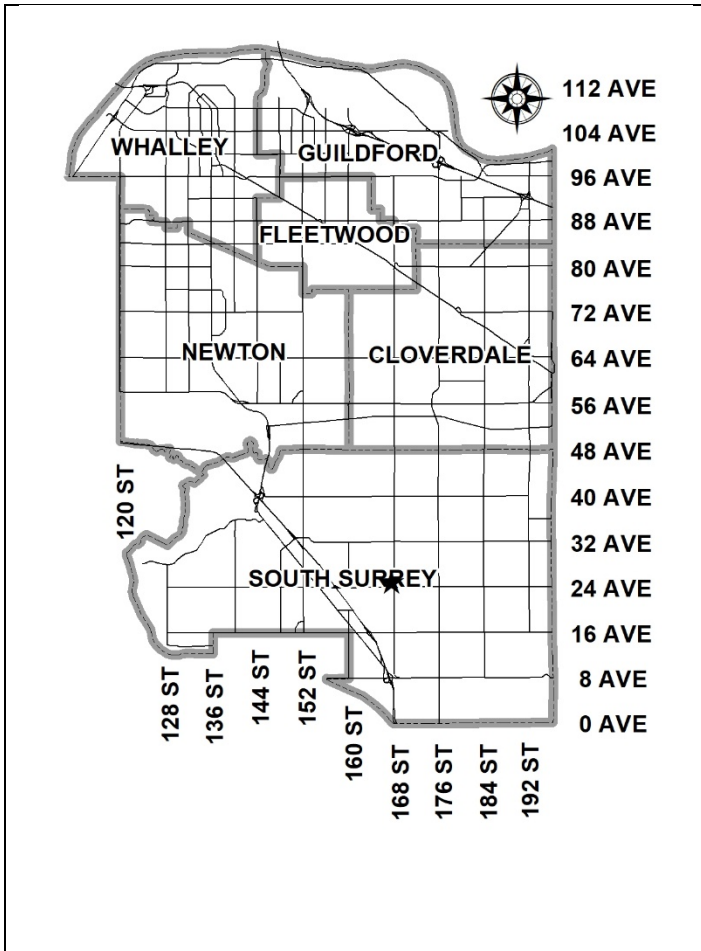


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0465-00

Planning Report Date: October 7, 2019



PROPOSAL:

- **NCP Amendment** to introduce a new land use designation: Mixed-Use Commercial/Residential (90 upa)
- **NCP Amendment** from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (90 upa)
- **Rezoning** from RA to CD
- **Development Permit**

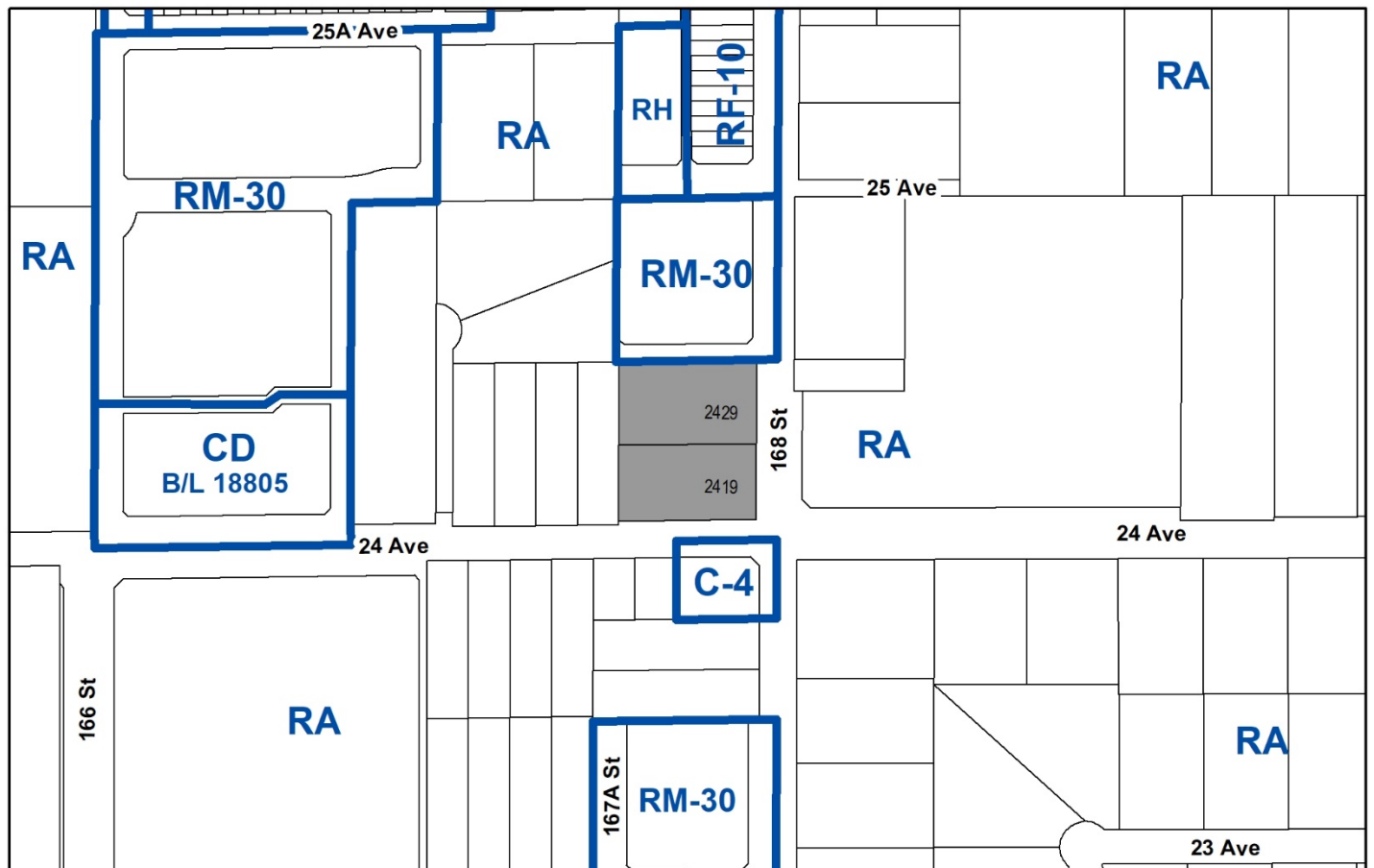
to permit the development of one 4-storey apartment building containing 29 units and one 5-storey apartment containing ground floor commercial units and 104 apartment units.

LOCATION: 2419 and 2429- 168 Street

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Mixed-Use Commercial/Residential (30-45 upa) and Multi-use Pathway (8 m)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires the following amendments to the Orchard Grove Neighbourhood Concept Plan (NCP):
 - introduce a new land use designation: Mixed-Use Commercial/Residential (90 upa);
 - amendment from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (90 upa).

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) "Multiple Residential" designation. The applicant is proposing to utilize a provision in the OCP that identifies may allow for additional bonus densities in select areas in exchange for the provision of sufficient community amenities. The applicant is proposing a development with a maximum floor area ratio (FAR) of 2.0, whereas typically under the "Multiple Residential" designation a maximum FAR of 1.5 is permitted.
- The applicant has agreed to provide an amenity contribution to the City equivalent to value of 50% of the estimated lift in the property's market value that is associated with the higher density. Should Council support the proposal, the applicant would contribute \$750,000 to the City, which will be used to provide community amenity for area residents.
- The site's location is considered appropriate to utilize the additional bonus density provision of the OCP. The site is at a high visibility location at the intersection of two major arterial roads within the Orchard Grove NCP area. Moreover, the site is located next to significant civic facilities, including the new Orchard Grove Park, the Grandview Heights Aquatic Centre and the proposed Grandview Heights Athletic Park and Community Centre.
- The proposal is consistent with the intent of the Orchard Grove Neighbourhood Concept Plan (NCP), which envisioned a diversity of housing forms with the highest residential densities in the neighbourhood located along 24 Avenue, and gradually decreasing residential densities north of 24 Avenue. The proposal maintains the planned 4- to 6-storey apartment building form along 24 Avenue, but an NCP amendment is required to allow for a unit density higher than 111 units per hectare (45 units per acre).
- The proposed NCP amendment to allow a higher unit density reflects changes in the marketplace which has been trending to smaller apartment units at higher unit densities since the Orchard Grove NCP was approved by Council in 2012. The proposed increased unit density is appropriate as the site is served by transit along 24 Avenue, and locating density

along transit routes can help attract transit investment and support existing service along these corridors.

- The proposed massing, building form and use of high quality design elements will anchor the corner appropriately at this high visibility intersection. The design promotes the development of a pedestrian oriented streetscape along 24 Avenue and 168 Street by providing street-oriented commercial units and outdoor seating. The building will also provide a complementary form to the existing Grandview Heights Aquatic Centre across 168 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0465-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout (for consolidation and road dedications) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report for the units adjacent to 24 Avenue and 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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) provision of a community benefit to satisfy the Official Community Plan's requirement with respect to the proposed increase in density within the site's Multiple Residential designation; and
 - (i) provision of a cash contribution to facilitate the acquisition of a portion of the property located at 16747 – 24 Avenue and a portion of the construction costs of the proposed 167A Street.
4. Council pass a resolution to introduce a new land use designation: Mixed-Use Commercial/Residential (90 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP), and to amend the Orchard Grove NCP to redesignate the land from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (90 upa) when the project is considered for final adoption.

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:**

7 Elementary students at Pacific Heights Elementary School
7 Secondary students at Earl Marriott Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant properties.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 24A Avenue):	Townhouse complex.	Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)	RM-30
East (Across 168 Street):	Grandview Heights Aquatic Centre.	Suburban Single Family Residential and School/Park	RA
South (Across 24 Avenue):	Convenience store, and single family residential.	Commercial Residential 25-45 u.p.a.	C-4 and RA
West:	Single family residential.	Road and Park	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal complies with the site's Official Community Plan (OCP) "Multiple Residential" designation. The applicant is proposing to utilize a provision in the OCP that may allow for additional bonus densities in select areas in exchange for the provision of sufficient community amenities. The applicant is proposing a development with a maximum floor area

ratio (FAR) of 2.0, whereas typically under the “Multiple Residential” designation a maximum FAR of 1.5 is permitted.

- The applicant has agreed to provide an amenity contribution to the City equivalent to value of 50% of the estimated lift in the property’s market value that is associated with the higher density. Should Council support the proposal, the applicant would contribute \$750,000 to the City, which will be used to provide community amenity for area residents.
- The site’s location is considered appropriate to utilize the additional bonus density provision of the OCP. The site is at a high visibility location at the intersection of two major arterial roads within the Orchard Grove NCP area. Moreover, the site is located next to significant civic facilities, including the new Orchard Grove Park, the Grandview Heights Aquatic Centre and the proposed Grandview Heights Athletic Park and Community Centre.
- The applicant is proposing to introduce a new land use designation: Mixed-Use Commercial/Residential (90 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP) and to redesignate the subject site from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (90 upa).
- The new land use designation is necessary to facilitate the proposed development. The Orchard Grove NCP does not currently have a designation that would provide for a higher density mixed-use proposal, such as the applicant is proposing.
- The proposal is consistent with the intent of the Orchard Grove Neighbourhood Concept Plan (NCP), which envisioned a diversity of housing forms with the highest residential densities in the neighbourhood located along 24 Avenue, and gradually decreasing residential densities north of 24 Avenue. The proposal maintains the planned 4- to 6-storey apartment building form along 24 Avenue, but an NCP amendment is required to allow for a unit density higher than 111 units per hectare (45 units per acre).
- The proposed NCP amendment to allow a higher unit density reflects changes in the marketplace which has been trending to smaller apartment units at higher unit densities since the Orchard Grove NCP was approved by Council in 2012. The proposed increased unit density is appropriate as the site is served by transit along 24 Avenue, and locating density along transit routes can help attract transit investment and support existing service along these corridors
- The proposed massing, building form and use of high quality design elements will anchor the corner appropriately at this high visibility intersection. The design promotes the development of a pedestrian oriented streetscape along 24 Avenue and 168 Street by providing street-oriented commercial units and outdoor seating. The building will also provide a complementary form to the existing Grandview Heights Aquatic Centre across 168 Street.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject 7,740 square metre (1.91 acres) site consists of 2 properties located at 2419 and 2429 – 168 Street in the Orchard Grove Neighbourhood Concept Plan (NCP) area. The site is zoned "One-Acre Residential Zone" (RA) and is designated Multiple Residential in the Official Community Plan (OCP) and Mixed-Use Commercial/Residential (30-45 upa) and Multi-use Pathway (8 m) in the Orchard Grove NCP.
- The site is bordered on the three other sides by roads: 24A Avenue to the north, 168 Street to the east and 24 Avenue to the south. Across 24A Avenue is a recently completed townhouse complex, across 168 Street is the Grandview Heights Aquatic Centre and to the south across 24 Avenue is a small convenience store and single family residential, which are designated for mixed-use development (Commercial Residential 25-45 u.p.a.) in the Sunnyside Heights NCP.
- The site is bordered to the west by a single family residence at 16747 – 24 Avenue that is designated for Road (167A Street) and Park in the Orchard Grove NCP. The property at 16747 – 24 Avenue and the subject site is within a land assembly area identified within the NCP. As the 3 properties are not currently able to be assembled, the applicant has agreed to provide a cash contribution to cover half of the land cost and half of the construction cost to ensure the implementation of the proposed road. This contribution will be secured under the Servicing Agreement process prior to Final Adoption.

Proposed Development

- The applicant is proposing:
 - To introduce a new land use designation: Mixed-Use Commercial/Residential (90 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP) and to redesignate the subject site from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (90 upa);
 - to rezone the site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) (based on "Multiple Residential 70 Zone" (RM-70) and the "Neighbourhood Commercial Zone" (C-5)); and
 - a Development Permit to allow for a mixed-use development consisting of approximately 2,024 square metres (21,800 sq.ft.) of ground floor commercial and 133 apartment units.
- The applicant is proposing two apartment buildings on the site. The larger building, fronting 168 Street and 24 Avenue is proposed to be a 5-storey mixed-use building with ground floor commercial units and 4 storeys of residential above (104 apartment units). The smaller building in the northwest corner of the site is proposed to be solely residential, comprising of a 4-storey apartment building containing 29 apartment units.

Proposed Density Increase within the Multiple Residential OCP Designation

- The proposal complies with the site's Official Community Plan (OCP) Multiple Residential designation which allows for mixed-use buildings. The Multiple Residential designation allows a maximum density of 1.5 floor area ratio (FAR). The applicant is proposing to utilize a provision in the OCP that may allow for additional bonus densities in select areas in exchange for the provision of sufficient community amenities. The applicant is proposing a maximum FAR of 2.0.
- In connection with the proposed increase in FAR, the applicant has agreed to contribute to the City, as a cash payment, the value of 50% of the estimated lift in the property's market value that is associated with the higher density. The City's Realty Division has estimated the market value of the lift to be approximately \$1,495,000.
- Should Council support the proposal, the applicant would contribute \$750,000 to the City in consideration of the additional 0.50 FAR prior to Final Adoption. The amount is equal to 50% of the estimated lift in market value.

Proposed CD Zone

- The applicant is proposing a "Comprehensive Development Zone" (CD) for the site, based on the "Multiple Residential 70 Zone" (RM-70) and the "Neighbourhood Commercial Zone" (C-5). The table below outlines the differences between the RM-70 and C-5 Zones and the proposed CD Zone:

	RM-70 Zone	C-5 Zone	Proposed CD Zone
Uses	Multiple unit residential buildings, ground-oriented multiple unit residential buildings, and child care centres.	Retail stores, offices uses, eating establishments, pub, general service uses, indoor recreation facilities, community services, child care centres and limited personal service uses.	Block A permits an apartment building and a child care centre. Block B permits a mixed-use building containing apartment units and mixture of the retail, personal service, general service, office, associated with the C-5 Zone and eating establishments not exceeding a gross floor area of 150 square metres (1,615 sq.ft.).
Maximum Floor Area Ratio (FAR)	1.50	0.50	2.0
Maximum Lot Coverage	33%	50%	Block A: 45% Block B: 55%
Setbacks	7.5 metres (25 ft.) from all property lines.	7.5 metres (25 ft.) from all property lines.	North and East yards – 4.0 metres (13 ft.); West yard – 5.5 metres (18 ft.); South yard – 2.0 metres (7 ft.).
Principal Building Height	50.0 metres (164 ft.)	9.0 metres (30 ft.)	Block A: 18.0 metres (59 ft.) Block B: 13.5 metres (44 ft.)

- The CD Zone permits a mixed-use commercial and residential building in Block A and a multiple unit residential building in Block B. The commercial uses permitted include retail stores, various personal service uses, office uses, general service uses and eating establishments provided the gross floor area of an eating establishment does not exceed a gross floor area of 150 square metres (1,615 sq.ft.).
- The CD Zone proposes a higher floor area ratio (FAR) at 2.0 relative to the 1.5 FAR permitted under the RM-70 Zone. As discussed above, the applicant is proposing to utilize a provision in the OCP that allows for additional bonus densities in select areas in exchange for the provision of sufficient community amenities. As part of this development proposal, the applicant has agreed to provide a community benefit contribution in the amount of \$750,000.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The proposed 45% lot coverage for Block A and 55% lot coverage for Block B is appropriate for 4 to 5 storey buildings.
- The proposed east (168 Street) and south (24 Avenue) setbacks reflect an effort to bring the commercial retail units closer to the street in an effort to enliven the streetscape and encourage pedestrian activity. The proposed 2.0 metre (7 ft.) south yard setback on 24 Avenue is adjacent to an east-west multi-use pathway that runs along 24 Avenue and bringing the building closer to the street will enhance the public realm of this location.
- The proposed 5.5 metre (18 ft.) west setback reflects the interface with the existing single family dwelling to the west. As this neighbouring lot is designated "Road" in the Neighbourhood Concept Plan, it is anticipated that the future 167A Street will be constructed in the future. The proposed 5.5 metre (18 ft.) setback will provide an appropriate interface with the future street.
- The CD Zone proposes a lower building height at 18.0 metres (59 ft.) for Block A and 13.5 metres (44 ft.) for Block B relative to the building height of 50.0 metres (164 ft.) permitted by the RM-70 Zone. The proposed building heights reflect the applicant's proposal for a 4-storey building and a 5-storey building.

Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from 24A Avenue. When the road to the west (167A Street) is constructed, the site will have a second access onto 167A Street. The applicant will provide security to modify the parking lot to provide this access point when 167A Street is constructed in the future.
- The site is well connected to the surrounding neighbourhood with the buildings oriented to the surrounding sidewalks on 24A Avenue, 168 Street, the future 167A Street and the proposed multi-use pathway on 24 Avenue. Pedestrian connectivity is provided on-site with a number of internal walkway, including a connection from the interior of the site to the intersection of 168 Street and 24 Avenue through the lobby area in the southeast corner of Building A.

- The applicant is proposing to provide 75 commercial parking spaces onsite, which exceeds the Zoning By-law requirement of 70 spaces. The applicant is also proposing to provide 188 resident parking spaces and 27 visitor parking spaces, for a total of 215 residential parking spaces, which exceeds the Zoning By-law requirements of 208 residential parking spaces.
- All resident parking and resident visitor parking for Buildings A and B are provided as underground parking. The residential parking area will be secured by an overhead gate. The underground parking area also contains 38 parking spaces reserved for commercial uses.
- The surface parking area in the interior of the site provides 43 parking spaces for the commercial uses. The surface parking area is completely screened from 24 Avenue and 168 Street by Building A and is mostly screened from 24A Avenue and the future 167A Street by Building B and landscaping.
- The parking count includes 4 accessible commercial parking spaces and 8 accessible residential parking spaces. The applicant is also providing bike parking spaces for each apartment unit and also a number of bike racks throughout the site. The applicant is also proposing to install 9 electric vehicle charging stations (4 stations in the underground commercial parking area and 5 stations in the underground resident parking area).

DESIGN PROPOSAL AND REVIEW

Building and Site Design

- The applicant is proposing two apartment buildings on the site. The larger building, fronting 168 Street and 24 Avenue is proposed to be a 5-storey mixed-use building (Building A) with 2,225 square metres (23,950 sq.ft.) of ground floor commercial space and 4 storeys of residential above, containing 104 apartment units. The smaller building (Building B) in the northwest corner of the site is proposed to be solely residential, comprising of a 4-storey apartment building containing 29 apartment units.
- Of the approximately 133 units proposed in the two buildings, 93 units are proposed as 1-bedroom units, and 40 units as 2-bedroom units. The applicant is proposing to provide 27 adaptable units (20% of units). Adaptable units are designed in such a way that they can be easily modified in the future to be accessible for occupants with disability or mobility constraints.
- The proposed mixed-use Building A has a strong street presence along 168 Street and 24 Avenue. All commercial units are located on the first floor of the building and are oriented with entrances to the street. A split commercial sidewalk is proposed, which provides an inner sidewalk adjacent to the commercial units and an outer sidewalk for unobstructed pedestrian passage closer to the street. Both street frontages have a double row of trees which is coordinated with the split sidewalk, benches and bicycle racks.
- The L-shape of Building A serves to hide the proposed at-grade commercial parking at the rear of the building. Each commercial retail unit (CRU) will also have access from the at-grade parking at the rear and although not street-facing these facades have been designed to have a "front façade" appearance.

- The building massing of Building A sensitively addresses the surrounding properties with the upper fifth storey set back from the floors below to reduce the perceived mass. The rooftop area contains outdoor patio space for the fifth floor units.
- The primary residential entrance for Building A is in the southeast corner of the building where the main lobby for the building is located. The lobby area is accessible from the street and also from the rear at-grade parking area. A small outdoor, partially covered, plaza area is proposed at this corner of the site (intersection of 24 Avenue and 168 Street).
- Building B is also oriented to the street (24A Avenue and future 167A Street) in the northwest portion of the site. The main entrance and lobby area is oriented to 24A Avenue. The ground floor units along the future 167A Street are street-oriented with individual walkway connections to the sidewalk.
- The design of both buildings is contemporary. This is exemplified by the generous amount of retail glazing at street-level and continuous weather protection, which both enhance the public realm. A strong street-wall is established, which uses a refined material palette and a cleanly organized façade.
- High quality building materials are proposed. Building materials and colours include metal composite panels (white, gray tones, beige, walnut brown), stone cladding (gray, beige), and spandrel glass siding (taupe, blue, gray).

Amenity Space

- The Zoning By-law requires that 399 square metres (4,300 sq. ft.) of both indoor and outdoor amenity space be provided for the residential units in both proposed buildings, based on the requirement of 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing a total of 454 square metres (4,890 sq. ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. Each building has proposed indoor amenity space as described below. All the indoor and outdoor amenity spaces are accessible to residents from either building.
 - Building A has a party room with tables, furniture, kitchen area and a bathroom on each of the second, third and fourth floors.
 - Building B has a large ground floor indoor amenity space, divided into 3 rooms. There is a meeting room space and also 2 larger lounge rooms with tables, furniture, kitchen area and a bathroom. Both of the lounge areas are connected to the adjacent outdoor amenity area.
 - The underground parkade area also has a multi-purpose amenity/gym room with bathrooms and storage closets.
- The applicant is proposing a total of 826 square metres (8,890 sq. ft.) of outdoor amenity space, which is more than double the area required in the Zoning By-Law. At-grade outdoor amenity space is proposed adjacent to the indoor amenity space of Building B. The outdoor amenity area contains fixed benches, seating areas, and children's play equipment.

- A rooftop outdoor amenity space is also proposed, on top of Building B. The outdoor amenity area is proposed to contain outdoor furniture, a barbeque area, eating areas and a community garden with a garden storage shed and a fire pit.

Signage

- The applicant is proposing fascia signage for the commercial retail units. The fascia signage is generally 0.45 metres (1.5 ft.) in height. The signs are proposed to be individually illuminated channel letter signs on an aluminum panel sign band. No box type signs are proposed.
- Building B is proposed to have a small logo (70 centimetres by 40 centimetres) identification sign for the building at the main entrance on the north façade facing 24A Avenue.
- The applicant is not proposing any free-standing signs on the property.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year. Bench seating, garbage receptacles and bike racks enhance the outdoor environment on the site.
- The applicant is proposing a plaza space at the southeast corner of the site in front of the lobby entrance for Building B. This outdoor plaza area is partly covered, providing weather protection, and contains tables and seating.
- The parking area in the interior of the site is screened from 24A Avenue and the future 167A Street by landscaping and also features decorative concrete unit pavers. The parking stalls are broken up with landscaping islands.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on October 18, 2018 and on August 8, 2019. The ADP comments and suggestions have been satisfactorily addressed (Appendix VI).

PRE-NOTIFICATION

Pre-notification letters were sent on January 9, 2018 and again on February 26, 2019, and 2 development proposal signs were installed on the subject site. In response staff have received 4 phone calls or conversations and 2 emails (staff comments provided in italics):

- One of the callers was looking to relocate his business to the subject site and did not express any concerns about the proposal.
- One caller asked when the Public Hearing would be held but did not indicate any other concerns.

- One caller expressed concerns about the proposed increase in density and the site's impact on school capacity in the area.

(The proposed 133 apartment units are anticipated to yield 7 elementary school students and 7 secondary school students. Apartments typically generate a much lower student yield than either single family residential or townhouses.)

- One respondent indicated they were writing on behalf of 4 properties located south of the subject site on the south side of 24 Avenue. These properties are designated "Commercial Residential 25-45 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP). These residents indicated support for the proposed increase in density if their properties are also provided with a similar increase in density.

(Staff advised the respondent that staff could not give future guarantees about density for their properties.)

- Staff had a conversation with the owner of the property to the west (16747 - 24 Avenue). This parcel is designated Road (167A Street) and Park (a small portion only) in the Orchard Grove NCP.

(The property at 16747 - 24 Avenue and the subject site are within a land assembly area identified within the NCP. As the 3 properties are not currently able to be assembled, the applicant has agreed to provide a cash contribution to cover half of the land cost and half of the construction cost to ensure the implementation of the proposed road.)

- One email respondent indicated concerns about the proposed density and 5-storey building height, increased traffic and stress on public services like police, fire protection and the Peace Arch Hospital.

(The proposed 4- and 5-storey buildings comply with the site's design guidelines in the Orchard Grove NCP which indicates that "this designation allows for a mixed-use development form, with commercial and office store fronts at ground level or the second floor and residential units above, up to six storeys in height with underground parking." The proposed massing, building form and use are appropriate for the site's corner location at the intersection of two major arterial roads (24 Avenue and 168 Street) in the Orchard Grove NCP area.)

The applicant held a Public Information (PIM) meeting on June 28, 2018 at the Pacific Heights Elementary School. A total of 8 individuals signed in, and 6 comment sheets were submitted. The comments are generally the same as the above described comments from area residents.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	9	9	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Cherry	3	3	0
Hawthorn	1	1	0
Holly	1	1	0
Japanese Maple	2	2	0
Walnut	2	2	0
Coniferous Trees			
Blue Spruce	1	1	0
Douglas-fir	14	11	3
Total (excluding Alder and Cottonwood Trees)	27	24	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		66	
Total Retained and Replacement Trees		69	

- The Arborist Assessment states that there is a total of 27 protected trees on the site, excluding Alder and Cottonwood trees. Nine (9) existing trees, approximately 25% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees are able to be retained as part of this development proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 57 replacement trees on the site. The applicant is proposing 66 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees maples, cypress, magnolia spruce and lilac trees.
- In summary, a total of 69 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 19, 2019. The table below 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 site is located within the Orchard Grove Neighbourhood Concept Plan (NCP) area and is located at the intersection of 24 Avenue and 168 Street. • The applicant is proposing an NCP amendment and an increase in the FAR within the Official Community Plan's "Multiple Residential" designation, as discussed above.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal includes a mixture of commercial and residential uses.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Roof downspout disconnection and natural landscaping are proposed. • The applicant is proposing to retain 3 trees, and to plant 66 replacement trees. • Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is connected to surrounding sidewalks and the multi-use pathway on 24 Avenue. Bike storage is provided. • The site is located within 75 metres (160 ft.) of two bus stops (one east-bound, one west-bound) on 24 Avenue. • The applicant is proposing to provide 9 electric vehicle charging stations.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The mix of commercial and residential uses will ensure casual surveillance of the adjacent roads during the day and evening. • Indoor and outdoor gathering areas is proposed. • 27 adaptable units are proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The applicant advises that the project will be a LEED Silver equivalent project.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out. A Public Information (PIM) meeting was held on June 28, 2018.

CONCLUSION

- The applicant is seeking a significant increase in density above the maximum 1.5 floor area ratio (FAR) permitted in the Multiple Residential designation (RM) of the Official Community Plan (OCP) to a maximum FAR of 2.0. To achieve this, the application is proposing to utilize the provision in the OCP that allows for additional bonus densities in select areas in exchange for the provision of sufficient community amenities.

- The applicant has agreed to provide an amenity contribution to the City equivalent to value of 50% of the estimated lift in the property's market value that is associated with the higher density. Should Council support the proposal, the applicant would contribute \$750,000 to the City prior to Final Adoption which will be used to provide community amenity for area residents.
- The site's location is considered appropriate to utilize the additional bonus density provision of the OCP. The site is at a high visibility location at the intersection of two major arterial roads within the Orchard Grove NCP area. Moreover, the site is located next to significant civic facilities, including the new Orchard Grove Park, the Grandview Heights Aquatic Centre and the proposed Grandview Heights Athletic Park and Community Centre.
- There has not been significant opposition to the project as a result of pre-notification and the Public Information Meeting held by the applicant. Staff are of the view that the project has sufficient merit to proceed with Council's consideration of by-law introduction and scheduling of a Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	NCP Amendment Map
Appendix VIII.	Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/cm

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70 and C-5)

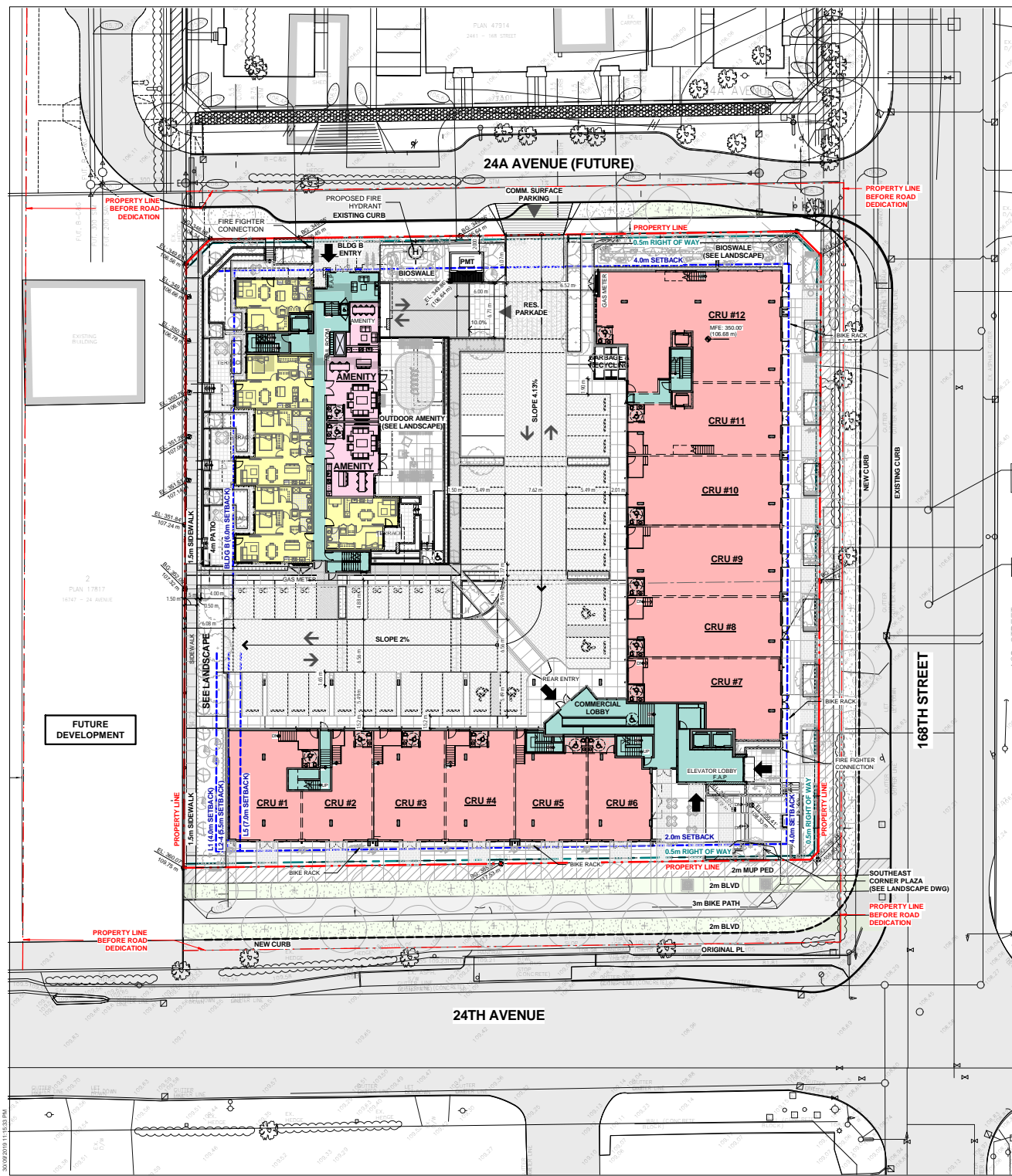
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,740 sq.m.
Road Widening area		1,566 sq.m.
Undevelopable area		
Net Total		6,174 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	Block A: 45%; Block B: 55%	Block A: 45%; Block B: 55%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North (24A Avenue)	4.0m	4.0m
East (168 Street)	4.0m	4.0m
South (24 Avenue)	2.0m	2.0m
West (future 167A Street)	5.5m	5.5m
BUILDING HEIGHT (in metres/storeys)		
Building A	18.0m	17.9m
Building B	13.5m	13.3m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		93
Two Bedroom		40
Three Bedroom +		
Total		133
FLOOR AREA: Residential (excluding amenity)		10,123 sq.m.
FLOOR AREA: Commercial		2,225 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		12,348 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		2.0
AMENITY SPACE (area in square metres)		
Indoor	399 sq.m.	454 sq.m.
Outdoor	399 sq.m.	826 sq.m.
PARKING (number of stalls)		
Commercial	70	75
Industrial		
Residential Bachelor + 1 Bedroom	121	122
2-Bed	60	66
3-Bed		
Residential Visitors	27	27
Total Residential	208	215
Total Number of Parking Spaces	278	290
Number of accessible stalls	4	12
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



Issue No.	Date	Appr.	Description
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2	2018-06-12		REISSUED FOR DP APPLICATION
3	2018-09-12		SUBMISSION TO ADP
4	2019-03-21		RESUBMISSION TO ADP
5	2019-06-12		RESUBMISSION TO ADP
6	2019-09-30		ISSUED FOR REVIEW

Revision

No.	Date	Appr.	Description

Client

IKONIK™
BUILT ON TRUST HOMES

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Project Title
SURREY MIXED USE
2419 + 2429 168 STREET,
SURREY BC

Sheet Title
SITE PLAN

Scale 1:250	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A002.



NORTH EAST AERIAL VIEW



SOUTH EAST AERIAL VIEW



NORTH WEST AERIAL VIEW



SOUTH WEST AERIAL VIEW

Issues			
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1	2017-09-25		ISSUED FOR DP APPLICATION
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6	2019-09-30		ISSUED FOR REVIEW

No.	Date	Apprtd.	Description

Client



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Project Title
SURREY MIXED USE
2419 + 2429 168 STREET,
SURREY BC

Scale
1" = 10'

Date
SEPT. 30 2019

Drawn
Author

Checked
Checker

File Number
DP 17-0465-00

Sheet No.
A007.

Project No.
1706

GRAPHIC SCALE
0 1 2 4 6 8m



V1 PERSPECTIVE VIEW FROM SOUTH EAST CORNER

Issues			
No.	Date	Apprtd.	Description
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5	2019-06-12		RESUBMISSION TO ADP
6	2019-09-30		ISSUED FOR REVIEW

No.	Date	Apprtd.	Description
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Scale

Consultants



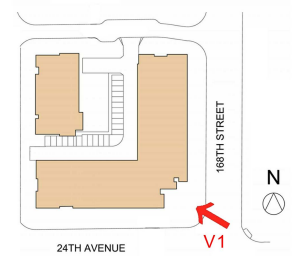
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Project Title
SURREY MIXED USE
 2419 + 2429 168 STREET,
 SURREY BC

Sheet Title
RENDERING VIEWS

Scale	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A008.
Project No. 1706	





V1 PERSPECTIVE VIEW FROM SOUTH EAST CORNER



V2 PERSPECTIVE VIEW FROM SOUTH WEST CORNER



V1 PERSPECTIVE VIEW FROM NORTH EAST CORNER

Issues			
No.	Date	Appr.	Description
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No.	Date	Appr.	Description

Client



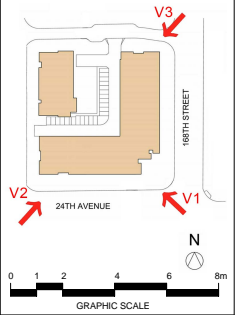
Prime Consultant

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SURREY MIXED USE
2419 + 2429 168 STREET,
SURREY BC

Sheet Title
RENDERING VIEWS

Scale N.T.S.	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No. A009.
Project No. 1706	



Issues			
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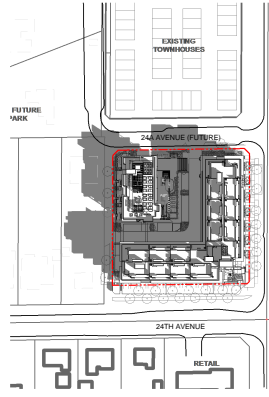
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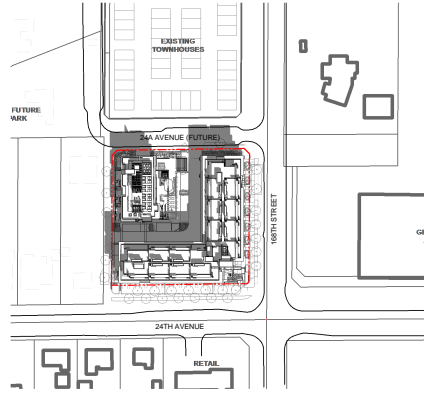
Project Title
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 2419 + 2429 168 STREET,
 SURREY BC

Sheet Title
SHADOW STUDY

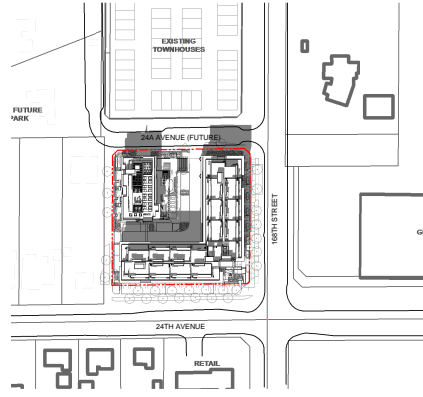
Scale N.T.S.	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A011.



MARCH 21 - 10AM



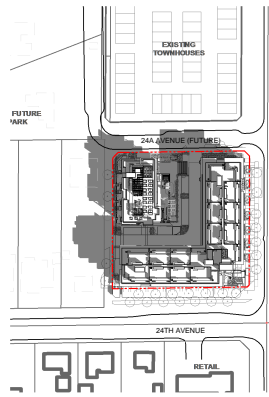
MARCH 21 - 12PM



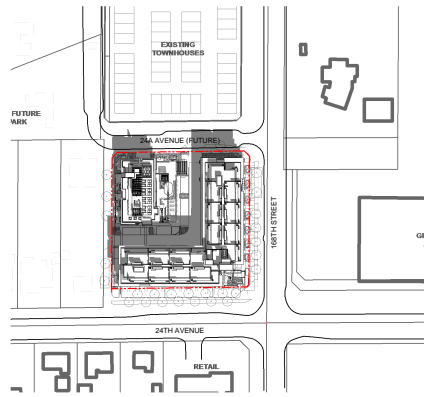
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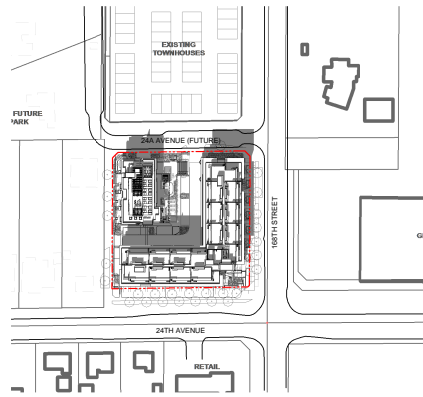
MARCH 21 - 4PM



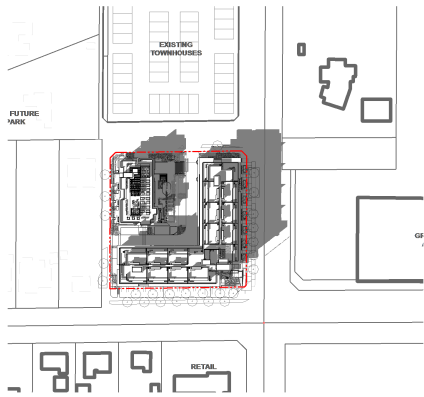
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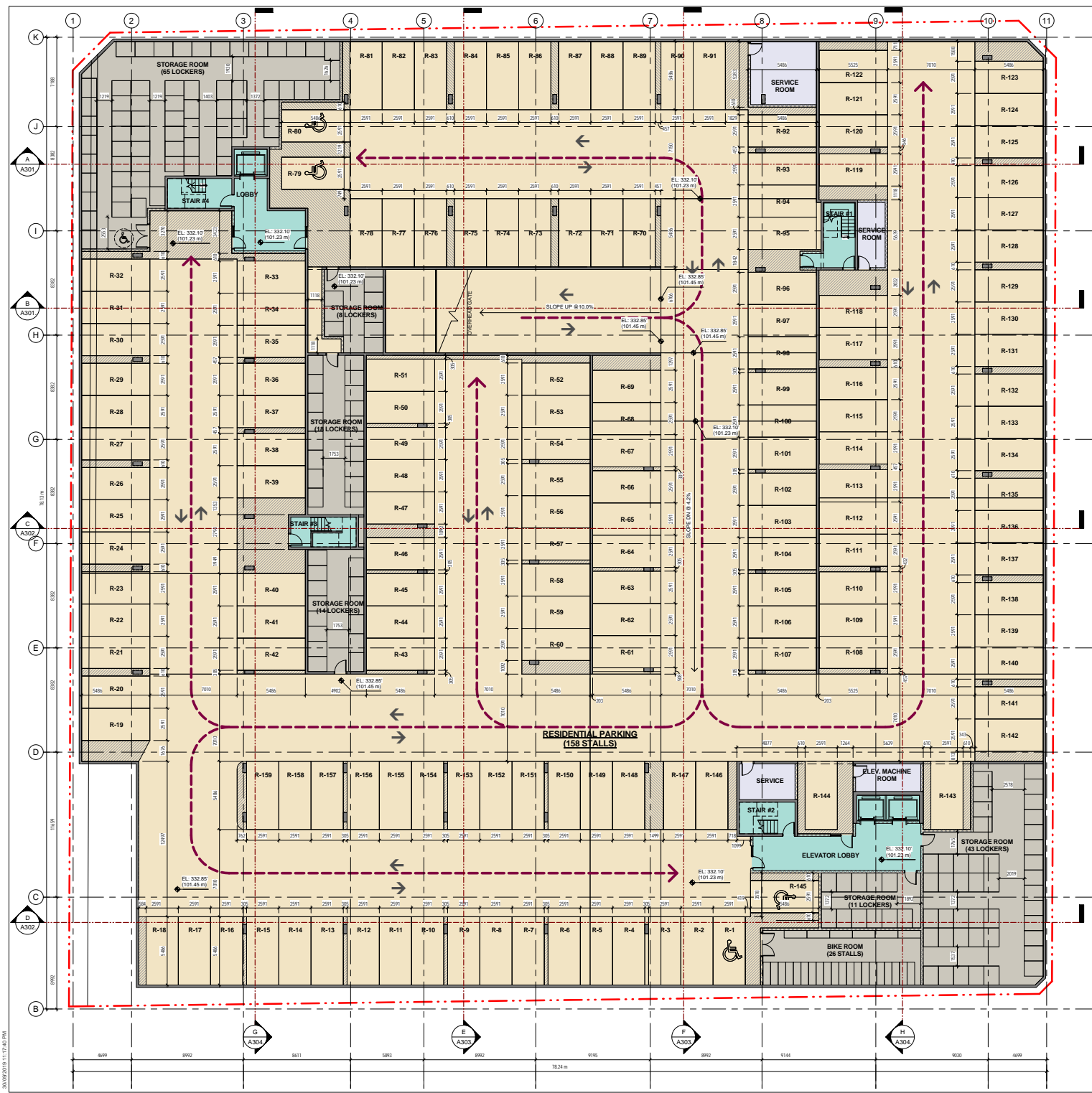
SEPTEMBER 21 - 12PM



SEPTEMBER 21 - 2PM



SEPTEMBER 21 - 4PM



AREA LEGEND

 CIRCULATION
 PARKING
 SERVICE
 STORAGE

BIKE & LOCKER COUNT

Type	Count	%
------	-------	---

BIKE STALL

Horizontal	172	83.4%
Vertical	29	16.6%
TOTAL	201	

STORAGE LOCKER

Locker	159	0.0%
TOTAL	159	

PARKING TYPE TOTAL

TYPE	COUNT	%
------	-------	---

HANDICAP	12	9.0%
REGULAR	111	83.5%
SMALL	10	7.5%
TOTAL:	133	

PARKING SCHEDULE

TYPE	COUNT
------	-------

PARKING L1

HANDICAP	4
REGULAR	155
TOTAL	159

PARKING MEZZ

HANDICAP	8
REGULAR	81
SMALL	1
TOTAL	90

LEVEL 1

HANDICAP	4
REGULAR	30
SMALL	9
TOTAL:	292

Issues

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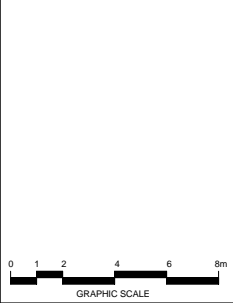
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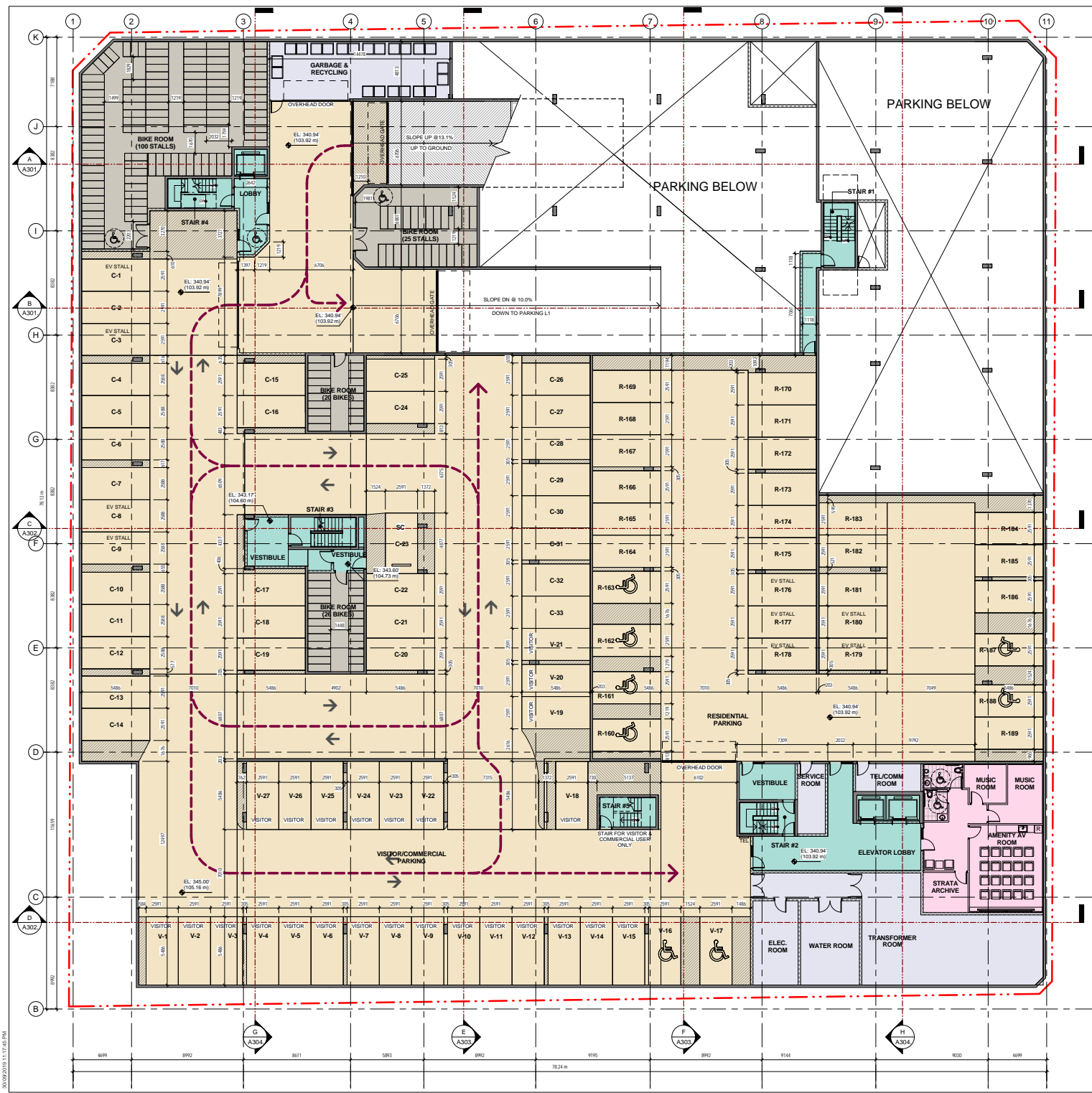
Client
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AREA LEGEND

- AMENITY
- CIRCULATION
- PARKING
- SERVICE
- STORAGE

BIKE & LOCKER COUNT

Type	Count	%
BIKE STALL		
Horizontal	172	83.4%
Vertical	29	16.6%
TOTAL	201	
STORAGE LOCKER		
Locker	159	0.0%
TOTAL	159	

PARKING TYPE TOTAL

TYPE	COUNT	%
HANDICAP	12	9.0%
REGULAR	111	83.5%
SMALL	10	7.5%
TOTAL:	133	

PARKING SCHEDULE

TYPE	COUNT
PARKING L1	
HANDICAP	4
REGULAR	155
TOTAL	159
PARKING MEZZ	
HANDICAP	8
REGULAR	81
SMALL	1
TOTAL	90
LEVEL 1	
HANDICAP	4
REGULAR	30
SMALL	9
TOTAL:	292

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6	2019-09-30		ISSUED FOR REVIEW

No. Date Appr. Description
 Revision

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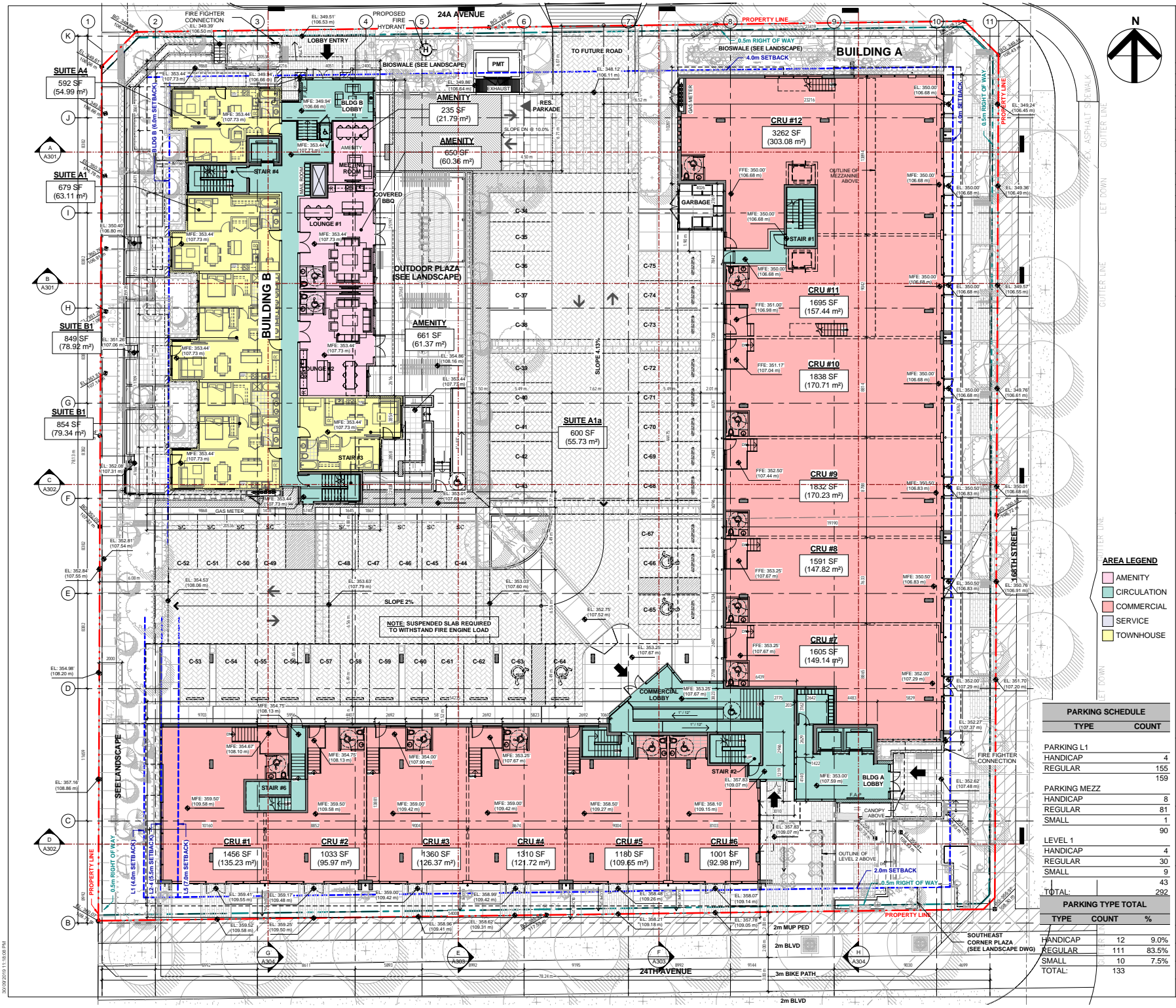
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Project Title
SURREY MIXED USE
 2419 + 2429 168 STREET,
 SURREY BC

Sheet Title
LEVEL P1 PLAN

Scale: 1:100
 Date: SEPT. 30 2019
 Drawn: Author
 Checked: Checker
 File Number: DP 17-0465-00
 Sheet No.:
 Project No.: 1706
A101.



No.	Date	Apprtd.	Description
1	2017-09-25		ISSUED FOR DP APPLICATION
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No.	Date	Apprtd.	Description

Client



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AREA LEGEND

[Pink Box]	AMENITY
[Light Blue Box]	CIRCULATION
[Light Green Box]	COMMERCIAL
[Light Purple Box]	SERVICE
[Yellow Box]	TOWNHOUSE



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Project Title
SURREY MIXED USE
 2419 + 2429 168 STREET,
 SURREY BC

Sheet Title
GROUND LEVEL PLAN

PARKING SCHEDULE

TYPE	COUNT
PARKING L1	
HANDICAP	4
REGULAR	155
PARKING MEZZ	159
HANDICAP	8
REGULAR	81
SMALL	1
LEVEL 1	90
HANDICAP	4
REGULAR	30
SMALL	9
TOTAL:	43
TOTAL:	292

PARKING TYPE TOTAL

TYPE	COUNT	%
HANDICAP	12	9.0%
REGULAR	111	83.5%
SMALL	10	7.5%
TOTAL:	133	

Scale: 1:100
 Date: SEPT. 30 2019
 Drawn: Author
 File Number: DP 17-0465-00
 Project No.: 1706
 Checked: Checker
 Sheet No.: **A102.**

30/09/2019 11:18:00 AM

IKONIK - REVISED 2019



No.	Date	Appr.	Description
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No.	Date	Appr.	Description

Client



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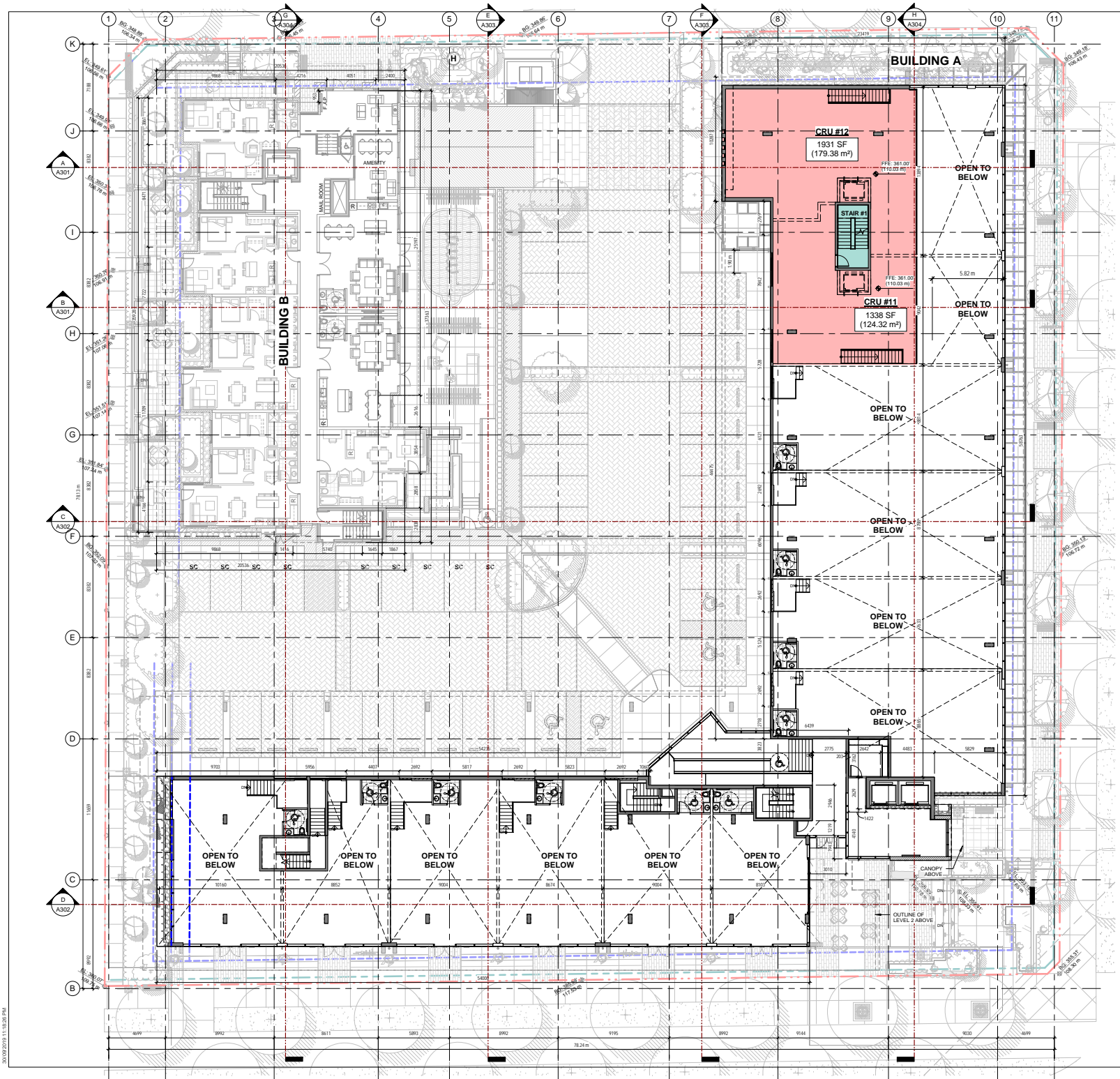
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Project Title
SURREY MIXED USE
2419 + 2429 168 STREET,
SURREY BC

Sheet Title
MEZZANINE PLAN

Scale 1:100	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A103.

ISSUE: REVISED 2019

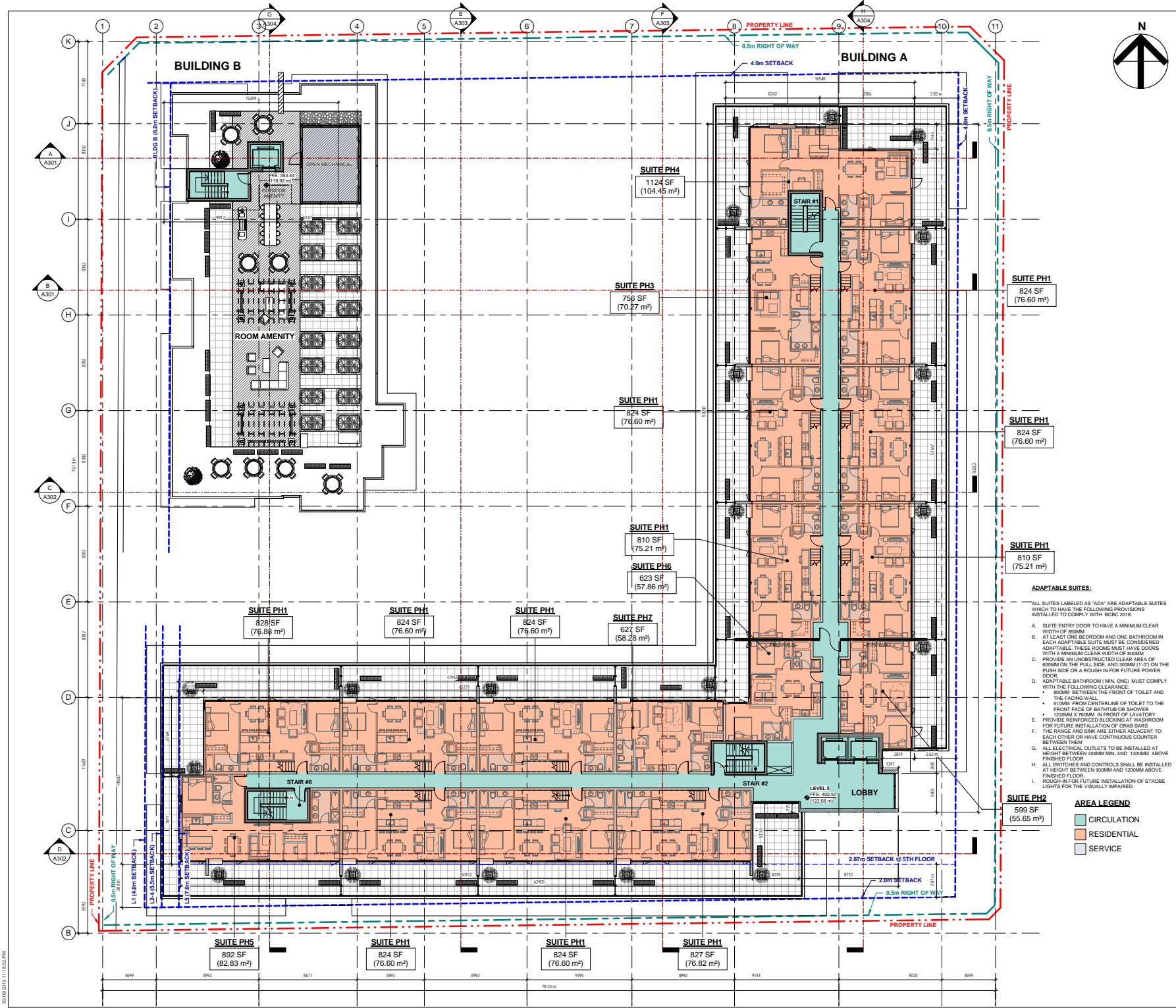


AREA LEGEND

- CIRCULATION
- COMMERCIAL



30/09/2019 11:18:26 AM



No.	Date	Apprtd.	Description
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No.	Date	Apprtd.	Description

Client
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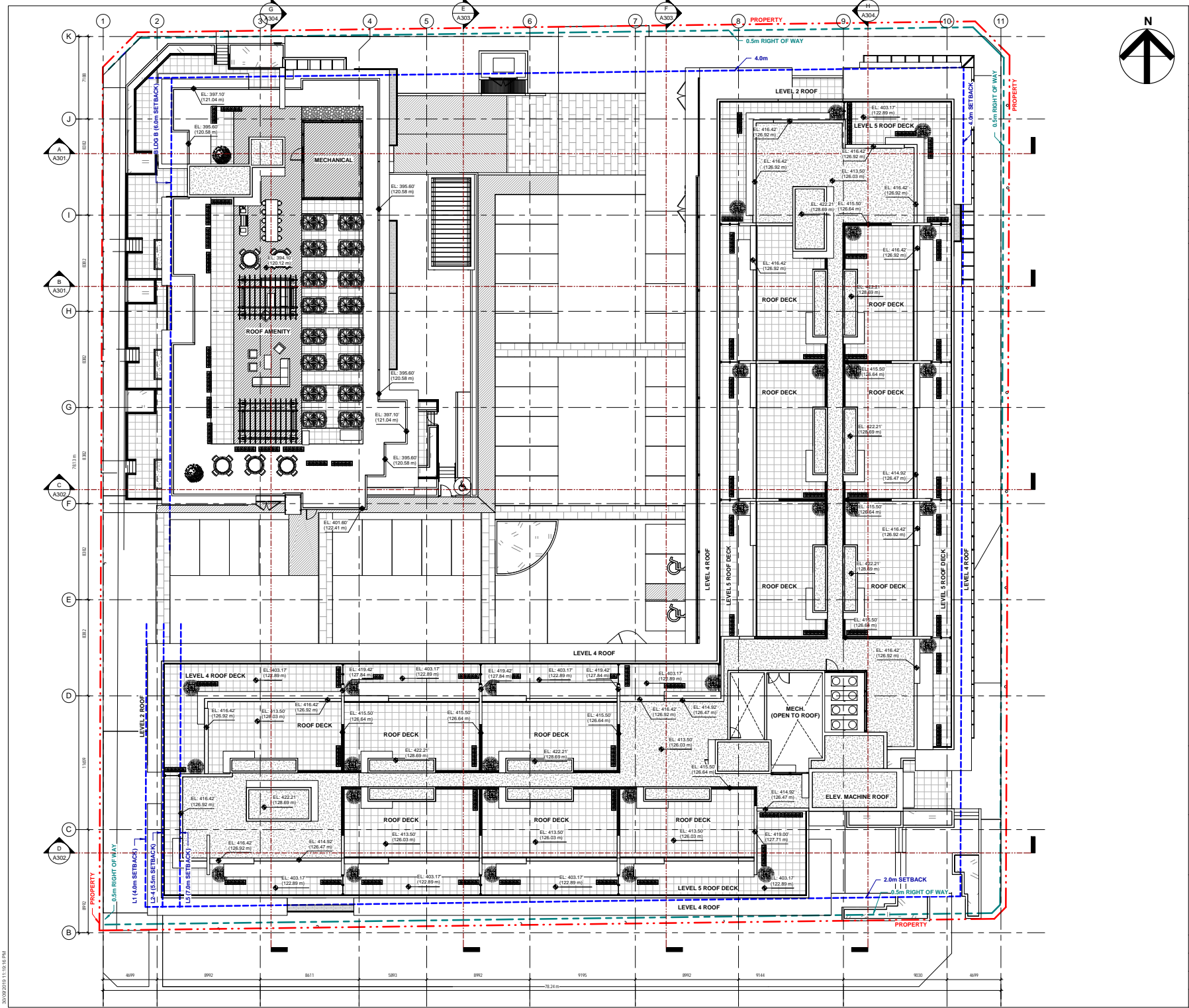
- ADAPTABLE SUITES:**
- A. ALL SUITES LABELED AS "ADA" ARE ADAPTABLE SUITES WHICH TO HAVE THE FOLLOWING PROVISIONS INSTALLED TO COMPLY WITH BCRC 2018.
 - B. SUITE ENTRY DOOR TO HAVE A MINIMUM CLEAR WIDTH OF 800MM.
 - C. AT LEAST ONE BEDROOM AND ONE BATHROOM IN EACH ADAPTABLE SUITE MUST BE CONSIDERED ADAPTABLE. THESE ROOMS MUST HAVE DOORS WITH A MINIMUM CLEAR WIDTH OF 800MM.
 - D. PROVIDE AN UNOBSTRUCTED CLEAR AREA OF 600MM ON THE PULL SIDE, AND 300MM (1'-0") ON THE PUSH SIDE OR A ROUGH IN FOR FUTURE POWER DOOR.
 - E. ADAPTABLE BATHROOM (MIN. ONE) MUST COMPLY WITH THE FOLLOWING CLEARANCE:
 - 800MM BETWEEN THE FRONT OF TOILET AND THE FACING WALL.
 - 510MM FROM CENTERLINE OF TOILET TO THE FRONT FACE OF BATHTUB OR SHOWER.
 - 1200MM X 750MM IN FRONT OF LAVATORY.
 - F. PROVIDE REINFORCED BLOCKING AT WASHROOM FOR FUTURE INSTALLATION OF GRAB BARS.
 - G. THE RANGE AND SINK ARE EITHER ADJACENT TO EACH OTHER OR HAVE CONTINUOUS COUNTER BETWEEN THEM.
 - H. ALL ELECTRICAL OUTLETS TO BE INSTALLED AT HEIGHT BETWEEN 450MM MIN. AND 1200MM ABOVE FINISHED FLOOR.
 - I. ALL SWITCHES AND CONTROLS SHALL BE INSTALLED AT HEIGHT BETWEEN 900MM AND 1200MM ABOVE FINISHED FLOOR.
 - J. ROUGH IN FOR FUTURE INSTALLATION OF STROBE LIGHTS FOR THE VISUALLY IMPAIRED.

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Project Title
SURREY MIXED USE
 2419 + 2429 168 STREET,
 SURREY BC

Sheet Title
BLDG A LEVEL 5 & BLDG B AMENITY ROOF PLAN

Scale 1:100	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A106.



No.	Date	Appr.	Description
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Client
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Seal

Consultants



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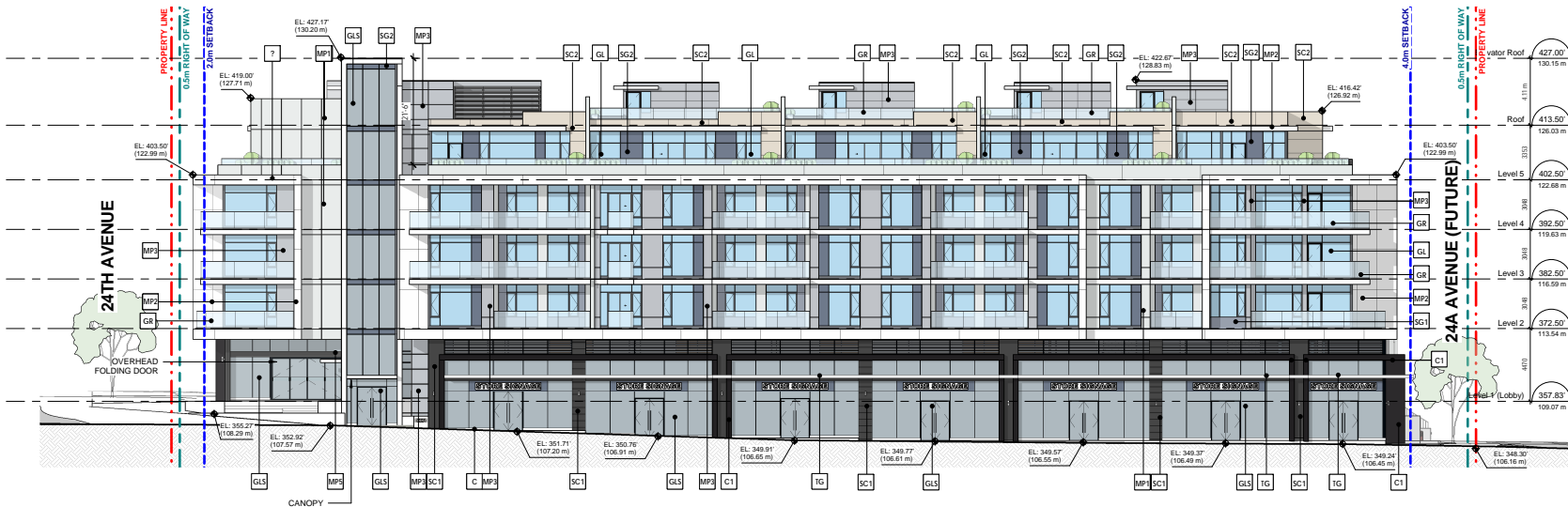
Project Title
SURREY MIXED USE
 2419 + 2429 168 STREET,
 SURREY BC

Sheet Title
ROOF PLAN

Scale 1:100	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A108.

COLOR SCHEME

- C** Painted Concrete Mid Grey
with 1/2" Concrete Reveal
- C1** Painted Concrete Light Grey
with 1/2" Concrete Reveal
- GR** Guard Rail - Prefinished Metal Silver Grey
Side Mounted with MP Facial/Cover Plate
- GL** Glazing System - Window Mullion: Charcoal Grey
Clear Glazing at North Elevation & Tinted Blush Grey on other Elevation
- GLS** Store Glazing System
Structure Silicon Joint Mullion - Charcoal Grey
Charcoal Grey Mullion
Tinted Glazing Light Grey
Springs Panel Supports Charcoal Grey
- TG** Translucent Glass Canopy
Translucent Safety Glass with Painted Charcoal Grey Steel Frame
- MP1** Metal Composite Panel - Light Grey
Matte Finished Panel & Surface Channel Same Color
- MP2** Metal Composite Panel - Pearl White
Matte Finished Panel & Surface Channel Same Color
- MP3** Metal Composite Panel - Mid Tone Grey
Matte Finished Panel & Surface Channel Same Color
- MP4** Metal Composite Panel - Walnut Brown
Matte Finished Panel & Surface Channel Same Color
- MP5** Metal Composite Panel - Dark Grey
Matte Finished Panel & Surface Channel Same Color
- MP6** Metal Composite Panel - Beige
Matte Finished Panel & Surface Channel Same Color as SC2
- MP7** Metal Composite Panel - Light Grey Match w/ MP1
Exterior Used Tile
- SC1** Stone Cladding/ Exterior Tile (Mid-Tone Grey)
Exterior Used Tile
- SC2** Stone Cladding/ Exterior Tile (Split Face Grey)
Exterior Used Tile
- SC3** Stone Cladding/ Exterior Tile (Honed Fins. Dark Grey)
Exterior Used Tile
- SC4** Spandrel Glass
Mid Tone Blush Grey at Penthouse
- SC5** Spandrel Glass
Mid Tone Grey at Typical Levels
- WF** Soffit Wood Texture Composite Panel
Fire Resistant Wood
- WB** Entry Door - Walnut Brown
Townhouse Entry Door



1 168TH STREET ELEVATION
1:100



3 24TH AVENUE ELEVATION
1:100

No.	Date	Appr.	Description
1	2017-09-25		ISSUED FOR DP APPLICATION
2	2018-06-12		REISSUED FOR DP APPLICATION
3	2018-09-12		SUBMISSION TO ADP
4	2019-03-21		RESUBMISSION TO ADP
5	2019-06-12		RESUBMISSION TO ADP
6	2019-09-30		ISSUED FOR REVIEW

No.	Date	Appr.	Description

Client

IKONIK™
BUILT ON TRUST HOMES

Prime Consultant

MARTIN LIEW ARCHITECTURE INC.
7030 178th Avenue, Burnaby BC,
CANADA V3N 1K6
Phone: +1 604 938-3508
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Seal

Consultants



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Project Title
SURREY MIXED USE
2419 + 2429 168 STREET,
SURREY BC

Sheet Title
168TH STREET & 24TH AVENUE ELEVATIONS

Scale
1:100

Date
SEPT. 30 2019

Drawn
SY

Checked

File Number
DP 17-0465-00

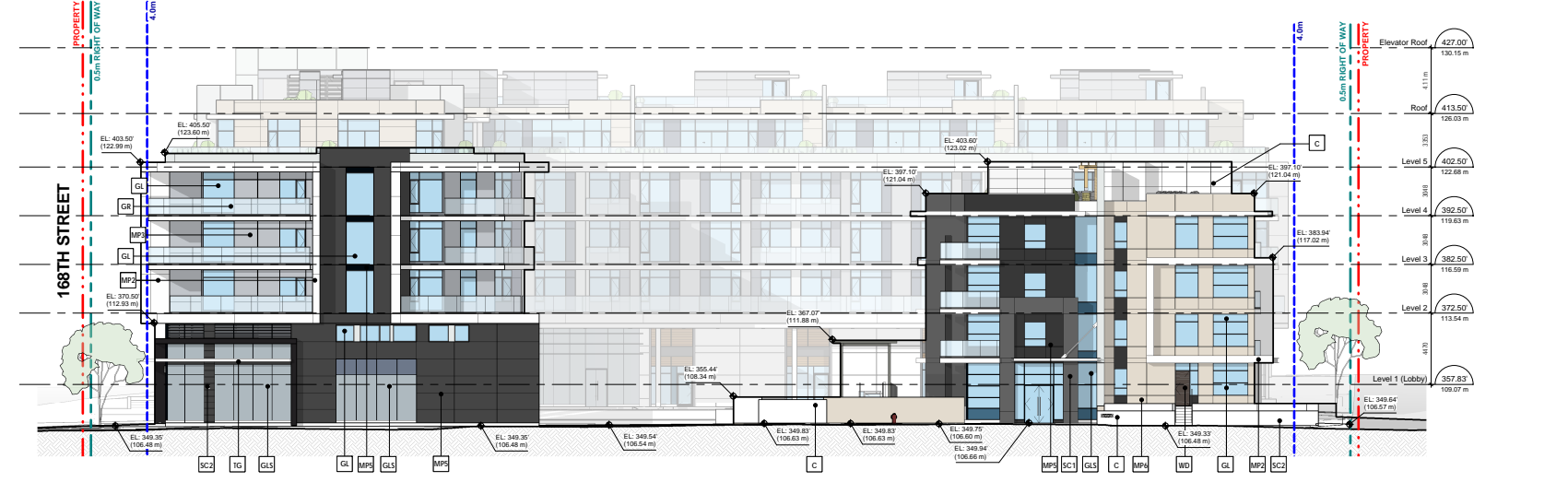
Sheet No.

Project No.
1706

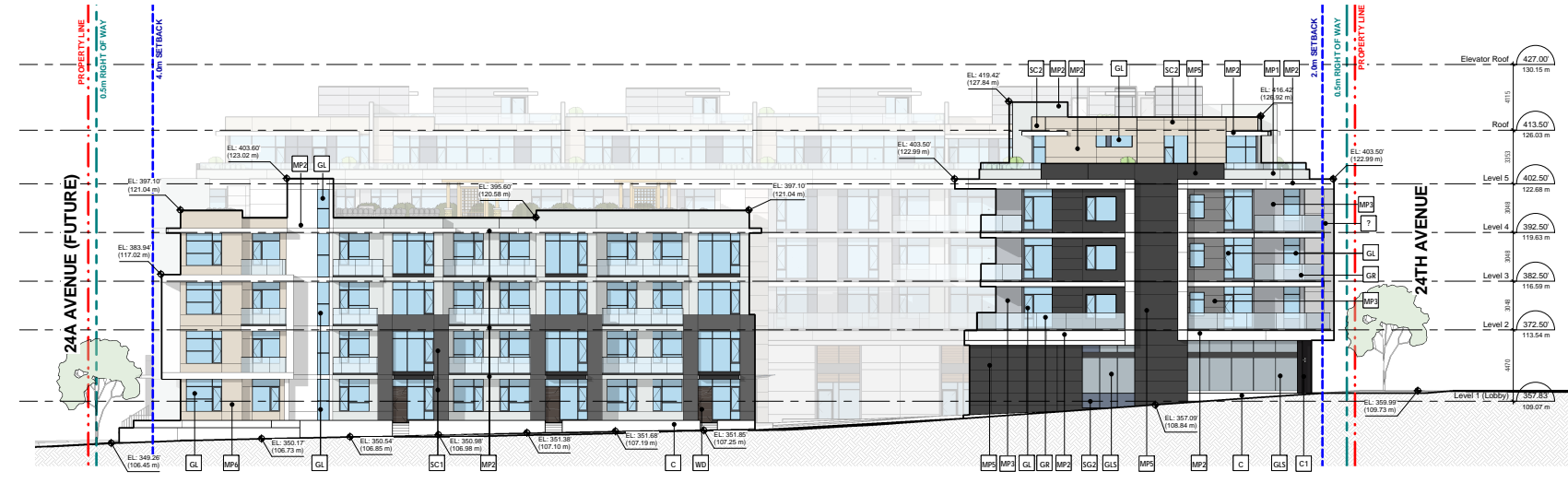
A201.

COLOR SCHEME

- C** Painted Concrete Mid Grey
with 1/2" Concrete Reveal
- C1** Painted Concrete Light Grey
with 1/2" Concrete Reveal
- GR** Guard Rail - Prefinished Metal Silver Grey
Sole Mounted with MP Fascia/Corner Plate
- GL** Glazing System - Window Mullion: Charcoal Grey
Clear Glazing at North Elevation & Tinted Blush Grey on other Elevation
- GLS** Store Glazing System
Structure: Slotted Joint Mullion - Charcoal Grey
Charcoal Grey Mullion
Tinted Glazing Light Grey
Signage Panel Support: Charcoal Grey
- TG** Translucent Glass Canopy
Translucent Safety Glass with Painted Charcoal Grey Steel Frame
- MP1** Metal Composite Panel - Light Grey
Matte Finished Panel & Surface Channel Same Color
- MP2** Metal Composite Panel - Pearl White
Matte Finished Panel & Surface Channel Same Color
- MP3** Metal Composite Panel - Mid Tone Grey
Matte Finished Panel & Surface Channel Same Color
- MP4** Metal Composite Panel - Walnut Brown
Matte Finished Panel & Surface Channel Same Color
- MP5** Metal Composite Panel - Dark Grey
Matte Finished Panel & Surface Channel Same Color
- MP6** Metal Composite Panel - Beige
Matte Finished Panel & Surface Channel Same Color as SC2
- MP7** Metal Composite Panel - Light Grey Match w/ MP1
Exterior Used Tile
- SC1** Stone Cladding/ Exterior Tile (Mid-Tone Grey)
Exterior Used Tile
- SC2** Stone Cladding/ Exterior Tile (Split Face Grey)
Exterior Used Tile
- SC3** Stone Cladding/ Exterior Tile (Honed Fins, Dark Grey)
Exterior Used Tile
- SG** Spandrel Glass
Mid Tone Blush Grey at Penthouse
- SGC** Spandrel Glass
Mid Tone Grey at Typical Levels
- WD** Soffit Wood Texture Composite Panel
Fire Resistance Wood
- WD** Entry Door - Walnut Brown
Townhouse Entry Door



① 24A AVENUE ELEVATION
1:100



② 167A STREET ELEVATION
1:100

No.	Date	Appr.	Description
1	2017-09-25		ISSUED FOR DP APPLICATION
2	2018-06-12		REISSUED FOR DP APPLICATION
3	2018-09-12		SUBMISSION TO ADP
4	2019-03-21		SUBMISSION TO ADP
5	2019-06-12		RESUBMISSION TO ADP
6	2019-09-30		ISSUED FOR REVIEW

No.	Date	Appr.	Description

Client



Prime Consultant

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Seal

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Project Title
SURREY MIXED USE
2419 + 2429 168 STREET,
SURREY BC

Sheet Title
168A STREET & 24A AVENUE ELEVATIONS

Scale 1:100	Date SEPT. 30 2019
Drawn Author	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A202.

COLOR SCHEME

- C** Painted Concrete Mid Grey
with 1/2" Concrete Reveal
- C1** Painted Concrete Light Grey
with 1/2" Concrete Reveal
- GR** Guard Rail - Pre-finished Metal Silver Grey
Side Mounted with MP Facial/Cover Plate
- GL** Glazing System - Window Mullion: Charcoal Grey
Clear Glazing at North Elevation & Tinted Blush Grey on other Elevation
- GL** Store Glazing System
Structure: Silicon Joint Mullion - Charcoal Grey
Charcoal Grey Mullion
Tinted Glazing Light Grey
Signage Panel Support: Charcoal Grey
- TC** Translucent Glass Canopy
Translucent Safety Glass with Painted Charcoal Grey Steel Frame
- MP1** Metal Composite Panel - Light Grey
Matte Finished Panel & Surface Channel Same Color
- MP2** Metal Composite Panel - Pearl White
Matte Finished Panel & Surface Channel Same Color
- MP3** Metal Composite Panel - Mid Tone Grey
Matte Finished Panel & Surface Channel Same Color
- MP4** Metal Composite Panel - Walnut Brown
Matte Finished Panel & Surface Channel Same Color
- MP5** Metal Composite Panel - Dark Grey
Matte Finished Panel & Surface Channel Same Color
- MP6** Metal Composite Panel - Beige
Matte Finished Panel & Surface Channel Same Color as SC2
- MP7** Metal Composite Panel - Light Grey Match w/ MP1
Exterior Used Tile
- SC1** Stone Cladding/Exterior Tile (Mid-Tone Grey)
Exterior Used Tile
- SC2** Stone Cladding/Exterior Tile (Split Face Grey)
Exterior Used Tile
- SC3** Stone Cladding/Exterior Tile (Honed Fins. Dark Grey)
Exterior Used Tile
- SG1** Spandrel Glass
Mid Tone Blush Grey at Penthouse
- SG2** Spandrel Glass
Mid Tone Grey at Typical Levels
- SW** Softfit Wood Texture Composite Panel
Fire Resistance Wood
- ED** Entry Door - Walnut Brown
Townhouse Entry Door



① INSIDE ELEVATION NORTH
1:100



② INSIDE ELEVATION WEST
1:100

Issues			
No.	Date	Appr.	Description
1	2017-09-25		ISSUED FOR DP APPLICATION
2	2018-06-12		REISSUED FOR DP APPLICATION
3	2018-09-12		SUBMISSION TO ADP
4	2019-03-21		RESUBMISSION TO ADP
5	2019-06-12		RESUBMISSION TO ADP
6	2019-09-30		ISSUED FOR REVIEW

No.	Date	Appr.	Description
Revision			

Client
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BUILT ON TRUST HOMES

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Phone: +1 (604) 338-3508
Email: arch@mlaw.ca

Seal

Consultants

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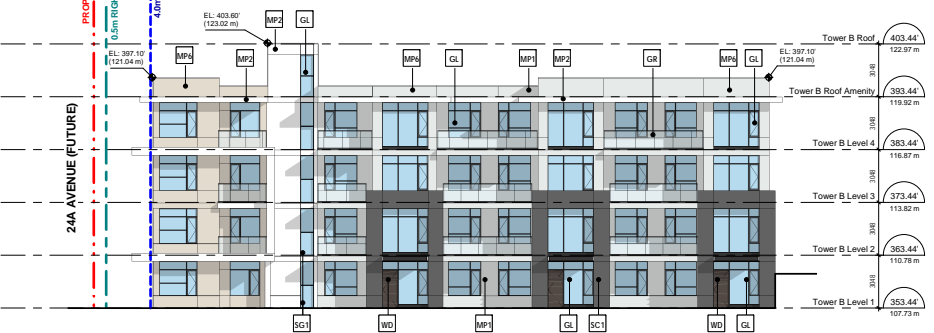
Project Title
SURREY MIXED USE
2419 + 2429 168 STREET,
SURREY BC

Sheet Title
BLDG A INSIDE ELEVATIONS

Scale 1:100	Date SEPT. 30 2019
Drawn SY	Checked Checker
File Number DP 17-0465-00	Sheet No.
Project No. 1706	A203.



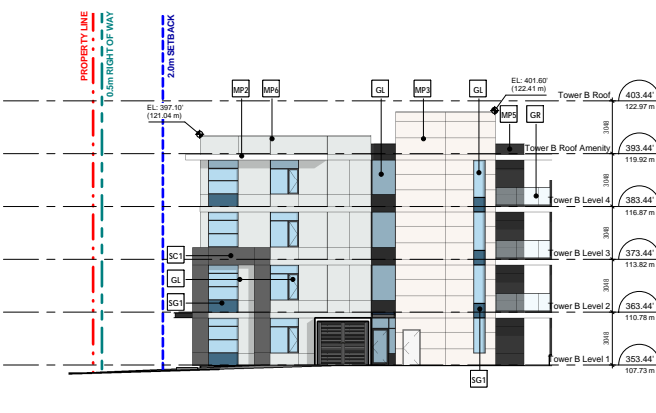
1 EAST ELEVATION
1:100



2 WEST ELEVATION
1:100



3 NORTH ELEVATION
1:100



4 SOUTH ELEVATION
1:100

COLOR SCHEME

- C** Painted Concrete Light Grey
with 1/2" Concrete Reveal
- GR** Guard Rail - Prefinished Metal Silver Grey
Side Mounted with MP Facial Cover Plate
- GL** Glazing System - Window Mullion: Charcoal Grey
Clear Glazing at North Elevation and Tinted Blush Grey on other Elevation
- GLS** Store Glazing System
Structure Silicon Joint Mullion - Charcoal Grey
Charcoal Grey Mullion
Tinted Glazing Light Grey
Signage Panel Support Charcoal Grey
- IG** Translucent Glass Canopy
Translucent Safety Glass with Painted Charcoal Grey Steel Frame
- MP1** Metal Composite Panel - Light Grey
Matte Finished Panel & Surface Channel Same Color
- MP2** Metal Composite Panel - Pearl White
Matte Finished Panel & Surface Channel Same Color
- MP3** Metal Composite Panel - Mid Tone Grey
Matte Finished Panel & Surface Channel Same Color
- MP4** Metal Composite Panel - Walnut Brown
Matte Finished Panel & Surface Channel Same Color
- MP5** Metal Composite Panel - Dark-Tone Grey
Matte Finished Panel & Surface Channel Same Color
- MP6** Metal Composite Panel - Beige
Matte Finished Panel & Surface Channel Same Color
- SC1** Stone Cladding / Exterior Tile (Mid-Tone Grey)
Exterior Used Tile
- SC2** Stone Cladding / Exterior Tile (Split Face Grey Beige)
Exterior Used Tile
- SC3** Stone Cladding / Exterior Tile (Honed Fins. Dark Grey)
Exterior Used Tile
- SG1** Spandrel Glass
Mid Tone Blush Grey
- SG2** Spandrel Glass
Mid Tone Grey
- WP** Wood Texture Composite Panel
Fire Resistance Wood
- WD** Entry Door - Walnut Brown
Townhouse Entry Door

Issues

No.	Date	Appr.	Description
1	2017-09-25		ISSUED FOR DP APPLICATION
2	2018-06-12		REISSUED FOR DP APPLICATION
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4	2019-03-21		RESUBMISSION TO ADP
5	2019-06-12		RESUBMISSION TO ADP
6	2019-09-30		ISSUED FOR REVIEW

Revision

No.	Date	Appr.	Description
-----	------	-------	-------------

Client

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BUILT ON TRUST HOMES

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Project Title
SURREY MIXED USE
2419 + 2429 168 STREET,
SURREY BC

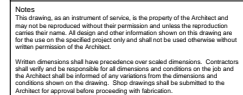
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BLDG B ELEVATIONS

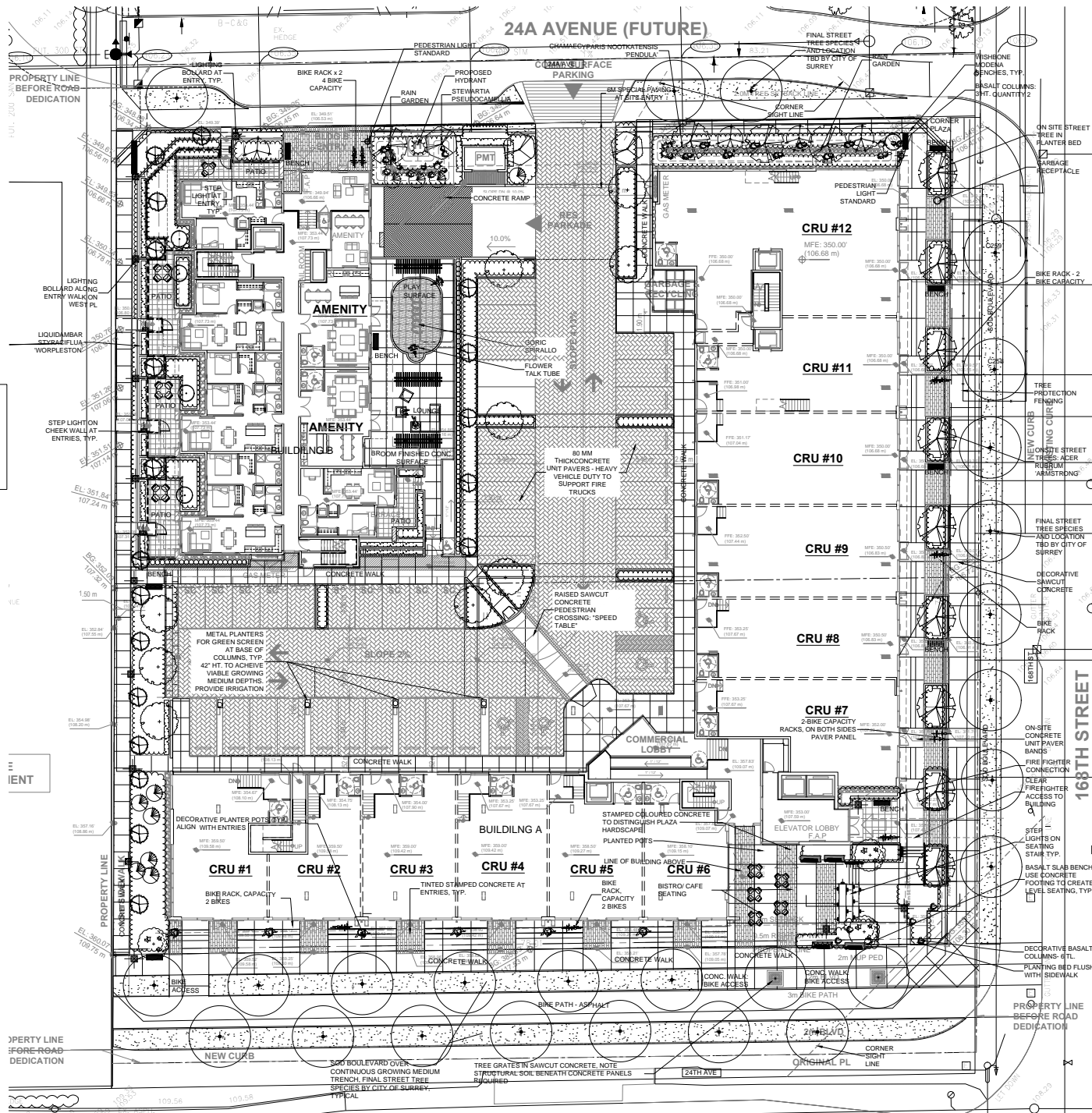
Scale: 1:100 Date: SEPT. 30 2019

Drawn: Author Checked: Checker

File Number: DP 17-0465-00 Sheet No.

Project No. 1706 **A204.**





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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	17 AUG 25	CONCEPT DESIGN	CLG
2	17 SEP 21	UPDATE PER NEW SITE PLAN	CLG
3	17 SEP 27	UPDATE PER NEW SITE PLAN/ISSUE	CLG
4	18 JAN 08	ISSUE FOR SUBMISSION	CLG
5	18 JAN 23	COLOR PLAN	CLG
6	18 JAN 24	UPDATE PER NEW SITE PLAN	CLG
7	18 JUN 08	UPDATE PER NEW SITE PLAN	CLG
8	18 JUN 11	ISSUE FOR SUBMISSION	CLG
9	18 JUN 14	UPDATE PER NEW SITE PLAN/ISSUE	CLG
10	18 JUN 24	UPDATE PER URBAN DESIGN COMMENTS	CLG
11	18 SEP 24	UPDATE PER URBAN DESIGN COMMENTS	CLG
12	18 NOV 16	PROVIDE CONCEPT SETS	CLG
13	18 SEP 25	UPDATE PER URBAN DESIGN COMMENTS	CLG
14	18 NOV 16	PROVIDE CONCEPT SETS	CLG
15	18 JAN 16	UPDATE PER NEW SITE PLAN	CLG
16	18 JAN 16	UPDATE PER NEW SITE PLAN	CLG
17	18 MAR 29	UPDATE PER CITY COMMENTS / RESOLVE	CLG
18	18 MAR 29	UPDATE PER CITY COMMENTS / RESOLVE	CLG
19	18 JUN 04	UPDATE PER CITY COMMENTS / RESOLVE	CLG
20	18 JUN 07	UPDATE NEW EXT. CORNER PLAZA	CLG
21	19 JUN 10	UPDATE WEST FACING LANDSCAPE	CLG
22	19 JUN 25	FINAL DEPT. COORDINATION	CLG
23	19 SEP 01	UPDATE PER CITY COMMENTS	CLG
24	19 SEP 26	TO CITY COMMENTS	PC
25	19 SEPT 30	TO CITY COMMENTS	PC

CLIENT:

PROJECT:
**GRANDVIEW HEIGHTS
MIXED USE PROJECT**

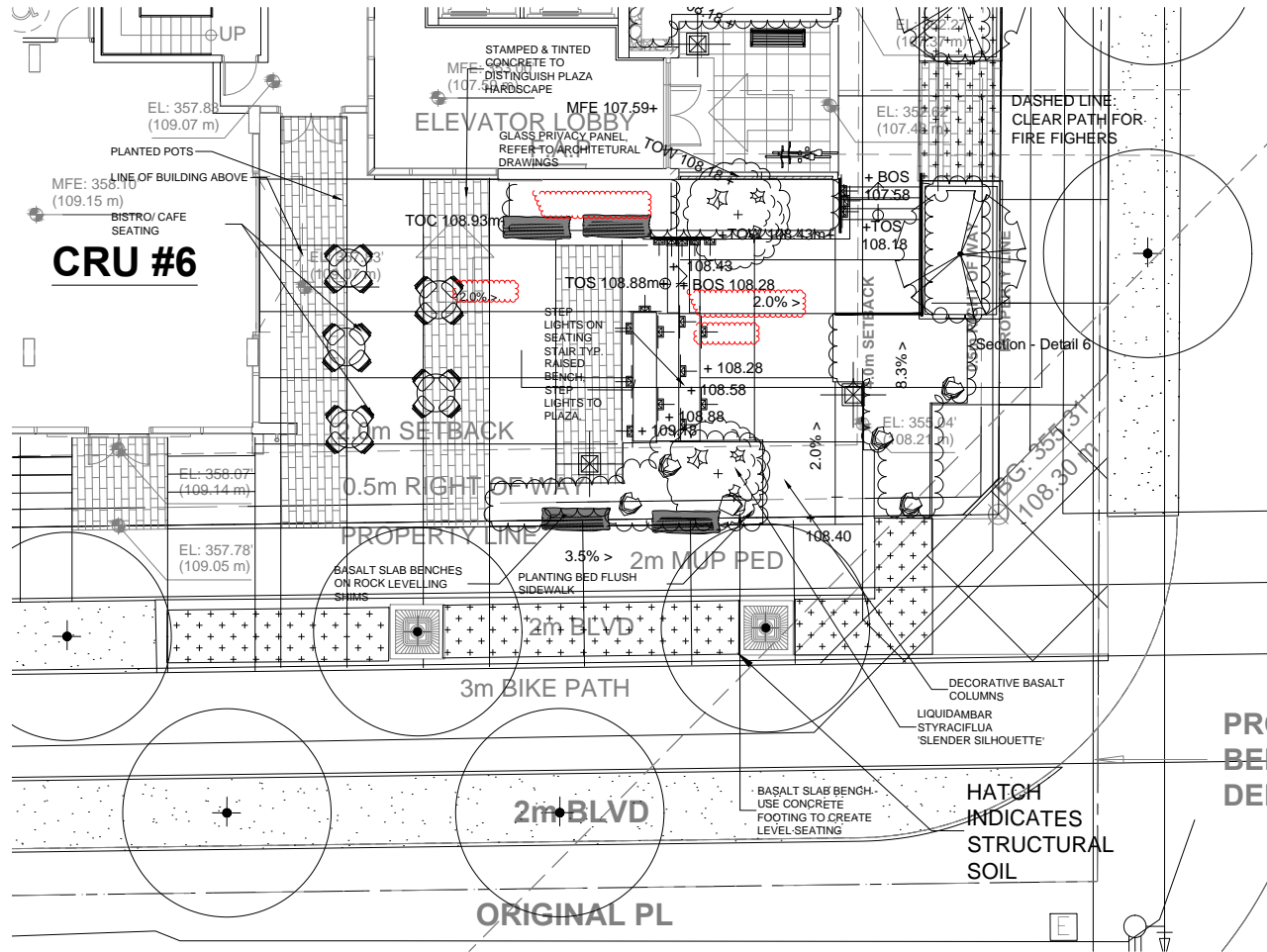
24TH AVE & 168TH ST.
SURREY

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 17 JUL 07 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: CLG
DESIGN: PCM
CHKD: PCM



OF 6



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
25	19 SEPT 30	TO CITY COMMENTS	PC
24	19 SEPT 20	TO CITY COMMENTS	PC
23	18 SEP 09	UPDATE PER CITY COMMENTS	CLG
22	19 JUN 25	FIRE DEPT. COORDINATION	CLG
21	19 JUN 10	UPDATE WEST-FACING LANDSCAPE	CLG
20	19 JUN 07	UPDATE NEW EXIT CORNER PLAZA	CLG
19	19 JUN 04	UPDATE PER CITY COMMENTS / RESOLVE	CLG
18	15 MAR 29	UPDATE PER CITY COMMENTS / RESOLVE	CLG
17	19 MAR 19	UPDATE PER COMMENTS/RESOLVE	CLG
16	19 FEB 06	UPDATE WITH STORMWATER MANAGEMENT	CLG
15	19 FEB 05	ASB CONCEPT GRADING / RESOLVE	CLG
14	19 JAN 16	UPDATE PER NEW SITE PLAN	CLG
13	18 NOV 16	PROVIDE CONCEPT SETS	CLG
12	18 SEP 25	UPDATE PER LID COMMENTS/RESOLVE	CLG
11	18 SEP 24	UPDATE PER URBAN DESIGN COMMENTS	CLG
10	18 JUN 09	UPDATE PER NEW SITE PLAN	CLG
9	18 JUN 11	UPDATE PER NEW SITE PLAN/RESOLVE	CLG
8	18 JUN 11	ISSUE FOR SUBMISSION	CLG
7	18 JUN 08	UPDATE PER NEW SITE PLAN	CLG
6	18 JAN 24	UPDATE AND RESOLVE	CLG
5	18 JAN 23	COLOR PLAN	CLG
4	18 JAN 08	ISSUE FOR SUBMISSION	CLG
3	17 SEP 27	UPDATE PER NEW SITE PLAN/ISSUE	CLG
2	17 SEP 21	UPDATE PER NEW SITE PLAN	CLG
1	17 AUG 25	CONCEPT DESIGN	CLG

CLIENT:

PROJECT:
**GRANDVIEW HEIGHTS
MIXED USE PROJECT**
24TH AVE & 168TH ST.
SURREY

DRAWING TITLE:
**CORNER PLAZA
DETAIL PLAN**

DATE: 17 JUL 07 DRAWING NUMBER:
SCALE: 1/4" = 1'-0"
DRAWN: CLG
DESIGN: PCM
CHKD: PCM

L5

OF 6

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

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

DATE: **Oct 2, 2019** PROJECT FILE: **7817-0465-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2419 168 Street**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment except the items listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.308 m on 24 Avenue for ultimate 22.5 m wide Arterial Road allowance from center line (18.5 m road allowance, 4.0 m for Multi-Use Pathway (MUP)).
- Dedicate 1.0 X 1.0 m corner cut at 24 Avenue and 168 Street.
- Dedicate 2.808 m on 168 Street for 15.0 m wide Arterial Road allowance from center line.
- Dedicate 3.0 X 3.0 m corner cut at 24A Avenue and 168 Street.
- Dedicate 1.0 X 1.0 m corner cut at 24 Avenue and 168 Street.
- Dedicate 6.0 m on 24A Avenue for ultimate 16.0 m wide Local Road allowance.
- Dedicate 3.0 X 3.0 m corner cut at 24A Avenue/168 Street and 24A Avenue/167A Street.
- Dedicate 3.0 X 3.0 m corner cut at 167A Street and 24A Avenue.
- Pay cash-in-lieu for 50% of the land value of the property located at 16747 24 Avenue required for future 167A Street. If the Servicing Agreement for this application is proposed to be completed prior to final acquisition costs of the lands being determined, then a cash-in-lieu amount for the appraised value of the lands plus a letter of credit for escalation will be required.
- Register 0.5 m SRW along all frontage roads.

Works and Services

- Construct 24 Avenue with a 2.0 m concrete sidewalk at property line, 2.0 m boulevard and 3.0 m asphalt MUP, and another 2.m wide boulevard and pedestrian lighting.
- Reinstate the remainder boulevard on 168 Street with topsoil and sod.
- Construct 24A Avenue with 10.5 m ultimate pavement, barrier curb & gutter, 1.85 m wide hard surface boulevard (concrete sidewalk treatment) and street lighting.
- Provide cash-in-lieu for 50% of the construction costs of future 167A Street (ultimate 10.5m pavement, barrier curb & gutter, 1.5 m wide concrete sidewalks on both sides, street lighting, and boulevard with street trees).
- Provide storm water analysis to confirm the downstream system capacity; upgrade the system if required.

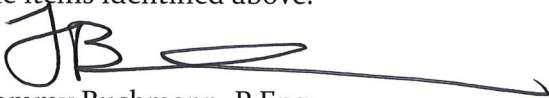
NOTE: Detailed Land Development Engineering Review available on file

- Construct (or pay cash-in-lieu) for a storm sewer on 167A Street as per the approved Orchard Grove NCP land use plan.
- Provide onsite source control and sustainable drainage measures as required in the NCP.
- Provide Meter Sizing Calculations to confirm the size of the metered domestic service connection and the size of the fire service required for the proposed development.
- Construct min 250mm sanitary sewers on 24A Avenue and 167A Street. Cash-in-lieu for the future sanitary sewer on 167A Street is acceptable if the land for the road has not been acquired by the time of finalizing the servicing agreement for this project.
- Provide cash-in-lieu for future upside of the existing 200 mm sanitary sewer to 250 mm sanitary sewer.
- Construct adequately sized storm, sanitary and water service connections to service the proposed development.
- Pay Latecomer Charges:
 - Sanitary Latecomers charges relative to project 5812-0029-00-1;
 - 100% cash payment of Drainage DCC relative to Drainage DCC Frontender Agreement 8313-0071-00-1; and
 - Drainage Development Works Agreement relative to project 8613-0071-00-1. # (road/drainage/water/sanitary).

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit save for the items identified above.



Tommy Buchmann, P.Eng.
Development Services Manager
IK1

Appendix IV



Planning

July 31, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0465 00 (Updated)

SUMMARY

The proposed 133 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	7

September 2018 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	70 K + 381
Operating Capacity (K/1-7)	76 K + 233
Addition Operating Capacity (K/1-7) 2019	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1851
Capacity (8-12):	1500

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2018, there are 9 portables on site used as enrolling spaces.

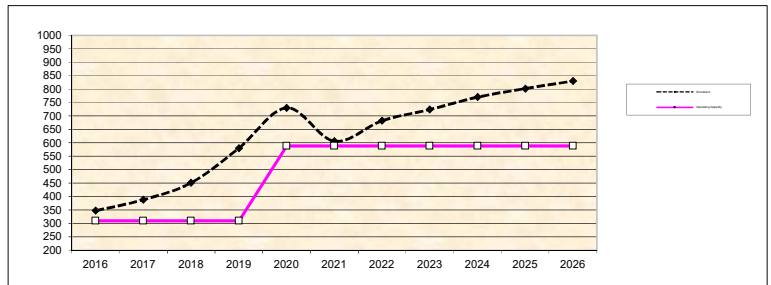
Currently there are two capital construction projects being built in the catchment:

- A 12 classroom addition at Pacific Heights elementary targeted to open September 2020 and
- A new 25 classroom school on Edgewood drive targeted to open 2021

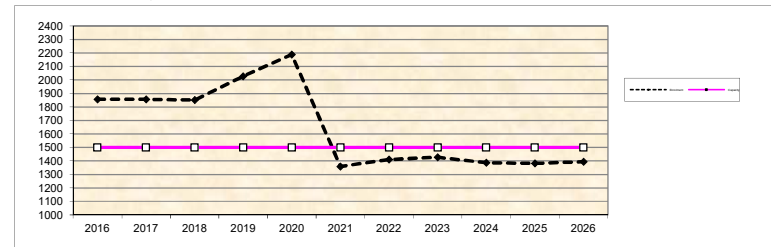
A new elementary school site located on 20th Ave and 165th street was purchased in 2018. It will serve as a second elementary school in the Sunnyside Heights area. Currently the District is working with the Ministry of Education to acquire design and construction funding to build the new school on this site. Until all of these spaces are constructed, portables will be used on various neighbouring school sites to accommodate the growth in the catchment.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in construction; and is also targeted to open for September 2021.

Pacific Heights Elementary



Earl Marriott Secondary



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

Tree Preservation Summary

Surrey Project No: 17-0465-00

Address: 2419 / 2429 - 168 Street

Registered Arborist: Vanessa Melney

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)	36
Protected Trees to be Removed	33
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 9 X one (1) = <u>9</u> - All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = <u>48</u>	57
Replacement Trees Proposed	66
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

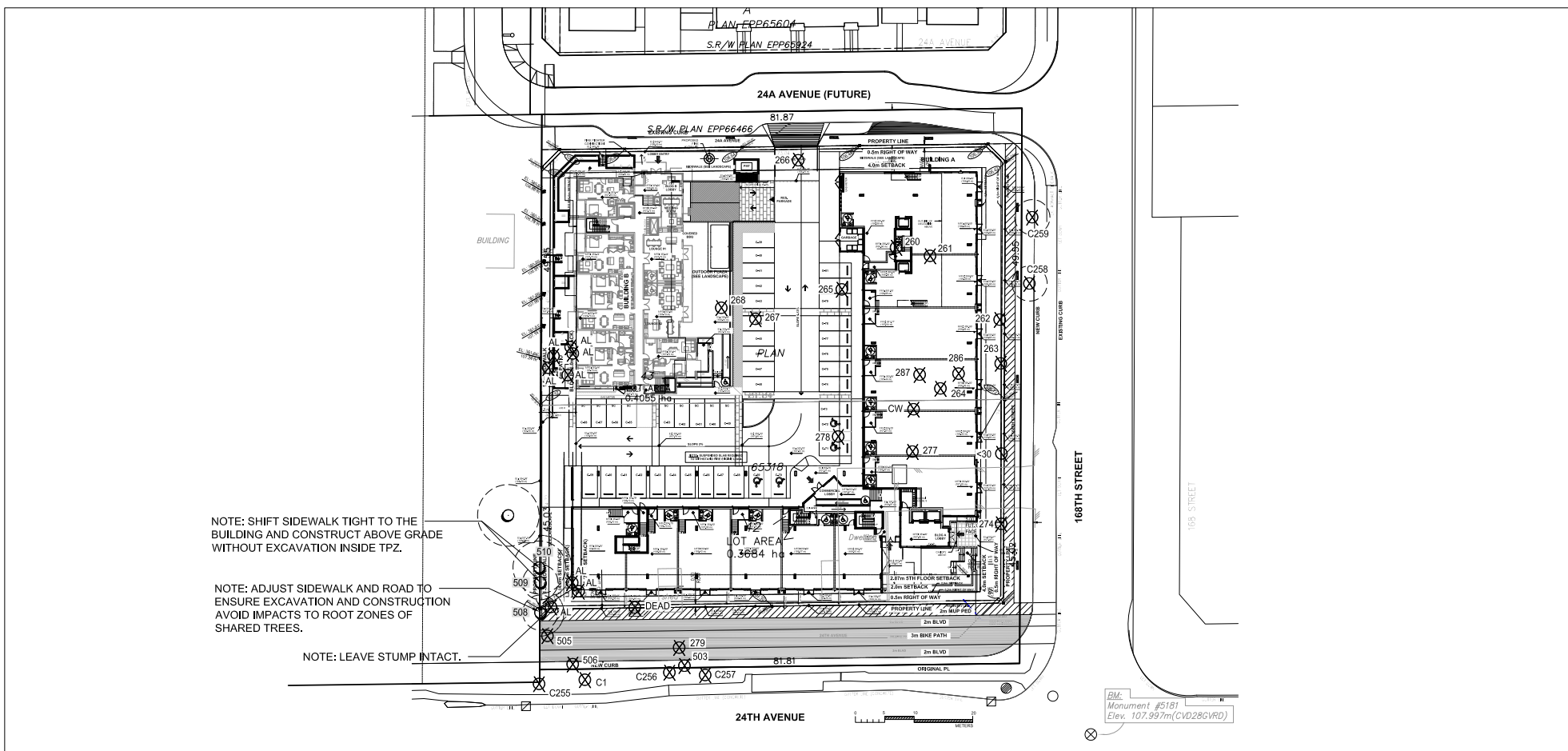
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	NA
Replacement Trees Proposed	NA
Replacement Trees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

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

Signature of Arborist:

Date: October 1, 2019





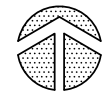
NOTE: SHIFT SIDEWALK TIGHT TO THE BUILDING AND CONSTRUCT ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ.

NOTE: ADJUST SIDEWALK AND ROAD TO ENSURE EXCAVATION AND CONSTRUCTION AVOID IMPACTS TO ROOT ZONES OF SHARED TREES.

NOTE: LEAVE STUMP INTACT.

BM Monument #5181 Elev. 107.997m(CVD28GVRD)

TREE TO BE RETAINED
 TREE TO BE REMOVED
 MINIMUM NO DISTURBANCE ZONE



NO.	DATE	BY	REVISION
1	OCT11/16	MK	SCHEMATIC SITE PLAN
2	SEPT20/17	MK	NEW DEVELOPMENT PLAN
3	JUNED/18	MK	NEW DEVELOPMENT PLAN
4	SEPT20/19	MK	UPDATED SURVEY
5	OCT01/19	MK	NEW DEVELOPMENT PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
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PROJECT TITLE
2419 2429 168 STREET
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

DRAWN MK
 SCALE AS SHOWN
 CLIENT _____
 DATE SEPTEMBER 29, 2016

T-1
 SHEET 1 OF 2

Present:

Chair - R. Drew
Panel Members:
A. Callison
B. Howard
I. MacFadyen
M. Patterson
S. Standfield

Guests:

Meredith Mitchell, M2 Landscape Architecture
Caelan Griffiths, PMG Landscape Architects
Kenneth Kim, Architect AIBC, Kenneth Kim
Architecture
Mark Lesack, Ankenman of Associates
Martin Liew, Martin Liew Architecture Ltd.
Pat Campbell, BCCLA, PMG Landscape
Architects

Staff Present:

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

B. NEW SUBMISSIONS**1. 4:00 p.m.**

File No.:	7917-0465-00
Address:	2419 & 2429 – 168 Street
New or Resubmit:	Resubmit
Last Submission Date:	October 18, 2018
Description:	OCP Amendment to allow increase in FAR from 1.5 to 2.0. NCP amendment to allow higher unit density. Rezoning from RA to CD. Development Permit for 2 apartment buildings containing 133 apartment units and 2,060 sq.m. of ground floor commercial space in one of the buildings.
Developer:	Sikander Basraon, Ikonik Homes Ltd.
Architect:	Martin Liew, Martin Liew Architecture Ltd.
Landscape Architect:	Caelan Griffiths, PMG Landscape Architects
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The City Architect advised that staff have no specific issues. As this is a returning item ADP discussion and comments must be limited to the items in question from the previous submission, without revisiting earlier accepted work.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The Applicant has addressed the Panel's concerns regarding the plaza, connections from the plaza and the surface parking area.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Patterson
Seconded by B. Howard
That the Advisory Design Panel (ADP) SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Defeated

With R. Drew, A. Callison, I. MacFadyen and S. - Standfield opposed.

It was Moved by M. Patterson
Seconded by A. Callison
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

With B. Howard opposed.

Architect's Responses in Blue Italic Landscape Architect's Responses in Green Italic

Key Points:

- Consider consolidating lobbies at Bldg A.
- Consider enhancing quality of southeast lobby.
- Consider a solution that deletes the wheelchair lift at Bldg B
- Suggest changing stairs within the east side CRUs to ramps.
- Consider simplifying route from at-grade accessible parking stalls to CRUs.
- Consider removing overhead doors between visitor and commercial from parkade.
- Consider use of amenity space in the southeast corner of the building.
- Relocate some accessible parking stalls to Building B.
- Review the design of washrooms for accessibility.
- Consider site lighting.
- Consider LEED certification.

Site

- Resolve and simplify access to Building A lobby. Consider combining commercial and residential lobby.
Implemented. At parking level, building A lobby and commercial lobby are combined.
- Suggest a grander door at the side of CRU Unit 6.
A grander overhead door that can roll up/ or an oversized folding door to replace the current proposed storefront door as suggested. See DWG A102 GL C & 8.
- Consider pushing the plaza out to the east and changing the streetscape to provide a grander lobby exit.
The elevation of Bldg Lobby A has been lowered to level with street elevation. In this case, the stairs are eliminated and replaced with grander plaza. The elevator core also has been moved to the north to enhance the lobby with more room as shown. See DWG A102 Ground level plan
- Review all access into the plaza as the amount of circulation may give the feel of a "transit" space and not a "plaza."
The access to the plaza has been improved by reducing the "south entrance" from Bldg. A lobby. As such, the space that is in front of the "south entrance" could be utilized for seating space and for other public use. See DWG A002 Site Plan & A102 Ground level plan.
- Consider connecting the interior parkade stair to the mezzanine to provide a choice of vertical access to the parkade.
Implemented. A new stair (#5) is added on the parking mezzanine level for vertical circulation. See DWG A101& A102 GL D & 7.

- Consider access to Building B, as there is no easy access from Building A.
An additional new door is installed at the end of the corridor (south side), connecting to the exterior to provide a direct access to Bldg B for Bldg. A's residence, other than accessing Bldg. B from below grade parking. See DWG A102 GL F & 3.
- Consider relocating Building B elevator due to its proximity to the drive aisle.
Implemented. See DWG A101 GL I & J
- Suggest removing gate between commercial and visitor parking.
Implemented. See DWG A101
- Consider relocating garbage and recycling room at the bottom of the ramp.
After a careful study of relocation of the garbage room, the current location is considered to be the best with the following reasons:

1: It has the nearest distance to the street which is handy for dumpster cart to bring them out to the street versus having it located below the bottom of the ramp which is inconvenient to bring the dumpsters and bins to the street.
2: The current location is closer to the surface which is better for ventilation/ exhaust air for the garbage room.
- Consider providing light to the southeast corner amenity room or converting it to a theatres space.
The southeast corner amenity room is programed to accommodate activities like music lesson /practice room (which the users spend a short period of time on them) and a miniature TV room which does not required natural light.. See DWG A101 Parking mezzanine plan.
- Suggest a generously sized mail room to accommodate large parcel deliveries
The mail room size (was 48 SF) has enlarged from 48SF to110 SF, which is considered a decent size that could accommodate large parcel deliver and storage. See DWG A102 Ground level plan.

Form and Character

- Appreciation for the building form, expression and materiality.
Noted

Landscape

- Consider changing the pavers in front of CRUs to provide better contrast to the City sidewalk and additional dimension in the plaza.
Landscape architect has moved the special paving panels along the 168th frontages and changed the material to tinted and stamped concrete to mitigate any risk of differential settlement.
- Consider opportunities for lighting in the plaza.
Landscape architect has added landscape lighting bollards and step lights to better illuminate the plaza space
- Consider eliminating the southern door to the residential lobby area and extend the outdoor seating area.
Implemented, See landscape LS 1

CPTED

- CPTED at rear in parking area improved from last submission.
Noted
- No specific issues were identified.
Noted

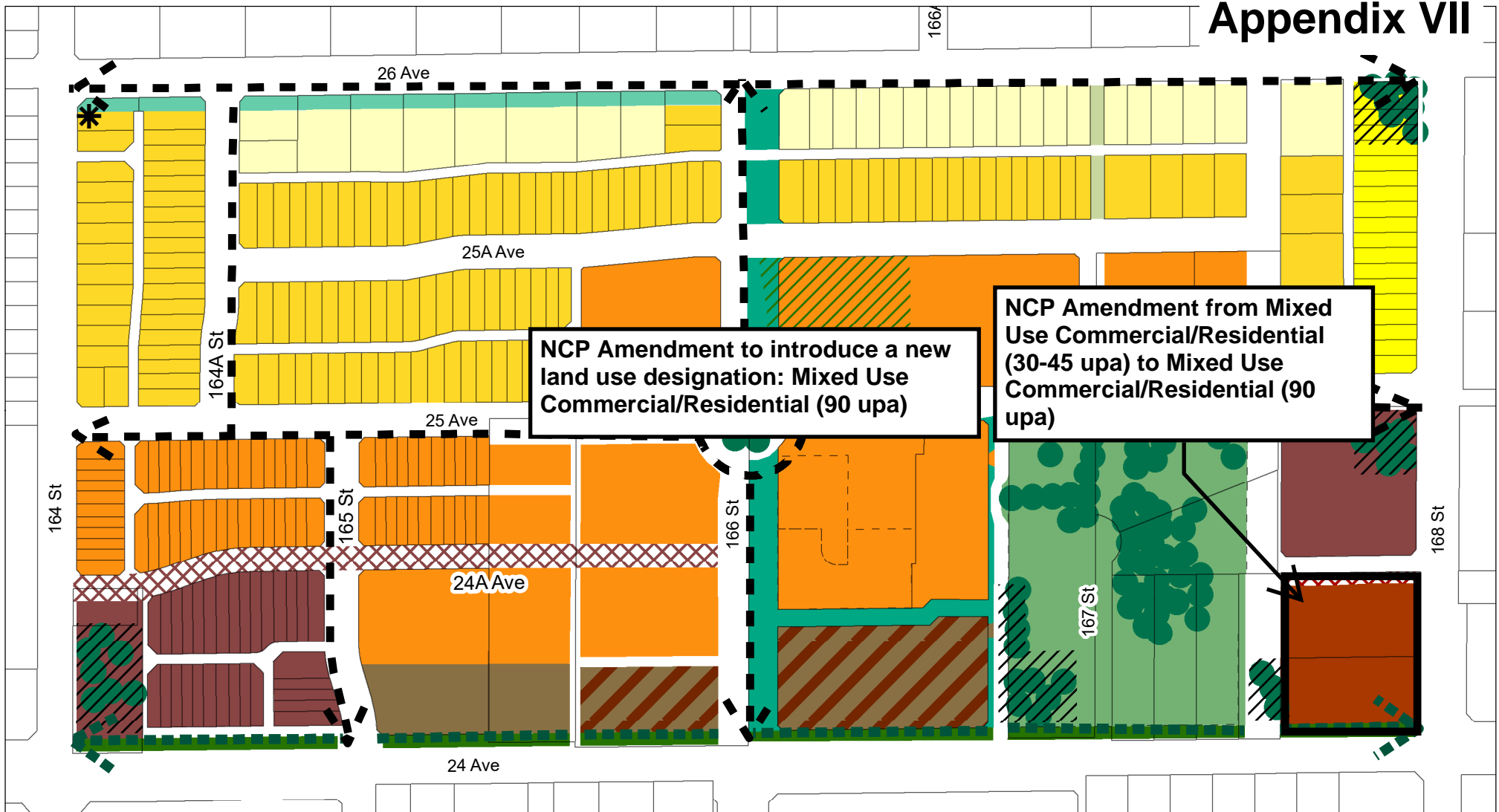
Sustainability

- Consider LEED certification.
The proposed development targets for LEED Silver equivalence, which serves the same purpose of LEED certification.
- Follow through with the BC Energy Step Code 2.
Noted

Accessibility

- Recommend that the restrooms be wheelchair accessible.
All the amenity's restrooms are wheelchair accessible. The design of the building will comply with BCBC 2018 accessible requirements.
- Provide universal access to mezzanine.
Rough in for the universal access to mezzanine are indicated on the DWG. It will be implemented during Tenant Improvement application. See DWG A12 & 103
- Provide access to Building B other than a wheelchair lift.
Due to the height difference caused by urban design requirements and other various factors, employment of a wheelchair lift to resolve the wheelchair access serves the best interest of the residence of Bldg. B when the indoor height difference is about 4 feet. Under such circumstance, an interior ramp is not the best and practical methods to provide access between floors. The required area for the ramp could have optimized for amenity space for the residence.

This is also an earlier accepted work to the previous ADP.
- Consider changing stairs to CRUs along east building to small ramps.
All the CRUs are street oriented with main entrances from the street sides (24Ave and 168 St.). Since the entries facing the surface parking serves loading purpose, the stairs on the CRUs will remain as they are.
- Relocate accessible parking stalls in the underground parkade so they have easier access to the mezzanine.
The issued has been resolved by reconfiguration of the parking elevation and removing the steep ramp which provide access issue to the parking mezzanine elevator lobby. There is no height difference between the parking area and elevator lobby currently. See DWG A101GL D& 9.
- Resolve commercial lobby access so it is less circuitous for disabled patrons.
The current design of commercial lobby access has minimized the length of ramp and quantity of doors to meet the minimum Building code requirement. The doors also apply push button to enhance the accessibility for the disabled patrons.
- Provide handrails on both sides of the stairs in the southeast plaza.
Implemented. The design of the stair will in compliance with BCBC 2018's requirements.



Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

City of Surrey Planning & Development Department

Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Multi-Family (65 upa)
- Mixed-Use Commercial/Residential (30-45 upa)

- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature



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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 003-577-457
 Lot 42 Section 24 Township 1 New Westminster District Plan 65318
 2419 - 168 Street

Parcel Identifier: 003-577-465
 Lot 43 Section 24 Township 1 New Westminster District Plan 65318
 2429 - 168 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate a mixed use development containing *ground-oriented multiple unit residential buildings*, and *multiple unit residential buildings*, with related *amenity spaces* and ancillary commercial uses, developed in accordance with a *comprehensive design*, where density bonus is provided.

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 Gene Nikula, B.C.L.S. on the 19th day of August, 2019.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Block A

- (a) *Multiple unit residential buildings*, provided that this use does not constitute a singular use in this Block.
- (b) The following *accessory uses*, provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft.] and that such uses form an integral part of a *multiple unit residential building* in this Block:
 - i. *Personal service uses* excluding *body rub parlors*;
 - ii. *Office uses* excluding *social escort services* and *Methadone clinics*;
 - iii. *General service use* excluding the following:
 - a. *Funeral parlours*;
 - b. *Drive-through banks*; and
 - c. *Adult education institutions*;
 - iv. *Retail stores* excluding the following:
 - a. *Adult entertainment stores*;
 - b. *Secondhand stores* and *pawnshops*; and
 - c. *Retail warehouses*;
 - v. *Eating establishments*, excluding *drive-through restaurants*, provided that the *gross floor area* of the *eating establishment* does not exceed 150 square metres [1,615 sq.ft.]; and
 - vi. *Child care centres*.

2. Block B

- (a) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
- (b) *Child care centres, provided that such centres:*
 - i. Do not constitute a singular use in this Block; and
 - ii. Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit* in this Block.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres [3,230 sq.ft.], whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. The maximum *floor area ratio* shall be as follows:
 - (a) Block A: 2.0; and
 - (b) Block B: 2.0.
- 3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2 of this Zone.
- 4. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

- 1. The maximum *lot coverage* shall be as follows:
 - (a) Block A: 45%; and
 - (b) Block B: 55%.

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

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

<i>Use</i>	<i>Setback</i> North <i>Yard</i>	East <i>Yard</i>	South <i>Yard</i>	West <i>Yard</i>
<i>Principal Buildings</i>	4.0 m.	4.0 m.	2.0 m.	5.5 m.
<i>Accessory Buildings and Structures</i>	[13 ft.]	[13 ft.]	[7 ft.]	[18 ft.]

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

2. Notwithstanding Section F.1 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.].
3. 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 underground *parking facility* shall not be located within 0.5 metre [2 ft.] of the *front lot line* or the *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. The maximum *building height* for *principal buildings* shall not exceed:
 - (a) Block A: 18.0 metres [59 ft.]; and
 - (b) Block B: 13.5 metres [44 ft.].
2. The maximum *building height* for *accessory buildings and structures* 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. All required resident parking spaces shall be provided as *underground parking*.
3. Parking within the required *setbacks* is not permitted.

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 screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) 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.
4. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.

5. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

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>
1,000 sq.m. [0.25 acre]	20 metres [66 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-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. For Block A, *building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion.
9. For Block B, *building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
10. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
11. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
12. 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.

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

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

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

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

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

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

MAYOR

CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING
BYLAW No. _____ OF LOTS 42 AND 43 BOTH OF
SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

CITY OF SURREY

B.C.G.S. 92G.017

SCALE = 1:750

BOOK OF REFERENCE

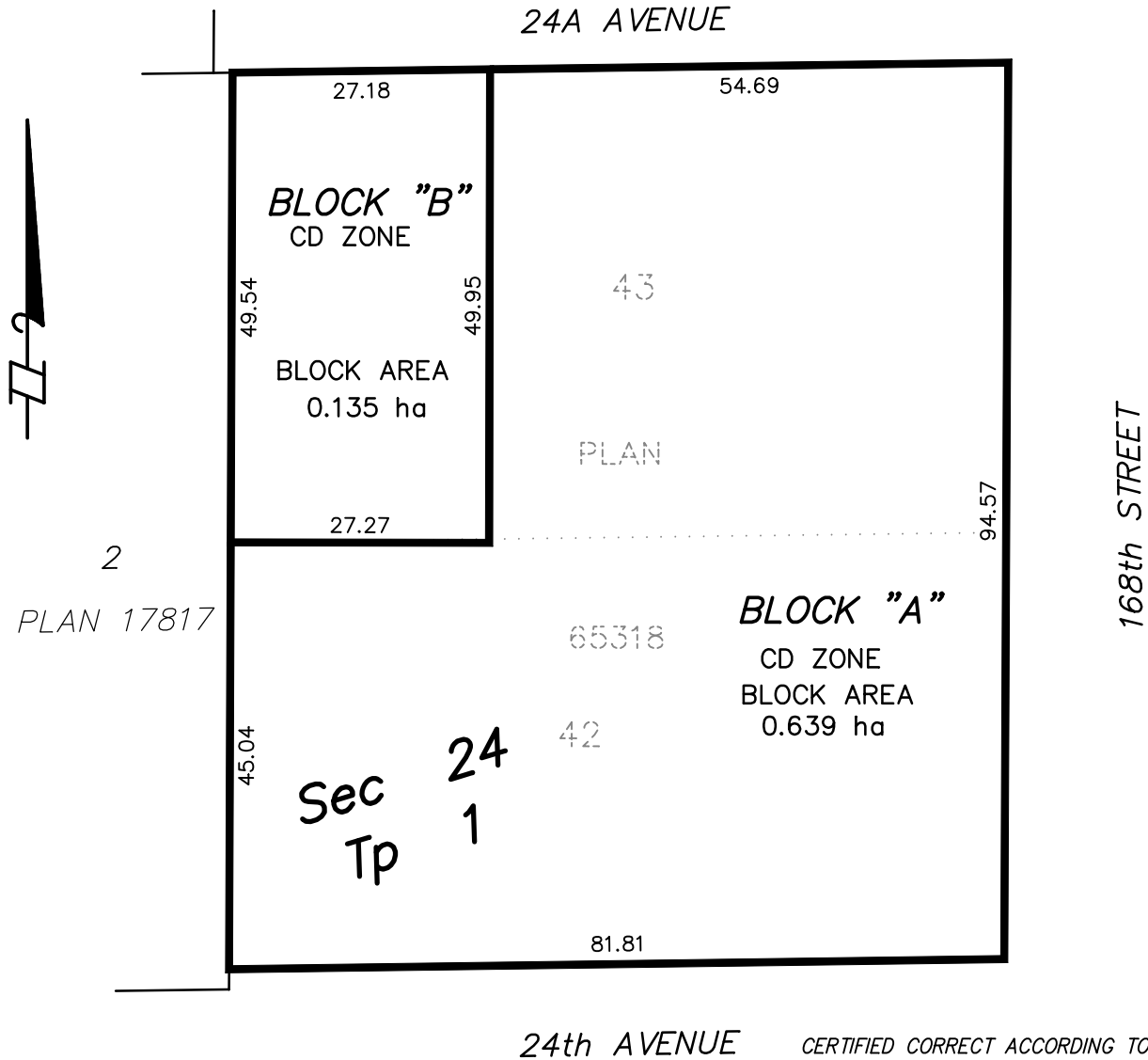
BLOCK	ZONE	AREA
BLOCK "A"	CD	0.135 ha
BLOCK "B"	CD	0.639 ha

P.I.D. 003-577-457 (LOT 42)

CIVIC ADDRESS: #2419 168th STREET

P.I.D. 003-577-465 (LOT 43)

CIVIC ADDRESS: #2429 168th STREET



SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 161105ZONE

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 19th DAY OF AUGUST, 2019

GENE PAUL NIKULA B.C.L.S.(803)

161105ZONE