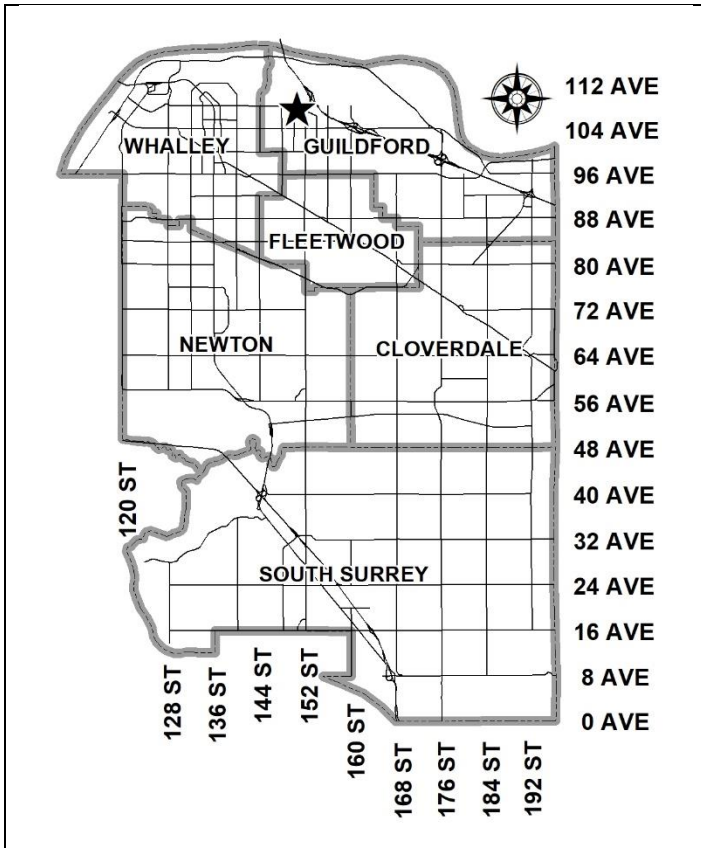


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0299-00

Planning Report Date: May 27, 2024



PROPOSAL:

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

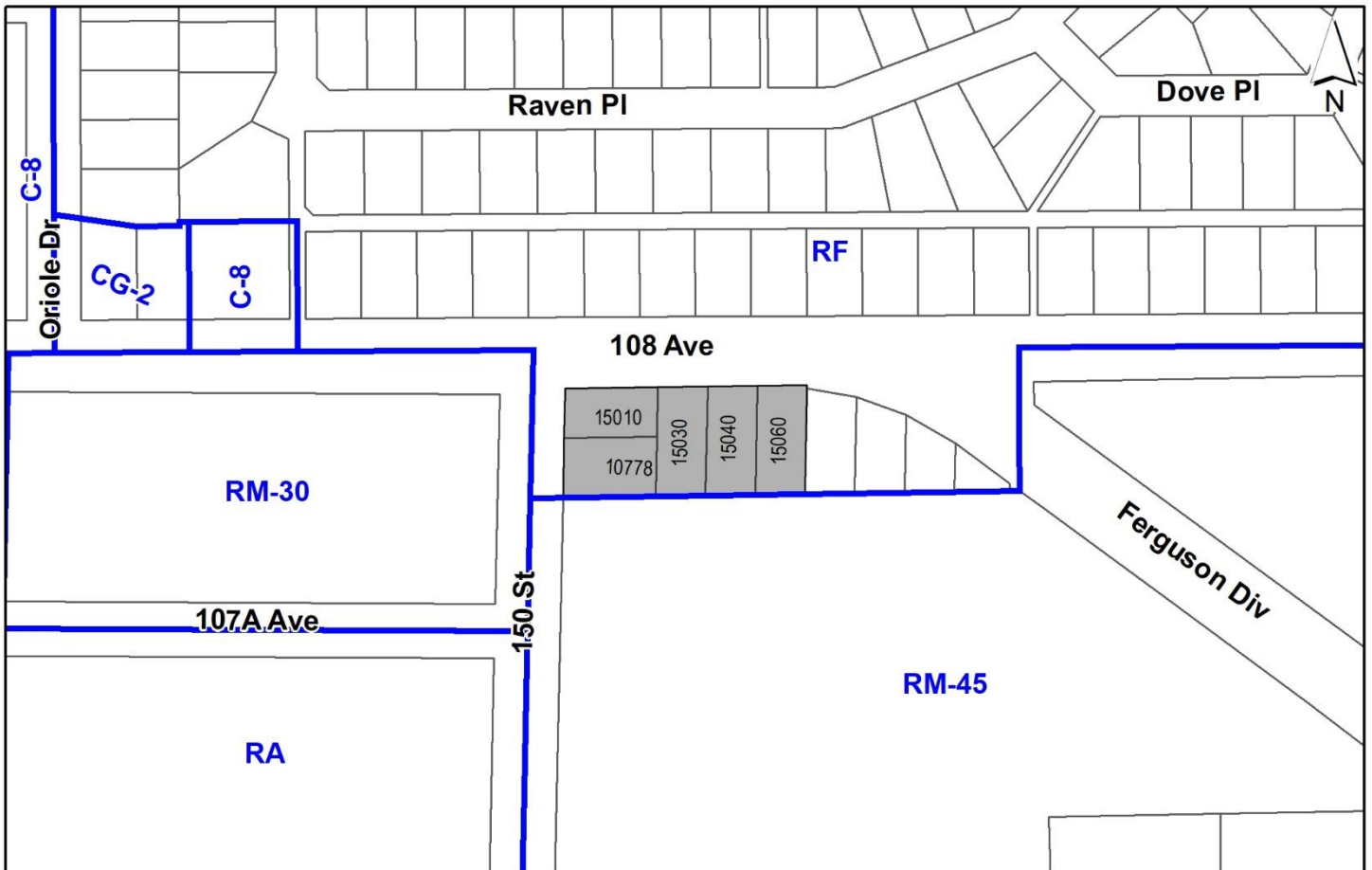
to permit the development of a 6-storey residential apartment building.

LOCATION: 15010 108 Avenue, 10778 150 Street,
 15030 108 Avenue, 15040 108 Avenue
 15060 108 Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low Rise Transition 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 By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7920-0299-00 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) 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;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a right-of-way for public rights-of-passage over the proposed plaza located at the northwest and southwest corners of the site;
 - (k) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

- (l) 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

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Single family lots	Low Rise Transition Residential in Guildford Plan	RF
North (Across 108 Avenue):	Single family lots	Urban in the OCP	RF
East:	Single family lots	Low Rise Transition Residential in Guildford Plan	RF
South:	3-storey apartments	Low Rise Transition Residential in Guildford Plan	RM-45
West (Across 150 Street):	2-storey townhomes	Low Rise Transition Residential in Guildford Plan	RM-30

Context & Background

- The subject site is a 3,638 square metre site, consisting of 5 properties, located on the south side of 108 Avenue, east of 150 Street and located within the Guildford Plan area.
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low Rise Transition Residential" in the Guildford Plan area and is zoned "Single Family Residential Zone (RF)".
- The existing dwellings currently have access from 108 Avenue and 150 Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building with 86 units, the applicant is proposing the following:
 - Rezoning the site from RF to CD (based on RM-70 Zone);
 - Consolidation of the existing 5 lots into 1 residential lot; and
 - Detailed Development Permit for Form and Character.
- The proposed development will consist of 86 residential dwelling units above two levels of underground parking, with roof top amenities.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	3,638 square metres
Road Dedication:	763 square metres
Net Site Area:	2,875 square metres
Number of Lots:	1
Building Height:	6 storeys / 20 metres
Floor Area Ratio (FAR):	1.93 (gross) and 2.45 (net)
Floor Area	
Residential:	7,036 square metres
Commercial:	
Total:	7,036 square metres
Residential Units:	
Studio:	9
1-Bedroom:	43
2-Bedroom:	25
3-Bedroom:	9
Total:	86

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 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

7 Elementary students at Holly Elementary School
3 Secondary students at Guildford Park Elementary 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 late 2027.

Parks, Recreation & Culture: Holly Park is the closest active park with amenities including, playgrounds, pool, community garden, sport fields and courts, and is 350 metres walking distance from the development. The closest natural area is 13B Greenbelt, which is 800 metres walking distance from the proposed development.

Ministry of Transportation & Infrastructure (MOTI): MOTI has granted preliminary approval of the proposed rezoning.

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.

Transportation Considerations

Road Network & Infrastructure

- The applicant will be providing the following improvements:
 - Dedication and construction of the south side of 108 Avenue to the arterial road standard;
 - Dedication and construction of the east side of 150 Street to the arterial road standard; and
 - Dedication and construction of the south lane.

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 to transit on 108 Avenue and 150 Street.
- 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 lane introduced along the south property line of the subject site.

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 Rise Transition Residential” in the Guildford Plan.
- The “Low Rise Transition Residential” designation permits up to 1.6 FAR (gross). The designation supports up to 4 storeys and up to 6 storeys for sites adjacent low to mid rise.
- The applicant is proposing a gross density of 1.93 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 Rise Transition Residential” designation and the 4- to 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 29% of the total dwelling units as two or more bedrooms and 10.5% 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
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	2.45
Lot Coverage:	33%	52%
Yards and Setbacks	7.5 metres	East: 4.5 metres West: 5.5 metres South: 6.5 metres North: 5.5 metres
Principal Building Height:	50 metres	20 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings • Child Care Centres 	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings
Amenity Space:		
Indoor Amenity:	258 square metres	The proposed 260 square metres meets the Zoning Bylaw requirement.
Outdoor Amenity:	258 square metres	The proposed 382 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed
Residential:	121	98
Residential Visitor:	17	22
Total:	138	120
Accessible:	3	4

Bicycle Spaces		
Residential Secure Parking:	103	106
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 2.45. 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 2.45 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 52% 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 120 parking spaces consisting of 98 resident parking spaces and 22 parking spaces for visitors. In addition, the applicant will provide 4 accessible parking spaces.
- All parking spaces on-site will be provided within an enclosed underground parkade that is accessed from the south lane.
- 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 120 parking stalls provided, 17 small car stalls, or 14% 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 106 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. Ro46; 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 December 13, 2023, and the Development Proposal Signs were installed on April 5, 2024. Staff received 6 responses from neighbouring residents (*staff comments in italics*):

- Four respondents sought more information regarding the proposal and had no objections.

(Staff provided the requested information to the respondents.)

- One respondent expressed concerns with traffic congestion in the neighbourhood, as well as concerns regarding the safety of the intersection at 150 Street and Ferguson Diversion.

(This intersection is currently identified for improvements in the City's 10 Year Servicing Plan, as a long term item. Staff are exploring the possibility of adding a westbound left turn arrow in the short term to provide operational improvements.)

- One respondent expressed support for the proposal.

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 5 the north and south elevation in order to maintain a 4-storey visual expression and to provide a sensitive interface to the existing 3-storey apartment building to the south;
 - provide pedestrian links from the south lane to 108 Avenue along the east property line;
 - provide a two-level townhouse unit along the 150 Street interface;
 - emphasize the 2-storey townhome expression along 108 Avenue;
 - 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; and
 - 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 two street frontages and amenities located on Level 6. There are no residential units located on Level 6.

- The proposed building façade is articulated by the interplay of frames and the use of brick to create a townhouse expression for the street-facing facades. 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 and siding with a robust brick base to reinforce the 2-storey townhouse character.
- The building orientation provides appropriate urban edges on 108 Avenue and 150 Street, 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 9 two-level townhouse units on the ground floor along 150 Street/108 Avenue, 52 one-bedroom units, 23 two-bedroom units and 2 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

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 260 square metres of indoor amenity space to serve the residents of the proposed building. Of this 260-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 260 square metres of indoor amenity space, meeting the minimum requirement.
- The applicant is proposing indoor amenity on Level 5, including games area, kitchen and lounge areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit, the proposed development must provide a total of 260 square metres of outdoor amenity space to serve the residents of the proposed building.
- The applicant is proposing 382 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at Level 4 and a rooftop amenity on Level 6.

- The amenities on Level 4 include a picnic and lounge area. include a children’s play area and various seating areas directly adjacent to the indoor amenity area.
- The Level 6 rooftop amenities are adjacent to the indoor amenity area and include a variety of seating areas, a community garden area and children’s play area.
- 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:
 - Coordinate all design drawings for accuracy and completeness;
 - Refinement of the architectural material treatments; and
 - Further refinement of the public realm interfaces to ensure landscape, architectural and service infrastructure are coordinated to provide functional and enjoyable spaces.
- 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

- D. Glyn Romaine, ISA Certified Arborist of VDZ+A 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
Alder and Cottonwood Trees			
Alder	2	2	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
European hornbeam	2	0	2
Hazelnut	1	1	0
Norway maple	11	11	0

Pin oak	2	0	2
Weeping willow	1	1	0
Coniferous Trees			
Arborvitae	2	2	0
Douglas fir	15	15	0
Western redcedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	37	33	4
<hr/>			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	35		
Total Retained and Replacement Trees Proposed	39		
Estimated Contribution to the Green City Program	\$18,700		

- The Arborist Assessment states that there are a total of 37 mature trees on the site, excluding Alder and Cottonwood trees. Three existing trees, approximately 8% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 4 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 proposed total of 69 replacement trees on the site. Since the applicant is proposing to accommodate 35 replacement trees on the site, the proposed deficit of 34 replacement trees will require an estimated cash-in-lieu payment of \$18,700, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 108 Avenue and 150 Street. This will be determined by the Engineering Department during the servicing design review process.
- New trees on the site will consist of a variety of trees including maples, hornbeam, spruce, pine and sweet gum.
- In summary, a total of 39 trees are proposed to be retained or replaced on the site with an estimated contribution of \$18,700 to the Green City Program.
- 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

**PROPOSED SUBDIVISION PLAN OF LOTS REM 1, REM 2, 3, 4 & 5
ALL OF SECTION 20, BLOCK 5 NORTH, RANGE 1 WEST,
NEW WESTMINSTER DISTRICT, PLAN 16527**

BCGS: 92G.016
CITY OF SURREY
Current Civic Address:
10778 & 15010 150 Street
15030, 15040 & 15060 108 Avenue
Surrey, B.C.

PID: 001-619-535
010-182-161
004-553-390
010-182-225
009-527-231

SCALE 1:500

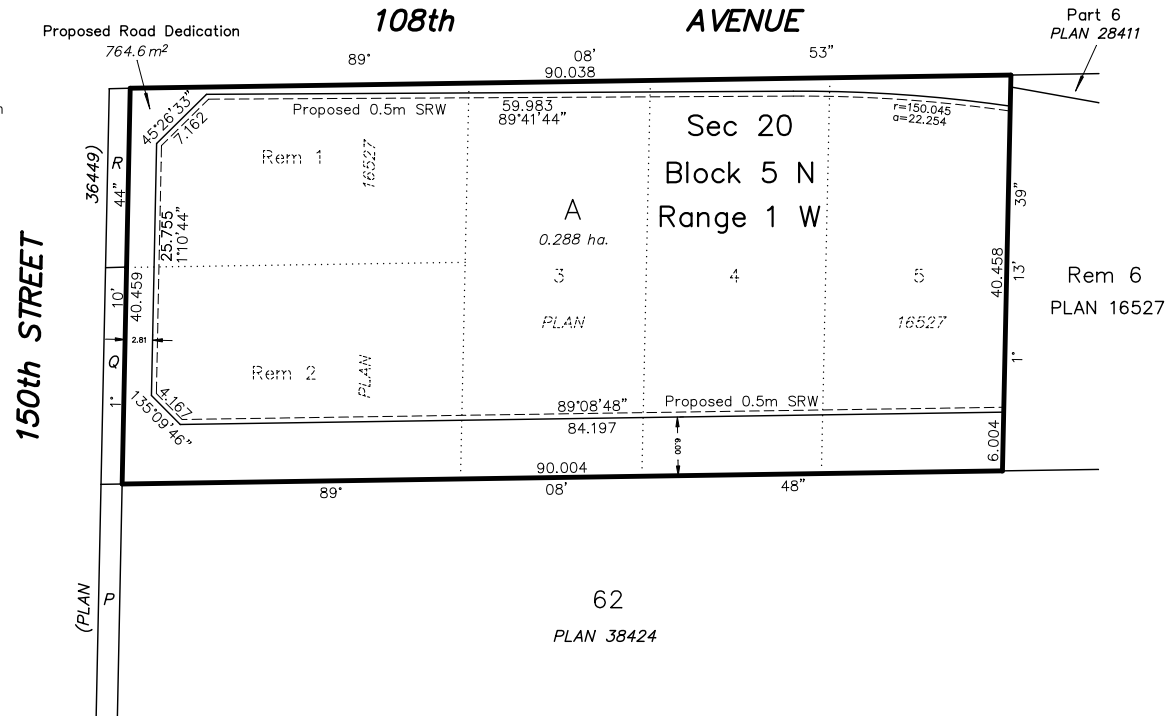


(All distances are in metres)

Note

All dimensions are in metres.

Property dimensions are derived from field survey.



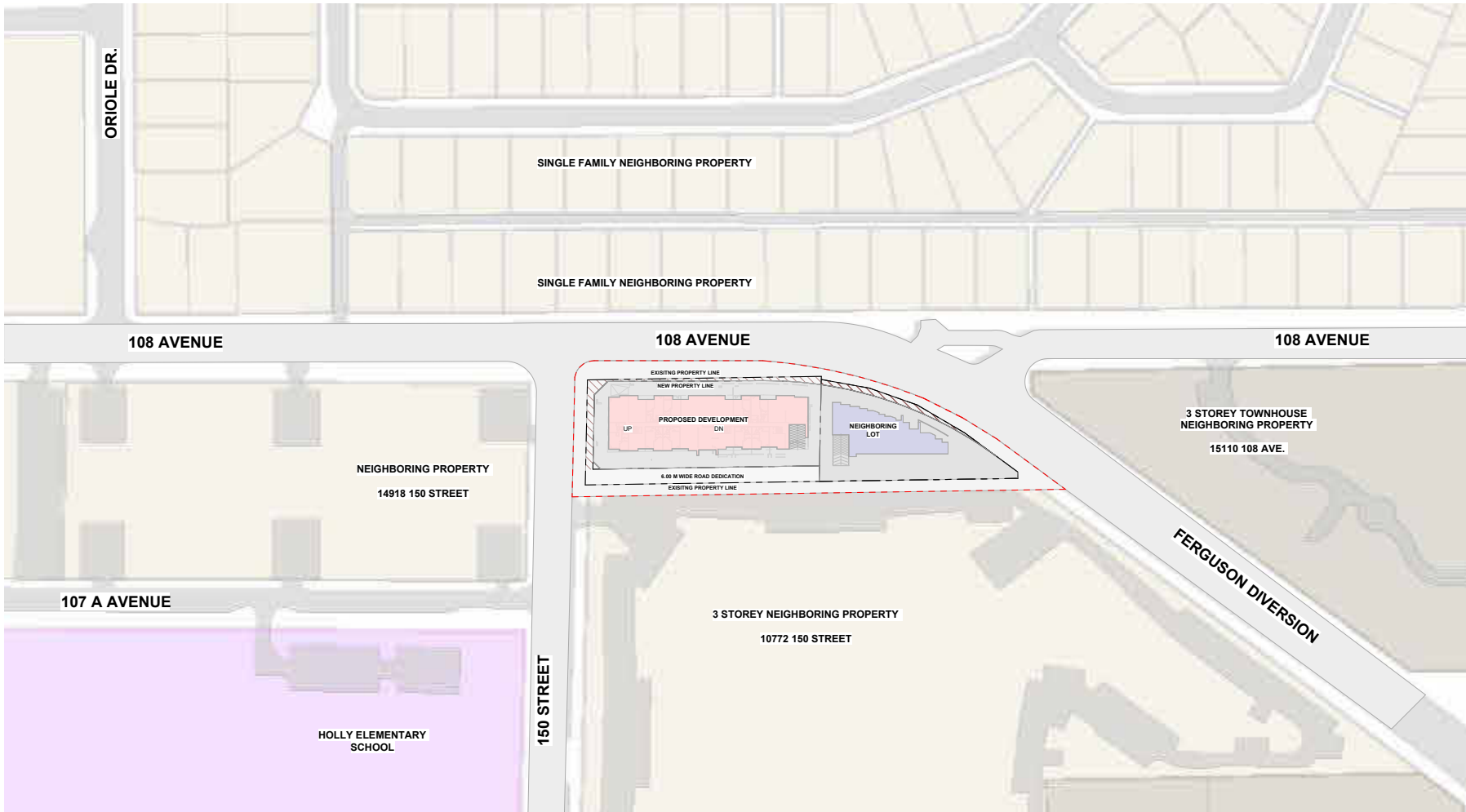
DHALIHAL & ASSOCIATES
LAND SURVEYING INC.

216 - 12899 76th Avenue
Surrey, B.C. V3W 1E6
phone: 604-501-6188
email: info@dhalihalsurvey.com

FILE : 2404001-PS1

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THIS 24th DAY OF APRIL, 2024



NOTES:



2024-01-09	REVIEWED BY PLANNING
2024-01-19	REVIEWED BY PLANNING
2024-04-04	REVIEWED BY PLANNING
2024-06-20	TOP TO ADMINISTRATION
2024-07-01	REVIEWED BY APPLICATION
2024-08-08	REVIEWED BY APPLICATION
2024-08-26	REVIEWED BY APPLICATION
2024-11-20	PRELIMINARY LAYOUT
2025-01-20	PRELIMINARY LAYOUT



300 - 10801 SHELLBROOK WAY
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 2G6
 T (604)284-9104 F (604)284-0131
 INFO@DFARCHITECTURE.COM

PROJECT:

**MULTI-FAMILY DEVELOPMENT
 10778 - 150TH STREET &
 15010/30/40/50/60 - 108
 AVENUE, SURREY, BC**

CLIENT:

**REDHILL DEVELOPMENT
 GROUP**

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 ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED
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DRAWN:	SO
CHECKED:	NN
SCALE:	1" = 60'-0"
JOB NO.:	SUR - 150
DATE:	JAN 2022
SHEET TITLE:	

CONTEXT PLAN

DRAWING NO.:	A-008	I
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NOTES:



2024-01-09	REVISED DP PERMITS
2024-01-19	REVISED DP PERMITS
2024-04-04	REVISED DP PERMITS
2024-05-21	DP SUBMISSION
2024-07-01	REVISED DP PERMITS
2024-08-28	REVISED DP APPLICATION
2024-09-24	REVISED DP PERMITS
2024-11-28	PRELIMINARY LAYOUT
2025-01-28	PRELIMINARY LAYOUT



300 - 1081 BELLFLOWER WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6V 2G5
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PROJECT:
MULTI-FAMILY DEVELOPMENT
10778 - 150TH STREET &
15010/30/40/50/60 - 108
AVENUE, SURREY, BC

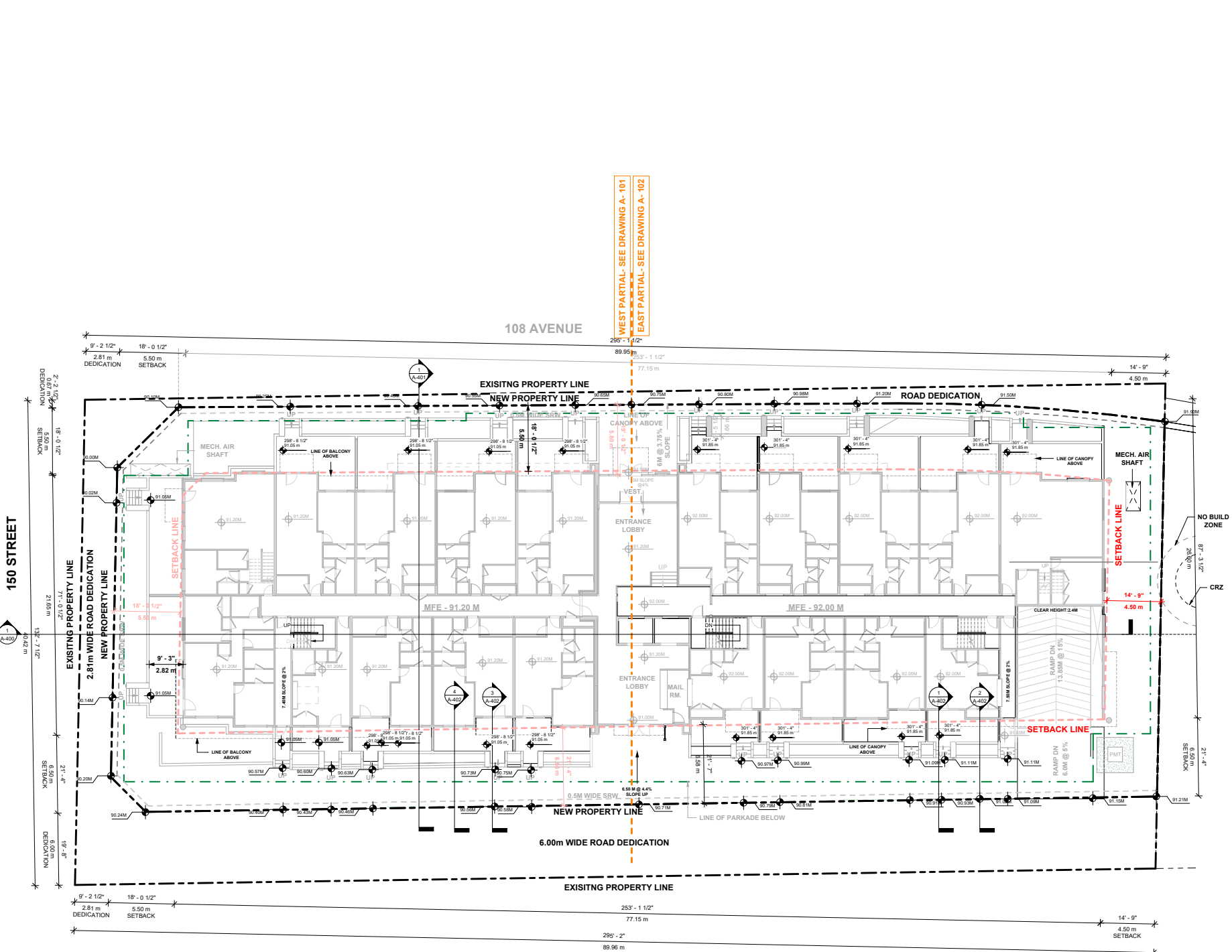
CLIENT:
**REDHILL DEVELOPMENT
GROUP**

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DRAWN:	SO
CHECKED:	NN
SCALE:	As Indicated
JOB NO.:	SUR - 150
DATE:	JAN 2022
SHEET TITLE:	

SITE PLAN

DRAWING NO. **A-100** **I**



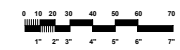
WEST PARTIAL - SEE DRAWING A-101
EAST PARTIAL - SEE DRAWING A-102

108 AVENUE

150 STREET

NEIGHBORING PROPERTY
10772 150 STREET

1 SITE PLAN
A-100 3/32" = 1'-0"



NOTES:

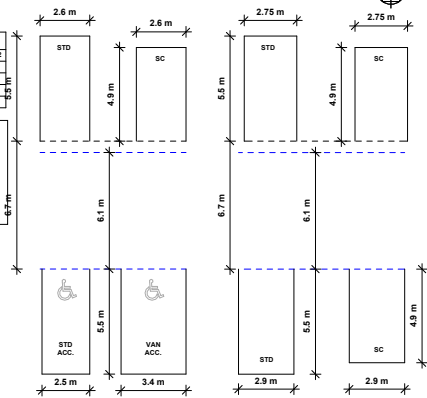


PARKING STALL SIZES

	LVL - 1	LVL - 2
STANDARD CARS	47 (#20 STALL-VISITOR)	57
SMALL CARS	8	8
ACCESSIBLE CARS	84 (#2 STALL-VISITOR)	85
TOTAL	55	65

* 100% of residential parking spaces and 50% of visitor parking spaces must be equipped with an energized outlet, per the Zoning Bylaw.

* All parking spaces comply with the minimum standards and dimensions, per the Zoning Bylaw.



2024-05-09	REVISED PER PERMITS
2024-05-19	REVISED PER PERMITS
2024-04-28	REVISED PER PERMITS
2024-04-21	REVISED PER PERMITS
2024-04-21	REVISED PER PERMITS
2024-04-15	REVISED PER PERMITS
2024-04-15	REVISED PER PERMITS
2024-04-15	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS
2024-03-28	REVISED PER PERMITS



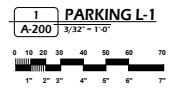
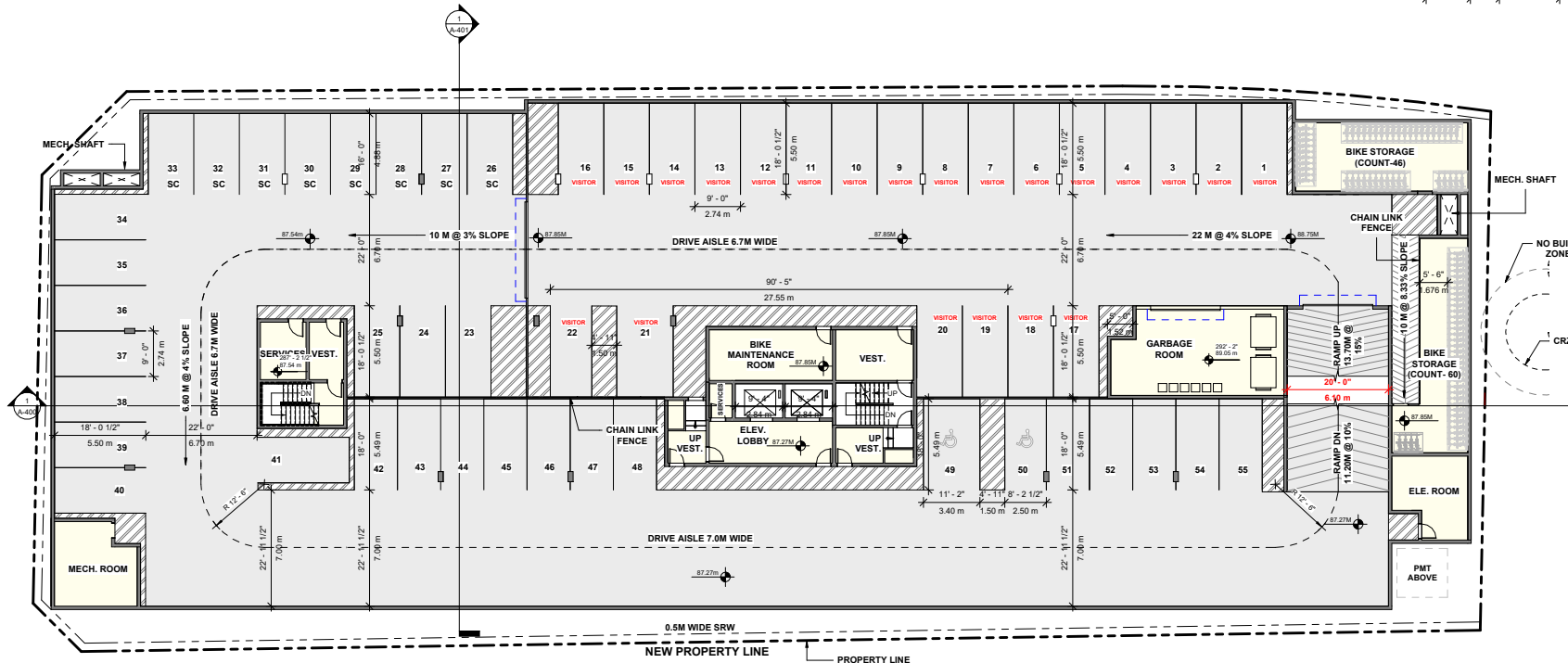
PROJECT:
MULTI-FAMILY DEVELOPMENT
10778 - 150TH STREET &
15010/30/40/50/60 - 108
AVENUE, SURREY, BC

CLIENT:
REDHILL DEVELOPMENT GROUP

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DRAWN:	SO
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SCALE:	As Indicated
JOB NO.:	SUR - 150
DATE:	JAN 2022
SHEET TITLE:	

PARKING LEVEL 1



NOTES:

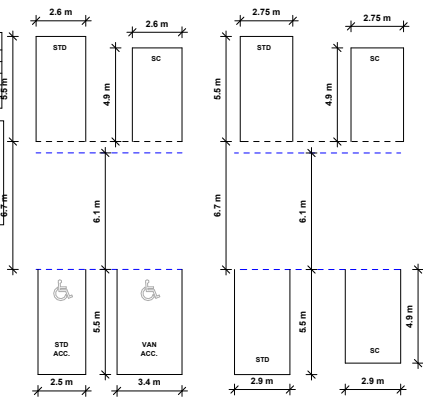


PARKING STALL SIZES

PARKING SCHEDULE		
LEVEL	LVL-1	LVL-2
STANDARD CARS	47 (#20 STALL-VISITOR)	57
SMALL CARS	8	9
ACCESSIBLE CARS	04 (#2 STALL-VISITOR)	06
TOTAL	55	65

* 100% of residential parking spaces and 50% of visitor parking spaces must be equipped with an energized outlet, per the Zoning Bylaw.

* All parking spaces comply with the minimum standards and dimensions, per the Zoning Bylaw.



2024-01-09	REVISED DP PERMISSIBLE
2024-01-14	REVISED DP PERMISSIBLE
2024-01-24	REVISED DP PERMISSIBLE
2024-02-21	REVISED DP PERMISSIBLE
2024-03-21	REVISED DP PERMISSIBLE
2024-04-08	REVISED DP PERMISSIBLE
2024-04-24	REVISED DP PERMISSIBLE
2024-05-24	REVISED DP PERMISSIBLE
2024-06-24	REVISED DP PERMISSIBLE
2024-07-24	REVISED DP PERMISSIBLE
2024-08-24	REVISED DP PERMISSIBLE
2024-09-24	REVISED DP PERMISSIBLE
2024-10-24	REVISED DP PERMISSIBLE
2024-11-24	REVISED DP PERMISSIBLE
2024-12-24	REVISED DP PERMISSIBLE



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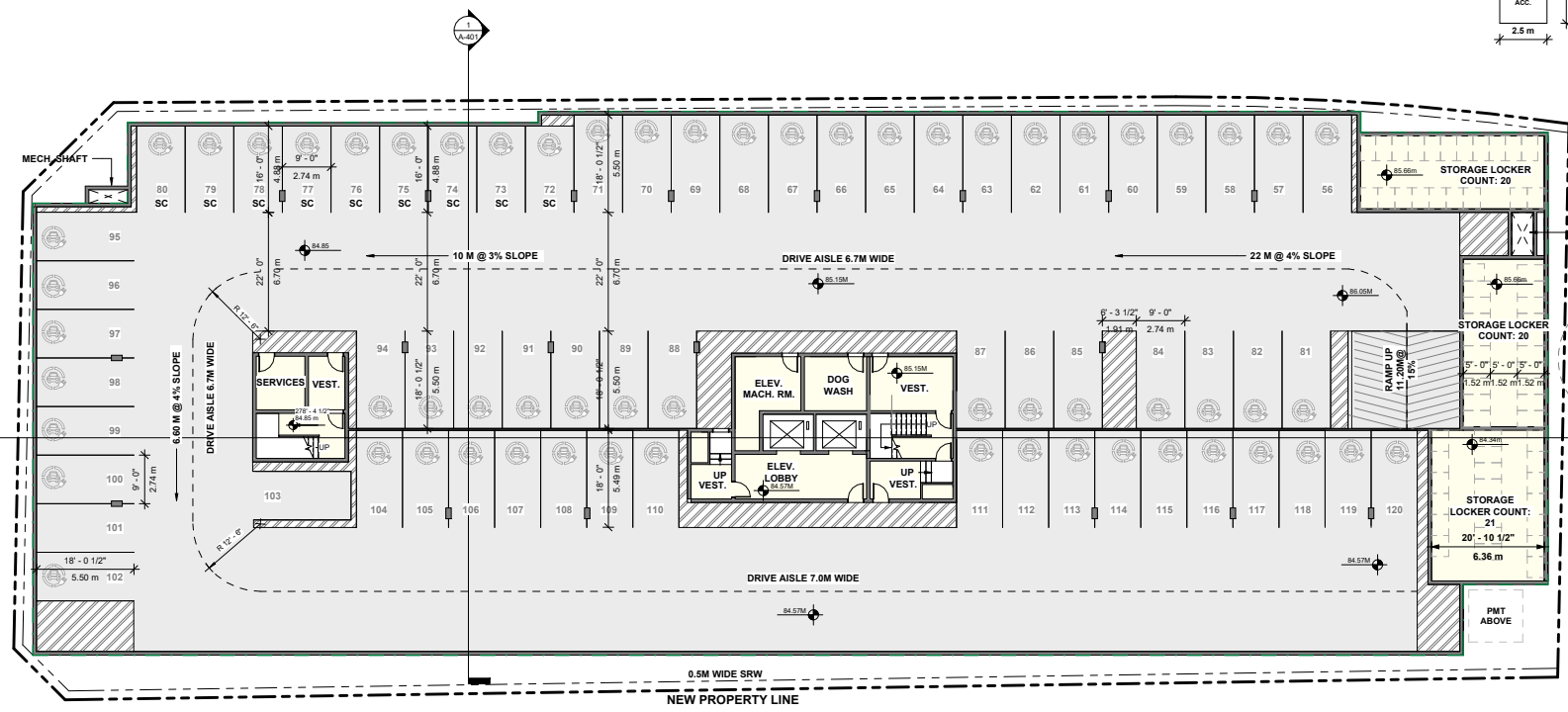
PROJECT:
MULTI-FAMILY DEVELOPMENT
10778 - 150TH STREET &
15010/30/40/50/60 - 108
AVENUE, SURREY, BC

CLIENT:
REHILL DEVELOPMENT GROUP

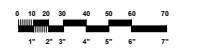
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DRAWN	SO
CHECKED	NN
SCALE	As indicated
JOB NO.	SUR - 150
DATE	JAN 2022
SHEET TITLE	

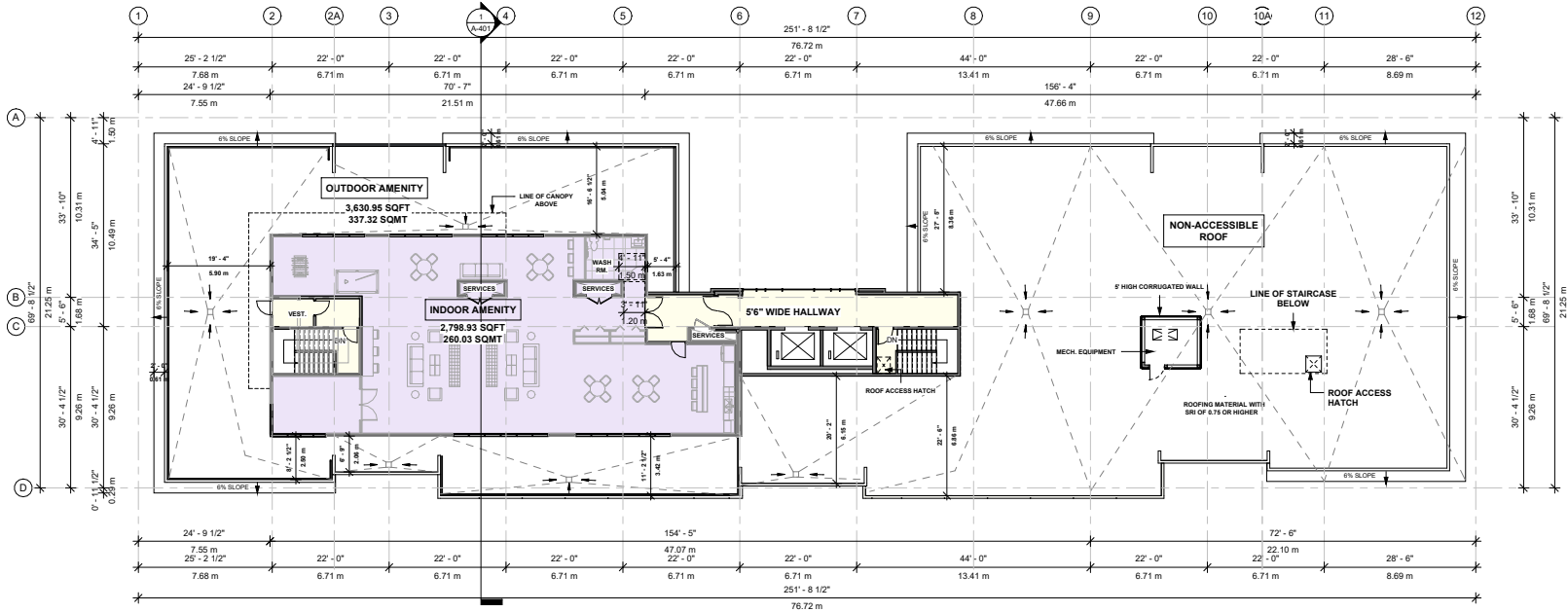
PARKING LEVEL 2



PARKING L-2
A-201 3/32" = 1'-0"



NOTES:



GROSS FLOOR AREA - 3,620.71 SQFT
336.36 SQM

2024-02-09	REVIEWED BY PERMITS/DCM
2024-03-14	REVIEWED BY PERMITS/DCM
2024-04-04	REVIEWED BY PERMITS/DCM
2024-05-23	TOP TO AMENITY
2024-05-28	REVIEWED BY PERMITS/DCM
2024-06-08	REVIEWED BY PERMITS/DCM
2024-06-26	REVIEWED BY PERMITS/DCM
2024-11-26	PRELIMINARY LAYOUT
2025-01-28	PRELIMINARY LAYOUT



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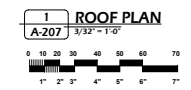
PROJECT:
MULTI-FAMILY DEVELOPMENT
10778 - 150TH STREET &
15010/30/40/50/60 - 108
AVENUE, SURREY, BC

CLIENT:
REDHILL DEVELOPMENT GROUP

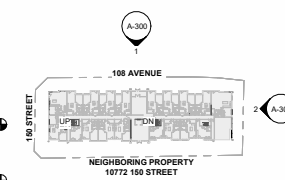
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DRAWN:	SO
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR - 150
DATE:	JAN 2022
SHEET TITLE:	

ROOF PLAN



NOTES:



2024-01-08	REVISED DP SUBMISSION
2024-01-19	REVISED DP SUBMISSION
2024-02-04	REVISED DP SUBMISSION
2024-02-23	DP SUBMISSION
2024-03-08	REVISED DP APPLICATION
2024-03-08	REVISED DP APPLICATION
2024-03-28	PRELIMINARY LAYOUT
2024-03-28	PRELIMINARY LAYOUT



1 NORTH ELEVATION - 108 AVENUE
A-300 3/32" = 1'-0"



2 EAST ELEVATION - NEIGHBORING PROPERTY
A-300 3/32" = 1'-0"

SCHEDULE OF FINISHES

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7757 HIGH REFLECTIVE WHITE 2. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 6252 ICE CUBE 3. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7661 REFLECTION 4. SMOOTH FINISH FIBER CEMENT SHIPLAP SIDING COLOR TO MATCH: SW 7661 REFLECTION 5. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 6258 TRICORN BLACK 6. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN 7. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7076 CYBERSPACE 8. SMOOTH FINISH FIBER CEMENT SHIPLAP SIDING COLOR TO MATCH: SW 7076 CYBERSPACE 9. BRICK - GLAZED WHITE - NORWEGIAN 3-5/8"X2-13/16"X11-5/8" 10. BRICK - MANGANESE IRONSPOT (SMOOTH) - NORWEGIAN 3-5/8"X2-13/16"X11-5/8" 11. LAP SIDING - WOOD FINISH COLOR TO MATCH SAND CASTLE 12. SOFFIT - WOOD FINISH COLOR TO MATCH SAND CASTLE 13. BLACK MARBLE STONE 14. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 7658 GRAY CLOUDS 15. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 9061 REDDING POINT 16. ALUMINIUM COVERED COLUMN TO MATCH COLOR: SW 7674 PEPPERCORN 17. ALUMINIUM COVERED COLUMN TO MATCH COLOR: SW 6252 ICE CUBE | <ul style="list-style-type: none"> 18. FLASHINGS COLOR TO MATCH SAND CASTLE 19. FLASHINGS COLOR TO MATCH: SW 7757 HIGH REFLECTIVE WHITE 20. FLASHINGS COLOR TO MATCH: SW 6252 ICE CUBE 21. FLASHINGS COLOR TO MATCH: SW 7661 REFLECTION 22. FLASHINGS COLOR TO MATCH: SW 6258 TRICORN BLACK 23. FLASHINGS COLOR TO MATCH: SW 7674 PEPPERCORN 24. FLASHINGS COLOR TO MATCH: SW 7076 CYBERSPACE 25. WINDOW WALL SYSTEM COLOR: (TRANSPARENT) MILLION COLOR TO MATCH STANDARD BLACK 26. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK 27. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK 28. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINIUM MULLION 29. POWDER COATED ALUMINIUM RAILING COLOR: STANDARD BLACK WITH TRANSPARENT GLASS 30. GLASS WINING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS 31. C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK 32. ARCHITECTUREAL CONCRET |
|--|--|



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CANADA V6V 2G5
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info@dfarchitecture.com

PROJECT:
MULTI-FAMILY DEVELOPMENT
10778 - 150TH STREET &
15010/30/40/50/60 - 108
AVENUE, SURREY, BC

CLIENT:
REDHILL DEVELOPMENT
GROUP

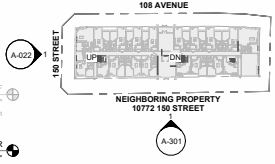
DRAWN: **SO**
CHECKED: **NN**
SCALE: **As Indicated**
JOB NO: **SUR - 150**
DATE: **JAN 2022**

SHEET TITLE:
ELEVATIONS

DRAWING NO:
A-300

I

NOTES:



1 SOUTH ELEVATION - NEIGHBORING PROPERTY
A-301 3/32" = 1'-0"

2024-03-08	REVISION 07 PLUMBING
2024-03-19	REVISION 08 PLUMBING
2024-04-08	REVISION 09 PLUMBING
2024-04-24	REV PLUMBING
2024-04-28	REVISION 10 PLUMBING
2024-05-06	REVISION 11 PLUMBING
2024-05-20	REVISION 12 PLUMBING
2024-06-11	PRELIMINARY LAYOUT
2024-06-25	PRELIMINARY LAYOUT



PROJECT:
MULTI-FAMILY DEVELOPMENT
10778 - 150TH STREET &
15010/30/40/50/60 - 108
AVENUE, SURREY, BC

CLIENT:
REDHILL DEVELOPMENT
GROUP

DRAWN: **SO**
CHECKED: **NN**
SCALE: **As Indicated**
JOB NO: **SUR - 150**
DATE: **JAN 2022**
SHEET TITLE:

ELEVATIONS

DRAWING NO: **A-301** I

SCHEDULE OF FINISHES

- 1. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7757 HIGH REFLECTIVE WHITE
- 2. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN
- 3. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7681 REFLECTION
- 4. SMOOTH FINISH FIBER CEMENT SHIPLAP SIDING COLOR TO MATCH: SW 7681 REFLECTION
- 5. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 6258 TRICORN BLACK
- 6. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7076 PEPPERCORN
- 7. SMOOTH FINISH FIBER CEMENT PANEL SIDING REVEAL SYSTEM COLOR TO MATCH: SW 7076 CYBERSPACE
- 8. SMOOTH FINISH FIBER CEMENT SHIPLAP SIDING COLOR TO MATCH: SW 7076 CYBERSPACE
- 9. BRICK - GLAZED WHITE - NORWEGIAN 3-5/8" x 13/16" x 11-5/8
- 10. BRICK - MANGANESE IRONSPOT (SMOOTH) - NORWEGIAN 3-5/8" x 13/16" x 11-5/8
- 11. LAP SIDING - WOOD FINISH COLOR TO MATCH SAND CASTLE
- 12. SOFFIT - WOOD FINISH COLOR TO MATCH SAND CASTLE
- 13. BLACK MARBLE STONE
- 14. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 7658 GRAY CLOUDS
- 15. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 9081 REDEND POINT
- 16. ALUMINIUM COVERED COLLMN TO MATCH COLOR: SW 7674 PEPPERCORN
- 17. ALUMINIUM COVERED COLLMN TO MATCH COLOR: SW 6252 ICE CUBE
- 18. FLASHINGS COLOR TO MATCH SAND CASTLE
- 19. FLASHINGS COLOR TO MATCH: SW 7757 HIGH REFLECTIVE WHITE
- 20. FLASHINGS COLOR TO MATCH: SW 6252 ICE CUBE
- 21. FLASHINGS COLOR TO MATCH: SW 7681 REFLECTION
- 22. FLASHINGS COLOR TO MATCH: SW 6258 TRICORN BLACK
- 23. FLASHINGS COLOR TO MATCH: SW 7674 PEPPERCORN
- 24. FLASHINGS COLOR TO MATCH: SW 7076 CYBERSPACE
- 25. WINDOW WALL SYSTEM COLOR: (TRANSPARENT) MULLION COLOR TO MATCH STANDARD BLACK
- 26. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK
- 27. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK
- 28. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION
- 29. POWDER COATED ALUMINIUM RAILING COLOR: STANDARD BLACK WITH TRANSPARENT GLASS
- 30. GLASS AWNING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS
- 31. C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK
- 32. ARCHITECTURAL CONCRETE



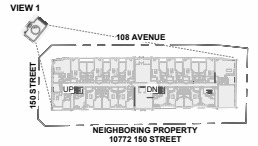
2 WEST ELEVATION - 150 STREET
A-301 3/32" = 1'-0"



108 AVENUE

150 STREET

NOTES:



2022-01-09	REVISED FOR PERMITS
2022-01-19	REVISED FOR PERMITS
2022-02-04	REVISED FOR PERMITS
2022-02-23	FOR INFORMATION
2022-03-07	REVISED FOR APPLICATION
2022-03-08	REVISED FOR APPLICATION
2022-03-24	REVISED FOR APPLICATION
2022-11-28	PRELIMINARY LAYOUT
2023-01-26	PRELIMINARY LAYOUT



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PROJECT:
MULTI-FAMILY DEVELOPMENT
10778 - 150TH STREET &
15010/30/40/50/60 - 108
AVENUE, SURREY, BC

CLIENT:
REDHILL DEVELOPMENT
GROUP

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CHECKED:	NN
SCALE:	1" = 80'-0"
JOB NO:	SUR - 150
DATE:	JAN 2022
SHEET TITLE:	

1 3D - VIEW 1 (NW)
A-350

3D VIEWS

DRAWING NO.	A-350	I
-------------	--------------	----------

108 Avenue

Bike rack
Existing property line
New property line

Parkade exhaust intake
Edge of underground parkade
Property line
Drip strip
Concrete retaining wall
PMT
Concrete stairs typ.
Wood fence

150 Street



No.	By:	Description	Date
8	ET	Re-issued for DP	May 15, 2024
7	KM	Issued for DP	March 12, 2024
6	KM	Issued for DP	Sept 29, 2023
5	KM	Issued for DP	Sept 20, 2023
4	KM	Issued for DP	July 17, 2023
3	AD	Issued for DP	May 19, 2023
2	AD	Issued for DP	Mar 25, 2022
1	AD	Issued for DP	Mar 2, 2022

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
1	KM	DP Update	March 15, 2024

REVISIONS TABLE FOR SHEET

Project:
MULTI-FAMILY DEVELOPMENT

Location:
10778-150th Street &
15010/30/40/50/60-108 Avenue
Surrey, B.C.

Drawn: AD	Stamp:
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT AND RECTIFY SAME WITH THE RESPECTIVE PROPERTY OF THE OWNER AND NOT BE RETURNED AT THE CONTRACTOR'S RISK. ALL DIMENSIONS MUST BE IN ACCORDANCE WITH THE CANADIAN CODE FOR CONSTRUCTION UNLESS LABELS ISSUED FOR OTHER CODES ARE SPECIFIED.

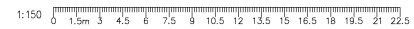
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Acer rubrum 'Frank Jr.' / Redpoint® Maple	8xB	6cm	2.0m ht	6
	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	8xB	6cm	2	2
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	8xB	6cm	2	2
	Magnolia kobus stellata 'Pink Star' / Pink Star Magnolia	8xB	6cm	2.5m ht	5
	Parrotia persica 'Inga's Ruby Vase' TM / Ruby Vase Persian Parrotia	8xB	6cm	4	4
	Picea pungens 'Hoopsii' / Hoopsii Colorado Spruce	8xB	6cm	3.0m ht	2
	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	8xB	6cm	3.0m ht	4
	Robinia pseudoacacia 'Purple Robe' / Purple Robe Black Locust	8xB	6cm	8	8
	Tilia cordata 'Bailey' / Sharnock® Littleleaf Linden	8xB	6cm	2.0m ht	5

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		CONCRETE PAVING
	3.4 LD-01	CONCRETE UNIT PAVING
	7 LD-01	HYDRAPRESSED SLABS
	8 LD-01	GRANULAR PAVING
	2 LD-02	TACTILE WARNING STRIP
	5 LD-04	BIKE RACK
	3 LD-04	BENCH

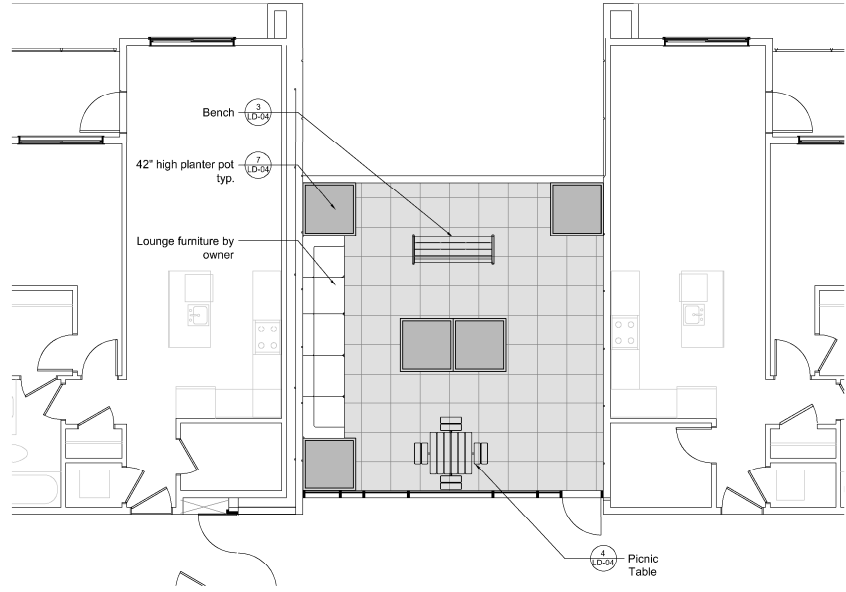
	6 LD-04	WASTE RECEPTACLE
	2 LD-05	BOLLARD LIGHT
	3 LD-05	PEDESTRIAN LIGHT
	1 LD-05	STEP LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING
		EXISTING TREES TO BE RETAINED
	1 LD-03	WOOD FENCE
	2 LD-03	GLASS RAILING



Z:\PROJECTS\DEVELOPMENT PERMIT\ACTV\DP2022-06_150th_150th E SEETS_LANDSCAPE PLAN_GROUND LEVEL.DWG

Drawing Title: **SITE PLAN - GROUND LEVEL**
 Drawing #: **L-02A**
 Project #: **DP2022-06**
 Orientation: **NORTH**

Z:\PROJECTS\DEVELOPMENT PERMIT\ACT\DP2022-06_1748_150TH ST SEETS_02024\SHEET%00 SITE PLAN - LEVEL 4.DWG



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	8 (LD-01)	HYDRAPRESSED SLABS
	7 (LD-04)	PLANTER POT (42" HIGH)
	3 (LD-04)	BENCH
	4 (LD-04)	PICNIC TABLE

No.	By:	Description	Date
8	ET	Re-issued for DP	May 15, 2024
7	KM	Issued for DP	March 12, 2024
6	KM	Issued for DP	Sept 29, 2023
5	KM	Issued for DP	Sept 20, 2023
4	KM	Issued for DP	July 17, 2023
3	AD	Issued for DP	May 18, 2023
2	AD	Issued for DP	Mar 25, 2022
1	AD	Issued for DP	Mar 2, 2022

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No.	By:	Description	Date

Project:
MULTI-FAMILY DEVELOPMENT

Location:
 10778-150th Street &
 15010/30/40/50/60-108 Avenue
 Surrey, B.C.

Drawn: AD	Stamp:
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:50	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTING ENGINEER IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE CONCEPT OR THE WORK SHALL BE REDESIGNED AT THE OWNER'S RISK. DIMENSIONS MUST NOT BE USED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR CONSTRUCTION.

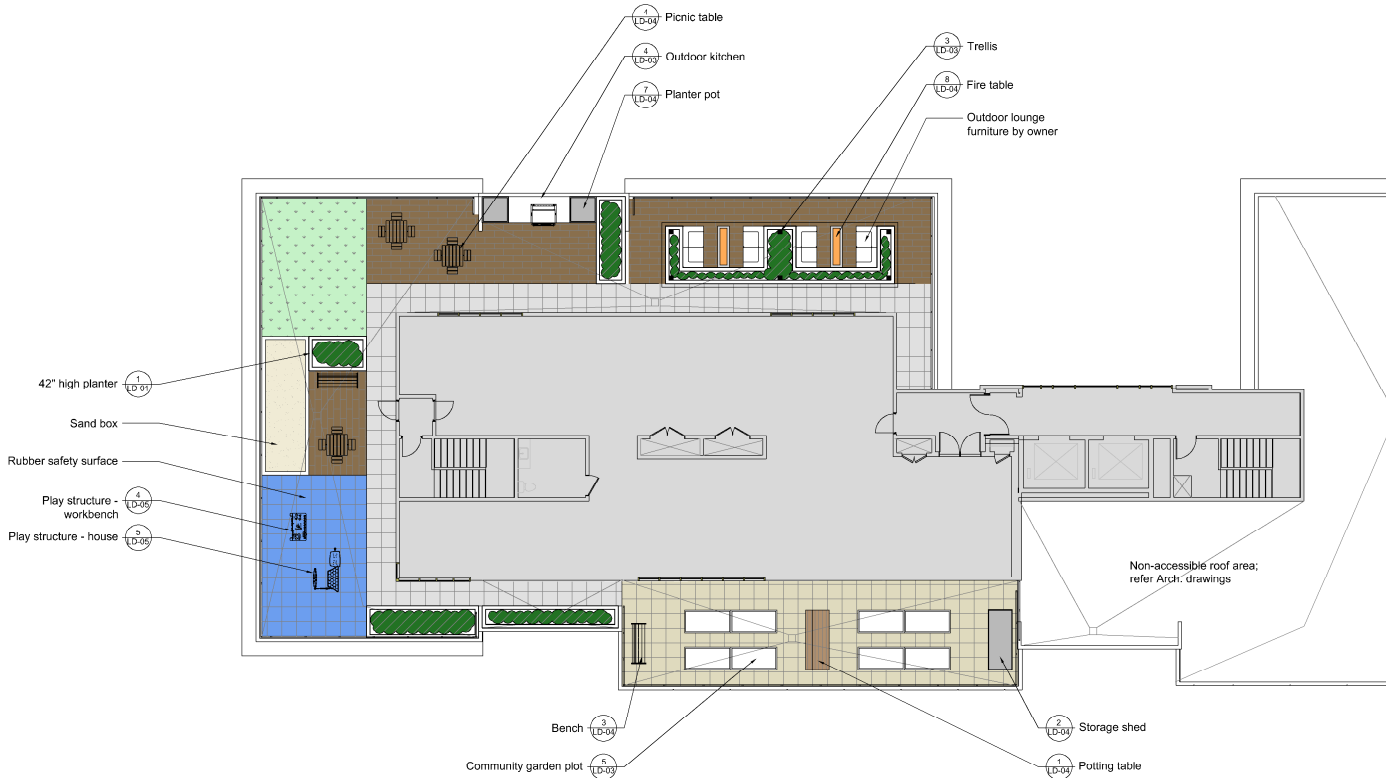


Drawing Title:
SITE PLAN - LEVEL 4



VDZ Project #:
DP2022-06

Drawing #:
L-02B



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6 LD-01	WOOD PATTERNED HYDRAPRESSED SLABS
	8 LD-01	HYDRAPRESSED SLABS
	8 LD-01	HYDRAPRESSED SLABS
	3 LD-02	RUBBER SAFETY SURFACE
		SAND BOX
	4 LD-02	ARTIFICIAL TURF
		SHRUB PLANTING
	8 LD-04	FIRE TABLE
	3 LD-04	BENCH

	4 LD-04	PICNIC TABLE
	4 LD-03	OUTDOOR KITCHEN
	5 LD-03	COMMUNITY GARDEN PLOT
	7 LD-04	PLANTER POT
	2 LD-04	STORAGE SHED
	3 LD-03	TRELLIS
	1 LD-04	POTTING TABLE
	4 LD-05	PLAY STRUCTURE - WORKBENCH
	5 LD-05	PLAY STRUCTURE - HOUSE

No.	By:	Description	Date
8	ET	Re-issued for DP	May 15, 2024
7	KM	Issued for DP	March 12, 2024
6	KM	Issued for DP	Sept 29, 2023
5	KM	Issued for DP	Sept 20, 2023
4	KM	Issued for DP	July 17, 2023
3	AD	Issued for DP	May 18, 2023
2	AD	Issued for DP	Mar 25, 2022
1	AD	Issued for DP	Mar 2, 2022

REVISIONS TABLE FOR DRAWINGS
 * All changes required, the drawings and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date

Project:
MULTI-FAMILY DEVELOPMENT

Location:
10778-150th Street &
15010/30/40/50/60-108 Avenue
Surrey, B.C.

Drawn: AD	Stamp:
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND MATERIALS SHALL BE THE PROPERTY OF THE OWNER AND NOT BE RETURNED AT THE COMPLETION OF THE WORK. ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS MUST NOT BE USED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TRADE/CONSTRUCTION.



Z:\PROJECTS\DEVELOPMENT PERMIT\ACT\DP2022-06_NYR\150TH ST SEETS_LANDSCAPE\FINAL\00 SITE PLAN - ROOF.DWG

Drawing Title: **SITE PLAN - ROOF**
 Drawing #: **L-02C**
 Project #: **DP2022-06**

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

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

DATE: **May 16, 2024** PROJECT FILE: **7820-0299-00**

RE: **Engineering Requirements
Location: 15010 108 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 150 Street;
- Dedicate varying widths along 108 Avenue;
- Dedicate 6.0 m for Lane;
- Dedicate corner cuts at road intersections; and
- Register 0.5 m statutory right-of-ways along all road frontages (150 St, 108 Ave and Lane).

Works and Services

- Construct the east side of 150 Street;
- Construct the south side of 108 Avenue;
- Construct residential lane, with concrete letdown access to 150 Street;
- 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 lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Manager, Development Services

M51

Department: **Planning and Demographics**
Date: **April 9, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **20 0299 00 (Updated April 2024)**

The proposed development of **86** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	13
---	----

Projected Number of Students From This Development In:	
Elementary School =	8
Secondary School =	3
Total Students =	11

Current Enrolment and Capacities:	
Holly Elementary	
Enrolment	475
Operating Capacity	527
# of Portables	2
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

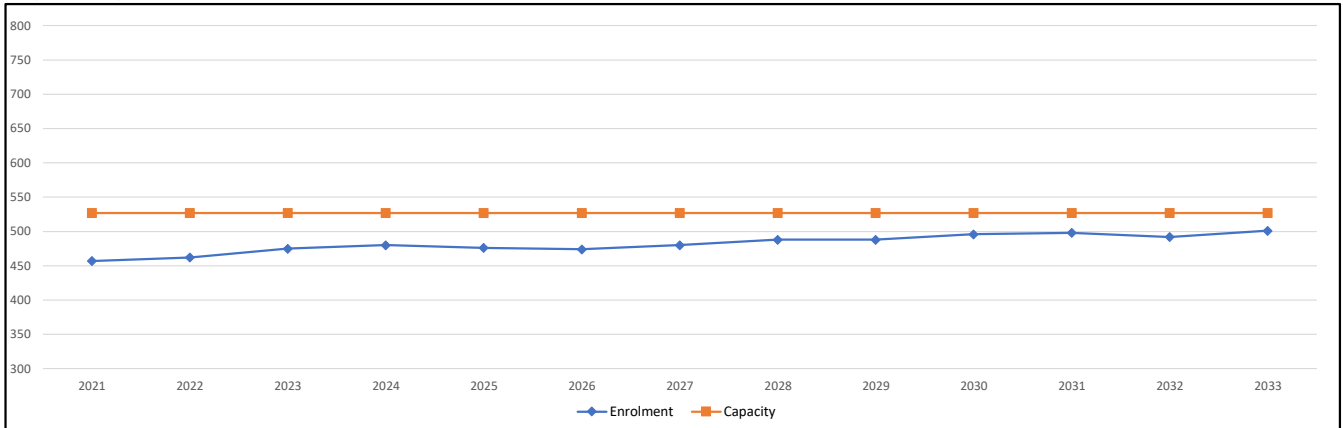
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

As of September 2023, Holly Elementary is operating at 90%. Historical enrolment trends indicate enrolment fluctuations but now remain stable at this level.

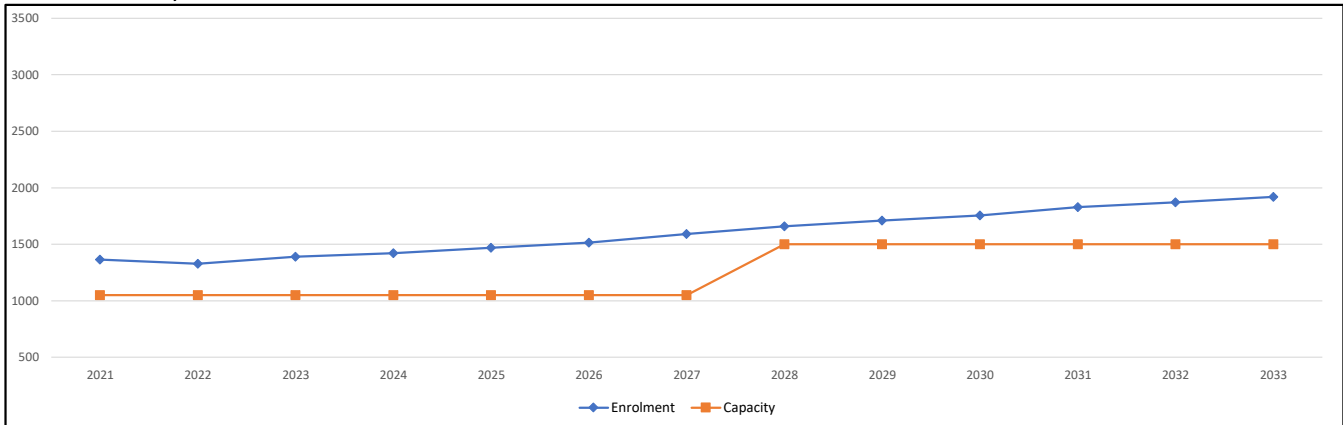
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

Holly 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.

Guildford Park 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.

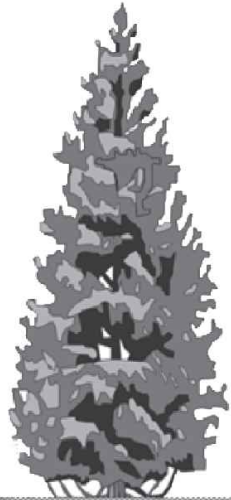
Population : The projected population of children aged 0-17 impacted by the development.
Enrolment : The number of students projected to attend the Surrey School District ONLY.

Table 1 : Tree Preservation SummaryReplacement tree totals
edited by Jane Regnier
May 10, 2024

Surrey Project No: TBD
Address: 10778 150th Street, and 15010/30/40/60 108th Avenue, Surrey, BC
Registered Arborist: D. Glyn Romaine - ISA Certified Arborist PN-7929A

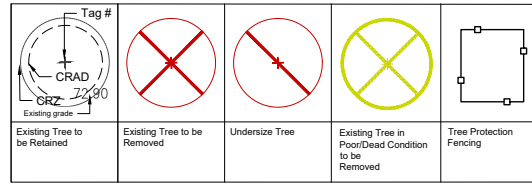
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	40
Protected Trees to be Removed	36
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 x one (1) = 3 All other Trees Requiring 2 to 1 Replacement Ratio 33 x two (2) = 66	69
Replacement Trees Proposed	42 30
Replacement Trees in Deficit	27 39
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	39
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 x one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio 39 x two (2) = 78	78
Replacement Trees Proposed	0
Replacement Trees in Deficit	78

SIZE OF TREE PROTECTION ZONE BASED ON TREE DIAMETER



Trunk Diameter (DBH) (measured at 1.4m from the ground)	Tree Protection Barriers (minimum fence from tree)
20 cm	1.2 m
25 cm	1.5 m
30 cm	1.8 m
35 cm	2.1 m
40 cm	2.4 m
45 cm	2.7 m
50 cm	3.0 m
55 cm	3.3 m
60 cm	3.6 m
75 cm	4.5 m
90 cm	5.4 m
100 cm	6.0 m

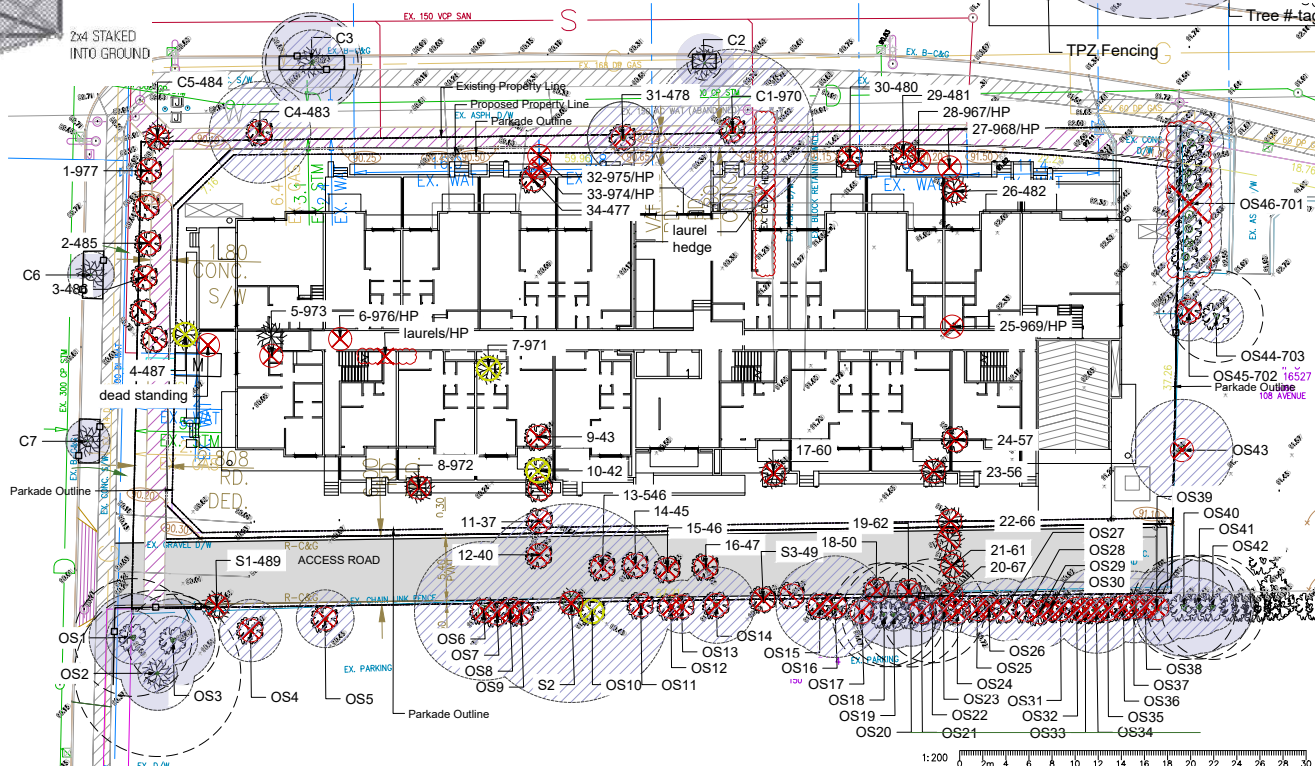
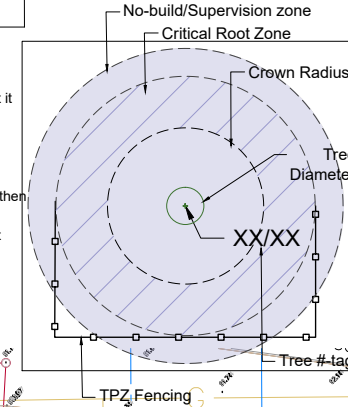
LEGEND



Tree Tag Legend
 XX - Tag number
 C-XX - Municipal tree
 OS-XX - Off-site tree
 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #
 WRC= Western Red Cedar
 BLM= Big Leaf Maple
 RA= Red Alder

Note:

- Contact VDZ+A Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
- Read this plan together with the arborist report prepared by VDZ+A.
- An additional 1m setback is shown for all hand-planted trees to be retained
- If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
- It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - *Locating TPZ Fencing
 - *Locating Work Zone and Machine access corridors where required
 - *Reviewing the Report with the project foreman or site supervisor.



NOT FOR CONSTRUCTION

No.	By	Description	Date
3	AL	Civil and Arch Update	2023-05-29
2	AL	Issued for Arborist Report	2023-04-14
1	AL	Issued for Arborist Report	2022-03-25

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

Project:
150TH STREET

Location:
10778 150th Street,
Surrey, BC

Drawn: AL	Stamp:
Checked: DGW	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND SPECIFICATIONS WITH THE RESPECTIVE PROPERTY OF THE OWNER AND/OR BE RETURNED AT THE CONSULTANT'S OFFICE. ALL DIMENSIONS SHALL BE IN METERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL NOT BE USED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR THE CONSTRUCTION.