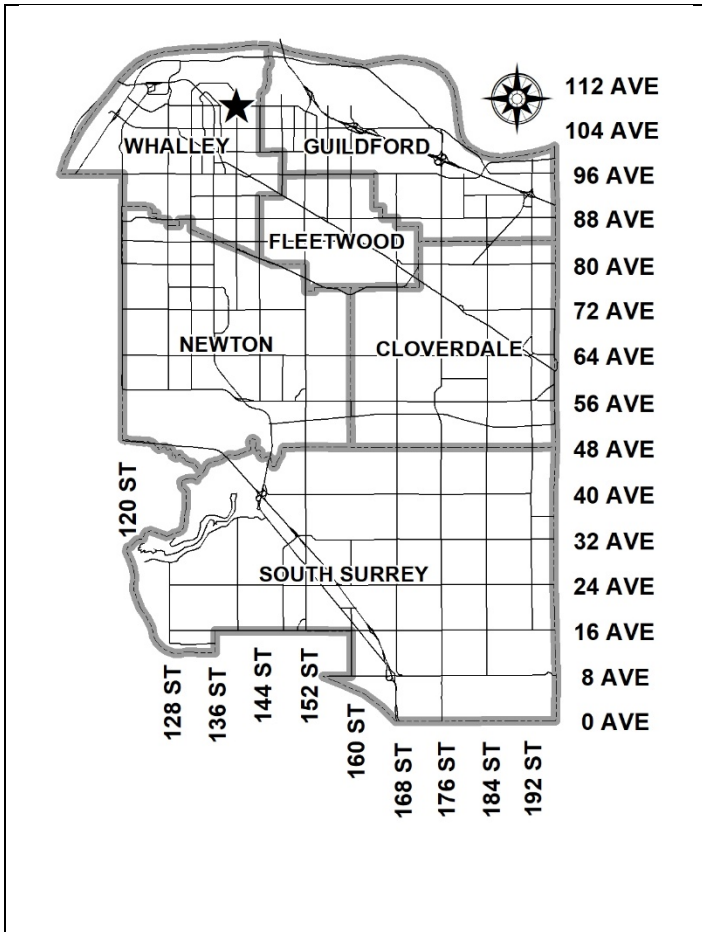


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0123-00

Planning Report Date: June 14, 2021



PROPOSAL:

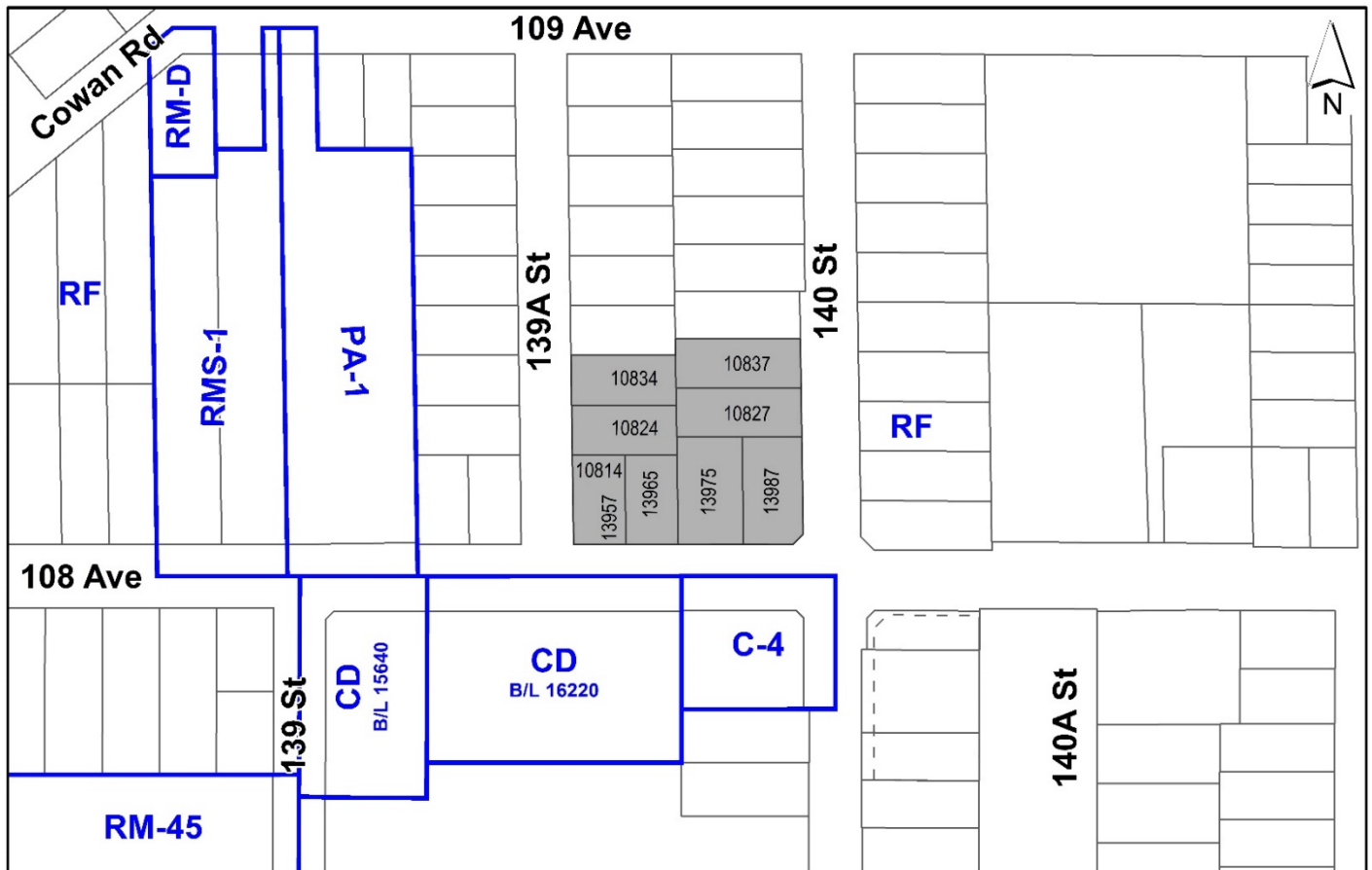
- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** from Single Family / Duplex 0.6 FAR to Residential Low to Mid Rise up to 2.5 FAR and to adjust the alignment of the east/west road
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of two 6-storey apartment buildings in City Centre.

LOCATION: 10814 - 139A Street (13957 - 108 Avenue)
10824, 10834 - 139A Street
10827, 10837 - 140 Street
13965, 13975, 13987 - 108 Avenue

ZONING: RF
OCP DESIGNATION: Urban

CITY CENTRE PLAN DESIGNATION: Single Family / Duplex 0.6 FAR



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" for the site.
- Proposing an amendment to the City Centre Plan from "Single Family / Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR" for the site and to adjust the alignment of the east/west road (108A Avenue) along the north property line.

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment to redesignate the site from "Urban" to "Multiple Residential" would allow for increased densities in close proximity to transit service along 108 Avenue. The Gateway SkyTrain Station is about one kilometre (15-minute walk) away from the subject site.
- The proposal will encourage walkability, allow for greater housing choice, and is consistent with OCP principles that encourage higher density near transit service.
- The applicant is also proposing an amendment to the City Centre Plan from "Single Family / Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR" for the site. As context, the properties located to the south and southwest across 108 Avenue are also designated "Residential Low to Mid Rise up to 2.5 FAR" in the City Centre Plan. The proposal will encourage higher densities in City Centre near public transit. Based on its location, an increase to the density on the subject site has merit.
- City staff are currently undertaking a review of the City Centre Plan as per Council direction in accordance with Corporate Report R205, 2019. The purpose of the Plan Update is to review and ensure that existing land use and densities are appropriate. This review includes the subject area in the northeast sector of the City Centre Plan, which is currently designated Single Family/Duplex 0.6 FAR.
- The proposed development will be subject to a Tier 2 Capital Projects Community Amenity Contribution for proposed increased density beyond the City Centre Plan designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site (Appendix V) from "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7919-0123-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;

- (j) submission of an acoustical report for the units adjacent to 108 Avenue and 140 Street, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Single Family / Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR" and to adjust the alignment of the east/west road (108A Avenue) along the north lot line, as shown in Appendix VI, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Single family dwellings, and two vacant lots.	Single Family / Duplex 0.6 FAR	RF
North:	Single family dwellings.	Single Family / Duplex 0.6 FAR and road	RF
East (Across 140 Street):	Single family dwellings.	Urban in the OCP	RF
South (Across 108 Avenue):	Townhouse development and convenience store.	Residential Low to Mid Rise up to 2.5 FAR	CD Bylaw No. 16220 and C-4
West (Across 139A Street):	Single family dwellings.	Single Family / Duplex 0.6 FAR	RF

Context & Background

- The subject site includes eight (8) single family lots and is approximately 6,738 square metres in size.
- The site is designated "Urban" in the Official Community Plan (OCP) and "Single Family / Duplex 0.6 FAR" in the City Centre Plan and is zoned "Single Family Residential Zone (RF)".
- Currently, single family dwellings are situated on six of the eight properties. The houses on 13987 – 108 Avenue and 10827 – 140 Street have since been demolished.

- The City Centre Plan envisions that the abutting lots located north of the subject site (10844 - 139A Street and 10843 - 140 Street) be part of the current development application, in order to consolidate and provide the new east/west road. However, despite the applicant's efforts, those two properties could not be acquired and included as part of the current proposal.
- Since those two properties could not be part of the proposal, the applicant is proposing a slight shift (southward) of the new east/west road (108A Avenue). See the Transportation Considerations Section of this report for more information.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following, in order permit the development of two, 6-storey apartment buildings:
 - 1) OCP Amendment to redesignate the subject site from "Urban" to "Multiple Residential";
 - 2) City Centre Plan Amendment from "Single Family / Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR" and to adjust the alignment of the east/west road (108A Avenue) along the north property line;
 - 3) Rezoning from Single Family Residential (RF) to Comprehensive Development (CD based on the RM-70 Zone);
 - 4) Detailed Development Permit (for Form and Character); and a
 - 5) Subdivision to consolidate the eight lots into a single site.
- Proposed Building #1 is located at the southwest corner of the site, while Building #2 is located at the northeast corner of the site (Appendix I). The proposed gross density is 2.4 floor area ratio (FAR), with a proposed net density (after road dedication) of 2.9 FAR. The project's development data is provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	6,738 square metres
Road Dedication:	1,025 square metres
Net Site Area:	5,713 square metres
Number of Lots:	1
Building Height:	21 metres
Floor Area Ratio (FAR):	2.4 gross FAR (2.9 net FAR)
Floor Area	
Residential:	8,380 square metres (Building #1) 8,070 square metres (Building #2) 16,450 square metres (overall total)
Residential Units:	
Studio:	48
1-Bedroom:	135
1-Bedroom + Den:	9
2-Bedroom:	58

	Proposed
2-Bedroom + Den:	4
Total:	254

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p>The School District has advised that there will be approximately 21 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>18 Elementary students at Forsyth Road Elementary School 13 Secondary students at Kwantlen Park Secondary School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2024.</p>
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on March 25, 2021 and was conditionally supported. The applicant has since resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the Rezoning Bylaw, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- As part of the subject rezoning application, the applicant is required to dedicate approximately 1.3 metres along the east property line for the widening of 140 Street and approximately 3.8 metres along the south property line for the widening of 108 Avenue.
- A 20-metre wide road (108A Avenue) is shown along the north property as per the City Centre Plan. The plan indicates that the 20-metre road be located on the abutting properties to the north (10844 & 52 - 139A Street and 10843 - 140 Street), with the southern sliver of 10844 - 139A Street to be consolidated with the subject site as developable land. No portion of the new east/west road is located on the subject site, in accordance with the City Centre Plan.

- Despite a concerted effort, the owner of the subject site has been unable to acquire 10844 - 139A Street for a consolidation. Therefore, the applicant has proposed to shift the alignment of the east/west road (108A Avenue) slightly southward, which results in a portion of the road located onto the subject site. As a result, the applicant will dedicate varying widths of 2.0 to 8.4 metres along the north property line to facilitate a partial construction of 108A Avenue.
- The dedication along the western half of the north property line is 2.0 metres, which will accommodate a 1.5-metre wide public sidewalk and 0.5-metre wide boulevard. The dedication along the eastern half of the north property line is approximately 8.4 metres, which will include a 2.0-metre sidewalk, 2.5-metre boulevard and 3.5-metre pavement.
- Since the timeline for the construction of the full 20-metre east/west road is undetermined at this time, the road dedication along the north property line of the subject site will provide an interim, pedestrian connection between 139A and 140 Street. This connection will be beneficial to future residents of the site, as well as the general public. See the Development Permit section of the report for more information about this interim condition.
- Vehicle access to a two-level underground parking garage is through a single entry/exit along the west property line via 139A Street.
- The subject site has access to bus service along 108 Avenue, and the Gateway SkyTrain Station is located about a 15-minute walk away.

Sustainability Considerations

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP). The proposed development does not comply with the OCP. Therefore, the applicant has proposed an OCP Amendment to redesignate the subject site from "Urban" to "Multiple Residential" (see Appendix V).

Amendment Rationale

- The subject site is located at the eastern edge of the City Centre Plan and is across 108 Avenue from lands that are currently designated "Multiple Residential" in the OCP.

- The site is also located near public transit options, including bus service along 108 Avenue. The Gateway SkyTrain Station is located about one kilometre to the west (15-minute walk) of the subject site.
- Based on this locational context, there is merit to consider a medium-density, multiple residential development (6-storey apartments) on the subject site.
- The proposed development will be subject to Tier 2 Capital Project Community Amenity Contributions for the proposed increase in density. This is described in the Capital Projects CAC section of this report.

Public Consultation for OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - 1) Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (OCP Policy A1);
 - 2) Accommodate development in City Centre and near transit corridors (A1 and A2);
 - 3) Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability (A3);
 - 4) Support a balanced demographic community in City Centre by maintaining a diversity of housing types and unit sizes (B1); and
 - 5) Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3).

Secondary Plans

Land Use Designation

- The subject site is designated "Single Family/Duplex 0.6 FAR" in the City Centre Plan (CCP).
- The proposed development, which proposes a gross FAR of 2.5 (2.9 net FAR), does not comply with the CCP land designation. Therefore, the applicant has proposed a CCP Amendment to redesignate the subject site from "Single Family/Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR". A minor adjustment to the alignment of the east/west road along the north property line is also proposed (see Appendix VI).
- City staff are currently undertaking a review of the City Centre Plan as per Council direction in accordance with Corporate Report R205, 2019. The purpose of the Plan Update is to review and ensure that the proposed land uses, densities and building heights are appropriate for the neighbourhood and is reflective of current market conditions. This review includes the subject area at the east end of the City Centre (currently designated Single Family/Duplex 0.6 FAR) and will explore possible changes to densities and housing types.

Amendment Rationale

- The subject site is located across 108 Avenue from properties that are currently designated "Residential Low to Mid Rise up to 2.5 FAR" in the City Centre Plan.
- The subject site is within walking distance to bus service and the Gateway Skytrain Station, and therefore the proposed development will encourage future residents to consider alternative forms of transportation.
- The proposed development will also support Council's 'Smart Growth' direction of encouraging increased densities in City Centre and near transit corridors.
- As part of the City Centre Plan Amendment, the applicant also proposes a minor re-alignment of the new east/west road. The City's Transportation Engineering Section has reviewed the proposed adjustment as part of the subject development application, and generally support the slight realignment.
- Based on the above rationale, there is merit to consider the proposed density increase on the subject site.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:
 - 1) Encourage housing diversity with a mix of form, type and tenure;
 - 2) Break up block sizes;
 - 3) Create vibrant urban spaces; and
 - 4) Promote identity and sense of place.

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to Comprehensive Development (CD based on the RM-70 Zone)" to accommodate two, 6-storey apartment buildings. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed.
- The following table provides a comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Floor Area Ratio:	1.5 FAR (net)	2.9 FAR (net)
Lot Coverage:	33%	60%
Yards and Setbacks		
North (side):	7.5 metres from all lot lines	3.0 metres
East (front):		4.5 metres
South (side):		4.5 metres
West (rear):		4.5 metres
Height of Buildings		
Principal buildings:	50 metres	21 metres
Accessory buildings:	4.5 metres	4.5 metres
Amenity Space (Buildings 1 and 2)		
Indoor Amenity:	780 square metres	623 square metres
Outdoor Amenity:	780 square metres	1,554 square metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	229	229
Residential Visitor:	25	48
Total:	254	277
Bicycle Spaces		
Residential Secure Parking:	150	154
Residential Visitor:	6	6

- The floor area ratio (FAR) has been increased from 1.5 in the RM-70 Zone to 2.9 net in the CD Zone, which is appropriate for this form of development in City Centre.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 62% in the CD Zone to accommodate the built form, which is generally consistent with other similar low rise apartment developments in the City.
- The reduced setbacks from 7.5 metres to 4.5 metres along all of the lot frontages, except the north lot line where the proposed setback is 3.0 metres adjacent to the future east/west road to accommodate the realigned 108A Avenue and to provide a pedestrian connection (through further road dedication) between 139A and 140 Street. The proposed setbacks will achieve a more urban, pedestrian-oriented streetscape, consistent with the goals and objectives of the City Centre Plan.
- The proposed CD Bylaw will also allow minor encroachments of decks, roof overhangs, and ground floor risers into the setbacks. These elements are essential to the overall function and design of the proposed development.
- The proposed indoor and outdoor amenity spaces are about 80% and 200% of the minimum requirement, respectively. See Development Permit Section of this report for more information.

- The required parking on the subject site is regulated by minimum and maximum parking rates prescribed for City Centre, as per the Zoning Bylaw. The minimum parking requirement for the proposed development is 229 residential parking spaces and 25 visitor spaces, for a total of 254 parking spaces (based on the City Centre rate of 0.9 parking residential spaces per dwelling unit and 0.1 for visitor spaces). The maximum number of parking spaces permitted on the site (based on a rate of 1.1 parking residential spaces per dwelling unit and 0.1 for visitor spaces) is 279 residential parking spaces and 25 visitor spaces, for a total of 304 parking spaces. The applicant is currently proposing a total of 277 parking spaces, which meets the requirement.
- The proposed bicycle parking will also comply with the Bylaw requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,500 per residential unit, if the Building Permit is ready for issuance by December 31, 2021. The contribution rates were introduced based on a three-phase schedule, with rates increasing again on January 1, 2022. The contribution will be payable at the rate applicable at the time of Building Permit issuance.
- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the maximum permitted density in the approved Secondary Plan (City Centre Plan), in order to satisfy the proposed Secondary Plan Amendment. The contribution will be calculated and payable at the rate applicable at the time of Rezoning Final Adoption (\$30 per sq. ft. if completed between January 1, 2021, and December 31, 2021; and \$40 per sq. ft. if completed after January 1, 2022).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 13, 2020, and two Development Proposal Signs were installed on the subject site as well. Staff received three (3) e-mail responses, requesting some information about the proposal. The information was provided by e-mail, and no further comments or concerns were expressed.

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant is proposing two, 6-storey apartment building containing 254 units, consisting of 48 studio units, 135 one-bedroom units, 9 one-bedroom + den units, 58 two-bedroom units, and 4 two-bedroom + den units. The units range in size from 35 square metres to 94 square metres. A total of 18 of the 48 studio units are each approximately 30.5 square metres in size and are defined as micro units in accordance with the Zoning Bylaw.
- The applicant's architect worked with City staff to design a building that will provide an appropriate interface with the public realm and context. Portions of the proposed 6-storey buildings are reduced to four storeys in order to improve the building form and articulation. Additionally, the height reduction will allow more sunlight to penetrate into the courtyard (outdoor amenity space) between the buildings and improve the transition to the single-family context to the north.
- The applicant proposes a contemporary design with a two-storey expression on the lower floors through building articulation, material and colour. Brick and hardie panels are proposed on the façade of the proposed buildings. Hardie wood soffits are proposed, which will accentuate the roof overhang.
- All ground-oriented units will face the streets and will have their own useable, semi-private outdoor patio space with direct access to the street /sidewalk. The introduction of a sidewalk connection all along the north property line, allowed consideration of a reduced setback to facilitate improved pedestrian connectivity.

- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. For more details, see the Indoor and Outdoor Amenity Space sections in this report.
- The proposed development received ‘conditional support’ from the Advisory Design Panel (ADP) at the March 25, 2021, ADP meeting, and the applicant has worked to address most of ADP’s comments (Appendix VIII). Any outstanding, post-ADP comments, listed in the Outstanding Items Section of this report, will be completed to the satisfaction of the City Architect, prior to Final Adoption of the subject rezoning.

Landscaping

- The new trees on the site will consist of a variety of trees including maples, willows, and magnolias.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including azaleas, lavender, rhododendrons, laurels, hydrangea, boxwood, and decorative grass.

Indoor Amenity Space

- Based upon the City’s Zoning Bylaw requirement, the applicant is required to provide 780 square metres of indoor amenity space to serve the residents of the proposed 254 dwelling units (including 18 micro units). The applicant is currently providing 623 square metres of indoor amenity space within the two buildings, which does not meet the minimum on-site requirement.
- The proposed indoor amenity space, however, does meet the minimum indoor amenity space required before a cash-in-lieu contribution may be considered, in accordance with the General Provisions Section of the Zoning Bylaw. Therefore, the applicant may provide a cash-in-lieu contribution to satisfy the shortfall in the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption.
- The applicant has provided the following justification for a reduced indoor amenity space:
 - The amount of indoor amenity is about 80% of the requirement;
 - More outdoor amenity space (central courtyard and 5th floor rooftop space) has been provided to account for a reduced indoor amenity space; and
 - The proposed indoor amenity space is expected to meet the needs of the future residents in the building with gym space, a party hall and lounge.
- The proposed indoor amenity space is located on the ground floor of each building, and each consists of a fitness area and a party room with kitchen and washroom.
- Additional indoor amenity space is proposed on the fifth floor of both Buildings 1 and 2. The space is adjacent to the outdoor rooftop space.

Outdoor Amenity Space

- Based upon the City's Zoning Bylaw requirement, the applicant is required to provide 780 square metres of outdoor amenity space to serve the residents of the proposed 254 dwelling units (including 18 micro units).
- The applicant proposes 1,554 square metres of outdoor amenity space, which exceeds the minimum requirement.
- The proposed outdoor amenity space located on the ground floor (about 1,112 square metres in size) is between the two proposed apartment buildings and consists of a children's play area and a patio with seating. There are also multiple grassed areas for recreational activities like bocce or badminton.
- There is also an outdoor, rooftop space on the fifth floor of both buildings (each about 221 square metres in size). These will be great spaces for lounging and socializing.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
 - Refinement to the architectural and material expression of the street-facing facades;
 - Confirmation of architectural components required to mitigate Urban Heat Island, including a high-albedo roof; and
 - Minor enhancement to the accessibility and CPTED interfaces in the parkade.

TREES

- Nick McMahon, ISA Certified Arborist of ACL Group Arbortech Consulting prepared an Arborist Assessment for the subject property. The following table provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	1	1	0
Cottonwood	7	7	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Dogwood	1	1	0
Maple, Norway	2	2	0
Maple, Sycamore	1	1	0
Plum	1	1	0
Walnut	1	1	0
Willow	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Douglas Fir	12	12	0
Eastern White Cedar	1	1	0
Lawson Cypress	4	4	0
Varigated Western Red Cedar	1	1	0
Western Red Cedar	3	3	0
Western Hemlock	1	1	0
Total (excluding Alder and Cottonwood Trees)	31	31	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		60	
Total Retained and Replacement Trees		60	
Contribution to the Green City Program		\$4,000	

- The Arborist Assessment states that there is a total of 31 mature trees on the site, excluding Alder and Cottonwood trees. Eight (8) existing trees, approximately 20% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the building footprints and the road dedication / location of services.
- 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 70 replacement trees on the site. Since only 60 replacement trees can be accommodated on the site, the deficit of 10 replacement trees will require a cash-in-lieu payment of \$4,000, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 60 trees are proposed to be replaced on the site with a contribution of \$4,000 to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System Bylaw" (see Appendix IX for location). The District Energy (DE) System consists of three primary components:
 - Community energy centres, City-operated facilities that generate thermal heat energy for distribution through a piped hot water network;
 - Distribution piping that links the community energy centres with buildings connected to the system; and

- City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 (such as the subject development) will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g., boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System Bylaw".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Plans, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map
Appendix VI.	City Centre Plan Amendment
Appendix VII.	Aerial Photo
Appendix VIII.	ADP Comments and Response
Appendix IX.	District Energy Service Area Map

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

PROPOSED MULTI FAMILY DEVELOPMENT

10814 - 139A ST., 13965, 13975 & 13987 - 108 AVE; 10827 - 140TH ST., 10824 & 10834 - 139A AVE. & 10837 - 140 ST., SURREY, BC



NOTES:

2021-08-18	M	ISSUE FOR ADP
2021-09-22	A	ISSUE FOR ADP
2021-10-15	A	ISSUE FOR ADP
2021-10-17	A	ISSUE FOR ADP
2021-10-17	A	ISSUE FOR ADP
2021-10-18	A	ISSUE FOR ADP
2021-10-18	M	REVISED AS PER CITY COMMENTS
2021-07-19	C	REVISED AS PER CITY COMMENTS
2021-07-19	C	REVISIONS OF INFORMATION
2021-07-19	E	REVISED AS PER CITY COMMENTS
2021-07-19	E	REVISED AS PER CITY COMMENTS
2021-08-12	C	REVISED AS PER CITY COMMENTS
2021-08-12	C	REVISED AS PER CITY COMMENTS
2021-08-12	C	REVISED AS PER CITY COMMENTS
2021-08-12	C	REVISED AS PER CITY COMMENTS
2021-08-12	A	PRELIMINARY SITE LAYOUT



PROJECT INFO

LEGAL DESCRIPTION:

LOT 3 BLOCK 5N SECTION 14 RANGE 2W PLAN NWP12244 NWD
 LOT 1 SECTION 14 RANGE 2 PLAN NWP12244 NWD EXCEPT PLAN 61817
 LOT 2 RANGE 2 PLAN NWP12244 NWD SECTION 13&14, EXCEPT PLAN 61817
 LOT 12 SECTION 14 RANGE 2 PLAN NWP20564 NWD
 LOT 11 SECTION 14 RANGE 2 PLAN NWP20564 NWD EXCEPT PLAN 39122 & B/L 79596
 LOT 10 SECTION 14 RANGE 2 PLAN NWP20564 NWD EXCEPT PLAN B/L 59560
 LOT 4 SECTION 14 RANGE 2 PLAN NWP12244 NWD
 LOT 9 SECTION 14 RANGE 2 PLAN NWP20564 NWD EXCEPT PLAN B/L PL 59560.

CIVIC ADDRESS:

10814 139A ST., 13965, 13975 & 13987 - 108 AVE; 10827 - 140TH ST., 10824 & 10834 - 139A AVE. & 10837 - 140 ST., SURREY, BC

ZONING INFORMATION:

ZONE:

EXISTING: RA
 PROPOSED: CD

PROJECT DIRECTORY

CLIENT:

ML EMPORIO CONSTRUCTION LTD.
 125 - 21900 WESTMINSTER HWY,
 RICHMOND, BC
 CONTACT : RAV MANGAT
 T 604 229 4755 ext 104
 mangat@mlemporio.ca

ARCHITECTURAL:

DF ARCHITECTURE INC.
 1205 -4871 SHELL ROAD,
 Richmond, B.C. V6X 3Z6
 CONTACT: JESSIE ARORA
 T 604 284 5194
 jessie@dfarchitecture.ca info@dfarchitecture.ca

CIVIL:

CORE CONCEPT
 #220 - 2639 VIKING WAY,
 RICHMOND, BC,
 CONTACT: ALEKSANDAR KOS
 T 604 249 5040
 akos@coreconcept.com

LANDSCAPE ARCHITECT:

C. KAVOLINAS & ASSOCIATES INC.
 2462 JONQUIL COURT,
 ABBOTSFORD, BC, V3G 3E8
 CONTACT: CLARK KAVOLINAS
 T 604 857 2376
 kavolina@shaw.ca

ARCHITECTURAL

A-001	COVER PAGE
A-002	PROJECT DATA
A-003	SITE CONTEXT
A-004	PRECEDENT
A-005	STREETSCAPE
A-006	CIRCULATION
A-007	NEW ROAD CONTEXT PLAN
A-100	SITE PLAN
A-101	BASE PLAN
A-200 TO 206	BUILDING FLOOR PLANS
A-220 TO 226	UNIT PLANS
A-320 TO 327	RENDERINGS
A-350 TO 355	ELEVATIONS
A- 400 TO 404	SECTIONS
A-500 TO 501	SHADOW ANALYSIS

PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
 13987, 13965, 13975 & 13987 - 108 AVE,
 10827 - 140TH ST., 10824 - 139A ST.,
 SURREY, B.C.
 CLIENT:



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DRAWN: RL
CHECKED: JESSE
SCALE: N.T.S.
JOB No.: SUR 091
DATE: APRIL 2019
SHEET TITLE:

COVER PAGE

DRAWING NO:
A-001
M

1:SCALE: 1:500 (SEE SHEET A-100 FOR FURTHER INFORMATION)

PROJECT DATA			
CIVIC ADDRESS :	13957, 13965, 13975 & 13987 - 140 ST., SURREY, BC		
LEGAL DESCRIPTION :	LOT 3 BLOCK 5N SECTION 14 RANGE 2W PLAN NWP12244 NWD, LOT 1 SECTION 14 RANGE 2 PLAN NWP12244 NWD EXCEPT PLAN 61817, LOT 2 RANGE 2 PLAN NWP12244 NWD SECTION 13&14, EXCEPT PLAN 61817, LOT 12 SECTION 14 RANGE 2 PLAN NWP20564 NWD, LOT 11 SECTION 14 RANGE 2 PLAN NWP20564 NWD EXCEPT PLAN 39122 & B/L 79596, LOT 10 SECTION 14 RANGE 2 PLAN NWP20564 NWD EXCEPT PLAN B/L 59560, LOT 4 SECTION 14 RANGE 2 PLAN NWP12244 NWD, LOT 9 SECTION 14 RANGE 2 PLAN NWP20564 NWD EXCEPT PLAN B/L PL 59560.		
LOT INFO			
GROSS SITE AREA	72,522.0 SQFT	6737.5 SQM	
DEDICATIONS			
ROAD DEDICATION	11,032.0 SQFT	1024.9 SQM	
NET SITE AREA	61,490.0 SQFT	5712.6 SQM	

ZONING			
EXISTING	RA		
PROPOSED	CD		
SETBACKS(BUILDING # 1 & 2)			
NORTH (ALONG NEW LANE 108A AVE.)	9'-11"	3.03 M	
SOUTH (ALONG 108AVE.)	14'-10"	4.52 M	
EAST (ALONG 140 ST.)	14'-10"	4.52 M	
WEST (ALONG 139A ST)	14'-10"	4.53 M	

SITE COVERAGE(BUILDING & STRUCTURE)			
PROPOSED	33149.1 SQFT	3079.7 SQM	53.9%
HEIGHT			
PROPOSED	BLDG#1	66'-9"	20.30M
	BLDG#2	65'-6"	20.00M
LOT DENSITY			
PROPOSED	177,019.06 SQFT	16445.6 SQM	2.44

FAR CALCULATIONS ON GROSS SITE AREA (BUILDING# 1)			
GROSS FLOOR AREA (EXCLUDING PARKING & INDOOR AMENITY)			
LEVEL	AREA		
MAIN FLOOR LVL	14,406.0 SQFT	1,338.4 SQM	
SECOND FLOOR LVL	15,816.2 SQFT	1,469.4 SQM	
THIRD FLOOR LVL	16,351.3 SQFT	1,519.1 SQM	
FOURTH FLOOR LVL	16,351.3 SQFT	1,519.1 SQM	
FIFTH FLOOR LVL	13,356.5 SQFT	1,240.9 SQM	
SIXTH FLOOR LVL	13,346.6 SQFT	1,239.9 SQM	
TOTAL	89,627.9 SQFT	8,326.7 SQM	

FAR CALCULATIONS ON GROSS SITE AREA (BUILDING# 2)			
GROSS FLOOR AREA (EXCLUDING PARKING & INDOOR AMENITY)			
LEVEL	AREA		
MAIN FLOOR LVL	14,519.3 SQFT	1,348.9 SQM	
SECOND FLOOR LVL	15,752.0 SQFT	1,463.4 SQM	
THIRD FLOOR LVL	16,317.4 SQFT	1,515.9 SQM	
FOURTH FLOOR LVL	16,317.4 SQFT	1,515.9 SQM	
FIFTH FLOOR LVL	12,242.6 SQFT	1,137.4 SQM	
SIXTH FLOOR LVL	12,242.6 SQFT	1,137.4 SQM	
TOTAL	87,391.2 SQFT	8,118.9 SQM	

TOTAL FAR PROPOSED 2.44

FLOOR AREA OF UNDERGROUND PARKING			
LEVEL	AREA		
PARKADE LVL 1	54,347.6 SQFT	5,049.1 SQM	
PARKADE LVL 2	54,340.2 SQFT	5,048.4 SQM	
TOTAL	108,687.8 SQFT	10,097.4 SQM	

RESIDENTIAL UNIT SCHEDULE (BUILDING-1)													
UNIT TYPE	NO. OF BR'S	AREA	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	TOTAL UNITS	TOTAL AREA			
UNIT-A	1	524.6 SQFT	5	0	0	0	0	0	5	2,622.9 SQFT	243.7 SQM		
UNIT-A1	1+DEN	612.0 SQFT	0	1	1	1	1	1	5	3,060.0 SQFT	284.3 SQM		
UNIT-A3	1	502.8 SQFT	0	8	9	9	8	8	42	21,119.3 SQFT	1962.0 SQM		
UNIT-A5	1	524.6 SQFT	3	0	0	0	0	0	3	1,573.7 SQFT	146.2 SQM		
UNIT-B	2	882.4 SQFT	1	1	1	1	1	1	6	5,294.2 SQFT	491.8 SQM		
UNIT-C	2	849.6 SQFT	1	1	1	1	1	1	6	5,097.5 SQFT	473.6 SQM		
UNIT-C1	2	938.4 SQFT	1	1	1	1	0	0	4	3,753.5 SQFT	348.7 SQM		
UNIT-D1	2+DEN	1019.2 SQFT	1	1	1	1	0	0	4	4,076.7 SQFT	378.7 SQM		
UNIT-D2	2	806.0 SQFT	1	1	0	0	0	0	2	1,612.0 SQFT	149.8 SQM		
UNIT-D3	2	824.2 SQFT	0	0	1	1	1	1	4	3,296.9 SQFT	306.3 SQM		
UNIT-E	STUDIO	449.8 SQFT	1	1	1	1	1	1	6	2,698.9 SQFT	250.7 SQM		
UNIT-E1	STUDIO	449.8 SQFT	2	0	0	0	0	0	2	899.6 SQFT	83.6 SQM		
UNIT-E2	STUDIO	449.8 SQFT	0	2	2	2	2	2	10	4,498.1 SQFT	417.9 SQM		
UNIT-F	1	499.5 SQFT	1	0	0	0	0	0	1	499.5 SQFT	46.4 SQM		
UNIT-F1	1	576.4 SQFT	0	1	1	1	1	1	5	2,882.1 SQFT	267.8 SQM		
UNIT-G	STUDIO	495.7 SQFT	1	0	0	0	0	0	1	495.7 SQFT	46.0 SQM		
UNIT-G1	STUDIO	457.6 SQFT	0	1	1	1	0	0	3	1,372.9 SQFT	127.5 SQM		
UNIT-H	STUDIO	377.6 SQFT	0	2	0	0	0	0	2	755.1 SQFT	70.2 SQM		
UNIT-H1	STUDIO	328.6 SQFT	0	0	2	2	2	2	8	2,629.0 SQFT	244.2 SQM		
UNIT-I1	1	588.1 SQFT	0	1	1	1	1	1	5	2,940.3 SQFT	273.2 SQM		
UNIT-K	1	499.1 SQFT	0	1	1	1	1	1	5	2,495.6 SQFT	231.8 SQM		
UNIT-L1	1	522.4 SQFT	0	1	1	1	1	1	5	2,612.1 SQFT	242.7 SQM		
			18	24	25	25	21	21	134	76,285.5 SQFT	7087.1 SQM		

RESIDENTIAL UNIT SCHEDULE (BUILDING-2)													
UNIT TYPE	NO. OF BR'S	AREA	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	SIXTH FLOOR	TOTAL UNITS	TOTAL AREA			
UNIT-A	1	524.6 SQFT	6	0	0	0	0	0	6	3,147.6 SQFT	292.4 SQM		
UNIT-A2	1	491.8 SQFT	0	0	1	1	1	1	4	1,967.2 SQFT	182.8 SQM		
UNIT-A3	1	502.8 SQFT	0	8	8	8	5	5	34	17,095.2 SQFT	1588.2 SQM		
UNIT-A5	1	524.6 SQFT	2	0	0	0	0	0	2	1,049.2 SQFT	97.5 SQM		
UNIT-B	2	882.4 SQFT	1	1	1	1	0	0	4	3,529.6 SQFT	327.9 SQM		
UNIT-C	2	849.6 SQFT	1	1	1	1	1	1	6	5,097.6 SQFT	473.6 SQM		
UNIT-C2	2	906.3 SQFT	1	0	0	0	0	0	1	906.3 SQFT	84.2 SQM		
UNIT-C3	2	906.3 SQFT	0	1	1	1	0	0	3	2,718.8 SQFT	252.6 SQM		
UNIT-D	2	864.9 SQFT	1	1	1	1	0	0	4	3,459.7 SQFT	321.4 SQM		
UNIT-D2	2	806.0 SQFT	1	1	0	0	0	0	2	1,612.0 SQFT	149.8 SQM		
UNIT-D3	2	824.2 SQFT	0	0	1	1	1	1	4	3,296.8 SQFT	306.3 SQM		
UNIT-H	STUDIO	377.6 SQFT	0	1	1	1	1	1	5	1,888.0 SQFT	175.4 SQM		
UNIT-H1	STUDIO	328.6 SQFT	0	2	2	2	2	2	10	3,286.0 SQFT	305.3 SQM		
UNIT-I	1	580.8 SQFT	0	0	0	0	0	0	1	580.8 SQFT	54.0 SQM		
UNIT-J	1	533.4 SQFT	1	1	1	1	1	1	6	3,200.3 SQFT	297.3 SQM		
UNIT-L	STUDIO	472.6 SQFT	0	0	0	0	0	0	1	472.6 SQFT	43.9 SQM		
UNIT-L2	2	892.3 SQFT	1	1	1	1	1	1	5	4,461.7 SQFT	414.5 SQM		
UNIT-M	1	553.0 SQFT	1	0	0	0	0	0	1	553.0 SQFT	51.4 SQM		
UNIT-M1	1	609.7 SQFT	0	1	1	1	1	1	5	3,048.6 SQFT	283.2 SQM		
UNIT-N	1+DEN	733.2 SQFT	1	0	0	0	0	0	1	733.2 SQFT	68.1 SQM		
UNIT-N1	1+DEN	733.4 SQFT	0	1	1	1	0	0	3	2,200.1 SQFT	204.4 SQM		
UNIT-O	1	661.7 SQFT	0	1	1	1	1	1	5	3,308.4 SQFT	307.4 SQM		
UNIT-P	2	788.0 SQFT	0	0	0	1	1	2	5	1,576.0 SQFT	146.4 SQM		
UNIT-Q	2	712.2 SQFT	0	1	1	1	1	1	5	3,561.0 SQFT	330.8 SQM		
			18	22	23	23	17	17	120	72,749.5 SQFT	6758.6 SQM		

AMENITY CALCULATION (BUILDING-1)			
	NO. OF UNITS	AREA PER UNIT	AREA
INDOOR AMENITY			
REQUIRED	126	3	378.0 SQM
(FOR MICRO UNITS)	8	4	32.0 SQM
TOTAL			410.0 SQM
PROVIDED			
MAIN FLOOR LEVEL			180.5 SQM
5TH FLOOR			78.6 SQM
TOTAL			259.1 SQM

OUTDOOR AMENITY			
	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	126	3	378.0 SQM
(FOR MICRO UNITS)	8	4	32.0 SQM
TOTAL			410.0 SQM
PROVIDED			
MAIN FLOOR LEVEL			555.9 SQM
FIFTH FLOOR LEVEL			221.2 SQM
TOTAL			777.1 SQM

AMENITY CALCULATION (BUILDING-2)			
	NO. OF UNITS	AREA PER UNIT	AREA
INDOOR AMENITY			
REQUIRED	110	3	330.0 SQM
(FOR MICRO UNITS)	10	4	40.0 SQM
TOTAL			370.0 SQM
PROVIDED			
MAIN FLOOR LEVEL			223.9 SQM
FIFTH FLOOR LEVEL			140.4 SQM
TOTAL			364.3 SQM

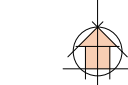
OUTDOOR AMENITY			
	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	110	3	330.0 SQM
(FOR MICRO UNITS)	10	4	40.0 SQM
TOTAL			370.0 SQM
PROVIDED			
MAIN FLOOR LEVEL			555.9 SQM
FIFTH FLOOR LEVEL			221.3 SQM
TOTAL			777.2 SQM

OFF STREET PARKING (BUILDING-1)				
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
AS PER CITY CENTRE PLAN ZONING BYLAW				
STUDIO	32	0.9	28.8	
1-BEDROOM, 1-BEDROOM+DEN	76	0.9	68.4	
2-BEDROOM, 2-BEDROOM+DEN	26	0.9	23.4	
VISITORS CAR PARK	134	0.1	13.4	
			134	134
TOTAL NO. OF PARKING REQUIRED(VISITOR+RESIDENTIAL)				134
PROVIDED(VISITOR'S+RESI.)				
AT PARKADE LEVEL-1			73	
AT PARKADE LEVEL-2			70	
			143	
TOTAL NO. OF CARS PROVIDED				143
NO OF SMALL CAR SPACES				34 23.8%
TOTAL NO. OF ACCESSIBLE PARKING(BLDG#1)				3 2.1%
BICYCLE SPACES				
REQUIRED	134	1.2	160.8	
		6(Visitor)	6	
			166.8	
PROVIDED				
		AT PARKADE LVL 1&2	172	
TOTAL				172

OFF STREET PARKING (BUILDING-2)				
UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
AS PER CITY CENTRE PLAN ZONING BYLAW				
STUDIO	16	0.9	14.4	
1-BEDROOM, 1-BEDROOM+DEN	68	0.9	61.2	
2-BEDROOM, 2-BEDROOM+DEN	36	0.9	32.4	
VISITORS CAR PARK	120	0.1	12	
			120	120
TOTAL NO. OF PARKING REQUIRED				120
PROVIDED				
AT PARKADE LEVEL-1			62	
AT PARKADE LEVEL-2			72	
TOTAL NO. OF CARS PROVIDED				134
NO OF SMALL CAR SPACES				31 23.1%
TOTAL NO. OF ACCESSIBLE PARKING(BLDG#2)				2 1.5%
BICYCLE SPACES				
REQUIRED	120	1.2	144	
		6(VISITOR)	6	

108A AVENUE

NOTES:



2021-10-14	1	ISSUE FOR ACP
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2021-10-14	99	ISSUE FOR ACP
2021-10-14	100	ISSUE FOR ACP

df
ARCHITECTURE
inc.

#350 - 10811 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2Y5
T (604) 662-8088 F (604) 662-8655
info@dfarchitecture.ca

PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT**
13957, 13965, 13975 & 13987 - 108 AVE.,
10827 - 140TH ST., 10824 - 139A ST.,
SURREY, B.C.
DATE:

ML
EMPORIO
PROPERTIES LTD.

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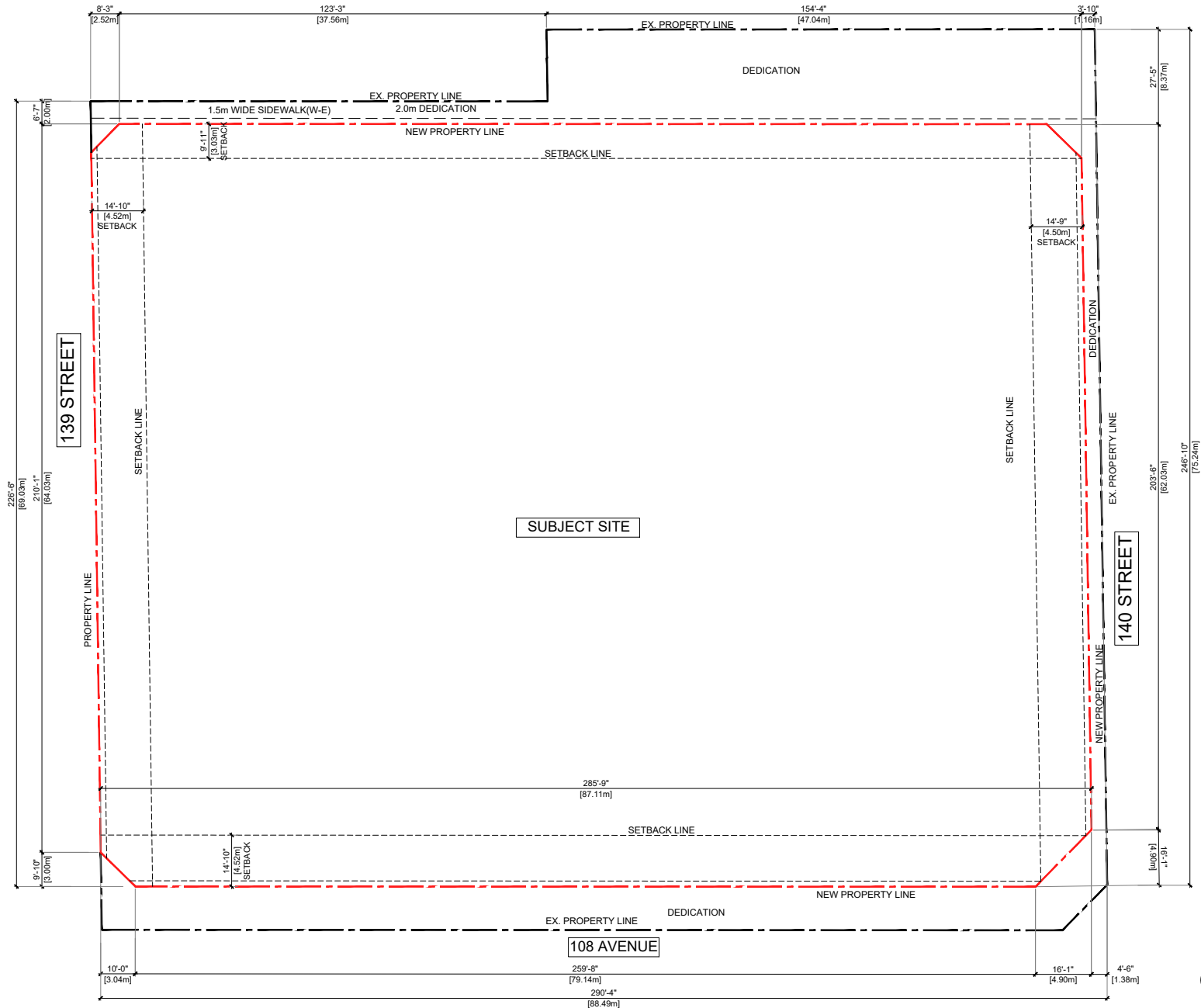
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CHECKED:	JESSE
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JOB NO.:	2018-001
DATE:	APRIL 2018
SHEET TITLE:	

SITE PLAN

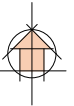
1 SITE PLAN
SCALE: 3/32" = 1'-0"

DRAWING NO.:
A-100 **M**

108 AVENUE



NOTES:



2021-05-19	M	ISSUE FOR ASP
2021-03-22	L	ISSUE FOR ASP
2021-03-16	L	ISSUE FOR ASP
2021-02-17	L	ISSUE FOR ASP
2021-10-13	L	ISSUE FOR ASP
2021-09-24	L	REVISED AS PER CITY COMMENTS
2021-07-02	L	REVISED AS PER CITY COMMENTS
2021-04-13	F	REVISIONS & DP SUBMISSION
2020-10-20	L	REVISED AS PER CITY COMMENTS
2020-07-02	L	REVISED AS PER CITY COMMENTS
2019-10-13	L	REVISED AS PER CITY COMMENTS
2019-04-22	L	REVISED AS PER CITY COMMENTS
2019-04-12	L	REVISED AS PER CITY COMMENTS
2018-04-24	L	PRELIMINARY SITE LAYOUT



#330 - 1051 SHELLBRIDGE WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 2V9
 T (604)662-8655 F (604)662-8655
 info@dfarchitecture.ca

PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
 13957, 13965, 13975 & 13987 - 108 AVE.,
 10827 - 140TH ST., 10824 - 139A ST.,
 SURREY, B.C.
 CLIENT:



ML EMPORIO
 PROPERTIES LTD.

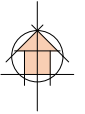
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DRAWN	RL
CHECKED	JESBE
SCALE	NTS
JOB NO.	SUR-011
DATE	APRIL 2018
SHEET TITLE	

BASE PLAN

1 BASE PLAN
 SCALE: 3/32" = 1'-0"

DRAWING NO.:	A-101	M
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2021-05-19	N	RESOLVE FOR ADP
2021-05-18	L	RESOLVE FOR ADP
2021-05-18	L	RESOLVE FOR ADP
2021-02-17	A	ISSUE FOR ADP
2021-02-16	L	RESOLVE FOR ADP
2020-09-04	R	REVISED AS PER CITY COMMENTS
2020-07-09	C	REVISED AS PER CITY COMMENTS
2020-04-13	F	REVISIONS & SP SUBMISSION
2020-02-05	R	REVISED AS PER CITY COMMENTS
2019-07-01	D	REVISED AS PER CITY COMMENTS
2019-03-05	C	REVISED AS PER CITY COMMENTS
2018-10-18	B	REVISED AS PER CITY COMMENTS
2018-04-24	A	PRELIMINARY SITE LAYOUT



#300 - 1051 SHELLBRODIE WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 2N9
 T (604)962-8669 F (604)962-8655
 info@dfarchitecture.ca

PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
1385T, 1396S, 1397S & 1398T - 108 AVE., 10827 - 140TH ST., 10824 - 139A ST., SURREY, B.C.
 CLIENT:



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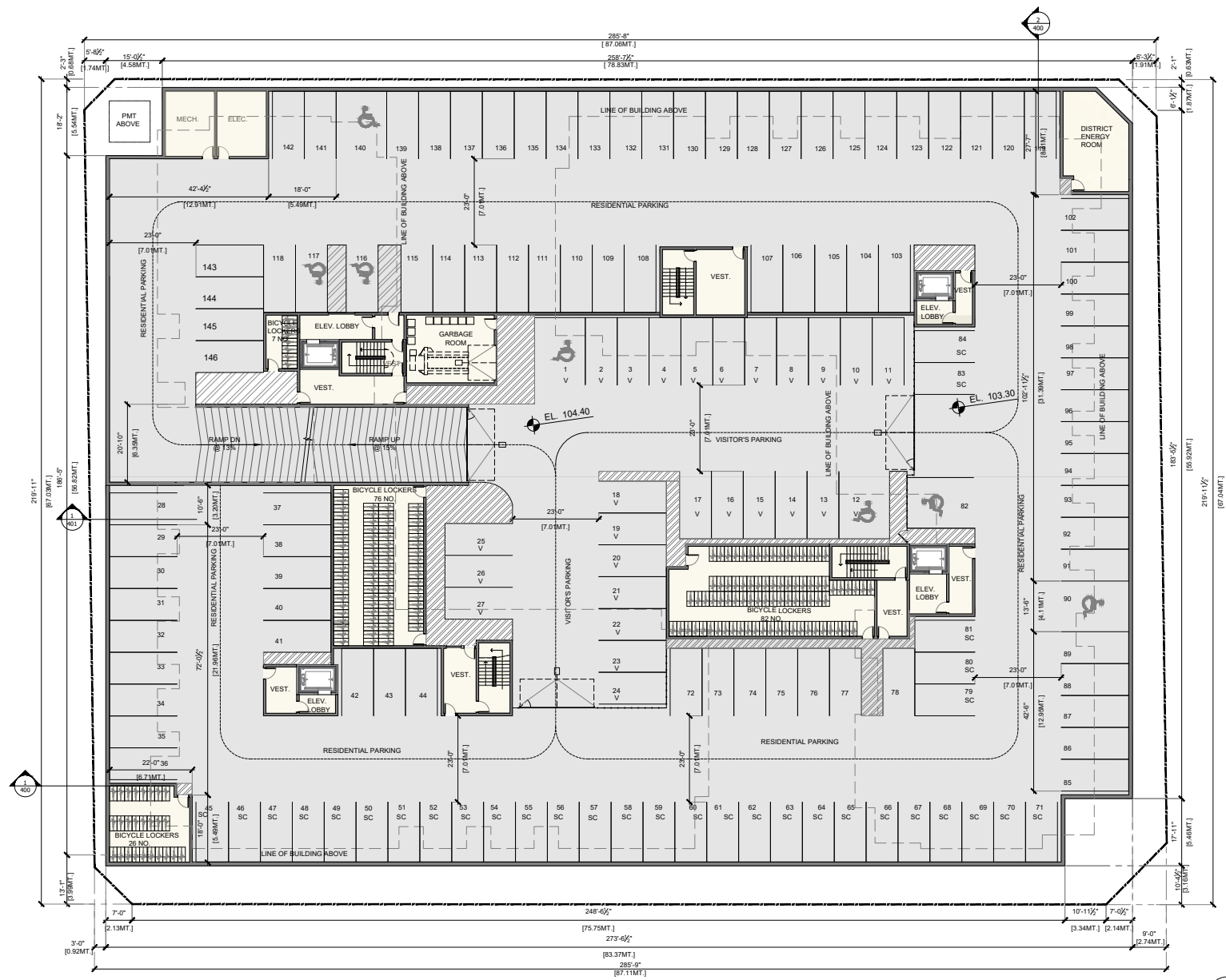
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DRAWN:	RL
CHECKED:	JESSE
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR 091
DATE:	APRIL 2018
SHEET TITLE:	

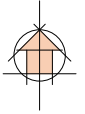
PARKADE LEVEL-1 BUILDING 1 & 2

1 PARKADE LEVEL-1
 SCALE: 1/32" = 1'-0"

A-200 **M**



NOTES:



2021/09/13	M	REVISED FOR AIA
2021/09/28	L	REVISED FOR AIA
2021/09/28	K	REVISED FOR AIA
2021/09/28	J	REVISED FOR AIA
2021/09/28	I	REVISED FOR AIA
2021/09/28	H	REVISED AS PER CITY COMMENTS
2021/09/28	G	REVISED AS PER CITY COMMENTS
2021/09/28	F	REVISED AS PER CITY COMMENTS
2021/09/28	E	REVISED AS PER CITY COMMENTS
2021/09/28	D	REVISED AS PER CITY COMMENTS
2021/09/28	C	REVISED AS PER CITY COMMENTS
2021/09/28	B	REVISED AS PER CITY COMMENTS
2021/09/28	A	PRELIMINARY SITE LAYOUT



4350 - 10851 SHELL BRIDGE WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 2W9
 T (604)622-8889 F (604)622-8855
 info@dfarchitecture.ca

PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
 13957, 13965, 13975 & 13987 - 108 AVE.,
 10827 - 1407H ST., 10824 - 139A ST.,
 SURREY, B.C.
 CLIENT:

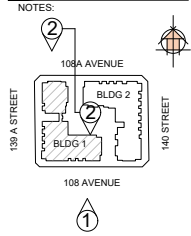


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DRAWN:	RL
CHECKED:	HESSIE
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR 091
DATE:	APRIL 2018
SHEET TITLE:	

1 FIFTH FLOOR PLAN
 SCALE: 3/32" = 1'-0"

FIFTH FLOOR PLAN
 BUILDING 1 & 2



NOTE:
FOR MATERIAL AND FINISHES REF TO A-354

2021-108-18	M	REVISUE FOR ADP
2021-108-19	A	REVISUE FOR ADP
2021-108-20	A	REVISUE FOR ADP
2021-108-21	Z	ISSUE FOR ADP
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2021-108-99	Z	REVISUE FOR ADP
2021-108-100	Z	REVISUE FOR ADP



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

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4330 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2W9
T (604)662-8889 F (604)662-8655
info@dfarchitectura.ca

PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
13957, 13965, 13975 & 13987 - 108 AVE.,
10527 - 140TH ST., 10824 - 139A ST.,
SURREY, B.C.
CLIENT:



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CHECKED BY:	JESSE
SCALE:	1/8" = 1'-0"
JOB NO.:	SUR 001
DATE:	APRIL 2018
SHEET TITLE:	

ELEVATIONS BUILDING - 1

DRAWING NO.:	A-351	M
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

108 AVENUE
139 A STREET
BLDG 2
BLDG 1
140 STREET

NOTE:
FOR MATERIAL AND FINISHES REF. TO A-354

REV. 18/18	M	REVISION FOR ADP
REV. 18/18	C	REVISION FOR ADP
REV. 18/18	C	REVISION FOR ADP
REV. 18/18	Z	REVISION FOR ADP
REV. 18/18	Z	REVISION FOR ADP
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REV. 18/18	E	REVISION AS PER CITY COMMENTS
REV. 18/18	E	REVISION AS PER CITY COMMENTS
REV. 18/18	E	REVISION AS PER CITY COMMENTS
REV. 18/18	E	REVISION AS PER CITY COMMENTS
REV. 18/18	E	REVISION AS PER CITY COMMENTS
REV. 18/18	A	PRELIMINARY SITE LAYOUT

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ARCHITECTURE
inc.

8350 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2W5
T (604)952-8689 F (604)952-8655
info@dfarchitecturinc.ca

PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT**
13957, 13965, 13975 & 13987 - 108 AVE.,
10827 - 140TH ST., 10824 - 139A ST.,
SURREY, B.C.
CLIENT:

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CHECKED BY:	JESSE
SCALE:	1/8" = 1'-0"
JOB NO.:	SUR 081
DATE:	APRIL 2018
SHEET TITLE:	

ELEVATIONS
BUILDING - 2

DRAWING NO.:	A-352	M
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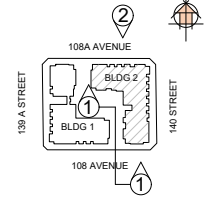


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:



NOTE: FOR MATERIAL AND FINISHES REF TO A-354

REV	DATE	DESCRIPTION	
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002	108.19	T	ISSUE FOR ADP
003	108.19	Q	ISSUE FOR ADP
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4330 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2V9
T (604)662-8689 F (604)662-8655
info@dfarchitecture.ca

PROJECT:
PROPOSED MULTI-FAMILY
DEVELOPMENT
13957, 13965, 13975 & 13987 - 108 AVE.,
10527 - 140TH ST., 10824 - 139A ST.,
SURREY, B.C.
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DRAWN BY:	PL
CHECKED BY:	JESSE
SCALE:	1/8" = 1'-0"
JOB NO.:	SUR 001
DATE:	APRIL 2018
SHEET TITLE:	

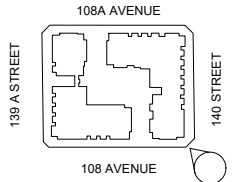
ELEVATIONS
BUILDING - 2

DRAWING NO.:	A-353	M
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10848 Ave., Suite 208, Richmond, BC V6X 2M7



NOTES:



2017-10-18	M	REVISED FOR ADP
2017-10-18	A	REVISED FOR ADP
2017-10-18	B	REVISED FOR ADP
2017-10-18	Z	REVISED FOR ADP
2017-10-18	P	REVISED FOR ADP
2017-10-18	E	REVISED AS PER CITY COMMENTS
2017-10-18	C	REVISED AS PER CITY COMMENTS
2017-10-18	B	REVISED AS PER CITY COMMENTS
2017-10-18	A	PRELIMINARY SITE LAYOUT



4350 - 10815 SHELLBRIDGE WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 2W9
 T (604)662-8689 F (604)662-8655
 info@dfarchitectura.ca

PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
 13957, 13965, 13975 & 13987 - 108 AVE.,
 10827 - 140TH ST., 10824 - 139A ST.,
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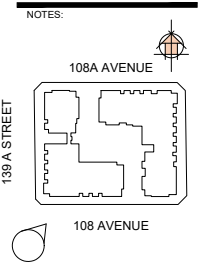
DRAWN BY:	RL
CHECKED BY:	JESSE
SCALE:	N.T.S.
JOB NO.:	SUR 001
DATE:	APRIL 2018
SHEET TITLE:	

RENDERINGS
 BUILDING - 1 & 2

1 VIEW-1 (ALONG 140ST.)
 SCALE: N.T.S.

DRAWING NO.:	A-320	M
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2021-10-13	W	ISSUE FOR ADP
2021-09-24	A	ISSUE FOR ADP
2021-09-14	A	ISSUE FOR ADP
2021-08-11	A	ISSUE FOR ADP
2021-04-23	F	ISSUE FOR ADP
2021-03-18	N	REVISED AS PER CITY COMMENTS
2021-07-19	C	REVISED AS PER CITY COMMENTS
2021-06-11	F	REVISED AS PER CITY COMMENTS
2021-05-12	E	REVISED AS PER CITY COMMENTS
2021-03-12	C	REVISED AS PER CITY COMMENTS
2021-02-19	B	REVISED AS PER CITY COMMENTS
2021-04-27	A	PRELIMINARY SITE LAYOUT

LEGEND

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INC.

8330 - 10815 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2W9
T (604) 662-8888 F (604) 662-8855
info@dfarchitecture.ca

PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT**
13857, 13965, 13975 & 13987 - 108 AVE.,
10827 - 140TH ST., 10824 - 139A ST.,
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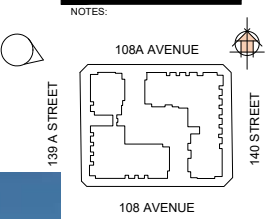
DRAWN BY:	ML
CHECKED:	JESSE
SCALE:	N.T.S.
JOB NO.:	SUR 001
DATE:	APRIL 2018
SHEET TITLE:	

RENDERINGS
BUILDING - 1 & 2

1 VIEW-4 (@CORNER OF 108 AVE. & 139A ST.)
SCALE: N.T.S.

DRAWING NO.:
A-323 **M**

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2021-10-18	M	ISSUE FOR ADP
2021-10-18	A	REVISION FOR ADP
2021-10-18	A	REVISION FOR ADP
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2021-10-18	M	ISSUED AS PER CITY COMMENTS
2021-10-18	M	REVISIONS OF SUBMISSION
2021-10-18	E	ISSUED AS PER CITY COMMENTS
2021-10-18	C	ISSUED AS PER CITY COMMENTS
2021-10-18	B	ISSUED AS PER CITY COMMENTS
2021-10-18	A	PRELIMINARY SITE LAYOUT



8330 - 10851 SHELLBRIDGE WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6X 2W5
 T (604)662-8888 F (604)662-8655
 info@dfarchitectural.com

PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 13957, 13965, 13975 & 13987 - 108 AVE.,
 10827 - 140TH ST., 10824 - 139A ST.,
 SURREY, B.C.
 CLIENT:



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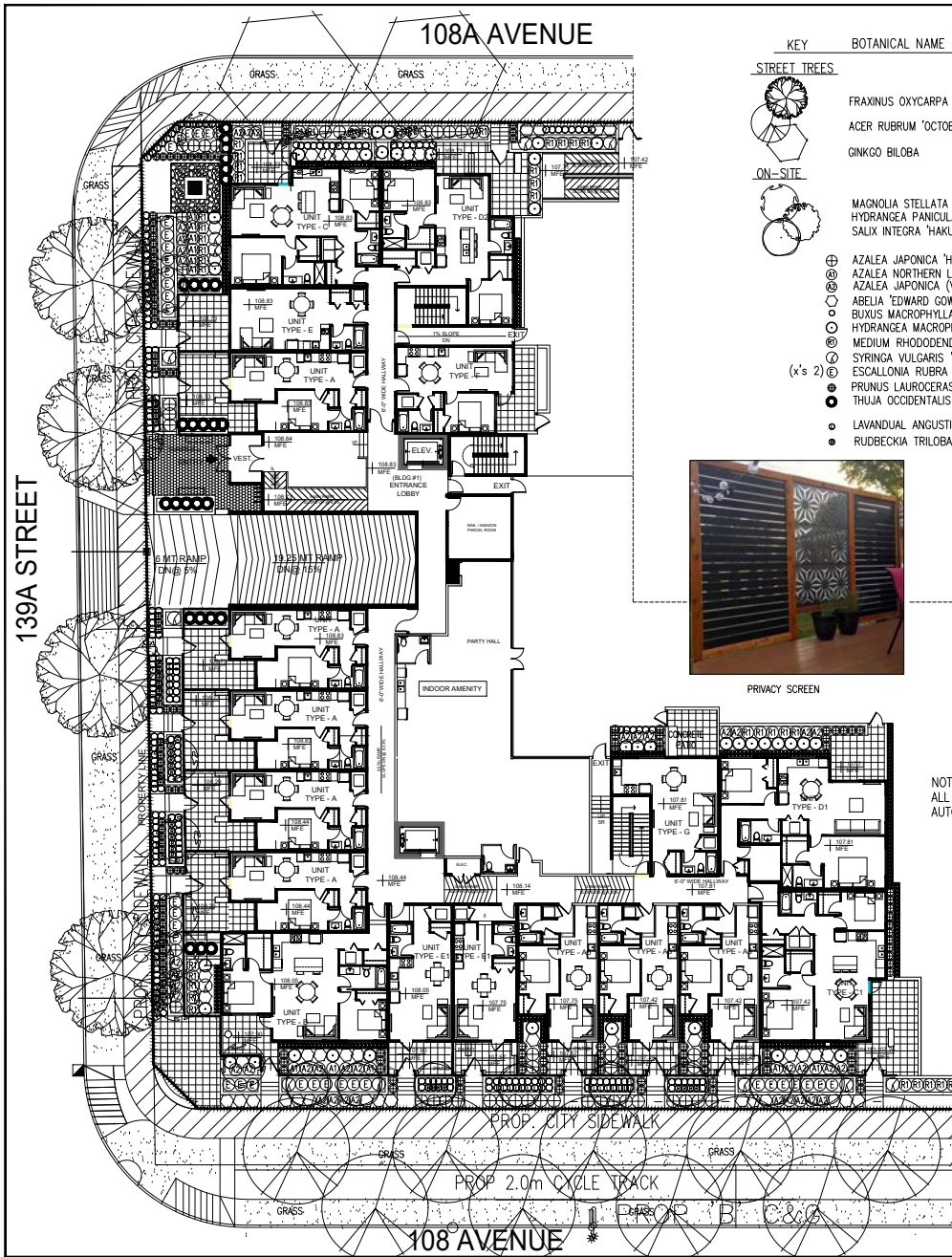
DRAWING NO.	
CHECKED BY	JESSE
SCALE	N.T.S.
JOB NO.	SUR 001
DATE	APRIL 2018
SHEET TITLE	

RENDERINGS
 BUILDING - 1 & 2

1 VIEW-5 (ALONG 139A ST.)
 SCALE: N.T.S.

DRAWING NO.	
A-324	M

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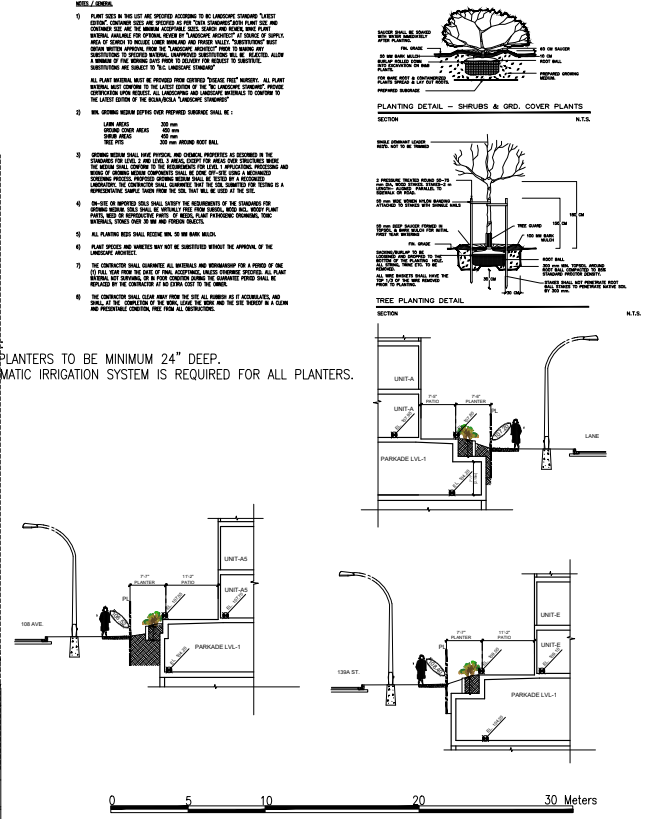
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
STREET TREES						
	FRAXINUS OXYCARPA RAYWOOD	RAYWOOD ASH	5	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	9	6 CM. CAL.	AS SHOWN	B. & B.
	GINKGO BILOBA	MAIDENHAIR TREE	2	6 CM. CAL.	AS SHOWN	B. & B.
ON-SITE						
	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	10	3.00 METERS	AS SHOWN	B. & B. TREE FORM
	HYDRANGEA PANICULATA	MAGNOLIA	3	3.00 METERS	AS SHOWN	B. & B. TREE FORM
	SALIX INTEGRA 'HAKURO NISHIKI'	DAPPLED WILLOW	8	3.00 METERS	AS SHOWN	B. & B. TREE FORM
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	26	#3 POT	85 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	6	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	29	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD COWCHER'	EDWARD COWCHER ABELIA	38	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	94	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	35	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	41	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	12	#3 POT	90 CM. O.C.	
	ESCALLONIA RUBRA MACRANTHA (x's 2)	ESCALLONIA	72	#2 POT	45 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	126	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	28	1.50 METERS	70 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	32	#3 POT	45 CM. O.C.	
	RUDEBECKIA TRILOBA	BLACK-EYED SUSAN	18	#3 POT	45 CM. O.C.	



PRIVACY SCREEN

NOTE:
ALL PLANTERS TO BE MINIMUM 24" DEEP.
AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL PLANTERS.



DATE	REVISIONS	NO.
may/21	odp comments	6
mar/21	city comments	5
Jan/21	city comments	4
nov/20	city comments	3
oct/20	revised site plan	2
sep/20	city comments	1

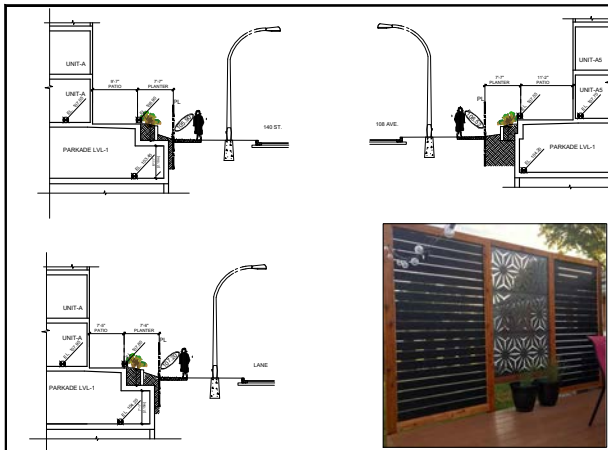
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 KINGSTON COURT
ABBOTSFORD, B.C.
V3C 3E8
PHONE (604) 857-2376

CLIENT
MR. BOOP KÖNIGER
KÖNIGER CONSTRUCTION

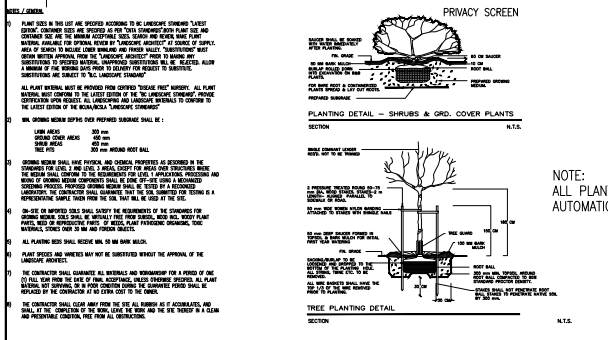
TITLE
PLAN VIEW
LANDSCAPE PLAN
BUILDING
CONDO DEVELOPMENT
13907 139AVE - 13975 13909 - 104 STREET
10824 10834 - 139A STREET
10837 - 140 STREET
SURREY, B.C.

SCALE	DATE
1:150	APR/20
DRAWN	DW'S
CHKD	DW'S
APPROV	HS BRLT

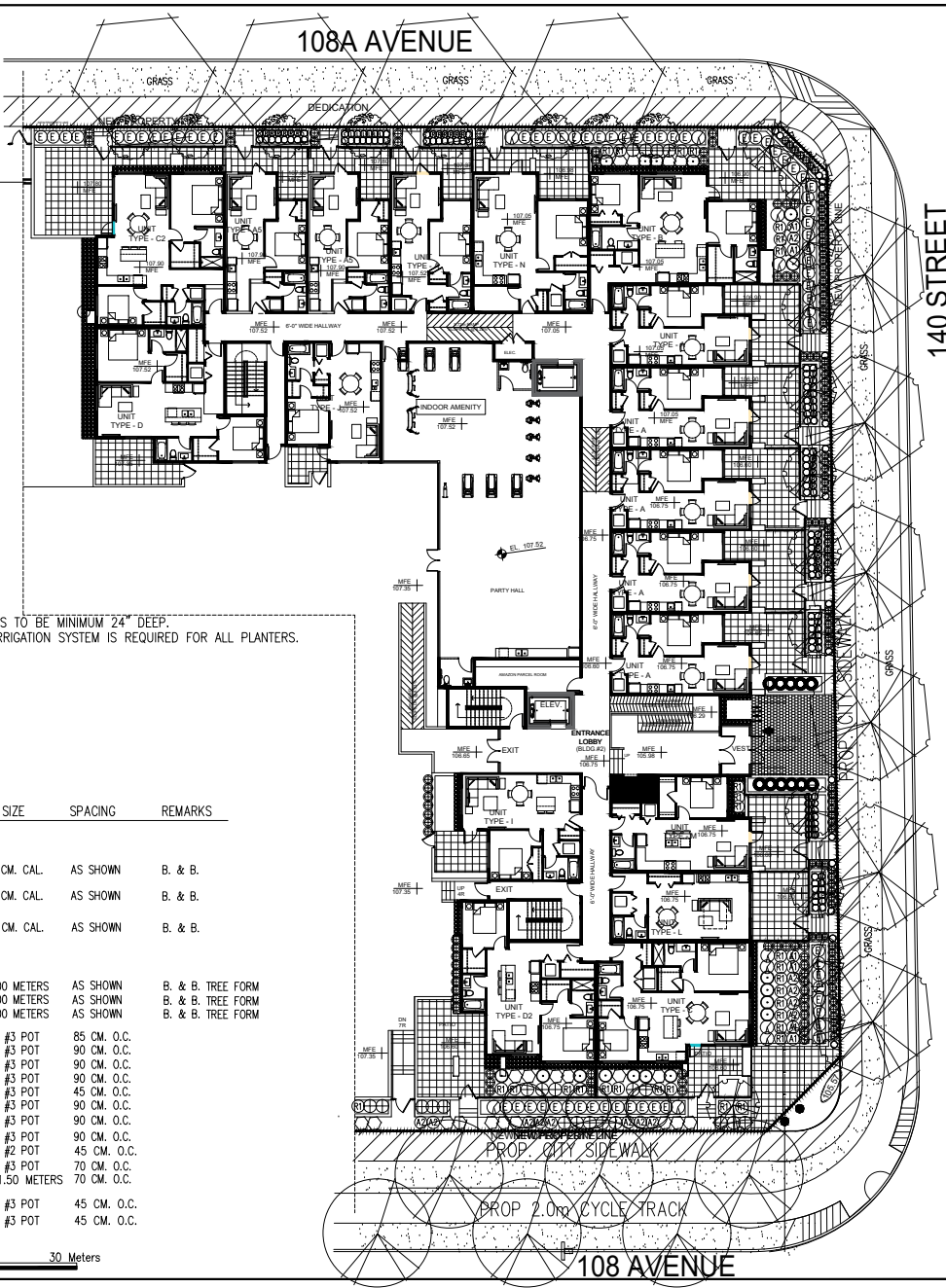
PROJECT	JOB NO.
DRAWING NO.	L-1



PRIVACY SCREEN



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may/21	adp comments	6
mar/21	city comments	5
jan/21	city comments	4
nov/20	city comments	3
oct/20	revised site plan	2
sep/20	city comments	1
DATE	REVISION	NO.

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BCSA CSLA

2462 JONGULI COURT
ABBOTSFORD, B.C.
V3C 3E8

PHONE (604) 857-2376

CLIENT

MR. ROOP KOONER
KOONER CONSTRUCTION

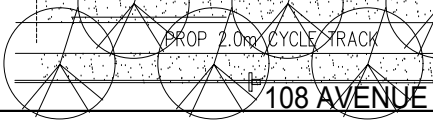
TITLE

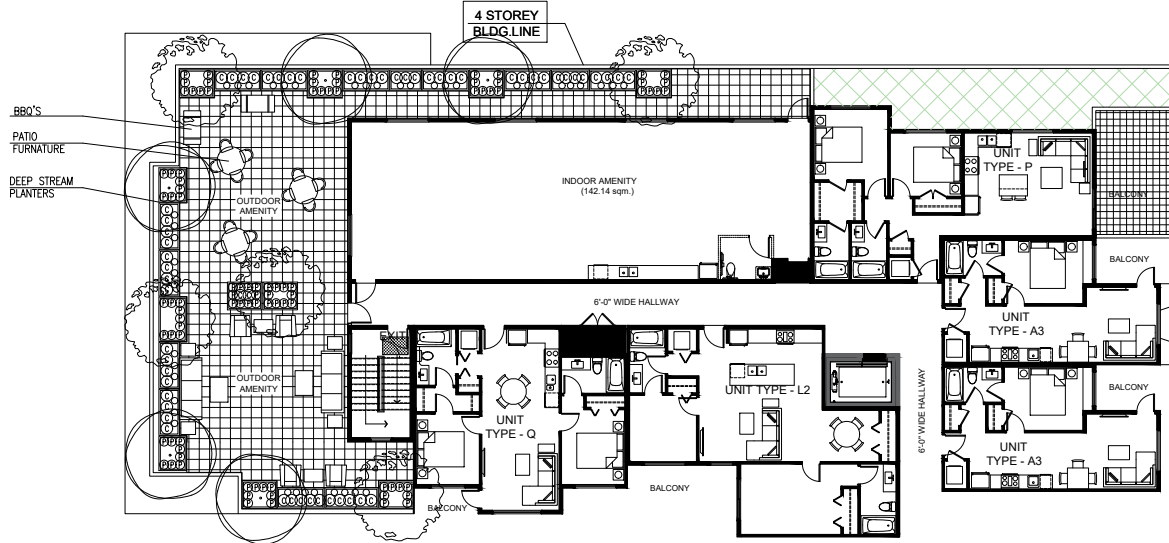
LANDSCAPE PLAN
BUILDING 2
CONDO DEVELOPMENT
13957 13965 13975 13989 - 104 STREET
10824 10834 - 139A STREET
10837 - 140 STREET
SURREY, B.C.

SCALE 1:150	DATE APR/20
DWMT DWG	
ENL DWG	
APPVD AS BUILT	

PRINTED	JOB NO.
DRAWING NO.	
L-1A	

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
STREET TREES						
	GLEDITSIA TRIACANTHOS INERMIS	SUNBURST HONEYLOCUST	6	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
	GINKGO BILOBA	MAIDENHAIR TREE	4	6 CM. CAL.	AS SHOWN	B. & B.
ON-SITE						
	ACER GINNALA	AMUR MAPLE	13	3.00 METERS	AS SHOWN	B. & B. TREE FORM
	HYDRANGEA PANICULATA	MAGNOLIA	8	3.00 METERS	AS SHOWN	B. & B. TREE FORM
	SALIX INTEGRA 'HAKURO NISHIKI'	DAPPLED WILLOW	3	3.00 METERS	AS SHOWN	B. & B. TREE FORM
	⊕ AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	33	#3 POT	85 CM. O.C.	
	⊕ AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	4	#3 POT	90 CM. O.C.	
	⊕ AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	18	#3 POT	90 CM. O.C.	
	○ ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	21	#3 POT	90 CM. O.C.	
	○ BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	135	#3 POT	45 CM. O.C.	
	○ HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	18	#3 POT	90 CM. O.C.	
	⊕ MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	20	#3 POT	90 CM. O.C.	
	⊕ SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	12	#3 POT	90 CM. O.C.	
	(x's 2) ⊕ ESCALLONIA RUBRA MACRANTHA	ESCALLONIA	72	#2 POT	45 CM. O.C.	
	⊕ PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	153	#3 POT	70 CM. O.C.	
	● THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	14	1.50 METERS	70 CM. O.C.	
	● LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	LAVENDER	28	#3 POT	45 CM. O.C.	
	● RUDBECKIA TRILOBA	BLACK-EYED SUSAN	22	#3 POT	45 CM. O.C.	

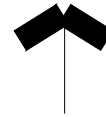




PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM OSAKAZUKI	GREEN JAPANESE MAPLE	5	2.00 METERS	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	2.00 METERS	AS SHOWN	B. & B.
	CALAMAGROSTIS ACUTIFLORA 'KARL FOSTER'	FEATHER REED GRASS	59	#3 POT	AS SHOWN	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	93	#3 POT	AS SHOWN	
	HEMERCALLIS 'AUTUMN RED'	AUTUMN RED DAY LILLY	43	#3 POT	AS SHOWN	



NOTE:
 ALL PLANTERS TO BE MINIMUM 24" DEEP.
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 PHONE (604) 857-2376

CLIENT
 MR. ROOP KOONER
 KOONER CONSTRUCTION

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 5TH FLOOR AMENITY
 CONDO DEVELOPMENT EAST
 13857 13865 13975 13809 - 104 STREET
 10824 10834 - 139A STREET
 10837 - 140 STREET
 SURREY, B.C.

SCALE	DATE
1:100	APR/20
DRAWN	CHK'D
ENCL	CHK'D
APPROV	AS BUILT

PRINTED	JOB NO.
	SHARING NO.
L-1C	

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **January 27, 2021** PROJECT FILE: **7819-0123-00**

RE: **Engineering Requirements
Location: 10814/24/34 - 139A St, 10827/37 - 140 St & 13965/75/87 - 108 Ave**

OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment/City Centre Plan Amendment/Development Permit beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.308m along 140 Street and the Bylaw road along 140 Street.
- Dedicate 3.808m along 108 Avenue and the Bylaw road along 108 Avenue.
- Dedicate varying width between 2.0m and 8.36m along 108A Avenue.
- Dedicate required corner cuts.
- Provide 0.5m statutory rights-of-way along all site frontages.

Works and Services

- Construct the east side of 139A Street, the west side of 140 Street, the north side of 108 Avenue and the south side of 108A Avenue including road drainage.
- Modify traffic signal at the intersection of 140 Street and 108 Avenue, as applicable.
- Implement recommendations of geo-technical report.
- Construct minimum 250mm sanitary main along 139A street, 140 Street and 108 Avenue.
- Construct storm main along 139A Street.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Construct minimum 250mm water main along 139A street, and 300mm along 140 Street and 108 Avenue; submit fire flow analysis to confirm required pipe sizes.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing third part utilities.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$47,197.50 is required.



Jeff Pang, P.Eng.
Development Engineer
HB4

NOTE: Detailed Land Development Engineering Review available on file



May 25, 2021

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0123 00

SUMMARY

The proposed 254 lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	52
Secondary Students:	30

September 2020 Enrolment/School Capacity

Forsyth Road Elementary	
Enrolment (K/1-7):	51 K + 274
Operating Capacity (K/1-7)	38 K + 279
Kwantlen Park Secondary	
Enrolment (8-12):	1501
Capacity (8-12):	1200

Projected population of school-age children for this development:	102
--	-----

Population : The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

School Enrolment Projections and Planning Update:

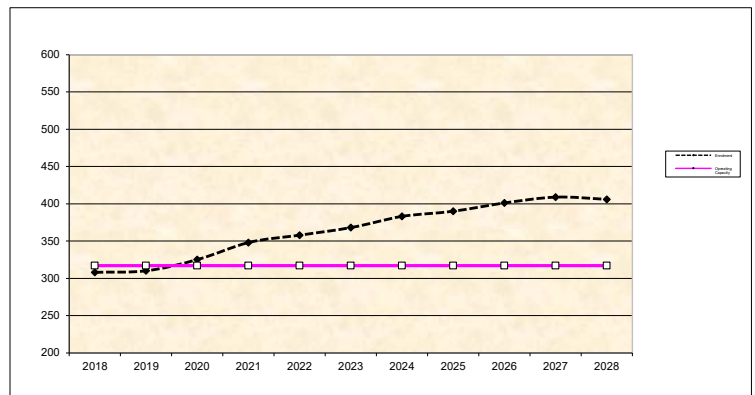
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Forsyth Road Elementary was built in 2001. It is in an inner city neighbourhood with significantly higher student support needs which affects class size and composition.

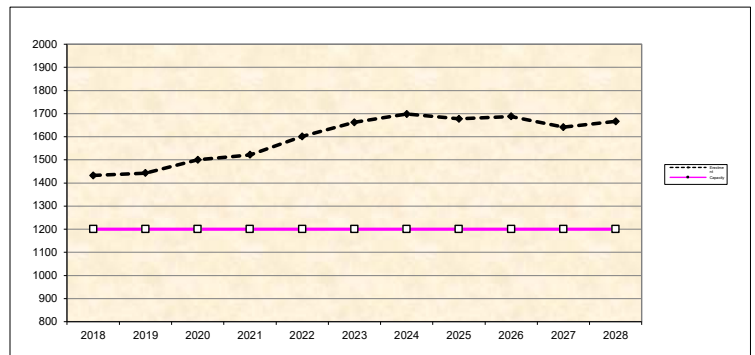
Over the next 10 years our projections are indicating continued modest growth. The future Guildford 104th Corridor NCP and the City Center Plan have and will impact enrolment. The District's Long Range Facility Plan 2020/21 has identified this school as one of four that particularly supports the City Center Plan. Straddling King George Boulevard around the Surrey Civic Center, KB Woodward, Old Yale Road, Lena Shaw, and Forsyth Road are the four existing schools in this family to currently serve the towers and surrounding neighbourhoods. Tracking enrolment growth indicates that growth is moving in a counterclockwise motion starting at KB Woodward elementary.

Forsyth Road elementary will begin to show growth towards the end of the decade and is anticipated to be the last of the family of schools to experience a strong growth trend due to new high rise apartments and multi-family unit construction. The LRFP has identified a future addition at the school as part of a long-term strategy to accommodate growth post 2030. Until then, growth can be managed by four portables or less.

Forsyth Road Elementary



Kwantlen Park Secondary



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

Table 3. Summary of Tree Preservation by Species
On-Site Trees and City owned Road Frontage Trees
Excludes Off-Site Private Trees and Trees in Parks Dedication Areas and ESA's

	Total	Remove	Retain
<u>Alder and Cottonwood Species:</u>			
Alder (<i>Alnus rubra</i>)	1	1	0
Cottonwood (<i>Populus trichocarpa</i>)	7	7	0
subtotal alder/cottonwood	8	8	0
<u>Broadleaf Species:</u>			
Norway maple (<i>Acer platanoides</i>)	2	2	0
Sycamore maple (<i>Acer pseudoplatanus</i>)	1	1	0
Pacific dogwood (<i>Cornus nuttallii</i>)	1	1	0
English walnut (<i>Juglans regia</i>)	1	1	0
Cherry plum (<i>Prunus cerasifera</i>)	1	1	0
Cherry sp. (<i>Prunus sp.</i>)	2	2	0
Weeping willow (<i>Salix babylonica</i>)	1	1	0
subtotal broadleaf	9	9	0
<u>Coniferous Species</u>			
Lawson cypress (<i>Chamaecyparis lawsoniana</i>)	4	4	0
Douglas-fir (<i>Pseudotsuga menziesii</i>)	12	12	0
Eastern white cedar (<i>Thuja occidentalis</i>)	1	1	0
Varigated western redcedar (<i>Thuja plicata</i> 'Zebrina')	1	1	0
Western redcedar (<i>Thuja plicata</i>)	3	3	0
Western hemlock (<i>Tsuga heterophylla</i>)	1	1	0
subtotal coniferous	22	22	0
Subtotal broadleaf and coniferous	31	31	0
TOTAL (including alder/cottonwood)	39	39	0
Total Replacement Trees Proposed (excludes new street trees – see report sections below for details)			60
Total Retained and Replacement Trees (Development Area Only)			60
Contribution to the Green City Fund (for shortfall – to a maximum of \$41,250.00 per acre of cleared lands)	10	@ \$400 each	\$4,000.00

TREE PROTECTION PRESCRIPTION

Our specified **Tree Protection Zone (TPZ)** consists of 3 main components;

- Crown Protection Zone (CPZ):** denotes the dripline; the furthest extent of branches and foliage projected to the ground below – a zone where aerial encroachment is not desirable. Buildings should be set back from the CPZ sufficiently to allow working space to; enable general construction of the structure, install the envelope/glazing, undertake future maintenance, and to accommodate future growth of the crown as the tree matures. Any encroachments within 1m of the CPZ or closer (i.e. construction of buildings, operation of machinery, cranes, lifts or other equipment, passage of pedestrian or vehicles, erection of scaffolding, etc) may affect viability for tree retention and will require an impact assessment by the project arborist to determine feasibility and to specify mitigation measures as necessary.



TREE REPLACEMENT

Pursuant to Surrey Tree Protection Bylaw No. 16100, following are the *Tree Replacement* calculations.

Tree Retention and Replacement Summary.

City denotes any city owned tree that is proposed for removal due to conflict with development/construction requirements.

<i>Tree Retention:</i>	On-Site	City	Off-Site (private)	Total
Trees to be Retained	0	0	3	3
Trees to be Removed	36	3	0	39
Trees Considered	36	3	3	42

<i>Tree Replacement:</i>	Quan	Subtotal	Quan	Subtotal	Quan	Subtotal	Total			
1:1 Replacement Quota	7	X1	7	1	X1	1	0	X1	0	8
2:1 Replacement Quota	29	X2	58	2	X2	4	0	X2	0	62
Replacement Trees Required			65			5			0	70

The tree replacement design is to be specified by the project landscape architect. If the required quantity of replacement trees cannot be achieved within the site, then the owner may seek approval for planting in other locations, and/or the city may require cash-in-lieu contribution to the Green Fund.

Certified by:  Nick McMahon, Senior Consulting Arborist	ISA Board Certified Master Arborist #PN-7136B ISA Qualified Tree Risk Assessor (TRAQ) PNWISA Certified Tree Risk Assessor #1763 BC Certified Wildlife Dangerous Tree Assessor # P2519
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- APPENDICES;
 APPENDIX A – PHOTOS
 APPENDIX B – TREE INVENTORY LIST
 APPENDIX C – TREE MANAGEMENT DRAWING
 APPENDIX D – TREE PROTECTION ZONE SPECIFICATIONS
 APPENDIX E – ARBORISTS LETTER OF UNDERTAKING
 APPENDIX F – MUNICIPAL SUMMARY FORM

Assumptions and Limiting Conditions:

This report was prepared for and on the behalf of the client as addressed herein. Upon receipt of payment of our account in full, this report will become the property of the client. This report is intended for the exclusive use of our client, but in its entirety. Arbortech Consulting shall not accept any liability derived from partial, unintended, unauthorized or improper use of this report.

This report is restricted only to the subject trees as detailed herein, and no other trees were inspected or assessed.

The inner tissue of the trunk, limbs and roots, as well as the majority of the root systems of trees are hidden within the tree and below ground and trees have adaptive growth strategies that can effectively mask defects. Our assessment is limited by relying on presence or absence of outward signs or symptoms of defect and non-destructive testing to identify the severity of defects that may be indicators of structural deficiencies. We use our training, experience and judgement in this regard, however not all defects can be diagnosed through available methods. It may not be feasible to identify certain defects, or to measure the severity, without causing mortal injury to the tree. Further, we must acknowledge that extreme weather and environmental influences are unpredictable, and that any tree has risk of failure in such events. We do not guarantee or warrant that a tree that we have assessed is free of defect or that it will not fail.

The ownership of trees is determined based on the location of the trunk where it emerges from the ground relative to the property line. This determination may require the advice from a duly qualified professional surveyor.

Third party information provided to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct. We have not verified that information, and we do not warrant it as correct.

The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers' use in understanding the contents and findings of this report, and are not intended as a representation of fact.

Approvals from a municipality and/or regulatory agency may be required prior to carrying out treatments that may be recommended in this report. The owner or client is responsible to make application for, pay related fees and costs, and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: 7919-0123-00
 Project Address: 10814 – 10834 139A Street, and 10827 and 10837 140 Street and 13965 – 13987 108 Street, Surrey, BC
 Consulting Arborist: Nick M^cMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	39
Bylaw Protected Trees to be Removed	39
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 8 times 1 = 8	
All Other Bylaw Protected Trees at 2:1 ratio: 31 times 2 = 62	
TOTAL:	70
Replacement Trees Proposed	60
Replacement Trees in Deficit	10
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:


 Nick M^cMahon, Consulting Arborist

Dated: June 8, 2021

Direct: 604 812 2986
 Email: nick@aclgroup.ca

TREE ASSESSMENT DETAIL - TOPOGRAPHIC BASE PLAN
HEALTH AND STRUCTURE CONDITION OF EXISTING TREES - FOR INFORMATION ONLY

LEGEND - TREE ASSESSMENT

- XXX (blue) - APPROX (blue) - APPROX
- ① (green) - EXCELLENT
- ② (yellow) - GOOD
- ③ (orange) - FAIR
- ④ (red) - POOR
- ⑤ (dark red) - DEAD
- ⑥ (purple) - DISEASED
- ⑦ (pink) - DEFICIENT
- ⑧ (brown) - DEFICIENT
- ⑨ (grey) - DEFICIENT
- ⑩ (light blue) - DEFICIENT
- ⑪ (dark blue) - DEFICIENT
- ⑫ (light green) - DEFICIENT
- ⑬ (light yellow) - DEFICIENT
- ⑭ (light orange) - DEFICIENT
- ⑮ (light red) - DEFICIENT
- ⑯ (light purple) - DEFICIENT
- ⑰ (light pink) - DEFICIENT
- ⑱ (light brown) - DEFICIENT
- ⑲ (light grey) - DEFICIENT
- ⑳ (light light blue) - DEFICIENT
- ㉑ (light light green) - DEFICIENT
- ㉒ (light light yellow) - DEFICIENT
- ㉓ (light light orange) - DEFICIENT
- ㉔ (light light red) - DEFICIENT
- ㉕ (light light purple) - DEFICIENT
- ㉖ (light light pink) - DEFICIENT
- ㉗ (light light brown) - DEFICIENT
- ㉘ (light light grey) - DEFICIENT
- ㉙ (light light light blue) - DEFICIENT
- ㉚ (light light light green) - DEFICIENT
- ㉛ (light light light yellow) - DEFICIENT
- ㉜ (light light light orange) - DEFICIENT
- ㉝ (light light light red) - DEFICIENT
- ㉞ (light light light purple) - DEFICIENT
- ㉟ (light light light pink) - DEFICIENT
- ㊱ (light light light brown) - DEFICIENT
- ㊲ (light light light grey) - DEFICIENT
- ㊳ (light light light light blue) - DEFICIENT
- ㊴ (light light light light green) - DEFICIENT
- ㊵ (light light light light yellow) - DEFICIENT
- ㊶ (light light light light orange) - DEFICIENT
- ㊷ (light light light light red) - DEFICIENT
- ㊸ (light light light light purple) - DEFICIENT
- ㊹ (light light light light pink) - DEFICIENT
- ㊺ (light light light light brown) - DEFICIENT
- ㊻ (light light light light grey) - DEFICIENT
- ㊼ (light light light light light blue) - DEFICIENT
- ㊽ (light light light light light green) - DEFICIENT
- ㊾ (light light light light light yellow) - DEFICIENT
- ㊿ (light light light light light orange) - DEFICIENT



108 AVENUE

APPENDIX C: TREE MANAGEMENT DRAWING SHEET 1 OF 2

ARBORTECH CONSULTING

PROJECT: VICTOR - DEVELOPMENT AT 108 AND 140
 ADDRESS: 10824-10814-137A ST 10827-10837 140 ST + 10837 140 ST + 137A-1397 108 AVE SURREY BC
 CLIENT: MLEMPORIC
 CITY REF: []
 ELOT SIZE: 22'x34' []
 DATE: JUN 8, 2021

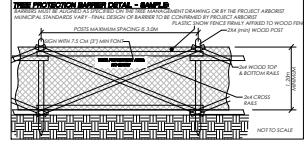
TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT

LEGEND - TREE IDENTIFICATION

XXX	EXISTING TREE
XXX	PROPOSED TREE
XXX	PROPOSED TREE TO BE REMOVED
XXX	PROPOSED TREE TO BE PRESERVED
XXX	PROPOSED TREE TO BE PRESERVED WITH SPECIAL MEASURES
XXX	PROPOSED TREE TO BE PRESERVED WITH SPECIAL MEASURES AND SPECIAL TREATMENT
XXX	PROPOSED TREE TO BE PRESERVED WITH SPECIAL MEASURES AND SPECIAL TREATMENT AND SPECIAL TREATMENT
XXX	PROPOSED TREE TO BE PRESERVED WITH SPECIAL MEASURES AND SPECIAL TREATMENT AND SPECIAL TREATMENT AND SPECIAL TREATMENT

LEGEND - TREE PROTECTION

(Symbol)	PROTECTIVE BARRIER
(Symbol)	PROTECTIVE BARRIER WITH SIGNAGE
(Symbol)	PROTECTIVE BARRIER WITH SIGNAGE AND LIGHTING
(Symbol)	PROTECTIVE BARRIER WITH SIGNAGE AND LIGHTING AND SPECIAL TREATMENT
(Symbol)	PROTECTIVE BARRIER WITH SIGNAGE AND LIGHTING AND SPECIAL TREATMENT AND SPECIAL TREATMENT

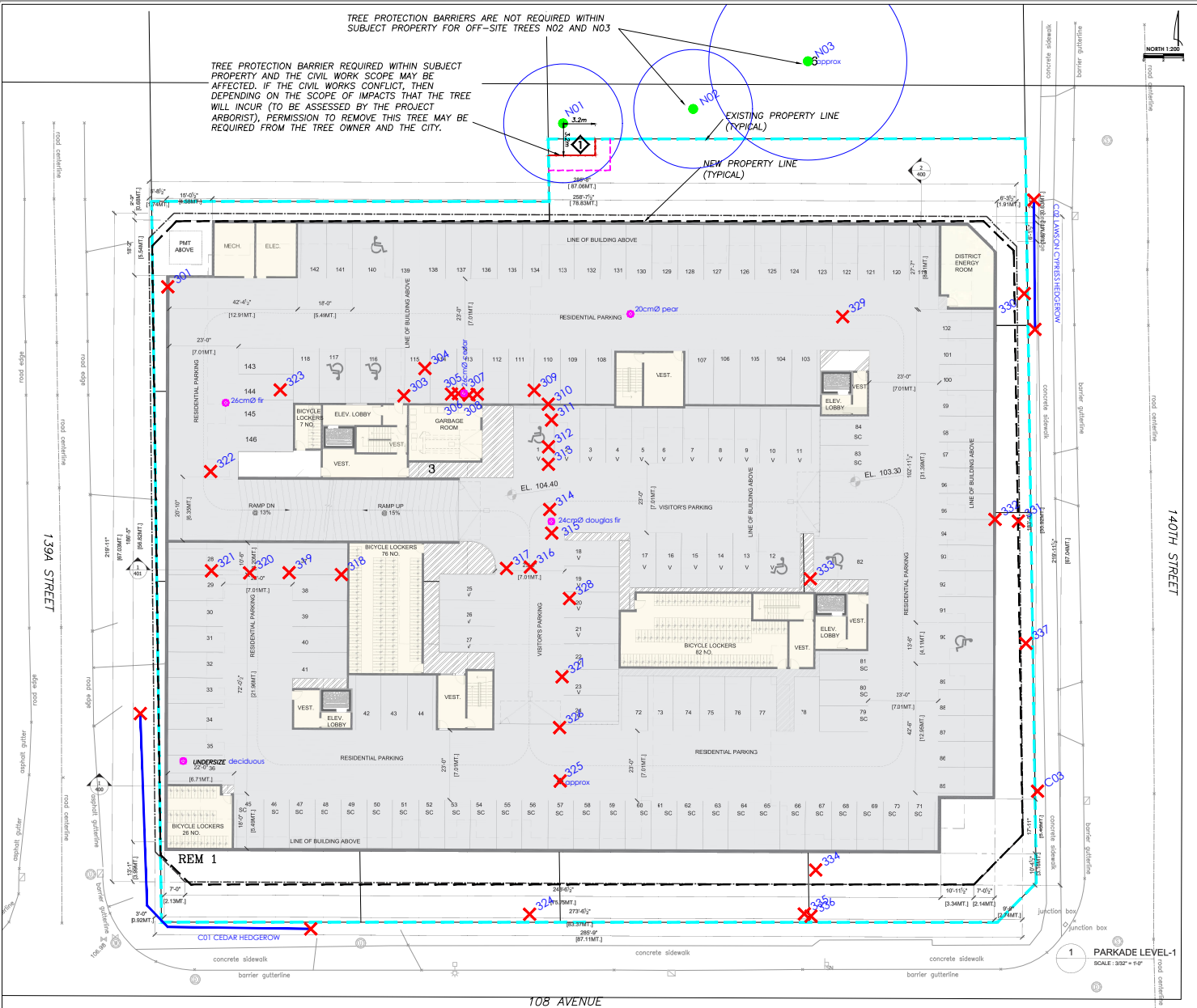


- TREE PROTECTION STANDARD MEASURES**
- The contractor shall install protective barriers around trees to be preserved within the project site during construction and shall maintain the barriers until the project is complete.
 - The protective barriers shall be constructed of 2x4 wooden posts and 1/2 inch mesh fabric. The barriers shall be 36 inches high and 18 inches wide. The barriers shall be installed on a concrete sidewalk with a 1/2 inch gap between the barrier and the sidewalk.
 - The protective barriers shall be installed around trees to be preserved within the project site during construction and shall maintain the barriers until the project is complete.
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- TREE PROTECTION SPECIAL MEASURES**
- The following items within a 10' radius project arborist direction, treatment or supervision/monitoring. See the Tree Management Drawing for additional references to locations where special measures are required.
 1. **Low and Slow Construction** (Tree NO1)
The proposed site works may conflict with the protection zone of off-site tree NO1. The low design and construction plan should be reviewed with the project architect from this office in advance of proceeding with those works to identify potential conflicts and the scope of impacts to that tree. If the impacts are not avoided or observed to be favorable for the tree to remain structurally viable, then the developer will be required to obtain permission from the neighbor (tree owner) and the city, before the tree may be removed.

REVISIONS

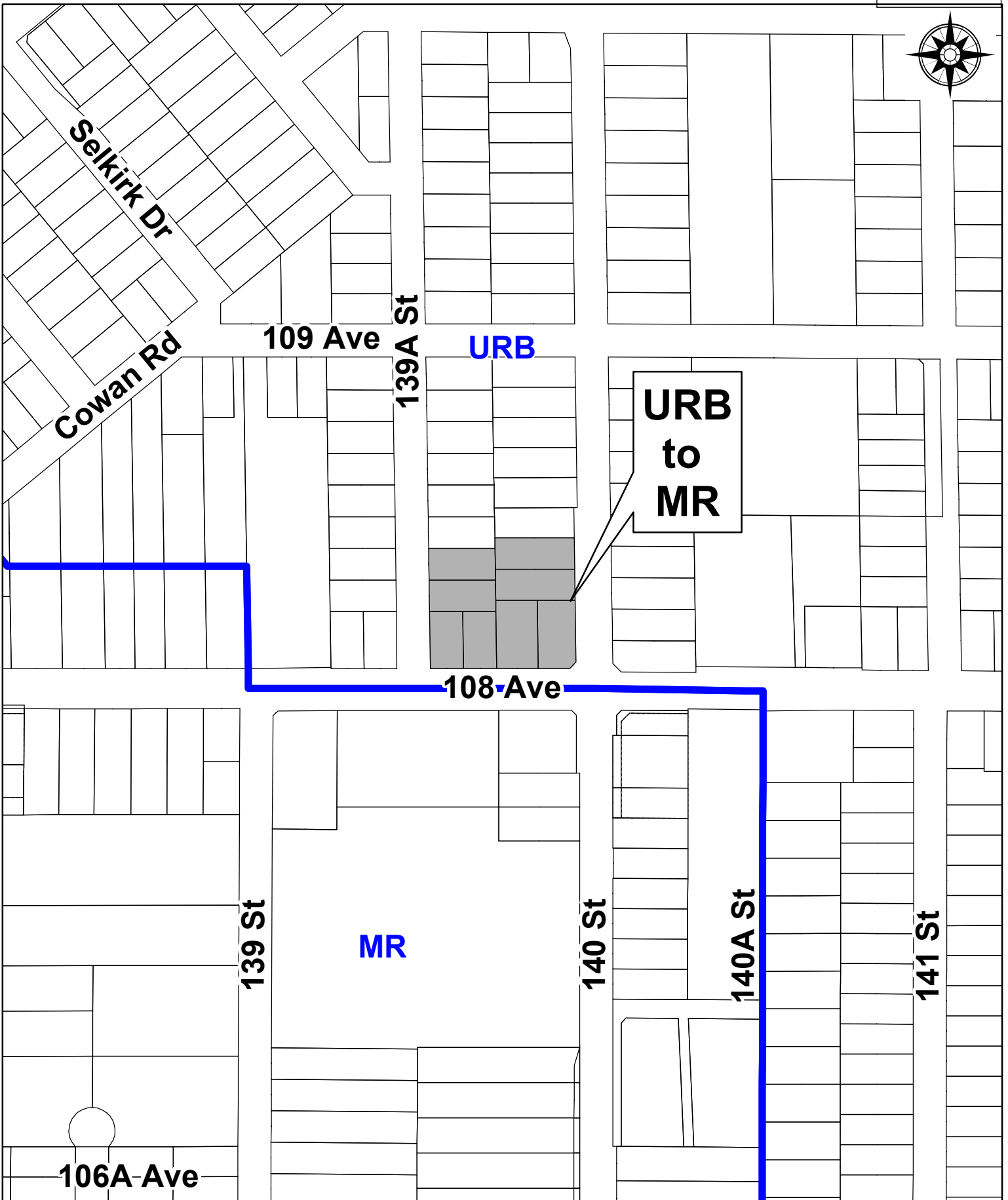
NO.	DATE	DESCRIPTION

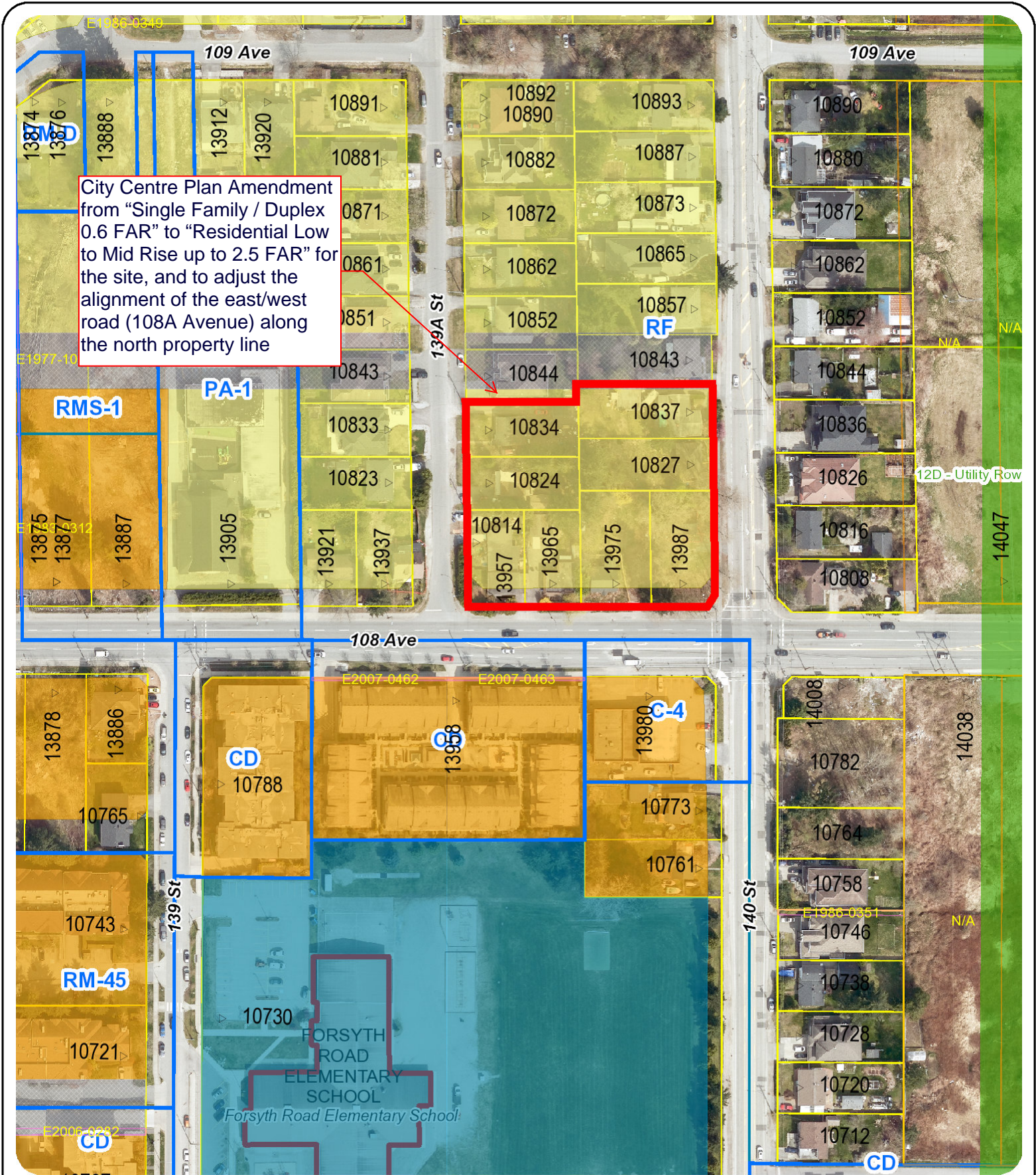


APPENDIX C: TREE MANAGEMENT DRAWING SHEET 2 OF 2

ARBORTECH CONSULTING

PROJECT: VICTOR - DEVELOPMENT AT 108 AND 140
 ADDRESS: 10824-10814 139A ST 10827-10837 140 ST + 10827-140 ST + 1396A-1397 108 AVE SURREY BC
 CLIENT: ML EMPLOYER
 CITY REF: []
 IACI FILE: 21156
 DATE: JUN 8, 2021

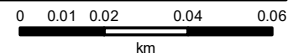




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Scale: 1:1,800

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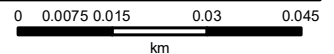




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Advisory Design Panel Minutes

Location: Virtual
Thursday, March 25, 2021
Time: 3:00 pm

Present:

Panel Members:
R. Drew, Chair
J. Packer
L. Mickelson
M. Patterson
S. Slot
W. Chong

Guests:

Chris Huxtable, Architect AIBC & Andrew Emmerson, Architect AIBC, GBL Architects
Clark Kavolinas, BCSLA, C. Kavolinas & Associates Inc.
Greg Mitchell, Primex Investments
Jessie Arora, Architect AIBC, DF Architecture
Roop Kooner
Travis Martin, BCSLA, van der Zalm + Associates

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by W. Chong
Seconded by M. Patterson
That the minutes of the Advisory Design
Panel meeting of February 11, 2021 be received.
Carried

B. STAFF PRESENTATION

1. Public Realm Standards

Ann McLean, City Architect

Staff provided a Power-Point Presentation on Public Realm Standards and different street cross-sections standards in the City of Surrey, and highlighted the policies surrounding the city's urban design policies and guidelines to identify the objectives of public realm for public/private sidewalks, tree boulevard, and to encourage walkable and green neighborhoods.

C. NEW SUBMISSIONS

2. Time: 4:45 p.m.

File No.: 7919-0123-00
Address: 13965/75/87-108 Ave, 10814/24/34-139A Street, 10827/37-140 Street
New or Resubmit: New
Last Submission Date: N/A
Description: OCP Amendment (Urban to Multiple Residential); to City Centre Plan Amendment (Single Family/Duplex (0.6 FAR) to Residential Low to Mid Rise up to 2.5 FAR and minor adjustment to the alignment of the east/west road); Rezoning (RF to CD); and consolidation of eight (8) RF lots to allow for the development of two 6-storey multi-family development with two levels of underground parking for a total of 259 dwelling units.

Developer: Roop Kooner
Architect: Jessie Arora, Architect AIBC, DF Architecture
Landscape Architect: Clark Kavolinas, BCSLA, C. Kavolinas & Associates Inc.
Planner: Donald Nip
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff worked closely with the applicant to advance the concept and support the project. The Panel was asked to comment on the overall architectural expression, form, and public realm interfaces.

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

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by W. Chong
Seconded by L. Mickelson
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

Key Points:

- Recommend further development of the indoor and outdoor amenity spaces.
(noted, relocated indoor amenity space in the courtyard to the 5th floor of both building 1 and building 2. See page A-100 site plan, page A-202 main floor plan, and page A-205 fifth floor plan building 1 & 2.)
- Consider daylighting into stairs.
(noted, stairs near both building 1 and building 2 entrance lobby in hallways have been rotated and added windows to allow daylighting into buildings. (See page A-100 site plan, Page A-202 to A-206 floor plans.)
- Consider further design development within the courtyard to reduce the redundancy of the circulation.
(noted, courtyard have been redesign to reduce of circulation See page A-100 site plan, page A-202 main floor plan)
- Consider providing direct access from the lobby to the courtyard in the east building but not the west building.
(noted, stairs near both building 1 and building 2 entrance lobby have been rotated to provided direct access from lobby to the courtyard for both buildings. See page A-100 site plan, Page A-202 to A-206 floor plans.)
- Consider simplifying the architectural expression; the design might benefit from a bolder use of brick.

(noted, brick material are used on the main floor façade facing street on both buildings to create a simplify architectural expression. See page A-320 to A-327.)

- Consider revisiting the final finish elevation on the main floor of the buildings.
(noted, all final finish elevation on the main floor of the building are design as per city's comments of 0.6m to 1.2m above the adjacent side walk. See page A-100 site plan.)
- Consider relocating some of the indoor amenity space to facilitate a larger outdoor amenity.
(noted, indoor amenity space in the courtyard has been eliminated and additional indoor amenity space has been added to 5th floor of both building 1 and building 2 to create a larger outdoor amenity in the courtyard. See page A-100 site plan, page A-202 main floor plan, and page A-205 fifth floor plan building 1 & 2.)

Site

- No specific issues were identified.
(noted.)

Form and Character

- Recommend further design development to simplifying the overall elevation.
(noted, band overhangs at mid levels have been removed to simplifying the overall elevation see page A-320-327)
- Consider omitting some of the roof band overhangs.
(noted, part of the overhangs are removed from the façade facing streets, and most of the overhangs from the courtyard are removed. See page A-320-328.)
- The consideration for bicycle movement is supported.
(noted.)
- Consider rotating stairwell for additional lighting.
(noted, stairs near both building 1 and building 2 entrance lobby have been rotated to provided direct access from lobby to the courtyard for both building. See page A-100 site plan, Page A-202 to A-206 floor plans.)
- Consider glazing the windows in the exterior stairs. Recommend glazing on east and west elevator lobbies. Review the indoor and outdoor amenity connections.
(noted, stairs near both building 1 and building 2 entrance lobby in hallways have been rotated and added windows to allow daylighting into buildings. (See page A-100 site plan, Page A-202 to A-206 floor plans.)
- Consider replanning the inner corner units.
(noted, type K and L1 units have been combined into Type L2. See page A-203-205.)
- Rationalize the window size elevations.
(noted, detail of window provided & additional glaze provided in corner units. See page A-203-205.)
- Consider reducing the indoor amenity encroachment into the courtyard to enlarge the open space at grade. Review the ground floor finished

elevations to reduce the grade difference with the courtyard and sidewalks. *(noted, relocated indoor amenity space in the courtyard to the 5th floor of both building 1 and building 2. See page A-100 site plan, page A-202 main floor plan, and page A-205 fifth floor plan building 1 & 2.)*

- Consider direct access for the west building to the courtyard like the access in the east building. *(noted, stairs near both building 1 and building 2 entrance lobby have been rotated to provided direct access from lobby to the courtyard for both building. See page A-100 site plan, Page A-202 to A-206 floor plans.)*
- Recommend further design development of the mid block stair for access to natural light; glazing or rotation of stair to allow light to the long corridor. *(noted, stairs near both building 1 and building 2 entrance lobby have been rotated and added windows to allow daylighting into stairs. (See page A-100 site plan, Page A-202 to A-206 floor plans.)*
- Consider inner corner units to be replanned to allow for better access to natural light to the bedrooms: combining Type K and L₁ units. *(noted, type K and L₁ units have been combined into Type L₂. See page A-203-205.)*
- Recommend that all vestibules have glazing in parking levels. *(noted, all vestibules are now equipped with glazing in Parking levels.)*

Landscape

- Consider simplifying the amount of hard paving. *(Hard paving has been minimized as much as possible.)*
- The outdoor amenity on the upper floors is appreciated. *(Understood.)*
- Consider simplifying grade change between levels in the play area. *(Grade change has been simplified within the courtyard)*
- Consider using more of rooftop spaces for outdoor amenity. *(Rooftop space for outdoor amenity has been increased.)*
- Suggest avoiding the use of tropical woods. *(Understood.)*
- Consider additional seating within courtyard. *(Implemented as requested.)*
- Consider providing flexible play area, such as using the grade change. *(Grade change no longer exists.)*

CPTED

- No specific issues were identified.

Sustainability

- Consider cooling (not full refrigeration) for parcel delivery rooms to help make them work for grocery delivery. *(noted, cooling for parcel delivery room will be integrated in amazon parcel room in both building 1 and building 2.)*

- Recommend looking for ways to promote the use of stairs.
(noted, windows have been added to the stair wells on all the floors overlooking into the courtyard. See page A-203-206.)
- The project addressing the step code is supported.
(noted.)
- The minimization of solar heat gain is supported.
(noted.)
- Consider carefully how the windows align with the thermal barriers within the walls.
(noted, a building envelope consultant is on board to solve this issue and it'll be addressed in the BP stage of the project.)
- The potential for glare is possible: consider the glazing.
(noted, revisited the glazing design and there will not be any glare possibilities.)

Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.
(noted, there will be no accessible units provided for this project.)
- Recommend emergency call button panel in the elevator and lobby.
(noted, this item will be addressed at the BP stage of the project.)
- Recommend that the amenity restrooms be Accessible.
(noted, all amenity restrooms are designed to be Accessible.)
- Recommend that the entrance door be power operated.
(noted, this item will be addressed at the BP stage of the project.)
- Recommend pathways are made of a material where wheelchairs can pass.
(noted, this item will be addressed at the BP stage of the project.)
- Consider placing the elevator and entrance call panel horizontal.
(noted, this item will be addressed at the BP stage of the project..)
- The designated disabled parking stall location is supported.
(noted.)

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 22, 2021.

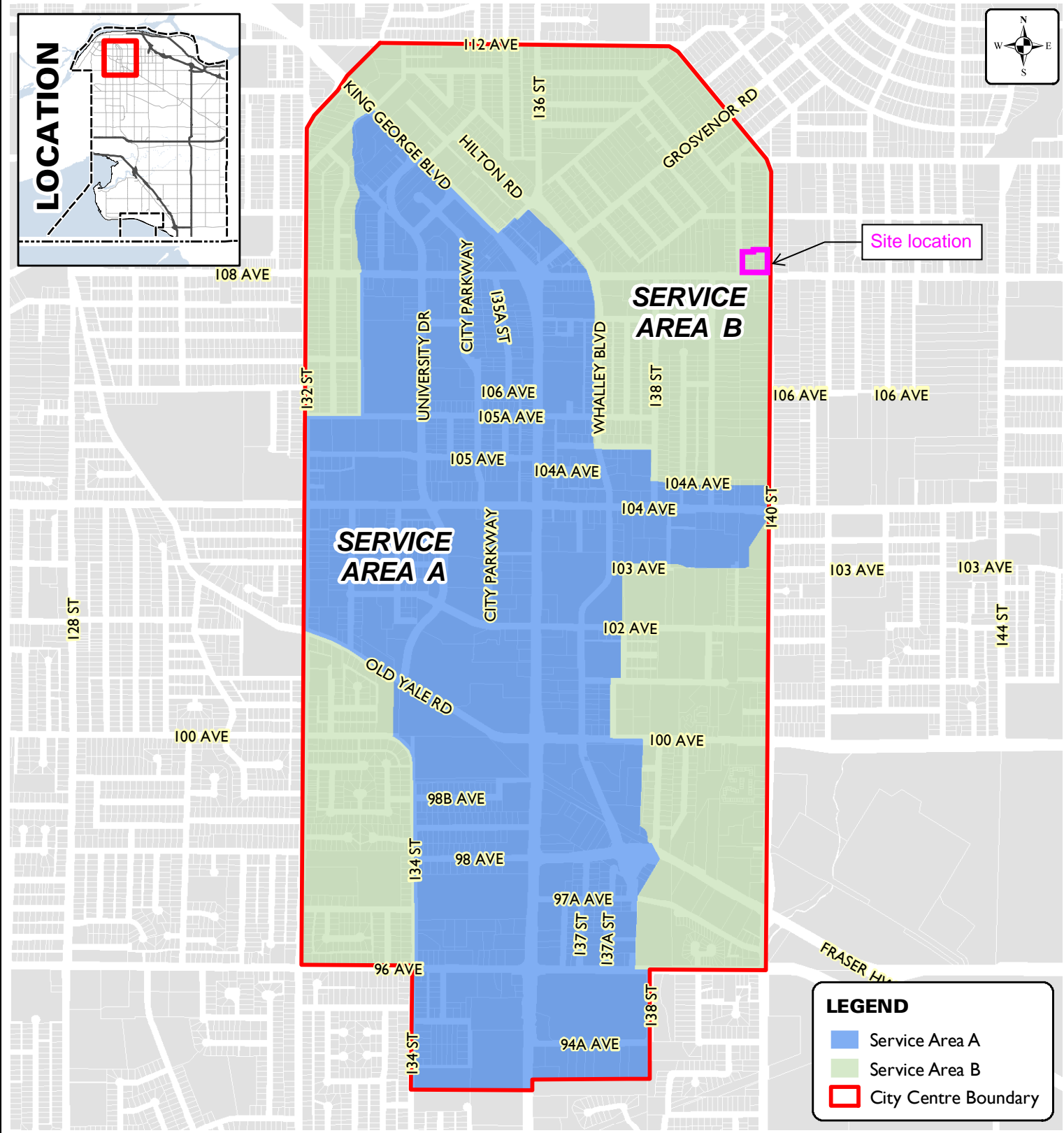
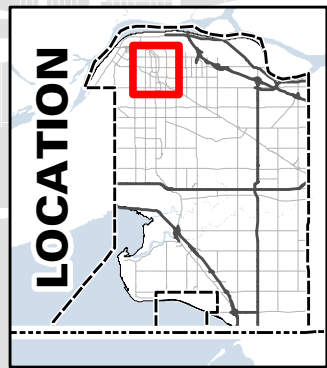
E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:12 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair

FIGURE 1



LEGEND

- Service Area A
- Service Area B
- City Centre Boundary

Produced by GIS Section: May 31, 2012, CS/AW8



DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

ENGINEERING DEPARTMENT

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