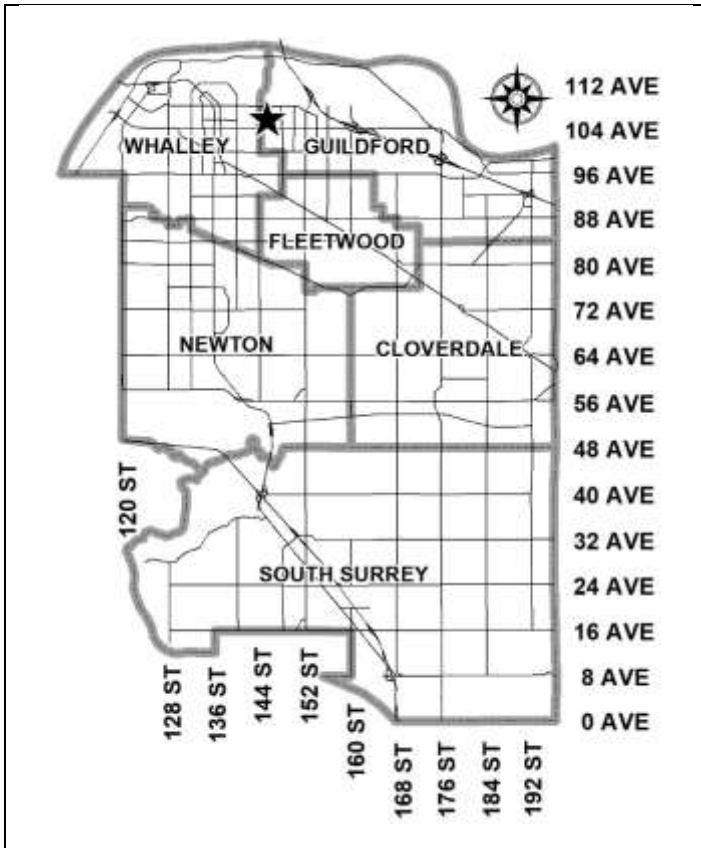


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0342-00

Planning Report Date: July 8, 2024



**PROPOSAL:**

- **TCP Amendment** from 'Townhouse' to 'Low Rise Transition Residential'.
- **Rezoning** from RF to CD
- **Development Permit**

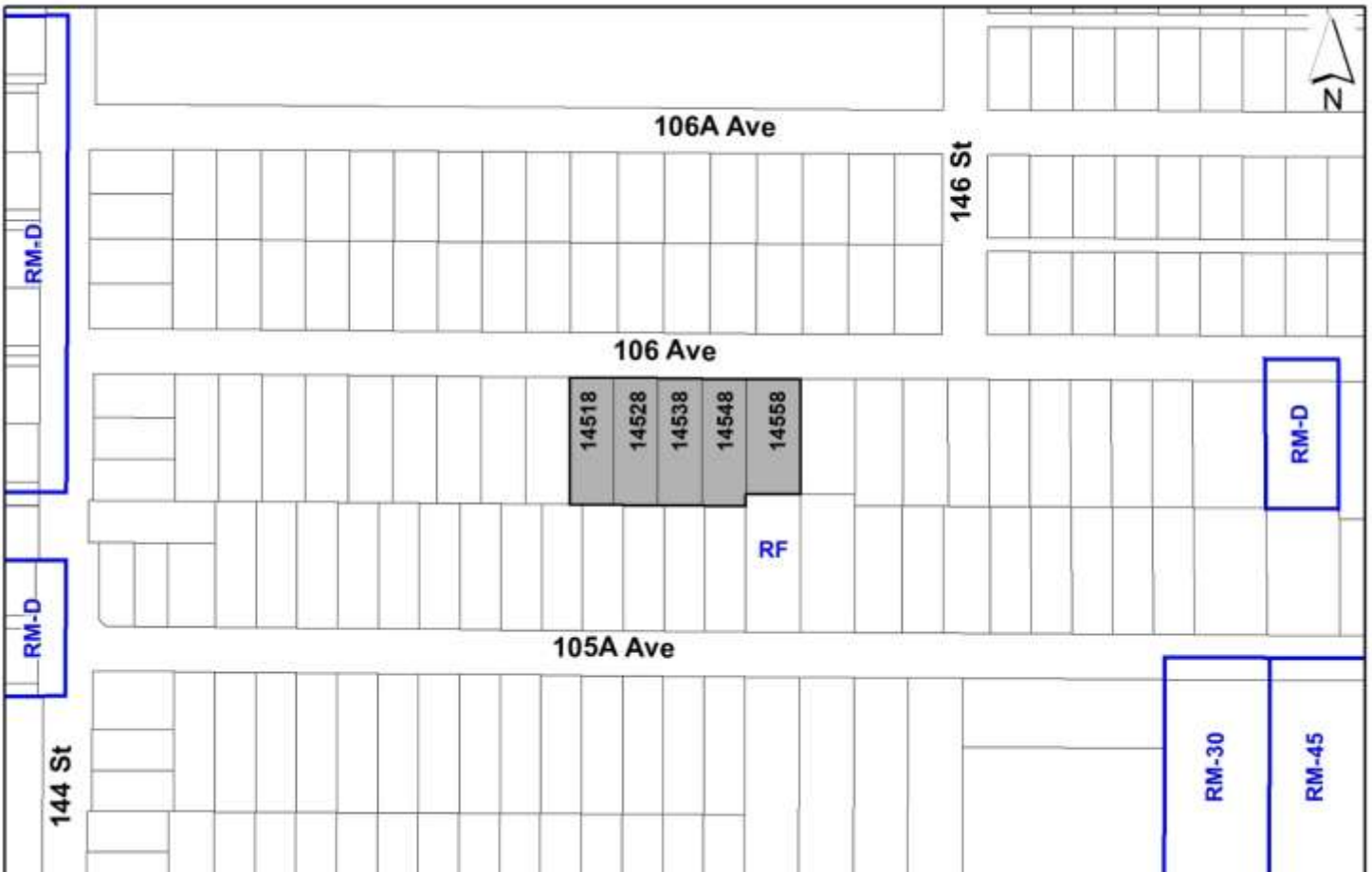
To permit the development of a 5-storey residential building containing 116 dwelling units over two (2) levels of underground parking, on a consolidated site in Guildford.

**LOCATION:** 14518/14528/14538/14548/14558 - 106 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential

**TCP DESIGNATION:** Townhouse



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Guildford Plan in order to redesignate the subject site from “Townhouse” to “Low Rise Transition Residential”, and to introduce an east-west land along the southern lot line.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the “General Urban” designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP), which supports densities of up to 2.5 FAR (Gross) on the subject site.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- To accommodate the proposed development, an amendment to the Guildford Plan is required to redesignate the subject site from “Townhouse to “Low Rise Transition Residential” as well as introduce an east-west oriented lane (future 12.0m Green Lane) along the southern lot line.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The proposed setbacks achieve a more urban, pedestrian streetscape while the proposed street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)”.
2. Council authorize staff to draft Development Permit No. 7923-0342-00 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) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of a right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site;
  - (l) registration of a right-of-way for public rights-of-passage for drainage access; 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 Department;

4. Council pass a resolution to amend the Guildford Plan to redesignate the land from "Townhouse" to "Low Rise Transition Residential" and introduce an east-west lane, as illustrated in Appendix V, when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

| Direction   | Existing Use        | NCP Designation                     | Existing Zone |
|---|---------------------|-------------------------------------|---------------|
| Subject Site  | Single Family lots. | Townhouse                           | RF            |
| North (across 106 Avenue):  | Single Family lots. | Townhouse & Parks and Natural Areas | RF            |
| East:<br><i>(under application no. 7922-0277-00 to permit a 5-storey residential building containing 98 market rental units secured through a 60-year Housing Agreement).</i> | Single Family lots. | Townhouse                           | RF            |
| South:  | Single Family lots. | Townhouse                           | RF            |
| West:   | Single Family lots. | Townhouse                           | RF            |

### Context & Background

- The 5,776.72-square metre site, comprised of five (5) single family residential lots, is located on the south side of 106 Avenue, between 144 Street and 146 Street in the Hawthorne District of the Guildford Plan.
- The 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), "Townhouse" in the Guildford Plan, and zoned "Single Family Residential Zoen (RF)".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 5-storey apartment building, containing 116 dwelling units over two (2) levels of underground parking in the Hawthorne District of Guildford, the applicant will require the following:

- **NCP Amendment** from “Townhouse” to “Low Rise Transition Residential” under the Guildford Plan;
  - **Rezoning** from RF to CD (based on RM-70);
  - **Development Permit** for Form and Character; and
  - **Subdivision (Consolidation)** from five (5) lots to one (1) lot.
- Development details are provided in the following table:

|                                | Proposed                 |
|--------------------------------|--------------------------|
| <b>Lot Area</b>                |                          |
| Gross Site Area:               | 5,776.72 sq. m.          |
| Road Dedication:               | 1,165.51 sq. m.          |
| Net Site Area:                 | 4,611.21 sq. m.          |
| <b>Number of Lots:</b>         | 1                        |
| <b>Building Height:</b>        | 5-storeys (16.47 m)      |
| <b>Floor Area Ratio (FAR):</b> | 1.73 (Gross); 2.17 (Net) |
| <b>Floor Area</b>              |                          |
| Total:                         | 10,001.29 sq. m.         |
| <b>Residential Units:</b>      |                          |
| Studio:                        | 2 units (1.7%)           |
| 1-Bedroom:                     | 70 units (60.3%)         |
| 2-Bedroom:                     | 33 units (28.4%)         |
| 3-Bedroom:                     | 11 units (9.5%)          |
| Total:                         | 116 units                |

## Referrals

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

School District: The School District has advised that there will be approximately 19 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

11 students at Hjorth Road Elementary School  
5 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 autumn of 2026.

Parks, Recreation & Culture:

No concern.

Parks, Recreation & Culture accept the removal of Trees Nos. C1, C2, C3, C4, and C5 to accommodate the proposed development application.

The closest active park is Hawthorne Rotary Park which includes playgrounds, water playground, walking trails, and natural areas, and is 375-metres walking distance away. Future parkland is proposed within 100-metres walking distance of the subject site as part of the Guildford Plan.

Surrey Fire Department:

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.

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 greater than 6-storeys or commercial proposals that are greater than 3-storeys, to proceed to Council for By-law introduction, prior to review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, identified by the ADP, 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 and Infrastructure

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
  - Construct the south side of 106 Avenue to the Local Road Standard;
  - Dedicate and construct varying widths of 145 Street to the Half Road Standard (ultimate 20.0m Local Road Standard); and
  - Dedicate and construct a portion of the 6.0-metre wide east-west lane within the southern portion of the subject site.

### Access and Parking

- Access to the underground parkade will be provided via the proposed new 6.0-metre wide east-west lane at the south-east corner of the subject site.

### Traffic Impacts

- The subject development proposal is, according to industry standard rates, anticipated to generate approximately one (1) vehicle trip every one (1) to two (2) minutes in the peak hour. This is below the City's threshold for requiring a site-specific traffic impact analysis.

### Transit and Active Transportation Routes

- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA) and approximately 700-metres from an existing stop serviced by TransLink Rapid Bus Route No. R1 (Guildford Exchange/Newton Exchange).
- The subject site is located approximately 60-metres to the north of the future Hawthorne Greenway, which runs east-west along 104A and 105 Avenue.

### **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

- 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.

#### **Secondary Plans**

### Land Use Designation

- The subject site is designated “Townhouse” under the Guildford Plan.
- In order to accommodate the subject development proposal, the applicant is seeking an amendment to the Guildford Plan to redesignate the site from “Townhouse” to “Low Rise Transition Residential” and to introduce an east-west oriented lane along the south lot line.
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

### Amendment Rationale

- The proposed density and building form are appropriate for this part of the Guildford Plan area given that the subject site is located within close proximity to a Frequent Transit Network (104 Avenue) and its associated Frequent Transit Development Area (FTDA).
- The proposed 5-storey building will provide an appropriate density and height transition between future higher-density, mid- to high-rise developments to the south and future low- to mid-rise developments and ground-oriented multi-family and single-family residential developments to the north under the Guildford Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the NCP designation, as described in the Community Amenity Contribution section of this report.

### **CD By-law**

- The applicant is proposing a “Comprehensive Development Zone (CD)” to accommodate a proposed 5-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 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:

| <b>Zone</b>                 | <b>RM-70 Zone (Part 23)</b> | <b>Proposed CD Zone</b> |
|-----------------------------|-----------------------------|-------------------------|
| <b>Unit Density:</b>        | N/A                         | N/A                     |
| <b>Floor Area Ratio:</b>    | 1.5 FAR (Net)               | 2.17 FAR (Net)          |
| <b>Lot Coverage:</b>        | 33%                         | 48%                     |
| <b>Yards and Setbacks:</b>  |                             |                         |
| North:                      | 7.5 metres                  | 5.5 metres              |
| East:                       | 7.5 metres                  | 7.5 metres              |
| South:                      | 7.5 metres                  | 4.5 metres              |
| West:                       | 7.5 metres                  | 5.5 metres              |
| <b>Height of Buildings:</b> | 50.0 metres                 | 16.5 metres             |



| <b>Zone</b>                         | <b>RM-70 Zone (Part 23)</b>   | <b>Proposed CD Zone</b>  |
|-------------------------------------|---|--|
| <b>Permitted Uses:</b>              | <ul style="list-style-type: none"> <li>• Multiple Unit Residential Buildings.</li> <li>• Ground-Oriented Multiple Unit Residential Buildings.</li> <li>• Child Care Centres.</li> </ul> | <ul style="list-style-type: none"> <li>• Multiple Unit Residential Buildings.</li> <li>• Ground-Oriented Multiple Unit Residential Buildings.</li> </ul> |
| <b>Amenity Space:</b>               |   |  |
| Indoor Amenity:                     | 3.0 sq. m. per dwelling unit  | The proposed 280.84 sq. m. plus CIL meets the Zoning By-law requirement.   |
| Outdoor Amenity:                    | 3.0 sq. m. per dwelling unit  | 939 sq. m.   |
| <b>Parking (Part 5)</b>             | <b>Required</b>   | <b>Proposed</b>  |
| <b>Number of Stalls</b>             |   |  |
| Residential:                        | 127   | 127  |
| Residential Visitor:                | 12  | 15   |
| <b>Residential Total:</b>           | <b>139</b>  | <b>142</b>   |
| Small Car (35% of total permitted): | 49 (35%)  | 22 (15%)   |
| Van Accessible:                     | 2   | 3  |
| Standard Accessible:                | 1   | 4  |
| <b>Bicycle Spaces</b>               |   |  |
| Residential Secure Parking:         | 140   | 141  |
| 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.
- The calculated based on the gross site area, the proposed 5-storey apartment building on the subject site will have a floor area ratio (FAR) of 1.73, which generally aligns with the 1.6 FAR (Gross) permitted under the “Low Rise Transition Residential” designation in the Guildford Plan.
- Given the proximity of the site to 104 Avenue and its associated FTDA, which terminates approximately 60-metres to the south of the subject site along 105A Avenue, as well as the requirement to dedicate both 11.5-metres for the future 145 Street and 6.0-metres for the future east-west lane, the proposal to increase the density from 1.50 to 2.17 FAR (Net) in the proposed CD Zone is supportable.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 48% in the proposed CD By-law to accommodate the proposed built form. The proposed lot coverage is typical for a 5-storey apartment building on a site of this size.
- 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 (0.1 per dwelling unit). 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 \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, and the current fee for the Guildford Plan area is \$239.82 per sq. m for apartments.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 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 June 18, 2024, and the Development Proposal Signs were installed on June 14, 2024. Staff received no responses from neighbours in the vicinity.

## 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 5-storey apartment building containing 116 units, consisting of two (2) studio units, seventy (70) one-bedroom units, thirty-three (33) 2-bedroom units, and eleven (11) 3-bedroom units. The unit's range in size from 44 square metres to 126 square metres.
- The proposed 5-storey apartment development incorporates a 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 two main volumes that are joined together with a recessed glass curtain wall that creates the overall effect of two smaller buildings along the street. The building also steps with the slope of the site to maintain a lower profile.
- The 5<sup>th</sup> floor is stepped back along all street frontages to help reduce the overall building massing where interfacing with the surrounding neighbourhood context.
- The proposed "U"-shaped building frames the two street frontages with a minimum setback and creates a central courtyard for residents in the south portion of the site. The proposed building siting considers the neighbouring development to the east, creating sufficient building separation.
- The building includes ground-floor units with front doors and usable, semi-private outdoor space, weather protection, with direct access to street frontages or internal shared courtyard space.
- The indoor amenity space is located on the fifth floor, adjacent to the outdoor amenity roof deck space. For more details, see the Indoor and Outdoor Amenity Space section in this report.
- The applicant proposes an urban contemporary architecture and extensive use of beige brick and siding on the façade along street frontages. Building materials also include cementitious fibre cement panels and metal railings with glass panels.
- The applicant will continue to work with staff to resolve comments identified in the Outstanding Items section below.

- This application is required to proceed to Advisory Design Panel (ADP) for review. However, as noted earlier in this report, this application is being brought forward to Council for consideration and bylaw introductions in advance of ADP. The application is required to proceed to ADP for review and comment and to respond to ADP comments in advance of final adoption.
- The applicant is aware that if changes to the proposed CD Bylaw are required to address ADP comments, the application will need to be reconsidered by Council.

### 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.
- The applicant proposes to provide a corner plaza at the north-west corner of the subject site, where the 106 Avenue and 145th Street frontages intersect. It will consist of bench seating, lighting, decorative paving and layered edge planting.

### Indoor Amenity

- The required indoor amenity space is 351 square metres, or three (3) square metres per dwelling unit. The proposed indoor amenity space is 280.84 square metres in total area which is 70.16 square metres less than the Zoning Bylaw requirement.
- On November 18, 2019, Council approved Corporate Report No. R216; 2019, which identified the minimum 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 80% of the required 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 space is located on the fifth floor within the proposed building, directly adjacent to the fifth-floor outdoor amenity space. The space consists of a shared kitchen and dining area, open lounge, games lounge, a gym, and accessible washroom facilities.
- The proposed indoor amenity space can be accessed directly from the internal shared hallway.

#### Outdoor Amenity

- The required outdoor amenity space is 351 square metres, or three (3) square metres per new dwelling unit. The proposed outdoor amenity space is approximately 939 square metres in total area, which exceeds the Zoning Bylaw requirement.
- The proposed outdoor amenity space is located within a ground level courtyard, in the southern part of the subject site, and consists of an outdoor BBQ and shared patio area, raised urban garden plots, and a children's playground area and an outdoor ping-pong table. Additional outdoor amenity space is provided on the third floor which consists of lounge seating and fire tables, and on the fifth floor which consists of a putting green.

#### 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 ADP and staff comments;
  - Coordination of all drawings to accurately describe the design intent;
  - Refinement of the design in particular to improve the relationship to the public realm, arrangement of architectural and character features and interfaces with the sloping ground plane; 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**

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

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

| Tree Species   | Existing | Remove | Retain |
|--|----------|--------|--------|
| <b>Deciduous Trees</b><br>(excluding Alder and Cottonwood Trees) |          |        |        |
| Common Lilac   | 1        | 1      | 0      |
| Silver Birch   | 3        | 3      | 0      |

|  |           |                       |          |
|--|-----------|-----------------------|----------|
| Honey Locust   | 1         | 1                     | 0        |
| Common Cherry  | 1         | 0                     | 1        |
| Manitoba Maple   | 1         | 1                     | 0        |
| Butternut  | 1         | 1                     | 0        |
| Norway Maple   | 1         | 1                     | 0        |
| <b>Coniferous Trees</b>  |           |                       |          |
| Western Red Cedar  | 16        | 16                    | 0        |
| Sitka Spruce   | 1         | 1                     | 0        |
| Douglas Fir  | 7         | 7                     | 0        |
| <b>Total (excluding Alder and Cottonwood Trees)</b>                        | <b>33</b> | <b>32</b>             | <b>1</b> |
| <b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b> |           | <b>66</b>             |          |
| <b>Total Retained and Replacement Trees Proposed</b>                       |           | <b>67</b>             |          |
| <b>Estimated Contribution to the Green City Program</b>                    |           | <b>Not Applicable</b> |          |

- The Arborist Assessment states that there are a total of thirty-three (33) mature trees on the site (Appendix IV). There are no Alder or Cottonwood trees. The applicant proposes to retain one (1) tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of sixty-four (64) replacement trees on the site. The applicant is proposing sixty-six (66) replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 106 Avenue and 145<sup>th</sup> Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Columnar Armstrong Maple, Autumn Blaze Maple, Princess Diana Serviceberry, Autumn Purple Ash, Sweet Gum, Serbian Spruce, and Pink Flowered Japanese Snowbell.
- In summary, a total of sixty-seven (67) trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |   |
|---------------|---|
| Appendix I.   | Site Plan, Building 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.   | Guildford Plan Land Use Designations Map                        |

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

RO/ar





NOTES:

| DEVELOPMENT DATA   |  |  |  |  |  |
|--|--|--|--|--|--|
| <b>LEGAL DESCRIPTION</b>   |  |  |  |  |  |
| LOT 42 SECTION 29 RANGE 1 PLAN N9W19268 M9D                          |  |  |  |  |  |
| LOT 43 BLOCK 5N SECTION 25 RANGE 1 PLAN N9W19268 W9D                 |  |  |  |  |  |
| LOT 50 BLOCK 5N SECTION 15 RANGE 1 PLAN N9W19268 W9D                 |  |  |  |  |  |
| LOT 51 SECTION 25 RANGE 1 PLAN N9W19268 M9D                          |  |  |  |  |  |
| LOT 5 SECTION 29 RANGE 1 PLAN N9W17705 W9D                           |  |  |  |  |  |
| <b>CIVIC ADDRESS</b>   |  |  |  |  |  |
| 14518, 14528, 14538, 14548, 14558 206 Ave., Surrey, BC               |  |  |  |  |  |
| <b>ZONING INFORMATION</b>  |  |  |  |  |  |
| ZONE   |  |  |  |  |  |
| EXISTING: BF   |  |  |  |  |  |
| PROPOSED: CB (BASED ON RM-70)  |  |  |  |  |  |
| <b>LOT AREA</b>  |  |  |  |  |  |
| GROSS SITE AREA: 42,380.80 Sq. Ft. 5,775.72 Sq. M. 1.43 ac. 0.58 ha  |  |  |  |  |  |
| DEDICATIONS AREA: 12,545.55 Sq. Ft. 1,365.51 Sq. M. 0.29 ac. 0.12 ha |  |  |  |  |  |
| NET SITE AREA: 49,835.05 Sq. Ft. 6,612.20 Sq. M. 1.34 ac. 0.48 ha    |  |  |  |  |  |
| <b>BUILDING HEIGHT</b>   |  |  |  |  |  |
| PROPOSED: 48.3 STOREYS 15.34 M & 15.47 M                             |  |  |  |  |  |
| <b>LOT COVERAGE</b>  |  |  |  |  |  |
| PROPOSED (ON GROSS SITE AREA): 24,629.21 Sq. Ft. 2,242.37 Sq. M. 39% |  |  |  |  |  |
| PROPOSED (ON NET SITE AREA): 24,629.21 Sq. Ft. 2,242.37 Sq. M. 40%   |  |  |  |  |  |
| <b>SETBACK</b>   |  |  |  |  |  |
| NORTH (FROM 206 AVENUE): 33.04 ft. 5.5 M.                            |  |  |  |  |  |
| NORTH (LEVEL 2 FROM 206 AVENUE): 24.98 ft. 7.5 M.                    |  |  |  |  |  |
| SOUTH (FROM LANE): 34.76 ft. 4.5 M.                                  |  |  |  |  |  |
| SOUTH (LEVEL 3 FROM LANE): 21.32 ft. 6.5 M.                          |  |  |  |  |  |
| EAST (FROM NEIGHBORING LOT): 31.60 ft. 7.5 M.                        |  |  |  |  |  |
| EAST (LEVEL 5 FROM NEIGHBORING LOT): 31.36 ft. 9.5 M.                |  |  |  |  |  |
| WEST (ALIGNMENT OF FUTURE 206 STREET): 28.04 ft. 5.5 M.              |  |  |  |  |  |
| <b>HEIGHT DEDICATION</b>   |  |  |  |  |  |
| WEST (DEDICATION FOR FUTURE Rd. of 206 St.): 22.75 ft. 11.5 M.       |  |  |  |  |  |
| SOUTH (ROAD DEDICATION FOR LANE): 19.89 ft. 6.0 M.                   |  |  |  |  |  |

| OFF STREET PARKING  |              |                   |              |            |
|---|--------------|-------------------|--------------|------------|
| UNIT TYPE   | NO. OF UNITS | CARS PER DWELLING | NO. OF CARS  | SAV        |
| 1 OR NO BEDROOMS  | 21           | 1.1               | 23.1         | 79         |
| 2 OR MORE BEDROOMS  | 44           | 1.1               | 48.4         | 48         |
| VISITOR PARKING   | 122          | 0.1               | 12.2         | 12         |
| <b>NO. OF PARKING REQUIRED INCLUDING VISITOR PARKING</b>              |              |                   | <b>183.7</b> | <b>139</b> |
| <b>NO. OF PARKING PROPOSED (INCLUDING VISITOR PARKING)</b>            |              |                   | <b>182</b>   |            |
| <b>TOTAL NO. OF SMALL CAR PARKING PROPOSED</b>                        | <b>22</b>    |                   |              | <b>15%</b> |
| <b>TOTAL NO. OF ACCESSIBLE CAR PARKING PROPOSED (INCLUDING 3 VAN)</b> | <b>7</b>     |                   |              | <b>3%</b>  |

| BICYCLE SPACES      |          |              |                               |
|---------------------|----------|--------------|-------------------------------|
| REQ. BICYCLE SPACES | REQUIRED | NO. OF BIKES | PROPOSED                      |
| VISITOR             | 8        |              | 8 SPACES AT GRADE             |
| RESIDENTS           | 1,210/19 | 129.2        | 262 SPACES AT PARKADE LEVEL 1 |

| AMENITY SPACE  |              |                  |                 |
|--|--------------|------------------|-----------------|
| OUTDOOR AMENITY  | NO. OF UNITS | AREA PER UNIT    | AREA            |
| REQUIRED / DWELLING UNIT                               | 116          | 3.00 Sq. M.      | 3,480.00 Sq. M. |
| TOTAL OUTDOOR AMENITY REQUIRED                         |              | 3.00 Sq. M.      | 3,480.00 Sq. M. |
| TOTAL OUTDOOR AMENITY PROPOSED (INCLUDING LEVEL 18B.5) |              | 3.136,45 Sq. Ft. | 3,499.50 Sq. M. |
| <b>INDOOR AMENITY</b>                                  |              |                  |                 |
| REQUIRED / ARCHD UNIT                                  | 6            | 4.00 Sq. M.      | 24.00 Sq. M.    |
| REQUIRED / DWELLING UNIT                               | 116          | 3.00 Sq. M.      | 348.00 Sq. M.   |
| TOTAL INDOOR AMENITY REQUIRED                          |              | 3.00 Sq. M.      | 372.00 Sq. M.   |
| TOTAL INDOOR AMENITY PROPOSED ON 5TH FLOOR             |              | 3.023,00 Sq. Ft. | 380.84 Sq. M.   |

| UNIT SCHEDULE                      |                        |           |           |           |           |          |                          |                        |              |
|------------------------------------|------------------------|-----------|-----------|-----------|-----------|----------|--------------------------|------------------------|--------------|
| FLOOR                              | TYPE                   | LEVEL 1   | LEVEL 2   | LEVEL 3   | LEVEL 4   | LEVEL 5  | TOTAL AREA (SQ. FT.)     | TOTAL AREA (SQ. M.)    | NO. OF UNITS |
| UNIT "A"                           | 1 BEDRM.+1 BATH +1 DEN | 14        | 0         | 0         | 0         | 0        | 686.86 Sq.Ft.            | 63.81 Sq.M.            | 14           |
| UNIT "A1"                          | 1 BEDRM.+1 BATH +1 DEN | 1         | 0         | 0         | 0         | 0        | 649.00 Sq.Ft.            | 60.29 Sq.M.            | 1            |
| UNIT "A2" ADAPTABLE                | 1 BEDRM.+1 BATH +1 DEN | 0         | 13        | 5         | 5         | 0        | 692.36 Sq.Ft.            | 64.32 Sq.M.            | 23           |
| UNIT "A3"                          | 1 BEDRM.+1 BATH        | 0         | 1         | 0         | 0         | 0        | 649.00 Sq.Ft.            | 60.29 Sq.M.            | 1            |
| UNIT "A4"                          | 1 BEDRM.+1 BATH +1 DEN | 0         | 0         | 1         | 1         | 0        | 687.11 Sq.Ft.            | 63.83 Sq.M.            | 2            |
| UNIT "A5"                          | 1 BEDRM.+1 BATH +1 DEN | 0         | 1         | 1         | 1         | 1        | 660.75 Sq.Ft.            | 61.38 Sq.M.            | 4            |
| UNIT "B"                           | 1 BEDRM.+1 BATH +1 DEN | 1         | 1         | 1         | 1         | 0        | 673.11 Sq.Ft.            | 62.53 Sq.M.            | 4            |
| UNIT "B1"                          | 1 BEDRM.+1 BATH +1 DEN | 1         | 1         | 1         | 1         | 1        | 675.26 Sq.Ft.            | 62.73 Sq.M.            | 5            |
| UNIT "C"                           | 1 BEDRM.+1 BATH +1 DEN | 1         | 1         | 1         | 1         | 0        | 625.19 Sq.Ft.            | 58.08 Sq.M.            | 4            |
| UNIT "C1"                          | 1 BEDRM.+1 BATH +1 DEN | 1         | 1         | 1         | 1         | 1        | 657.57 Sq.Ft.            | 61.09 Sq.M.            | 5            |
| UNIT "D"                           | 1 BEDRM.+1 BATH +1 DEN | 0         | 1         | 1         | 1         | 0        | 632.81 Sq.Ft.            | 58.79 Sq.M.            | 3            |
| UNIT "D1"                          | 1 BEDRM.+1 BATH +1 DEN | 0         | 1         | 1         | 1         | 0        | 562.17 Sq.Ft.            | 52.23 Sq.M.            | 3            |
| UNIT "E"                           | 1 BEDRM.+1 BATH +1 DEN | 0         | 1         | 0         | 0         | 0        | 628.38 Sq.Ft.            | 58.38 Sq.M.            | 1            |
| UNIT "F"                           | STUDIO                 | 1         | 0         | 0         | 0         | 0        | 482.53 Sq.Ft.            | 44.83 Sq.M.            | 1            |
| UNIT "G"                           | STUDIO                 | 1         | 0         | 0         | 0         | 0        | 504.00 Sq.Ft.            | 46.82 Sq.M.            | 1            |
| UNIT "H"                           | 2 BEDRM.+2 BATH +1 DEN | 1         | 1         | 1         | 1         | 0        | 951.60 Sq.Ft.            | 88.35 Sq.M.            | 4            |
| UNIT "H1"                          | 2 BEDRM.+2 BATH +1 DEN | 1         | 1         | 1         | 1         | 0        | 942.68 Sq.Ft.            | 87.52 Sq.M.            | 4            |
| UNIT "H2"                          | 2 BEDRM.+2 BATH +1 DEN | 0         | 0         | 2         | 2         | 0        | 1,011.96 Sq.Ft.          | 93.95 Sq.M.            | 4            |
| UNIT "H3"                          | 2 BEDRM.+2 BATH +1 DEN | 0         | 0         | 1         | 1         | 0        | 1,013.17 Sq.Ft.          | 94.12 Sq.M.            | 2            |
| UNIT "H4"                          | 2 BEDRM.+2 BATH +1 DEN | 0         | 0         | 1         | 1         | 0        | 988.58 Sq.Ft.            | 91.84 Sq.M.            | 2            |
| UNIT "H5"                          | 2 BEDRM.+2 BATH +1 DEN | 0         | 0         | 1         | 1         | 0        | 952.04 Sq.Ft.            | 88.44 Sq.M.            | 2            |
| UNIT "I"                           | 2 BEDRM.+2 BATH        | 1         | 0         | 0         | 0         | 0        | 726.66 Sq.Ft.            | 67.41 Sq.M.            | 1            |
| UNIT "I1"                          | 2 BEDRM.+2 BATH        | 0         | 1         | 1         | 1         | 0        | 865.61 Sq.Ft.            | 80.42 Sq.M.            | 3            |
| UNIT "I2"                          | 2 BEDRM.+2 BATH        | 0         | 1         | 1         | 1         | 0        | 792.84 Sq.Ft.            | 73.65 Sq.M.            | 3            |
| UNIT "I3"                          | 2 BEDRM.+2 BATH +1 DEN | 0         | 1         | 1         | 1         | 0        | 934.50 Sq.Ft.            | 86.82 Sq.M.            | 3            |
| UNIT "L"                           | 2 BEDRM.+2 BATH +1 DEN | 0         | 0         | 1         | 1         | 0        | 1,016.86 Sq.Ft.          | 94.47 Sq.M.            | 2            |
| UNIT "M"                           | 2 BEDRM.+2 BATH        | 0         | 0         | 0         | 0         | 1        | 876.91 Sq.Ft.            | 81.46 Sq.M.            | 1            |
| UNIT "N"                           | 2 BEDRM.+2 BATH +1 DEN | 0         | 0         | 0         | 0         | 1        | 872.46 Sq.Ft.            | 81.05 Sq.M.            | 1            |
| UNIT "O"                           | 2 BEDRM.+2 BATH        | 1         | 0         | 0         | 0         | 0        | 875.41 Sq.Ft.            | 81.32 Sq.M.            | 1            |
| UNIT "P"                           | 3 BEDRM.+2 BATH        | 0         | 0         | 0         | 0         | 1        | 1,099.43 Sq.Ft.          | 102.14 Sq.M.           | 1            |
| UNIT "Q"                           | 3 BEDRM.+2 BATH +1 DEN | 0         | 0         | 0         | 0         | 1        | 1,356.34 Sq.Ft.          | 126.00 Sq.M.           | 1            |
| UNIT "R"                           | 3 BEDRM.+2 BATH        | 0         | 0         | 0         | 0         | 1        | 1,055.99 Sq.Ft.          | 98.10 Sq.M.            | 1            |
| UNIT "S"                           | 3 BEDRM.+2 BATH        | 1         | 1         | 1         | 1         | 0        | 1,032.41 Sq.Ft.          | 95.91 Sq.M.            | 4            |
| UNIT "S1"                          | 3 BEDRM.+2 BATH        | 1         | 1         | 1         | 1         | 0        | 1,135.63 Sq.Ft.          | 105.50 Sq.M.           | 4            |
| <b>TOTAL NO. OF DWELLING UNITS</b> |                        | <b>27</b> | <b>29</b> | <b>26</b> | <b>26</b> | <b>8</b> |                          |                        | <b>116</b>   |
| <b>TOTAL SELLABLE AREA</b>         |                        |           |           |           |           |          | <b>28,058.38 Sq. Ft.</b> | <b>2,609.49 Sq. M.</b> |              |

| F.A.R.                                      |  |
|---|--|
| LEVEL 1                                     | 21,289.51 Sq. Ft. 2,161.97 Sq. M.      |
| LEVEL 2                                     | 24,829.21 Sq. Ft. 2,281.54 Sq. M.      |
| LEVEL 3                                     | 23,947.38 Sq. Ft. 2,214.71 Sq. M.      |
| LEVEL 4                                     | 23,936.94 Sq. Ft. 2,213.74 Sq. M.      |
| LEVEL 5                                     | 32,449.52 Sq. Ft. 3,056.56 Sq. M.      |
| <b>TOTAL INDOOR AMENITY</b>                 | <b>1,023,223 Sq. Ft. 98,895 Sq. M.</b> |
| <b>TOTAL SELLABLE AREA</b>                  | <b>1,023,223 Sq. Ft. 98,895 Sq. M.</b> |
| F.A.R. OVER 30% AREA EXCLUDING AMENITIES    | 107,874.58 Sq. Ft. 10,117              |
| F.A.R. 30% OR LESS AREA EXCLUDING AMENITIES | 107,874.58 Sq. Ft. 10,117              |

| UNIT PERCENTAGE         |              |             |
|-------------------------|--------------|-------------|
| UNIT TYPE               | NO. OF UNITS | PERCENTAGE  |
| STUDIO                  | 2            | 1.7%        |
| 1 BED                   | 70           | 60.3%       |
| 2 BED                   | 33           | 28.4%       |
| 3 BED                   | 11           | 9.5%        |
| <b>TOTAL % OF UNITS</b> | <b>116</b>   | <b>100%</b> |
| <b>ADAPTABLE UNITS</b>  | <b>24</b>    | <b>21%</b>  |

|   |
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Multi-Family Development  
14518, 14528, 14538, 14548  
& 14558 206 Avenue,  
Surrey, B.C.

TOWNSIDE DEVELOPMENTS  
SURREY, B.C.

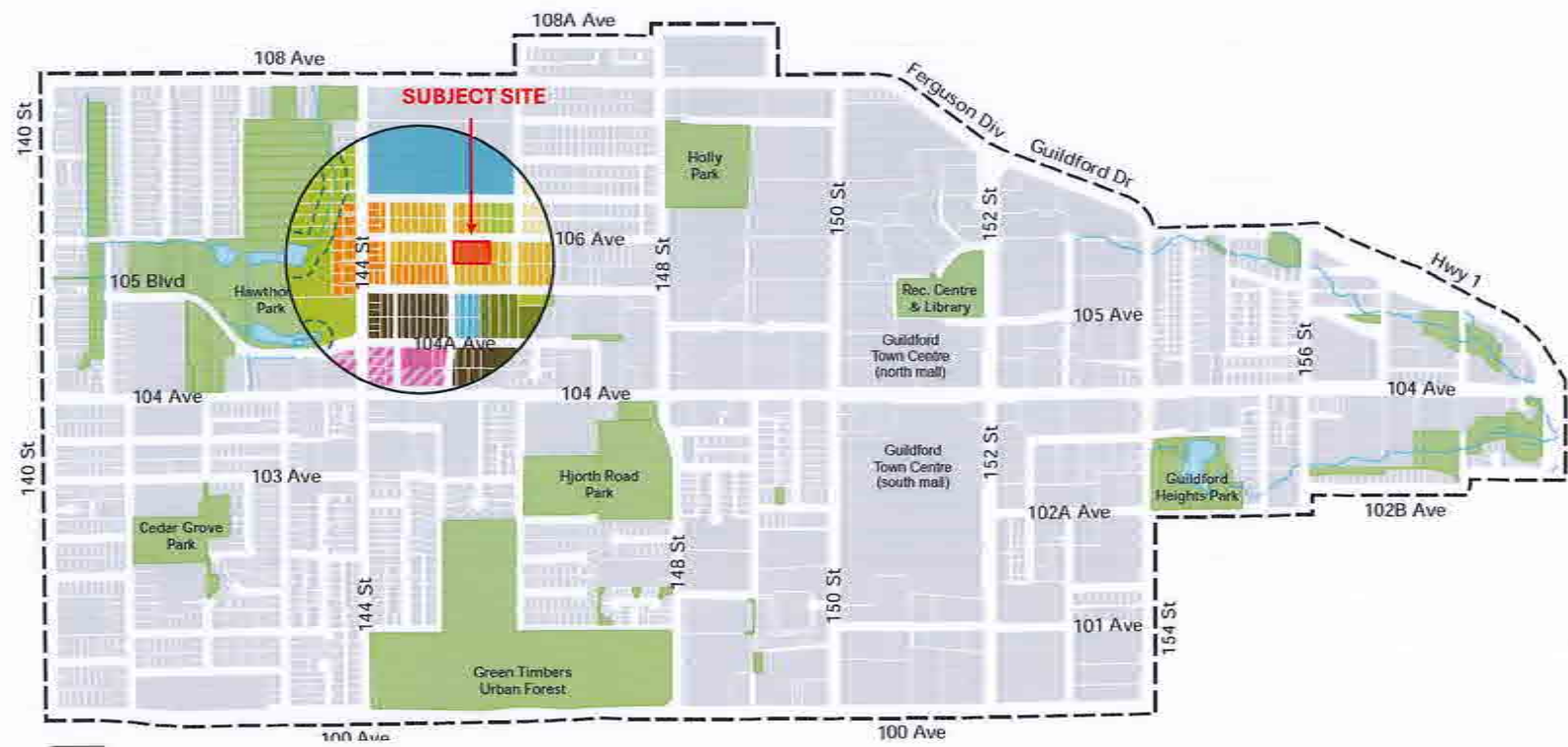


DEVELOPMENT DATA

|       |   |
|-------|---|
| A-002 | G |
|-------|---|



NOTES:



**SUBJECT SITE**

- LEGEND**
- Cove Mixed-Use
  - High Rise Residential
  - Mid Rise Residential
  - Low Rise Residential
  - Townhouse
  - Low to Mid Rise Mixed-Use
  - Low Rise Transition Mixed-Use
  - Low Rise Transition Residential
  - Urban Residential
  - Commercial
  - Civic
  - Parks and Natural Areas
  - School
  - Park/School
  - Metro Vancouver Reserve
  - Riparian Buffer
  - Watercourse Daylighting Opportunity



**df**  
ARCHITECTURE  
INC.

341-350, BELLINGHAM WAY  
VANCOUVER, BC V6X 2C4  
TEL: 604-273-8888  
WWW.DFAA.COM

**PROJECT**  
Multi-Family Development  
14516, 14520, 14522, 14548  
& 14558 106 Avenue,  
Surrey, B.C.

**CLIENT**  
TOWNSIDE DEVELOPMENTS  
SURREY, B.C.

DATE: 2024-07-03  
SCALE: 1:1000  
PROJECT NO: 2024-07-03



JUL 03 2024

GUILDFORD TOWN  
CENTRE PLAN

|       |   |
|-------|---|
| A-004 | G |
|-------|---|





























1 NORTH ELEVATION (106 AVE)  
A-300 7'-10"0"



2 EAST ELEVATION (NEIGHBOURING PROPERTY)  
A-300 7'-10"0"

SCHEDULE OF FINISHES

- |   |  |
|---|--|
| 1. SMOOTH FINISH PANEL FRY RESULT REVEAL SYSTEM (RIBBED) COLOR TO MATCH SW 989 SEDATE GRAY - REVEAL COLOR MATCHED | 16. SLIDING DOOR SYSTEM COLOR (TRANSPARENT) COLOR: STANGARD BLACK                  |
| 2. SMOOTH FINISH SHIP-LAP RIDING SHARPS COLOR TO MATCH SW 989 SEDATE GRAY   | 17. ALUMINUM COVERED COLLARS TO MATCH COLOR: SW 989 SEDATE GRAY                    |
| 3. SMOOTH FINISH PANEL FRY RESULT REVEAL SYSTEM (RIBBED) COLOR TO MATCH SW 989 CAST IRON - REVEAL COLOR MATCHED   | 18. C CHANNEL CANOPY FRAME COLOR TO MATCH EDWARD BLACK                             |
| 4. SMOOTH FINISH SHIP-LAP RIDING SHARPS COLOR TO MATCH SW 989 CAST IRON   | 19. FLASHINGS COLOR TO MATCH: SW 989 SEDATE GRAY                                   |
| 5. RUSTIC SERIES LAF (BOOTHING) COLOR: SUMMER BREAT   | 20. FLASHINGS COLOR TO MATCH: SW 989 CAST IRON                                     |
| 6. SMOOTH FINISH PANEL FRY RESULT REVEAL SYSTEM (RIBBED) COLOR TO MATCH SW 989 CAST IRON - REVEAL COLOR MATCHED   | 21. FLASHINGS COLOR TO MATCH: SUMMER BREAT   |
| 7. FINISH - (SPECIAL MATERIAL) S1: SMOOTH TEXTURE 3.40" TO 4.50" TYP  | 22. SPANOREL PANEL COLOR TO MATCH: SW 989 SEDATE GRAY                              |
| 8. SOFFIT - (SMOOTH) (RUSTIC SERIES) PROFILE COLOR: SUMMER BREAT  | 23. FINANCY SCREENS - TINTED GLASS AND STANDARD BLACK ALUMINUM SHELLO              |
| 9. PAINTED WVLV WINDOWS COLOR: STANGARD BLACK   | 24. FINANCY SCREENS - TINTED GLASS AND STANDARD BLACK ALUMINUM SHELLO              |
| 10. WINDOW WALL SYSTEM COLOR: FINANCY PANELS, WALLS COLOR TO MATCH STANGARD BLACK                                 | 25. POWDER COATED ALUMINUM RAILING COLOR: STANGARD BLACK GLASS (TRANSPARENT) COLOR |
| 11. SOLID DOOR WOOD DOORS PAINTED TO MATCH COLOR: SW 989 SEDATE GRAY  | 26. ARCHITECTURAL CONCRETE   |

NOTED:

106 AVENUE

FUTURE 106TH STREET

4.0M WIDE FUTURE EAST-WEST LAKE

NEIGHBOURING PROPERTY

NEIGHBOURING PROPERTY

LEVEL ROOF 402'-11 1/2" 102.93m

LEVEL 4 392'-4" 119.61m

LEVEL 3 382'-0" 116.36m

LEVEL 2 371'-11 1/2" 113.43m

LEVEL 1 361'-11 1/2" 110.30m

LEVEL 0 351'-11 1/2" 107.20m

LEVEL -1 341'-11 1/2" 104.10m

LEVEL -2 331'-11 1/2" 101.00m

LEVEL -3 321'-11 1/2" 97.90m

LEVEL -4 311'-11 1/2" 94.80m

LEVEL -5 301'-11 1/2" 91.70m

LEVEL -6 291'-11 1/2" 88.60m

LEVEL -7 281'-11 1/2" 85.50m

LEVEL -8 271'-11 1/2" 82.40m

LEVEL -9 261'-11 1/2" 79.30m

LEVEL -10 251'-11 1/2" 76.20m

LEVEL -11 241'-11 1/2" 73.10m

LEVEL -12 231'-11 1/2" 70.00m

LEVEL -13 221'-11 1/2" 66.90m

LEVEL -14 211'-11 1/2" 63.80m

LEVEL -15 201'-11 1/2" 60.70m

LEVEL -16 191'-11 1/2" 57.60m

LEVEL -17 181'-11 1/2" 54.50m

LEVEL -18 171'-11 1/2" 51.40m

LEVEL -19 161'-11 1/2" 48.30m

LEVEL -20 151'-11 1/2" 45.20m

LEVEL -21 141'-11 1/2" 42.10m

LEVEL -22 131'-11 1/2" 39.00m

LEVEL -23 121'-11 1/2" 35.90m

LEVEL -24 111'-11 1/2" 32.80m

LEVEL -25 101'-11 1/2" 29.70m

LEVEL -26 91'-11 1/2" 26.60m

LEVEL -27 81'-11 1/2" 23.50m

LEVEL -28 71'-11 1/2" 20.40m

LEVEL -29 61'-11 1/2" 17.30m

LEVEL -30 51'-11 1/2" 14.20m

LEVEL -31 41'-11 1/2" 11.10m

LEVEL -32 31'-11 1/2" 8.00m

LEVEL -33 21'-11 1/2" 4.90m

LEVEL -34 11'-11 1/2" 1.80m

LEVEL -35 1'-11 1/2" -1.30m

LEVEL -36 -7'-11 1/2" -7.80m

LEVEL -37 -13'-11 1/2" -14.30m

LEVEL -38 -19'-11 1/2" -20.80m

LEVEL -39 -25'-11 1/2" -27.30m

LEVEL -40 -31'-11 1/2" -33.80m

LEVEL -41 -37'-11 1/2" -40.30m

LEVEL -42 -43'-11 1/2" -46.80m

LEVEL -43 -49'-11 1/2" -53.30m

LEVEL -44 -55'-11 1/2" -59.80m

LEVEL -45 -61'-11 1/2" -66.30m

LEVEL -46 -67'-11 1/2" -72.80m

LEVEL -47 -73'-11 1/2" -79.30m

LEVEL -48 -79'-11 1/2" -85.80m

LEVEL -49 -85'-11 1/2" -92.30m

LEVEL -50 -91'-11 1/2" -98.80m

LEVEL -51 -97'-11 1/2" -105.30m

LEVEL -52 -103'-11 1/2" -111.80m

LEVEL -53 -109'-11 1/2" -118.30m

LEVEL -54 -115'-11 1/2" -124.80m

LEVEL -55 -121'-11 1/2" -131.30m

LEVEL -56 -127'-11 1/2" -137.80m

LEVEL -57 -133'-11 1/2" -144.30m

LEVEL -58 -139'-11 1/2" -150.80m

LEVEL -59 -145'-11 1/2" -157.30m

LEVEL -60 -151'-11 1/2" -163.80m

LEVEL -61 -157'-11 1/2" -170.30m

LEVEL -62 -163'-11 1/2" -176.80m

LEVEL -63 -169'-11 1/2" -183.30m

LEVEL -64 -175'-11 1/2" -189.80m

LEVEL -65 -181'-11 1/2" -196.30m

LEVEL -66 -187'-11 1/2" -202.80m

LEVEL -67 -193'-11 1/2" -209.30m

LEVEL -68 -199'-11 1/2" -215.80m

LEVEL -69 -205'-11 1/2" -222.30m

LEVEL -70 -211'-11 1/2" -228.80m

LEVEL -71 -217'-11 1/2" -235.30m

LEVEL -72 -223'-11 1/2" -241.80m

LEVEL -73 -229'-11 1/2" -248.30m

LEVEL -74 -235'-11 1/2" -254.80m

LEVEL -75 -241'-11 1/2" -261.30m

LEVEL -76 -247'-11 1/2" -267.80m

LEVEL -77 -253'-11 1/2" -274.30m

LEVEL -78 -259'-11 1/2" -280.80m

LEVEL -79 -265'-11 1/2" -287.30m

LEVEL -80 -271'-11 1/2" -293.80m

LEVEL -81 -277'-11 1/2" -300.30m

LEVEL -82 -283'-11 1/2" -306.80m

LEVEL -83 -289'-11 1/2" -313.30m

LEVEL -84 -295'-11 1/2" -319.80m

LEVEL -85 -301'-11 1/2" -326.30m

LEVEL -86 -307'-11 1/2" -332.80m

LEVEL -87 -313'-11 1/2" -339.30m

LEVEL -88 -319'-11 1/2" -345.80m

LEVEL -89 -325'-11 1/2" -352.30m

LEVEL -90 -331'-11 1/2" -358.80m

LEVEL -91 -337'-11 1/2" -365.30m

LEVEL -92 -343'-11 1/2" -371.80m

LEVEL -93 -349'-11 1/2" -378.30m

LEVEL -94 -355'-11 1/2" -384.80m

LEVEL -95 -361'-11 1/2" -391.30m

LEVEL -96 -367'-11 1/2" -397.80m

LEVEL -97 -373'-11 1/2" -404.30m

LEVEL -98 -379'-11 1/2" -410.80m

LEVEL -99 -385'-11 1/2" -417.30m

LEVEL -100 -391'-11 1/2" -423.80m

LEVEL -101 -397'-11 1/2" -430.30m

LEVEL -102 -403'-11 1/2" -436.80m

LEVEL -103 -409'-11 1/2" -443.30m

LEVEL -104 -415'-11 1/2" -449.80m

LEVEL -105 -421'-11 1/2" -456.30m

LEVEL -106 -427'-11 1/2" -462.80m

LEVEL -107 -433'-11 1/2" -469.30m

LEVEL -108 -439'-11 1/2" -475.80m

LEVEL -109 -445'-11 1/2" -482.30m

LEVEL -110 -451'-11 1/2" -488.80m

LEVEL -111 -457'-11 1/2" -495.30m

LEVEL -112 -463'-11 1/2" -501.80m

LEVEL -113 -469'-11 1/2" -508.30m

LEVEL -114 -475'-11 1/2" -514.80m

LEVEL -115 -481'-11 1/2" -521.30m

LEVEL -116 -487'-11 1/2" -527.80m

LEVEL -117 -493'-11 1/2" -534.30m

LEVEL -118 -499'-11 1/2" -540.80m

LEVEL -119 -505'-11 1/2" -547.30m

LEVEL -120 -511'-11 1/2" -553.80m

LEVEL -121 -517'-11 1/2" -560.30m

LEVEL -122 -523'-11 1/2" -566.80m

LEVEL -123 -529'-11 1/2" -573.30m

LEVEL -124 -535'-11 1/2" -579.80m

LEVEL -125 -541'-11 1/2" -586.30m

LEVEL -126 -547'-11 1/2" -592.80m

LEVEL -127 -553'-11 1/2" -599.30m

LEVEL -128 -559'-11 1/2" -605.80m

LEVEL -129 -565'-11 1/2" -612.30m

LEVEL -130 -571'-11 1/2" -618.80m

LEVEL -131 -577'-11 1/2" -625.30m

LEVEL -132 -583'-11 1/2" -631.80m

LEVEL -133 -589'-11 1/2" -638.30m

LEVEL -134 -595'-11 1/2" -644.80m

LEVEL -135 -601'-11 1/2" -651.30m

LEVEL -136 -607'-11 1/2" -657.80m

LEVEL -137 -613'-11 1/2" -664.30m

LEVEL -138 -619'-11 1/2" -670.80m

LEVEL -139 -625'-11 1/2" -677.30m

LEVEL -140 -631'-11 1/2" -683.80m

LEVEL -141 -637'-11 1/2" -690.30m

LEVEL -142 -643'-11 1/2" -696.80m

LEVEL -143 -649'-11 1/2" -703.30m

LEVEL -144 -655'-11 1/2" -709.80m

LEVEL -145 -661'-11 1/2" -716.30m

LEVEL -146 -667'-11 1/2" -722.80m

LEVEL -147 -673'-11 1/2" -729.30m

LEVEL -148 -679'-11 1/2" -735.80m

LEVEL -149 -685'-11 1/2" -742.30m

LEVEL -150 -691'-11 1/2" -748.80m

LEVEL -151 -697'-11 1/2" -755.30m

LEVEL -152 -703'-11 1/2" -761.80m

LEVEL -153 -709'-11 1/2" -768.30m

LEVEL -154 -715'-11 1/2" -774.80m

LEVEL -155 -721'-11 1/2" -781.30m

LEVEL -156 -727'-11 1/2" -787.80m

LEVEL -157 -733'-11 1/2" -794.30m

LEVEL -158 -739'-11 1/2" -800.80m

LEVEL -159 -745'-11 1/2" -807.30m

LEVEL -160 -751'-11 1/2" -813.80m

LEVEL -161 -757'-11 1/2" -820.30m

LEVEL -162 -763'-11 1/2" -826.80m

LEVEL -163 -769'-11 1/2" -833.30m

LEVEL -164 -775'-11 1/2" -839.80m

LEVEL -165 -781'-11 1/2" -846.30m

LEVEL -166 -787'-11 1/2" -852.80m

LEVEL -167 -793'-11 1/2" -859.30m

LEVEL -168 -799'-11 1/2" -865.80m

LEVEL -169 -805'-11 1/2" -872.30m

LEVEL -170 -811'-11 1/2" -878.80m

LEVEL -171 -817'-11 1/2" -885.30m

LEVEL -172 -823'-11 1/2" -891.80m

LEVEL -173 -829'-11 1/2" -898.30m

LEVEL -174 -835'-11 1/2" -904.80m

LEVEL -175 -841'-11 1/2" -911.30m

LEVEL -176 -847'-11 1/2" -917.80m

LEVEL -177 -853'-11 1/2" -924.30m

LEVEL -178 -859'-11 1/2" -930.80m

LEVEL -179 -865'-11 1/2" -937.30m

LEVEL -180 -871'-11 1/2" -943.80m

LEVEL -181 -877'-11 1/2" -950.30m

LEVEL -182 -883'-11 1/2" -956.80m

LEVEL -183 -889'-11 1/2" -963.30m

LEVEL -184 -895'-11 1/2" -969.80m

LEVEL -185 -901'-11 1/2" -976.30m

LEVEL -186 -907'-11 1/2" -982.80m

LEVEL -187 -913'-11 1/2" -989.30m

LEVEL -188 -919'-11 1/2" -995.80m

LEVEL -189 -925'-11 1/2" -1002.30m

LEVEL -190 -931'-11 1/2" -1008.80m

LEVEL -191 -937'-11 1/2" -1015.30m

LEVEL -192 -943'-11 1/2" -1021.80m

LEVEL -193 -949'-11 1/2" -1028.30m

LEVEL -194 -955'-11 1/2" -1034.80m

LEVEL -195 -961'-11 1/2" -1041.30m

LEVEL -196 -967'-11 1/2" -1047.80m

LEVEL -197 -973'-11 1/2" -1054.30m

LEVEL -198 -979'-11 1/2" -1060.80m

LEVEL -199 -985'-11 1/2" -1067.30m

LEVEL -200 -991'-11 1/2" -1073.80m

LEVEL -201 -997'-11 1/2" -1080.30m

LEVEL -202 -1003'-11 1/2" -1086.80m

LEVEL -203 -1009'-11 1/2" -1093.30m

LEVEL -204 -1015'-11 1/2" -1099.80m

LEVEL -205 -1021'-11 1/2" -1106.30m

LEVEL -206 -1027'-11 1/2" -1112.80m

LEVEL -207 -1033'-11 1/2" -1119.30m

LEVEL -208 -1039'-11 1/2" -1125.80m

LEVEL -209 -1045'-11 1/2" -1132.30m

LEVEL -210 -1051'-11 1/2" -1138.80m

LEVEL -211 -1057'-11 1/2" -1145.30m

LEVEL -212 -1063'-11 1/2" -1151.80m

LEVEL -213 -1069'-11 1/2" -1158.30m

LEVEL -214 -1075'-11 1/2" -1164.80m

LEVEL -215 -1081'-11 1/2" -1171.30m

LEVEL -216 -1087'-11 1/2" -1177.80m

LEVEL -217 -1093'-11 1/2" -1184.30m

LEVEL -218 -1099'-11 1/2" -1190.80m

LEVEL -219 -1105'-11 1/2" -1197.30m

LEVEL -220 -1111'-11 1/2" -1203.80m

LEVEL -221 -1117'-11 1/2" -1210.30m

LEVEL -222 -1123'-11 1/2" -1216.80m

LEVEL -223 -1129'-11 1/2" -1223.30m

LEVEL -224 -1135'-11 1/2" -1229.80m

LEVEL -225 -1141'-11 1/2" -1236.30m

LEVEL -226 -1147'-11 1/2" -1242.80m

LEVEL -227 -1153'-11 1/2" -1249.30m

LEVEL -228 -1159'-11 1/2" -1255.80m

LEVEL -229 -1165'-11 1/2" -1262.30m

LEVEL -230 -1171'-11 1/2" -1268.80m

LEVEL -231 -1177'-11 1/2" -1275.30m

LEVEL -232 -1183'-11 1/2" -1281.80m

LEVEL -233 -1189'-11 1/2" -1288.30m

LEVEL -234 -1195'-11 1/2" -1294.80m

LEVEL -235 -1201'-11 1/2" -1301.30m

LEVEL -236 -1207'-11 1/2" -1307.80m

LEVEL -237 -1213'-11 1/2" -1314.30m

LEVEL -238 -1219'-11 1/2" -1320.80m

LEVEL -239 -1225'-11 1/2" -1327.30m

LEVEL -240 -1231'-11 1/2" -1333.80m

LEVEL -241 -1237'-11 1/2" -1340.30m

LEVEL -242 -1243'-11 1/2" -1346.80m

LEVEL -243 -1249'-11 1/2" -1353.30m

LEVEL -244 -1255'-11 1/2" -1359.80m

LEVEL -245 -1261'-11 1/2" -1366.30m

LEVEL -246 -1267'-11 1/2" -1372.80m

LEVEL -247 -1273'-11 1/2" -1379.30m

LEVEL -248 -1279'-11 1/2" -1385.80m

LEVEL -249 -1285'-11 1/2" -1392.30m

LEVEL -250 -1291'-11 1/2" -1398.80m

LEVEL -251 -1297'-11 1/2" -1405.30m

LEVEL -252 -1303'-11 1/2" -1411.80m

LEVEL -253 -1309'-11 1/2" -1418.30m

LEVEL -254 -1315'-11 1/2" -1424.80m

LEVEL -255 -1321'-11 1/2" -1431.30m

LEVEL -256 -1327'-11 1/2" -1437.80m

LEVEL -257 -1333'-11 1/2" -1444.30m

LEVEL -258 -1339'-11 1/2" -1450.80m

LEVEL -259 -1345'-11 1/2" -1457.30m

LEVEL -260 -1351'-11 1/2" -1463.80m

LEVEL -261 -1357'-11 1/2" -1470.30m

LEVEL -262 -1363'-11 1/2" -1476.80m

LEVEL -263 -1369'-11 1/2" -1483.30m

LEVEL -264 -1375'-11 1/2" -1489.80m

LEVEL -265 -1381'-11 1/2" -1496.30m

LEVEL -266 -1387'-11 1/2" -1502.80m

LEVEL -267 -1393'-11 1/2" -1509.30m

LEVEL -268 -1399'-11 1/2" -1515.80m

LEVEL -269 -1405'-11 1/2" -1522.30m

LEVEL -270 -1411'-11 1/2" -1528.80m

LEVEL -271 -1417'-11 1/2" -1535.30m

LEVEL -272 -1423'-11 1/2" -1541.80m

LEVEL -273 -1429'-11 1/2" -1548.30m

LEVEL -274 -1435'-11 1/2" -1554.80m

LEVEL -275 -1441'-11 1/2" -1561.30m

LEVEL -276 -1447'-11 1/2" -1567.80m

LEVEL -277 -1453'-11 1/2" -1574.30m

LEVEL -278 -1459'-11 1/2" -1580.80m

LEVEL -279 -1465'-11 1/2" -1587.30m

LEVEL -280 -1471'-11 1/2" -1593.80m

LEVEL -281 -1477'-11 1/2" -1600.30m

LEVEL -282 -1483'-11 1/2" -1606.80m

LEVEL -283 -1489'-11 1/2" -1613.30m

LEVEL -284 -1495'-11 1/2" -1619.80m

LEVEL -285 -1501'-11 1/2" -1626.30m

LEVEL -286 -1507'-11 1/2" -1632.80m

LEVEL -287 -1513'-11 1/2" -1639.30m

LEVEL -288 -1519'-11 1/2" -1645.80m

LEVEL -289 -1525'-11 1/2" -1652.30m

LEVEL -290 -1531'-11 1/2" -1658.80m

LEVEL -291 -1537'-11 1/2" -1665.30m

LEVEL -292 -1543'-11 1/2" -1671.80m

LEVEL -293 -1549'-11 1/2" -1678.30m

LEVEL -294 -1555'-11 1/2" -1684.80m

LEVEL -295 -1561'-11 1/2" -1691.30m

LEVEL -296 -1567'-11 1/2" -1697.80m

LEVEL -297 -1573'-11 1/2" -1704.30m

LEVEL -298 -1579'-11 1/2" -1710.80m

LEVEL -299 -1585'-11 1/2" -1717.30m

LEVEL -300 -1591'-11 1/2" -1723.80m

LEVEL -301 -1597'-11 1/2" -1730.30m

LEVEL -302 -1603'-11 1/2" -1736.80m

LEVEL -303 -1609'-11 1/2" -1743.30m

LEVEL -304 -1615'-11 1/2" -1749.80m

LEVEL -305 -1621'-11 1/2" -1756.30m

LEVEL -306 -1627'-11 1/2" -1762.80m

LEVEL -307 -1633'-11 1/2" -1769.30m

LEVEL -308 -1639'-11 1/2" -1775.80m

LEVEL -309 -1645'-11 1/2" -1782.30m

LEVEL -310 -1651'-11 1/2" -1788.80m

LEVEL -311 -1657'-11 1/2" -1795.30m

LEVEL -312 -1663'-11 1/2" -1801.80m

LEVEL -313 -1669'-11 1/2" -1808.30m

LEVEL -314 -1675'-11 1/2" -1814.80m

LEVEL -315 -1681'-11 1/2" -1821.30m

LEVEL -316 -1687'-11 1/2" -1827.80m

LEVEL -317 -1693'-11 1/2" -1834.30m

LEVEL -318 -1699'-11 1/2" -1840.80m

LEVEL -319 -1705'-11 1/2" -1847.30m

LEVEL -320 -1711'-11 1/2" -1853.80m

LEVEL -321 -1717'-11 1/2" -1860.30m

LEVEL -322 -1723'-11 1/2" -1866.80m

LEVEL -323 -1729'-11 1/2" -1873.30m

LEVEL -324 -1735'-11 1/2" -1879.80m

LEVEL -325 -1741'-11 1/2" -1886.30m

LEVEL -326 -1747'-11 1/2" -1892.80m

LEVEL -327 -1753'-11 1/2" -1899.30m

LEVEL -328 -1759'-11 1/2" -1905.80m

LEVEL -329 -1765'-11 1/2" -1912.30m

LEVEL -330 -1771'-11 1/2" -1918.80m

LEVEL -331 -1777'-11 1/2" -1925.30m

LEVEL -332 -1783'-11 1/2" -1931.80m

LEVEL -333 -1789'-11 1/2" -1938.30m

LEVEL -334 -1795'-11 1/2" -1944.80m

LEVEL -335 -1801'-11 1/2" -1951.30m

LEVEL -336 -1807'-11 1/2" -1957.80m

LEVEL -337 -1813'-11 1/2" -1964.30m

LEVEL -338 -1819'-11 1/2" -1970.80m

LEVEL -339 -1825'-11 1/2" -1977.30m

LEVEL -340 -1831'-11 1/2" -1983.80m

LEVEL -341 -1837'-11 1/2" -1990.30m

LEVEL -342 -1843'-11 1/2" -1996.80m

LEVEL -343 -1849'-11 1/2" -2003.30m

LEVEL -344 -1855'-11 1/2" -2009.80m

LEVEL -345 -1861'-11 1/2" -2016.30m

LEVEL -346 -1867'-11 1/2" -2022.80m

LEVEL -347 -1873'-11 1/2" -2029.30m

LEVEL -348 -





NOTES:



|                      |
|----------------------|
| 1. GENERAL NOTES     |
| 2. MATERIALS         |
| 3. FINISHES          |
| 4. STRUCTURE         |
| 5. MECHANICAL        |
| 6. ELECTRICAL        |
| 7. PLUMBING          |
| 8. FIRE PROTECTION   |
| 9. ENERGY EFFICIENCY |
| 10. SUSTAINABILITY   |
| 11. ACCESSIBILITY    |
| 12. OTHER            |



ARCHITECTURE INC.  
 4511 145TH STREET, SUITE 100  
 SURREY, B.C. V3R 4G8  
 TEL: 604.591.1111  
 WWW.DFARCHITECTURE.COM

PROJECT:  
**Multi-Family Development**  
 14518, 14528, 14538, 14548  
 & 14558 100 Avenue,  
 Surrey, B.C.

CLIENT:  
**TOWNSIDE DEVELOPMENTS**  
 SURREY, B.C.

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DATE: 2024-07-03  
 DRAWN BY: JAY  
 CHECKED BY: JAY

JUL 03 2024

**1 BUILDING SECTION 1**  
 A-320 1/4" = 1'-0"

BUILDING SECTION

|       |             |
|-------|-------------|
| NO.   | DESCRIPTION |
| A-320 | G           |









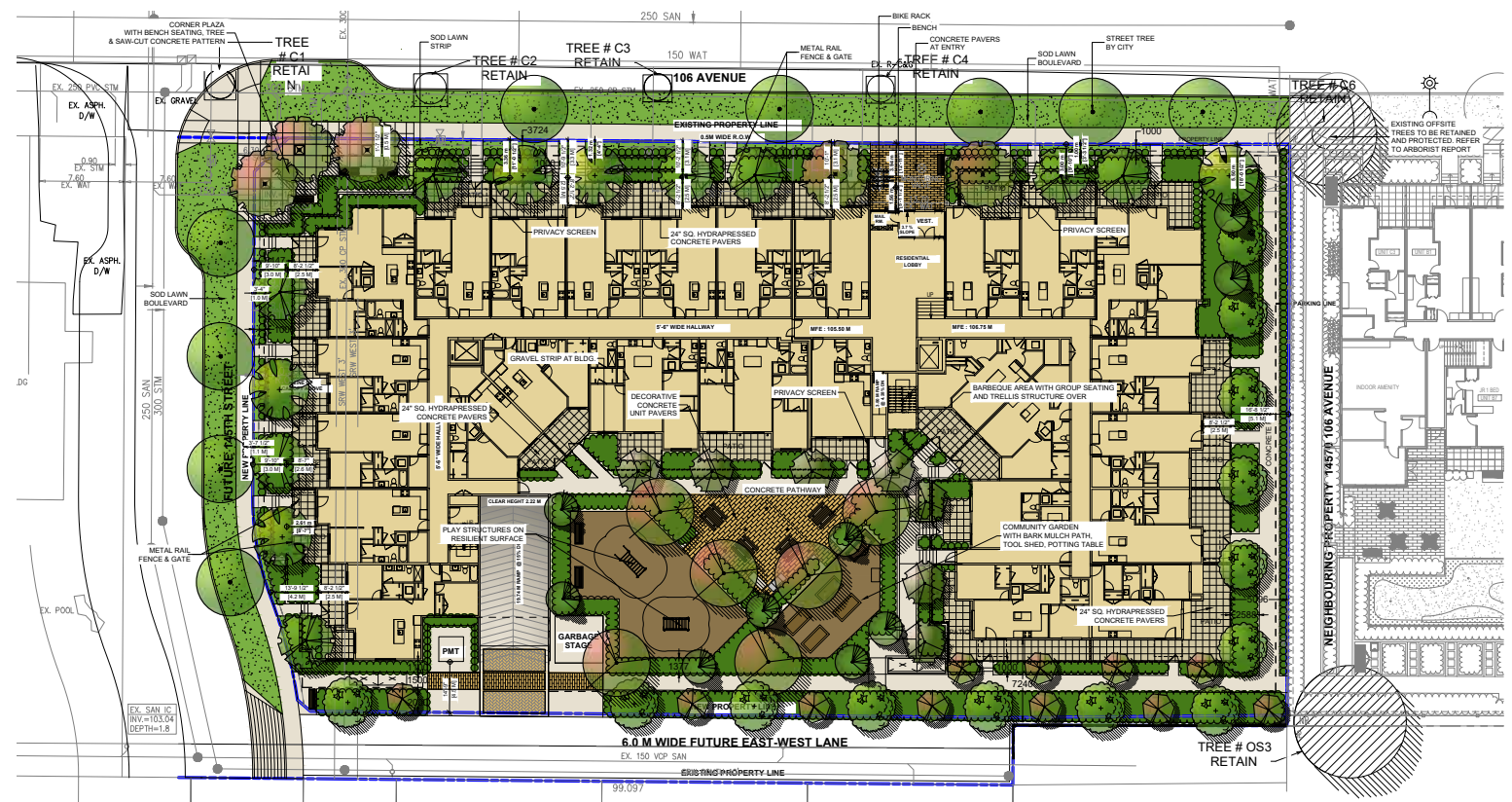


| PLANT SCHEDULE |     |  | PMG PROJECT NUMBER: 23-065      |                        |
|----------------|-----|--|---------------------------------|------------------------|
| KEY            | QTY | BOTANICAL NAME                             | COMMON NAME                     | PLANTED SIZE / REMARKS |
| TREES          |     |  |                                 |                        |
| 13             |     | ACER GRISEUM                               | PAPERBARK MAPLE                 | 60M CAL, 1.8M STD, B&B |
| 19             |     | ACER RUBRUM 'ARMSTRONG'                    | COLUMBIAN ARMSTRONG MAPLE       | 60M CAL, 2M STD, B&B   |
| 5              |     | ACER X FREEMANI 'AUTUMN BLAZE'             | AUTUMN BLAZE MAPLE              | 60M CAL, 1.8M STD, B&B |
| 8              |     | AMELANCHIER X GRANDIFLORA 'PRINCESS DIANA' | PRINCESS DIANA SERVICEBERRY     | 60M CAL, 1.5M STD, B&B |
| 5              |     | FRAXINUS AMERICANA 'AUTUMN PURPLE'         | AUTUMN PURPLE ASH               | 60M CAL, 1.8M STD, B&B |
| 6              |     | LIQUIDAMBAR STYRACIFLUA                    | SWEET GUM                       | 60M CAL, 2M STD, B&B   |
| 9              |     | PICEA OMORICA                              | SERBIAN SPRUCE                  | 2.5M HT, B&B           |
| 7              |     | STYRAX JAPONICUS 'PINK CHIMES'             | PINK FLOWERED JAPANESE SNOWBELL | 60M CAL, 1.8M STD, B&B |

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 TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALL COWA 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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



66 REPLACEMENT TREES REQUIRED, 66 REPLACEMENT TREES PROVIDED.



SEAL:

| NO. | DATE      | REVISION DESCRIPTION        | DR. |
|-----|-----------|-----------------------------|-----|
| 1   | 24 JUN 26 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 2   | 24 JUN 26 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 3   | 24 JUN 26 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 4   | 24 JUN 26 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 1   | 24 APR 20 | NEW SITE PLAN               | DO  |
| 2   | 24 APR 20 | NEW SITE PLAN/CITY COMMENTS | DO  |
| 1   | 23 SEP 07 | UPDATE CORNER PLAZA         | CL  |

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
14518, 14528, 14538, 14548 & 14558  
106 AVENUE  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE PLAN**

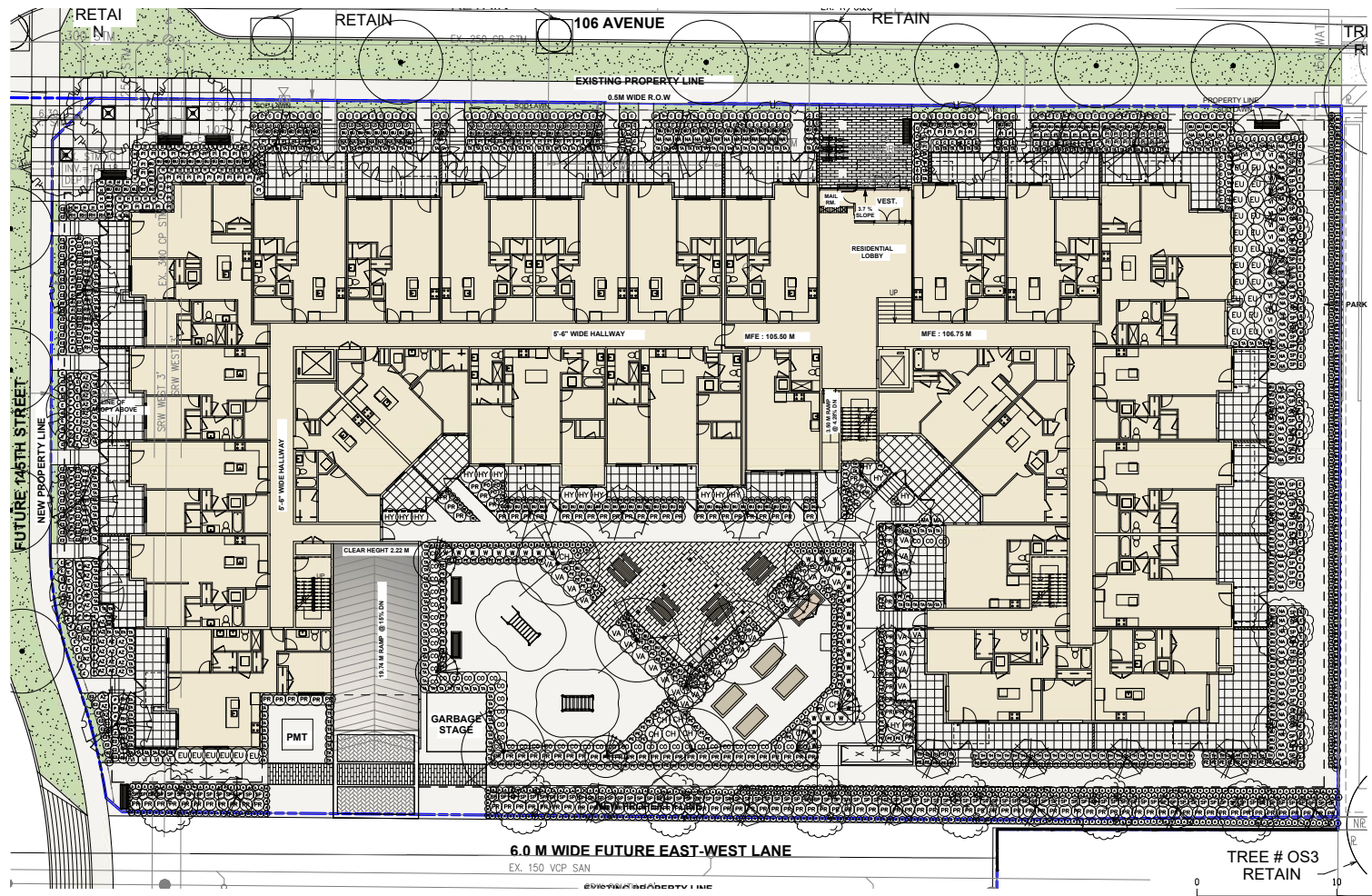
DATE: 23.AUG.31 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: DO  
DESIGN: DO  
CHKD: MCY OF 5



SEAL:

| PLANT SCHEDULE   |     |   | PMG PROJECT NUMBER: 23-055      |                        |  |
|------------------|-----|---|---------------------------------|------------------------|--|
| REV              | QTY | BOTANICAL NAME  | COMMON NAME                     | PLANTED SIZE / REMARKS |  |
| <b>SHRUB</b>     |     |   |                                 |                        |  |
| 34               |     | ADALEA JAPONICA 'CAROLINE GABLE'                              | ADALEA, RADIANT PINK            | #2 POT, 25CM           |  |
| 289              |     | BUXUS MICROPHYLLA 'WINTER GEM'                                | LITTLE-LEAF BOX                 | #2 POT, 25CM           |  |
| 8                |     | CHOCHEYA TERNATA 'SUNDANCE'                                   | MEXICAN MOCK ORANGE             | #3 POT, 50CM           |  |
| 49               |     | CORNUS SERICEA  | REDTWIN DOGWOOD                 | #3 POT, 80CM           |  |
| 28               |     | EVONYMUS ALATA 'COMPACTUS'                                    | COMPACT WINGED BURNING BUSH     | #3 POT, 50CM           |  |
| 16               |     | HYDRANGEA MACROPHYLLA 'SISTER THERESA'                        | BIGLEAF HYDRANGEA, WHITE        | #2 POT, 80CM           |  |
| 37               |     | LONGICOMA PILEATA   | 'PIVOT' HONEYBUCKLE             | #2 POT, 80CM           |  |
| 2                |     | MAHONIA AQUIFOLIUM 'COMPACTA'                                 | COMPACT OREGON GRAPE HOLLY      | #3 POT, 40CM           |  |
| 94               |     | NANDINA DOMESTICA 'HARBOUR DWARF'                             | HEAVENLY BAMBOO, LOW SPREADING  | #2 POT, 40CM           |  |
| 83               |     | PIERIS JAPONICA 'MOUNTAIN FINE'                               | JAPANESE ANDROMEDA              | #2 POT, 30CM           |  |
| 162              |     | PRUNUS LAUROCEARUS 'OTTO LUYKEN'                              | OTTO LUYKEN LAUREL              | #3 POT, 50CM           |  |
| 31               |     | RHOODODENDRON 'BOW BELLS'                                     | RHOODODENDRON, PINK             | #2 POT, 20CM           |  |
| 159              |     | SPIRAEA JAPONICA 'LITTLE PRINCESS'                            | LITTLE PRINCESS SPIRAEA, PINK   | #2 POT, 40CM           |  |
| 240              |     | TAXUS X MEDIA 'M. M. EDDIE'                                   | EDDIE'S YEW                     | #3 POT, 60CM           |  |
| 42               |     | THUJA OCCIDENTALIS 'SMARAGD'                                  | EMERALD GREEN CEDAR             | 1.8M HT, 848           |  |
| 31               |     | WACONIANUM CORYMBOSUM   | BLUEBERRY                       | #3 POT, 60CM           |  |
| 23               |     | VIBURNUM DAVIDI   | DAVID'S VIBURNUM                | #3 POT, 50CM           |  |
| 30               |     | WEIGELA FLORIDA 'PURPUREA'                                    | PURPLE WEIGELA                  | #3 POT, 60CM           |  |
| <b>GRASS</b>     |     |   |                                 |                        |  |
| 188              |     | CAREX OSHIMENSIS 'EVERGOLD'                                   | EVERGOLD JAPANESE SEDGE         | #1 POT                 |  |
| 150              |     | FESTUCA CHERIEA   | BLAU FEUCUE                     | #1 POT                 |  |
| 201              |     | FENISTETUM ALPEUCROIDES 'HAMELIN'                             | DWARF FOUNTAIN GRASS            | #1 POT                 |  |
| <b>PERENNIAL</b> |     |   |                                 |                        |  |
| 54               |     | HEMEROCALLIS 'STELLA D'ORO'                                   | DAY LILY, YELLOW                | #1 POT, 12 FAN         |  |
| 54               |     | PEROVSKIA ATRIPLICIFOLIA                                      | RUSSIAN SAGE                    | 15CM POT               |  |
| 87               |     | RUBROCKIA FULGIDA VAR SULLIVANTI 'GOLDSTURM/RUBECKIA, YELLOW' | RUBROCKIA, YELLOW               | 15CM POT               |  |
| <b>HERB</b>      |     |   |                                 |                        |  |
| 434              |     | ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'                      | WINNINKNICK                     | #1 POT, 20CM           |  |
| 114              |     | ERICA X DARLEYENSIS 'FURZEY'                                  | WINTER HEATH, DARK ROSE, PURPLE | #1 POT                 |  |
| 86               |     | ERICA X DARLEYENSIS 'BIRBERSCHMELZE'                          | WINTER HEATH, WHITE             | #1 POT                 |  |
| 31               |     | FRAGARIA CHLOENSIS  | BEACH STRAWBERRY                | 5CM POT                |  |
| 20               |     | POLYSTICHUM MUNITUM   | WESTERN SWORD FERN              | #1 POT, 25CM           |  |

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 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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



| NO. | DATE      | REVISION DESCRIPTION          | DR. |
|-----|-----------|-------------------------------|-----|
| 1   | 24 JUN 26 | NEW SITE PLAN/CITY COMMENTS   | RI  |
| 1   | 24 JUN 26 | NEW SITE PLAN/CITY COMMENTS   | RI  |
| 4   | 24 JUN 26 | NEW SITE PLAN/CITY COMMENTS   | RI  |
| 1   | 24 JUN 26 | NEW SITE PLAN                 | DO  |
| 1   | 24 JUN 26 | NEW SITE PLAN / CITY COMMENTS | DO  |
| 1   | 23 SEP 07 | UPDATE CORNER PLAZA           | CI  |

NO. DATE REVISION DESCRIPTION DR.

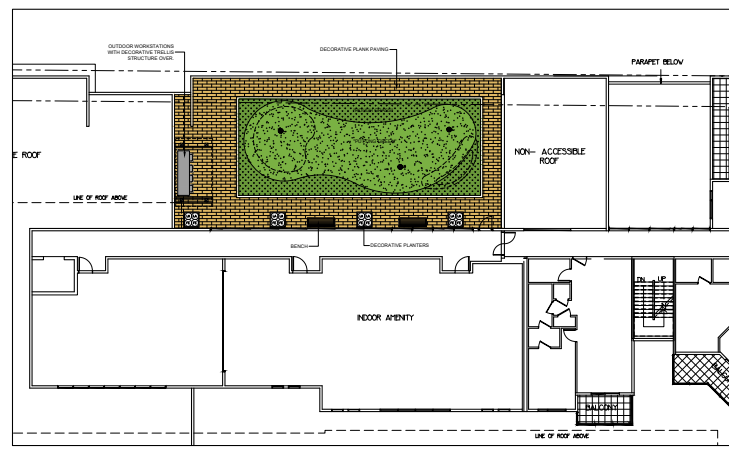
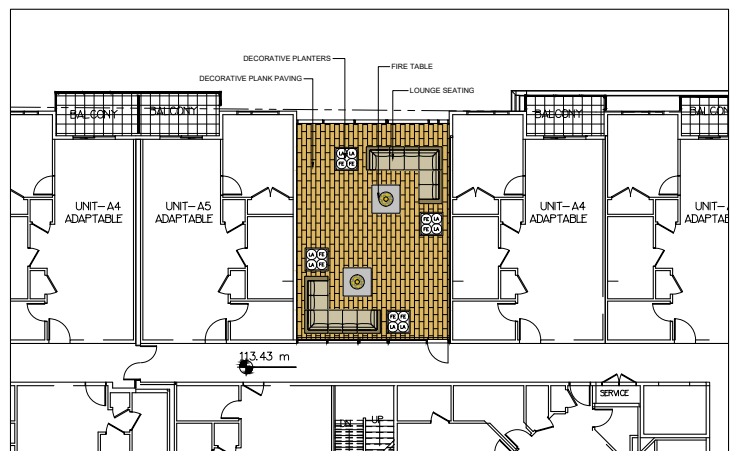
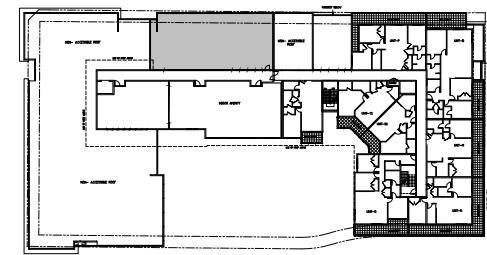
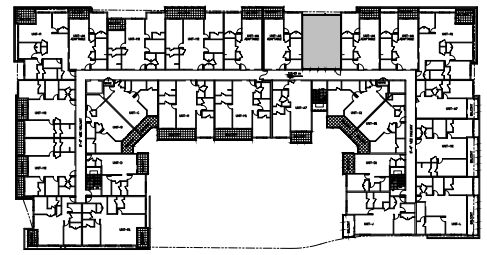
CLIENT:

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
14518, 14528, 14538, 14548 & 14558  
106 AVENUE  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 23 JUN 31 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: DO  
DESIGN: DO  
CHKD: MCY OF 5

SEAL:



LEVEL 3

LEVEL 5

| NO. | DATE      | REVISION DESCRIPTION        | DR. |
|-----|-----------|-----------------------------|-----|
| 1   | 24 JUN 25 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 2   | 24 JUN 25 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 3   | 24 JUN 25 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 4   | 24 JUN 25 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 5   | 24 JUN 25 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 6   | 24 JUN 25 | NEW SITE PLAN/CITY COMMENTS | KL  |
| 7   | 24 JUN 25 | NEW SITE PLAN               | DO  |
| 8   | 24 JUN 25 | NEW SITE PLAN/CITY COMMENTS | DO  |
| 9   | 23 SEP 27 | UPDATE CORNER PLACA         | CL  |

CLIENT:



| PLANT SCHEDULE LEVEL 3 |     |                                      |  | PMG PROJECT NUMBER: 23-055 |
|------------------------|-----|--------------------------------------|--|----------------------------|
| KEY                    | QTY | BOTANICAL NAME                       | COMMON NAME                            | PLANTED SIZE / REMARKS     |
| ⊙                      | 10  | FESTUCA CINEREA                      | BLUE FESCUE                            | #1 POT                     |
| ⊙                      | 10  | LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE' | ENGLISH LAVENDER, COMPACT, DEEP PURPLE | #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: 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. 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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

| PLANT SCHEDULE LEVEL 5 |     |                                      |  | PMG PROJECT NUMBER: 23-055 |
|------------------------|-----|--------------------------------------|--|----------------------------|
| KEY                    | QTY | BOTANICAL NAME                       | COMMON NAME                            | PLANTED SIZE / REMARKS     |
| ⊙                      | 8   | FESTUCA CINEREA                      | BLUE FESCUE                            | #1 POT                     |
| ⊙                      | 8   | LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE' | ENGLISH LAVENDER, COMPACT, DEEP PURPLE | #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: 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. 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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
14518, 14528, 14538, 14548 & 14558  
106 AVENUE  
SURREY, B.C.

DRAWING TITLE:

**UPPER LEVEL AMENITY AREAS**

DATE: 23 OCT 19 DRAWING NUMBER:

SCALE: 1:100

DRAWN: DO

DESIGN: DO

CHKD: MCY

**L5**

OF 5





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

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

DATE: **June 27, 2024**

PROJECT FILE: **7823-0342-00**

---

RE: **Engineering Requirements**  
**Location: 14518 106 Ave**

### REZONE/SUBDIVISION

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

- Dedicate 11.5 – 16.25 m for 145 Street;
- Dedicate 6 metres for residential lane;
- Dedicate corner cuts as required; and
- Register 0.5 m statutory right-of-way (SRW) along 106 Avenue and 145 Street.

#### *Works and Services*

- Construct south side of 106 Avenue;
- Construct east side of 145 Street;
- Construct residential lane;
- Provide downstream analyses of sanitary and drainage system to confirm capacity, and address constraints as required;
- Construct adequately-sized service connections (drainage, water, and sanitary); and
- Construct/upgrade required fronting servicing mains (drainage, water, and sanitary).

A Servicing Agreement is required prior to Rezone/Subdivision.

### OCP AMENDMENT/TCP AMENDMENT DEVELOPMENT PERMIT

There are no additional engineering requirements relative to the proposed OCP and TCP amendments, and the associated Development Permit.



Jeff Pang, P.Eng.  
Manager, Development Services

MS

Department: **Planning and Demographics**  
Date: **June 19, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23-0342**

The proposed development of **117** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

|   |    |
|---|----|
| <b>School-aged children population projection</b> | 19 |
|---|----|

|   |    |
|---|----|
| <b>Projected Number of Students From This Development In:</b> |    |
| Elementary School =   | 11 |
| Secondary School =  | 5  |
| Total Students =  | 16 |

|  |      |
|--|------|
| <b>Current Enrolment and Capacities:</b> |      |
| <b>Hjorth Road Elementary</b>            |      |
| Enrolment                                | 327  |
| Operating Capacity                       | 229  |
| # of Portables                           | 5    |
| <b>Guildford Park Secondary</b>          |      |
| Enrolment                                | 1390 |
| Operating Capacity                       | 1050 |
| # of Portables                           | 11   |

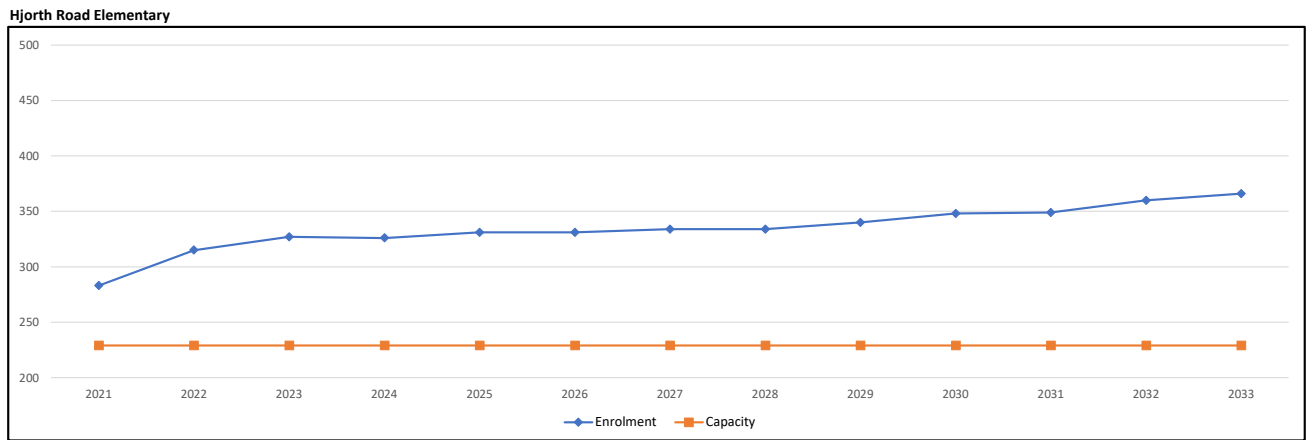
**Summary of Impact and Commentary**

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.

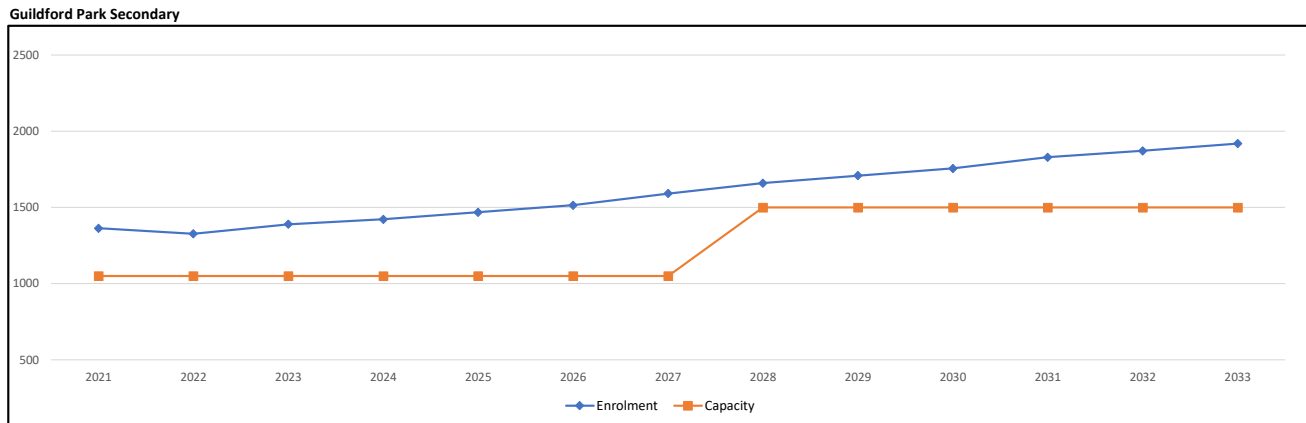
As of September 2023, Hjorth Road is at 143% capacity. There are currently 5 portables on site accommodating this over capacity. The Guildford plan calls for significant redevelopment throughout the area over the coming decades which will see enrolment at Hjorth Road continue to grow.

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.



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.



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.

**7.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:**

**Appendix IV**

| Tree Species   | Existing  | Remove    | Retain   |
|--|-----------|-----------|----------|
| <b>Alder and Cottonwood Tree(s)</b>  |           |           |          |
| Alder  |           |           |          |
| Cottonwood   |           |           |          |
| <b>Deciduous Trees (Excluding Alder and Cottonwood Tree(s))</b>                                      |           |           |          |
| Common Lilac   | 1         | 1         | 0        |
| Silver birch   | 3         | 3         | 0        |
| Honey locust   | 1         | 1         | 0        |
| Common cherry  | 1         | 0         | 1        |
| Manitoba maple   | 1         | 1         | 0        |
| Butternut  | 1         | 1         | 0        |
| Norway maple   | 1         | 1         | 0        |
| <b>Coniferous Tree(s)</b>  |           |           |          |
| Western redcedar   | 16        | 16        | 0        |
| Sitka spruce   | 1         | 1         |          |
| Douglas fir  | 7         | 7         |          |
| <b>Total</b><br><i>(Excluding Alder and Cottonwood Tree(s))</i>                                      | <b>33</b> | <b>32</b> | <b>1</b> |
| Additional Trees in the proposed Open Space / Riparian Area  |           |           |          |
| <b>Total Replacement Trees Proposed</b><br><i>(Excluding Boulevard Street Tree(s))</i>               |           |           | <b>0</b> |
| <b>Total Retained and Replacement Tree(s)</b><br><i>(Total + Total replacement tree(s) proposed)</i> |           |           | <b>1</b> |

*\*Please note: The trees identified in the table consists of only on-site, shared trees that are bylaw sized and includes trees within boulevards, proposed streets, and lanes*



**8.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 14518, 14528, 14538, 14548, 14558 106 Ave, Surrey

Registered Arborist: Francis Klimo

| On-Site Trees   | Number of Trees |
|---|-----------------|
| Protected Trees Identified<br><i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i> | 33              |
| Protected Trees to be Removed   | 32              |
| Protected Trees to be Retained<br><i>(Excluding trees within proposed open space or riparian areas)</i>   | 1               |
| Total Replacement Trees Required:   |                 |
| Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br><br>0 X one (1) = 0  | 0               |
| All other Trees Requiring 2 to 1 Replacement Ratio<br><br>32 X two (2) = 64   | 64              |
| <b>Replacement Trees Proposed</b>   | <b>0</b>        |
| <b>Replacement Trees in Deficit</b>   | <b>64</b>       |
| <b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>   | <b>N/A</b>      |

| Off-Site Trees   | Number of Trees |
|--|-----------------|
| Protected Off-Site Trees to be Removed   | 7               |
| Total Replacement Trees Required:  |                 |
| Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br><br>0 X one (1) = 0 | 0               |
| All other Trees Requiring 2 to 1 Replacement Ratio<br><br>7 X two (2) = 14         | 14              |
| <b>Replacement Trees Proposed</b>  | <b>0</b>        |
| <b>Replacement Trees in Deficit</b>  | <b>1</b>        |

Summary, report and plan prepared and submitted by:

*Francis Klimo*

June 27, 2024

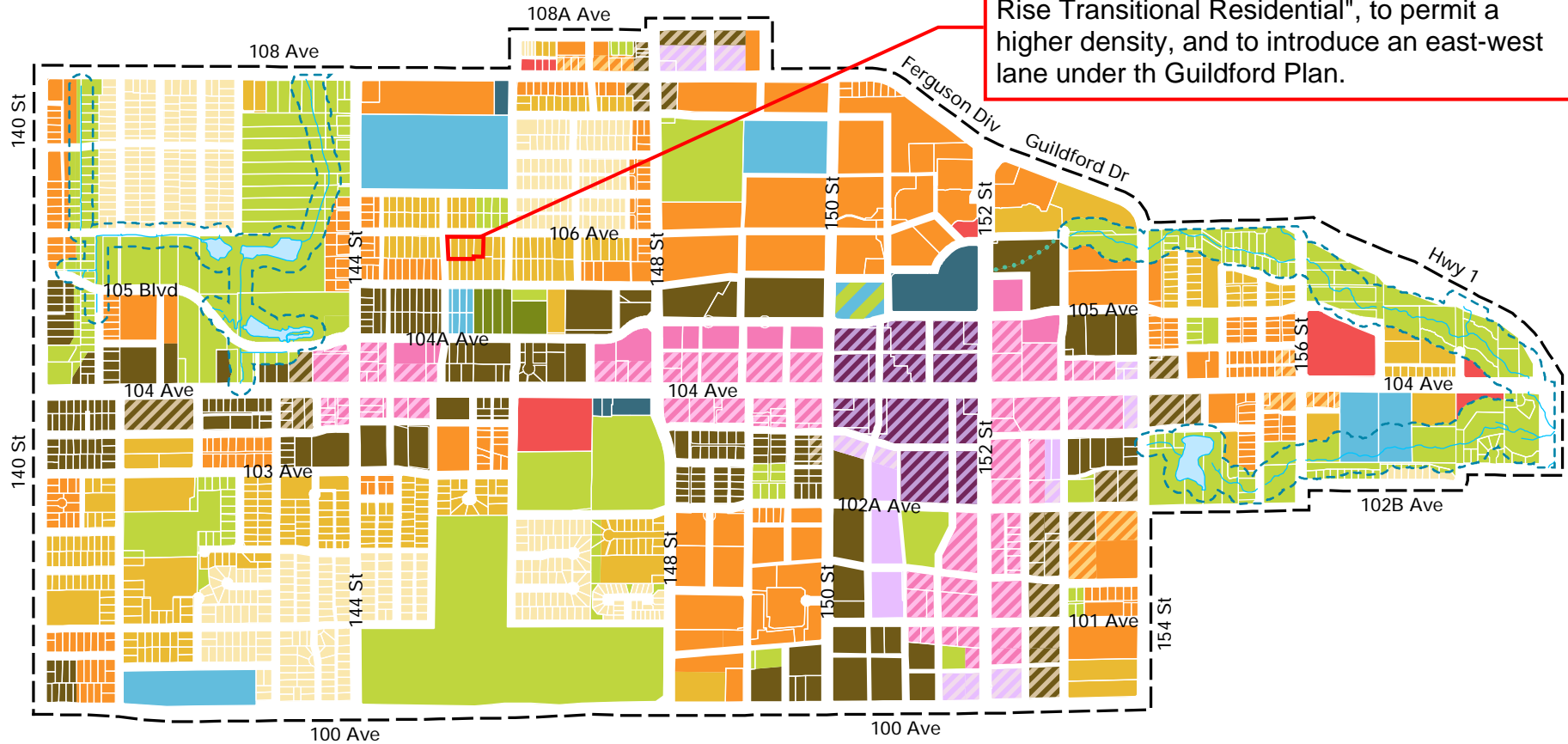
(Signature of Arborist)

Date



Figure 3.1 Land Use Concept

NCP Amendment from "Townhouse" to "Low Rise Transitional Residential", to permit a higher density, and to introduce an east-west lane under th Guildford Plan.



**LEGEND**

- Core Mixed-Use
- High Rise Mixed-Use
- High Rise Residential
- Mid Rise Mixed-Use
- Mid Rise Residential
- Low to Mid Rise Mixed-Use
- Low to Mid Rise Residential
- Low Rise Transition Mixed-Use
- Low Rise Transition Residential
- Townhouse
- Urban Residential
- Commercial
- Civic
- Parks and Natural Areas
- School
- Park/School
- Metro Vancouver Reservoir
- Riparian Buffer
- Watercourse Daylighting Opportunity

*Note: Additional roads or lanes, not identified on this figure, may be required as determined on a case-by-case basis.*