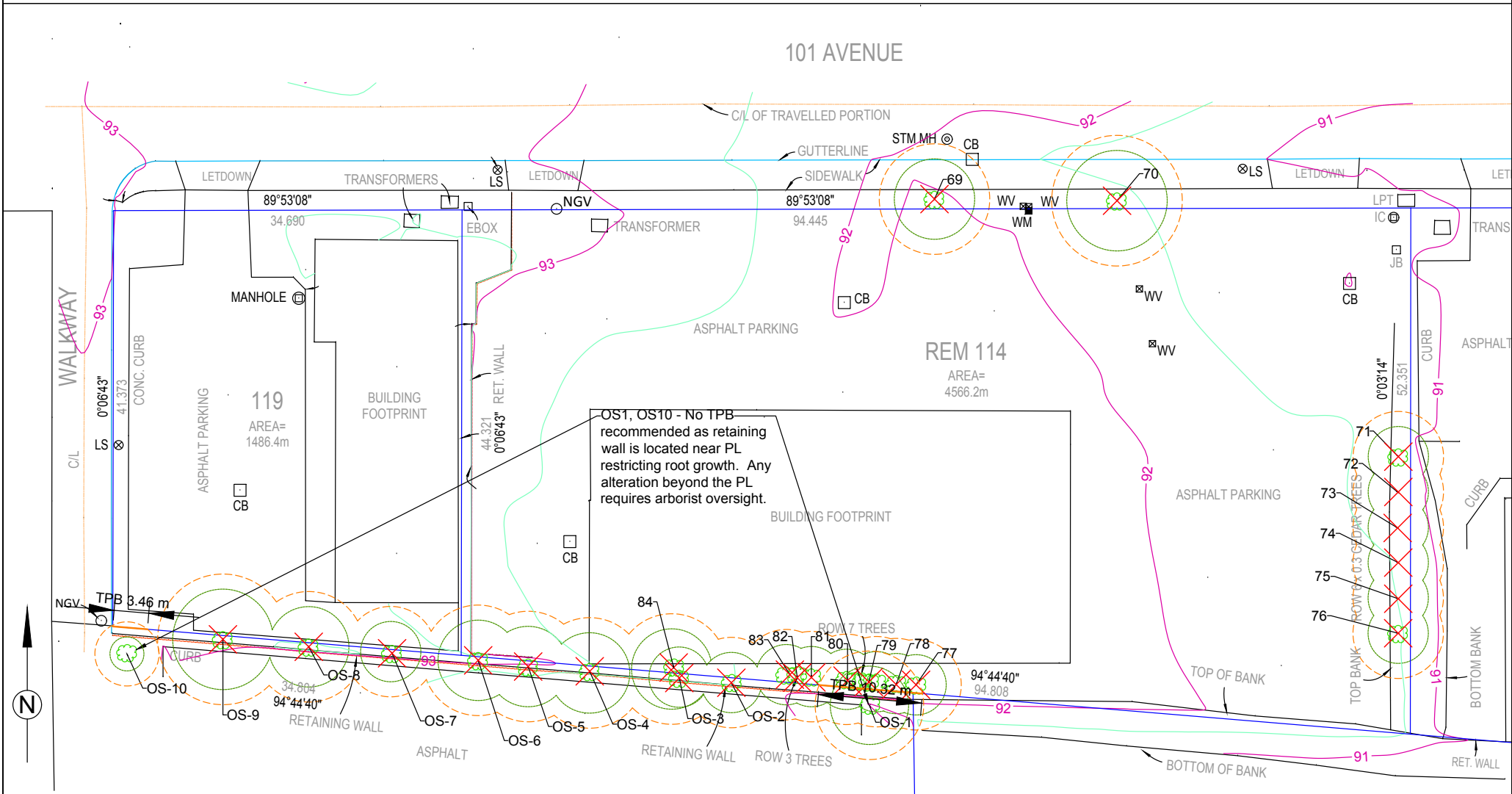
Johnston Heights Secondary



* 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 Removal and Protection Plan 15110 & 15140 101 Avenue, Surrey

Appendix V



 BC PLANT HEALTH CARE KEEPING IT GREEN ONE TREE AT A TIME	Tom Walz I.S.A. Board Certified Master Arborist - #PN-5960BT I.S.A. Tree Risk Assessment Qualification	Drawing Number <div style="font-size: 2em; font-weight: bold; text-align: center;">1 / 2</div>	Scale (m): Date: July 18, 2018 Approved By: ACML Revision #: 1	BC Plant Health Care Inc. 18465 53 rd Avenue Surrey, B.C., V3S 7A4 P: 604-575-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616 www.bcplanthealthcare.com	<table border="0"> <tr> <td style="width: 15px;"></td> <td>Remove</td> </tr> <tr> <td></td> <td>Critical Root Zone (CRZ)</td> </tr> <tr> <td></td> <td>CRZ + 1.5m</td> </tr> <tr> <td></td> <td>Tree Protection Barrier (TPB)</td> </tr> </table>		Remove		Critical Root Zone (CRZ)		CRZ + 1.5m		Tree Protection Barrier (TPB)
		Remove											
		Critical Root Zone (CRZ)											
		CRZ + 1.5m											
	Tree Protection Barrier (TPB)												

Tree Preservation Summary

Surrey Project No:


Address: 15110 & 15140 101 Avenue, Surrey

Registered Arborist: Thomas Walz, ISA #PN5960BT

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	16
Protected Trees to be Removed	16
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio. $\underline{\quad 1 \quad} \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 15 \quad} \times \text{two (2)} = 30$ 	31
Replacement Trees Proposed	18
Replacement Trees in Deficit	13
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	8
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{1cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 8 \quad} \times \text{two (2)} = 16$ 	16
Replacement Trees Proposed	0
Replacement Trees in Deficit	16

Summary, report and plan prepared and submitted by: Thomas Walz - BC Plant Health Care Inc.



 (Signature of Arborist)

26-Jan-18

 Date

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder			
Cottonwood	1	1	
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Kwanzan cherry	2	2	
Coniferous Trees			
Western Red Cedar	13	13	
Total (excluding Alder and Cottonwood Trees)	15	15	0
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		18	

Present:

Chair - A. Politano
Panel Members:
B. Howard
I. MacFadyen
K. Shea (left the meeting at 7:12 p.m.)
M. Patterson
R. Drew
S. Standfield

Guests:

Malcolm Elliot, Stantec Architecture
Bruce Hemstock, PWL Partnership
Landscape Architects
Gillian Brennan, Musson Cattell Mackey
Partnership Architects
Celso Stiffelmann, Musson Cattell
Mackey Partnership Architects
Grant Brumpton, PWL Partnership
Landscape Architects
Patrick Cotter, ZGF Architects
Dave Jerke, van der Zalm + Associates
Inc.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by R. Drew
Seconded by A. Politano
 That the minutes of the Advisory Design
 Panel meeting of December 13, 2018 be received.
Carried

B. ORIENTATION

Staff provided an overview of the Advisory Design Panel.

C. NEW SUBMISSIONS

4. 6:30 p.m.

File No.:	7917-0047-00
Address:	15140 - 101 Avenue, 15110 - 101 Avenue
New or Resubmit:	New
Last Submission Date:	N/A
Description:	The proposal is for an OCP Amendment, rezoning, subdivision and Development Permit to allow two (2) mixed-use buildings (24 and 12 storeys in height), containing approximately 274 dwelling units and 1,227 square metres (13,205 sq.ft.) of ground floor commercial / retail space, and underground parking.

Developer:	Edward Wilmink (Standard Group Developments)
Architect:	Patrick Cotter, ZGF Architects, and Joseph Lau, ZGF Architects
Landscape Architect:	Mark van der Zalm and Micole Wu, van der Zalm + Associates Inc.
Planner:	Donald Nip
Urban Design Planner:	Sam Maleknia

K. Shea exited the meeting at 7:12 p.m.

The City Architect advised that staff have no specific issues. Staff requested comments regarding the public realm, interfaces and architectural expressions. staff have no specific issues.

The Urban Design Planner advised that staff have no specific issues.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. It was noted that the site is divided into two sections due to a road dedication for 150 Street, resulting in an inequity of the two buildings.

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. Politano
Seconded by S. Standfield
That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

Site

- Consider additional buffer for the townhomes facing the drive aisle by relocating the hedge from the south side of the ramp. Interfaces around the ramp needs to be more developed.

(Hedge has been removed from the south side of the mid-rise entry ramp and put against the patio spaces of the townhouses. The entry ramp has been reconfigured to allow for at grade entry to the neighbouring site to the east. Noted on both Architectural Site Plan and Landscape drawings.)

- Consider developing the northwest corner of the site into a lobby area.

(The exterior approach to the tower at the northwest corner of the site has been revised to provide a much more open and welcoming entry for the lobby. Noted on both Architectural Site Plan and Landscape drawings.)

- Consider options to mediate the grade change between the public sidewalk and commercial terrace as the planters create separation between commercial storefront and public realm.

(The grade has been revised to eliminate any stairs that run perpendicular to the sidewalk. Noted on both Architectural Site Plan and Landscape drawings.)

- Consider reducing the bicycle storage and increase the indoor amenity space.

(The bike storage and amenity spaces have been revised. In the tower, a velo-lounge has been introduced for amenity use on level 2. The purpose is to act as a gathering space for residents, and also to repair and clean their bikes.)

Form and Character

- The receding element of the high-rise tower works well and the glass cube of the amenity space is a gateway marker.

(Noted.)

- Consider simplifying the mid-rise tower, particularly the cube expression and the top part.

(The top 3 levels of the mid-rise has been redesigned to simplify the massing and create a cleaner termination. Cube expression has been deleted. Saddlebag feature created by the grouping of the balconies have been simplified.)

- Review the top three floors of the mid-rise tower as the appearance feels overwhelming.

(See above comment regarding revisions to the top three floors.)

- Consider extending part of the vertical element of the tower so that it touches the ground on both the high- and mid-rise towers.

(The corner expressions on both north ends of the tower contact the ground plane. The brick work at the corner, under the amenity cube, has been deleted to allow the glass to come down to the street level to match the lobby corner.)

- Suggest changing the material color rather than recess darker spandrel glass to differentiate.

(The colour contrast expression between the main tower body and the balcony expression has been further simplified. The colour work to make the tower read slimmer.)

- Consider further relief in the podium façade of the mid-rise tower and additional articulation of the residential entry. Minimize the exit doors next to the lobby to emphasize the lobby entry

(The podium level of the mid-rise has been revised to more clearly mark the entry.)

Landscape

- Consider additional integration of the landscape design at grade. There are different design languages both in terms of geometry and materiality.

(The landscape design has now been revised to have a more consistent form, material and language throughout the site.)

- Acknowledge and treat the corner of 151 Street and 101 Avenue in an alternative way other than as an open space.

(The corner has been redesigned and is made to be a more open and welcoming space with landscape features, softscape, street furniture and an integrated and custom designed mechanical intake. All these items have been integrated into a cohesive feature.)

- Commend the articulation of the roof deck.

(Thank-you. Noted.)

- Suggest an alternate way to mediate the grade change along the townhomes without the use of planters.

(Due to the City's desired effect of creating a separation between the townhouse patios and the street by using an elevation change and screen, this item could not be incorporated without the use of a planter. The planters for the trees on 101 have been removed.)

- Consider implementing a rooftop playground feature.

(Rooftop playground features have been added.)

- Consider utilizing hedges to demarcate the townhomes from the drive aisle.

(Hedge has been placed in front of the patio spaces of the Mid-rise townhouses to separate them from the drive aisle.)

Accessibility

- Locate accessible parking stalls near elevator lobbies and away from traffic paths.
(Accessible stalls have been revised per comment.)
- Consider accessible furnishings and benches with back and arm rests.
(When choosing landscape furnishings, design team will take comment into consideration.)
- Consider power doors at lobbies and parking doors.
(Powered doors will be provided per comment.)
- Provide accessible parking stalls in visitors parking area.
(Accessible parking stall provided per comment.)
- Consider simplifying paving patterns to indicate entrances.
(Landscape has been simplified and unified all across the public realm.)
- Resolve at-grade access to the commercial space in the mid-rise tower.
(Grade has been revised to eliminate step conditions from street to grade related entries.)

D. OTHER BUSINESS**E. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, February 28, 2019 at Surrey City Hall in 2E Community Room B.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:56 p.m.

Jennifer Ficocelli, City Clerk

Adrian Politano, Chair

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: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-221-896

Lot 114 Except: Plan 59232; Section 29 Block 5 North Range 1 West New Westminster District Plan 59070

15140 - 101 Avenue

Parcel Identifier: 005-715-890

Lot 119 Section 29 Block 5 North Range 1 West New Westminster District Plan 59232

15110 - 101 Avenue

(hereinafter referred to as the "*Lands*")

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this Bylaw, as Schedule A, certified correct by G.A. Rowbothan, B.C.L.S. on the 15th day of October, 2019.

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

A. Intent

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

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses provided such uses are part of a *comprehensive design*:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. The following *accessory uses*, provided that such uses form an integral part of *multiple unit residential buildings* on the *Lands*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses and *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) Office uses excluding *social escort services* and *methadone clinics*;
 - (g) *Indoor recreational facilities*;
 - (h) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
 - (i) *Child care centres*; and
 - (j) *Community services*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1 or *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of the 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 Bylaw, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 6.4 on Block A and 4.0 on Block B.

3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.
5. A *secure bicycle parking area* provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*, is excluded from the calculation of the *floor area ratio* to a maximum of 170 square metres [1,830 sq. ft.].

E. Lot Coverage

1. The *lot coverage* shall not exceed 78%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

1.	Block A					
		Setback	North <i>Yard</i>	South <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>
		Use				
		<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 m. [15 ft.]	0.0 m. [0 ft.]	4.5 m. [15 ft.]	4.0 m. [13 ft.]

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

2. Block B

Setback	North <i>Yard</i>	South <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>
Use				
<i>Principal Buildings</i>	4.5 m.	4.5 m.	4.5 m.	0.0 m.
<i>Accessory Buildings and Structures</i>	[15 ft.]	[15 ft.]	[15 ft.]	[0 ft.]

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

3. Notwithstanding Sections F.1 and F.2 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].
4. Notwithstanding the definition of setback in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, decks, canopies and roof overhangs may encroach into the required *setbacks*.
5. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended, stairs with more than three risers may encroach into the required *setbacks*.
6. 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 metres [0 ft.] from the front lot line or lot line along a flanking street.

G. Height of Buildings

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

1. Block A

Principal buildings: The *building height* shall not exceed 80 metres [262 ft.].

Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block B

Principal buildings: The *building height* shall not exceed 43 metres [141 ft.].

Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *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 Sub-section H.1 of this Zone, parking requirements may be reduced by 20% on the *Lands* in accordance with Sub-section C.1(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended (as if the *Lands* were within the *City Centre*).
3. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

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

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. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. *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

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

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Block A	2,000 sq.m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]
Block B	1,800 sq.m. [0.4 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.

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

L. Other Regulations

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-135 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-135 Zone for the residential portion and the C-5 Zone for the commercial portion.
- 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.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
- 12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, 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 _____, 2019.

PASSED SECOND READING on the _____ th day of _____, 2019.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 2019.

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