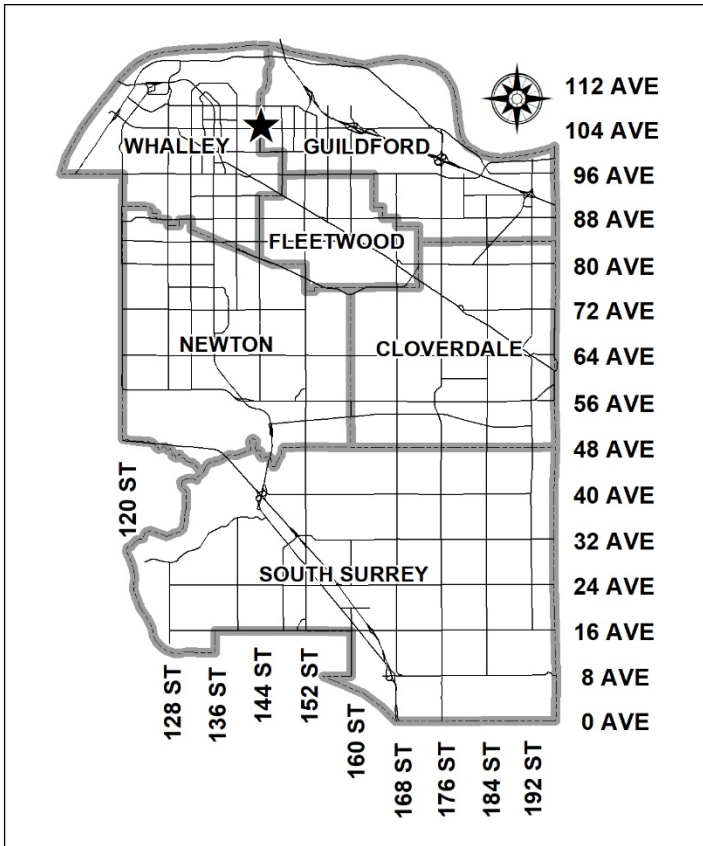


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0299-00

Planning Report Date: May 27, 2024



PROPOSAL:

- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of a 6-storey apartment building with approximately 154 dwelling units and underground parking on a consolidated site.

LOCATION:

- 14447 - 104A Avenue
- 14455 - 104A Avenue
- 14465 - 104A Avenue
- 14475 - 104A Avenue

ZONING:

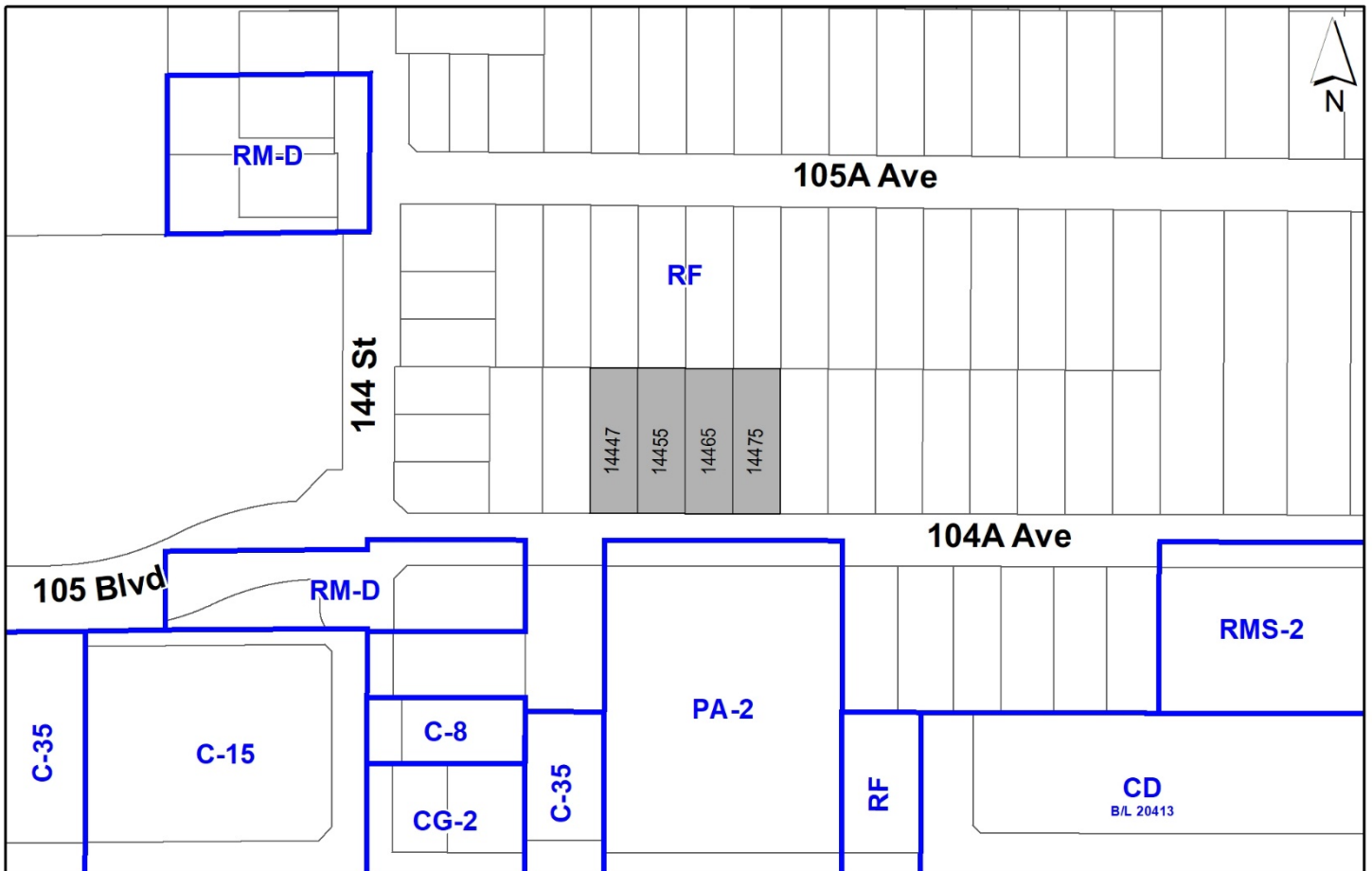
RF

OCP DESIGNATION:

Multiple Residential

TCP DESIGNATION:

Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- Rezoning By-law 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 complies with the “Low to Mid Rise Residential” designation in the Town Centre Plan.
- The development proposal is located within a Frequent Transit Development Area (FTDA), situated in close proximity to an existing Frequent Transit Network (FTN) along 104 Avenue and roughly 260 metres from a rapid bus stop. The proposal supports the goal of achieving higher-density development on transit corridors and, therefore, is considered supportable for this part of the Guildford Plan.
- The proposed building design is still being refined, but will feature a high-quality architectural design expression appropriate for this location in the Guildford/104 Avenue Corridor. The building setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development (DP) guidelines in the OCP.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for 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. 7921-0299-00 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 plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & 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) 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;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges; 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 Services.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family residential.	Low to Mid Rise Residential and Road	RF
North:	Single family residential under application for rezoning and DP for a 6-storey apartment building (Development Application No. 7923-0284-00). Currently pre-Council.	Low to Mid Rise Residential and Road	RF
East:	Single family residential.	Low to Mid Rise Residential	RF
South (Across 104A Avenue):	Vacant parcel and place of worship (People's Church).	High Rise Residential and Road	RF & PA-2
West:	Single family residential.	Low to Mid Rise Residential and Road	RF

Context & Background

- The subject property is located on the north side of 104A Avenue, just east of 144 Street.
- The properties are approximately 0.41 hectare in total area and presently occupied by single family dwellings.
- The subject properties are designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" and "Road" in the Guildford Plan as well as zoned "Single Family Residential Zone (RF)".
- The adjacent northerly properties (14458/68/78 – 105A Avenue) are similarly under application for rezoning, a Development Permit and consolidation to allow for construction of a 6-storey apartment building (Development Application No. 7923-0284-00). The application is pre-Council. However, the applicant has elected to proceed without acquiring the remaining property at 14448 – 105A Avenue which is required to complete the north-south green lane alignment, as shown in the Guildford Plan. As a result, the ultimate alignment of the north-south green lane will require further review and potentially amendment as properties to the north and west re-develop in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey residential building consisting of 154 dwelling units with underground parking, the applicant proposes the following:
 - Rezoning from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”);
 - Development Permit for Form and Character; and
 - Consolidation of four (4) lots into one (1) lot.
- Development details are included in the following table:

	Proposed
Lot Area	
Gross Site Area:	4,092 sq. m.
Road Dedication:	503 sq. m.
Net Site Area:	3,589 sq. m.
Number of Lots:	4 (existing) 1 (proposed)
Building Height:	22 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	2.42 (Gross)/2.76 (Net)
Floor Area	
Residential:	9,910 sq. m.
Commercial:	N/A
Total:	9,910 sq. m.
Residential Units:	
Studio:	5 dwelling units
1-Bedroom:	87 dwelling units
1-Bedroom plus den:	17 dwelling units
2-Bedroom:	30 dwelling units
3-Bedroom:	15 dwelling unit
Total:	154 dwelling units

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 twenty-four (24) school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 14 Elementary students at Hjorth Road Elementary School
6 Secondary students at Guildford Park 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 Spring, 2027.
- Parks, Recreation & Culture:** No concerns.
- The closest active park is Hawthorne Rotary Park with amenities including playgrounds, dog park, spray park, walking trails as well as natural areas which is 100 metres walking distance from the site.
- Surrey Fire Department:** No concerns.
- 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-storied or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.
- Staff have determined that, based on the current design submission, this application should proceed to Advisory Design Panel (ADP) for review prior to Final Adoption of the Rezoning Bylaw. In addition to any comments provided by the ADP, there are several Urban Design items that remain outstanding, which do not affect the overall building massing or zoning parameters of the project, that will also need to be satisfactorily addressed.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be required to provide the following road frontage improvements to support the subject proposal:
 - Dedication and construction of the north side of 104A Avenue to the collector road standard; and
 - Dedication and construction of a lane along the west property line to the City's lane standard.

Traffic Impacts

- The subject proposal is anticipated to generate approximately one vehicle every minute in the peak hour. A site-specific Transportation Impact Analysis (TIA) is not required as the proposal is below the City's minimum requirement threshold.

Access and Parking

- Access to the subject development is proposed via the new lane.
- No direct vehicle access is permitted to/from 104A Avenue.
- The applicant is proposing to provide 188 parking spaces in an underground parkade on-site which is equivalent to a proposed rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors. The proposed parking provision is consistent with the rates endorsed by Council, as part of Corporate Report No. R115;2021 for sites within Rapid Transit Areas (RTAs).

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 property is designated "General Urban" in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP).

- The proposed development complies with the Multiple Residential OCP designation.

Themes/Policies

- The development proposal supports transit-oriented development, focused growth and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.
- The proposal supports directing higher-density residential land uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities.
- The dwelling units along the street frontages include urban design features (e.g. ground-floor patio space, upper storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

- The subject site is designated “Low to Mid Rise Residential” in the Guildford Plan.
- The proposed development complies with the Low to Mid Rise Residential designation.

Themes/Objectives

- The proposed development on the subject site complies with the building form, density and height permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan.
- 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 Guildford Plan identified several family-oriented and affordable housing policies that include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (i.e. two or more bedroom and three or more bedroom units). In addition, these policies include a prescribed minimum unit size and specify that all new multi-family units should meet the Adaptable Housing Standards of the BC Building Code. The intent of these policies is to provide a broader range of housing choice for a variety of different family sizes, types and compositions.
- Staff note that the proposal largely complies with the family-oriented housing policies in the Guildford Plan given it is proposing twenty-nine percent (29%) of the total dwelling units as two or more bedroom (45 dwelling units in total) and ten percent (10%) of dwelling units as three or more bedroom (15 dwelling units in total).

- The majority of dwelling units are slightly larger than the minimum unit size prescribed in the Secondary Plan. However, at present, the applicant is not proposing to provide any Adaptable Units on the subject site, contrary to the Guildford Plan. Staff will continue to negotiate with the applicant to achieve some adaptable units in the project prior to Final Approval.

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from “Single Family Residential (RF)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to accommodate the proposed 6-storey apartment building.
- The proposed CD Zone for the subject site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	2.0	2.80 (Net)
Lot Coverage:	33%	51%
Yards and Setbacks		
North Yard	7.5 m.	4.0 m.
East Yard	7.5 m.	9.0 m.
South Yard	7.5 m.	5.5 m.
West Yard	7.5 m.	4.5 m.
Principal Building Height:	50 m.	22 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	462 sq. m.	The proposed 385 m ² plus cash-in-lieu meets the Zoning By-law requirement.
Outdoor Amenity:	462 sq. m.	The proposed 660 m ² exceeds the Zoning By-law requirement.
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	203 parking spaces	171 parking spaces
Residential Visitor:	31 parking spaces	17 parking spaces
Total:	234 parking spaces	188 parking spaces
Bicycle Spaces		
Residential Secure Parking:	186 bicycle spaces	187 bicycle spaces
Residential Visitor:	6 bicycle spaces	6 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.
- The proposed 6-storey apartment building on the subject site will have a floor area ratio (FAR) of 2.42 Gross (2.80 Net). The Low to Mid Rise Residential land-use designation in the Guildford Plan will permit a maximum FAR of 2.25 (Gross). For Multiple Residential designated sites, the OCP allows a maximum FAR of 2.5 (Gross) on sites located within an Urban Centre, a Frequent Transit Development Area, sites that abut a FTN and where specifically noted in the approved Secondary Plan. Given the subject site is located within a Frequent Transit Development Area, the proposed increase in density to 2.80 FAR (Net), in the CD Bylaw, can be supported by staff.
- As the Stage 2 Plan allows a maximum gross density of 2.25 FAR, the applicant will be required to provide a Tier 2 Capital Plan Project Community Amenity Contribution (CAC) in support of the proposed increase in density beyond the maximum density permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 51% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within a Frequent Transit Development Area (FTDA), in close proximity to a FTN and within walking distance of public transit, staff are supportive of reducing the parking rate on the subject site (see discussion below).

On-Site Parking and Bicycle Storage

- The proposed development includes a total of 188 parking stalls consisting of 171 resident parking spaces and 17 parking spaces for visitors. In addition, the applicant will provide 3 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from the north-south green lane along the west lot line.
- The applicant is proposing to provide a total of 188 parking spaces, equivalent to a rate of 1.1 parking space per dwelling unit plus 0.1 visitor space per dwelling unit. The proposed resident parking rate is within the range of 1.1 to 1.3 parking space per dwelling unit, as recommended in Corporate Report No. R115;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”), and will be specified in the CD Bylaw at a rate of 1.2 parking space per dwelling unit.
- 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 street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all lot lines.
- The development will provide a total of 187 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking spaces required under the Zoning Bylaw.

In addition, the applicant will provide 6 at-grade bicycle parking stalls, which complies with the Zoning By-law 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 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will be required to provide a financial contribution of \$2,227.85 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.
- As noted above, the proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum gross floor area ratio (FAR) of 2.25 that is permitted under the "Low to Mid Rise Residential" designation in the Guildford Plan, to a maximum allowable density of 2.42 FAR (Gross)/2.80 (Net).
- The applicant will be required to provide the flat rate (per square foot) for the bonus density achieved which exceeds the maximum approved density under the current Town Centre Plan (TCP) designation in order to satisfy the proposed amendment. The financial contribution is payable at the rate applicable at the time of Rezoning Final Adoption. The current flat rate for Guildford is \$239.82 per square metre for apartment developments.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April, 2024 under Corporate Report No. R046;2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development 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 May 1, 2024, and the Development Proposal Signs were installed on April 29, 2024. To date, staff have received two (2) response from area residents with respect to the proposed development (staff response in *italics*):
 - One resident expressed support for the proposed development on the subject site.
 - One resident expressed concerns the applicant is providing insufficient on-site parking which will result in increased pressure on available street parking and could impact the ability of emergency service vehicles to access the surrounding neighbourhood.

(The applicant is proposing to provide 1.2 parking space per dwelling unit which meets the minimum on-site parking requirement for Rapid Transit Areas, per Corporate Report No. R115;2021. There will be additional on-street parking provided along 104A Avenue [a Green Connector] with separated cycle tracks which, with the proximity of the subject site to an existing FTN and Rapid Bus stop [R1 – Guildford to Newton Exchange], will offer residents alternative modes of transportation and thereby reduce possible traffic congestion.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposal generally complies with the Form and Character Development Permit (DP) guidelines in the OCP and the Guildford Plan. The applicant has also worked with staff to ensure the proposed landscaping and building massing encourage an attractive streetscape and reflect an urban public realm.

Building Design

- The applicant is proposing to construct one 6-storey apartment building consisting of 154 dwelling units with underground parking on a consolidated site.
- The applicant will provide a continuous street wall along the north side of 104A Avenue that wraps around the east side of the future north-south green lane. The proposed building will include a private courtyard that opens towards the north lot line. The two uppermost storeys are stepped back 2.0 metres from the fifth storey along the street frontage to allow the massing to be more compatible with the existing neighbourhood and future developments.
- The subject property is located within the “Hawthorne District”. The proposed development adheres to the Town Centre Plan’s vision of this district which is characterized by its use of natural colour palettes and restrained material usage which provides a greater sense of visual continuity as well as the presence of high-quality materials that include brick, natural stone as well as natural wood or refined metal panels.
- The proposed building has a simple contemporary urban building form with a flat roof.

- The building orientation ensures the units will provide strong observation of the public realm with active rooms and private raised-patios facing toward the street which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm. All ground-floor units will be slightly elevated above the sidewalk and will have front door access with usable private/semi-private outdoor space.
- The patios contain a combination of hardscaping, low-level planting and bylaw sized trees, located on private property, which contribute to an enhanced landscaped neighbourhood.

Unit Design

- The unit mix is comprised of 5 studio, 87 one-bedroom, 17 one-bedroom plus den, 30 two-bedroom and 15 three-bedroom dwelling units.
- The dwelling units range in size from roughly 35 square metres for a studio to 78 square metres for the largest three-bedroom apartment.
- The applicant is currently not providing any Adaptable Units on-site, as part of the subject proposal.

Proposed Signage

- No on-site signage is currently proposed. If additional signage is required in future, it will be considered as part of a separate development application and would need to comply with the Surrey Sign Bylaw.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located, at-grade, with direct access to the common outdoor amenity space. The indoor amenity space includes a yoga room, theatre, gym, lounge area, game room and flex room/library.
- The proposed indoor amenity space is approximately 385 square metres in total area which is 77 square metres less than the 462 square metres required under the Zoning Bylaw, based on 3 square metres per dwelling unit. The applicant will provide cash-in-lieu of indoor amenity space to make up for this shortfall in accordance with City policy.

Outdoor Amenity Space and Proposed Landscaping

- The applicant is proposing both at-grade and rooftop outdoor amenity space. The outdoor amenity space, located at the rooftop level, consists of a meditation deck, dining table and benches, lounge seating, potting tables, garden shed, garden plots and planter boxes.
- The at-grade outdoor amenity space includes bench seating, a ping pong table, harvest dining table and benches, lounge seating, fire pit, planter boxes and children's playground equipment.

- The proposed outdoor amenity space is roughly 660 square metres which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on a total of 3 square metres per dwelling unit.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.0 metre high metal picket fence and privacy gate with layered planting which consists of a bylaw sized tree, small shrubs and low-lying groundcover.
- The dwelling units fronting onto 104A Avenue and north-south lane will have a semi-private patio space and direct access to the adjacent sidewalk, for the units along 104A Avenue, with separate entryways.
- Each apartment unit that faces onto the street frontage will provide an “eyes-on-the street” function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

Outstanding Items

- For the subject proposal, staff have determined this application should proceed to Advisory Design Panel (ADP) for review prior to Final Adoption of the Rezoning Bylaw. In addition to any comments provided by the ADP, there are several Urban Design items that remain outstanding, which do not affect the overall massing or zoning parameters of the project, that will also need to be satisfactorily addressed. These generally include:
 - Provide coordinated drawings including architectural, landscape and civil plans;
 - Improve the interface with existing land-uses through appropriate building interface treatments, fencing treatments and on-site grading solutions; and
 - Further refine the building expression and proposed on-site landscaping to provide an attractive streetscape and public realm.
- 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

- Francis Klimo, ISA Certified Arborist of Klimo and Associates 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	1	1	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
White Willow	1	1	0
Common Cherry	3	2	1
Bigleaf Maple	1	1	0
Coniferous Trees			
Western Red Cedar	2	2	0
Douglas Fir	2	2	0
Black Pine	2	2	0
Lawson Cypress	1	1	0
Blue Spruce	1	1	0
Leyland Cypress	1	1	0
Total (excluding Alder and Cottonwood Trees)	14	13	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		53	
Total Retained and Replacement Trees Proposed		54	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of fourteen (14) mature trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately twenty-two percent (22%) of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain one (1) tree 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 thirty (30) replacement trees on the subject site. The applicant is proposing a total of fifty-three (53) replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 104A 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 Vine Maple, Green Japanese Maple, Autumn Brilliance Serviceberry, Forest Pansy Redbud, Green Arrow Weeping Nootka Cypress, Pacific Dogwood, Purple Fastigiate Beech, Princeton Sentry Maidenhair, Slender Silhouette Sweetgum, Bruns Serbian Spruce, Swedish Columnar Aspen, Orangebark Stewartia and Pink Flowered Japanese Snowbell.
- In summary, a total of fifty-four (54) trees are proposed to be retained or replaced on the site with no contribution required 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.	Site Plan, Building Elevation Drawings, 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

MJ/ar



FLAT
ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

**6 storey residential apartment
D.P SUBMISSION DATE**

6 STOREY RESIDENTIAL APARTMENT

14447, 14455, 14465, 14475 104A AVE SURREY BC



APPLICANTS:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

PROJECT TEAM

CLIENT:
GURPREET GURPAL
14447, 14455, 14465, 14475
104A AVE SURREY BC
CONTACT :gurpal@hotmail.ca

ARCHITECTURAL:
FLAT ARCHITECTURE INC.
6321 KING GEORGE BLVD.
SURREY, BC. V3X 1G1
CONTACT: RAJINDER WARRAICH
T : 604 503 4484
rajinder@flatarchitecture.ca

SURVEYOR:
COMPASS LAND SURVEYING LTD.
#202-8381 128th street
SURREY, B.C. V3W 4G1
CONTACT: SHOUPENG LIU,
T : 604 503 6898
E : office@CompassSurveys.com

CIVIL:
CITIWEST CONSULTING LTD.
#101-9030 KING GEORGE BLVD.
SURREY, B.C. V3V 7Y3
CONTACT: ROGER JAWANDA
T : 604 591 2213
rjawanda@citiwest.com

ARBORIST:
ACL GROUP - ARBORTECH CONSULTING.
UNIT 145-12051 HORSESHOE WAY,
RICHMOND, B.C. V7A 4V4
CONTACT: NICK MCMAHON
T : 604 275 3484 EXT. 103
nick@aclgroup.ca

LANDSCAPE ARCHITECT:
PMG LANDSCAPE ARCHITECTS LTD.
C100 - 4185 STILL CREEK DR,
BURNABY, B.C. V5C 6G9
CONTACT: CAELAN GRIFFITHS
T : 604 294 0011 EXT. 116
caelan@pmglandscape.com

DRAWING LIST

- A - 000 COVER PAGE
- A - 001 & 001A DATA SHEET
- A - 002 CONTEXT PHOTOS
- A - 003 DESIGN RATIONALE
- A - 004 STREETScape
- A - 005 BUILDING MATERIAL & FINISHES
- A - 006 SHADOW STUDY
- A - 007 SUSTAINABILITY

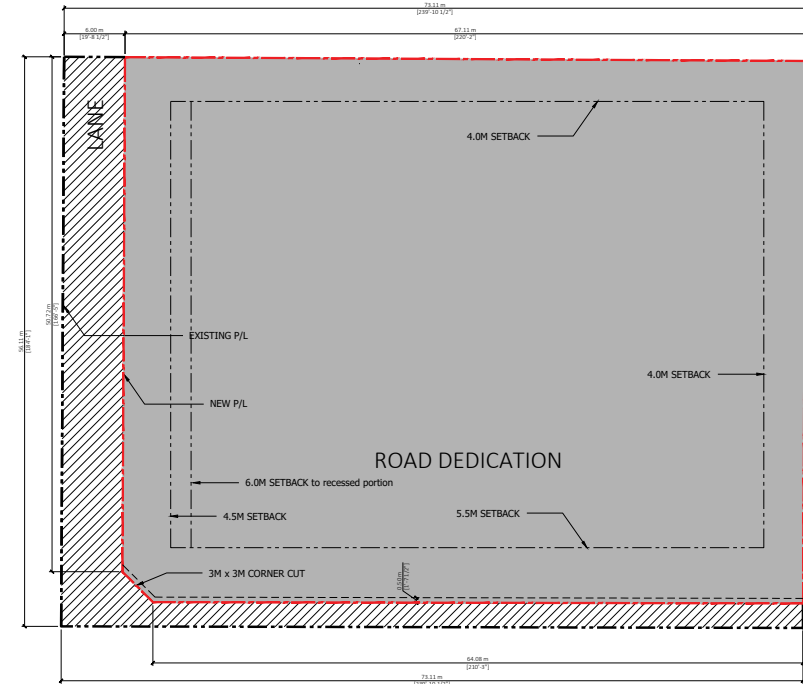
- A - 100 BASE PLAN
- A - 101 SITE PLAN
- A - 102 FIRE PLAN
- A - 103 EXISTING CONTEXT PLAN
- A - 104 FUTURE CONTEXT PLAN

- AP - 101 FLOOR PLANS - PARKING 1
- AP - 102 FLOOR PLANS - PARKING 2
- A - 201 FLOOR PLANS - LEVEL 1
- A - 202 FLOOR PLANS - LEVEL 2 - 4
- A - 203 FLOOR PLANS - LEVEL 5
- A - 204 FLOOR PLANS - LEVEL 6
- A - 205 FLOOR PLANS - LEVEL 7

- A - 301 ELEVATIONS - SOUTH
- A - 302 ELEVATIONS - WEST
- A - 303 ELEVATIONS - EAST
- A - 304 ELEVATIONS - NORTH
- A - 305 ELEVATIONS - NORTH
- A - 306 SOUTH-WEST VIEW
- A - 307 SOUTH- EAST VIEW
- A - 308 NORTH-WEST VIEW

- A - 401 SECTIONS
- A - 402 DETAIL SECTIONS

SITE STATISTICS			
CIVIC ADDRESS:	14447, 14455, 14465, 14475 104A AVE		
LEGAL DESCRIPTION:	DESCRIPTION LOT 4,5,6,7 SECTION 19 RANGE 1 PLAN NWP14849 NWD		
ZONING:	RE ZONING (BASED ON RM 70)		
GROSS SITE AREA:	4097 m ²	1.01 Acre	
ROAD DEDICATIONS:	505 m ²		
NET AREA:	3592 m ²		
ZONING:	CD BASED ON RM70		
SET BACKS	FROM BUILDING:	FROM COLUMN/PILASTOR	
NORTH:	4.0 m	3.8M	
SOUTH:	5.5 m	4.3M	
EAST:	9.0 m	8.8M	
WEST:	4.5 m	4.2M	
LOT COVERAGE	PROPOSED	51%	
DENSITY	ALLOWED	2.251 FSR ON GROSS	ON NET
	PROPOSED :	2.42 FSR ON GROSS	2.76 FSR ON NET
BUILDING FLOOR AREA	BUILDING A		
LEVEL 1	13,746.41 Sq.Ft.	1730.63 SQ.M.	18 UNITS
LEVEL 2	19,130.17 Sq.Ft.	1777.25 SQ.M.	27 UNITS
LEVEL 3	19,130.17 Sq.Ft.	1777.25 SQ.M.	28 UNITS
LEVEL 4	19,130.17 Sq.Ft.	1777.25 SQ.M.	28 UNITS
LEVEL 5	18,388.13 Sq.Ft.	1708.31 SQ.M.	28 UNITS
LEVEL 6	17,337.33 Sq.Ft.	1610.69 SQ.M.	25 UNITS
ROOF	407.07 Sq.Ft.	28.06 SQ.M.	
TOTAL	106,664.45 Sq.Ft.	9909.44 SQ.M.	154 UNITS
OUTDOOR AMENITY:	REQUIRED	PROPOSED	
	154 X 3 = 462 m ²	660.75 SQ.M.	WITH ROOF TOP AMENITY
INDOOR AMENITY	REQUIRED	PROPOSED	
	154 X 3 = 462 m ²	385.55 SQ.M.	
OFF STREET PARKING	REQUIRED	PROVIDED	
RESIDENTIAL	PARKING RES UNITS	154 X 1.1 = 169.4 STALLS	171 STALLS
VISITORS PARKING		REQUIRED	PROVIDED
	RES. APARTMENT	154 X 0.1 = 15.4(16 STALLS)	17 STALLS
OFF STREET PARKING	REQUIRED	PROVIDED	
BIKE PARKING:		154 X 1.2 = 184.8 STALLS	187 STALLS
H/C PARKING		PROVIDED	
	If required Parking spaces are between 50 & 100, then 1 Parking space is required If required Parking spaces are between 100 & 200, then 2 Parking spaces are	3 STALLS	



UNIT MIX SCHEDULE						
LEVELS	1BD	1B+2B	2BED	3BED	5+BD	UNITS
L1	15	0	1	0	1	17
L2	15	1	5	1	1	23
L3	15	3	5	1	1	25
L4	15	3	5	1	1	25
L5	15	3	5	2	1	26
L6	12	1	7	2	0	22
TOTAL	80 UNITS	17 UNITS	28 UNITS	16 UNITS	5 UNITS	154 UNITS
	52%	11%	19%	10%	3%	100%



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

PROJECT INFO:
6 STOREY RESIDENTIAL APARTMENT
14447, 14455, 14465, 14475 104 AVE
104A SURREY BC
CLIENT: GURPAL

DATE
DEC 5, 2023
PROJECT NO:
22-216
SCALE: DRAWN BY:
N.T.S. R.W

REV	DESCRIPTION	DATE	BY

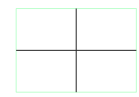
DATA SHEET

A 001

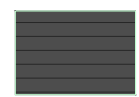
MATERIALS PALLET



1) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color: light brown



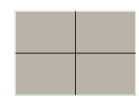
2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color: Off white



3) Cement fibre board 5" plank siding (hardie or similar)
Color: Light Gray



4) BRICK CLADDING (MORA BRICKS)
Color: Dark Grey

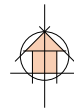
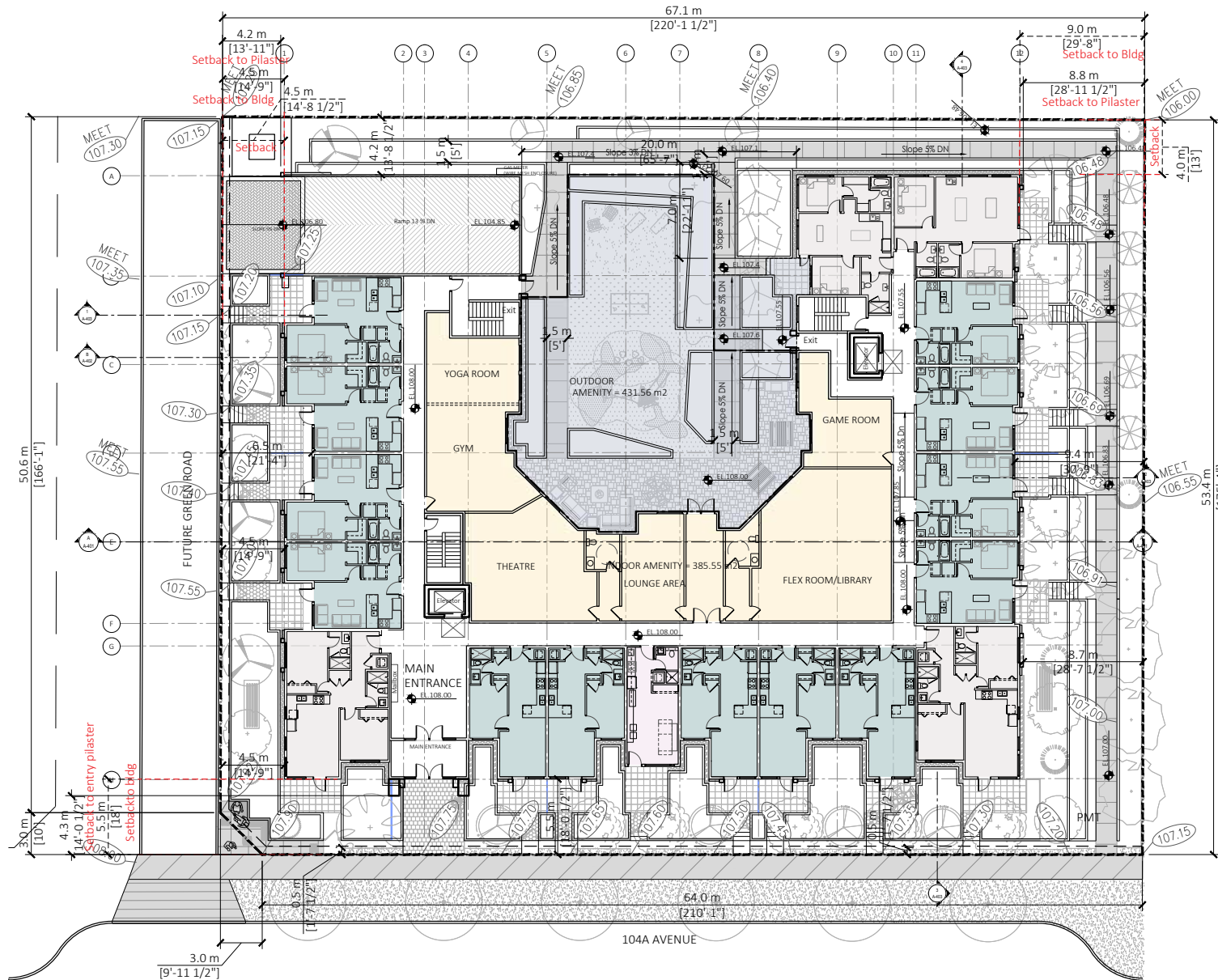


5) Cement fibre board 5" plank siding (hardie or similar)
Color: Light creamy brown.

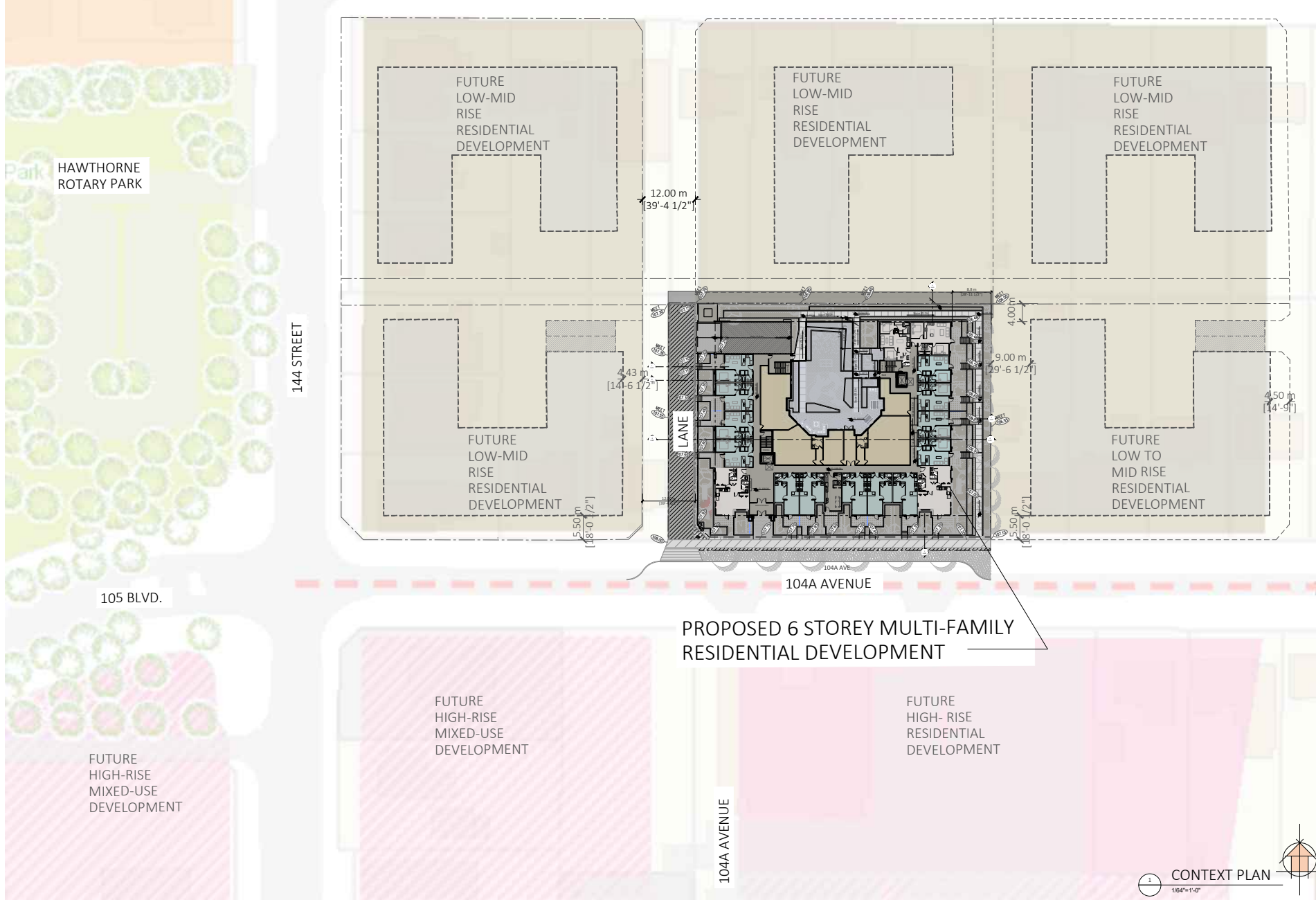


6) TRANSLUCENT - GLAZED METAL GLASS GUARD RAILING (CHARCOAL FINISH)GLASS TRANSPARENCY 85%

REV	DESCRIPTION	BY	DATE



REV.	DESCRIPTION	BY	DATE



PROJECT INFO:
6 STOREY RESIDENTIAL APARTMENT
 14447, 14455, 14465, 14475 104 AVE
CLIENT:
 104A SURREY BC
 GURPAL

DATE:
 Dec 5, 2023
PROJECT NO.:
 22-216

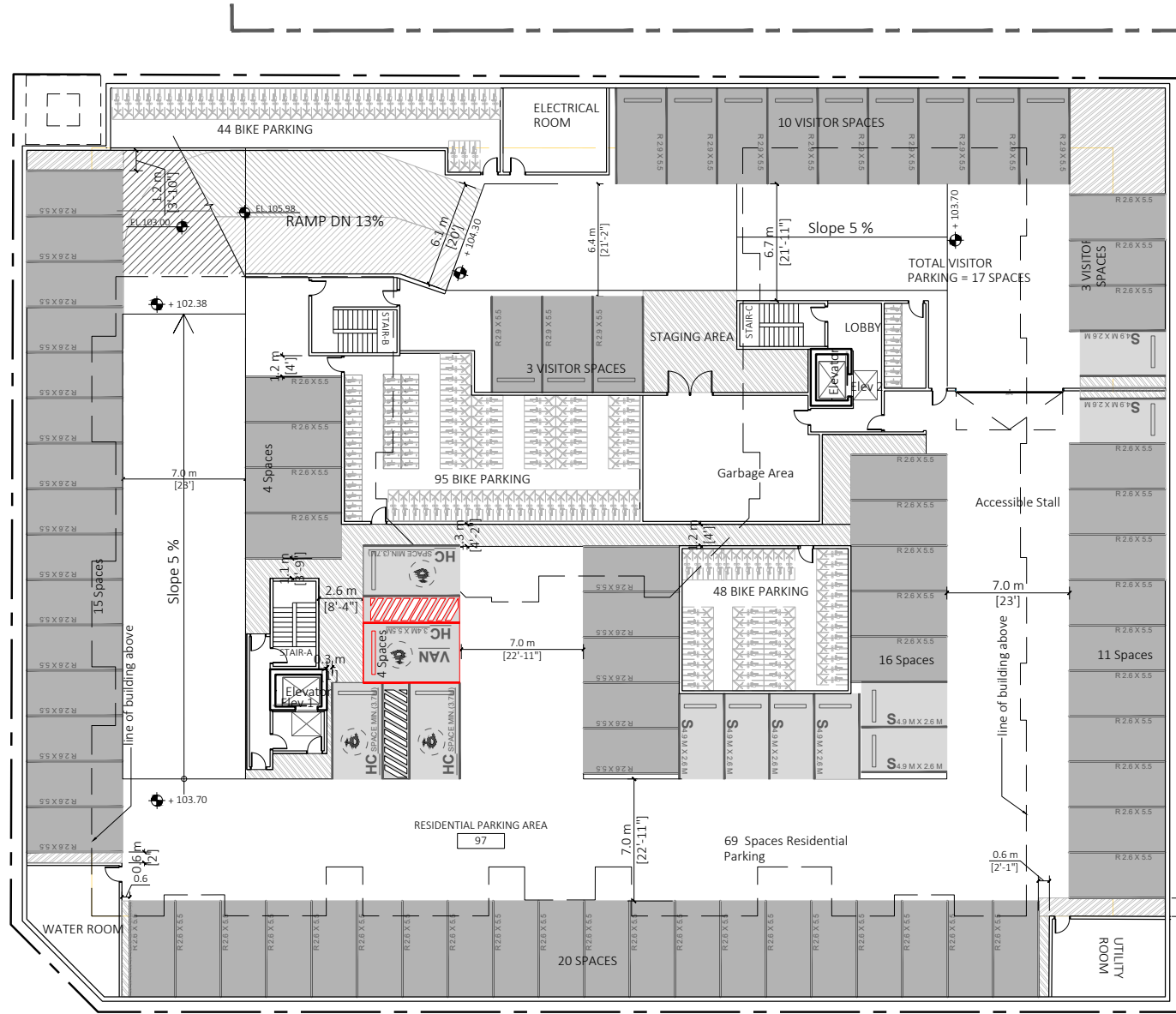
SCALE:
 N.T.S.
DRAWN BY:
 R.W.

REV	DESCRIPTION	BY	DATE

FUTURE
CONTEXT PLAN

LOW-MID RISE RESIDENTIAL DEVELOPMENT

FUTURE GREEN LANE



FUTURE LOW-MID RISE RESIDENTIAL DEVELOPMENT



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

PROJECT INFO:
 6 STOREY RESIDENTIAL APARTMENT
 14447, 14455, 14465, 14475 104a AVE
 CLIENT: SURREY BC
 GURPAL

DATE: 22-May-24
 PROJECT NO: 22-216
 SCALE: sa shown
 DRAWN BY: R.W

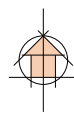
REV	BY	DATE

PARKING
 LEVEL P1

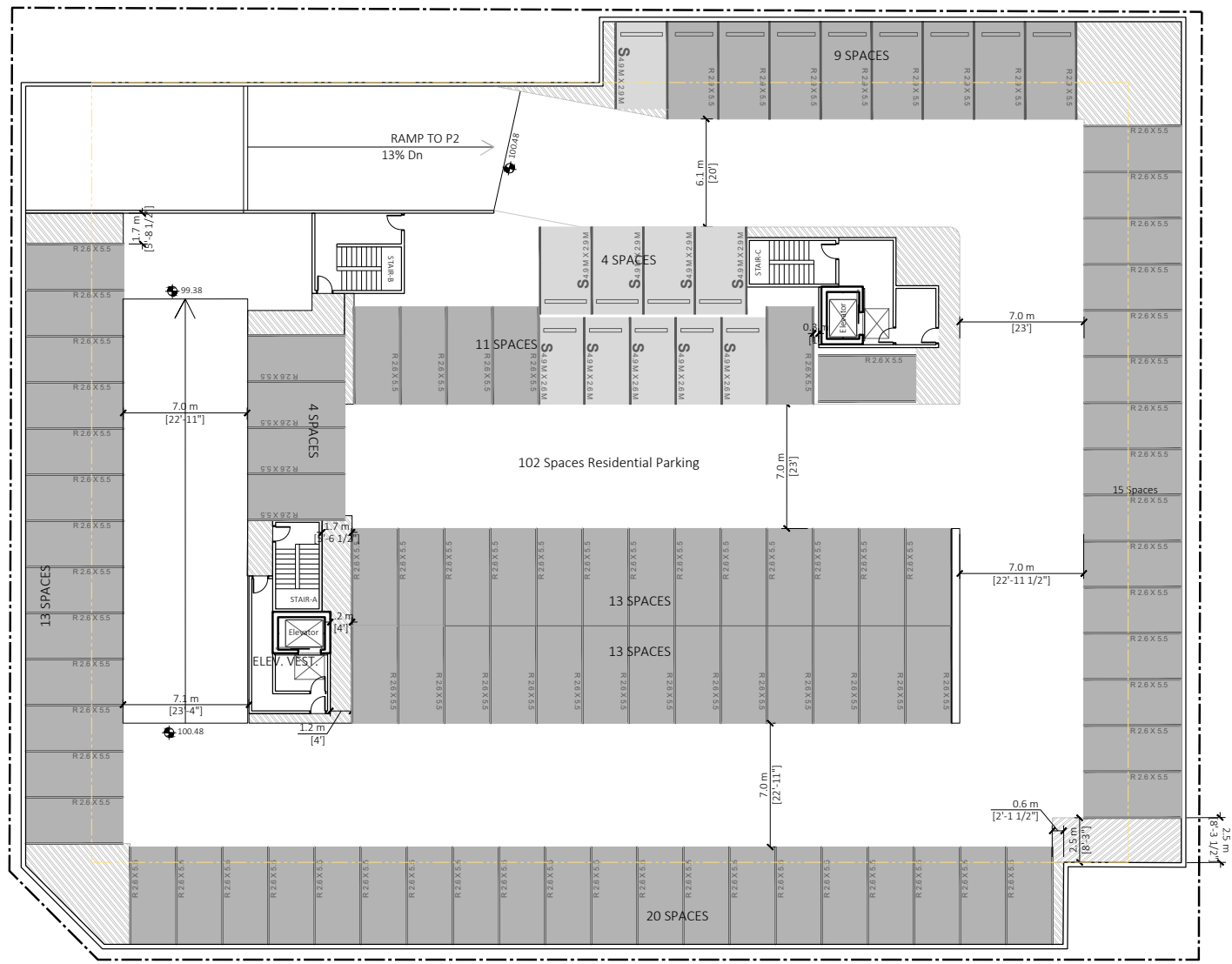
104A AVENUE

1 LEVEL P1 PLAN
 Scale: 1/20"=1'-0"

AP.101



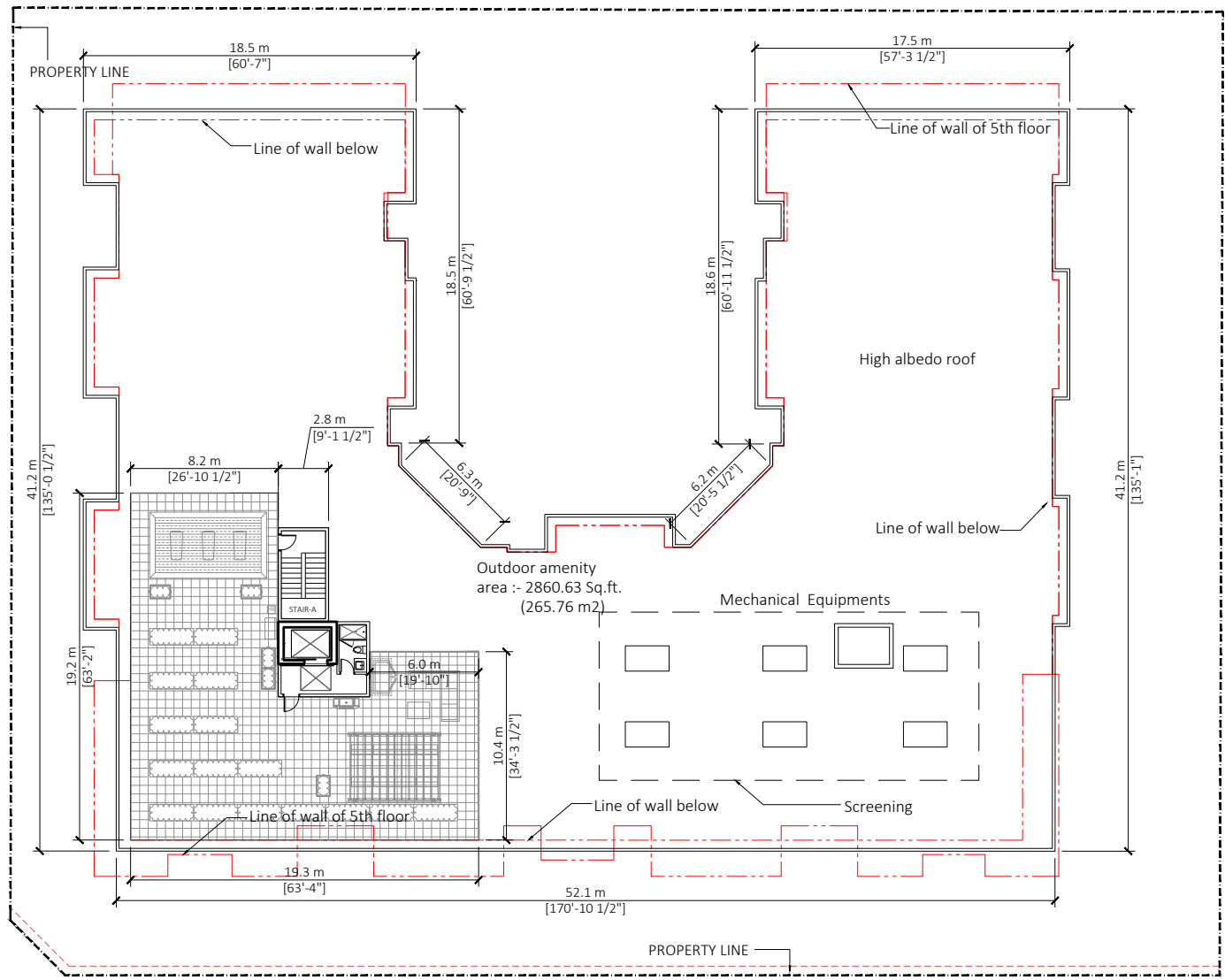
REV.	BY	DATE



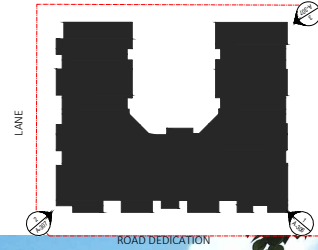
1 LEVEL P2 PLAN
Scale: 1/20"=1'-0"



REV	DESCRIPTION	BY	DATE



1 LEVEL-7- ROOF PLAN
Scale: 1/20"=1'-0"



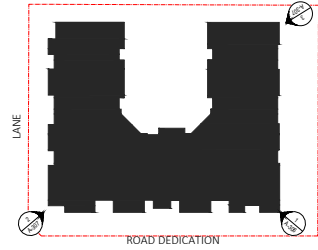
PROJECT INFO:
6 STOREY RESIDENTIAL APARTMENT
14447, 14455, 14465, 14475 104a AVE
CLIENT: GURPAL

DATE
Dec 5, 2023
PROJECT NO:
22-216
SCALE: as shown
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

SOUTH WEST
VIEW

2 SOUTH WEST VIEW



3 NORTH EAST VIEW

REV	DESCRIPTION	BY	DATE

MEET 107.30

107.15

MEET 107.20

POPULUS TREMULA 'ERECTA'

MEET 106.85

LANDSCAPE FORMS AMERICANA CHAIR

MEET 106.40

LANDSCAPE FORMS CHILL CHAISE LOUNGE

MEET 107.35

SPECIAL CONCRETE PAVING ON PARKADE ENTRY UNDERGROUND PARKADE EDGE

107.10

107.15

AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'

107.30

FAGUS SYLVATICA 'DAWYCK PURPLE'

107.40

13'-11 1/2" [4254]

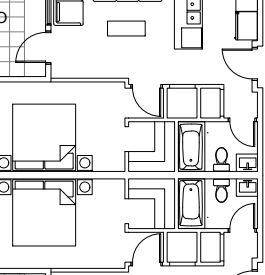
107.55

PATIO

PATIO

PATIO

PATIO



EL. 108.00

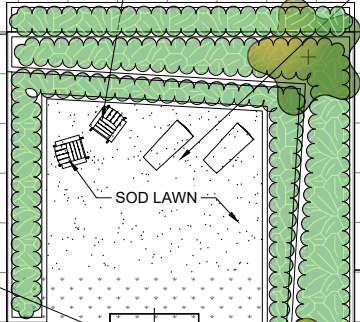


SAW-CUT CONCRETE PAVING

EL. 106.80

EL. 104.85

PING PONG TABLE ON ARTIFICIAL TURF



SOD LAWN

EL. 107.67

EL. 108.00

ACER CIRCINATA

BBQ

LANDSCAPE FORMS, SORELLA PLANTERS, 45"X30"X18", 30"X30"X18"

BISTRO TABLE

RATANA SOFA

SOLUS HALO FIREPIT

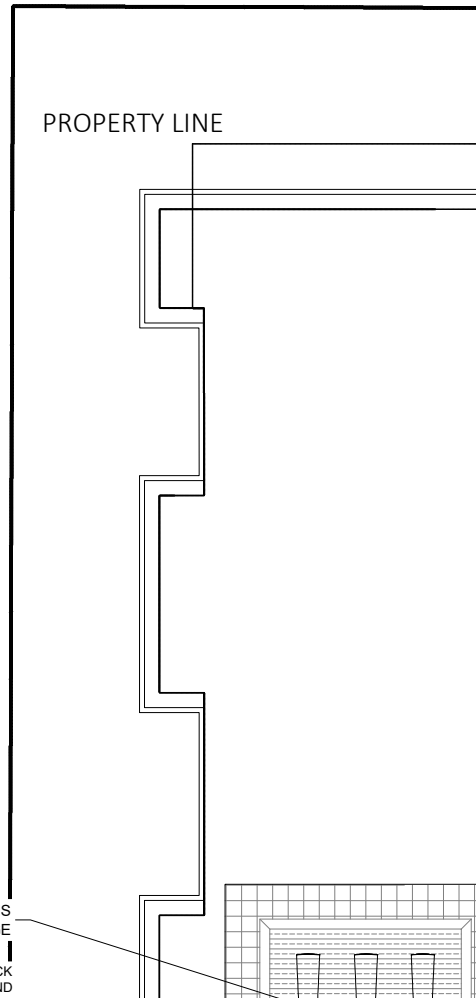
LANDSCAPE FORMS HARVEST DINING TABLE & BENCHES

KOMPAN WATER LILIES BENCH POST, 5 PCS

POWER-IN-PLACE RUBBER PLAY SURFACING



RATANA ELEMENT 5.0 COLLECTION



PROPERTY LINE

LANDSCAPE FORMS
CHILL CHAISE LOUNGE

MEDITATION DECK
TREX TRANSCEND

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

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

DATE: **May 16, 2024** PROJECT FILE: **7821-0299-00**

RE: **Engineering Requirements
Location: 14447 104A Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m for 104A Avenue;
- Dedicate 6.0 m for north-south lane at west property line;
- Dedicate a 3.0 m x 3.0 m corner cut where lane intersects 104A Avenue; and
- Register 0.5 m statutory right-of-way (SRW) for maintenance.

Works and Services

- Construct north side of 104A Avenue;
- Construct 6.0 m lane; and
- Resolve any downstream Sanitary or Drainage constraints.

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

MS

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

Development Impact Analysis on Schools For:

Application #: **21-0299**

The proposed development of **155** 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	24
---	----

Projected Number of Students From This Development In:	
Elementary School =	14
Secondary School =	6
Total Students =	20

Current Enrolment and Capacities:	
Hjorth Road Elementary	
Enrolment	327
Operating Capacity	229
# of Portables	5
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

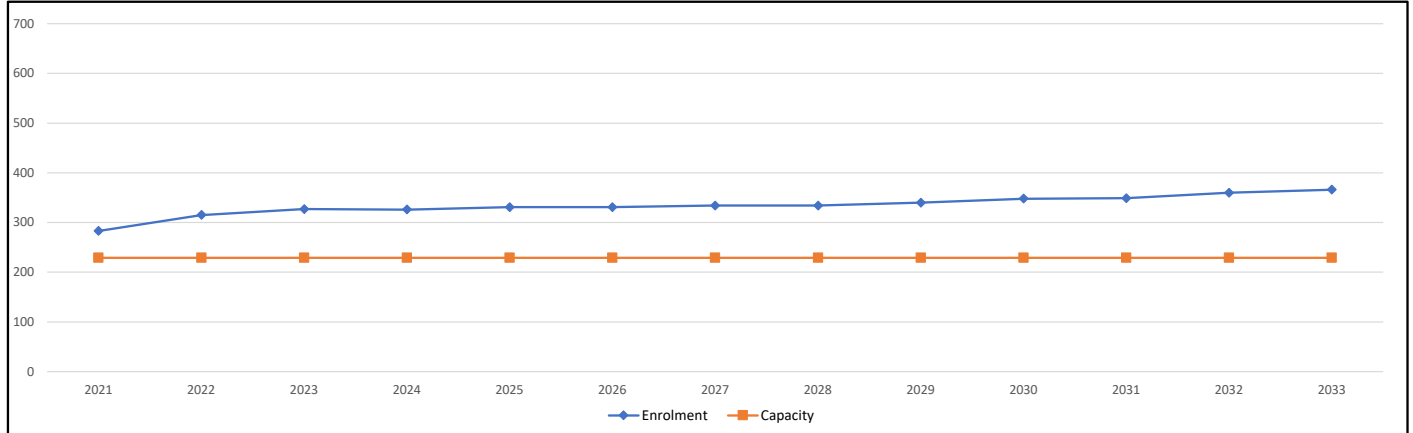
Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along 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.

Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. The school is currently operating at 143% capacity. In the District's 2024/2025 Five Year Capital Plan, a new request for a 17-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education and Child Care has not approved funding for this request.

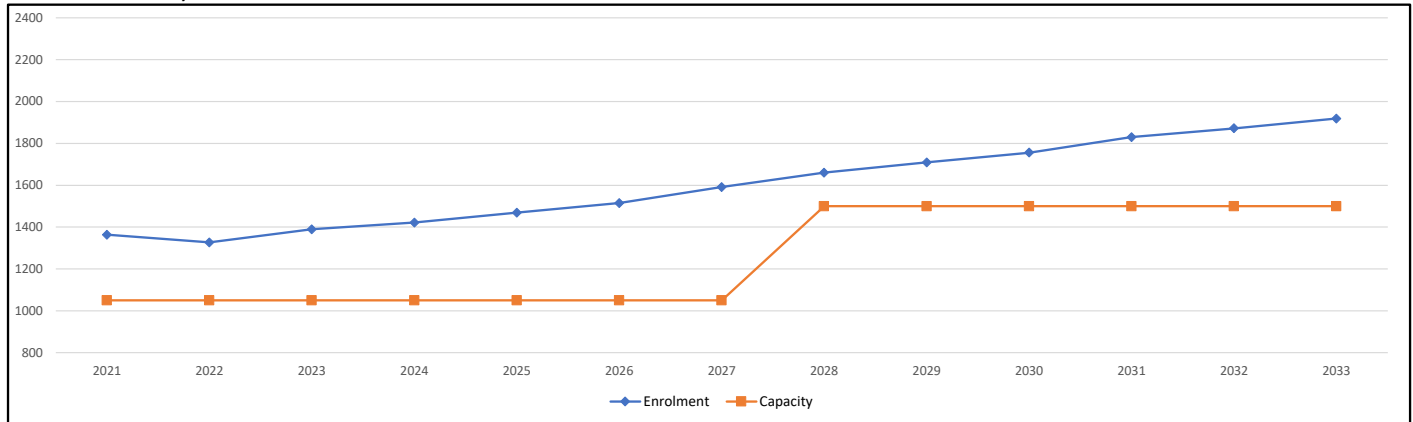
Guildford Park Secondary is currently operating at 132% and is projected to grow consistently. The development within the now approved NCP will likely change projections in the future. In May 2023, the District received capital funding approval from the Ministry of Education and Child Care to build a 450-capacity addition, targeted to open in the spring of 2028.

Hjorth Road 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.

8.0 TREE PRESERVATION SUMMARY

Appendix IV

Surrey Project No: N/A

Address: 14447, 14455, 14465, 14475 104A Ave, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	25
Protected Trees to be Removed	22
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	3
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4	4 Trees
All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = 36	36 Trees
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	TBD

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

Summary, report and plan prepared and submitted by:



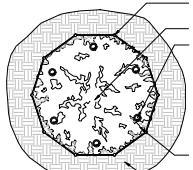
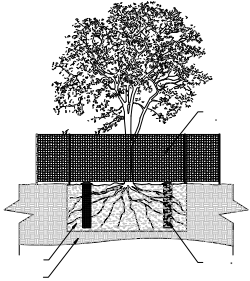
March 10, 2021

(Signature of Arborist)

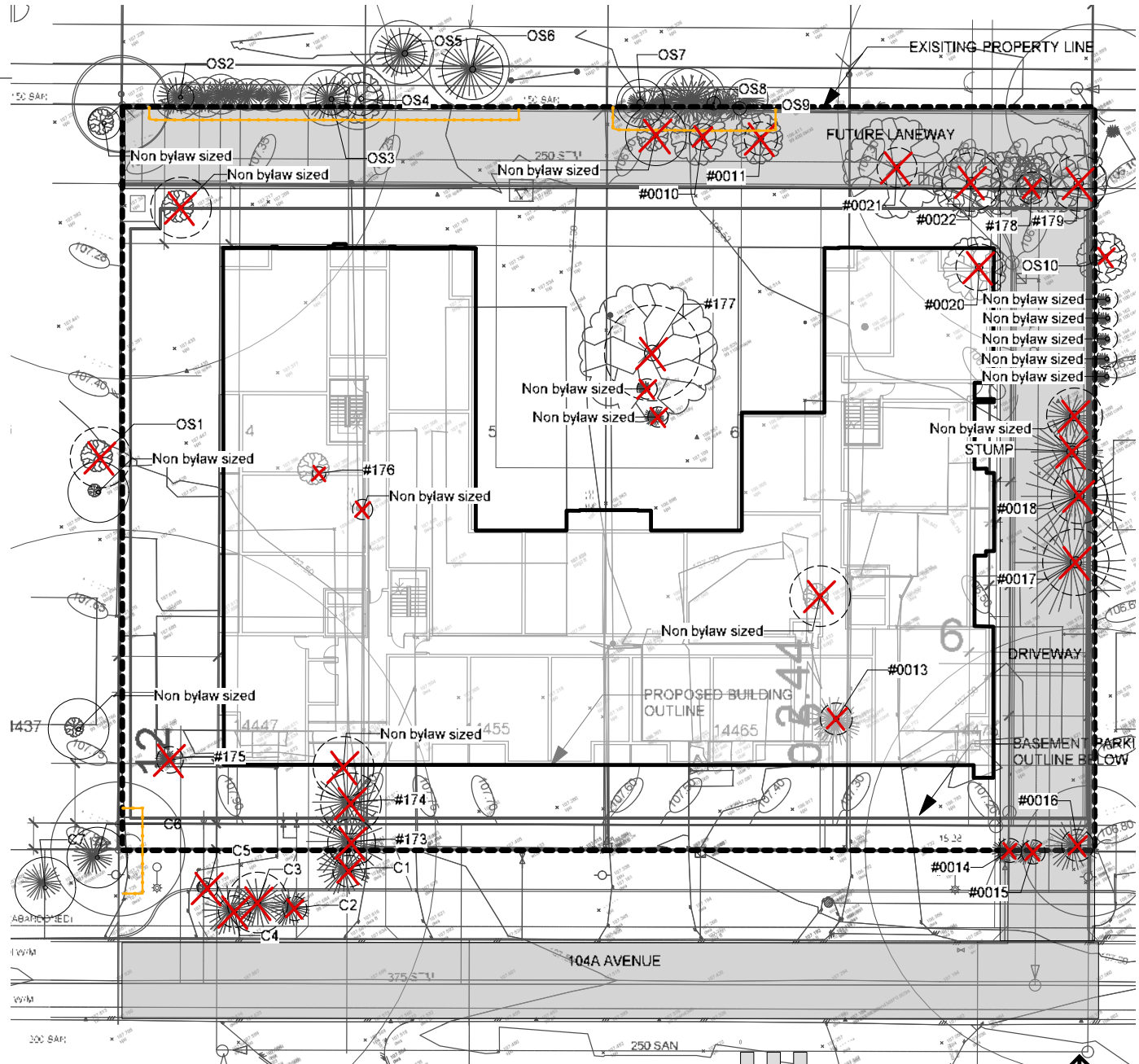
Date

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FOOTPRINT Refer to Tree Protection or Notes for Specifications
	E04 EXISTING TREE TO BE REMOVED Refer to Schedule B Report
	E04 EXISTING TREE TO BE RETAINED Refer to Schedule B Report
	ADJACENT LOT



2 TREE PROTECTION BARRIER DETAIL
Scale: 1:50



Scale: 1:300

Address: 104a Burnaby, BC V5B 5R8
 info@klimo.com
 klimo@klimo.com
 250-734-4447
 250-734-4448
 250-734-4449
 250-734-4450
 250-734-4451
 250-734-4452
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 250-734-4454
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 250-734-4499
 250-734-4500

2020-12-08

Ovenham Avenue
 BC

L1.0