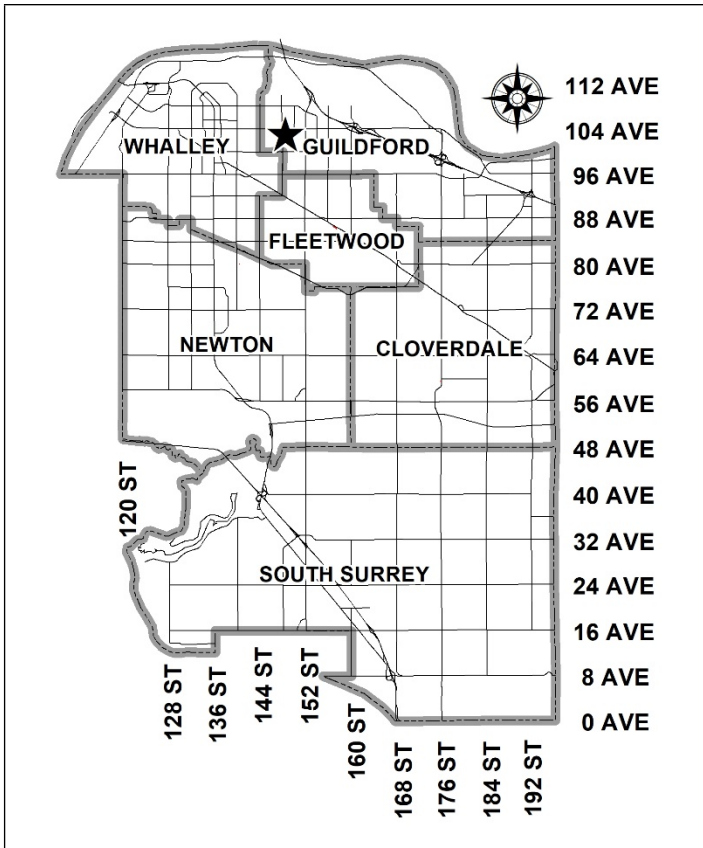


ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0283-00

Planning Report Date: November 18, 2024



PROPOSAL:

- **Development Permit Amendment**
- **Housing Agreement**

to permit the development of a 6-storey market rental apartment building in Guildford.

LOCATION:

- 10293 – 148A Street
- 10285 – 148A Street
- 10277 – 148A Street
- 10284 – 148 Street
- 10288 – 148 Street
- 10296 – 148 Street

ZONING:

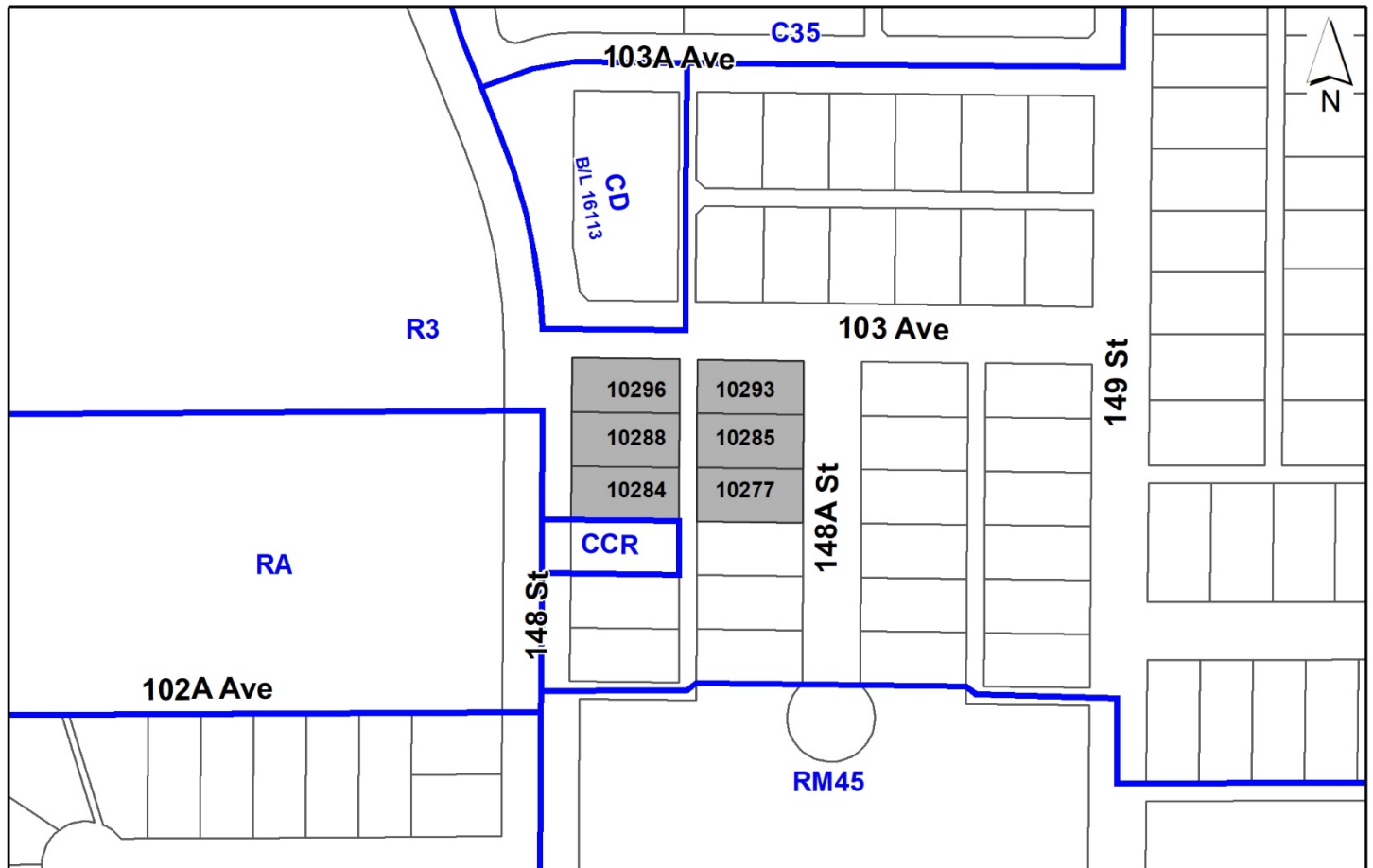
R3

OCP DESIGNATION:

Multiple Residential

TCP DESIGNATION:

Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- Council file Housing Agreement Bylaw No. 21291.
- A Bylaw be introduced authorizing Council to enter into a new Housing Agreement and the Bylaw be given First, Second and Third Reading.
- Approval to draft a revised Development Permit for Form and Character.

RATIONALE OF RECOMMENDATION

- At the Regular Council – Public Hearing Meeting on June 24, 2024, Council granted Third Reading to Development Application No. 7922-0283-00 which involved the following:
 - An OCP Text Amendment to permit a higher density than permitted under the "Multiple Residential" designation;
 - Rezoning from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)";
 - A Development Permit to allow for the construction of a 6-storey apartment building consisting of 157 market rental units as well as a 416 square metre at-grade child care centre; and
 - A Housing Agreement to secure a total of 157 dwelling units as market rental housing for a period of 25 years.
- Following the Regular Council – Public Hearing Meeting, the applicant approached City staff to discuss the potential for replacing the daycare facility with additional market rental dwelling units. Staff are supportive of the proposal given this will allow for the construction of much needed market rental housing.
- City staff are seeking Council endorsement of the following proposed changes to this application, as outlined in this Additional Planning Comments Report:
 - Amending the in-stream Development Permit to allow for the construction of a 6-storey apartment building with a total of 162 market rental dwelling units; and
 - Amending the in-stream Housing Agreement to secure all 162 dwelling units as market rental for a period of 30 years.
- All other aspects of the original development proposal, as presented to Council at the Regular Council – Public Hearing Meeting on June 24, 2024 remain unchanged.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Housing Agreement Authorization Bylaw, 2024, No. 21291.
2. A Bylaw be introduced authorizing Council to enter into a new Housing Agreement and the Bylaw be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0283-00 generally in accordance with the attached revised drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) complete all outstanding issues identified in the original Planning & Development Report for Development Application No. 7922-0283-00, dated June 10, 2024; and
 - (b) the applicant is required to enter into a new Housing Agreement with the City to secure all 162 dwelling units proposed on-site as market rental dwelling units for a period of thirty (30) years.

SITE CONTEXT & BACKGROUND

- Development Application No. 7922-0283-00 was granted Conditional Approval by Council at the Regular Council – Public Hearing Meeting on June 24, 2024. The original proposal included the following:
 - An OCP Text Amendment to permit a higher density than permitted under the "Multiple Residential" designation;
 - Rezoning from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)";
 - A Development Permit to allow for the construction of a 6-storey apartment building consisting of 157 market rental units as well as a 416 square metre at-grade child care centre; and
 - A Housing Agreement to secure a total of 157 dwelling units as market rental housing for a period of 25 years.
- Following the Regular Council – Public Hearing Meeting, the applicant approached City staff to discuss the potential for replacing the daycare facility with additional market rental dwelling units. City staff support the proposal given it will allow for the construction of much needed market rental housing.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to accommodate the revised proposal, staff are seeking Council endorsement of the following proposed changes to this development application:
 - Amending the in-stream Development Permit to allow for the construction of a 6-storey apartment building with a total of 162 market rental dwelling units; and
 - Amending the in-stream Housing Agreement to secure all 162 dwelling units as market rental for a period of 30 years.
- This will require that Council rescind First, Second and Third Reading of the original Housing Agreement Bylaw (No. 21291). In support of the current proposal, the applicant has volunteered to enter into a thirty (30) year Housing Agreement with the City.

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements, as outlined in the original Planning & Development Report from June 10, 2024.

School District: The School District has advised that there will be approximately 30 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

17 Elementary students at Hjorth Road Elementary School
8 Secondary students at Guildford Park Secondary School

(Appendix II)

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.

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-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

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

POLICY & BYLAW CONSIDERATIONS

Zoning Bylaw Compliance (CD Bylaw No. 21290)

- The applicant has confirmed the proposed replacement of the child care centre with at-grade market rental units will comply with all aspects of CD Bylaw No. 21290, which received Third Reading from Council on June 24, 2024.
- A comparison of CD Bylaw No. 21290, the previous proposal (i.e. a mixed-use development with a child care centre) and current proposal (i.e. a residential development) can be found in the following table:

	CD Bylaw No. 21290	Previous Proposal	Current Proposal
Unit Density:	N/A	N/A	N/A
Floor Area Ratio:	2.96	2.96	2.96
Lot Coverage:	53%	53%	53%
Yards and Setbacks:	East: 5.5 metres West: 5.5 metres South: 4.0 metres North: 5.5 metres	East: 5.5 metres West: 5.5 metres South: 4.0 metres North: 5.5 metres	East: 5.5 metres West: 5.5 metres South: 4.0 metres North: 5.5 metres
Principal Building Height:	22 metres	22 metres	22 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 Child Care Centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented Multiple Unit residential buildings Child Care Centres
Amenity Space:			
Indoor Amenity:	486 square metres	622 square metres	The proposed 378.42 square metres plus CIL meets the Zoning Bylaw requirement
Outdoor Amenity:	486 square metres	487 square metres	The proposed 551.64 square metres exceeds the Zoning Bylaw requirement
Parking (Part 5)	Required	Previous Proposal	Current Proposal
Number of Stalls			
Residential:	130 spaces	131 spaces	179 spaces
Residential Visitor:	16 spaces	16 spaces	18 spaces
Daycare Staff:	N/A	8 spaces	N/A
Daycare Drop Off:	N/A	12 spaces	N/A
Total:	146 spaces	167 spaces	197 spaces
Accessible:	3 spaces	3 spaces	3 spaces
Bicycle Spaces:			
Residential Secure:	194 spaces	194 spaces	194 spaces
Residential Visitor:	6 spaces	6 spaces	6 spaces

- With the exception of replacing the child care centre with additional at-grade market rental units, all other aspects of the original proposal, as presented to Council at the Regular Council – Public Hearing Meeting on June 24, 2024, remain unchanged.
- As such, no amendment is required to either the OCP Amendment Bylaw (No. 21289) or Rezoning Bylaw (No. 21290) given there is no change in permitted land-uses, density, lot coverage, building height, on-site parking, minimum building setbacks, etc.

PUBLIC ENGAGEMENT

- Updated pre-notification letters were sent on September 5, 2024 and updated Development Proposal Signs were installed on November 1, 2024. To date, staff have not received any responses from neighbouring residents.

DEVELOPMENT PERMITS

Development Permit Amendment

- The applicant is proposing to replace the at-grade child care centre with additional market rental dwelling units. Staff are supportive of the proposed changes given this will also provide a broader community benefit by allowing for the construction of much needed market rental housing.
- The applicant will continue to work with City staff on the overall design and character of the proposed development to ensure the replacement of the child care centre with additional at-grade market rental units will complement the original building design as well as provide an attractive addition to the surrounding neighbourhood. The proposed changes will be captured through a revised in-stream Development Permit.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

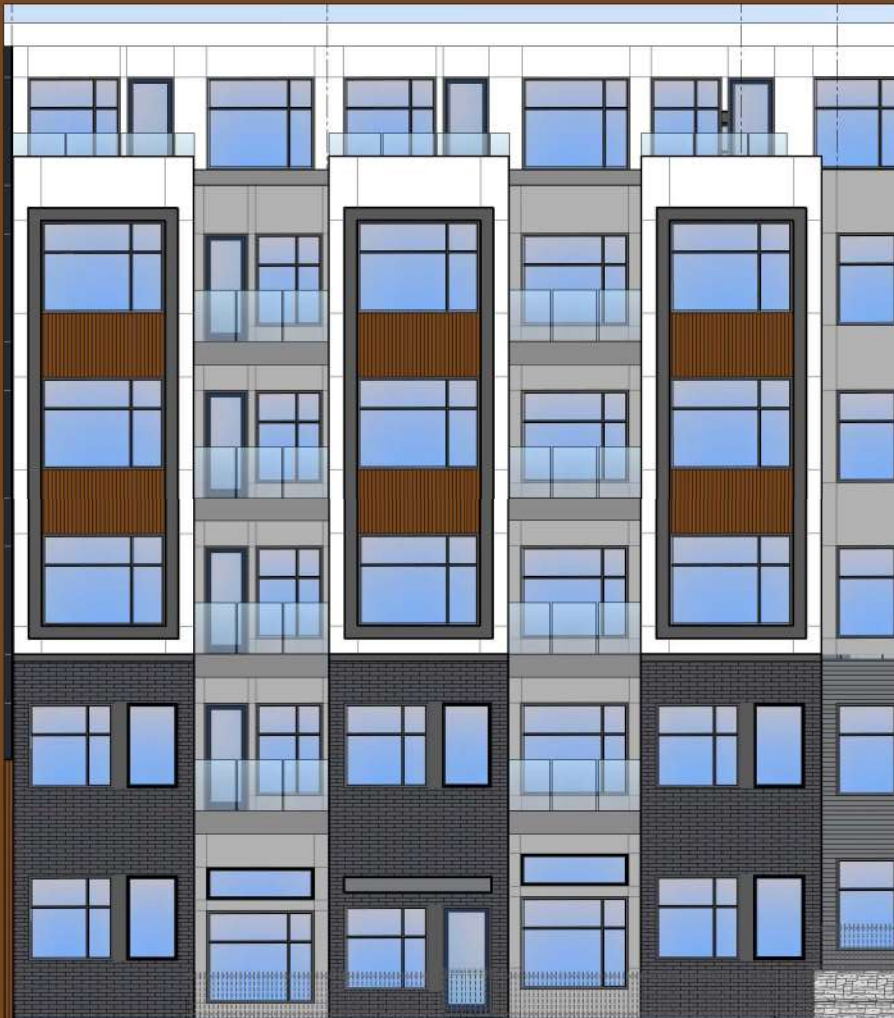
Appendix I.	Revised Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	School District Comments
Appendix III.	Proposed Housing Agreement
Appendix IV.	Initial Planning Report No. 7922-0283-00, dated June 10, 2024

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

MRJ/cb

6 STOREY RESIDENTIAL DEVELOPMENT



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

SURVEYOR:
TARGET LAND SURVEYING.
 SURREY, B.C.
 T : 604-583-6161

CIVIL:
COSTLAND
 engineering & surveying ltd.
 #101-19292 60 Avenue
 SURREY, B.C. V3S 3M2
 T : 604 532 9700

ARBORIST:
MIKE FADUM AND ASSOCIATES LTD.
 UNIT 105-8277 129 SURREY BC,
 V3W 0A6
 CONTACT: MIKE FADUM
 T : 778 593 0300
 MFADUM@FADUM.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 - 0.0	COVER PAGE
A - 0.1	SITE STATISTICS
A - 0.2	CONTEXT PLAN
A - 0.3	CONTEXT PHOTOS
A - 0.4	STREETScape
A - 0.5	SHADOW STUDY
A - 0.6	DESIGN RATIONALE
A - 0.7	PRECEDENT IMAGES
A - 0.8	MATERIAL BOARD
A - 100	BASE PLAN
A - 101	SITE PLAN
A - 102	FIRE PLAN
AP -200	FLOOR PLANS - PARKING 1
AP -201	FLOOR PLANS - PARKING 2
A - 201	FLOOR PLANS - LEVEL 1
A - 202	FLOOR PLANS - LEVEL 2
A - 203	FLOOR PLANS - LEVEL 3-5
A - 204	FLOOR PLANS - LEVEL 6
A - 205	ROOF PLAN
A - 301	ELEVATIONS - NORTH
A - 302	ELEVATIONS - EAST
A - 303	ELEVATIONS - WEST
A - 304	ELEVATIONS - SOUTH
A - 305	ELEVATIONS - INTERNAL
A - 306	3D VIEW
A - 307	3D VIEW
A - 308	3D VIEW
A - 308	3D VIEW
A - 401	BUILDING SECTIONS
A - 402	BUILDING SECTIONS
A - 403	DETAILED SECTIONS
A - 5.1- 5.19	UNIT PLANS

DEVELOPMENT PERMIT APPLICATION FOR
 6 STOREY MULTI-FAMILY APARTMENT BUILDING



LEVELS	UNIT NO.	UNIT TYPE	TOWNHOUSE	1 BD	1 BD+DEN	2 BED	2BD + DEN	3 BD	STUDIO	INDOOR AMENITY	OUTDOOR AMENITY	TOTAL
LVL 1	101	B					76.56					76.56
	102	C						78.6				78.6
	103	D	52.18									52.18
	104	D	52.18									52.18
	105	D	52.18									52.18
	106	D	52.18									52.18
	107	D	52.18									52.18
	108	D	52.18									52.18
	109	B3					72.51					72.51
	110	E4			40.79							40.79
	111	F3				63.71						63.71
	112	B2					69.71					69.71
	113	F2			63							63
	114	A			48.93							48.93
115	A			48.93							48.93	
116	A			48.93							48.93	
117	A			48.9							48.9	
118	E2				59.04						59.04	
119	E1				56.16						56.16	
120	E				56.95						56.95	
121	E				56.95						56.95	
122	E				56.95						56.95	
		TOTAL	313.08	195.69	389.84	63.71	218.78					1181.1
		INDOOR AMENITY								378.42		
		OUTDOOR AMENITY									551.64	
LVL 2	209	B3					72.51					72.51
	210	E4			40.79							40.79
	211	F3				63.71						63.71
	212	B2					69.71					69.71
	213	F2				66.62						66.62
	214	C2						66.21				66.21
	215	A			48.58							48.58
	216	A			48.58							48.58
	217	A			48.58							48.58
	218	A			48.54							48.54
	219	E2				59.04						59.04
220	E1				56.16						56.16	
221	E				56.95						56.95	
222	E				56.95						56.95	
223	E				56.95						56.95	
		TOTAL	0	194.28	326.84	130.33	142.22	66.21				859.88



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

Ph: 804-603-4484



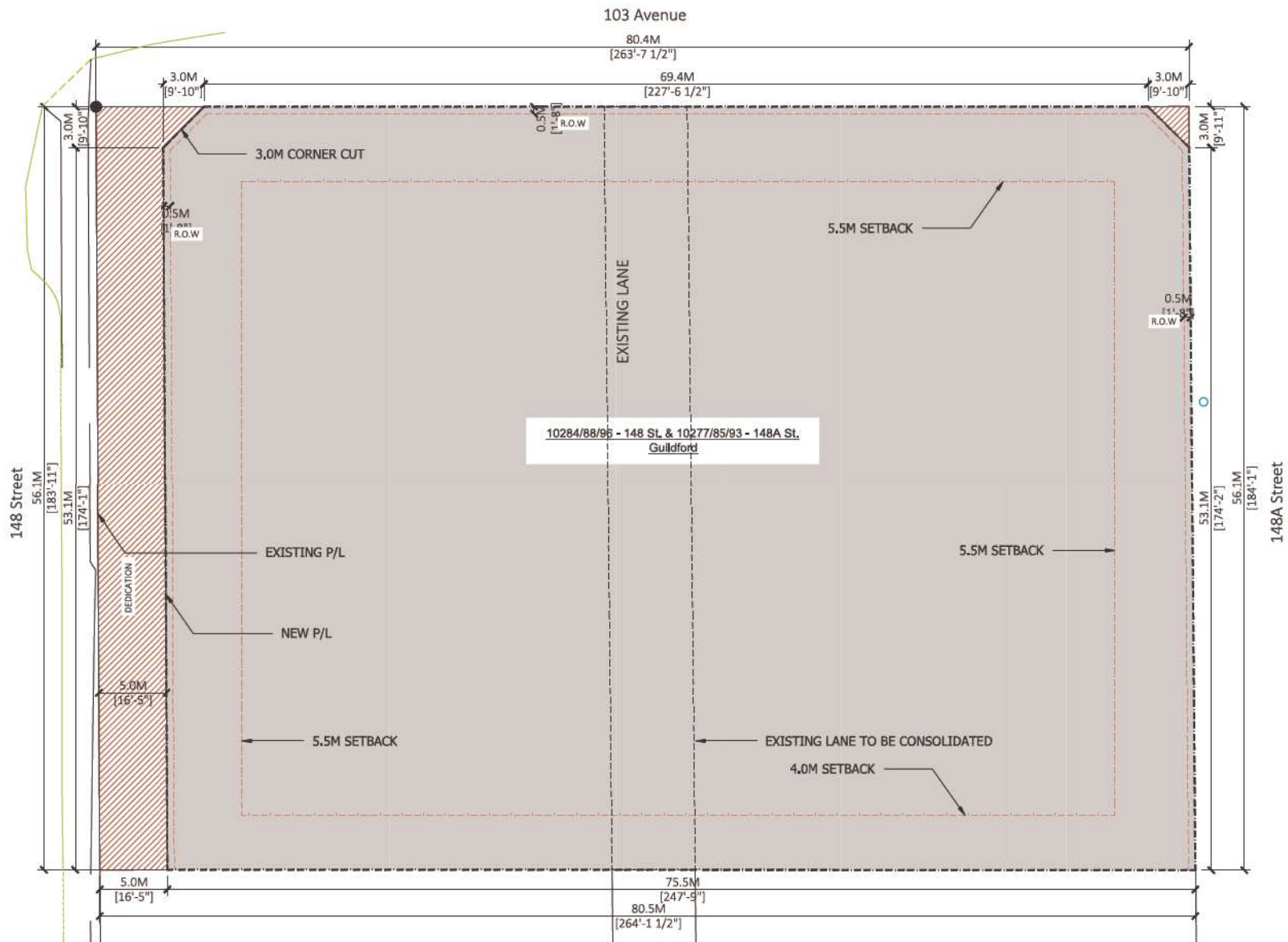
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Apartment building development
10284-10296 148 Street
10277- 10293 148A St Surrey BC
CLIENT: JASWINDER SINGH

DATE
2024-10-17
PROJECT NO:
21-247

SCALE: AS NOTED
DRAWN BY: R.W

NO.	REVISION	DATE	BY

UNIT
STATISTICS



10284/88/96 - 148 St. & 10277/85/93 - 148A St.
Guildford

1 Base Plan
1:24" = 1" = 0'



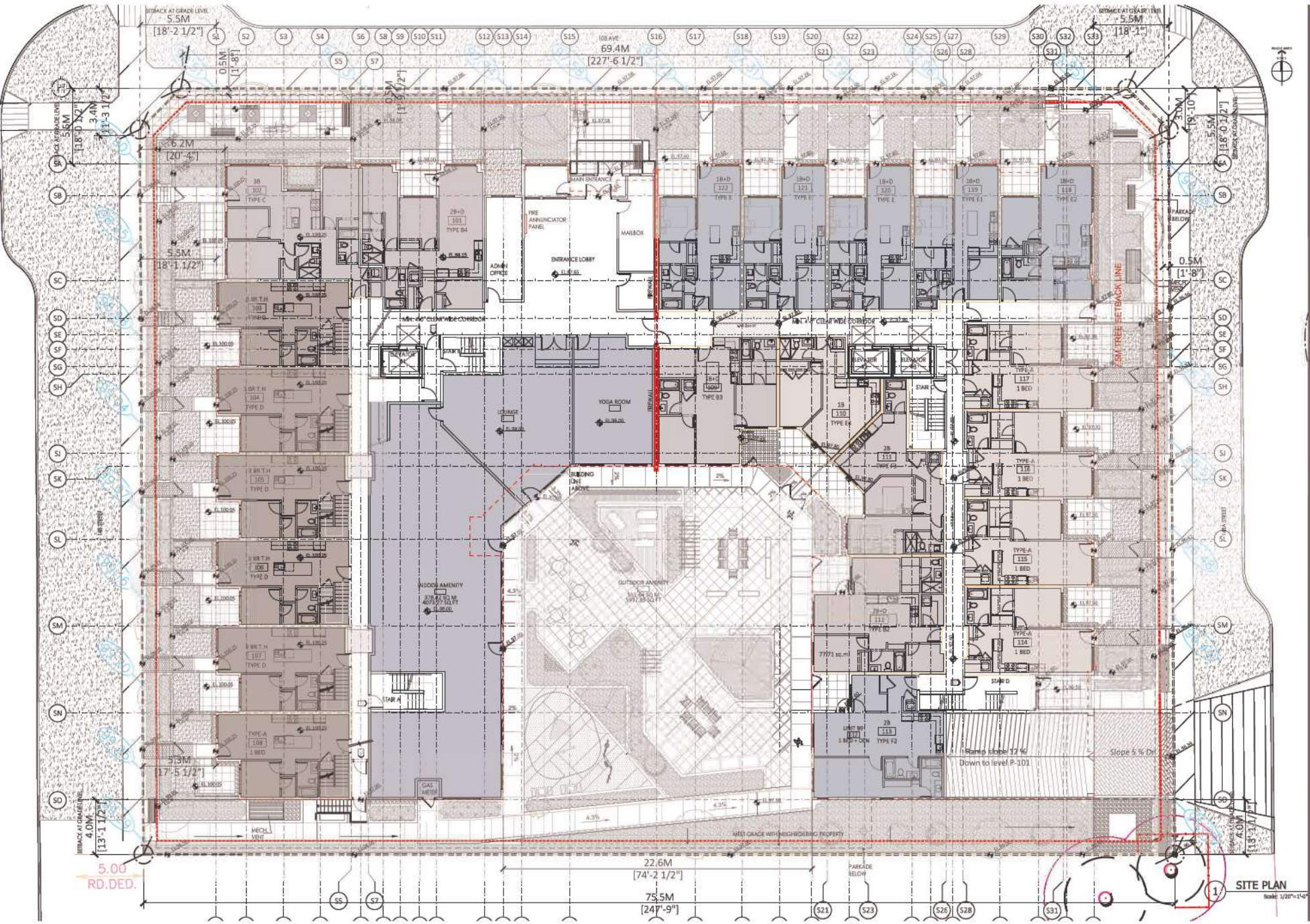
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Apartment building development
10284-10296 148 Street
10277- 10293 148A St Surrey BC
CLIENT:
JASWINDER SINGH

DATE
06 SEP-23
PROJECT NO:
21-247

SCALE: AS NOTED
DRAWN BY: R.W

REV	DESCRIPTION	DATE

BASE PLAN



PROJECT INFO:
 APARTMENT BUILDING
 10284-10296 148 ST & 10277-10293 148A ST, SURREY
 CLIENT: JASWINDER SINGH

DATE: 2024-10-15
PROJECT NO: 21-247
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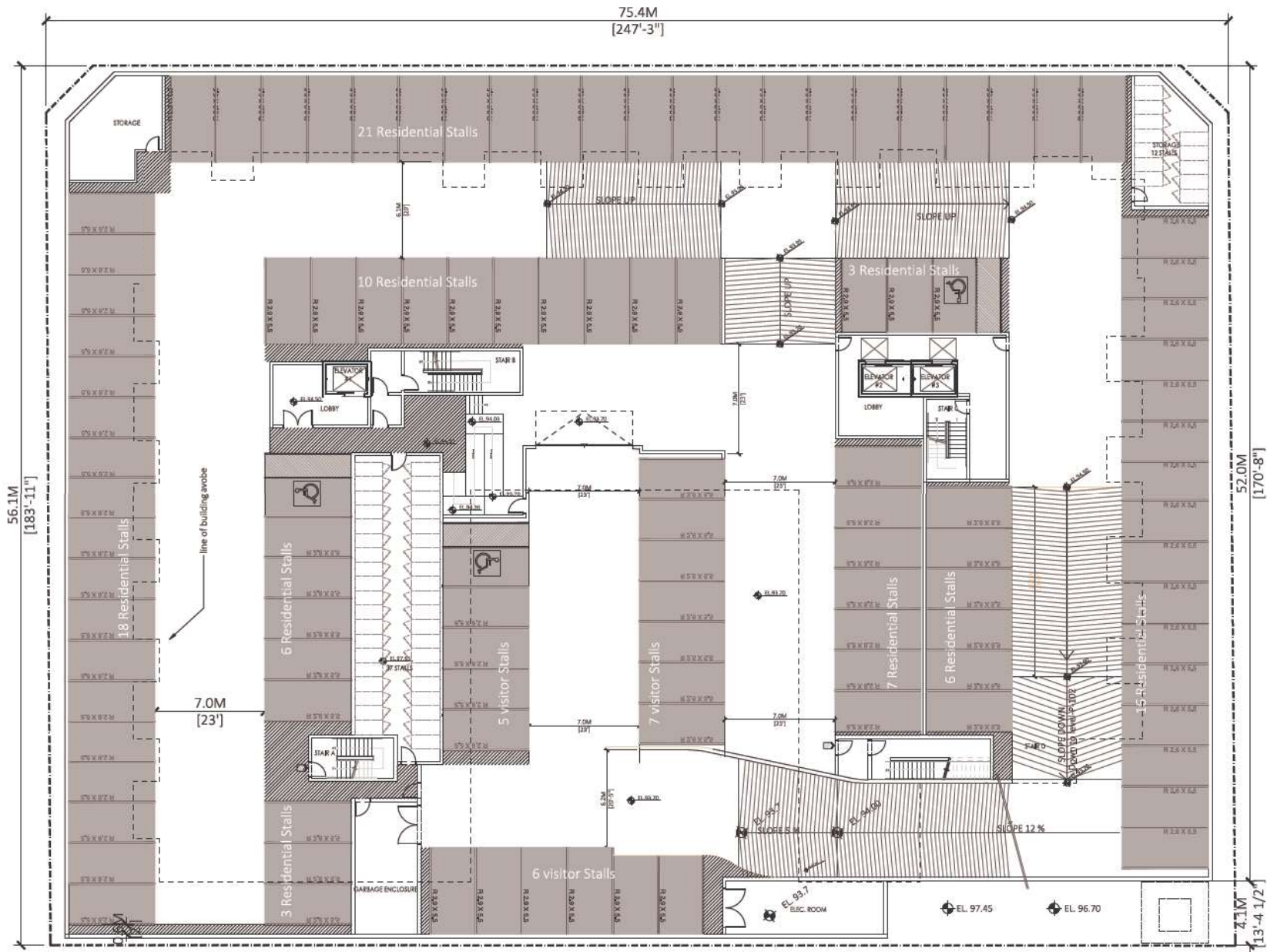
SITE PLAN

A 100

SITE PLAN
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NO.	REVISION	DATE	BY



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75.4M
[247'-3"]

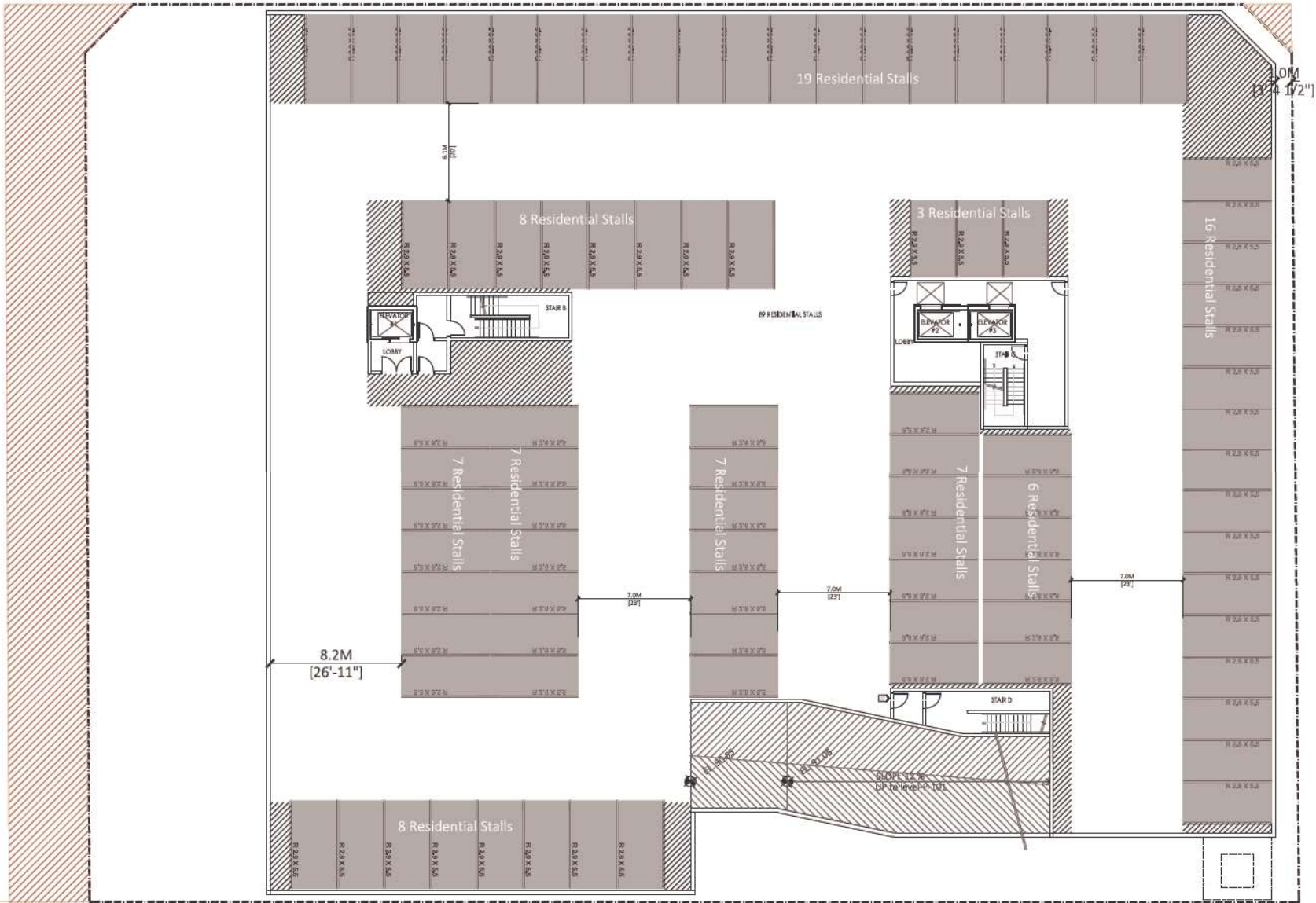
52.0M
[170'-8"]

4.1M
[13'-4 1/2"]

line of building above

7.0M
[23']

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PROJECT INFO:
APARTMENT BUILDING
10284-10296 148 ST &
10277-10293 148A ST, SURREY BC
CLIENT: JASWINDER SINGH

DATE

2024-10-15

PROJECT NO:

21-247

SCALE:

1/20"

DRAWN BY:

TJ

DATE

BY

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

PARKADE P2

AP-201



PROJECT INFO:
APARTMENT BUILDING
 10284-10296 148 ST & 103RD AVE
 10277-10293 148A ST, SURREY
CLIENT: JASWINDER SINGH

DATE: 2024-10-15
PROJECT NO: 21-247

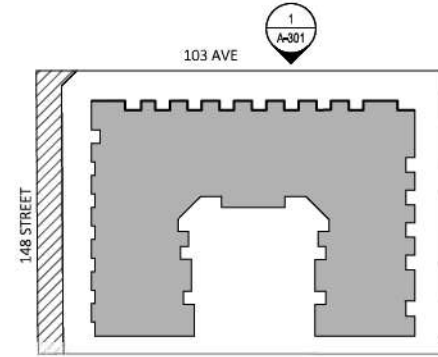
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NO.	REVISION	DATE	BY	DATE
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02	ISSUED TO THE CITY			
03	ISSUED FOR CONSTRUCTION			

MAIN FLOOR PLAN

A 101

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (WHITE)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)



1 NORTH ELEVATION
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PROJECT INFO:
APARTMENT BUILDING
10284-10296 148 ST &
10277-10293 148A ST, SURREY
CLIENT: JASWINDER SINGH

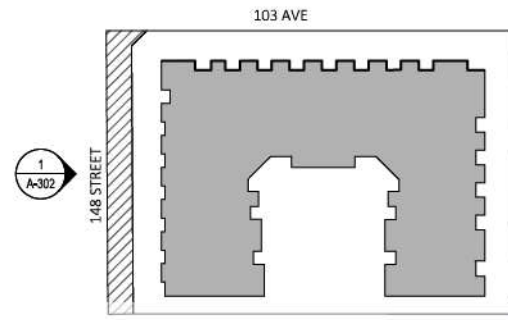
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2024-10-15
PROJECT NO:
21-247

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DRAWN BY: TJ

NO	REVISION	DATE	BY

NORTH ELEVATION

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3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)



1 WEST ELEVATION
Scale: 1/16"=1'-0"



PROJECT INFO:
APARTMENT BUILDING
10284-10296 148 ST &
10277-10293 148A ST, SURREY
CLIENT: JASWINDER SINGH

DATE:
2024-10-15

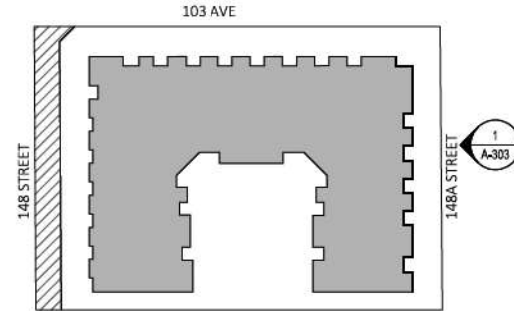
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21-247

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02	ISSUED FOR CONSTRUCTION		
03	AS NOTED		

WEST ELEVATION

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3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)



1 EAST ELEVATION
Scale: 1/16"=1'-0"



PROJECT INFO:
APARTMENT BUILDING
10284-10296 148 ST & 10277-10293 148A ST, SURREY BC
CLIENT: JASWINDER SINGH

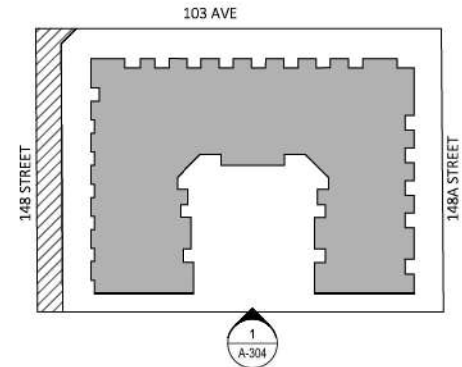
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2024-10-15
PROJECT NO:
21-247

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DRAWN BY: TJ

NO.	DESCRIPTION	DATE	BY	CHECKED
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02	PERIOD FOR COMMENT			
03	REVISIONS			
04	ISSUED FOR PERMIT			

EAST ELEVATION

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3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)



1 SOUTH ELEVATION
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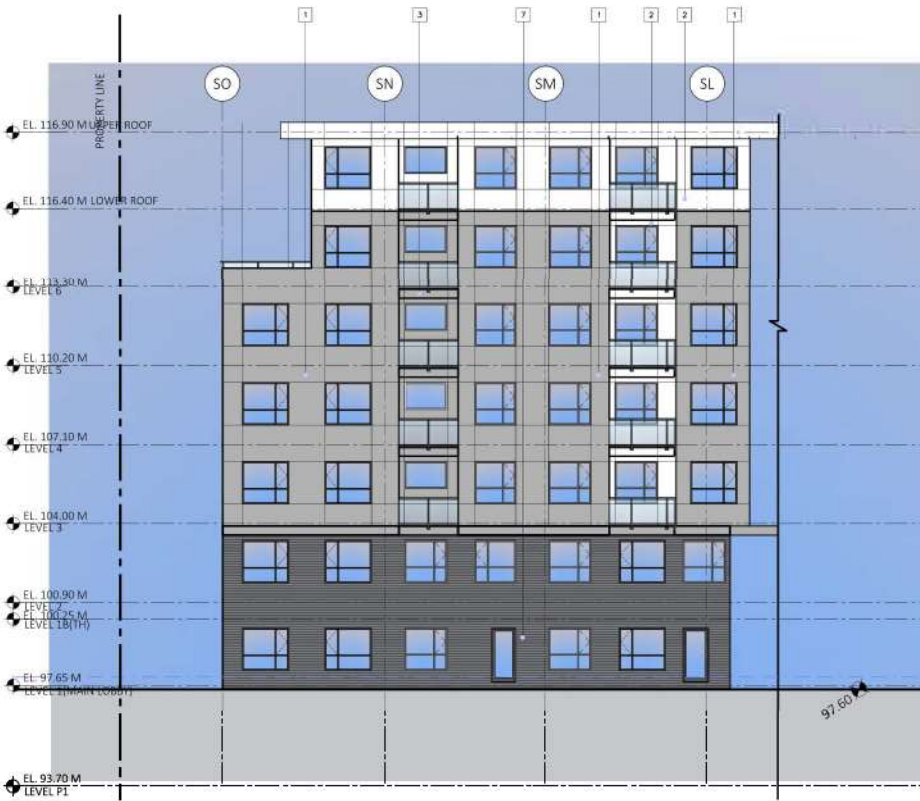
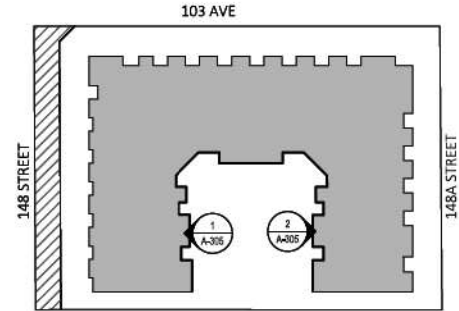
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APARTMENT BUILDING
10284-10296 148 ST &
10277-10293 148A ST, SURREY
CLIENT: JASWINDER SINGH

DATE:
2024-10-15
PROJECT NO:
21-247
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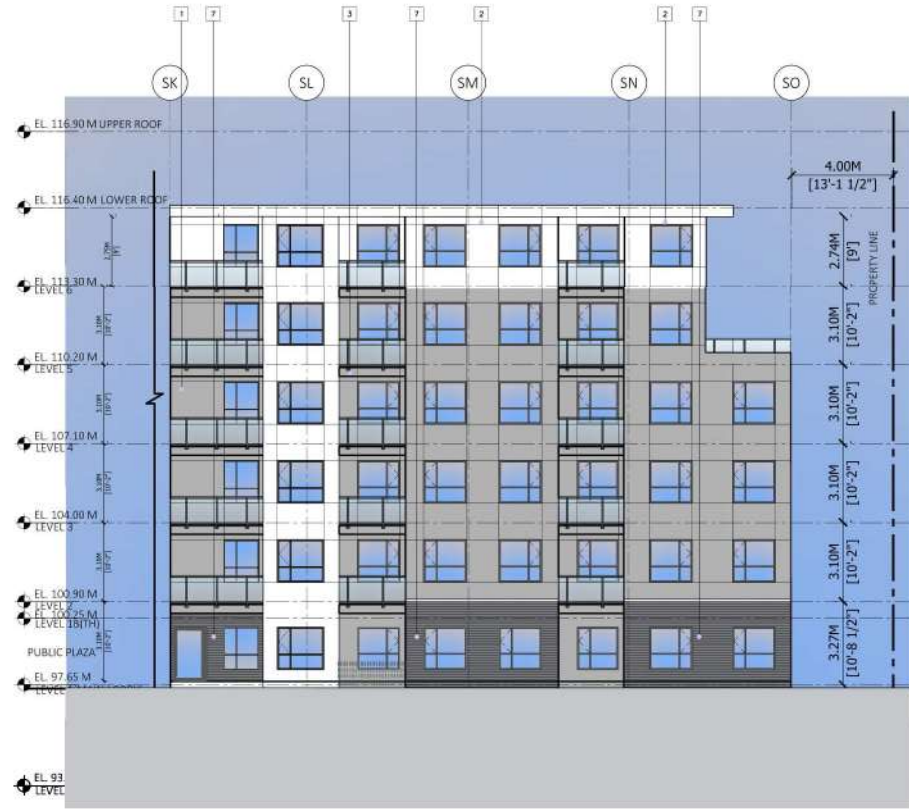
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03	ISSUED FOR CONSTRUCTION			
04	ISSUED FOR CONSTRUCTION			

SOUTH ELEVATION

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2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (WHITE)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	LEDGESTONE PRO STACKLITE (BLACK RUNDEL)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT LAP SIDING (HARDIE OR SIMILAR) COLOR : (LIGHT GRAY)



1 INTERNAL EAST ELEVATION
Scale: 1/16"=1'-0"



2 INTERNAL WEST ELEVATION
Scale: 1/16"=1'-0"



PROJECT INFO:
APARTMENT BUILDING
10284-10296 148 ST &
10277-10293 148A ST, SURREY BC
CLIENT: JASWINDER SINGH

DATE
2024-10-15

PROJECT NO:
21-247

SCALE: 1/16"=1'-0"
DRAWN BY: TJ

NO.	REVISION	DATE	BY	CHKD.

INTERNAL ELEVATIONS



1
A-309

Scale: N.T.S.

SOUTH WEST VIEW
Scale: N.T.S.



FLATI ARCHITECTURE

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

Ph: 804-603-4484



PROJECT INFO:
Apartment building development
10284-10296 148 Street
10277- 10293 148A St Surrey BC
CLIENT:
JASWINDER SINGH

DATE:
2024-10-15

PROJECT NO:
21-247

SCALE: N.T.S. **DRAWN BY:** TJ

NO	REVISION / DATE OF REVISION	BY	DATE

3D VIEW

A-309



ACER GRIELUM CRATAEGUS LAVALLEI



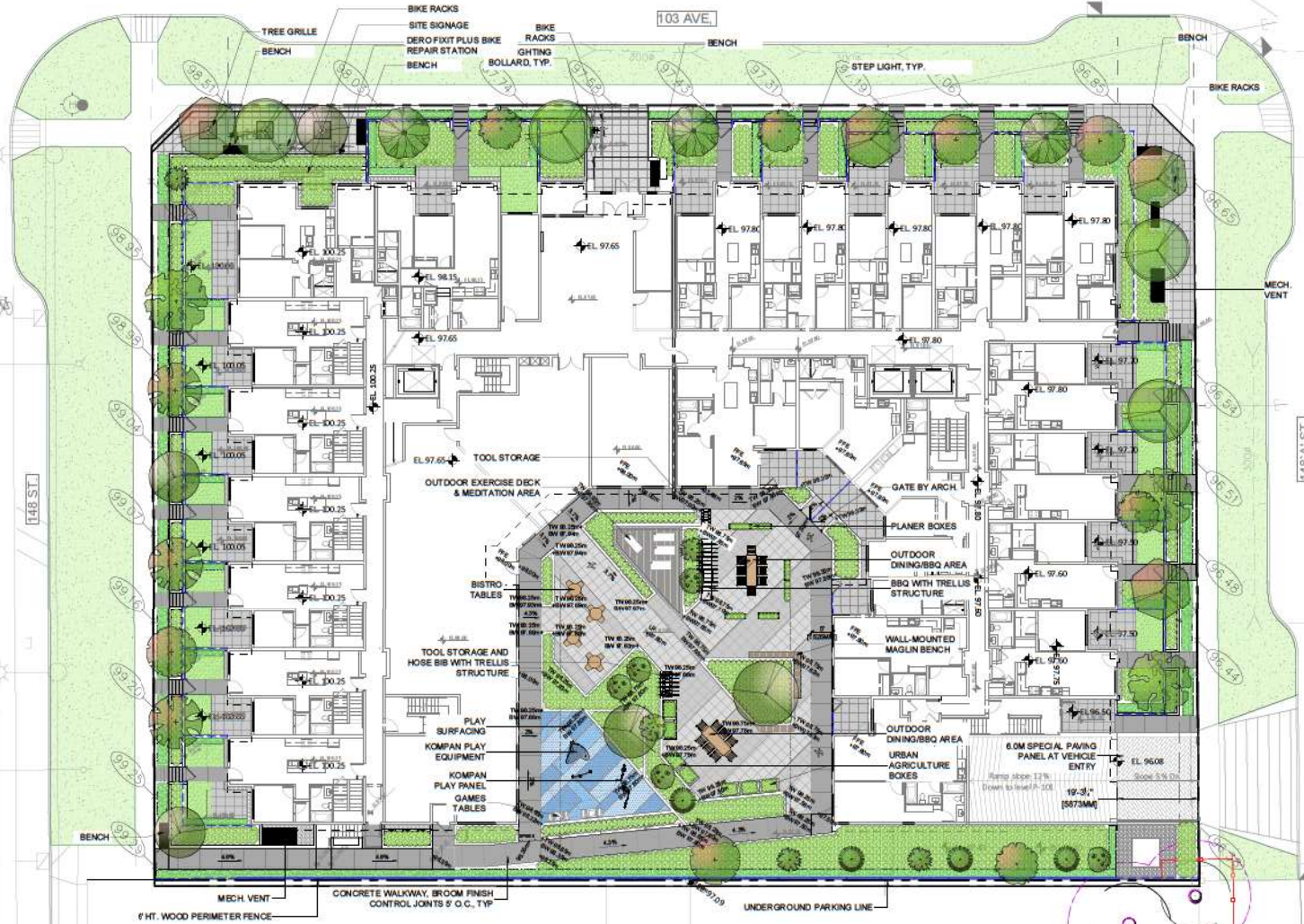
GINKGO BILOBA PRINCEPES VANESEK



PICEA OMORIKA PRUNUS SIBIRICA



STEWARTIA PSEUDOCAMELLIA STYAX JAPONICUS



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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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100	24/MAY/21	UPDATE PERMITS PLAN	AL

CLIENT:

PROJECT:

APARTMENT BUILDING
10284-10296 148 STREET
SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22.AUG.21 DRAWING NUMBER:
SCALE: 1:150
DRAWN: CLG
DESIGN: CLG
CHK'D: BA OF 7

TREE SCHEDULE		PMG PROJECT NUMBER: 22-046			
KEY	QTY	%	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	7%	ACER GRIELUM	PAPERBARK MAPLE	50 CM CAL, 1.8M STD, 0.8L, CLIMATE RESILIENT
	4	9%	CARPINUS JAPONICUS	JAPANESE HORNBAM	50 CM CAL, 1.2M STD, 0.8L, CLIMATE RESILIENT
	4	9%	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	50 CM CAL, 1.8M STD, 0.8L, CLIMATE RESILIENT
	5	10%	CRYPTOMERIA JAPONICA TELANGANI	JAPANESE CEDAR	3M HT, 0.8L, CLIMATE RESILIENT
	4	9%	GINKGO BILOBA PRINCEPES VANESEK	PRINCEPES VANESEK / MADEIRA HAWK	50 CM CAL, 2M STD, 0.8L, CLIMATE RESILIENT
	5	10%	LIQUIDAMBAR STYRACIA VERNALIS SENTINEL	VERNALIS SENTINEL / SWEETGUM	50 CM CAL, 1.8M STD, 0.8L, CLIMATE RESILIENT
	4	9%	PARROTIA PERSICA VANESEK	VANESEK PERSIAN IRONWOOD	50 CM CAL, 1.8M STD, 0.8L, CLIMATE RESILIENT
	4	9%	PICEA OMORIKA 'IRLAND'	IRLAND SPRAWL SPRUCE	3M HT, 0.8L, CLIMATE RESILIENT
	4	9%	PRUNUS SIBIRICA 'VERNALIS SENTINEL'	VERNALIS SENTINEL / AUSTRALIAN BLACK PINE	3M HT, 0.8L
	4	9%	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	50 CM CAL, 1.8M STD, 0.8L, CLIMATE RESILIENT
	3	7%	STYAX JAPONICUS 'SHOW-ONE'	SHOW-ONE JAPANESE SHOWELL	50 CM CAL, 1.8M STD, 0.8L, CLIMATE RESILIENT
44 TOTAL					

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ORLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. * RISK OF SEASIDE TO INCLUDE LOWER MARSHLAND AND PRIMER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND MEASUREMENTS MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SOILS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SCALE:



13	24.07.17	REVISED RFP	AL
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11	24.AUG.18	UPDATES RFP	AL
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3	23.NOV.16	UPDATES RFP	MM
2	23.NOV.16	UPDATES RFP	CUS
1	23.NOV.16	UPDATES RFP	CUS
		ROOF LEVEL DESIGN	Q

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

APARTMENT BUILDING
10284-10296 148 STREET
SURREY

DRAWING TITLE:

SHRUB PLAN

DATE: 22.AUG.23 DRAWING NUMBER:

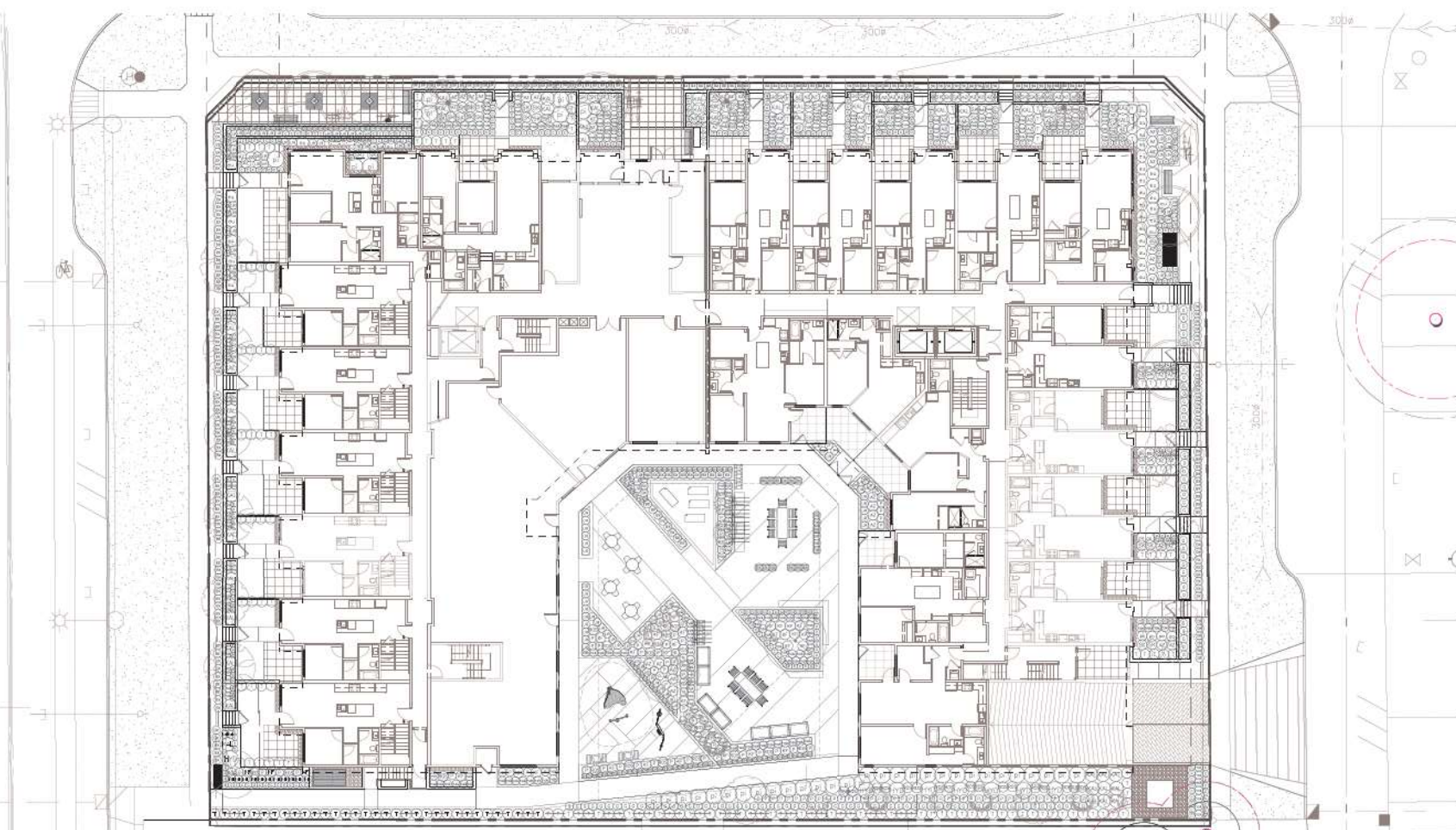
SCALE: 1:150

DESIGN: CUS

CHK'D: BA

L3

OF 7



SHRUB SCHEDULE PMG PROJECT NUMBER: 22-046

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE / REMARKS
221		BULBUS BEMFERVIRENS	COMMON BOWWOOD	#2 POT; 20CM
027		COTONEASTER HORIZONTALIS	ROCK SPRAY COTONEASTER LOW	#2 POT; 30CM
31		EUCHYDIA JAPONICA 'EMERALD GEM'	EMERALD GEM™ WATERBERRY	#2 POT; 30CM
8		HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA LIMEOR BEN PINK	#2 POT; 30CM
42		KALMIA LATIFOLIA 'KEEPSANE'	KEEPSANE WOODRUSH LAUREL	#2 POT; 30CM
38		PIRENE JAPONICA 'NOIR DE CHINE'	JAPANESE ANDROMEDA	#2 POT; 30CM
75		RHODODENDRON 'COAL LEAF'	ADZELA SINGLE PINK EVERBLOOMING	#2 POT; 25CM
41		ROSA MEDIANA 'RED'	MEDIANA ROSE RED. 03MM MATURE HT	#2 POT; 40CM
50		SORBARIA JAPONICA 'RUBELLA'	RUBELLA SORBARIA	#2 POT; 30CM
187		TAXUS MEDIA 'HOLMST'	HOLMST YEW	15M BAR
GRASS				
10		CALAMAGROSTIS ACUTIFLORA 'VIRILFOERSTER'	FEATHER REED GRASS	#1 POT
417		CAREX ELATA 'AUREA'	BOWLES' GOLDEN SEDGE	#1 POT
271		HAKONECHLOA MACRA 'VILLOSA'	GOLDEN JAPANESE FORESET GRASS	#1 POT
PERENNIAL				
108		LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF 'BIG BLUE'	#1 POT
108		PEROVSKIA ATROPURPUREA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	15CM POT
99		GALANTHERA SHALLOON	SAIL FL	#1 POT; 20CM; 60CM O.C.
10		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND/OR INDIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CLIENT STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILS, CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND INTERVALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO INCLUDE CLIENT STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND INVENTORY MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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30	24.AUG.23	UPGRADE WASTEWATER PLAN	AO

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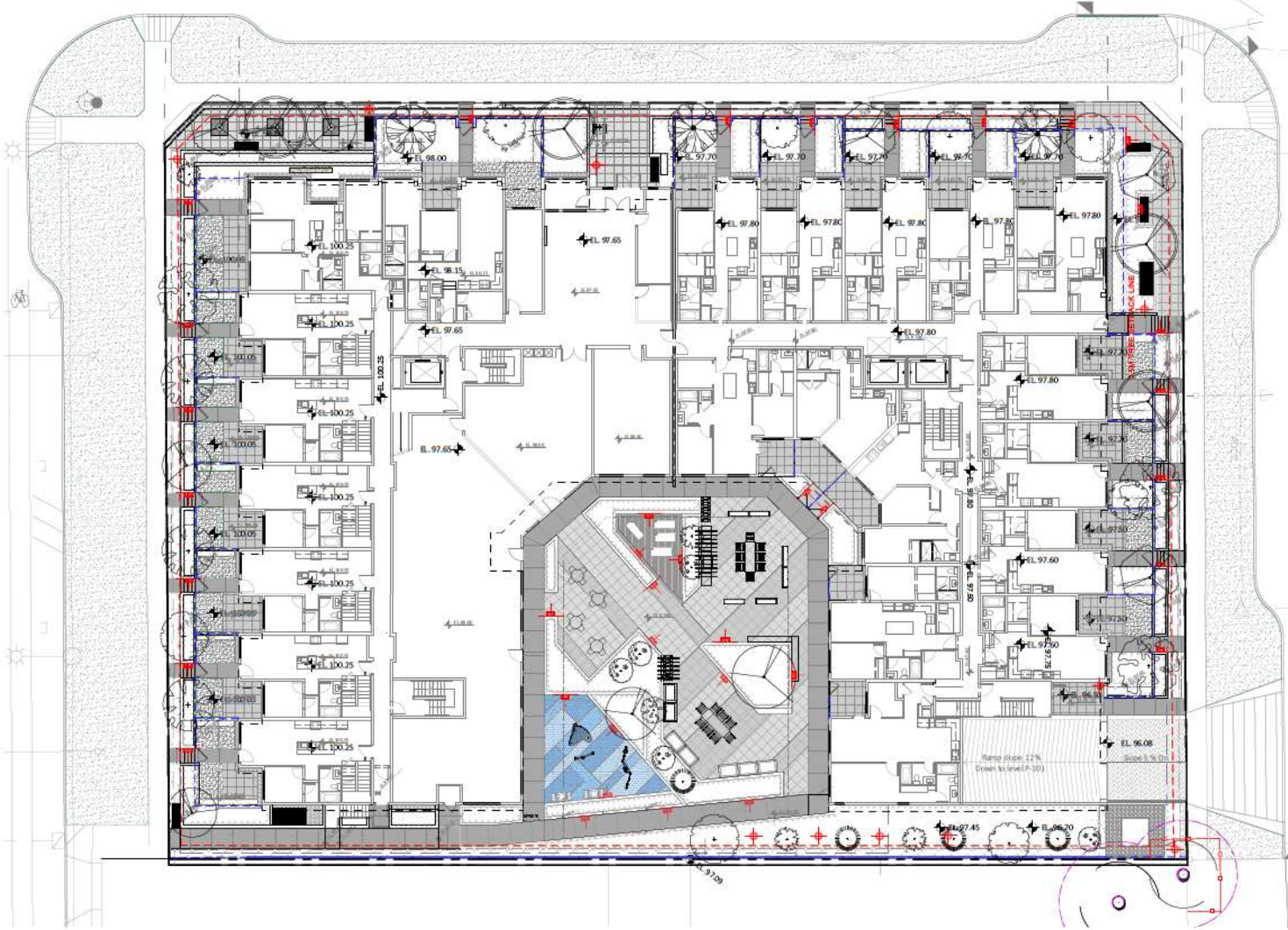
PROJECT:

APARTMENT BUILDING
 10284-10296 148 STREET
 SURREY

DRAWING TITLE:
LANDSCAPE MATERIAL & LIGHTING PLAN

DATE: 22.AUG.21 DRAWING NUMBER:
 SCALE: 1:150
 DRAWN: CLG
 DESIGNED: CLG
 CHECKED: BA OF 7

PMG PROJECT NUMBER: 22-046



FENCE LEGEND

Symbol	Material
	3' HT. METAL ROCKET FRONTAGE FENCE
	4' HT. WOOD SIDYARD FENCE
	6' HT. WOOD PERIMETER FENCE

HATCHED AREA INDICATES PLANTING BEDS UNLESS INDICATED BY TREE SETBACK REQUIREMENTS, TRUBS OR ZONE

LIGHTING LEGEND

Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATING WITH ELECTRICAL ENGINEERING CONSULTANT.



WISHBONE BAYVIEW GAMES TABLE
 RECYCLED MATERIALS



WISHBONE BAYVIEW ACCESSIBLE PICNIC TABLE
 RECYCLED MATERIALS



TOURNEFORT SITE WORKS FACETED PLANTER POT



DIERO FIXIT PUBLIC BIKE REPAIR STATION



KOMPAN PLAY PANEL



CAST IN-PLACE RUBBER PLAY SURFACING



22-046-11.2P

Department: **Planning and Demographics**
Date: **September 4, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **22-0283**

The proposed development of **156** Low Rise Apartment units and **6** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	30
---	----

Projected Number of Students From This Development In:	
Elementary School =	17
Secondary School =	8
Total Students =	25

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

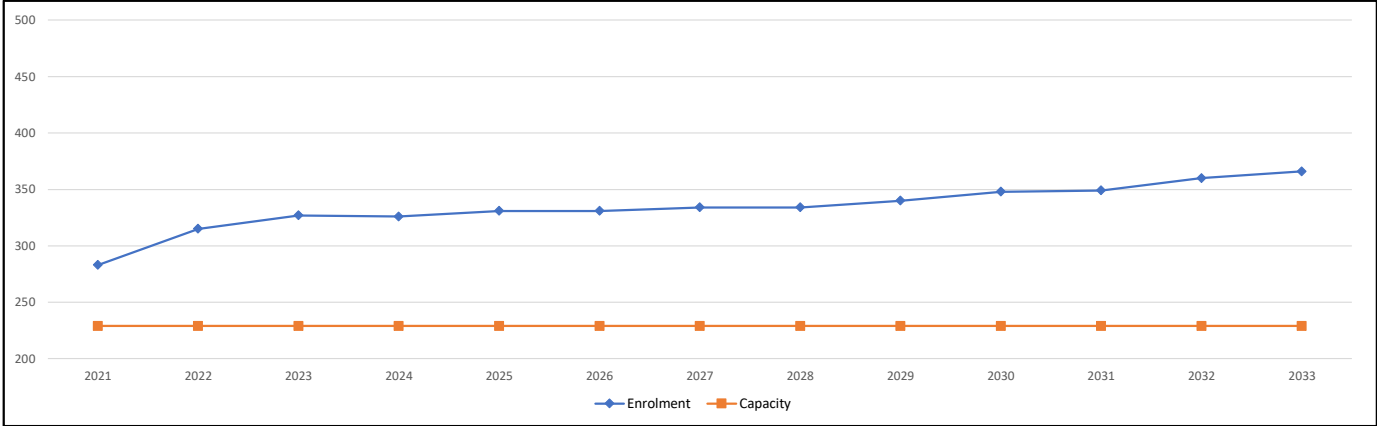
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2023, Hjorth Road is at 143% capacity. There are currently 5 portables on site accommodating this over capacity. The Guildford plan calls for significant redevelopment throughout the area over the coming decades which will see enrolment at Hjorth Road continue to grow.

In response, the District's 2025/2026 Five Year Capital Plan, contains a significant addition to Hjorth Road Elementary. The Ministry of Education and Child Care has not yet approved funding for this request.

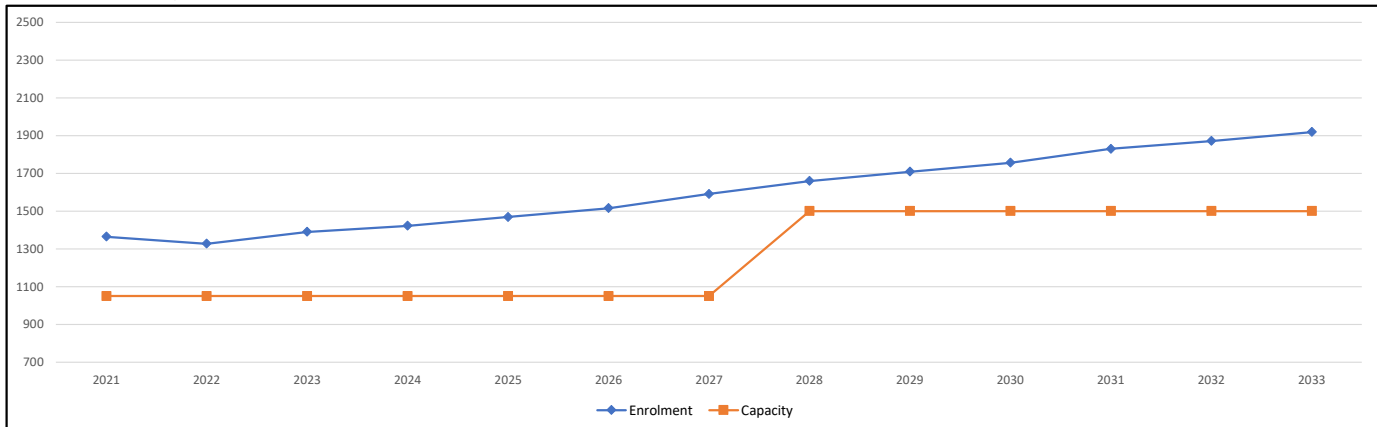
As of September 2023, Guildford Park is operating at 133% and is projected to rapidly grow. The adoption of the Guildford Plan in the area will significantly increase density moving forward. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

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.

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the _____ day of November, 2024.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

1326427 B.C. LTD., Inc. No. BC1326427, a corporation having its offices at 120 – 12888 80th Avenue, Surrey, B.C. V3W 3A8

JASWINDER SINGH PARMAR, Businessman of 120 – 12888 80th Avenue, Surrey, B.C. V3W 3A8

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 000-780-669
Lot 13 Section 29 Block 5 North Range 1 West New Westminster
District Plan 19291

Parcel Identifier: 010-499-814
Lot 14 Section 29 Block 5 North Range 1 West New Westminster
District Plan 19291

Parcel Identifier: 010-499-822
Lot 15 Section 29 Block 5 North Range 1 West New Westminster
District Plan 19291

Parcel Identifier: 004-620-844
Lot 22 Section 29 Block 5 North Range 1 West New Westminster
District Plan 19291

Parcel Identifier: 010-499-881
Lot 23 Section 29 Block 5 North Range 1 West New Westminster
District Plan 19291

Parcel Identifier: 010-499-903
Lot 24 Section 29 Block 5 North Range 1 West New Westminster
District Plan 19291

(the “**Lands**”);

- B. The Owner proposes to use the Lands for 162 Dwelling Units (the “**Development**”) as proposed in Appendix I – Site Plan;
- C. The Owners has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owners (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
 - (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
 - (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
 - (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
 - (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
 - (e) “**Development**” means as defined in Recital B;

- (f) “**Dwelling Unit**” means each of the 162 of dwelling units to be constructed within the Development;
- (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;
- (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;
- (i) “**Rental Units**” means 162 of Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) “**Term**” means 30 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.
- 2.4 All of the Rental Units must be owned by the same Owner(s).
- 2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in

this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. **NOTICE**

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

- (a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

- (b) As to the Owner:

1326427 B.C. Ltd.
120 – 12888 80th Avenue
Surrey, BC V3W 3A8

Attention: Jaswinder Singh Parmar

- (c) As to the Owner:

Jaswinder Singh Parmar, Businessman
120 – 12888 80th Avenue
Surrey, BC V3W 3A8

Attention: Jaswinder Singh Parmar

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific

performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
Authorized Signatory
Brenda Locke,
Mayor
City of Surrey

By: _____
Authorized Signatory
Jennifer Ficocelli,
City Clerk and Director Legislative Services
City of Surrey

1326427 B.C. LTD.

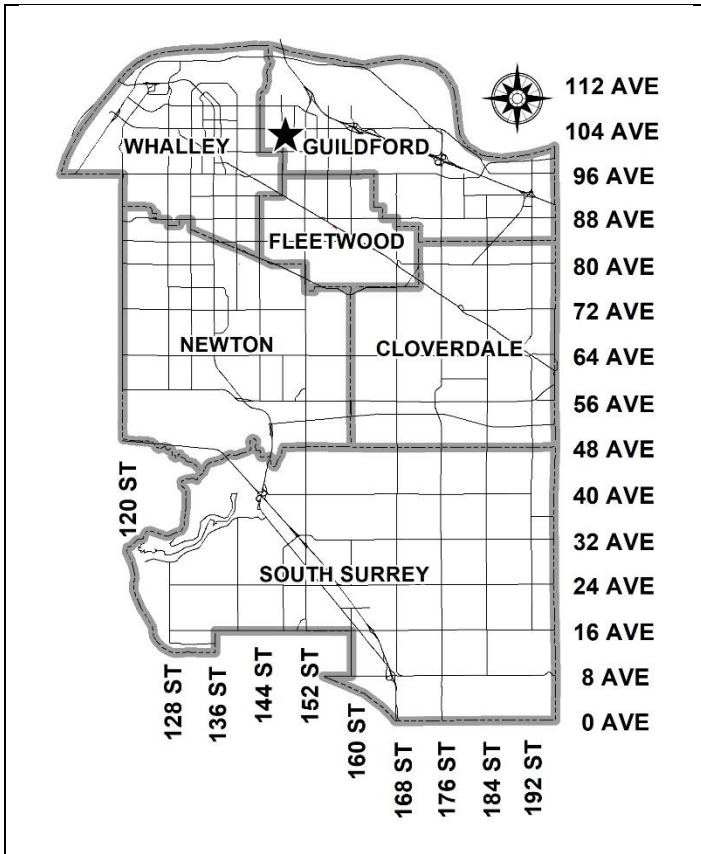
By: _____
Authorized Signatory
Name: Jaswinder Singh Parmar
Title: President

By: _____
Jaswinder Singh Parmar

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0283-00

Planning Report Date: June 10, 2024



PROPOSAL:

- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation.
- **Rezoning** from RF to CD
- **Development Permit**
- **Housing Agreement**

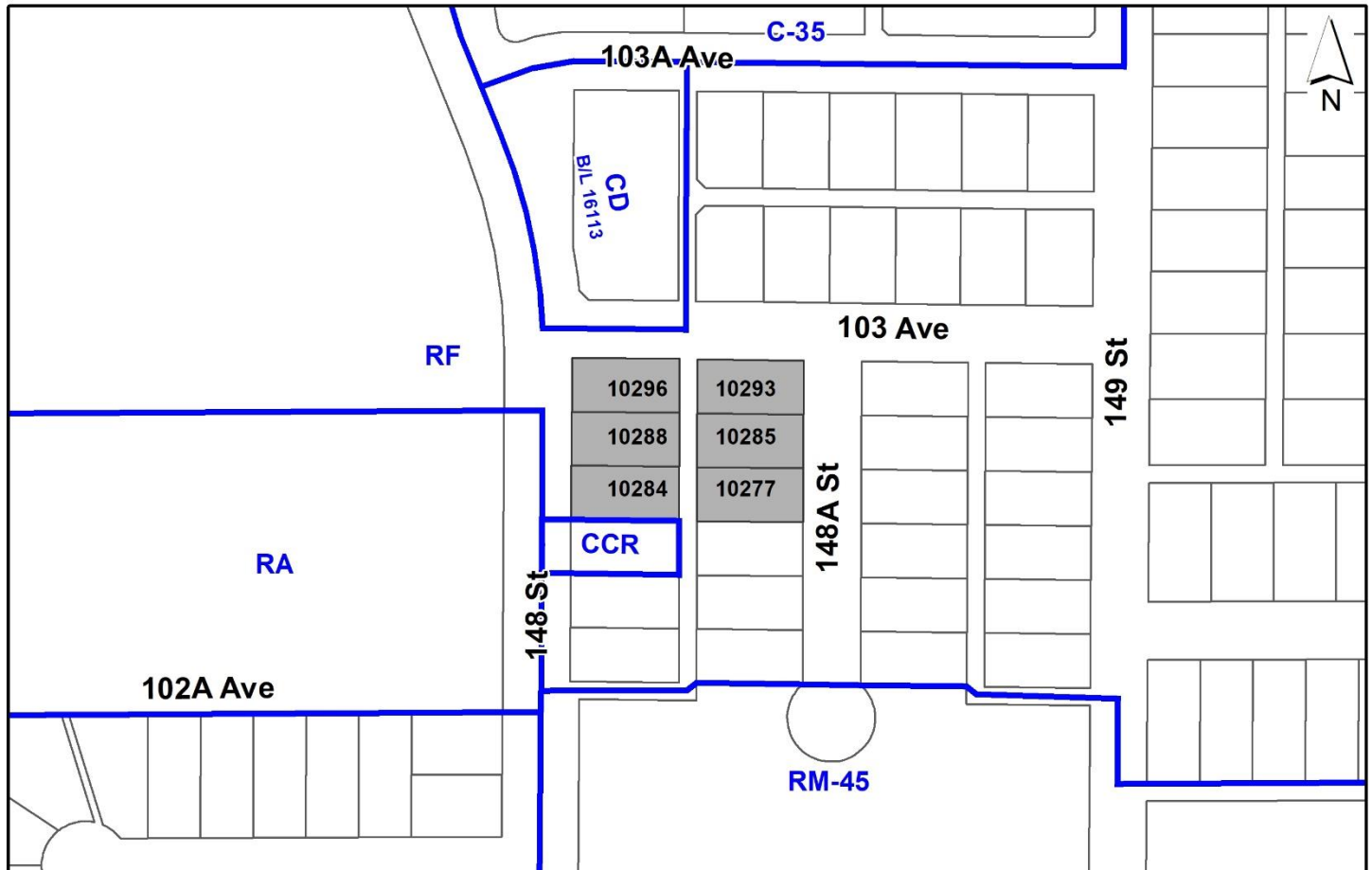
to permit the development of a 6-storey residential market rental building with a child care centre.

LOCATION: 10293 148A Street, 10285 148A Street
 10277 148A Street, 10284 148 Street
 10288 148 Street, 10296 148 Street,
 Portion of lane

ZONING: RF

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Text Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally complies with the “Low to Mid Rise Residential” designation in the Guildford Plan.
- 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 proposal will deliver much-needed child care spaces and market rental housing to Guildford.

RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	10284, 10288 and 10296 – 148 Street Lot 22, 23 and 24 Section 29 Block 5 North Range 1 West New Westminster District Plan 19291 10277, 10285 and 10293 – 148A Street Lot 15, 14 and 13 Section 29 Block 5 North Range 1 West New Westminster District Plan 19291 Portions of lane	Density permitted up to 2.76 FAR"

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site and portion of existing lane identified as Block A on the Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A By-law be introduced to enter into a Housing Agreement (Appendix V) and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7922-0283-00 generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) the applicant enter into a Housing Agreement with the City to secure 157 market rental units for a period of 25 years;
- (h) 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
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) completion of the road closure and acquisition of the existing north/south lane (Block A);
- (k) registration of a volumetric statutory right-of-way for public rights-of-passage over the proposed plazas at the northeast and northwest corners of the site;
- (l) submission of an acoustical report for the units adjacent to 148 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (m) 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 lots	Low to Mid Rise Residential	RF
North (Across 103 Avenue):	2-storey apartments and single family lots	Low to Mid Rise Residential	RF & CD (Bylaw No. 16113)

Direction	Existing Use	TCP Designation	Existing Zone
East (Across 148A Street):	Single family lots	Low to Mid Rise Residential	RF
South:	Single family lots and home-operated daycare	Low to Mid Rise Residential	RF & CCR
West (Across 148 Street):	Hjorth Road Park	Parks and Natural Areas	RA

Context & Background

- The subject site is a 4,166 square metre site, consisting of 6 properties, located on the south side of 103 Avenue, east of 148 Street and located within the Guildford Plan area.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the Guildford Plan area and is zoned “Single Family Residential Zone (RF)”.
- The existing dwellings currently have vehicle access from a north/south lane.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building with 160 market rental units and a child care centre, the applicant is proposing the following:
 - OCP Text Amendment to allow a higher density than currently permitted in the “Multiple Residential” designation;
 - Rezoning the site from RF to CD (based on RM-70 Zone);
 - Consolidation of the existing 6 lots and a portion of the existing lane into 1 residential lot;
 - Detailed Development Permit for Form and Character; and
 - Housing Agreement to secure the 160 market rental units for a period of 25 years.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area (including lane):	4,511 square metres
Road Dedication:	289 square metres
Net Site Area:	4,222 square metres
Number of Lots:	6 existing, 1 proposed
Building Height:	22 metres
Floor Area Ratio (FAR):	2.80 (gross) and 2.96 (net)
Floor Area	
Residential:	12,026 square metres

	Proposed
Child Care:	416 square metres
Total:	12,468 square metres
Residential Units:	
Studio	2
1-Bedroom:	89
2-Bedroom:	53
3-Bedroom:	13
Total:	157

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 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: Hjorth Road Park is the closest active park with amenities including pool and sport fields, and is 30 metres walking distance from the proposed development. Green Timbers Urban Forest Park is the closest park with natural areas and is 350 metres walking distance from the proposed development.

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

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

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

Transportation Considerations

Road Network & Infrastructure

- The applicant will be providing the following improvements:
 - Dedication and construction of the east side of 148 Street to the arterial road standard;
 - Construction of the south side of 103 Avenue to the local road standard; and
 - Construction of the west side of 148A Street to the local road standard.
- As part of the subject application, the applicant proposes to close and acquire portions of the existing north/south lane bisecting the subject site (see Survey Block Plan in Appendix I), to incorporate this portion of lane into the subject site. The gross area of the subject site increases from approximately 4,170 square metres to 4,511 square metres in size, after the closure and acquisition of this portion of lane.
- The proposed closure of this portion of lane will allow for a more efficient site plan and underground parking layout as part of the proposal. Staff can support the proposed closure as this portion of lane is surplus to the City’s needs and this is in keeping with the road network as identified in the Guildford Plan.

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 2 vehicle trips 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 rapid transit on 104 Avenue.
- The proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to transit service.

Access

- Access to the underground parking on the subject site is proposed from 148A Street.

Sustainability Considerations

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

Child Care

- The applicant is proposing a dedicated child care centre which will accommodate 80 childcare spaces on the ground floor in the central portion of the proposed building.
- The child care centre will have direct access to a dedicated outdoor play area to the east of the child care centre.
- The applicant has confirmed that the child care centre and the associated outdoor space meets the Provincial legislative requirements.

Housing Agreement

- Section 483 of the *Local Government Act* authorizes Local Government to enter into a Housing Agreement for affordable and special needs housing.
- Typically, Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
 - the form of tenure of the housing units;
 - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of person identified in the agreement);
 - the administration of the units (including the means by which the units will be made available to intended occupants); and
 - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.
- The proposed Housing Agreement will secure 157 residential dwelling units as market rental for a minimum duration of 25 years. A Restrictive Covenant will be registered on title to require

payment of applicable amenity contributions should the units be converted to market units at any time after the Housing Agreement expires (Appendix II).

- Staff attempted to negotiate a 60-year Housing Agreement with the applicant, however they were not willing to agree to a Housing Agreement beyond a 25-year term. The application has been in process since 2022, while the City's requirement that Housing Agreements be for 60 years has only recently changed.

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 subject site is designated Multiple Residential in the OCP.
- In accordance with the OCP, the Multiple Residential designation is intended to support a maximum floor area ratio (FAR) of 2.5 within Frequent Transit Development Areas (FTDA), Urban Centres and sites abutting a Frequent Transit Network.
- The Multiple Residential designation allows additional bonus densities in select areas in exchange for the provision of sufficient community amenities in accordance with approved Council policies. The requested increased density under the Multiple Residential designation from 2.5 FAR to 2.76 FAR (gross density) can be accommodated in accordance with the City's Density Bonus Program.
- As the gross density exceeds the maximum 2.5 FAR permitted in the OCP for Multiple Residential designated properties, the proposed development will require an OCP Text Amendment to allow a higher density than currently permitted in the Multiple Residential designation.

Amendment Rationale

- The subject site is located within an Urban Centre and is within close proximity to the existing Frequent Transit Network on 104 Avenue. The development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development in Urban Centres.

Public Consultation for Proposed OCP Amendment

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

- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CACs payable if there is a future change in tenure.

Themes/Policies

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

Secondary Plans

Land Use Designation

- The property is designated “Low to Mid Rise Residential” in the Guildford Plan.
- The “Low to Mid Rise Residential” designation permits up to 2.25 FAR (gross). The designation supports up to 6 storeys and up to 8 storeys for sites adjacent mid to high rise.
- The applicant is proposing a gross density of 2.80 FAR, which exceeds the maximum permitted under the designation.
- The additional floor area has merit considering the proposed building is consistent with the intent of the “Low to Mid Rise Residential” designation and the 6-storey form envisioned within the designation.
- A re-designation will not be required and Tier 2 Capital Plan Project CACs will not be required as the proposal includes 100% market rental residential units.

Themes/Objectives

- 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 addresses these family-oriented housing policies in the Guildford Plan by providing approximately 42% of the total dwelling units as two or more bedrooms and 8.3% 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 building with a child care centre 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	2.96
Lot Coverage:	33%	53%
Yards and Setbacks	7.5 metres	East: 5.5 metres West: 5.5 metres South: 4.0 metres North: 5.5 metres
Principal Building Height:	50 metres	22 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 • Child Care Centres
Amenity Space:		
Indoor Amenity:	468 square metres	The proposed 622 square metres exceeds the Zoning Bylaw requirement.
Outdoor Amenity:	468 square metres	The proposed 487 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed
Residential:	157	131
Residential Visitor:	16	16
Daycare Staff:	8	8
Daycare Drop off:	12	12

Total:	192	167
Accessible:	3	3
Bicycle Spaces		
Residential Secure Parking:	188	194
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 with a child care centre.
- The applicant proposes a floor area ratio (FAR) of 2.76 (gross). The proposed density is consistent with the proposed Guildford Plan designation of "Low to Mid Rise Residential". If calculated on the net site area, the FAR is 2.96. 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 2.96 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 53% 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 167 parking spaces consisting of 131 resident parking spaces, 16 parking spaces for visitors and 20 parking spaces for child care staff and drop off. In addition, the applicant will provide 3 accessible parking spaces.
- All parking spaces on-site will be provided within an enclosed underground parkade that is accessed from 148A Street.
- The applicant is proposing to provide a rate of 0.8 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (0.9 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 for market rental units, previously endorsed by Council, as part of Corporate Report No. R115; 2021 ("Parking Update: Rapid Transit Corridors and Rental Housing").
- Of the 163 parking stalls provided, 7 small car stalls, or 4% 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 north and west lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of these lot lines.

- The development will provide a total of 194 secure bicycle parking spaces in the underground parkade. This will meet 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 not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units. A Restrictive Covenant will be registered making CACs payable if there is a future change in tenure.

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 \$1,000 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. Ro46; 2024.
- As a rental project, the subject proposal is exempt from the provision of this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The Public Art contribution will not be required as the proposal includes 100% market rental units.
- If there is a future change in tenure from Market Rental, the applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 9, 2024, and the Development Proposal Signs were installed on April 25, 2024. Staff received responses from 2 neighbours (*staff comments in italics*):

- One respondent sought more information regarding the ultimate road network in the neighbourhood.

(Staff provided the requested information to the respondent.)

- One respondent sought more information regarding the consolidation strategy for the entire block.

(Staff provided the requested information to the respondent.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Guildford Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Guildford Plan.
- The applicant has worked with staff to:
 - provide appropriate ground floor setbacks to accommodate robust planting and to ensure a consistent streetscape;
 - provide appropriate step backs for levels 5 and 6 on the south elevation in order to provide an appropriate transition to the lower-scale neighbours to the south;
 - visually scale down the length of the building massing by stepping down the roof forms and recessing the central portion of the façade;
 - refine the exterior elevations and materials; and
 - refine the overall building massing in order to ensure an attractive streetscape that fits the neighbourhood scale.
- The proposed building is a 6-storey, wood frame residential building, consisting of three street frontages.
- The design responds to the 103 Avenue development scale pattern by dividing the massing into two halves, stepping the floor plates and by providing a recessed façade located centrally in the building and stepping back the uppermost storey for relief.
- The ground-floor units are oriented toward the street with direct front door access and usable semi-private outdoor space to help define the streetscape with a series of individualized units at a more relatable pedestrian scale using a 2-storey townhouse-like appearance.
- The predominant building material is comprised of durable cementitious panels and horizontal siding with a robust brick base to reinforce the 2-storey townhouse character.
- Placing the childcare facility entrance towards the Park.

- The building orientation provides appropriate urban edges on 103 Avenue, 148 Street and 148A Street while ensuring that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways as a means of CPTED.
- The applicant is proposing a unit mix of 2 studio units, 85 one-bedroom, 54 two-bedroom units and 15 three-bedroom units.

Proposed Signage

- At this time, no signage is proposed on the subject site. If required in the future, the proposed signage will be considered as part of a separate development permit application and will be expected to comply with the Sign Bylaw.
- The signage included on the drawing package is conceptual and for illustrative purposes to demonstrate how the tenant signage could be incorporated into the current building design.

Landscaping

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

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Additionally, the Zoning Bylaw permits up to 1.5 square metre per dwelling unit to be devoted to a child care centre.
- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 468 square metres of indoor amenity space to serve the residents of the proposed 156-unit apartment building. Of this 468-square metre requirement, a maximum of 234 square metres can be devoted to a child care centre.
- The applicant proposes 612 square metres of indoor amenity space (inclusive of 234 square metres for the child care centre), exceeding the minimum requirement.
- The applicant is proposing amenity on the ground floor, including a gym, yoga room, library and game room.

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 468 square metres of outdoor amenity space to serve the residents of the proposed 156 units.
- The applicant is proposing 486 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the courtyard area and a rooftop amenity.
- The amenities on the ground level include a children's play area, an outdoor dining and barbeque area and a lawn area directly adjacent to the indoor amenity area.
- The rooftop amenities includes a variety of seating areas.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 (“Proposed Changes to Advisory Design Panel Procedures for Development Applications”) which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, the ADP can be waived.
- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Coordinate all design drawings for accuracy and completeness;
 - Coordinate the balconies into the building elevation design;
 - Refinement to the architectural expression, coordinating the various design elements;
 - Refinement to the site interfaces, in particular the corner plazas, ensuring comfort and safety; and
 - Confirmation and coordination of the proposed servicing elements adjacent to the 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

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

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Pear	1	1	0
Cherry	2	2	0
Red Maple	1	1	0
Lombardy Poplar	1	1	0
Service Berry	1	1	0
Walnut	1	1	0
Coniferous Trees			
Douglas Fir	9	8	1
False Cypress	1	1	0
Western Hemlock	2	2	0
Western Red Cedar	1	1	0
Blue Spruce	1	1	0
Norway Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	22	21	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees Proposed		32	
Estimated Contribution to the Green City Program		\$6,050	

- The Arborist Assessment states that there are a total of 22 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 4% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain one 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 proposed total of 43 replacement trees on the site. Since the proposed 32 replacement trees can be accommodated on the site, the proposed deficit of 11 replacement trees will require an estimated cash-in-lieu payment of \$6,050, 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 104 Avenue, 148 Street and 148A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 32 trees are proposed to be retained or replaced on the site with an estimated contribution of \$6,050 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.	Survey Plan, 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
Appendix V.	Proposed Housing Agreement

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

LM/ar

APPENDIX I

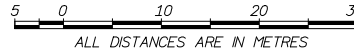
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF A PORTION OF LANE DEDICATED BY PLAN 19291, SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NWD

LEGEND

ha DENOTES HECTARES

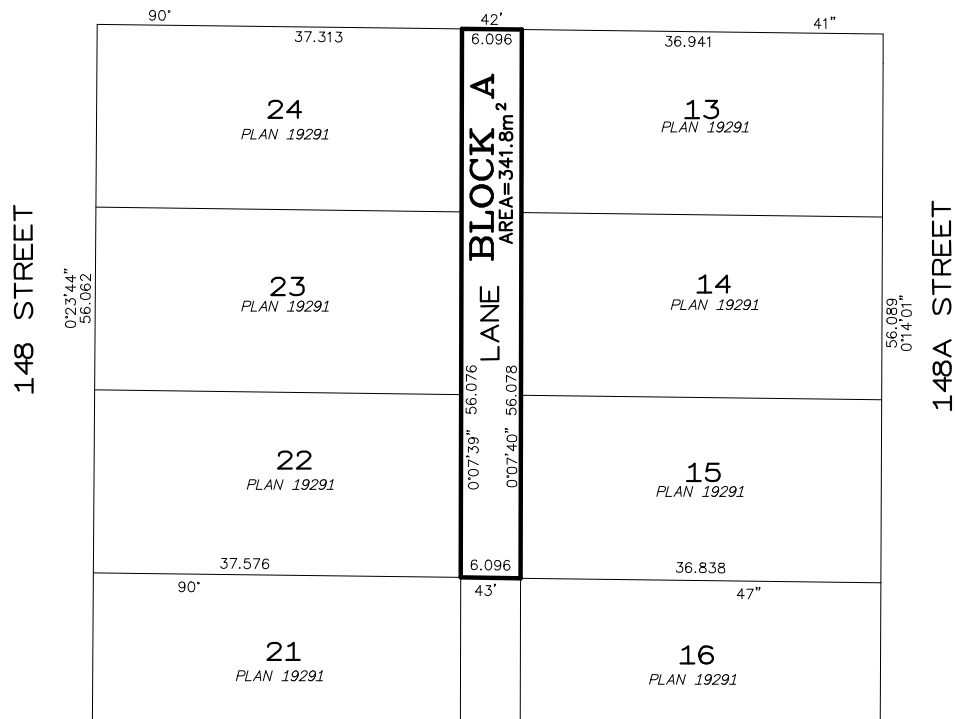
FOR REZONING PURPOSES

SCALE 1 : 500



The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:500.

103 AVENUE



Property lines are derived from FIELD survey.

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CERTIFIED CORRECT
DATED THIS 29TH DAY OF APRIL, 2024



[Signature]

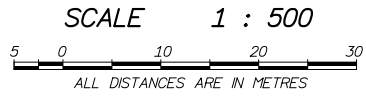
----- B.C.L.S.
M. Adam Fulkerson

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

PROPOSED SUBDIVISION PLAN OF LOTS 13, 14, 15, 22, 23 & 24 SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NWD PLAN 19291

CIVIC ADDRESSES:

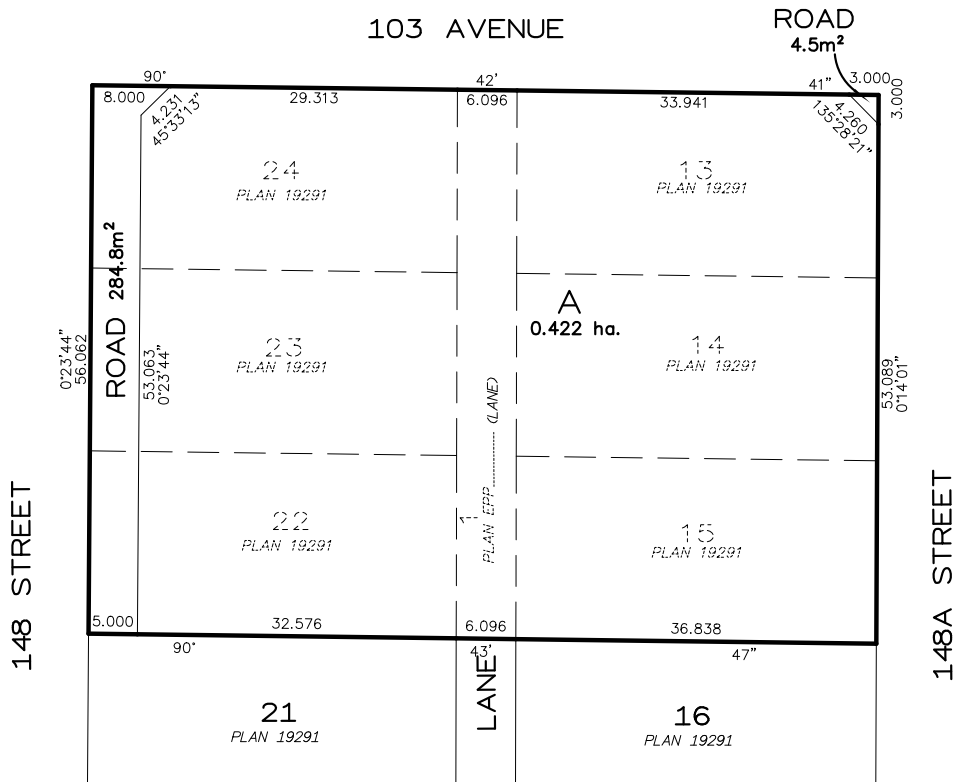
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10288 148 ST. Surrey, BC P.I.D. 010-499-881	10285 148A ST. Surrey, BC P.I.D. 010-499-814
10284 148 ST. Surrey, BC P.I.D. 004-620-844	10277 148A ST. Surrey, BC P.I.D. 010-499-822



The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:500.



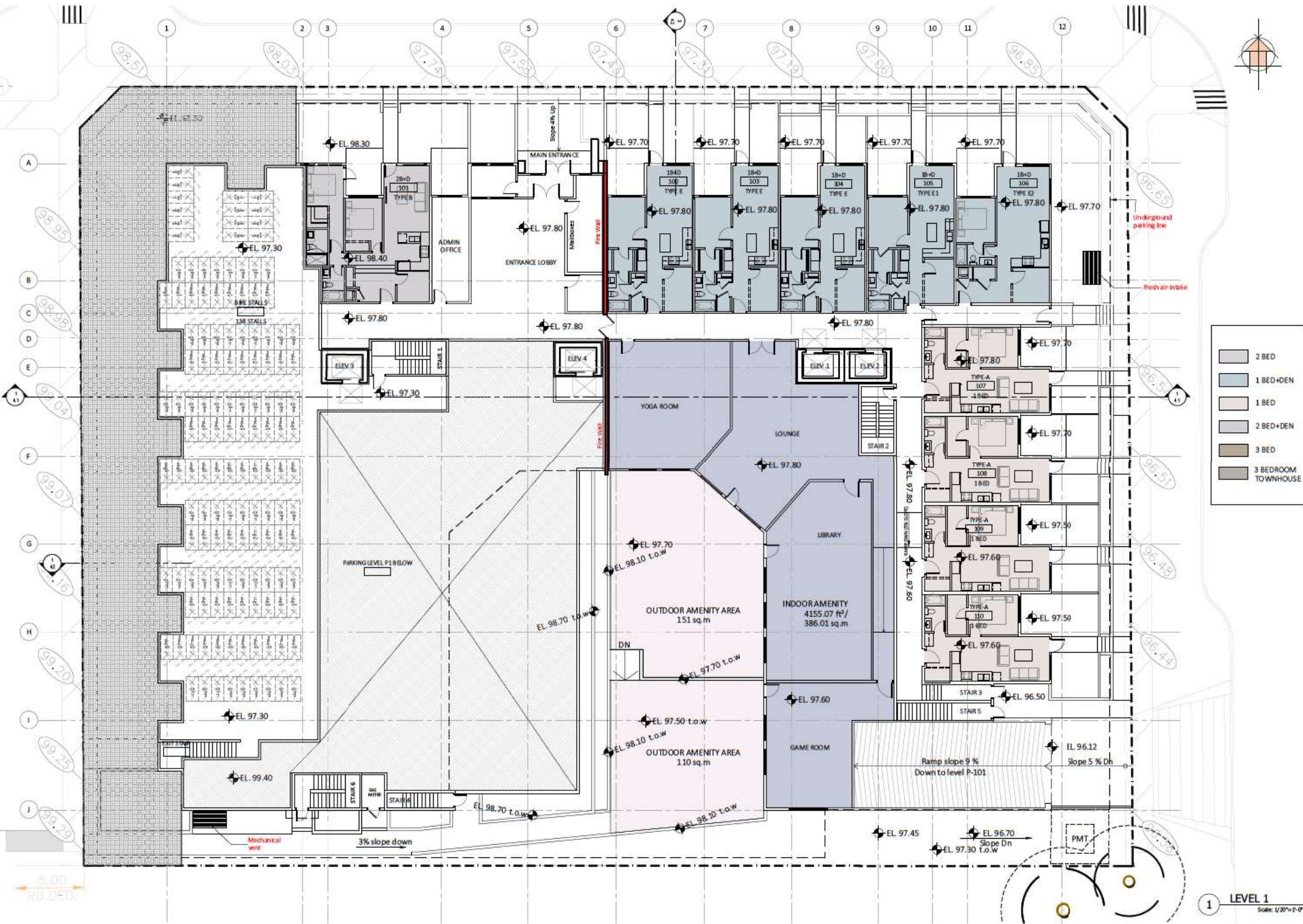
DRAFT: APRIL 15, 2024



Property lines are derived from FIELD survey.

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



- 2 BED
- 1 BED+DEN
- 1 BED
- 2 BED+DEN
- 3 BED
- 3 BEDROOM TOWNHOUSE

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

Unit 209- 6321 King George Blvd
Surrey BC, V3K 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484

PROJECT INFO:
Apartment building development at
10284-10296 148 Street
10277- 10293 148A St Surrey BC
CLIENT: JASWINDER SINGH

DATE: 31-May-24

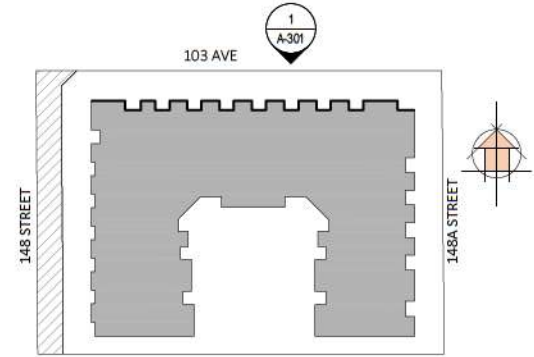
PROJECT NO: 21-247

SCALE: AS NOTED DRAWN BY: R.W

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LEVEL-1
FLOOR PLAN

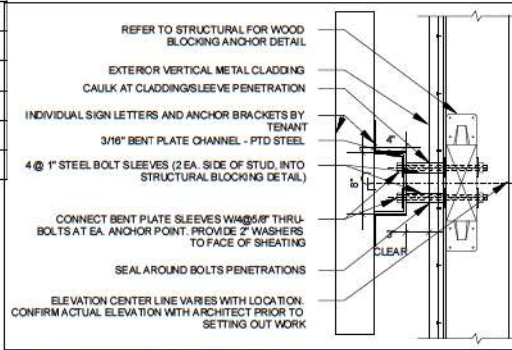
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2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (WHITE)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : (2124-20 TROUT GRAY)
4	FLUTED SIDING THIN STRIPS COLOR: BRAZILIAN IPE
5	WIRE CUT THIN BRICK CLADDING (MORA BRICKS) COLOR : CHARCOAL GRAY OR SIMILAR
6	ARCHITECTURAL FINISH CONCRETE (GREY)
7	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : (ADOBE ORANGE)



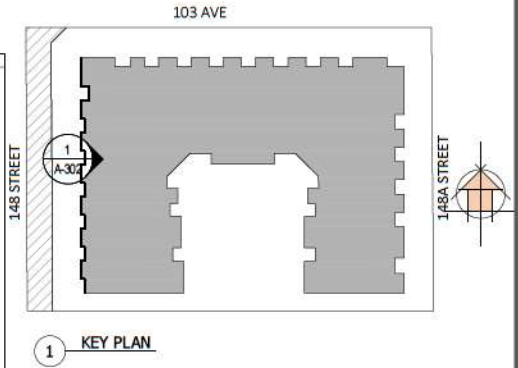
REV	DESCRIPTION	DATE

1 NORTH ELEVATION
Scale: 1/16"=1'

1	EXTERIOR IG ENSTIRE EENT OAR W EAS TRIS TO AT ARIE OR SILAR OLOR	LIGT GRA
2	EXTERIOR IG ENSTIRE EENT OAR W EAS TRIS TO AT ARIE OR SILAR OLOR	WITE
3	EXTERIOR IG ENSTIRE EENT SIING ARIE OR SILAR OLOR 140 TROT GRA	
4	LFE SIING TIN STRIS OLORRALIAN IE	
5	WIRE T TIN RI LAING ORA RIS	OLOR ARDOL GRA OR SILAR
6	ARITETRAL INIS ONRETE GRE	
7	EXTERIOR IG ENSTIRE EENT OAR W EAS TRIS TO AT ARIE OR SILAR OLOR	AOE DRANGE



2 SIGNAGE DETAIL SECTION (TYP.)
Scale: 3/4"=1'-0"



1 KEY PLAN



1 WEST ELEVATION
Scale: 1/8"=1'-0"

REV	DESCRIPTION	DATE

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	173	ELAEAGNUS ANGUSTIFOLIA	COMMON BOXYWOOD	#2 POT, 25CM
34	ELAEAGNUS ANGUSTIFOLIA	EMERALD GAINTRY WINTER CREEPER		#2 POT, 30CM
10	HYDRANGEA PANDICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK		#2 POT, 30CM
41	KALMIA LATIFOLIA 'YEEPSAKE'	YEEPSAKE MOUNTAIN LAUREL		#2 POT, 30CM
39	PERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANEMONE		#2 POT, 30CM
87	RHOODODENDRON 'ONION'	ADALEA SINGLE PINK EVERLASTING		#2 POT, 25CM
43	ROSA MEDJANINA 'RED'	ROSA AND ROSE TREE 0.9M MATURE HT		#2 POT, 40CM
54	SOOMIA JAPONICA 'RUBELLA'	RUBELLA SOOMIA		#2 POT, 30CM
161	TOXUS MEDIA 'HOKUSI'	HOKUSI YEW		1.5M BAR
GRASS	10	CALAMAGROSTIS ACUTIFLORA 'HAIL FOSTER'	FEATHER REED GRASS	#1 POT
476	CAREX ELATA 'AUREA'	BOWLES' GOLDEN SEDGE		#1 POT
215	HAKONENCHLOA MACRURA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS		#1 POT
PERENNIAL	145	LIRIOPE MURCARR 'BIG BLUE'	LILY TURF 'BIG BLUE'	#1 POT
40	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN BAZE		15CM POT
70	GALLTHERIA SMALL ON	SALAL		#1 POT, 20CM, 80CM G.C.
215	POLYSTICHUM MUNITUM	WESTERN SWORD FERN		#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALL ON A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SO-SOLD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



WALL-MOUNTED MAGLIN BENCH: USE FOS CERTIFIED HDPC SLATS IN BLACK
 SURFACE-MOUNTED MAGLIN BENCH: USE FOS CERTIFIED HDPC SLAT IN BLACK
 STEP LIGHT: MODERN FORMS URBAN LUMINAIRE, WAG LIGHTING, DARK SKY CERTIFIED
 BOLLARD LIGHT: LITHONIA RADIANT DARK SKY CERTIFIED

PLANT SCHEDULE

KEY	QTY	%	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES	3	0.5	ACER GRISEUM	PAPERBARK MAPLE	60M CAL, 1.8M STD, BAR, CLIMATE RESILIENT
3	0.5	CARPINUS JAPONICUS	JAPANESE HORNBEAM	80M CAL, 1.2M STD, BAR, CLIMATE RESILIENT	
3	0.5	CRATAEGUS LAVALLEI	LAVALLEI HAWTHORN	80M CAL, 1.8M STD, BAR, CLIMATE RESILIENT	
4	11.4	CRYPOTOMERA JAPONICA 'TELEGRAPH'	JAPANESE CEDAR	3M HT, BAR, CLIMATE RESILIENT	
3	0.5	GRINQOBILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	80M CAL, 2M STD, BAR, CLIMATE RESILIENT	
3	0.5	LICULIDAMBARR 'BYRONIUM PLUM 'EMERALD SENTINEL'	EMERALD SENTINEL, SWEETOLM	80M CAL, 1.8M STD, BAR, CLIMATE RESILIENT	
3	0.5	PARRICIA PERSICCA 'VANESSA'	VANESSA PERSIAN IRONWOOD	60M CAL, 1.5M STD, BAR, CLIMATE RESILIENT	
3	0.5	PICEA OMORICA 'BRUNF'	BRUNF SERRIAN SPRUCE	3.0M HT, BAR, CLIMATE RESILIENT	
11.4	11.4	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL, AUSTRALIAN BLACK PINE	3.0M HT, BAR	
3	0.5	STEWARTIA PSEUDOCAMILLIA	JAPANESE STEWARTIA	80M CAL, 1.5M STD, BAR, CLIMATE RESILIENT	
3	0.5	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWWELL	60M CAL, 1.5M STD, BAR, CLIMATE RESILIENT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALL ON A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SO-SOLD NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



ACER GRISEUM CRATAEGUS LAVALLEI GRINQOBILOBA PRINCETON SENTRY PARRICIA PERSICCA VANESSA PIKEA OMORICA BRUNF PINUS NIGRA ARNOLD SENTINEL STEWARTIA PSEUDOCAMILLIA STYRAX JAPONICUS SNOWCONE



WHISHONE BAYVIEW GAMES TABLE RECYCLED MATERIALS
 WHISHONE BAYVIEW ACCESS/BIKE REPAIR TABLE RECYCLED MATERIALS
 TOURNEZOL SITE WORKS FACETED PLANTER POT



KOMPAN PLAY PANEL
 CAST IN PLACE RUBBER PLAY SURFACING
 DEROFIT PUBLIC BIKE REPAIR STATION

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SCALE: _____



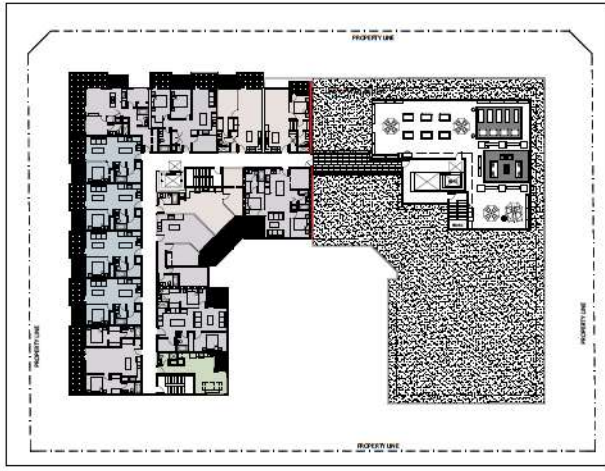
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3	24 MAY 23	UPDATE ARCHITECTURAL	WT
4	24 MAY 23	REVISION FOR NEW PLAN	AL
5	24 MAY 23	REVISION FOR COMMENTS	AL
6	23 MAY 23	REVISION FOR COMMENTS	MM
7	23 MAY 23	UPDATE SITE ARCHITECTURAL	MM
8	23 MAY 23	UPDATE THE GROUND PLAN	CL
9	23 MAY 23	REVISION FOR COMMENTS	CL

CLIENT: _____

PROJECT: **APARTMENT BUILDING**
 10284-10296 148 STREET
 SURREY

DRAWING TITLE: **LANDSCAPE PLAN**

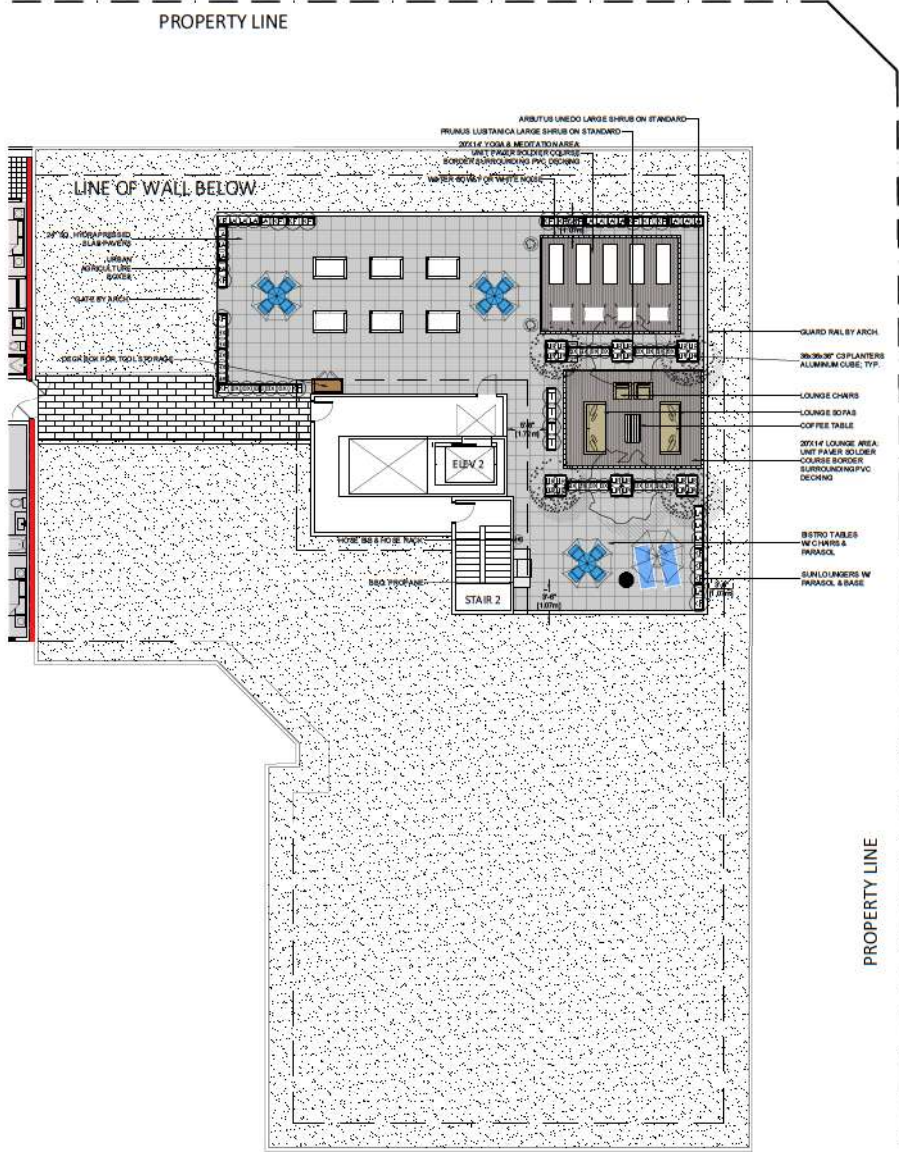
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 DESIGNED: CLG
 CHECKED: BA OF 7
 PMG PROJECT NUMBER: 22-046



KEY PLAN ROOF LEVEL

PLANT SCHEDULE			PMG PROJECT NUMBER: 22-048	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SRUB	4	ARBUTUS UNEDO	STRANBERY TREE	3M HT.
	20	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT, 20CM
	2	PRUNUS LUSTANICA	PORTUGUESE LAUREL	3M HT. LOW STD. TREE FORM
	4	TAXUS MEDIA 'HORSI'	HORSY YEW	1.9M S&B
GRASS	18	CALAMAGRISTIS ACUTIFLORA 'MARI FOERSTER'	FEATHER REED GRASS	#1 POT
PERENNIAL	18	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER COMPACT, VIOLET-BLUE	15CM POT.
	24	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF 'BIG BLUE'	#1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 9811 Q west Drive
Burnaby, British Columbia, V5C 6G6
p: 604 294-0011, f: 604 294-0022

SCALE:



1	24 MAY 23	ISSUE REVISION COMMENTS	AD
2	24 MAY 23	ISSUE REVISION COMMENTS	AD
3	24 MAY 23	ISSUE REVISION COMMENTS	WT
4	24 JUL 23	ISSUE REVISION COMMENTS	AD
5	24 JUL 23	ISSUE REVISION COMMENTS	AD
6	22 NOV 23	ISSUE REVISION COMMENTS	MM
7	22 NOV 23	ISSUE REVISION COMMENTS	MM
8	22 NOV 23	ISSUE REVISION COMMENTS	MM
9	22 NOV 23	ISSUE REVISION COMMENTS	GS
10	22 NOV 23	ISSUE REVISION COMMENTS	GS

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

APARTMENT BUILDING
10284-10296 148 STREET
SURREY

DRAWING TITLE:
ROOF LANDSCAPE PLAN

DATE: 22.AUG.23 DRAWING NUMBER:
SCALE: 1:500
DRAWN: Q
DESIGN: Q
CHK'D: J

L5
OF 7

PROPERTY LINE

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

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

DATE: **June 03, 2024**

PROJECT FILE: **7822-0283-00**

RE: **Engineering Requirements**

**Location: 10293 148A Street; 10285 148A Street; 10277 148A Street;
10284 148 Street; 10288 148 Street; 10296 148 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 meters along 148 Street;
- Dedicate 3.0-metre x 3.0-metre corner cuts at intersections; and
- Register 0.50 m statutory right-of-ways (SRW) along all road frontages.

Works and Services

- Construct the east side of 148 Street;
- Construct the west side of 148A Street;
- Construct south side of 103 Avenue;
- Provide downstream analyses for drainage and sanitary systems to confirm capacities, and implement improvement(s) as required;
- Construct adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers/water meter to the lot; and
- Construct/upgrade frontage servicing mains (drainage, water, and sanitary).

A Servicing Agreement is required prior to Rezone/Subdivision.

OCP/NCP AMENDMENT

There are no additional Engineering requirements relative to the OCP and NCP amendment.



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 #: **22-0283**

The proposed development of **156** 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

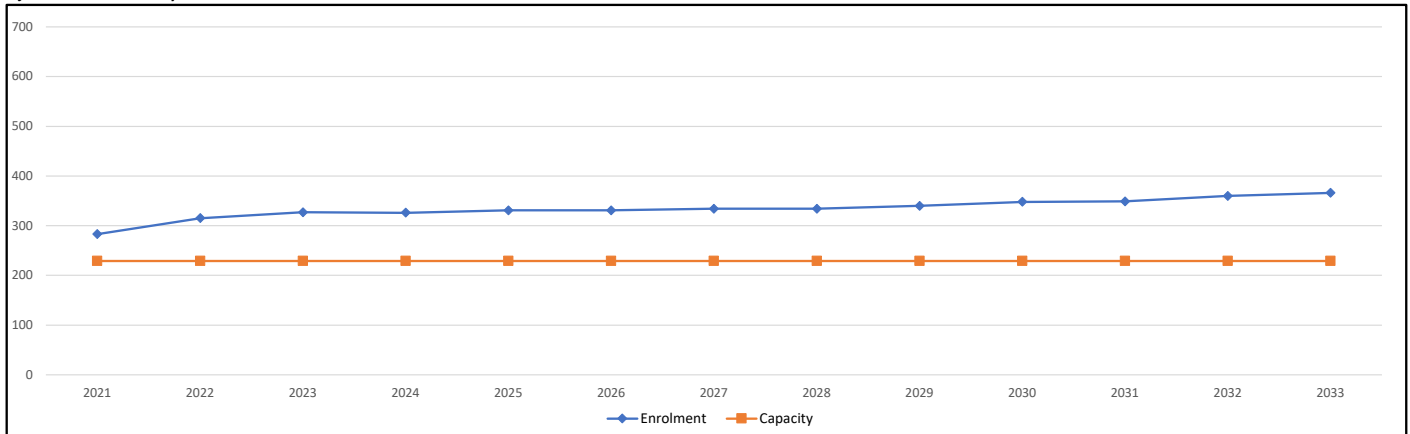
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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.

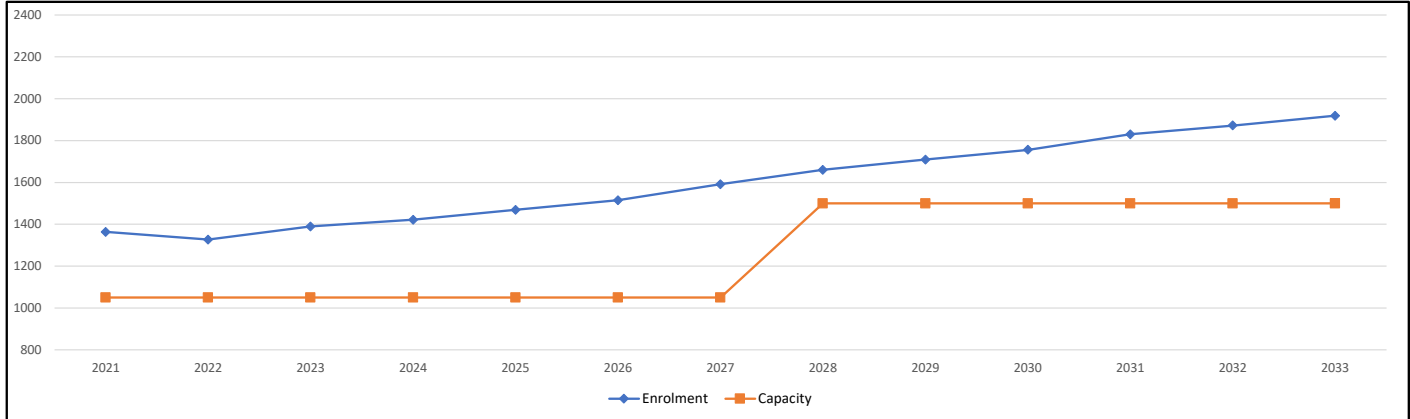
Guildford Park Secondary is currently operating at 132% and is projected to grow consistently. The development within the now approved NCP will likely change projections in the future. In May 2023, the District received capital funding approval from the Ministry of Education and Child Care to build a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

APPENDIX IV

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 22-0283-00

Address: 10284 10288 10296 - 148 St & 10277 10285 10293 - 148A St, Surrey, BC

Registered Arborist: Tim Vandenberg

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)	23
Protected Trees to be Removed	22
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = <u>42</u>	43
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

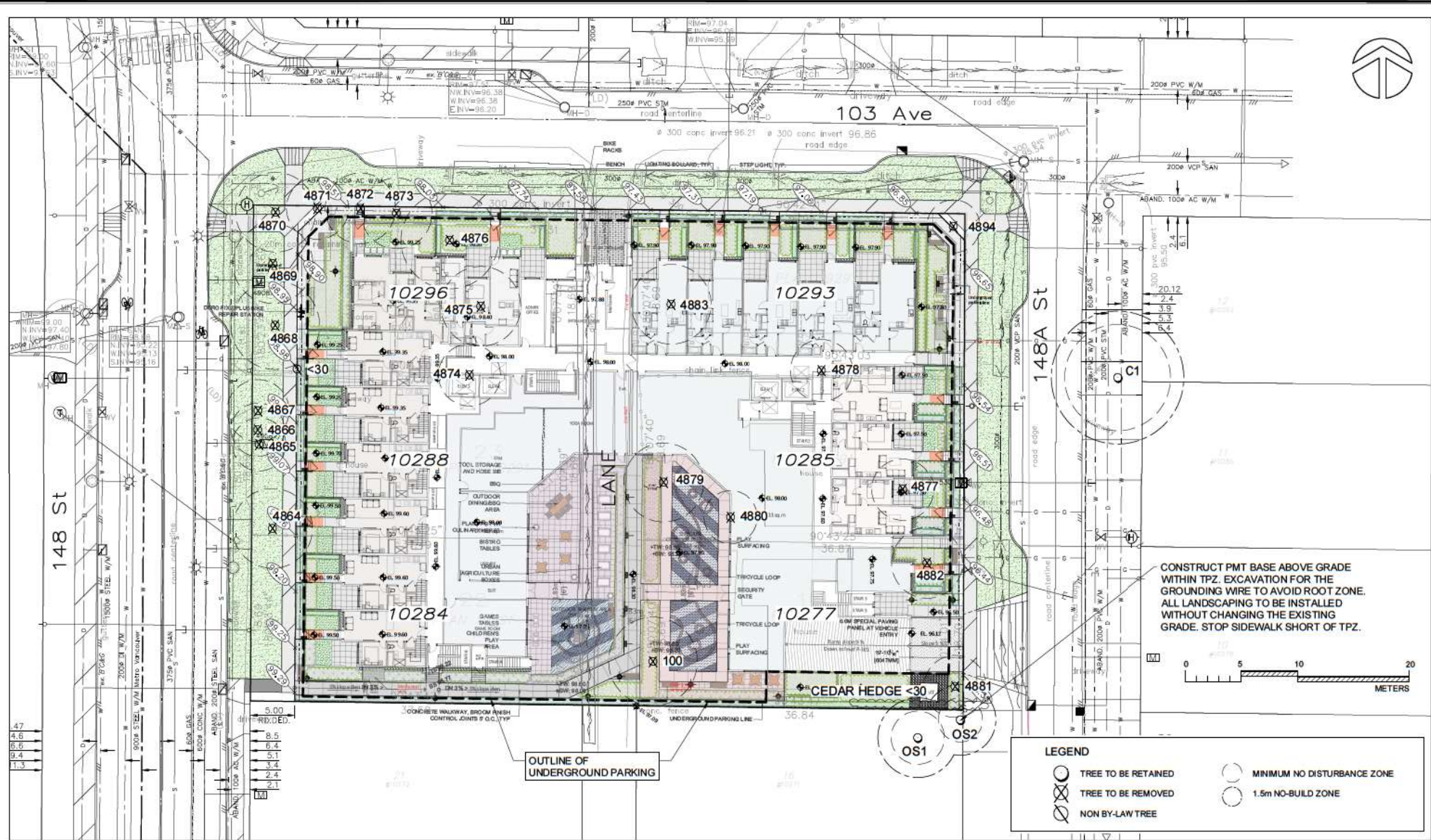
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: May 3, 2024
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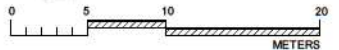


Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





CONSTRUCT PMT BASE ABOVE GRADE WITHIN TPZ. EXCAVATION FOR THE GROUNDING WIRE TO AVOID ROOT ZONE. ALL LANDSCAPING TO BE INSTALLED WITHOUT CHANGING THE EXISTING GRADE. STOP SIDEWALK SHORT OF TPZ.



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

OUTLINE OF UNDERGROUND PARKING

NO.	DATE	BY	REVISION
1	JAN1922	MK	SITE PLAN
2	AUG2222	MK	SITE PLAN
3	AUG3023	MK	CML PLAN & REVISED SITE PLAN
4	NOV1923	MK	CML PLAN & REVISED SITE PLAN
5	MAY1924	MK	LANDSCAPE & REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#106, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 563-0300
Fax: (778) 563-0302
Email: mfadum@fadum.ca

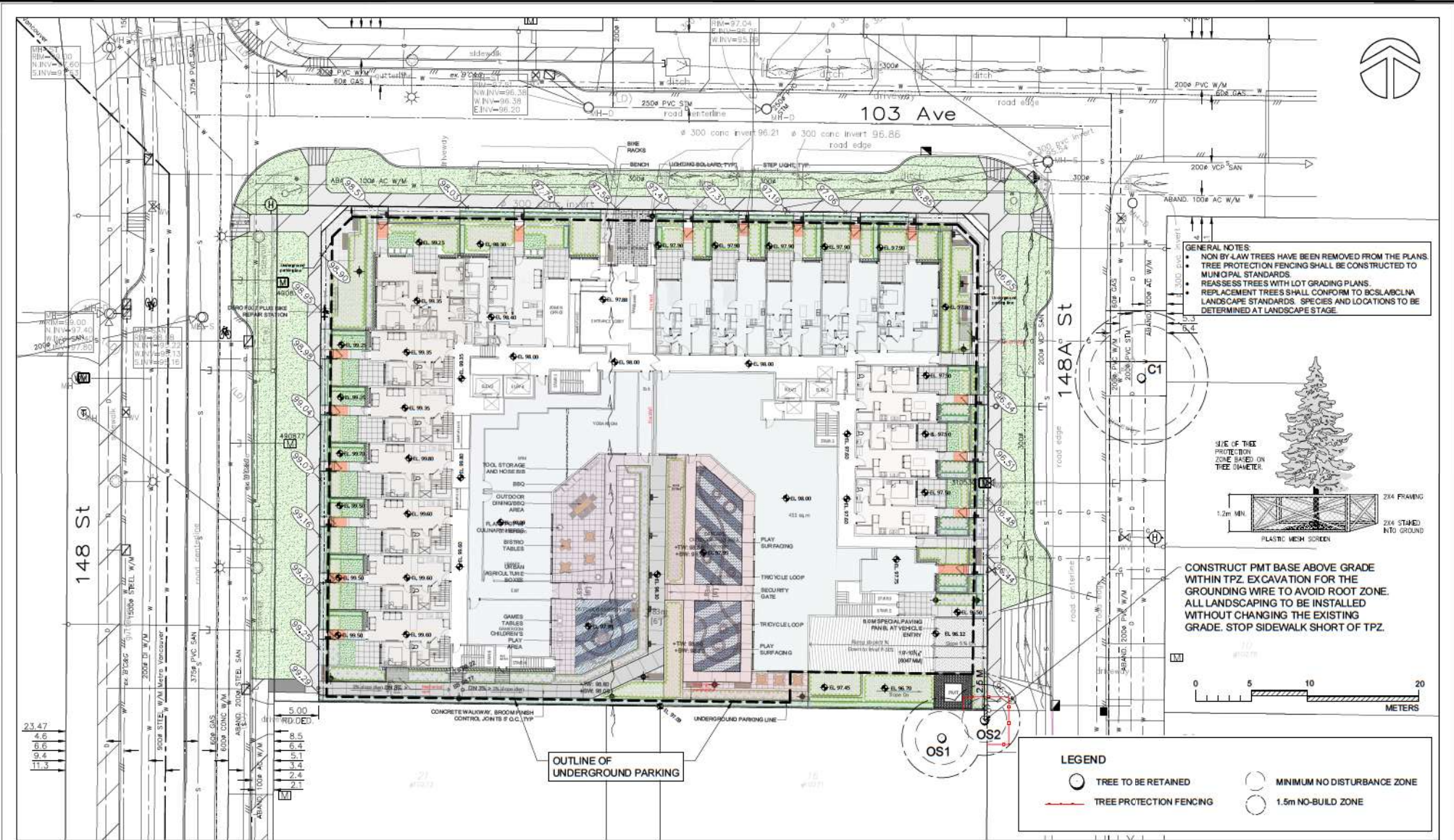
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PROJECT TITLE
10284 10288 10296 148 Street & 10277 10285 10293 148A Street
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
CLIENT

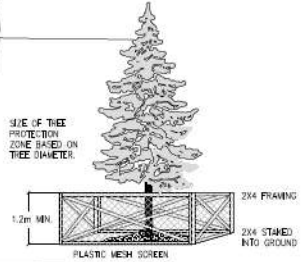
DRAWN AA
SCALE AS SHOWN
DATE DECEMBER 3, 2021

T-1
SHEET 1 OF 2

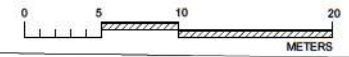


GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC SLABCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



CONSTRUCT PMT BASE ABOVE GRADE WITHIN TPZ. EXCAVATION FOR THE GROUNDING WIRE TO AVOID ROOT ZONE. ALL LANDSCAPING TO BE INSTALLED WITHOUT CHANGING THE EXISTING GRADE. STOP SIDEWALK SHORT OF TPZ.



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	JAN 19 2022	MK	SITE PLAN
2	AUG 22 2022	MK	SITE PLAN
3	AUG 23 2023	MK	CIVIL PLAN & REVISED SITE PLAN
4	NOV 19 2023	MK	CIVIL PLAN & REVISED SITE PLAN
5	MAY 19 2024	MK	LANDSCAPE & REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: m.fadum@fadum.ca

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PROJECT TITLE
 10284 10285 10296 148 Street &
 10277 10285 10293 148A Street
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT _____

DATE
 DECEMBER 3, 2021

DRAWN
 AA

SCALE
 AS SHOWN

DATE
 DECEMBER 3, 2021

T-2
 SHEET 2 OF 2

APPENDIX V

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the _____ day of _____, 2021.

BETWEEN:

CITY OF SURREY, a municipal corporation having its
offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

1326427 B.C. Ltd., a corporation having its offices at #200
– 8120 – 128 Street, Surrey BC V3W 1R1

And

Jaswinder S Parmar

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 010-499-903
Lot 24 Section 29 Block 5 North Range 1 West New Westminster District
Plan 19291

Parcel Identifier: 010-499-881
Lot 23 Section 29 Block 5 North Range 1 West New Westminster District
Plan 19291

Parcel Identifier: 004-620-844
Lot 22 Section 29 Block 5 North Range 1 West New Westminster District
Plan 19291

Parcel Identifier: 004-499-822
Lot 15 Section 29 Block 5 North Range 1 West New Westminster District
Plan 19291

Parcel Identifier: 010-499-814
Lot 14 Section 29 Block 5 North Range 1 West New Westminster District
Plan 19291

Parcel Identifier: 000-780-669
Lot 13 Section 29 Block 5 North Range 1 West New Westminster District
Plan 19291

(the "**Lands**");

- B. The Owner proposes to use the Lands to develop and construct a 6-storey, residential building containing, *inter alia*, approximately 157 private dwelling units that are to be operated exclusively as rental units (the "**Development**");
- C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

- (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
- (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
- (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
- (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
- (e) “**Development**” means as defined in Recital B;
- (f) “**Dwelling Unit**” means each of the 157 dwelling units to be constructed within the Development;
- (g) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;
- (h) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;
- (i) “**Rental Units**” means 157 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) “**Term**” means 25 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.
- 2.4 All of the Rental Units must be owned by the same Owner(s).
- 2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

1326427 B.C. LTD.
#200 – 8120 – 128 Street
Surrey, BC V3W 1R1

Attention: Jaswinder Singh Parmar - Director

And

Jaswinder S Parmar

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.
- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

- 5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
Authorized Signatory
Brenda Locke,
Mayor
City of Surrey

By: _____
Authorized Signatory
Jennifer Ficocelli,
City Clerk and Director of Legislative Services
City of Surrey

1326427 B.C. LTD.

By: _____
Authorized Signatory
Name: Jaswinder Singh Parmar
Title: Director

JASWINDER SINGH PARMAR.

By: _____
Authorized Signatory