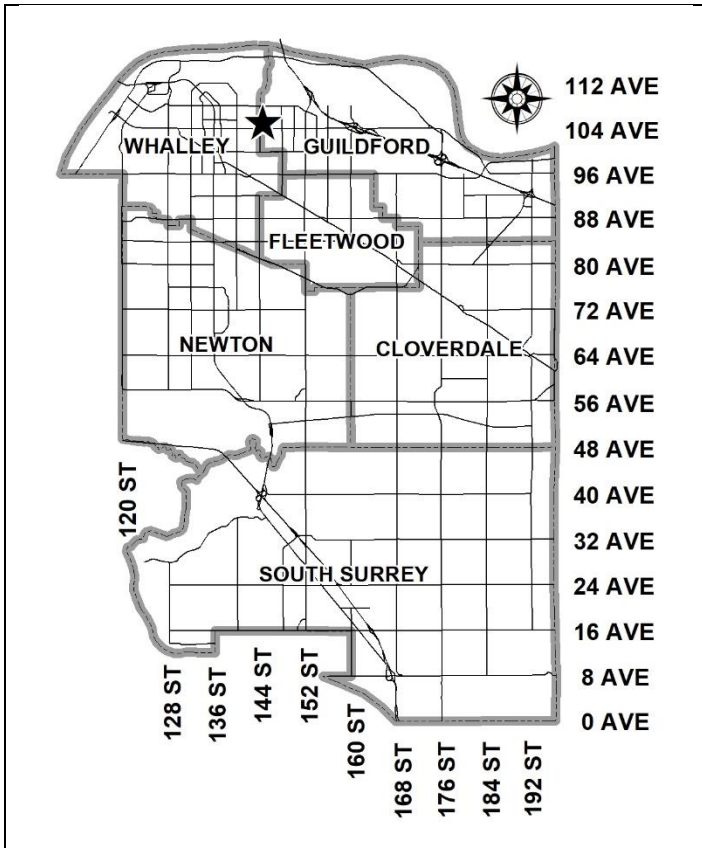


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0284-00

Planning Report Date: September 9, 2024



PROPOSAL:

- **Rezoning** from R₃ to CD (based on RM-70)
- **Development Permit**

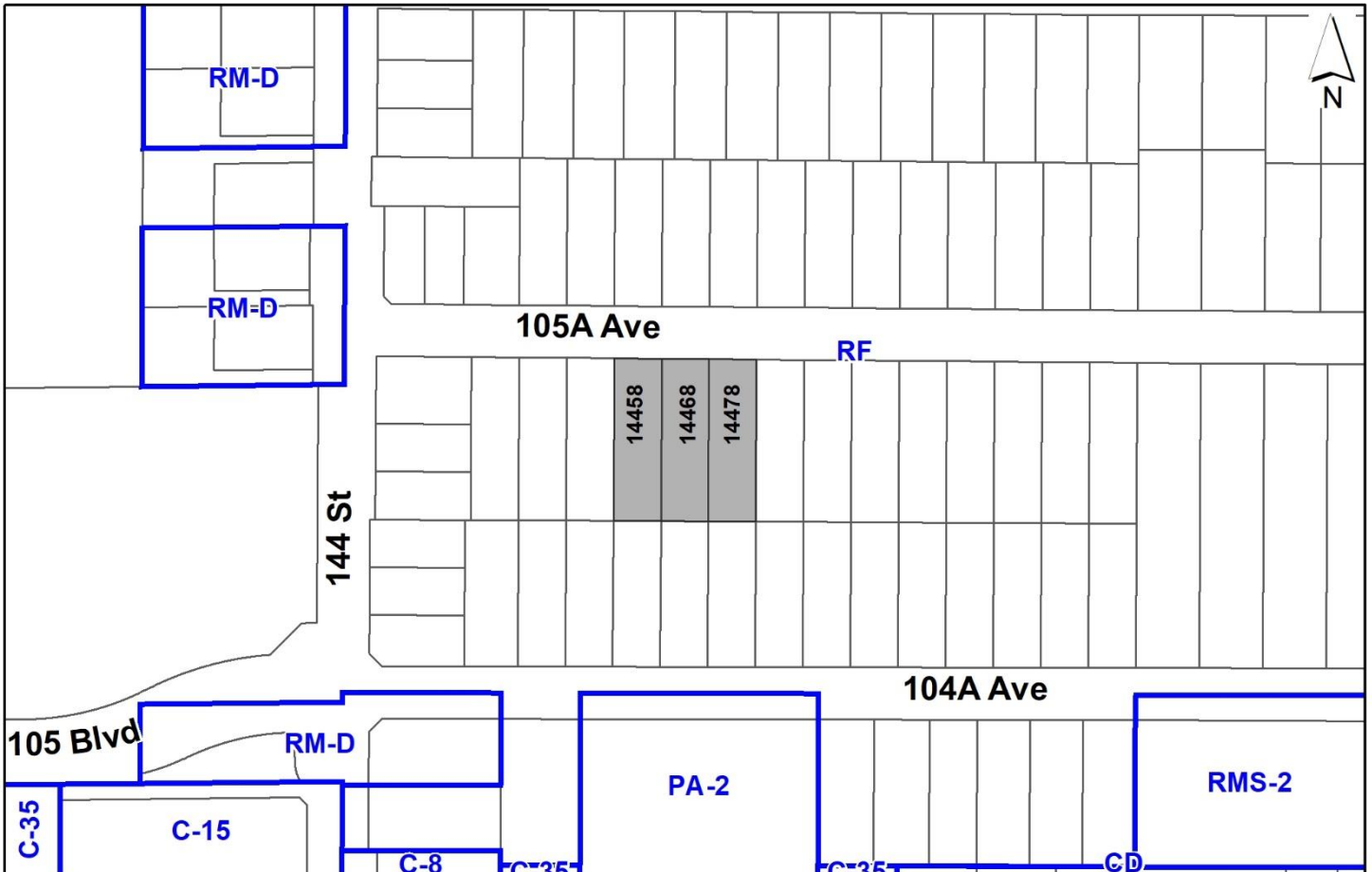
to permit the development of a 6-storey apartment building with approximately 118 dwelling units and underground parking on consolidated site.

LOCATION: 14458 - 105A Avenue
 14468 - 105A Avenue
 14478 - 105A Avenue

ZONING: R₃

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Multiple Residential" designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the "General Urban" designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The proposal complies with the "Low to Mid Rise Residential" designation in the Guildford Town Centre Plan.
- The proposed development is within a Frequent Transit Development Permit Area (FTDA), situated in proximity to an existing Frequent Transit Network (FTN) along 104 Avenue and roughly 270-metres from a rapid bus stop. The proposal supports the goal of achieving higher-density development near transit corridors and, therefore, is considered supportable for this part of the Guildford Plan.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Guildford Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0284-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) 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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (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) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges; and
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Single Family	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low to Mid Rise Residential	R ₃
North (across 105A Avenue):	Single Family	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low Rise Transition	R ₃
East: <i>(Development Application No. 7923-0109-00 achieved third reading on July 08, 2024, for a six-storey residential apartment building).</i>	Single Family	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low to Mid Rise Residential	R ₃
South: <i>(Development Application No. 7921-0299-00 achieved third reading on June 10, 2024, for a six-storey residential apartment building).</i>	Single Family	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low to Mid Rise Residential	R ₃
West:	Single Family	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low Rise Transition	R ₃

Context & Background

- The 3,420-square metre site, comprised of three (3) single family residential lots, is located on the south side of 105A Avenue, between 144 Street and the future 145 Street in the Hawthorne District of the Guildford Plan.
- The three properties are presently occupied by single family residential dwellings, which are proposed to be demolished as part of the subject development application.
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the Guildford Plan and is zoned "Urban Residential (R₃)".
- The abutting southerly properties (14447, 14455, 14465 and 14475 - 104A Avenue) are similarly under application for rezoning, a development permit, and consolidation to allow for construction of a 6-storey apartment building (Development Application No. 7921-0299-00). The application achieved third reading on June 10, 2024.

- The applicant has elected to proceed without acquiring the remaining property at 14448 - 105A Avenue, which would be required to complete the north-south green lane alignment, as shown in the Guildford Plan. As a result, the ultimate alignment of the north-south green lane will require further review and potentially amendment as properties to the west re-develop in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building containing 118 dwelling units over two (2) levels of underground parking in the Hawthorne District of Guildford, the applicant will require the following:
 - **Rezoning** from R3 to CD (based on RM-70);
 - **Development Permit** for Form and Character; and
 - **Subdivision (Consolidation)** from three (3) lots to one (1) lot.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	3,420.52 sq. m.
Road Dedication:	n/a
Net Site Area:	3,420.52 sq. m.
Number of Lots:	1
Building Height:	20.57 m (6-storey)
Floor Area Ratio (FAR):	2.47 (gross)
Floor Area	
Total:	8,729.36 sq. m. (inc. indoor amenity)
Residential Units:	
Studio:	1 (0.85%)
1-Bedroom:	82 (69.49%)
2-Bedroom:	24 (20.34%)
3-Bedroom:	11 (9.32%)
Total:	118

Referrals

Engineering:

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

School District:	<p>The School District has advised that there will be approximately 19 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>11 students at Hjorth Road Elementary School 5 students at Guildford Park Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by autumn of 2026.</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>Parks, Recreation & Culture accept the removal of Tree No. C334 to accommodate the proposed development application.</p> <p>Hawthorne Rotary Park is the closest active park and contains amenities including a spray park, playgrounds, walking trails, and natural area to the north. The park is 200-metres walking distance from the development.</p>
Surrey Fire Department:	<p>The Surrey Fire Department has no concerns with the proposed development, however, there are some standard items to be addressed as part of the subsequent Building Permit application.</p>
Advisory Design Panel:	<p>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.</p> <p>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.</p>

Transportation Considerations

Road Network and Infrastructure

- The applicant will be required to construct the south side of 105A Avenue.

Access and Parking

- Access to the underground parking area will be provided via a proposed vehicle crossing and curb letdown to 105A Avenue.

Transit and Active Transportation Routes

- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA) and approximately 450-metres from an existing stop serviced by Translink Rapid Bus Route No. R1 (Guildford Exchange/Newtown Exchange).
- The subject site is located approximately 100-metres east of the Bon Accord Greenway, and 200-metres north of the Hawthorne Greenway.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposed development complies with the "General Urban" designation of the subject site under the Metro Vancouver 2050 *Regional Growth Strategy (RGS)*.

Official Community Plan

Land Use Designation

- The proposed development complies with the "Multiple Residential" designation of the subject site under the Official Community Plan (OCP).

Themes/Policies

- Within the "Multiple Residential" designation, the OCP allows for densities in Frequent Transit Development Areas (FTDAs) of up to 2.5 FAR, and where specifically noted in an approved Secondary Plan Area.
- The development proposal supports transit-oriented development focused growth and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.

- The proposal supports directing high-density residential land uses to locations within walking distance of neighborhood centers, along main roads, near transit routes and/or adjacent to major parks or civic amenities.
- The dwelling units along the street frontages include urban design features (e.g., ground-floor patio space, upper storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

Land Use Designation

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

Themes/Objectives

- The proposed development on the subject site complies with the building form, density and height permitted under the "Low to Mid Rise Residential" designation in the Guildford Plan.
- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the "core") and existing single-family areas that will be retained at the periphery of the plan area.
- The Guildford Plan identified several family-oriented and affordable housing policies that include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (i.e. two and three or more bedroom units). In addition, these policies include a prescribed minimum unit size and specify that all new multi-family units should meet the Adaptable Housing Standards of the BC Building Code. The intent of these policies is to provide a broader range of housing choice for a variety of different family sizes, types and compositions.
- Staff note that the proposal largely complies with the family-oriented housing policies in the Guildford Plan given it is proposing twenty percent (20.34%) of the total dwelling units as two or more bedroom (24 dwelling units in total) and ten percent (9.32%) of dwelling units as three or more bedroom (11 dwelling units in total).
- The majority of dwelling units are slightly larger than the minimum unit size prescribed in the Secondary Plan. However, at present, the applicant is not proposing to provide any Adaptable Units on the subject site, contrary to the Guildford Plan. The applicant will be required to meet the Adaptable Housing Standards of the BC Building Code at the time of building permit application.

CD By-law

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

Zone	RM-70 Zone (Part 23)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.5 FAR (Net)	2.5 FAR (Net)
Lot Coverage:	33%	44%
Yards and Setbacks:		
North:	7.5 metres	5.5 metres
East:	7.5 metres	3.0 metres
South:	7.5 metres	4.5 metres
West:	7.5 metres	6.0 metres
Height of Buildings:	50.0 metres	21.0 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple Unit Residential Buildings. • Ground-Oriented Multiple Unit Residential Buildings. • Child Care Centres. 	<ul style="list-style-type: none"> • Multiple Unit Residential Buildings. • Ground-Oriented Multiple Unit Residential Buildings.
Amenity Space:		
Indoor Amenity:	3.0 sq. m. per dwelling unit	The proposed 297 sq. m. plus CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit	777 sq. m.
Parking (Part 5)		
Number of Stalls		
Residential:	130	142
Residential Visitor:	12	12
Residential Total:	142	154
Small Car (35% of total permitted):	50 (35%)	35 (23%)
Van Accessible:	2	2
Standard Accessible:	1	1
Bicycle Spaces		
Residential Secure Parking:	142	142
Residential Visitor:	6	6

- The proposed CD By-law is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, and minimum building setbacks.
- Density is calculated on a gross site area within the Guildford Plan whereas density within Zoning By-law is always calculated on net site area. This development is unique in the sense that there is no road dedication requirements identified as part of the works and services. Therefore, the proposed gross density aligns with the net density.

- The site's location within the FTDA associated with 104 Avenue, as well as the underlying "Low to Mid Rise Residential" designation, means that the proposed floor area ratio (FAR) of 2.5 FAR (Net) in the proposed CD Zone is supportable, subject to the payment of Tier 2 Capital Plan Project Community Amenity Contributions (CACs).
- Staff have adjusted the building height in the CD to 21.0-metres to align to the form and massing of the proposed building.
- The Zoning Bylaw require that no parking facilities be constructed within 2.0 metres of the front line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metres of the north, east, south, and west lot lines. As a result, the proposed CD By-law will permit the underground parking facility to be 0.5 metres from all lot lines.
- The applicant is proposing to provide a rate of 1.1 parking spaces per dwelling unit for residents and 0.1 parking spaces per dwelling unit for visitors. The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates previously endorsed by Council as part of Corporate Report No. R115 (2021).

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum gross floor area ratio (FAR) of 2.25 that is permitted under the "Low to Mid Rise Residential" designation in the Guildford Plan, to a maximum allowable density of 2.47 FAR (Gross) / 2.47 (Net).
- The applicant will be required to provide the per square metre rate for the density achieved which exceeds the maximum approved density under the current Town Centre Plan (TCP) designation in order to satisfy the proposed amendment. The financial contribution is payable at the rate applicable at the time of Rezoning Final Adoption. The current flat rate for Guildford Plan area is \$239.82 per sq. m for apartment developments.

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 \$1,113.92 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.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 25, 2024, and the Development Proposal Signs were installed on January 31, 2024. Staff received only one response from the neighbour to the west inquiring about the status of the project.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the OCP as well as the design guidelines in the Guildford Plan.
- The applicant is proposing a 6-storey apartment building containing 118 units, consisting of one (1) studio units, eighty-two (82) one-bedroom units, twenty-four (24) 2-bedroom units, and eleven (11) 3-bedroom units. The unit's range in size from 42 square metres to 104 square metres.
- The proposed 6-storey apartment development incorporates a character design and building massing that is generally in accordance with the vision for this part of the Hawthorne District in the Guildford Plan area.
- This area is envisioned as an evolving urban neighbourhood with strong associations with the precinct's natural areas and parks, featuring a variety of housing options including low rise apartment buildings.

- To fit into the contextual scale of the future neighbourhood, the building is comprised of a singular volume configured in a "L"-shape that frames the 105A Avenue frontage with a minimum setback and creates a central courtyard for residents in the southeast portion of the site. The proposed building siting considers the neighbouring development to the east, creating sufficient building separation.
- The westerly setback on the subject site is derived from the contextual forecasting of the remaining potential block build-out with road dedication considerations and feasible development scenarios. It is expected that future development immediately to the west will require an adequate land assembly and will need to make-up the remainder of the building separation requirement under DP 1.1.131.a.
- To visually modulate the building scale for human comfort and create a sensitive architectural expression, the building massing is delineated into three parts: a two-level base expressed with a light-colour brick veneer and smooth fibre cement panel cladding; a middle portion expressed with black and white toned fibre cement panel cladding, and the recessed top floor expressed with white horizontal siding for a subtle contrast to allow the lower storeys to be more legible. The brick veneer anchors the northeast corner of the building by extending from the ground to 5th storey across one bay to frame the building into place.
- The 6th floor with a flat roof is stepped back along the entire street frontage to help reduce the overall building massing and perceived height towards the neighbours across the street designated with a lower building form by the Guildford Plan's Land Use.
- The building expresses a row of double-storey-like townhouses - in appearance only - along its street frontage as a reconciling form and character to meet the scale of the neighbourhood context as it introduces its larger scale form beyond this feature. These units are raised above the sidewalk level as part of the street hierarchy and CPTED. The building also includes other ground-floor units with front doors and usable, semi-private outdoor space, weather protection, with direct access to a private walkway or the internal shared courtyard space.
- The primary indoor amenity space, located on ground floor, is adjacent and directly accessible to the outdoor amenity space. For more details, see the Indoor and Outdoor Amenity Space section in this report.
- The applicant proposed an urban contemporary architect and extensive use of white, light grey, and dark grey, and black finishes. Building materials and façade finishes include hardie panel, hardie lap siding, channel siding, brick, and concrete.
- The applicant will continue to work with staff to resolve comments identified in the Outstanding Items section below.

Grading Conditions

- The proposed building steps with the natural grade of the subject site along the street frontage. Staff acknowledge that a challenging grading condition exists in the southeast corner of the subject site. Prior to final adoption, the applicant will be required to work with the adjoining developments (7921-0299-00 & 7923-0109-00) to coordinate their common grade points at their shared PL.

Landscaping

- The landscape plan includes a mixture of trees, shrubs, grasses, perennials and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishing.
- All ground-floor units have front door access as well as a useable, semi-private patio space that is screened from either the adjacent public realm or outdoor amenity space through a combination of tiered retaining walls, layered planting and privacy fencing.
- Access to the individual, semi-private patios will be provided through either a separate gated entryway from the adjacent public or private sidewalk or through the individual dwelling units.

Indoor Amenity

- The required indoor amenity space is 354 square metres, or three (3) square metres per dwelling unit. The proposed indoor amenity space is 297.86 square metres in total area which is 56.14 square metres less than the Zoning Bylaw requirement.
- On November 18, 2019, Council approved Corporate Report No. R216; 2019, which identified the minimum physical indoor amenity space that must be provided on-site (i.e., no cash-in-lieu). Based upon the minimum requirements for a 3- to 6-storey low to mid rise residential building, 74 square metres of indoor amenity space is required. The proposal exceeds this minimum.
- Overall, the applicant proposes to provide approximately 84.14% of the required physical indoor amenity space and has agreed to a cash-in-lieu contribution for the proposed shortfall in accordance with City Council policy.
- The indoor amenity spaces are located on each of the six storeys within the proposed building, directly adjacent to the elevators. The space includes a shared kitchen and dining area, gym, accessible washroom facilities, games room, and co-working space. The amenity space on the ground floor is directly accessible from the outdoor amenity space.

Outdoor Amenity

- The required outdoor amenity space is 354 square metres, or three (3) square metres per dwelling unit. The proposed indoor amenity space is 777.94 square metres in total area which exceeds the Zoning By-law requirement.
- The proposed outdoor amenity space is located in a central courtyard at ground level in the southeast portion of the subject site. The programming of the proposed outdoor amenity space includes a children's play structure, outdoor seating, and community garden planters.

Outstanding Items

- The applicant has agreed to resolve any outstanding items identified through the Development Planning review process to the satisfaction of the Planning and Development Department before Final Adoption of the subject Rezoning By-law, should the application be supported by Council.
- There are a number of Urban Design items that remain outstanding, and which do not affect the overall quality of the project. These generally include:
 - General design refinement to address staff comments;
 - Coordination of all drawings to accurately describe the design intent;
 - Refinement of the design to improve the relationship to the public realm, arrangement of architectural and character features and interfaces with the sloping ground plan; and
 - Further refine utility and civil works integration into the proposed development.
- 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

- Rhythm Batra, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	N/A	N/A	N/A
Alder/Cottonwood (within riparian area)	N/A	N/A	N/A
Deciduous Trees	2	2	0
Coniferous Trees	9	9	0
Onsite Tree Totals	<u>11</u>	<u>11</u>	<u>0</u>
Onsite Replacement Trees Proposed	25		
Total Onsite Retained and Replacement Trees	25		

- The Arborist Assessment states that there are a total of eleven (11) bylaw protected trees on the site. The applicant proposes to retain zero (0) onsite trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees, including those Alder and Cottonwood trees that are within a streamside protection area. This will require a proposed total of twenty-two (22) replacement trees on the site. The applicant is proposing twenty-five (25) replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Full Moon Maple, Red Sunset Maple, Autumn Brilliance Serviceberry, Japanese Hornbeam, Slender Hinoki False Cypress, and Pink Flowering Dogwood.
- In summary, a total of twenty-five (25) trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

RO/cm

MULTI FAMILY DEVELOPMENT

14458 ,14468, 14478 105A Ave V3R 1S3,
SURREY, BRITISH COLUMBIA



PROJECT INFO

LEGAL DESCRIPTION:

LOT 67 SECTION 19 RANGE 1 PLAN NWP31594
NWD, LOT 68 BLOCK 5N SECTION 19 RANGE 1
PLAN NWP31594 NWD, LOT 69 SECTION 19
RANGE 1 PLAN NWP31594 NWD

CIVIC ADDRESS:

14458 ,14468, 14478 105A Ave V3R 1S3, SURREY

ZONING INFORMATION:

ZONE: RF
EXISTING: CD BASED ON RM-135
PROPOSED:

LOT AREA:

SITE AREA - 0.85 AC. / 3,420.55 SQM

PROJECT DIRECTORY

CLIENT:
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ARBORIST:
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civil@mainlandeng.com

LANDSCAPE:
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C100, 4185 Still Creek Dr., Burnaby, B.C.
V5C 6G9
CONTACT: COLIN JONES
T 604-294-0011
colin@pmglandscape.com

ARCHITECTURAL

Category	SHEET NO.	SHEET NAME	Category	SHEET NO.	SHEET NAME
BUILDING & UNIT PLANS	A-001	COVER PAGE	ELEVATIONS & SECTIONS	A-226	UNIT PLANS
	A-002	DEVELOPMENT DATA		A-300	ELEVATIONS
	A-003	BASE PLAN		A-301	ELEVATIONS
	A-004	GUILDFORD PLAN AREA		A-320	BUILDING SECTIONS
	A-005	CONTEXT PHOTO- EXISTING SITE VIEW		A-321	BUILDING SECTIONS
	A-006	CONTEXT PHOTO-CURRENT SURROUNDING VIEW		A-322	PART SECTIONS
	A-007	SHADOW STUDY		A-323	PART SECTIONS
	A-008	SITE CONTEXT		A-350	3D VIEWS
	A-100	SITE PLAN		A-351	3D VIEWS
	A-101	FIRE DEPARTMENT SITE PLAN		A-352	3D VIEWS
	A-200	PARKING LEVEL 1	A-353	3D VIEWS	
	A-201	PARKING LEVEL 2	A-500	RTU SCREENING & GAS METER	
	A-202	FLOOR PLAN (LEVEL-1)	A-501	GAS METER DETAIL	
	A-203	FLOOR PLAN (LEVEL-2)			
	A-204	FLOOR PLAN (LEVEL-3)			
	A-205	FLOOR PLAN (LEVEL - 4)			
	A-206	FLOOR PLAN (LEVEL-5)			
	A-207	FLOOR PLAN (LEVEL-6)			
	A-208	ROOF PLAN			
	A-220	UNIT PLANS			
	A-221	UNIT PLANS			
	A-222	UNIT PLANS			
	A-223	UNIT PLANS			
	A-224	UNIT PLANS			
	A-225	UNIT PLANS			

REVISION	DATE	DESCRIPTION

DF ARCHITECTURE INC.

350 - 10851 SHELLBRIDGE WAY, RICHMOND, BC
V6X 2W9
TEL: 604-294-5194
WWW.DFARCHITECTURE.COM



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PROPOSED MULTI FAMILY DEVELOPMENT

14458 ,14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT:
CANADA WEST DEVELOPMENT LTD

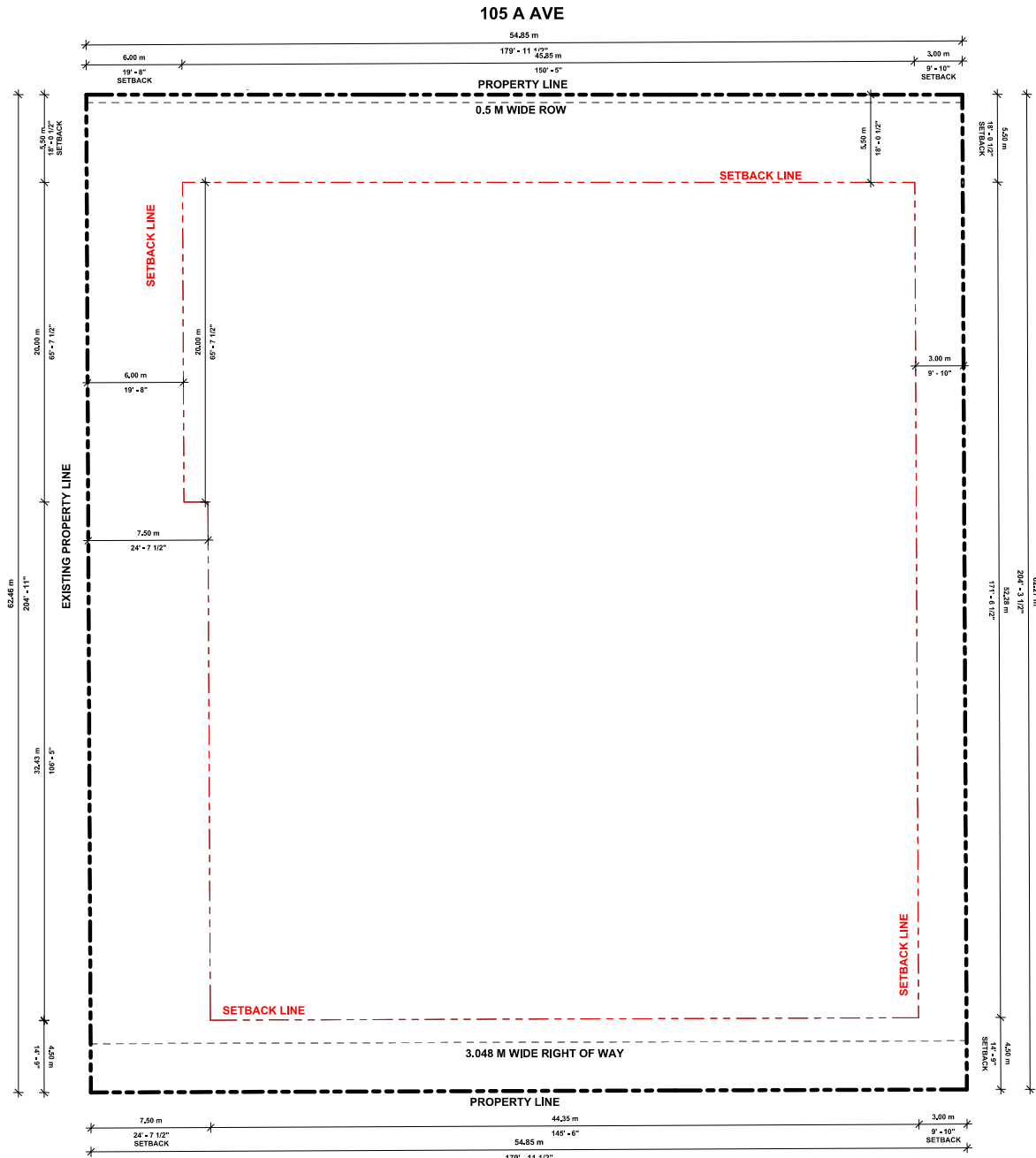
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CHECKED BY:	NF	
SCALE:	1/32" = 1'-0"	
JOB NO.:	SUR-135	
DATE:	AUG 2023	
SHEET NO.:	1	2024-08-30

COVER PAGE

DRAWING NO.	A-001	C	N
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NEIGHBOURING PROPERTY
14448 105A Ave



NOTES:

2024-08-08	C	REVISED SUBMISSION AS PER
2024-07-07	B	REVISED SUBMISSION AS PER
2024-06-28	A	REVISED SUBMISSION AS PER
		CITY'S COMPLETION
		OF SUBMISSION

DF ARCHITECTURE INC.

300-0851 SHELLBIDGE WAY, RICHMOND, B.C.
CANADA V6X 3P9
T (604)294-4134 F (604)294-6131
info@dfarchitecture.ca

GROUP 161

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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R
1S3, SURREY

CLIENT:
CANADA WEST DEVELOPMENT LTD

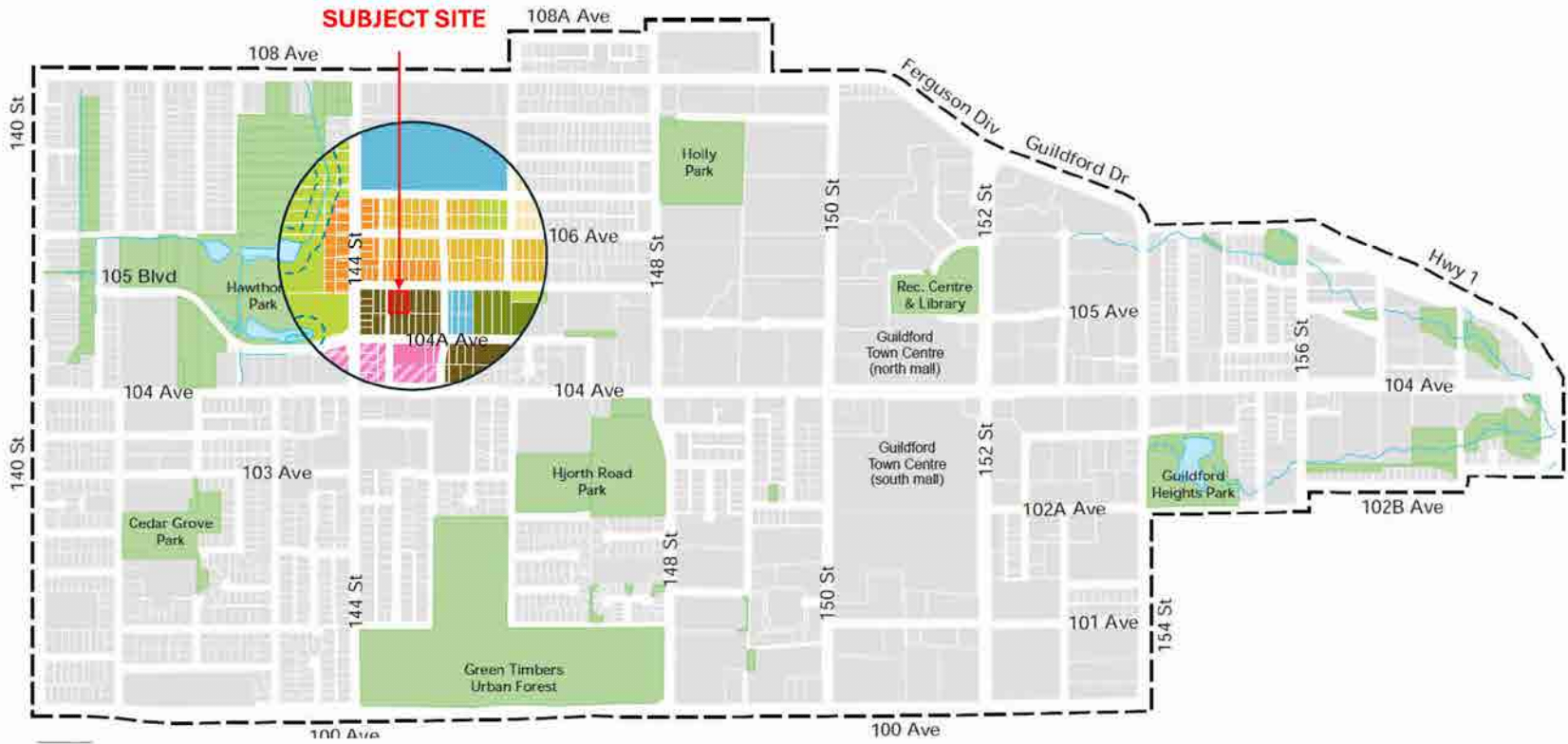
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CHECKED: NF	
SCALE: 3/32" = 1'-0"	
JOB NO: SUR-136	
DATE: AUG 2023	
SHEET TITLE:	2024-08-30

1 BASE PLAN
A-003 3/32" = 1'-0"

BASE PLAN

DRAWING NO.	A-003	C	
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LEGEND

2024-08-08	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-02	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
2023-02-08	A	REVISED SUBMISSION AS PER CITY'S COMMENTS

DF ARCHITECTURE INC.

300-0551 SHELLBIDGE WAY, RICHMOND, B.C.
CANADA V6V 2G9
T: (604) 274-4134 F: (604) 274-0131
info@dfarchitecture.ca

GROUP 161

161 ARCHITECTURE / 161 ARCHITECTURE INC. 1611 161A STREET
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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT: **CANADA WEST DEVELOPMENT LTD**

DRAWN: SO	
CHECKED: NF	
SCALE:	
JOB NO: SUR-135	
DATE: AUG 2023	DATE: 2024-08-30

GUILDFORD PLAN AREA

DRAWING NO:	A-004	C	
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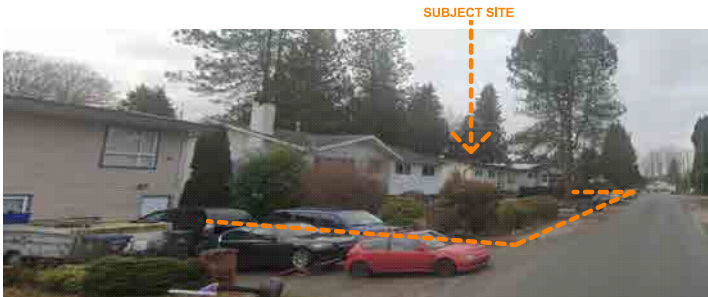
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1. WEST VIEW (NEIGHBOURING LOT @ 105A Ave)



2. NORTH VIEW (CURRENT LOTS 14458 , 14468, 14478 @ 105A Ave)



3. EAST VIEW (NEIGHBOURING LOT @ 105A Ave)



4. VIEW FROM 105A Ave



5. VIEW FROM 105A Ave

NOTES:

20240908	C	REVISED SUBMISSION AS PER
20240702	B	REVISED SUBMISSION AS PER
20240204	A	DF SUBMISSION

DF ARCHITECTURE INC.

308-0851 SHELBURGE WAY, RICHMOND, B.C.
CANADA V6V 2H9
T: (604) 274-4134 F: (604) 274-6131
info@dfarchitecture.ca

GROUP 161

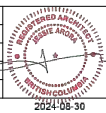
AN ARCHITECTURE + PLANNING GROUP INC. WWW.GROUP161.COM
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ARCHITECTURAL SERVICES ARE PROVIDED THROUGH
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**PROPOSED MULTI FAMILY
DEVELOPMENT**

**14458 ,14468, 14478 105A Ave V3R
1S3, SURREY**

CLIENT:
**CANADA WEST DEVELOPMENT
LTD**

DRAWN:	SO
CHECKED:	NF
SCALE:	
JOB NO.:	SUR-136
DATE:	AUG 2023
SHEET TITLE:	2024-08-30



**CONTEXT PHOTO-
EXISTING SITE VIEW**

DRAWING NO.	A-005	C
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CONSENT.



1. NORTH VIEW OPPOSITE TO SITE (NEIGHBOURING LOT @ 105A Ave)



2. NORTH EAST OPPOSITE TO SITE (NEIGHBOURING LOT @ 105A Ave)



3. WEST SIDE OF THE SITE (NEIGHBOURING LOT @ 105A Ave)



4. VIEW FROM EAST OF SITE (NEIGHBOURING LOT @ 105A Ave)



5. VIEW FROM EAST OF 105A Ave)



6. VIEW FROM WEST OF 105A Ave)

NOTES:

2024-08-08	C	REVISED SUBMISSION AS PER
2024-07-02	B	REVISED SUBMISSION AS PER
2024-05-24	A	REVISED SUBMISSION AS PER
2024-05-24	A	REVISED SUBMISSION AS PER

DF ARCHITECTURE INC.

300-1051 GHELLERIDGE WAY, RICHMOND, B.C.
CANADA V6X 2R9
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info@dfarchitecture.ca

GROUP 161

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PROPOSED MULTI FAMILY DEVELOPMENT

14458 ,14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT: **CANADA WEST DEVELOPMENT LTD**

DRAWN: SO	
CHECKED: NF	
SCALE:	
JOB NO: SUR-136	
DATE: AUG 2023	
SHEET TITLE:	2024-08-30

CONTEXT PHOTO-CURRENT SURROUNDING VIEW

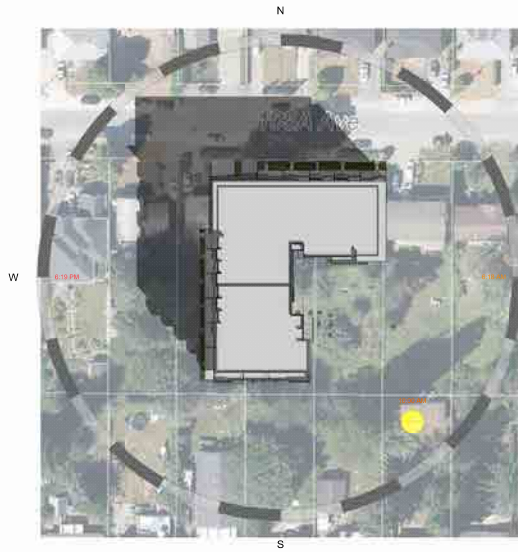
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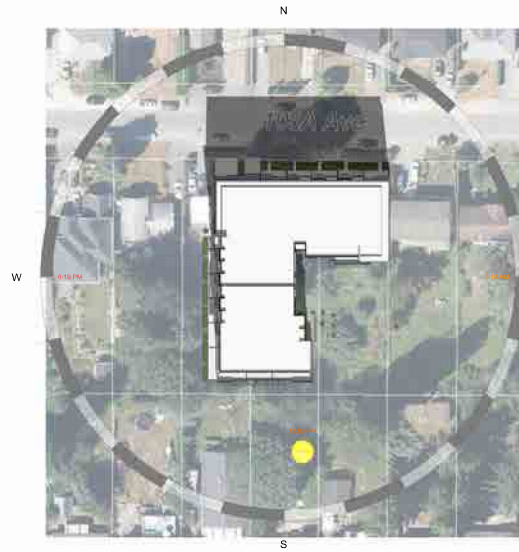
2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS

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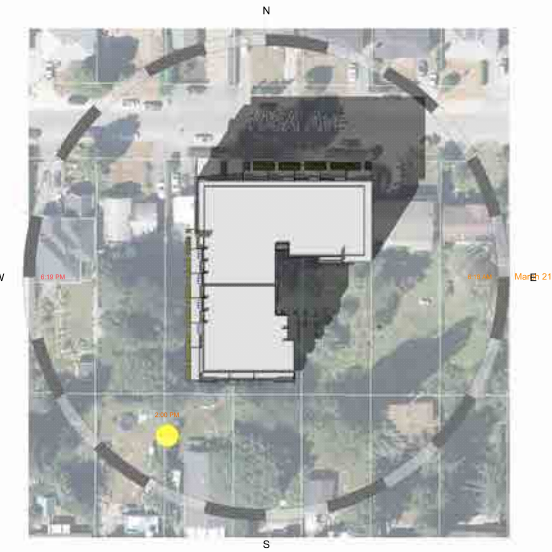
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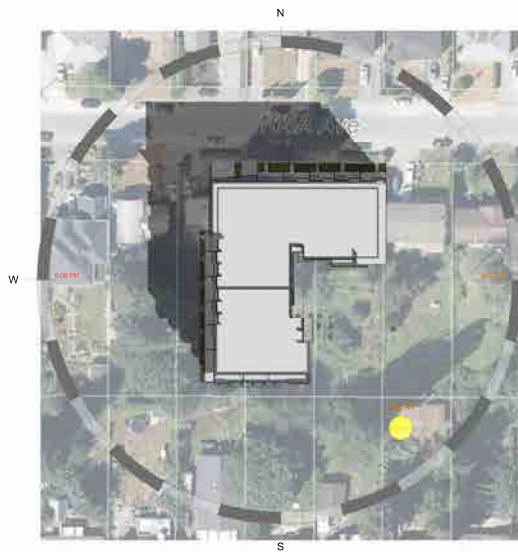
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A-007



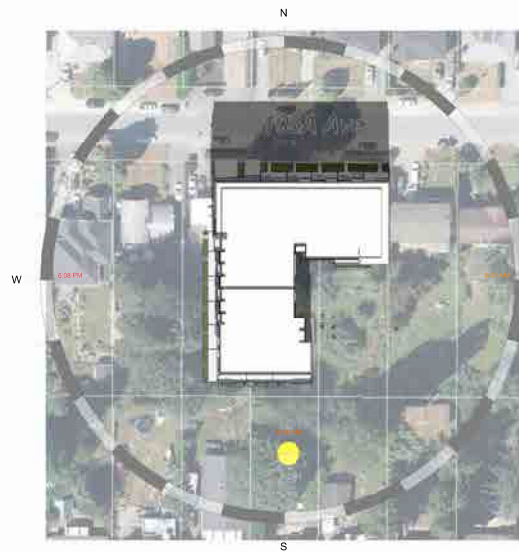
2 EQ MARCH - NOON
A-007



3 EQ MARCH - 2 PM
A-007



4 EQ SEPTEMBER - 10 AM
A-007



5 EQ SEPTEMBER - NOON
A-007



6 EQ SEPTEMBER - 2 PM
A-007

20240908	C	REVISED SUBMISSION AS PER
20240707	B	REVISED SUBMISSION AS PER
20230524	A	OF SUBMISSION

DF ARCHITECTURE INC.

300-0851 SHELDON WAY, RICHMOND, B.C.
CANADA V6X 2W7
T: (604) 274-4134 F: (604) 274-4131
info@dfarchitecture.ca

GROUP 161

16 ARCHITECTURE / 161 ARCHITECTURE INC. 1611 NUMBER 161 ST
VANCOUVER, BC V6N 1K1
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL
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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R
1S3, SURREY

CLIENT:
CANADA WEST DEVELOPMENT LTD

DRAWN: SO	
CHECKED: NF	
SCALE:	
JOB NO.: SUR-136	
DATE: AUG 2023	
SHEET TITLE: 2024-08-30	

SHADOW STUDY

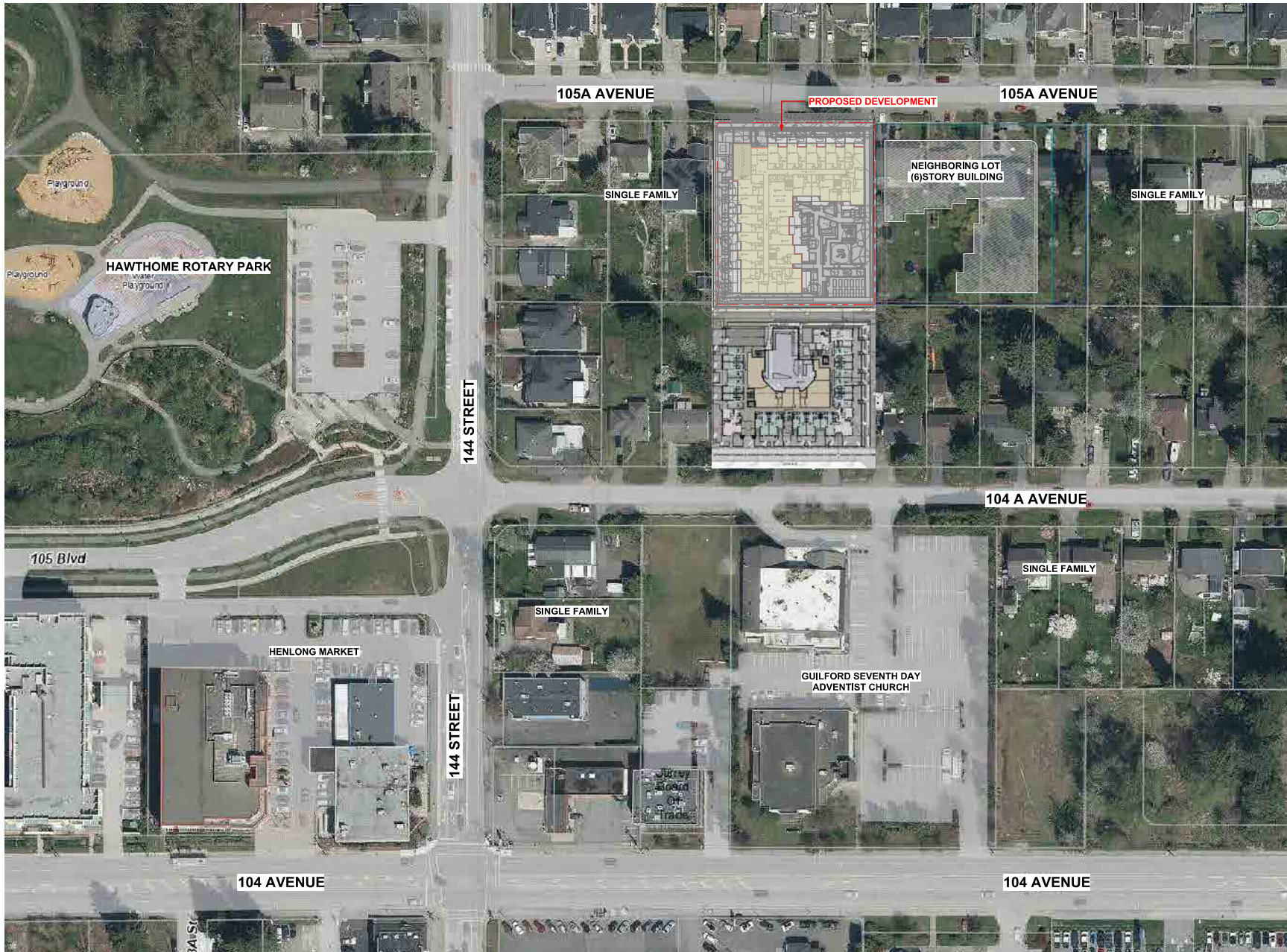
DRAWING NO.	N
A-007	C

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2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS

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2024-08-30 10:28 AM



20240808	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
20240702	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
20230524	A	PROPOSED DEVELOPMENT

DF ARCHITECTURE INC.

300-1051 SHELBURNE WAY, RICHMOND, B.C.
 CANADA V6X 2W7
 T: (604)294-6134 F: (604)294-6131
 info@dfarchitecture.ca

GROUP 161

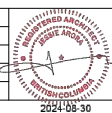
161 ARCHITECTURE / 161 ARCHITECTURE INC. 16111 161A STREET
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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT: **CANADA WEST DEVELOPMENT LTD**

DRAWN: SO
CHECKED: NF
SCALE: 1" = 50'-0"
JOB NO: SUR-136
DATE: AUG 2023
SHEET TITLE: 2024-08-30



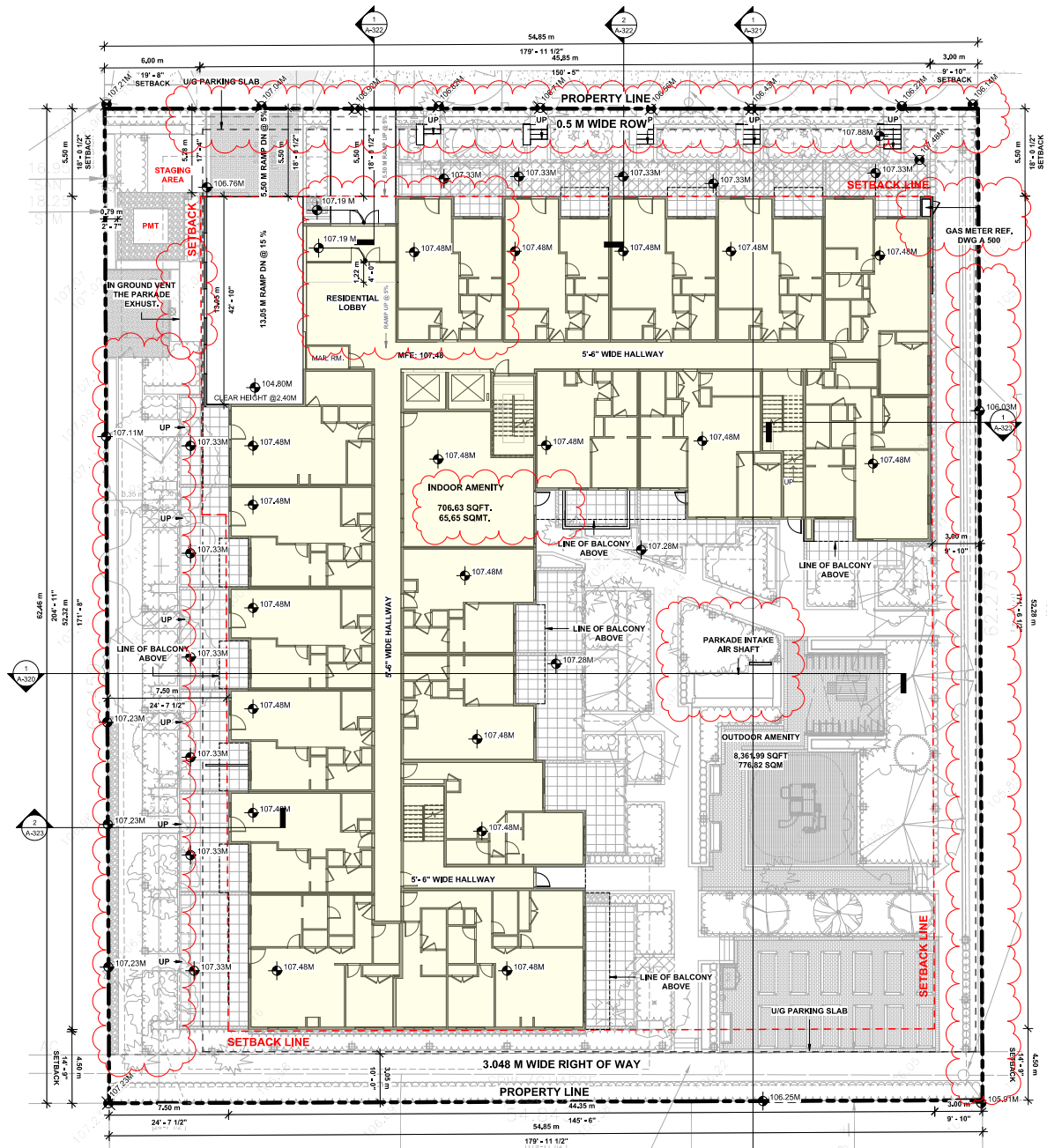
SITE CONTEXT

DRAWING NO: A-008	C	N
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NEIGHBOURING PROPERTY
14448 105A Ave

NEIGHBOURING PROPERTY
14488 105A Ave



NEIGHBOURING PROPERTY
14455, 14465, 14475 104A AVE

2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS

2024-08-08	1	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-02	1	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-06-28	1	REVISED SUBMISSION AS PER CITY'S COMMENTS

DF ARCHITECTURE INC.

300-0851 SHELLBIDGE WAY, RICHMOND, B.C.
CANADA V6X 2R9
T (604)294-1514 F (604)294-6131
info@dfarchitecture.ca

GROUP 161

16 ARCHITECTURE | A CLASSIC CREATIVE LINE | 1600A ARCHITECTS
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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R 1S3, SURREY

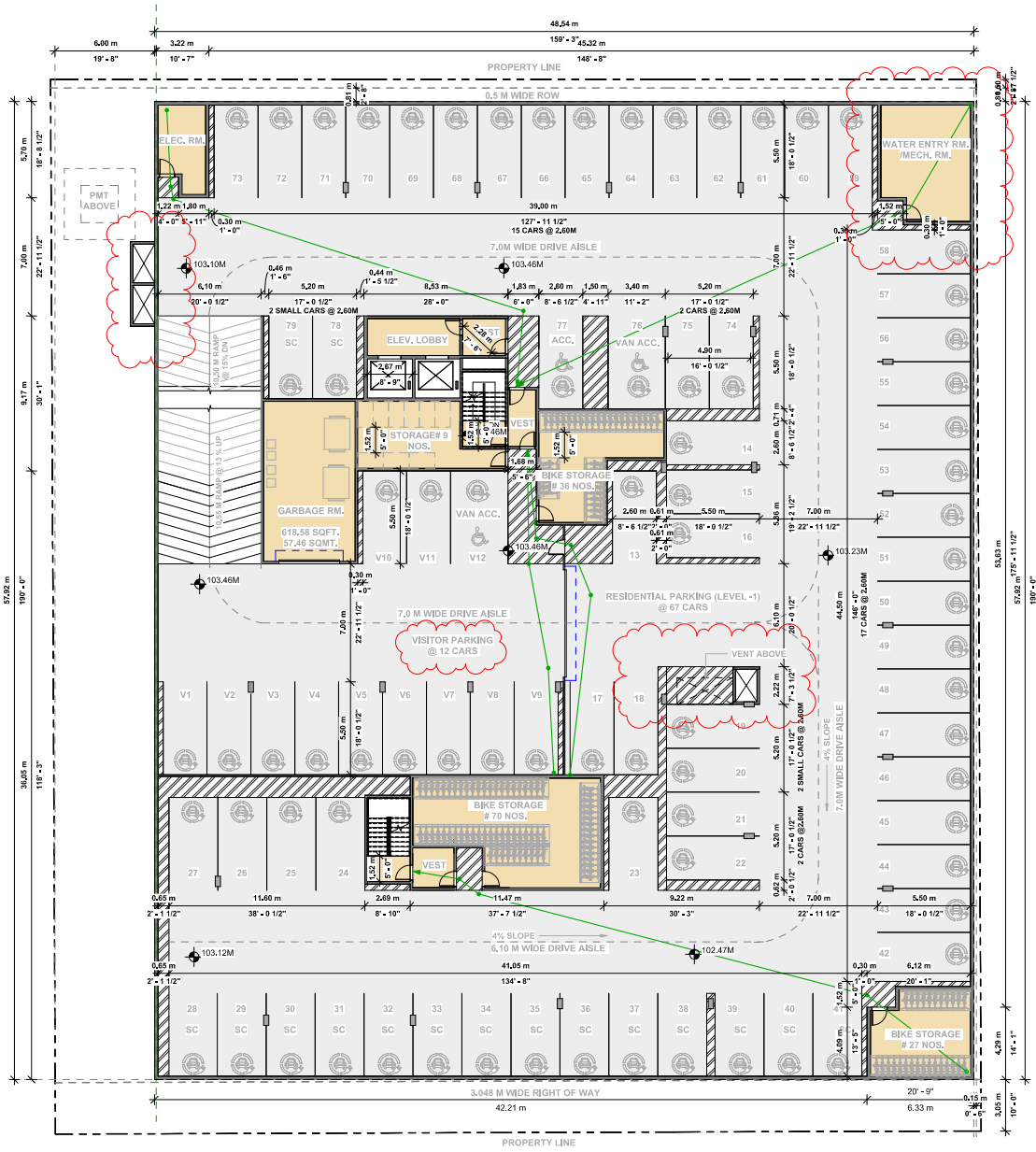
CLIENT: CANADA WEST DEVELOPMENT LTD

DRAWN: SO	
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JOB NO: SUR-136	
DATE: AUG 2023	
SHEET TITLE: 2024-08-30	

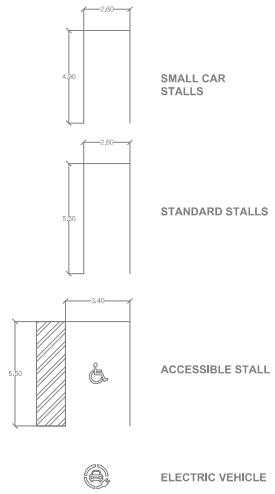
SITE PLAN

DRAWING NO:	A-100	C	
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NOTES:



2024-08-08	1	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-07	1	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-07	1	DP SUBMISSION

DF ARCHITECTURE INC.

300-1051 SHELLBEEZE WAY, RICHMOND, B.C.
 CANADA V6X 3S9
 T: (604) 274-1314 F: (604) 274-6131
 info@dfarchitecture.ca

GROUP 161

161 ARCHITECTURE | 161 ARCHITECTURAL GROUP INC. | 161 GROUP ARCHITECTS
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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R
 1S3, SURREY

CLIENT: **CANADA WEST DEVELOPMENT LTD**

DRAWN: SO	
CHECKED: NF	
SCALE: As Indicated	
JOB NO: SUR-136	
DATE: AUG 2023	
SHEET TITLE: 2024-08-30	

PARKING LEVEL 1

DRAWING NO:	A-200	C	
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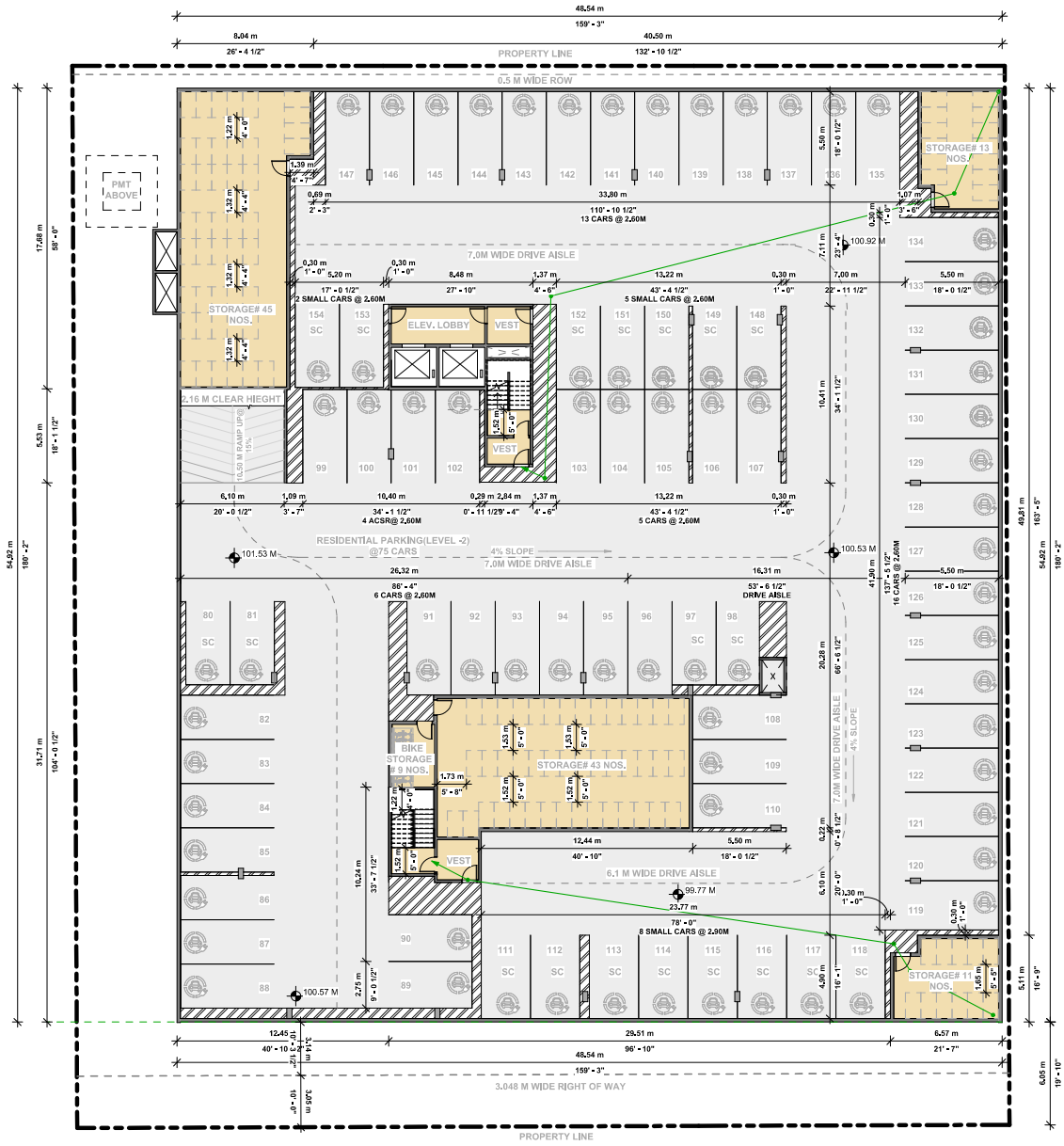
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1 PARKING LVL 1
 A-200 3/32-1/37

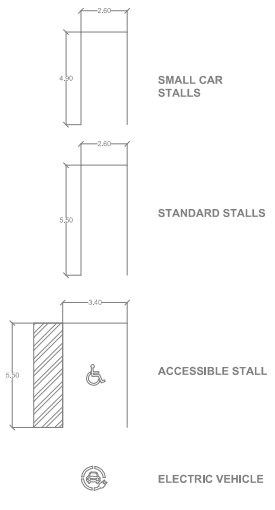
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2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS



NOTES:



2024-08-08	1	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-07	1	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-07	1	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-07	1	REVISED SUBMISSION AS PER CITY'S COMMENTS

DF ARCHITECTURE INC.
 300-0851 SHELLBEEGE WAY, RICHMOND, B.C.
 CANADA V6X 2R7
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GROUP 161
 161 ARCHITECTURE | 161 ARCHITECTURE INC. | 161 ARCHITECTURE LTD.
 GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT: MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT: CANADA WEST DEVELOPMENT LTD

DRAWN: SQ	
CHECKED: NF	
SCALE: As Indicated	
JOB NO: SUR-136	
DATE: AUG 2023	
SHEET TITLE: 2024-08-30	

PARKING LEVEL 2

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

DRAWING NO.	A-201	C	
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2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS

C:\Users\sq\Documents\2024-08-30\2024-08-30



1 Level 1
A-202 1" = 10'-0"

SUITE LEGEND

	1 BEDROOM SUITE
	2 BEDROOM SUITE
	3 BEDROOM SUITE
	STUDIO

2024-08-08	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-02	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
2023-07-26	A	DP SUBMISSION

DF ARCHITECTURE INC.

300-1055 SHELLBEEGE WAY, RICHMOND, B.C.
CANADA V6X 3Z9
T: (604)294-4134 F: (604)294-6131
info@dfarchitecture.ca

GROUP 161

161 ARCHITECTURE | A CLASSIC CREATIVE | WWW.GROUP161.COM
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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT: CANADA WEST DEVELOPMENT LTD

DRAWN: SO	
CHECKED: NF	
SCALE: As Indicated	
JOB NO: SUR-135	
DATE: AUG 2023	
SHEET TITLE: 2024-08-30	

FLOOR PLAN (LEVEL-1)

DRAWING NO:	A-202	C	
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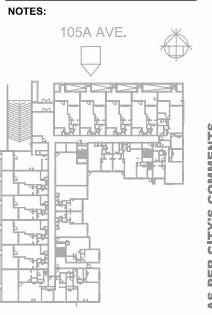


1 NORTH ELEVATION (105A AVENUE)
A-300 1/8" = 1'-0"



2 WEST ELEVATION (NEIGHBOURING PROPERTY)
A-300 1/8" = 1'-0"

SCHEDULE OF FINISHES	
	1. SMOOTH FINISH HARDIE PANEL - FRY REGLET SYSTEM HARDIE & REVEAL COLOR TO MATCH - SW 6253 OLYMPIUS WHITE OR EQUIVALENT.
	2. SMOOTH FINISH HARDIE PANEL - FRY REGLET SYSTEM HARDIE & REVEAL COLOR TO MATCH - SW 7006 EXTRA WHITE OR EQUIVALENT.
	3. SMOOTH FINISH HARDIE LAP SIDING COLOR TO MATCH - SW 7006 EXTRA WHITE OR EQUIVALENT.
	4. SMOOTH FINISH HARDIE PANEL - FRY REGLET SYSTEM HARDIE & REVEAL COLOR TO MATCH - SW 6993 BLACK OF NIGHT OR EQUIVALENT.
	5. ARTISAN SQUARE CHANNEL SIDING SYSTEM 4. HARDIE COLOR TO MATCH SW 6993 BLACK OF NIGHT OR EQUIVALENT.
	6. BRICK - GLAZED WHITE - NORWEGIAN 3-5/8\"/>
	7. BRICK - MANGANESE IRONSPOT (SMOOTH) - NORWEGIAN 3-5/8\"/>
	8. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 6253 OLYMPIUS WHITE OR EQUIVALENT.
	9. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK OR EQUIVALENT.
	10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK OR EQUIVALENT.
	11. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION OR EQUIVALENT.
	12. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR OR EQUIVALENT.
	13. GLASS AWNING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS OR EQUIVALENT.
	14. C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK OR EQUIVALENT.
	15. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO STANDARD BLACK GLASS (TRANSPARENT) COLOR OR EQUIVALENT.
	16. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 6993 BLACK OF NIGHT OR EQUIVALENT.
	17. HARDIE PANEL SOFFIT COLOR TO MATCH - SW 7006 EXTRA WHITE OR EQUIVALENT.
	18. HARDIE PANEL SOFFIT COLOR TO MATCH - SW 6993 BLACK OF NIGHT OR EQUIVALENT.
	19. FLASHINGS COLOR TO MATCH: SW 7006 EXTRA WHITE OR EQUIVALENT.
	20. FINISHING CONCRETE



2024-08-08	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-02	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-06-24	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-06-04	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-05-28	REVISED SUBMISSION AS PER CITY'S COMMENTS

DF ARCHITECTURE INC.
300-0851 SHELLBERGEE WAY, RICHMOND, B.C.
CANADA V6V 2M9
T: (604)294-1514 F: (604)293-6433
info@dfarchitecture.com

GROUP 161
MANUFACTURE / FABRIQUE DE CONCRETE
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROPOSED MULTI FAMILY DEVELOPMENT
14458, 14468, 14478 105A Ave V3R 1S3, SURVEY

CLIENT:
CANADA WEST DEVELOPMENT LTD

DRAWN: SO	
CHECKED: NF	
SCALE: As Indicated	
JOB NO: SUR-136	
DATE: AUG 2023	
SHEET TITLE:	ELEVATIONS
DRAWING NO:	A-300 C

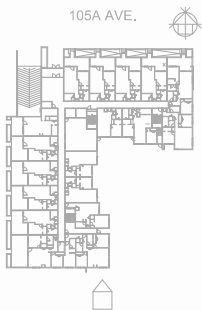


2 SOUTH ELEVATION (NEIGHBOURING PROPERTY)
A-301 1/8" = 1'-0"



3 EAST ELEVATION (NEIGHBOURING PROPERTY)
A-301 1/8" = 1'-0"

NOTES:



SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL - FRY REGLET SYSTEM HARDIE & REVEAL COLOR TO MATCH - SW 6255 OLIVE/MS. WHITE OR EQUIVALENT.
2. SMOOTH FINISH HARDIE PANEL - FRY REGLET SYSTEM HARDIE & REVEAL COLOR TO MATCH - SW 7006 EXTRA WHITE OR EQUIVALENT.
3. SMOOTH FINISH HARDIE LAP SIDING COLOR TO MATCH - SW 7006 EXTRA WHITE OR EQUIVALENT.
4. SMOOTH FINISH HARDIE PANEL - FRY REGLET SYSTEM HARDIE & REVEAL COLOR TO MATCH - SW 6993 BLACK OF NIGHT OR EQUIVALENT.
5. ARTISAN SQUARE CHANNEL SIDING SYSTEM 4. HARDIE COLOR TO MATCH SW 6993 BLACK OF NIGHT OR EQUIVALENT.
6. BRICK - GLAZED WHITE - NORWEGIAN 3-5/8" x 2-13/16" 11-5/8" OR EQUIVALENT.
7. BRICK - MANGANESE IRONSPOT (SMOOTH) - NORWEGIAN 3-5/8" x 2-13/16" 11-5/8" OR EQUIVALENT.
8. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 6255 OLIVE/MS. WHITE OR EQUIVALENT.
9. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK OR EQUIVALENT.
10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK OR EQUIVALENT.
11. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION OR EQUIVALENT.
12. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR OR EQUIVALENT.
13. GLASS AWNING C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS OR EQUIVALENT.
14. C-CHANNEL CANOPY FRAME COLOR TO MATCH STANDARD BLACK OR EQUIVALENT.
15. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO STANDARD BLACK GLASS (TRANSPARENT) COLOR OR EQUIVALENT.
16. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: SW 6993 BLACK OF NIGHT OR EQUIVALENT.
17. HARDIE PANEL SOFFIT COLOR TO MATCH - SW 7006 EXTRA WHITE OR EQUIVALENT.
18. HARDIE PANEL SOFFIT COLOR TO MATCH - SW 6993 BLACK OF NIGHT OR EQUIVALENT.
19. FLASHINGS COLOR TO MATCH: SW 7006 EXTRA WHITE OR EQUIVALENT.
20. FINISHING CONCRETE

DF ARCHITECTURE INC.

300-8851 SHELLBIDGE WAY, RICHMOND, B.C.
CANADA V6V 2R9
T: (604) 274-1518 F: (604) 274-0131
info@dfarchitecture.ca

GROUP 161

ARCHITECTURE / ARCHITECTURE CONSULTING / GROUP 161 ARCHITECTS
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROPOSED MULTI FAMILY DEVELOPMENT

**14458, 14468, 14478 105A Ave V3R
1S3, SURVEY**

CLIENT:
CANADA WEST DEVELOPMENT LTD

DRAWN: SO	
CHECKED: NF	
SCALE: As Indicated	
JOB NO: SUR-136	
DATE: AUG 2023	
SHEET TITLE:	2024-08-30

ELEVATIONS

DRAWING NO:	A-301	C
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2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS

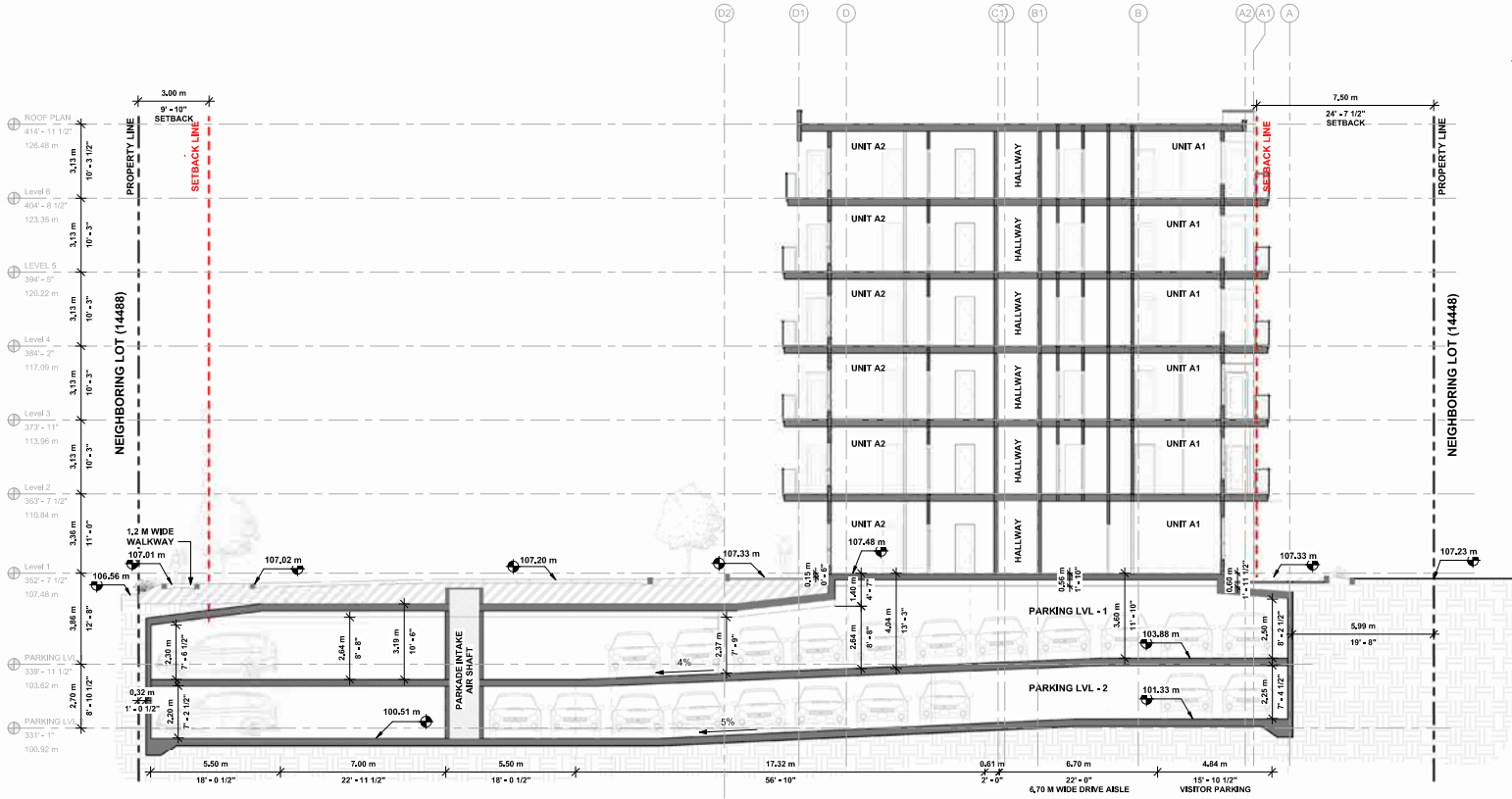
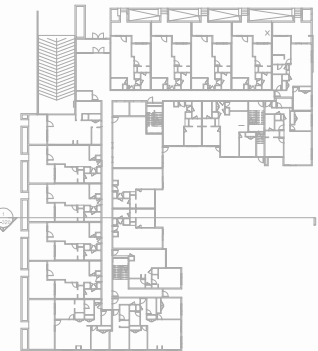
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NOTES:

105A AVE.



2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS



NO.	DESCRIPTION
1	REVISED SUBMISSION AS PER CITY'S COMMENTS
2	REVISED SUBMISSION AS PER CITY'S COMMENTS
3	REVISED SUBMISSION AS PER CITY'S COMMENTS

DF ARCHITECTURE INC.

300-0051 SHELLBIDGE WAY, RICHMOND, B.C.
 CANADA V6V 2R9
 T: (604) 274-4134 F: (604) 274-4131
 info@dfarchitecture.ca

GROUP 161

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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT:
CANADA WEST DEVELOPMENT LTD

DRAWN: SO	
CHECKED: NF	
SCALE: As Indicated	
JOB NO: SUR-135	
DATE: AUG 2023	
SHEET TITLE: 2024-08-30	

CROSS SECTION 1
 A-320 1/8" = 1'-0"

BUILDING SECTIONS

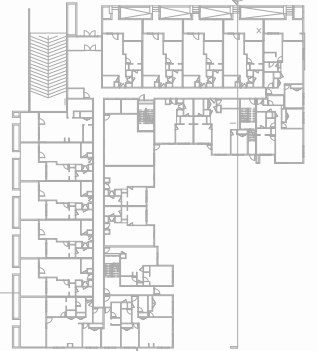
DRAWING NO.	A-320	C
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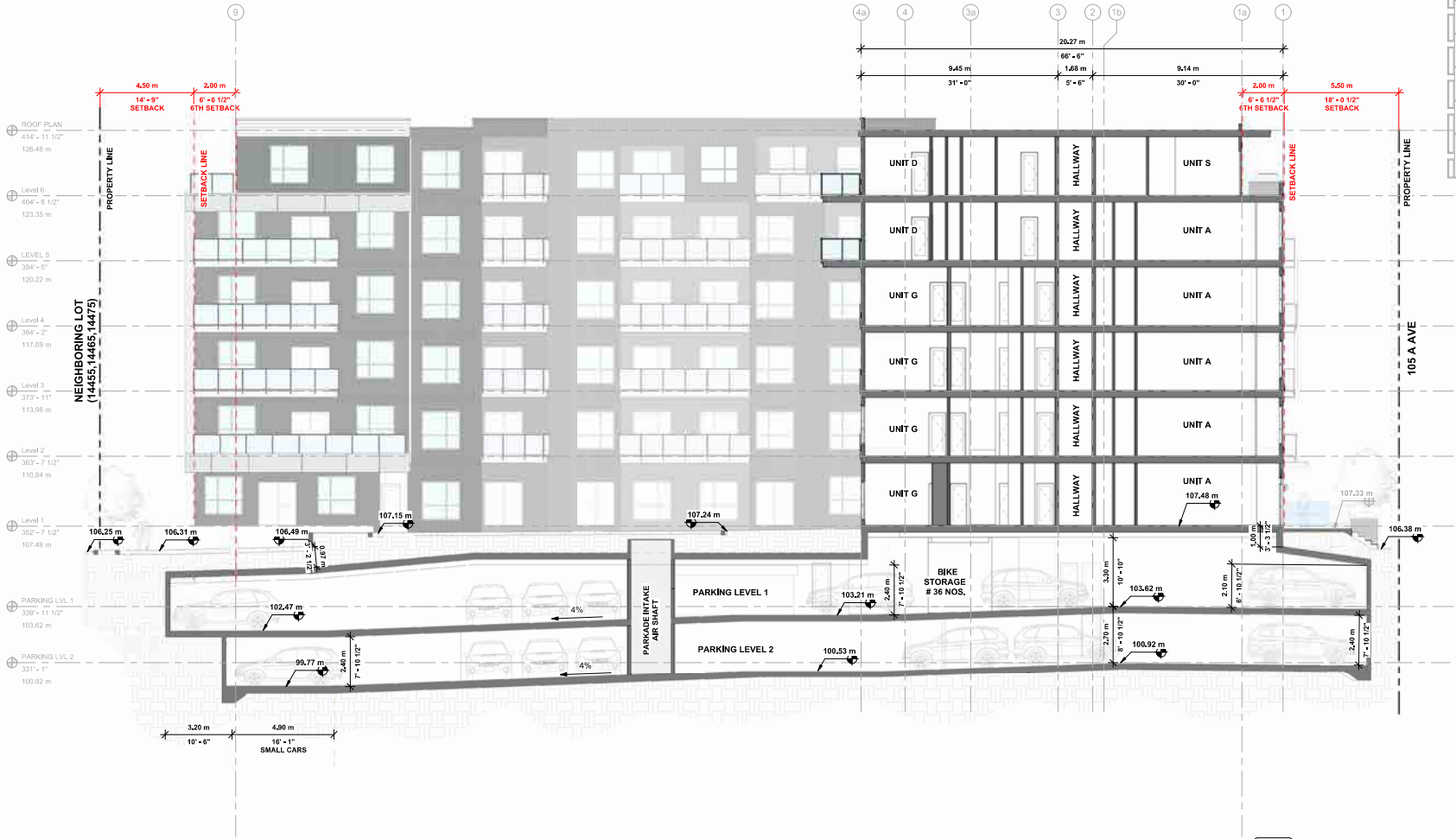
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NOTES:

105A AVE.



2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS



2024-08-08	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-02	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-06-24	A	REVISED SUBMISSION AS PER CITY'S COMMENTS

DF ARCHITECTURE INC.

300-0851 SHELLBEEGE WAY, RICHMOND, B.C.
CANADA V6V 2W7
T: (604)294-4134 F: (604)294-6131
info@dfarchitecture.ca

GROUP 161

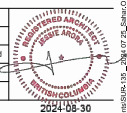
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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R
1S3, SURREY

CLIENT:
CANADA WEST DEVELOPMENT LTD

DRAWN: SO
CHECKED: NF
SCALE: As indicated
JOB NO: SUR-135
DATE: AUG 2023
SHEET TITLE:



1 CROSS SECTION 2
A-321 1/8" = 1'-0"

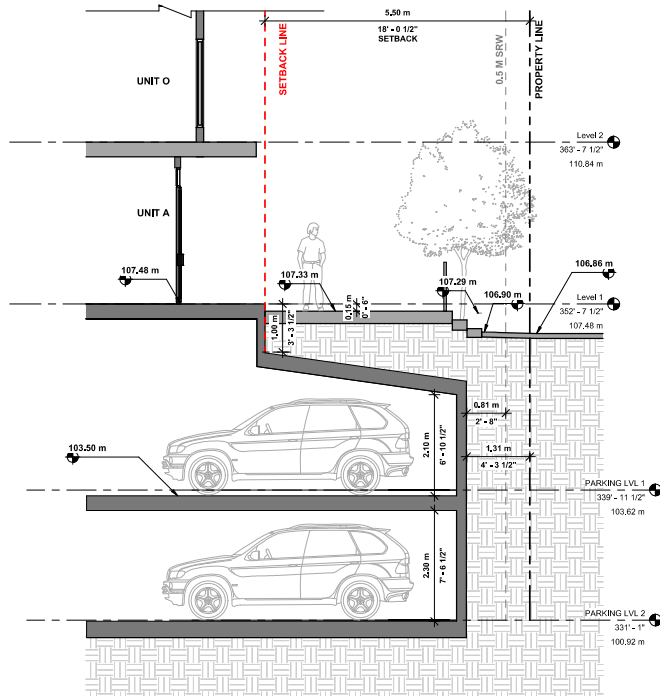
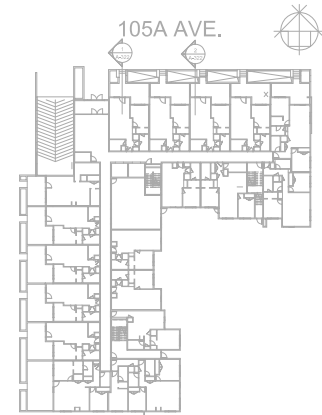
BUILDING SECTIONS

DRAWING NO.	A-321	C
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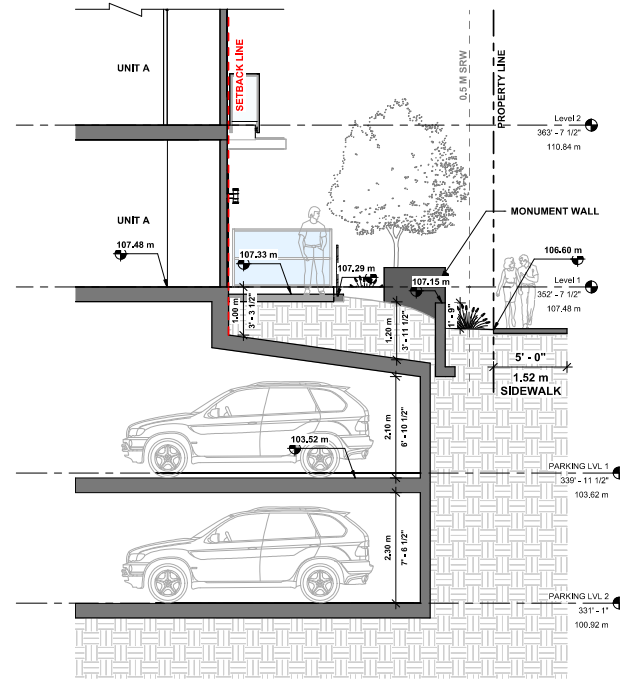
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NOTES:



1 PART SECTION 1
A-322 1/4" = 1'-0"



2 PART SECTION 2
A-322 1/4" = 1'-0"

2024-08-08	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-02	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-02-28	A	DP SUBMISSION

DF ARCHITECTURE INC.

300-1051 SHELLBEEGE WAY, RICHMOND, B.C.
CANADA V6V 2R9
T: (604) 274-1314 F: (604) 274-6131
info@dfarchitecture.ca

GROUP 161

161 ARCHITECTURE / 161 ARCHITECTURE INC. 16117 161A ARCHITECTS
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT:
CANADA WEST DEVELOPMENT LTD

DRAWN: SO	
CHECKED: NF	
SCALE: As Indicated	
JOB NO: SUR-135	
DATE: AUG 2023	
SHEET TITLE: 2024-08-30	

PART SECTIONS

DRAWING NO:	A-322	C
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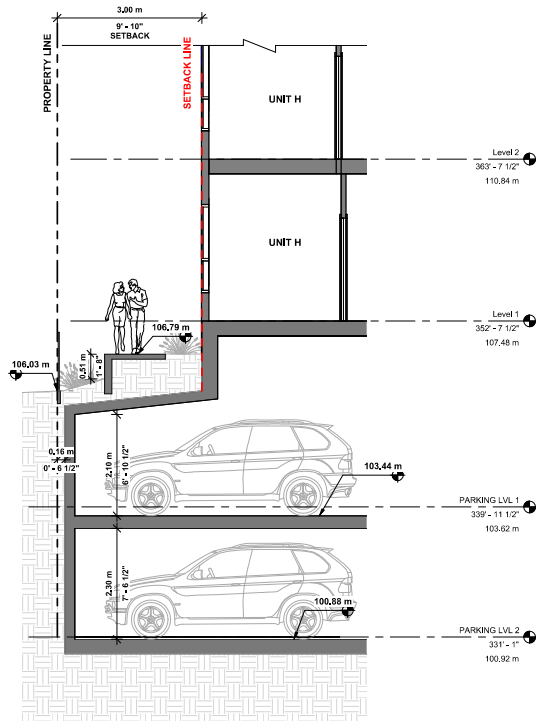
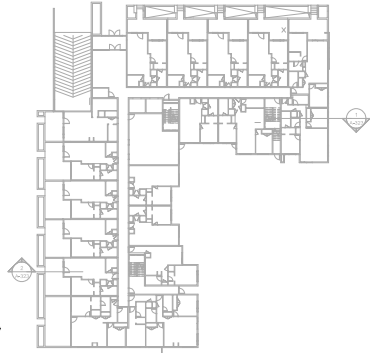
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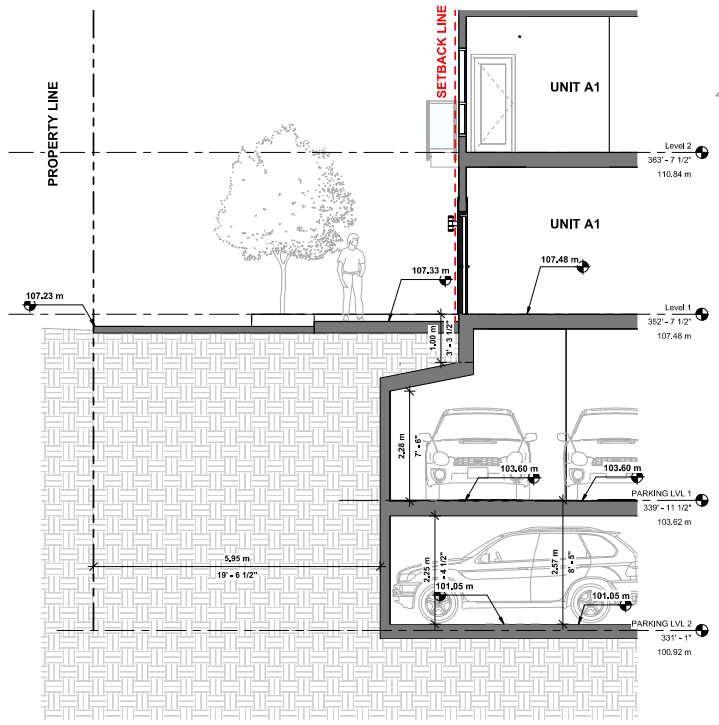
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NOTES:

105A AVE.



1 PART SECTION 3
A-323 1/4" = 1'-0"



2 PART SECTION 4
A-323 1/4" = 1'-0"

2024-08-08	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-07	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
2023-07-28	A	DP SUBMISSION

DF ARCHITECTURE INC.

300-0851 SHELLBIDGE WAY, RICHMOND, B.C.
CANADA V6V 2H9
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info@dfarchitecture.ca

GROUP 161

161 ARCHITECTURE / 161 GROUP ARCHITECTURE / 161 GROUP ARCHITECTS
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PROPOSED MULTI FAMILY DEVELOPMENT

**14458, 14468, 14478 105A Ave V3R
1S3, SURREY**

CLIENT:
CANADA WEST DEVELOPMENT LTD

DRAWN: SO	
CHECKED: NF	
SCALE: As Indicated	
JOB NO: SUR-135	
DATE: AUG 2023	
SHEET TITLE: 2024-08-30	

PART SECTIONS

DRAWING NO:	A-323	C
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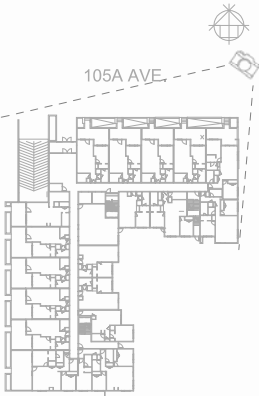
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2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS

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2024-08-30 10:15

NOTES:



2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS



2024-08-08	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-20	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
2023-07-20	A	3D SUBMISSION

DF ARCHITECTURE INC.

300-1051 SHELLBEEGE WAY, RICHMOND, B.C. CANADA V6X 2H9
T: (604) 294-4134 F: (604) 294-6131 info@dfarchitecture.ca

GROUP 161

16 ARCHITECTURE IS A CLASSIFIED DEVELOPER (SINCE 17/06/2016) ARCHITECTS
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PROPOSED MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT: **CANADA WEST DEVELOPMENT LTD**

DRAWN: SO	
CHECKED: NF	
SCALE: As indicated	
JOB NO: SUR-135	
DATE: AUG 2023	
SHEET TITLE:	2024-08-30

A-350 3D VIEW- 1/105A AVE.. NORTH EAST

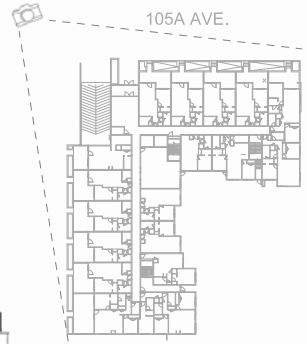
3D VIEWS

DRAWING NO:	A-350	C
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NOTES:



2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS



2024-08-08	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-05	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-05	A	REVISED SUBMISSION AS PER CITY'S COMMENTS

DF ARCHITECTURE INC.

300-0551 SHELLBIDGE WAY, RICHMOND, B.C.
CANADA, V6V 2G9
T: (604) 274-5134 F: (604) 274-6131
info@dfarchitecture.ca

GROUP 161

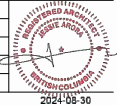
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PROPOSED MULTI FAMILY DEVELOPMENT

14458 ,14468, 14478 105A Ave V3R
1S3, SURREY

CLIENT:
CANADA WEST DEVELOPMENT LTD

DRAWN: SO
CHECKED: NF
SCALE: 1" = 40'-0"
JOB NO: SUR-135
DATE: AUG 2023
SHEET TITLE:



1 3D VIEW 2 (105A AVE., NORTH WEST)
A-351

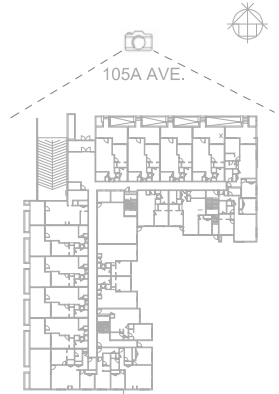
3D VIEWS

DRAWING NO:	A-351	C
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NOTES:



2024-08-08 - REVISED SUBMISSION AS PER CITY'S COMMENTS

2024-08-08	C	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-20	B	REVISED SUBMISSION AS PER CITY'S COMMENTS
2024-07-04	A	IFP SUBMISSION

DF ARCHITECTURE INC.

300-1051 SHELLBIDGE WAY, RICHMOND, B.C.
CANADA V6V 2W7
T: (604) 294-4134 F: (604) 294-4131
info@dfarchitecture.ca

GROUP 161

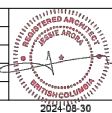
DF ARCHITECTURE IS A PUBLIC COMPANY LISTED ON THE TSX UNDER THE SYMBOL G161.
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PROPOSED MULTI FAMILY DEVELOPMENT

14458 ,14468, 14478 105A Ave V3R 1S3, SURREY

CLIENT: **CANADA WEST DEVELOPMENT LTD**

DRAWING NO:	SO
CREATED BY:	NF
SCALE:	1" = 40'-0"
JOB NO.:	SUR-135
DATE:	AUG 2023
SHEET TITLE:	2024-08-30



3D VIEWS

DRAWING NO:	A-352	C
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C:\Users\jacob.douglas\Documents\14458_14468_14478_105A\DWG\A-352.dwg

SEAL:

36" (9.1m) HT. ALUMINUM PICKET FENCE AND GATES, TYP.

72" (1.8m) HT. ALUMINUM PICKET FENCE, TYP.



NO.	DATE	REVISION DESCRIPTION	DR.
7	24 JUL 21	REV. PER NEW SITE PLAN & COMMENTS	CI
6	24 JUL 21	REV. PER SITE PLAN UPDATED ARBORIST REPORT	CI
5	24 JUN 21	UPDATE PER ARBORIST REPORT	CI
4	24 JUN 21	REV. PER COMMENTS & NEW SITE PLAN	CI
3	24 MAY 21	REV. PER NEW SITE PLAN	CI
2	23 JUN 20	REV. PER NEW SITE PLAN	CI
1	23 JUN 21	REV. PER NEW SITE PLAN	CI

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

BELGARD CLASSIC STANDARD 60mm PAVERS; CHARCOAL COLOUR; SOLDIER COURSE BORDER; C/W 6" CAST IN PLACE CONC. EDGE RESTRAINT TO SOFT LANDSCAPE, TYP.

CHAMAECYPARIS OBTUSA 'GRACILIS' LANDSCAPE STRUCTURES INC. SMARTPLAY CUBE (AGES 2-5)

POURED IN PLACE RUBBER SAFETY SURFACING; COLOUR: 50% GREEN/ 50% BLACK

PROJECT:

MULTI FAMILY DEVELOPMENT

14458, 14468, 14478 105A AVE
SURREY BC
SURREY PROJECT # 23-0284-00

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 23 JUL 20 DRAWING NUMBER:

SCALE: 1:125

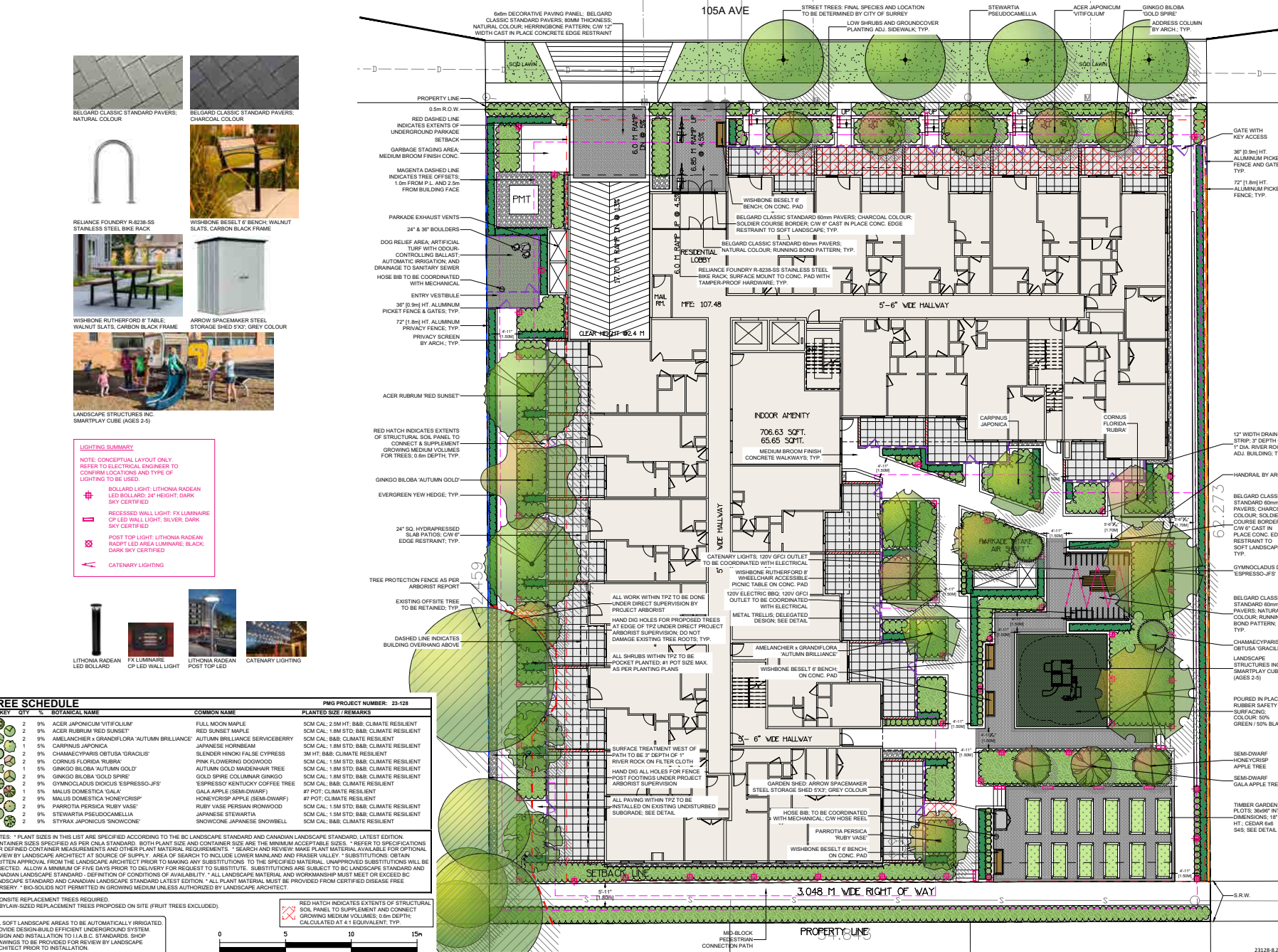
DRAWN: CI

DESIGN: CI

CHKD: CLG

PMG PROJECT NUMBER: 23-128

L1



TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 23-128
1	2	ACER JAPONICUM 'VITIFOLIUM'	FULL MOON MAPLE	50M CAL; 2.5M HT. BAB; CLIMATE RESILIENT	
2	2	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	50M CAL; 1.8M STD. BAB; CLIMATE RESILIENT	
3	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	50M CAL; BAB; CLIMATE RESILIENT	
4	1	CARPINUS JAPONICA	JAPANESE HORNBAM	50M CAL; 1.8M STD. BAB; CLIMATE RESILIENT	
5	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	3M HT. BAB; CLIMATE RESILIENT	
6	2	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	50M CAL; 1.5M STD. BAB; CLIMATE RESILIENT	
7	1	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAMMOTH TREE	50M CAL; 1.8M STD. BAB; CLIMATE RESILIENT	
8	2	GINKGO BILOBA 'GOLD SPIRE'	GOLD SPIRE COLUMNAR GINKGO	50M CAL; 1.8M STD. BAB; CLIMATE RESILIENT	
9	2	CYMOCLADUS 'DOUGLAS' 'ESPRESSO-JF'	'ESPRESSO' KENTUCKY COFFEE TREE	50M CAL; BAB; CLIMATE RESILIENT	
10	1	MALLUS DOMESTICA 'GALA'	GALA APPLE (SEMI-DWARF)	#7 POT; CLIMATE RESILIENT	
11	2	MALLUS DOMESTICA 'HONEYCRISP'	HONEYCRISP APPLE (SEMI-DWARF)	#7 POT; CLIMATE RESILIENT	
12	2	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	50M CAL; 1.5M STD. BAB; CLIMATE RESILIENT	
13	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	50M CAL; 1.5M STD. BAB; CLIMATE RESILIENT	
14	2	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	50M CAL; BAB; 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 CANA 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. 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 PLANTABILITY: * 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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

22 ON-SITE REPLACEMENT TREES REQUIRED

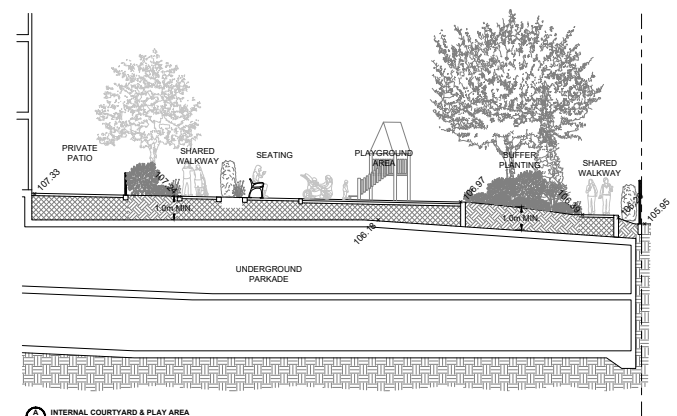
22 BY-LAW-SIZED REPLACEMENT TREES PROPOSED ON-SITE (FRUIT TREES EXCLUDED)

RED HATCH INDICATES EXTENTS OF STRUCTURAL SOL PANEL TO SUPPLEMENT & CONNECT GROWING MEDIUM VOLUMES; 0.6m DEPTH, CALCULATED AT 4:1 EQUIVALENT, TYP.

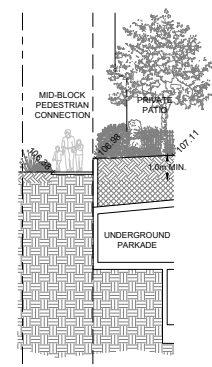
ALL SOFT LANDSCAPE AREAS TO BE AUTOMATICALLY IRRIGATED. PROVIDE DESIGN-BUILD EFFICIENT UNDERGROUND SYSTEM. DESIGN AND INSTALLATION TO I.A.B.C. STANDARDS. SHOP DRAWINGS TO BE PROVIDED FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

0 5 10 15m

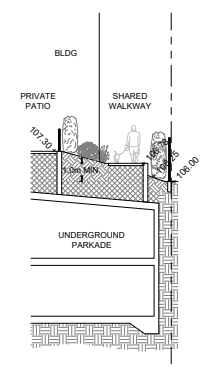
SEAL:



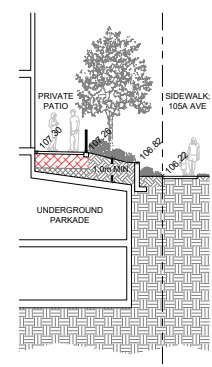
INTERNAL COURTYARD & PLAY AREA



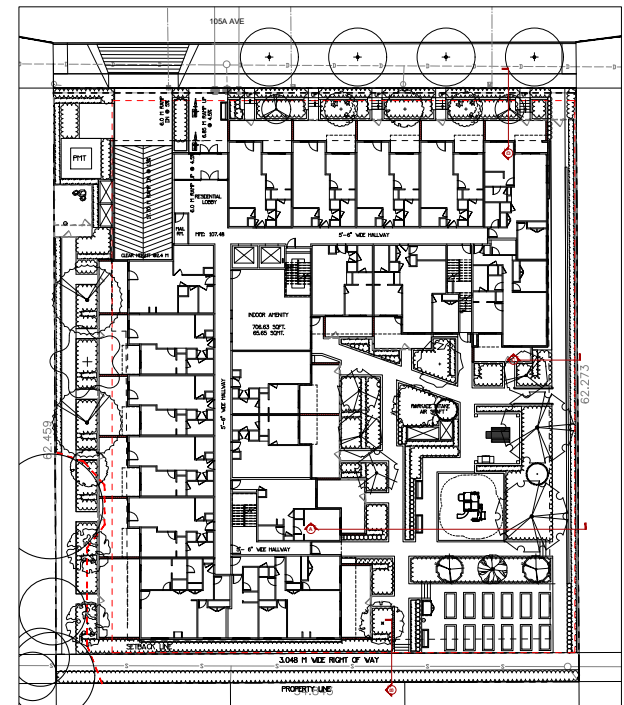
AMENITY AREA SW CORNER GRADE CHANGE



BLDG SE CORNER GRADE CHANGE



BLDG NE CORNER GRADE CHANGE



KEY PLAN (N.T.S.)

NO.	DATE	REVISION DESCRIPTION	DR.
7	24.AUG.21	REV. PER NEW SITE PLAN & COMMENTS	CL
6	24.JUN.21	NEW SITE PLAN UPDATED AMENITY REPORT	CL
5	24.JUN.21	UPDATE PER AMENITY REPORT	CLG
4	24.JUN.21	REV. PER COMMENTS & NEW SITE PLAN	CL
3	24.MAY.21	REV. PER NEW SITE LAYOUT	CL
2	23.AUG.20	REV. PER NEW SITE PLAN	CL
1	23.AUG.21	REV. PER NEW SITE PLAN	CL

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MULTI FAMILY DEVELOPMENT
14458, 14468, 14478 105A AVE
SURREY BC
SURREY PROJECT # 23-0284-00

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 23.JUL.10 DRAWING NUMBER:
SCALE: 1:100
DRAWN: CL
DESIGN: CL
CHKD: CLG **L4** OF 7

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 JUL 20	REV. PER NEW SITE PLAN	CL
2	23 JUL 20	REV. PER NEW SITE PLAN	CL
3	24 MAY 21	REV. PER NEW SITE PLAN	CL
4	26 JUN 21	REV. PER COMMENTS & NEW SITE PLAN	CL
5	26 JUN 21	UPDATE PER ADDRESS REPORT	CLS
6	26 JUN 21	REV. PER COMMENTS & NEW SITE PLAN	CL
7	24 AUG 21	REV. PER NEW SITE PLAN & COMMENTS	CL
8	24 JUN 21	REV. PER NEW SITE PLAN, UPDATED ADDRESS REPORT	CL

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MULTI FAMILY DEVELOPMENT
14458, 14468, 14478 105A AVE
SURREY BC
SURREY PROJECT # 23-0284-00

DRAWING TITLE:
LANDSCAPE PLANTING PLAN

DATE: 23 JUL 20 DRAWING NUMBER:

SCALE: 1:125

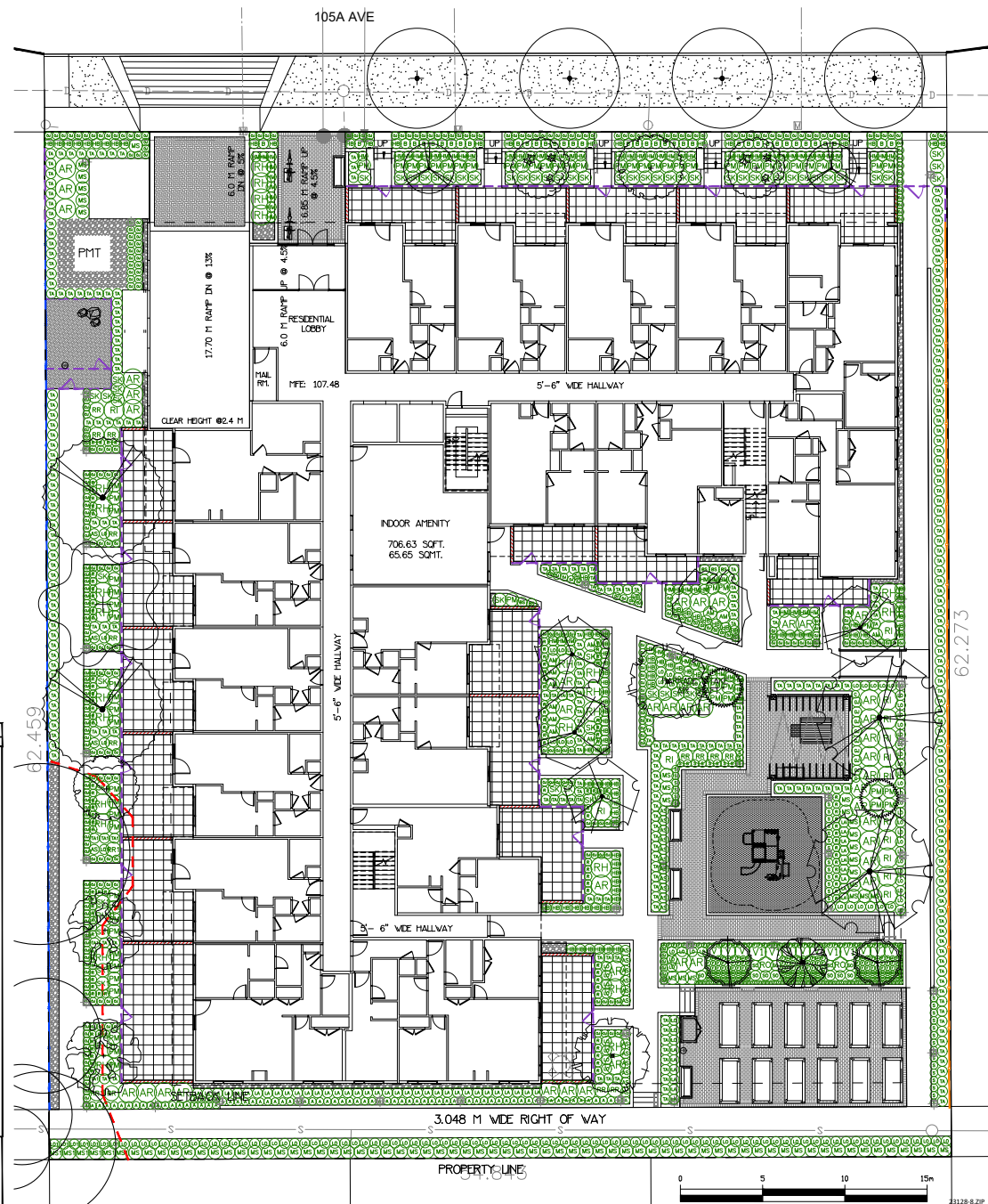
DRAWN: CL

DESIGN: CL

CHKD: CLG

L5
OF 7

PMG PROJECT NUMBER: 23-128



PLANT SCHEDULE		PMG PROJECT NUMBER: 23-128		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
38	ARBUS ULNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT: 80CM	
50	BUXUS MICROPHYLLA WINTER GEM	LITTLE-LEAF BOX	#3 POT: 40CM	
22	RHODODENDRON 'JIM ELITE'	PJM ELITE RHODODENDRON LIGHT PURPLE	#3 POT: 50CM	
6	RHODODENDRON 'PJM ELITE' - TPZ ONLY	PJM ELITE RHODODENDRON LIGHT PURPLE	#1 POT: IN TPZ ONLY	
12	RIBES SANGUINUM 'POKEY'S PINK'	'POKEY'S PINK' FLOWERING CURRANT	#3 POT: 80CM	
8	ROSA RUGOSA 'FRU DAGMAR HASTRUP'	FRU DAGMAR HASTRUP ROSE	#3 POT: 60CM	
2	ROSA RUGOSA 'FRU DAGMAR HASTRUP' - TPZ ONLY	FRU DAGMAR HASTRUP ROSE	#1 POT: IN TPZ ONLY	
2	ROSMARINUS OFFICINALIS 'ARP'	'ARP' ROSEMARY	#3 POT: 60CM	
11	SALVIA OFFICINALIS	GARDEN SAGE	#2 POT	
40	SKIMMIA JAPONICA 'KEW WHITE'	'KEW WHITE' SKIMMIA	#3 POT: 50CM	
5	SKIMMIA JAPONICA 'KEW WHITE' - TPZ ONLY	'KEW WHITE' SKIMMIA	#1 POT: IN TPZ ONLY	
250	TAXUS X MEDIA 'HICKSIF'	HICKS YEW	1.5M BAR	
5	TAXUS X MEDIA 'HICKSIF' - TPZ ONLY	HICKS YEW	#1 POT: IN TPZ ONLY	
9	VACCINIUM 'SUNSHINE BLUE'	'SUNSHINE BLUE' BLUEBERRY	#3 POT: 60CM	
4	VACCINIUM CORYMBOSUM 'DUKE'	'DUKE' BLUEBERRY	#3 POT: 60CM	
GRASS				
66	HAKONEGLADA MACRA 'NAOMI'	'NAOMI' JAPANESE FOREST GRASS	#1 POT	
51	MISCANTHUS SINENSIS 'YAKUSHIMA DWARF'	'YAKUSHIMA DWARF' SILVER GRASS	#2 POT	
6	MISCANTHUS SINENSIS 'YAKUSHIMA DWARF' - TPZ ONLY	'YAKUSHIMA DWARF' SILVER GRASS	#1 POT: IN TPZ ONLY	
374	OPHIPOGON JAPONICUS	MONDO GRASS	#1 POT	
W/				
2	CLEMATIS ARMANDII	ARMAND EVERGREEN CLEMATIS	1M HT.	
PERENNIAL				
15	ACANTHUS MOLLIS	BEAR'S BREECH	#1 POT	
98	ACHILLEA FILIPENDULINA 'SUMMER PASTELS'	SUMMER PASTELS YARROW	15CM POT	
17	ASTER X FRIKARTH 'MONCH'	FRIKARTH ASTER	#1 POT	
30	GERANIUM 'JOHN'S ONIONS BLUE'	GERANIUM BLUE	#1 POT	
108	HELLEBORUS X GLANDORFENSIS 'ICE N' ROSES'	'ICE N' ROSES' LENTEN ROSE	#1 POT	
41	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER: PURPLE	#1 POT	
54	ORIGANUM VULGARE COMPACTUM	COMPACT OREGANO	2CM POT	
133	RUBIECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR RUBEOCKIA	15CM POT	
33	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP	15CM POT	
75	TITHYMS VULGARIS	COMMON THYME	2CM POT	
W/				
14	BLECHNUM SPICANT	DEESPERN	#2 POT: 30CM	
127	FRAGARIA VESCA 'MARA DU BOS'	WOODLAND STRAWBERRY	2CM POT	
18	GAULTHERIA SHALLO	SALAL	#1 POT: 20CM	
170	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT: 25CM	
8	LONICERA PILEATA - TPZ ONLY	PRIVET HONEYSUCKLE	#1 POT: IN TPZ ONLY	
75	POLYSTICHUM MANITUM	WESTERN SWORD FERN	#1 POT: 25CM	

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

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

DATE: **September 03, 2024**

PROJECT FILE: **7823-0284-00**

RE: **Engineering Requirements**
Location: 14458 / 68 / 78 - 105A Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register a 0.50-metre wide statutory right of way along the south side of 105A Avenue.

Works and Services

- Construct south side of 105A Avenue.
- Construct or extend required servicing mains along full frontage of development site.
- Provide analyses of downstream sanitary and drainage systems, and upgrade as required.

A Servicing Agreement is required prior to Final Adoption.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Manager, Development Services

M51

Department: **Planning and Demographics**
Date: **August 26, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0284**

The proposed development of **118** 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	19
---	----

Projected Number of Students From This Development In:	
Elementary School =	11
Secondary School =	5
Total Students =	16

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

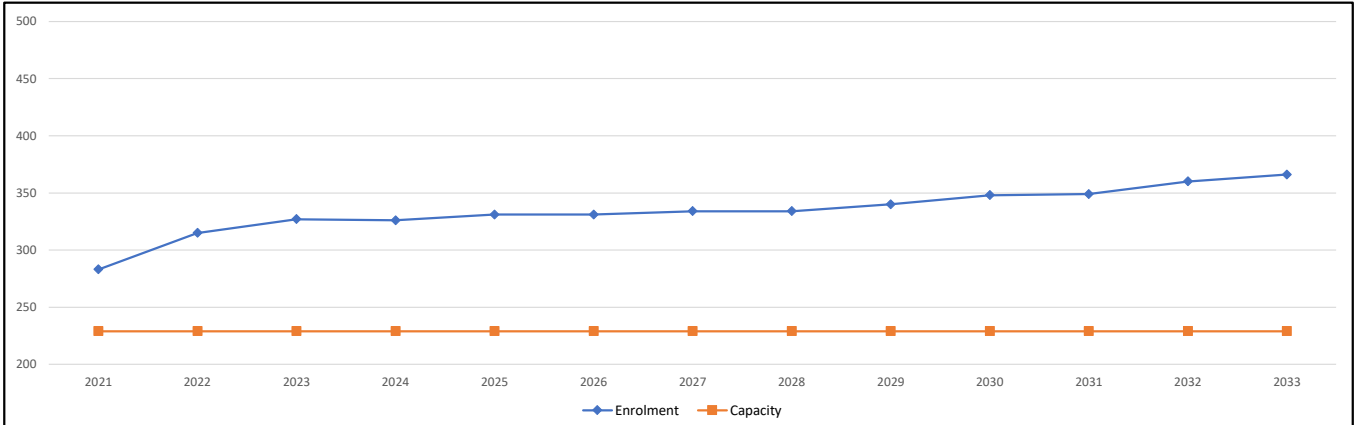
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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.

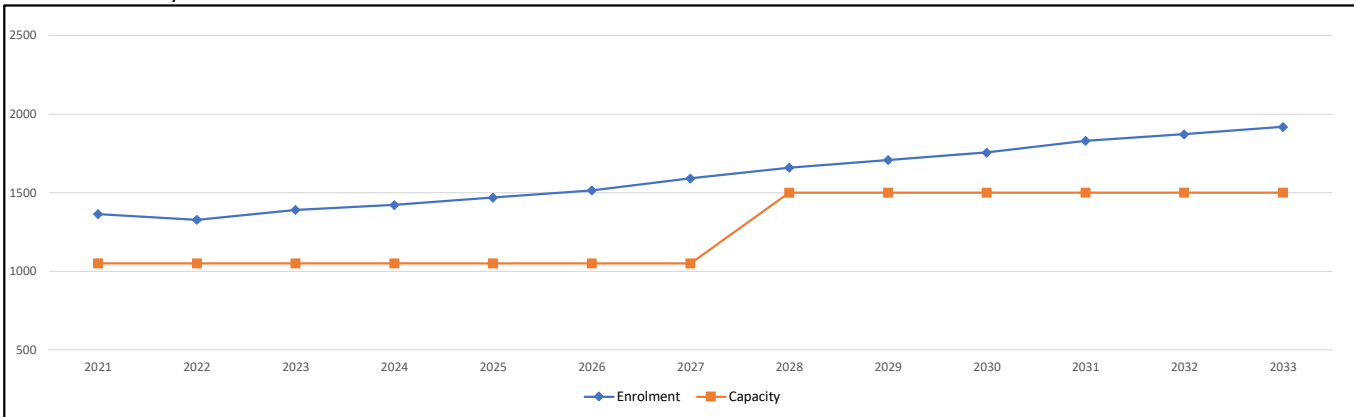
As of September 2023, Guildford Park is operating at 133% and is projected to rapidly grow. The adoption of the Guildford Plan in the area will significantly increase density moving forward. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition,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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees			
Apple	1	1	0
Maple, Norway	1	1	0
Coniferous Trees			
Falsecypress	1	1	0
Hemlock, Western	2	2	0
Pine sp.	4	4	0
Redcedar, Western	2	2	0
Total	11	11	0
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	

***TOTALS DO NOT INCLUDE OFFSITE TREES**



Tree Preservation Summary

Surrey Project No: 23-0284-00

Address: 14458 14468 14478 105A Avenue, Surrey, BC

Registered Arborist: Rhythm Batra # PN-8932A & Elvis Truong # PN-9567A

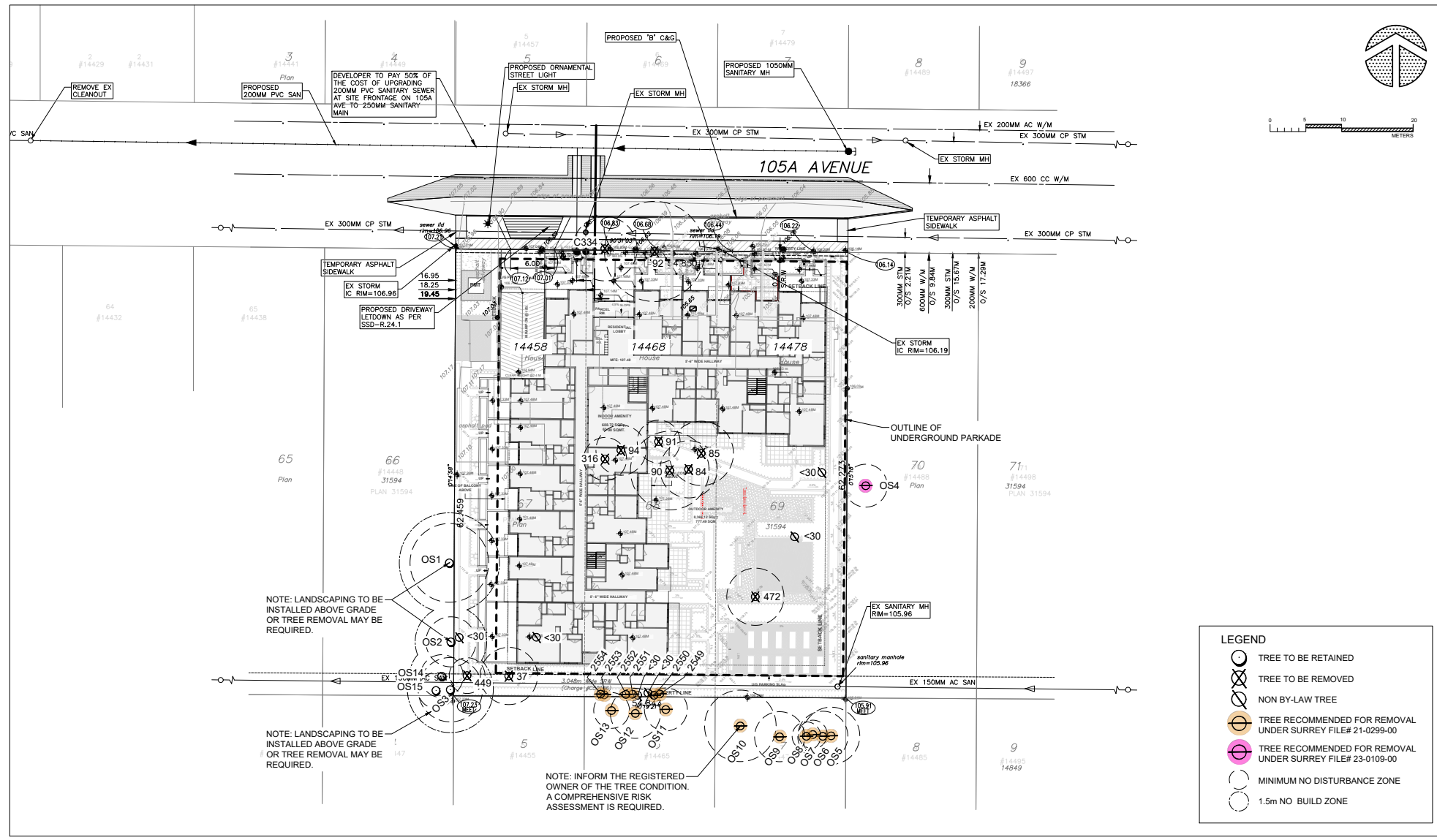
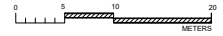
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	11
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	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 11 X two (2) = 22	22
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	N/A
Replacement Trees in Deficit	N/A

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

Signature of Arborist: 	Date: June 19, 2024
--	---------------------












NOTE: LANDSCAPING TO BE INSTALLED ABOVE GRADE OR TREE REMOVAL MAY BE REQUIRED.

NOTE: LANDSCAPING TO BE INSTALLED ABOVE GRADE OR TREE REMOVAL MAY BE REQUIRED.

NOTE: INFORM THE REGISTERED OWNER OF THE TREE CONDITION. A COMPREHENSIVE RISK ASSESSMENT IS REQUIRED.

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  NON-BY-LAW TREE
-  TREE RECOMMENDED FOR REMOVAL UNDER SURREY FILE# 21-0299-00
-  TREE RECOMMENDED FOR REMOVAL UNDER SURREY FILE# 23-0109-00
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m NO BUILD ZONE

NO.	DATE	BY	REVISION
1	AUG08/22	MK	SITE PLAN & CIVIL PLAN
2	JUL04/23	MK	UPDATED SURVEY & SITE PLAN
3	JUL24/23	MK	SITE PLAN & CIVIL PLAN
4	JUN06/24	MK	SITE PLAN & UPDATED SURVEY
5	JUN14/24	MK	CURRENT SITE CONDITIONS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

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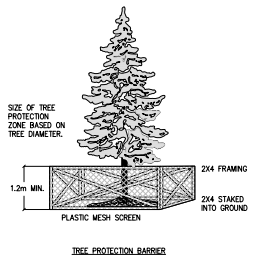
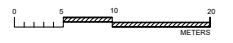
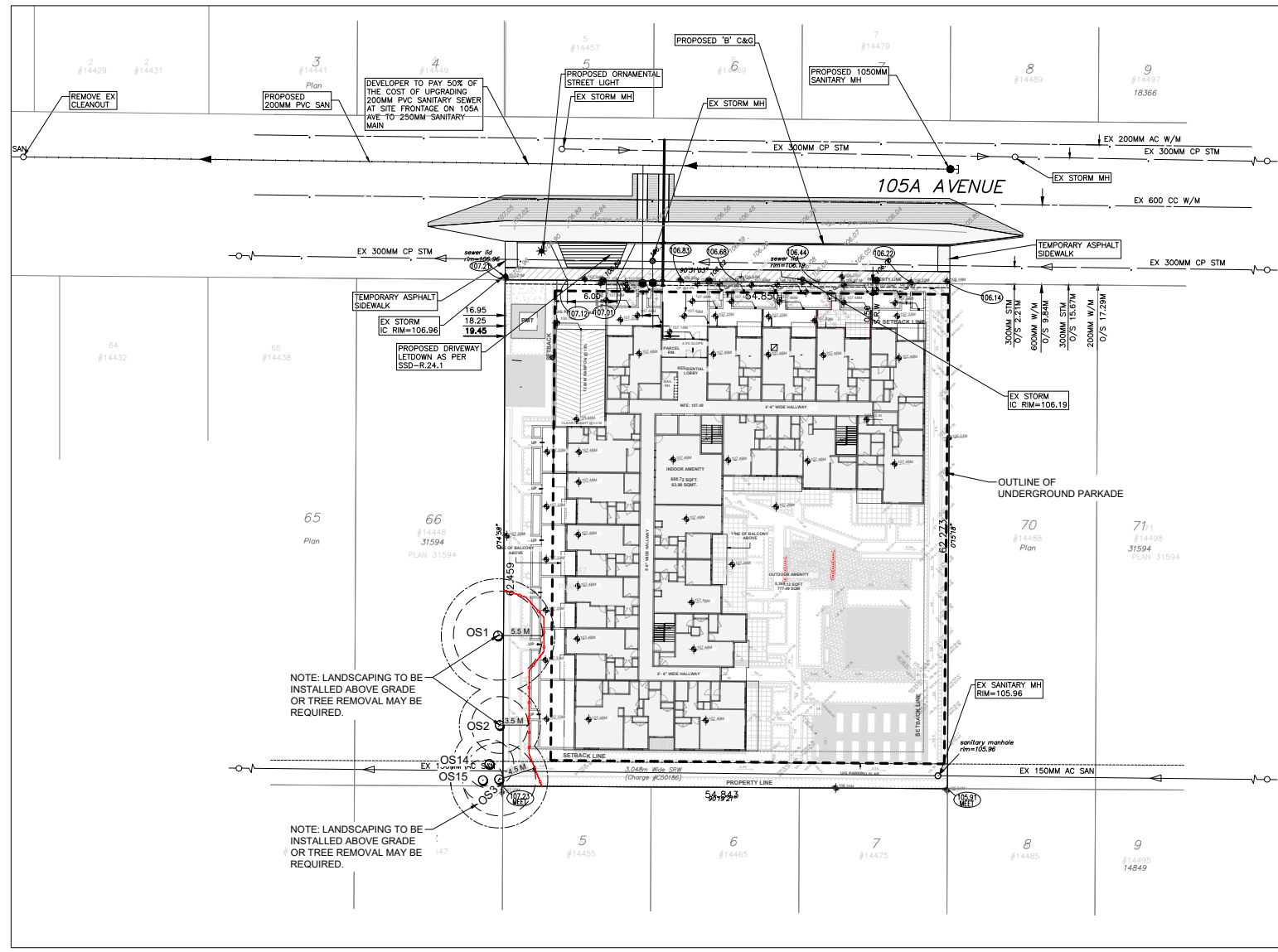
PROJECT TITLE
 14458 14468 1478
 105A AVENUE
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE OCTOBER 20, 2020

T-1
 SHEET 1 OF 1



NOTE: LANDSCAPING TO BE INSTALLED ABOVE GRADE OR TREE REMOVAL MAY BE REQUIRED.

NOTE: LANDSCAPING TO BE INSTALLED ABOVE GRADE OR TREE REMOVAL MAY BE REQUIRED.

- 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 BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

LEGEND

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

NO.	DATE	BY	REVISION
1	AUG08/22	MK	SITE PLAN & CIVIL PLAN
2	JUL04/23	MK	UPDATED SURVEY & SITE PLAN
3	JUL24/23	MK	SITE PLAN & CIVIL PLAN
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5	JUN14/24	MK	CURRENT SITE CONDITIONS

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PROJECT TITLE
 14458 14468 1478
 105A AVENUE
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE OCTOBER 20, 2020

T-2
 SHEET 2 OF 2