

**PROPOSAL:**

- **Rezoning** from RA to CD
- **Development Permit**

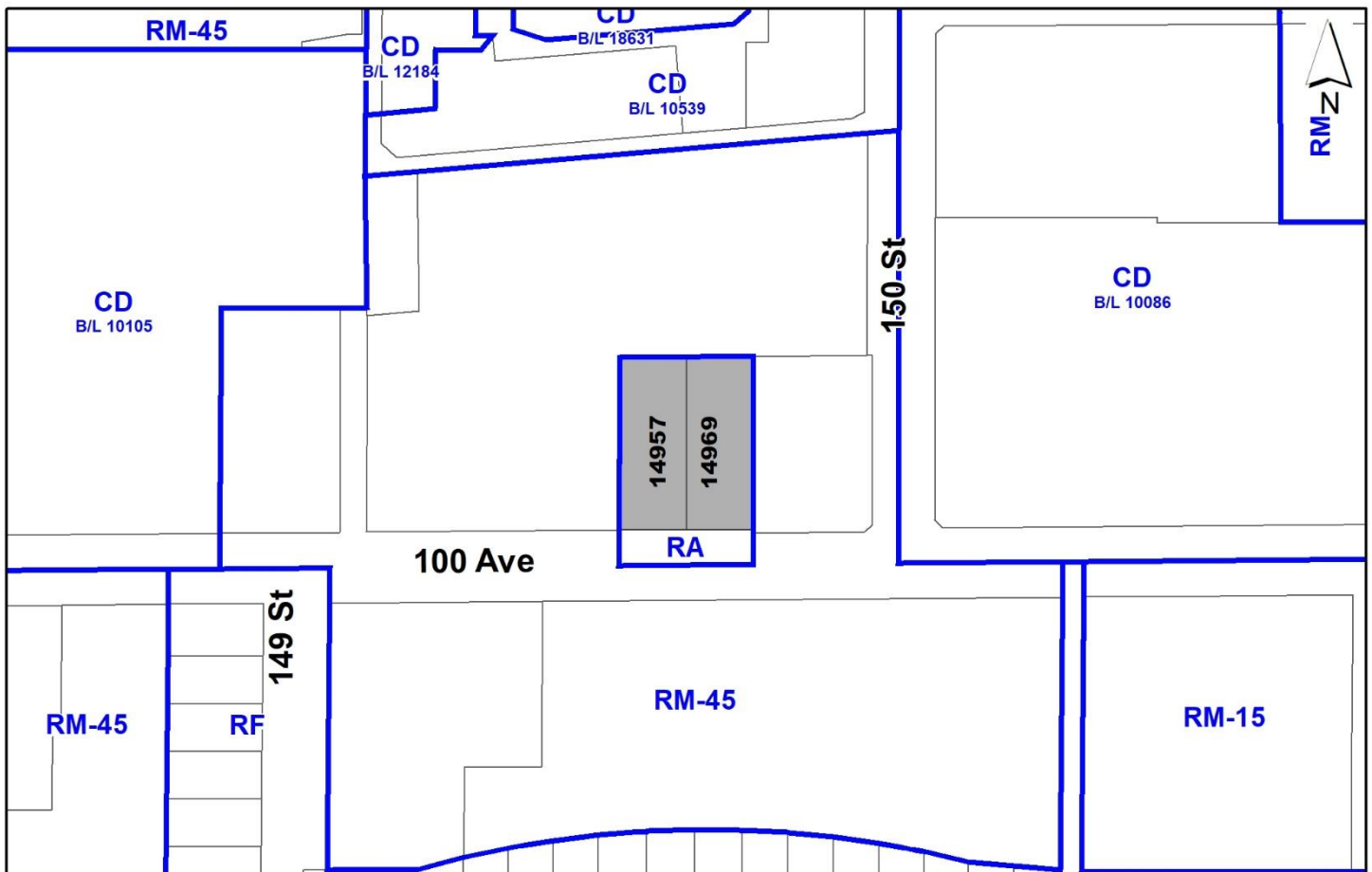
To permit the development of a 6-storey residential apartment building.

**LOCATION:** 14969 100 Avenue  
 14957 100 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Multiple Residential

**TCP DESIGNATION:** Low to Mid Rise Residential



## RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal generally complies with the “Low Rise Transitional Residential” designation in the Guildford Plan.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed density and building form are appropriate for this part of Guildford and complies with the Development Permit (Form and Character) requirements in the OCP.
- The proposed buildings are expected to achieve an attractive architectural built form utilizing high quality materials and contemporary lines. The street interface has been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.
- The proposed development is located within an Urban Centre and conforms with the goal of achieving higher density development near a transit corridor.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7920-0298-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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) submission of an acoustical report for the units adjacent to 100 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

**SITE CONTEXT & BACKGROUND**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/TCP Designation</b>	<b>Existing Zone</b>
Subject Site	Large single family lots	Low to Mid Rise Residential in Guildford Plan	RA
North:	Existing 3-storey apartment	Low to Mid Rise Residential in Guildford Plan	RM-45
East:	Existing 3-storey apartment	Low to Mid Rise Residential in Guildford Plan	RM-45
South (Across 100 Avenue):	Existing 2-storey townhomes	Multiple Residential in the OCP	RM-45
West:	Existing 3-storey apartment	Low to Mid Rise Residential in Guildford Plan	RM-45

**Context & Background**

- The subject site is a 3,424 square metre site, consisting of 2 properties, located on the north side of 100 Avenue, west of 150 Street and located within the Guildford Plan area.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the Guildford Plan area and is zoned “One-Acre Residential Zone (RA)”.
- The existing dwellings currently have access from 100 Avenue.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey apartment building with 110 units, the applicant is proposing the following:
  - Rezoning the site from RA to CD (based on RM-70 Zone); and
  - Detailed Development Permit for Form and Character.
- The proposed development will consist of 110 residential dwelling units and two levels of underground parking.
- The following table provides specific details on the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3,424 square metres
Road Dedication:	830 square metres
Net Site Area:	2,595 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	20 metres
<b>Floor Area Ratio (FAR):</b>	2.33 (gross) / 3.10 (net)
<b>Floor Area</b>	
Residential:	7,957 square metres
Commercial:	
Total:	7,957 square metres
<b>Residential Units:</b>	
1-Bedroom:	45
2-Bedroom:	53
3-Bedroom:	12
Total:	110

## Referrals

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

**School District:** **The School District has advised that there will be approximately 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

10 Elementary students at Bonaccord Elementary School  
4 Secondary students at Johnston Heights Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2027.

**Parks, Recreation & Culture:** The closest active park is Douglas Park with amenities including an outdoor sport court and playground, and is 500 metres walking distance from the proposed development. Green Timbers Urban Forest Park is the closest park with natural area and is 975 metre walking distance from the proposed development.

**Surrey Fire Department:** The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.

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

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

## Transportation Considerations

### Road Network & Infrastructure

- The applicant will be providing the following improvements:
  - Dedication and construction of the north side of 100 Avenue to the arterial road standard; and
  - Dedication and construction of the east side of 149A Street to the local road standard.

### Traffic Impacts

- As part of the Stage 2 Plan process, a transportation impact analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area. This process, as opposed to a piecemeal evaluation approach, is preferred to better inform the required infrastructure improvements to support the projected overall growth within the Plan.
- According to industry standard rates, the proposal is anticipated to generate approximately one vehicle trip every one to two minutes in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City's minimum threshold and complies with the Guildford Plan designation, with the anticipated land-use and density on the subject site having been taken into account as part of the Stage 2 transportation impact analysis for the overall Plan area.

### Transit

- The subject site is located within close proximity of an existing bus stop (#341 – Newton Exchange to Guildford) on 100 Avenue.
- The proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to transit service.

### Access

- Access to the subject site is proposed via a new road (149A Street) introduced along the west property line of the subject site (149A Street).

## Sustainability Considerations

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP), which permits up to 2.5 FAR gross within Urban Centres.

#### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
  - Growth Management
    - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
    - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
  - Centres, Corridors and Neighbourhoods:
    - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
    - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
  - Ecosystems
    - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

### Secondary Plans

#### Land Use Designation

- The property is designated "Low to Mid Rise Residential" in the Guildford Plan.
- The "Low to Mid Rise Residential" designation permits up to 2.25 FAR (gross). The designation supports up to 6 storeys.
- The applicant is proposing a gross density of 2.33 FAR, which exceeds the maximum permitted under the designation.



- The additional floor area has merit considering the proposed building is consistent with the intent of the “Low to Mid Rise Residential” designation and the 6-storey form envisioned within the designation.
- A re-designation will not be required, however, 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 apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the “core”) and existing single-family areas that will be retained at the periphery of the plan area.
- The development encourages a greater diversity of housing options for different family sizes, types and compositions.
- The Guildford Plan Housing Policy requires that a minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater. The intent is to provide a broader range of housing choice for a variety of family sizes, types as well as compositions.
- Staff note that the proposal generally addresses these family-oriented housing policies in the Guildford Plan by providing approximately 59% of the total dwelling units as two or more bedrooms and 11% of the dwelling units as three or more bedroom.

#### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey residential apartment building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	1.50	3.10
<b>Lot Coverage:</b>	33%	40%
<b>Yards and Setbacks</b>	7.5 metres	East: 4.0 metres West: 5.5 metres South: 5.5 metres North: 5.5 metres
<b>Principal Building Height:</b>	50 metres	20 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented Multiple Unit residential buildings</li> <li>• Child Care Centres</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple unit residential buildings</li> <li>• Ground-oriented Multiple Unit residential buildings</li> </ul>
<b>Amenity Space:</b>		
Indoor Amenity:	330 square metres	The proposed 280 square metres and CIL meets the Zoning Bylaw requirement.
Outdoor Amenity:	330 square metres	The proposed 418 square metres exceeds the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>		<b>Required</b>
<b>Number of Stalls</b>		<b>Proposed</b>
Residential:	158	121
Residential Visitor:	22	11
Total:	180	132
Accessible:	4	3
<b>Bicycle Spaces</b>		
Residential Secure Parking:	132	136
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, minimum building setbacks and off-street parking requirements.
- The permitted land use is intended to accommodate the proposed 6-storey apartment building.
- If calculated on the net site area, the FAR is 3.10. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 3.10 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 40% in the CD Bylaw to accommodate the proposed 6-storey apartment built form.

- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.

#### On-site Parking and Bicycle Storage

- The proposed development includes a total of 132 parking spaces consisting of 121 resident parking spaces and 11 parking spaces for visitors. In addition, the applicant will provide 3 accessible parking spaces.
- All parking spaces on-site will be provided within an enclosed underground parkade that is accessed from the future 149A Street.
- The applicant is proposing to provide a minimum rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).
- Of the 132 parking stalls provided, 46 small car stalls, or 35% of the total number of parking spaces, are proposed. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of all lot lines.
- The development will provide a total of 136 secure bicycle parking spaces in the underground parkade. This will exceed the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces, at grade for visitors, for each of the proposed buildings which complies with the Zoning 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. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Guildford Plan designation.

- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for Guildford is \$239.82 per sq. m. for apartments.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing, with rates anticipated to increase in April 2024. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The applicant will be required to contribute \$1,113.92 per new unit to support the redevelopment of new affordable housing.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

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

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on April 9 2024, and the Development Proposal Signs were installed on April 11, 2024. Staff received 1 response from a neighbouring resident (*staff comments in italics*):
  - One respondents sought more information regarding the proposal and had no objections.

*(Staff provided the requested information to the respondent.)*

### **DEVELOPMENT PERMITS**

#### **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 Guildford Plan.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Guildford Plan
- The applicant has worked with staff to:
  - provide appropriate ground floor setbacks to accommodate robust planting and to ensure a consistent streetscape;
  - provide appropriate step backs for level 6 the north and west elevation in order to maintain a 5-storey visual expression and to provide a sensitive interface to the existing 3-storey apartment buildings;
  - provide two-level townhouse units along the 100 Avenue;
  - emphasize the 2-storey townhome expression along 149A Street;
  - refine the exterior elevations and materials;
  - design an acceptable urban public realm interface, protection of off-site tree, and edge treatments, responding to the sloping site;
  - refine the overall building massing in order to ensure an attractive streetscape.
- The proposed building is a 6-storey, wood frame residential building, consisting of an existing street frontage (100 Avenue) and future new road access (149A Street).
- The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.
- The predominant building material is comprised of durable cementitious panels with a robust brick base to reinforce the 2-storey townhouse character.
- The building orientation provides appropriate urban edges on 100 Avenue and ensures that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The applicant is proposing a unit mix of 4 two-level townhouse units on the ground floor along 100 Avenue, 45 one-bedroom, 53 two-bedroom units and 8 three-bedroom units.

### Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

### Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 330 square metres of indoor amenity space to serve the residents of the proposed 110-unit apartment building. Of this 300-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 280 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 300 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution of \$51,000 (based on \$3,000 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended. Cash-in-lieu contributions for indoor amenity space are increased on an annual basis and must be paid at the rate in effect at the time of Final Adoption.
- The applicant is proposing indoor amenity on the ground floor, including a gym, yoga studio and a lounge area.

#### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit, the proposed development must provide a total of 330 square metres of outdoor amenity space to serve the residents of the proposed 110 units.
- The applicant is proposing 418 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the rear yard area and a rooftop amenity on the rooftop.
- The amenities on the ground level include a children's play area and a seating area directly adjacent to the indoor amenity area.
- The rooftop amenities includes a variety of seating areas.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

#### Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 (“Proposed Changes to Advisory Design Panel Procedures for Development Applications”) which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, the ADP can be waived.

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
  - Coordination of architectural and landscape designs at the outdoor amenity, and public realm and property line interfaces, in particular around retained trees and the proposed plaza space; and
  - Refinement of proposed architectural materials and detailing.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

**TREES**

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	8	8	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Bitter Cherry	2	2	0
Holly	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	4	4	0
Hemlock	1	1	0
Western Red Cedar	5	2	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>14</b>	<b>11</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>30</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>33</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 14 mature trees on the site, excluding Alder and Cottonwood trees. Eight (8) existing trees, approximately 36 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 3 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- 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 30 replacement trees on the site. The applicant is proposing 30 replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 100 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including maples, dogwood, beech and pine.
- In summary, a total of 33 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

LM/ar



APPENDIX I

DRAFT: APRIL 29, 2024

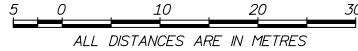
**PORPOSED SUBDIVISION PLAN OF  
EAST HALF LOT D EXCEPT: PARCEL TWO (BYLAW PLAN 87197);  
WEST HALF LOT D EXCEPT: PARCEL ONE (BYLAW PLAN 87197);  
ALL OF SEC 29 BLK 5 N R 1 W NWD PLAN 13730**

CIVIC ADDRESS:

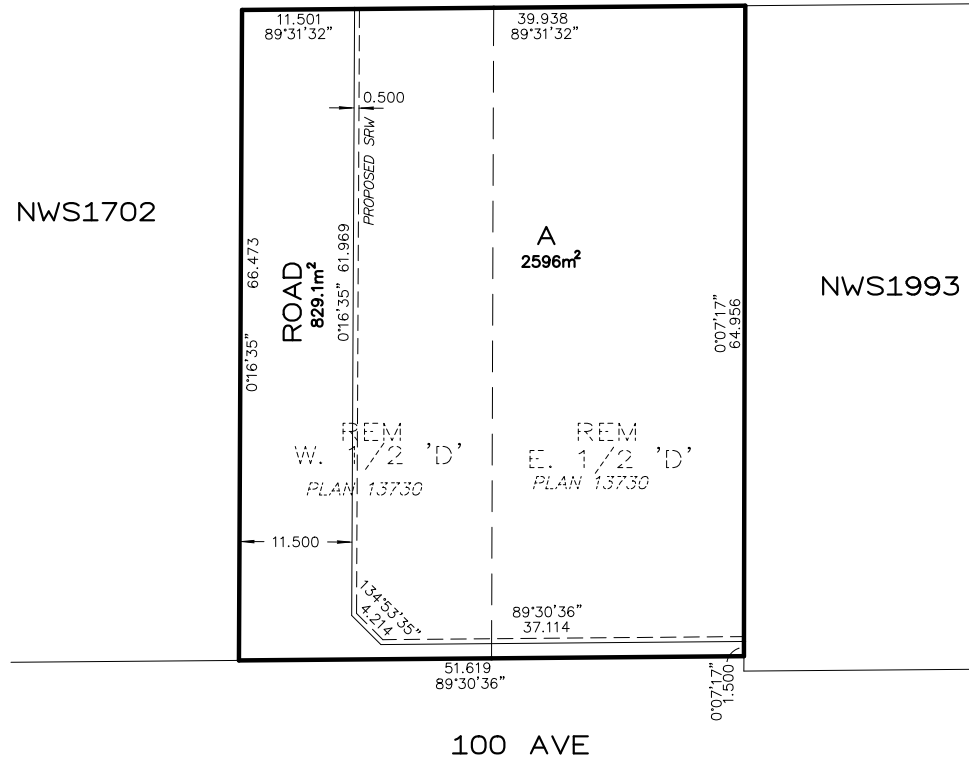
14957 100th Ave, Surrey BC  
P.I.D. 009-849-807 (WEST 1/2 LOT D)  
14969 100th Ave, Surrey BC  
P.I.D. 009-849-785 (EAST 1/2 LOT D)



SCALE 1 : 500



NWS1702



NWS1993

Lot dimensions are derived from Field Survey.

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**TARGET**  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-583-6161

FILE: 8934-SUB

23F - Greenbelt

10054

14945  
EXISTING  
MULTIFAMILY  
BUILDING

10061  
EXISTING  
MULTIFAMILY  
BUILDING

150 St

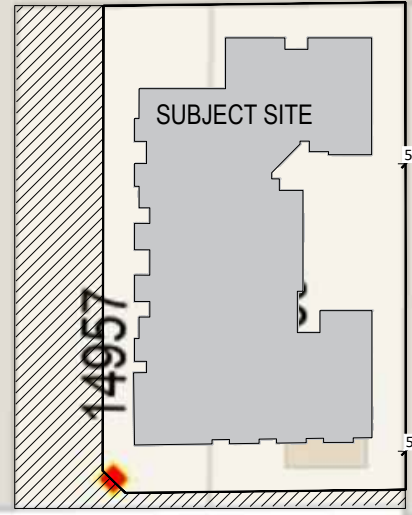
14935  
EXISTING  
MULTIFAMILY  
BUILDING

14915  
EXISTING  
MULTIFAMILY  
BUILDING

14915

14935

149A St



5.39M

5.74M

150 St

10038

14925  
EXISTING  
MULTIFAMILY  
BUILDING

14925

14957

10011  
EXISTING  
MULTIFAMILY  
BUILDING

10011

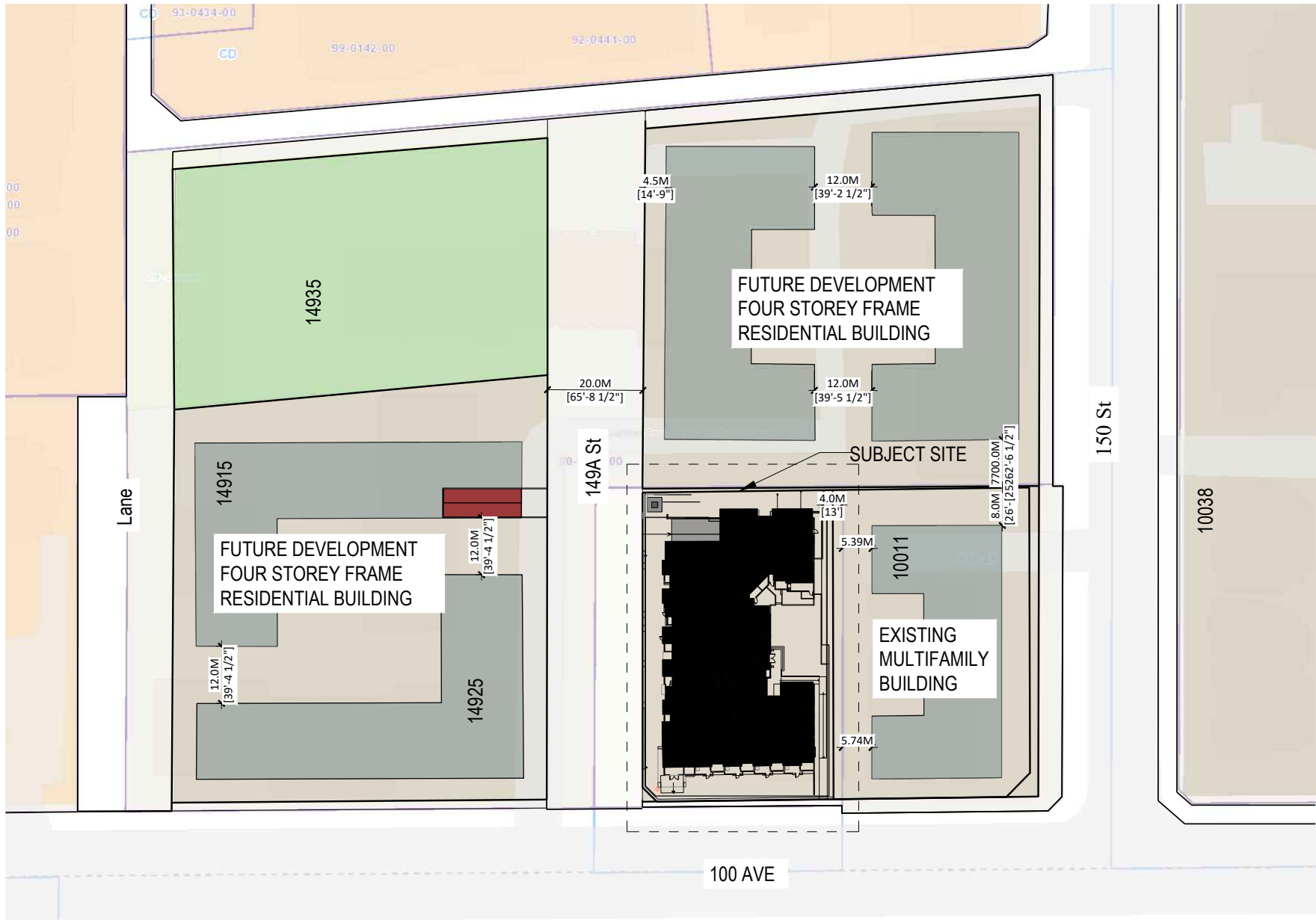
100 AVE

PROJECT INFO:  
APARTMENT BUILDING AT,  
14957, 14969 100AVE, SURREY, BC  
CLIENT: KAM

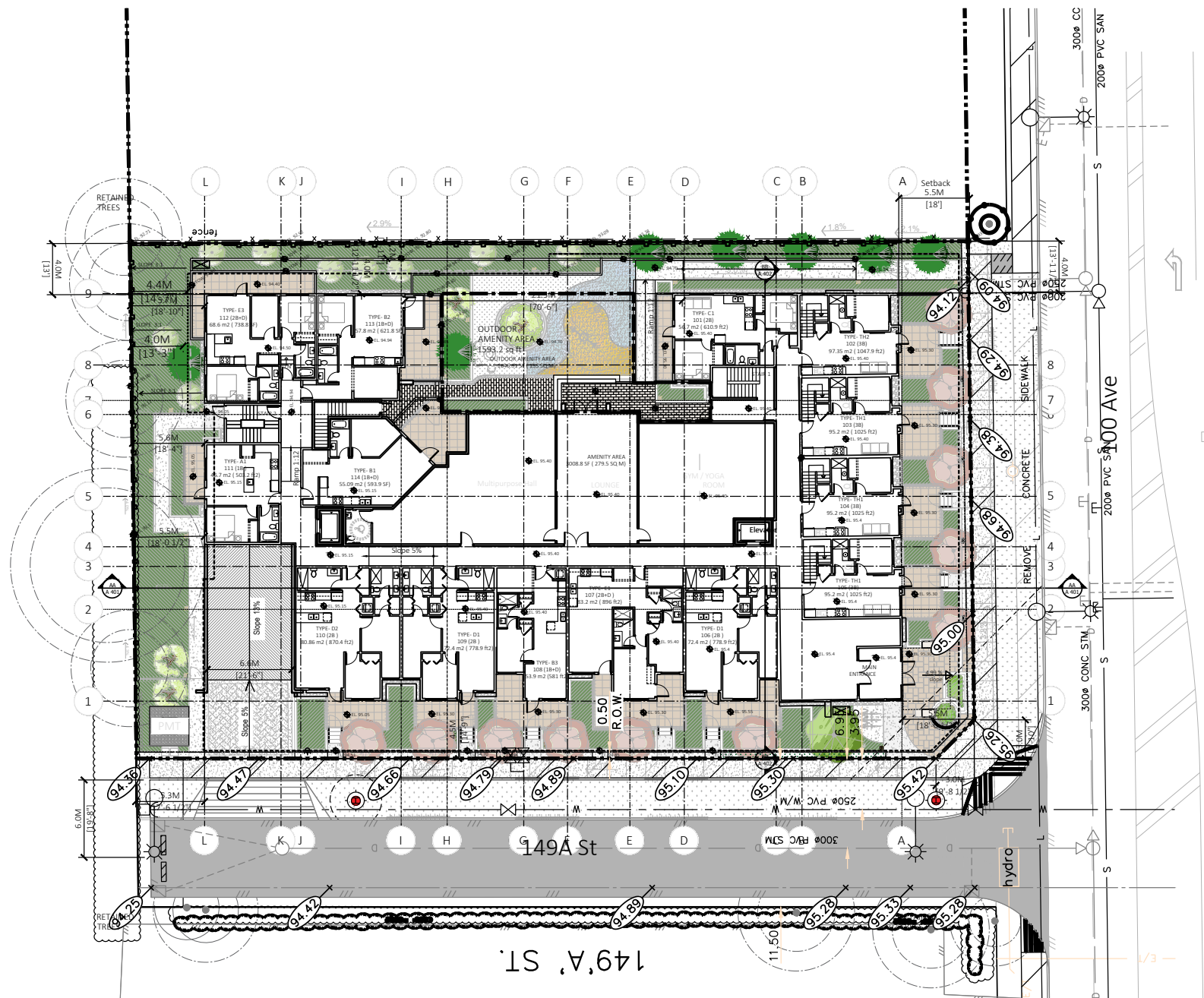
DATE  
2024-05-15  
PROJECT NO:  
18-207  
SCALE: DRAWN BY: S.P.

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR PERMIT	MM	2024-05-11
01	ISSUED FOR PERMIT	MM	2024-05-04

EXIST. CONTEXT PLAN



REV	DESCRIPTION	BY	DATE
01	ISSUED FOR PERMIT	KAM	2024-05-15
02	ISSUED FOR PERMIT	KAM	2024-05-15



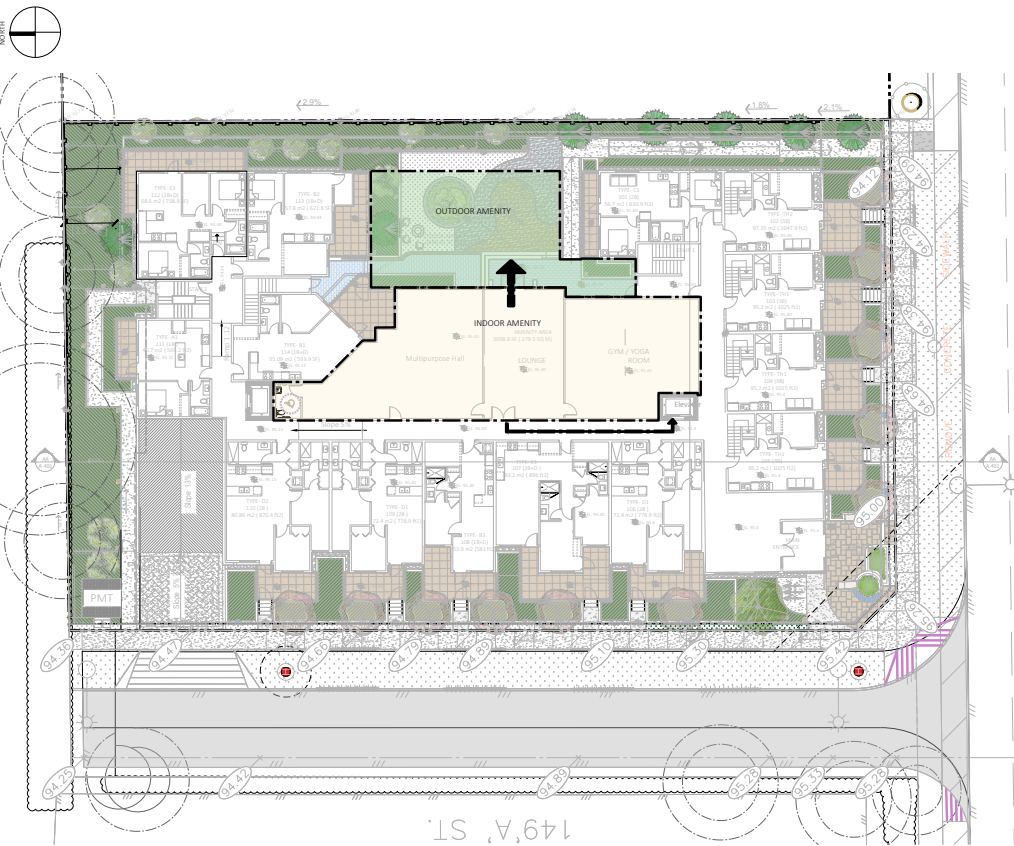
Unit 209- 6321 King George Blvd  
 Surrey BC, V3X 1G1  
 www.flatarchitecture.ca  
 contact@flatarchitecture.ca  
 Ph: 604-503-4484

PROJECT INFO:  
 APARTMENT BUILDING AT,  
 14957, 14969 100AVE, SURREY, BC  
 CLIENT: KAM

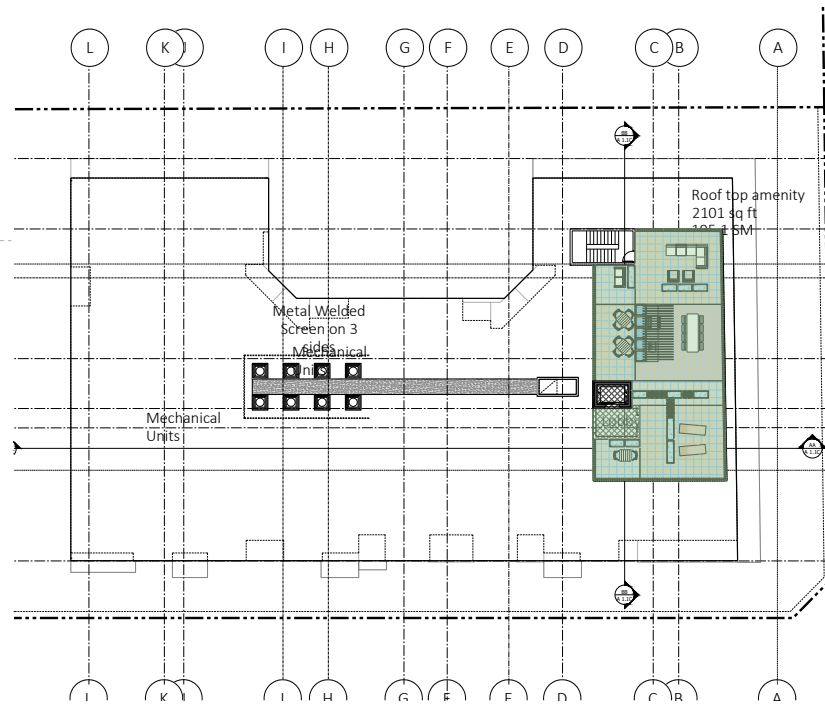
DATE  
 2024-05-15  
 PROJECT NO:  
 18-207  
 SCALE: DRAWN BY: S.P  
 1/24"

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR PERMIT	MM	2024-05-15
02	ISSUED FOR PERMIT	MM	2024-05-15
03	ISSUED FOR PERMIT	MM	2024-05-15

SITE PLAN

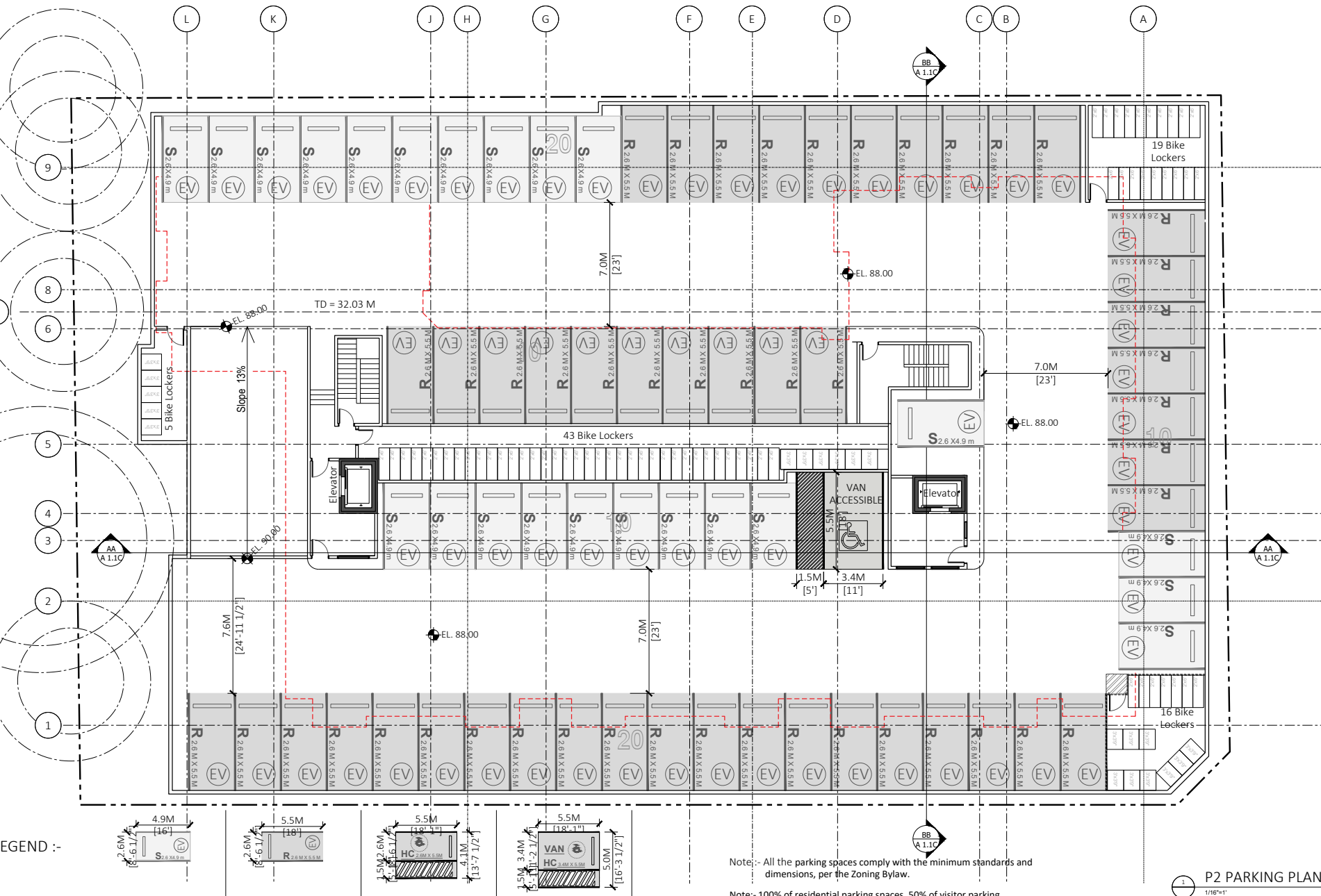


149'A ST.  
INDOOR-OUTDOOR  
AMENITY CO-RELATION

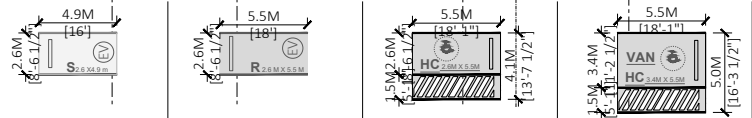


INDOOR-OUTDOOR AMENITY  
CO-RELATION WITH ROOF TOP AMENITY

NO.	DESCRIPTION	BY	DATE
01	ISSUED FOR PERMIT	MM	2024/04/11
02	ISSUED FOR PLOP	MM	2024/04/11
03	ISSUED FOR PLOP	MM	2024/04/11
04	ISSUED FOR PLOP	MM	2024/04/11
05	ISSUED FOR PLOP	MM	2024/04/11
06	ISSUED FOR PLOP	MM	2024/04/11
07	ISSUED FOR PLOP	MM	2024/04/11
08	ISSUED FOR PLOP	MM	2024/04/11
09	ISSUED FOR PLOP	MM	2024/04/11
10	ISSUED FOR PLOP	MM	2024/04/11
11	ISSUED FOR PLOP	MM	2024/04/11
12	ISSUED FOR PLOP	MM	2024/04/11
13	ISSUED FOR PLOP	MM	2024/04/11
14	ISSUED FOR PLOP	MM	2024/04/11
15	ISSUED FOR PLOP	MM	2024/04/11
16	ISSUED FOR PLOP	MM	2024/04/11
17	ISSUED FOR PLOP	MM	2024/04/11
18	ISSUED FOR PLOP	MM	2024/04/11
19	ISSUED FOR PLOP	MM	2024/04/11
20	ISSUED FOR PLOP	MM	2024/04/11



LEGEND :-



Note:- All the parking spaces comply with the minimum standards and dimensions, per the Zoning Bylaw.

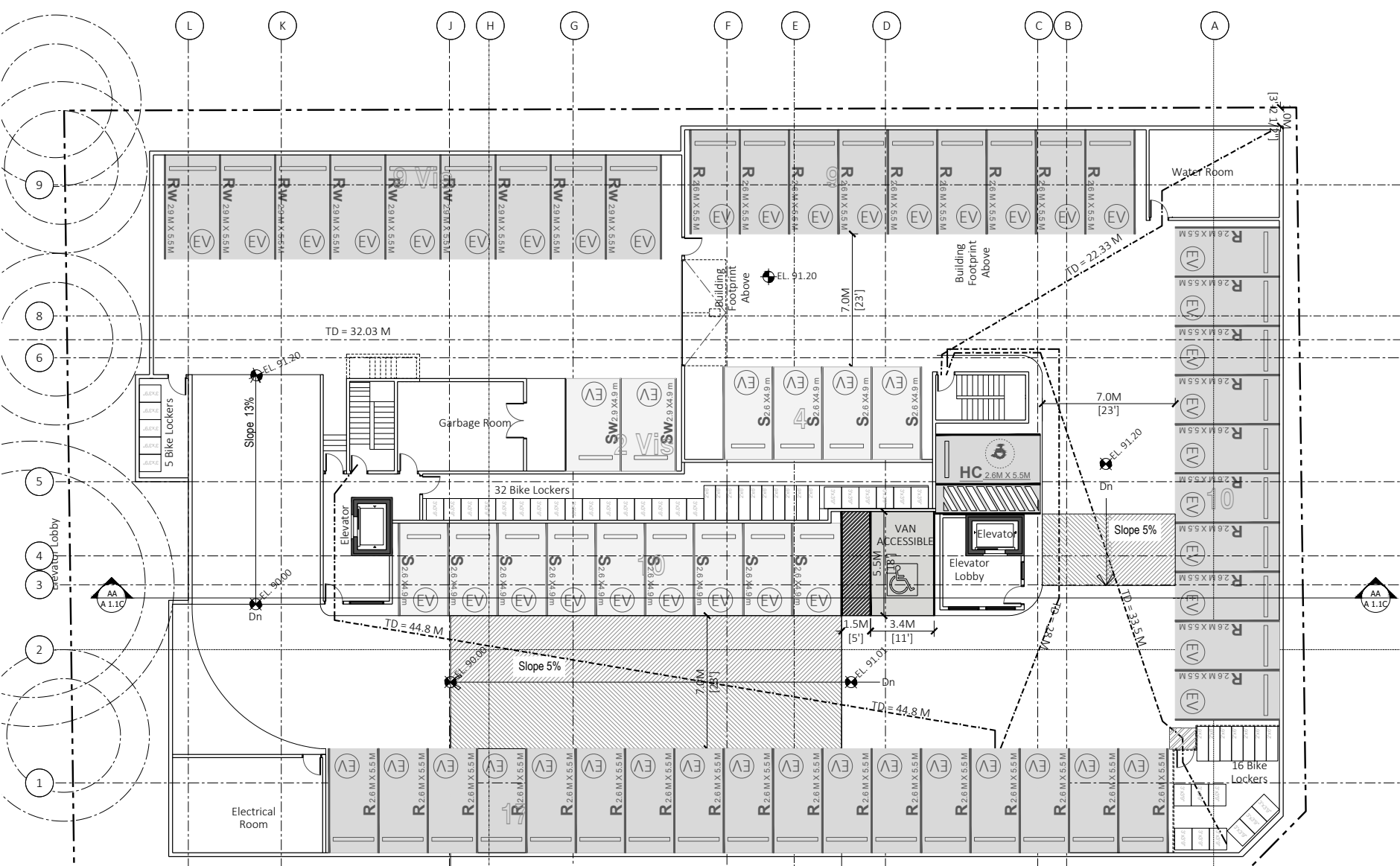
Note:- 100% of residential parking spaces, 50% of visitor parking

P2 PARKING PLAN  
1/165"=1"

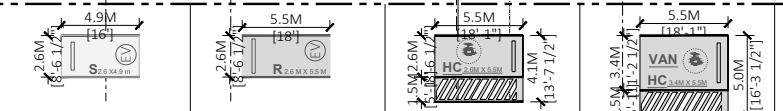
NO	REVISION	DATE	BY	SP



NO	DESCRIPTION	DATE	BY	SP



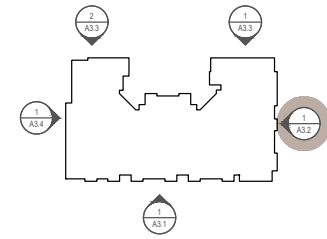
LEGEND :-



Note :- All the parking spaces comply with the minimum standards and dimensions, per the Zoning Bylaw.

Note:- 100% of residential parking spaces, 50% of visitor parking

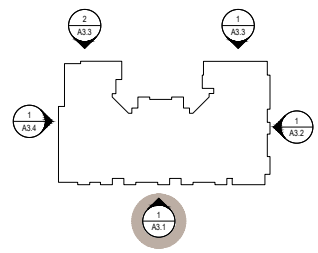
P1 PARKING PLAN  
1/165"=1"



1 FRONT / SOUTH ELEVATION  
3/32"=1"

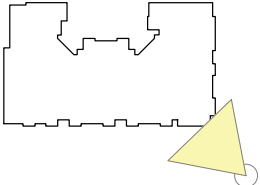
REV	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT	2024/05/11	KAM
02	ISSUED FOR PERMIT	2024/05/04	KAM





1 WEST ELEVATION  
1/16"=1'

REV	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT	2024-05-11	MM
02	ISSUED FOR PERMIT	2024-05-04	MM



PROJECT INFO:  
**APARTMENT BUILDING AT,**  
**14957, 14969 100AVE, SURREY, BC**  
 CLIENT: KAM

DATE:  
 2024-05-15  
 PROJECT NO:  
 18-207

SCALE: DRAWN BY: S.P.

NO	REVISION	DATE	BY	DATE
01	ISSUED FOR PERMIT	2024/05/11	KAM	2024/05/04
02	ISSUED FOR PERMIT	2024/05/11	KAM	2024/05/04

SOUTH-WEST VIEW

A 305

**LEGEND**

KEY	REF.	DESCRIPTION
	4 (13-0)	HYDRATED BLAZE
	5	GGG
	6 (13-0)	CONCRETE PAVING
	8 (13-0)	PLAYGROUND SAFETY SURFACE
	7 (13-0)	PAVERS
	10 (13-0)	BIKUB PLANTING
	1 (10-0)	BENCH
	2 (10-0)	BIKE RACKS
	1 (13-0)	MUSKOKKA CHAIRS



**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
<b>TREES</b>				
	<i>Acer palmatum</i> / 'Butterflies' / Variegated Japanese Maple	855	6cm cal.	4
	<i>Cornus mas</i> / Cornelian Cherry Dogwood	855	6cm cal.	11
	<i>Fagus sylvatica</i> / 'Disaray Goo' / European Beech	0.5 B	6cm cal.	9
	<i>Pinus contorta</i> / 'Contorta' / Shore Pine	845	2m ht.	7
	<i>Prunus serrulata</i> / Tzutan Cherry	855	6cm cal.	1
<b>STREET TREES</b>				
	STREET TREE	845	6cm cal.	5

**REVISIONS TABLE FOR DRAWINGS**

No.	By	Description	Date
14	PC	Issued for DP	2023-05-16
13	ET	Issued for DP Coordination	2023-04-07
12	PC	Issued for DP Coordination	2023-04-03
11	PC	Issued for DP	2023-03-04
10	PC	Issued for ADP	2023-02-11
9	PC	Re-issued for ADP	2023-02-14
8	PC	Re-issued for DP	2023-02-08
7	PC	Re-issued for DP	2023-02-08
6	PC	Re-issued for DP	2023-01-11
5	JW	Re-issued for DP	2022-09-22
4	JW	Re-issued for DP	2021-12-22
3	ET	Issued for Coordination	2021-11-17
2	ET	Issued for DP	2020-11-25
1	ET	Issued for Review	2020-11-05

**REVISIONS TABLE FOR SHEET**

No.	By	Description	Date

Project:  
14957 and 14969 100th Ave.

Location:  
14957 and 14969 100th Ave  
Surrey, B.C.

Drawn: ET	Stamp
Checked: JW	
Approved: MVD2	
Scale: 1:100	Original Sheet Size: 24"x36"



\* PRODUCT/COMPANY INFORMATION PROVIDED BY MANUFACTURERS AND SUPPLIERS IS SUBJECT TO CHANGE WITHOUT NOTICE.

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TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **May 21, 2024**

PROJECT FILE: **7820-0298-00**

---

RE: **Engineering Requirements**  
**Location: 14969 100 Avenue and 14957 100 Ave**

**REZONE/SUBDIVISION**

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

- Dedicate 1.50 m along 100 Avenue;
- Dedicate 11.50 m along 149 A Street;
- Dedicate 3.0 m x 3.0 m corner cut at intersection of 100 Avenue and 149 A Street;
- Dedicate as road (without compensation), Bylaw Road;
- Register 0.5 m statutory right-of-way (SRW) along 100 Avenue and 149 A Street;

***Works and Services***

- Construct the north side of 100 Avenue;
- Construct the east side of 149 A Street;
- Provide downstream catchment analyses for drainage and sanitary, and implement improvements as required.
- Construct/upgrade required frontage mains (drainage, sanitary, and water) to service the site; and
- Construct adequately-sized service connections (drainage sanitary, and water), complete with inspection chambers and water meters, to service the site.
- Provide on-site drainage detention as required by the Guildford Town Centre Plan and Upper Serpentine ISMP.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Jeff Pang, P.Eng.  
Manager, Development Services  
M51

Department: **Planning and Demographics**  
Date: **April 10, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **20-0298**

The proposed development of **110** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	17
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	10
Secondary School =	4
<b>Total Students =</b>	<b>14</b>

<b>Current Enrolment and Capacities:</b>	
<b>Bonaccord Elementary</b>	
Enrolment	522
Operating Capacity	550
# of Portables	0
<b>Johnston Heights Secondary</b>	
Enrolment	1460
Operating Capacity	1450
# of Portables	1

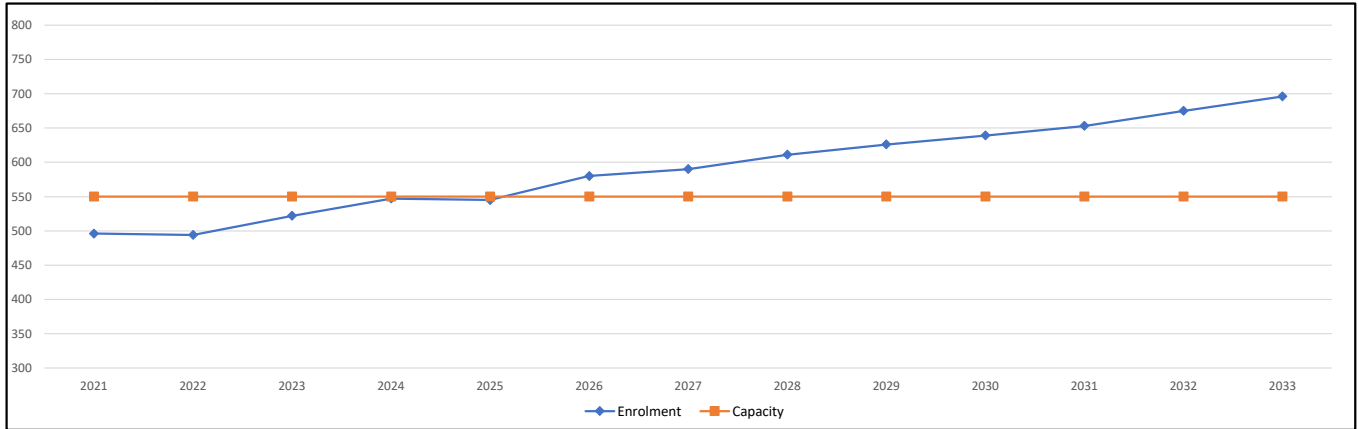
**Summary of Impact and Commentary**

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

Bonaccord Elementary sits within maturing neighbourhoods. The 10 year enrolment projections show that the enrolment will continue to be steady neither growing or declining dramatically. The existing capacity of the school can accommodate the existing and projected enrolment over the next decade.

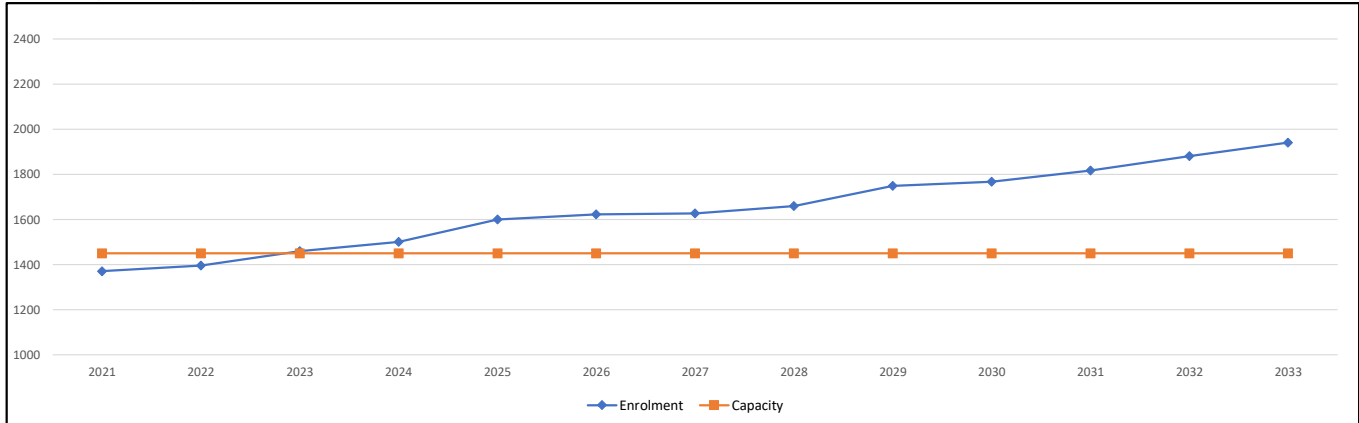
Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Berkshire Park Elementary; stable and level. In September 2023, the school started to operate above capacity seen by the enrolment increases and this trend will likely continue in the future given the Skytrain and densification around the school neighborhood. The school currently operates a District IB Middle and International Baccalaureate Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by school capacity and additional portables, no additions are being considered at this time. However, with the pending densification around Guildford Mall and the future Skytrain line, these projections should be considered conservative.

**Bonaccord Elementary**



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

**Johnston Heights Secondary**



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

**Population:** The projected population of children aged 0-17 impacted by the development.

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

APPENDIX IV

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 20-0298-00

Address: 14957 14969 100 Avenue, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A & Rhythm Batra PN-8932A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
<b>Protected Trees to be Removed</b>	19
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = <u>8</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = <u>22</u>	30
<b>Replacement Trees Proposed</b>	30
<b>Replacement Trees in Deficit</b>	NA
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

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

Signature of Arborist:

Date: March 22, 2024



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302







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

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

**PROJECT TITLE**  
TREE PRESERVATION AND PROTECTION PLAN

14957 14969 100th AVENUE  
SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	JUL24/18	SL	UPDATED TREE PLAN
2	DEC10/18	MK	SITE PLAN
3	JAN03/19	MK	UNDERGROUND PARKING
4	OCT29/20	MK	SITE PLAN
5	JAN29/21	MK	SITE & CIVIL PLAN
6	SEPT26/22	MK	REVISIONS
7	OCT13/22	MK	REVISIONS
8	JAN10/23	MK	UPDATED SURVEY REVISED SITE PLAN
9	FEB09/23	MK	REVISED CIVIL & SITE PLAN
10	FEB15/23	MK	SITE PLAN
11	MAR27/23	MK	SITE PLAN
12	OCT03/23	MK	CIVIL PLAN
13	FEB15/24	MK	SITE PLAN
14	FEB29/24	MK	SITE & LANDSCAPE PLAN
15	MAR04/24	MK	SITE, PARKADE & LANDSCAPE PLAN
16	MAR15/24	MK	SITE, PARKADE & LANDSCAPE PLANS
17	MAR21/24	MK	SITE, PARKADE & LANDSCAPE PLANS

**SHEET TITLE**

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

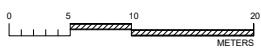
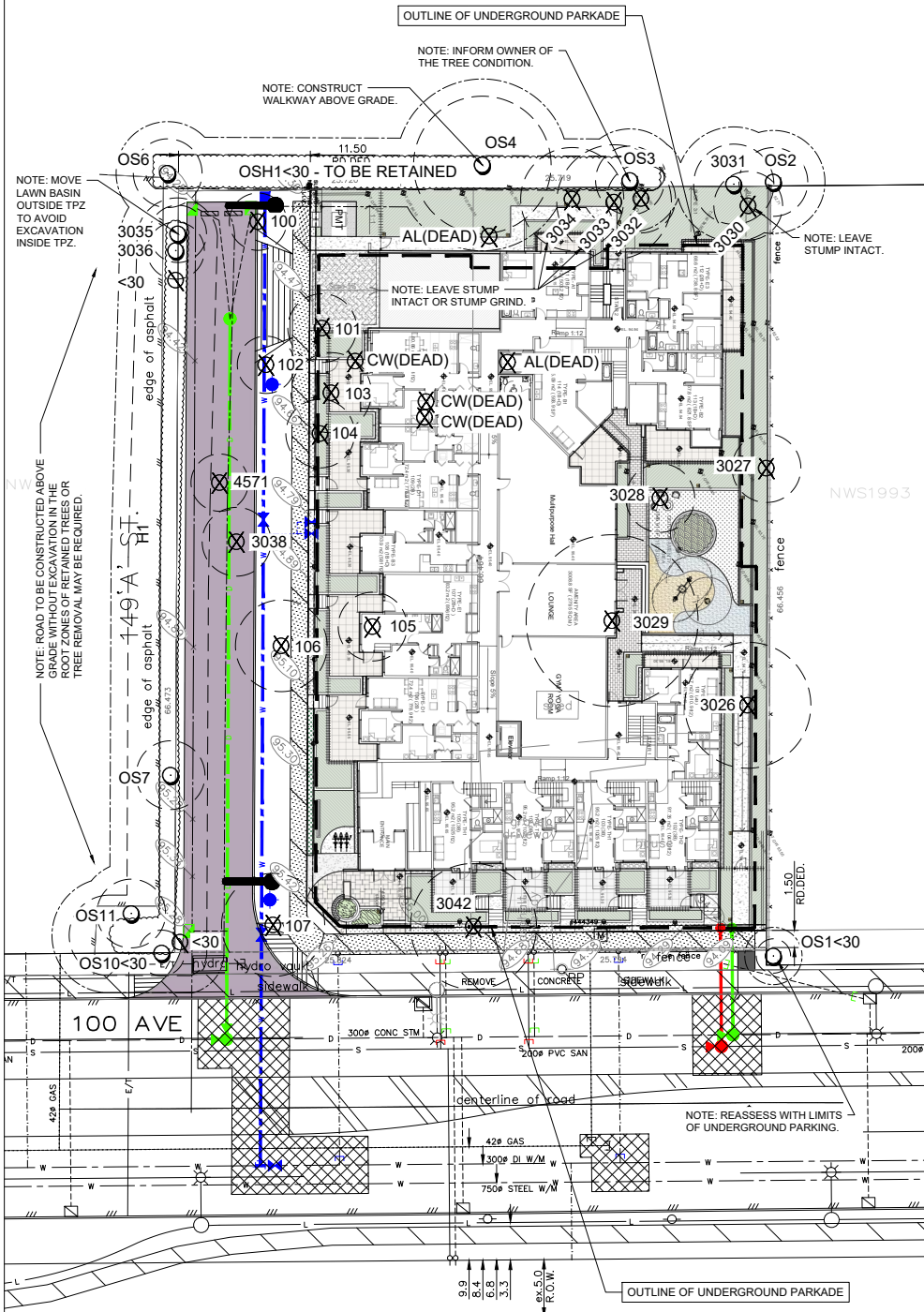
AS SHOWN

DATE

JULY 10, 2018

T-1

SHEET 1 OF 2



STRATA  
#9976-04

**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE
	NON BY-LAW TREE		



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

#105, 8277 129 St.  
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V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

**PROJECT TITLE**  
TREE PRESERVATION AND PROTECTION PLAN

14957 14969 100th AVENUE  
SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	JUL24/18	SL	UPDATED TREE PLAN
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15	MAR04/24	MK	SITE, PARKEDE & LANDSCAPE PLANS
16	MAR15/24	MK	SITE, PARKEDE & LANDSCAPE PLANS
17	MAR21/24	MK	SITE, PARKEDE & LANDSCAPE PLANS

**GENERAL NOTES:**

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- PROPOSED PERIMETER CEDAR FENCE, NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.
- TREE PROTECTION FENCING TO BE MEASURED FROM EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCSCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**SHEET TITLE**

T2 - TREE PROTECTION PLAN

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DRAWN

SL

SCALE

AS SHOWN

DATE

JULY 10, 2018

T-2

SHEET 2 OF 2

