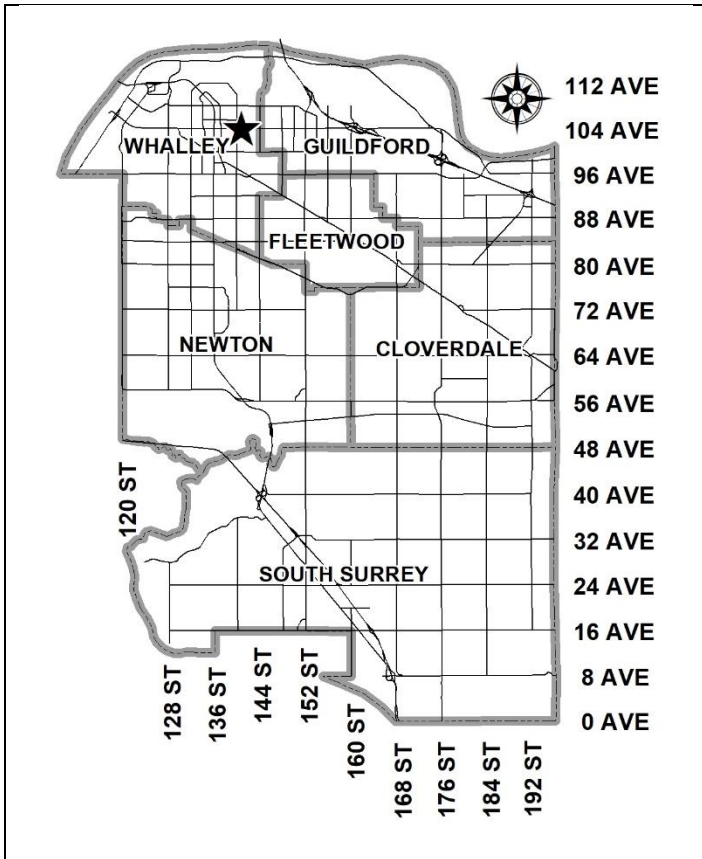


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0152-00

Planning Report Date: December 02, 2024



PROPOSAL:

- **Rezoning** from R2 & C-35 to CD (based on RM-70)
- **Development Permit**

to permit the development of a six (6) storey apartment building with approximately ninety-five (95) dwelling units, and two (2) levels of underground parking on a consolidated site.

LOCATION:

14083 - 104 Avenue
 10430 - 140B Street
 (10428 - 140B Street)
 10418 - 140B Street
 (10416 - 140B Street)

ZONING:

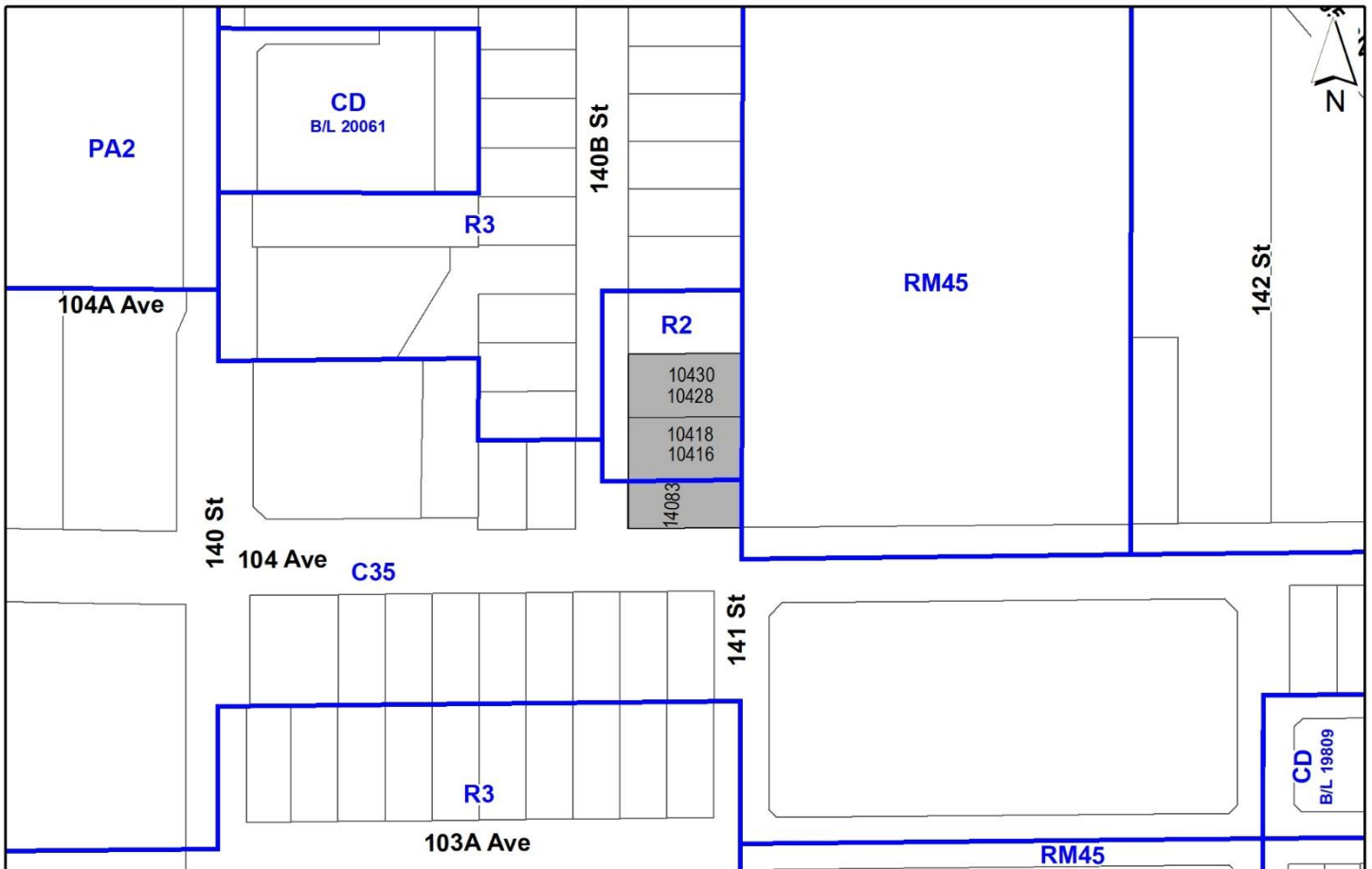
R2 & C-35

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 consideration of for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Multiple Residential" designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The 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) and immediately abuts an existing Frequent Transit Network (FTN) along 104 Avenue. 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 materials and contemporary lines. The street interface has been designed at a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The applicant will provide a 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 "Quarter Acre Residential Zone (R2)" and "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7924-0152-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision 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;
 - (k) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Residential dwellings and a commercial building.	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low to Mid Rise Residential	R2 & C-35
North:	Residential dwellings.	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low to Mid Rise Residential	R2
East:	Townhouses	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low to Mid Rise Residential	RM-45
South (across 104 Ave):	Residential dwellings.	<u>OCP</u> Multiple Residential <u>TCP</u> Low to Mid Rise Residential	C-35
West (across 140B St):	Residential dwellings.	<u>OCP</u> Multiple Residential <u>TCP</u> Low to Mid Rise Residential	C-35

Context & Background

- The 2,929-square metre site (gross), comprised of two (2) residential lots and one (1) commercial lot, is located at the corner of 104 Avenue and 140B Street in the Hawthorne District of the Guildford Plan.
- The two (2) residential lots are presently occupied by duplexes, and the one (1) commercial lot is occupied by a former residential dwelling which has been converted to house a commercial use. All three buildings are proposed to be demolished as part of the subject development application.

- The subject site is designed "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the Guildford Plan and is zoned "Quarter Acre Residential Zone (R2)" and "Downtown Commercial Zone (C-35)".

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building containing ninety-five (95) dwelling units over two (2) levels of underground parking in the Hawthorne District in Guildford, the applicant will require the following:
 - **Rezoning** from R2 and C-35 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:	2,929 sq. m.
Road Dedication:	280 sq. m.
Net Site Area:	2,649 sq. m.
Number of Lots:	1
Building Height:	18.29 m (6-storey)
Floor Area Ratio (FAR):	2.32 (Gross) / 2.57 (Net)
Floor Area	
Total:	6,801.2 sq. m.
Residential Units:	
Studio:	10 (10.5%)
1-Bedroom:	56 (58.9%)
2-Bedroom:	20 (21.1 %)
3-Bedroom:	9 (9.5 %)
Total:	95

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 sixteen (16) school-age children generated by this development, of which the School District has provided the following expected student enrollment.

9 students at Mary Jane Shannon Elementary School
4 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 the spring of 2026.

Parks, Recreation & Culture:

No concern.

Parks accepts the removal of two city trees (#1850 and #1858).

Hawthorne Rotary Park is the closest active park with amenities including, paths, playground, water playground, and natural area. The park is 200-metres walking distance from the development.

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

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

Transportation Considerations

Road Network and Infrastructure

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
 - Construct the east side of 140B Street to the Local Road Standard; and
 - Dedicate and construct a 6.31-metre-wide portion of the north side of 104 Avenue to the unique Arterial Road Standard (ultimate 37.0 m width).

Access and Parking

- Access to the underground parking facility will be provided via 140B Street in the northwest corner of the 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 within the 104 Avenue Frequent Transit Development Area (FTDA) and approximately 190-metres from an existing stop serviced by TransLink Rapid Bus Route No. R1 (Guildford Exchange/Network Exchange – B-Line).
- The subject site is located approximately 65-metres to the south of the Quibble Creek Greenway, which runs north-south along the BC Hydro Corridor to the west.

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.

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.

Secondary Plans

Land Use Designation

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

Themes/Objectives

- The proposed development on the subject site complies with the building form, density and height permitted under the "Low to Mid Rise Residential" designation in the Guildford Plan.
- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the "core") and existing single-family areas that will be retained at the periphery of the plan area.
- The Guildford Plan identified several family-oriented and affordable housing policies that include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (i.e. two- 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-one percent (21.1%) of the total dwelling units as two or more bedroom (20 dwelling units in total) and nine percent (9.5%) of dwelling units as three or more bedroom (9 dwelling units in total).

- The Guildford Plan identifies the desire for Guildford Green Corners to allow for respite from urban life, and to act as placemaking elements and landmarks that are both unique to this plan area and are consistent in expression. A Green Corner was identified at the northeast corner of 104 Avenue and 140B Street, and the applicant has successfully delivered this design element through their proposed development.

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
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50 FAR (net)	2.60 FAR (net)
Lot Coverage:	33%	44%
Yards and Setbacks		
North:	7.5 metres	3.0 metres
East:	7.5 metres	4.5 metres
South:	7.5 metres	6.5 metres
West:	7.5 metres	5.5 metres
Principal buildings:	50.0 metres	20.0 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 113 sq. m. plus CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit	304.8 sq. m.
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	105	105
Residential Visitor:	10	10
Total:	115	115
Van Accessible:	1	1
Accessible	1	2
Bicycle Spaces		

Zone	RM-70 Zone (Part 23)	Proposed
Residential Secure Parking:	114	114
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 building setbacks.
- 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 2.60 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 By-law to 21.0-metres to align to the form and massing of the proposed building.
- The Zoning Bylaw requires 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 west (140B Street) and south (104 Avenue) lot lines. As a result, the proposed CD By-law will permit the underground parking facility to be 0.5 metres from west and south 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 2.32 FAR (Gross).
- The applicant will be required to provide the per square metre rate for the density achieved. 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 square metres 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 September 18, 2024, and the Development Proposal Signs were installed on September 25, 2024. Staff received one (1) response from residents in the area inquiring on the timelines for when this development will be complete.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Guildford Plan.
- The applicant is proposing a 6-storey apartment building containing 95 units, consisting of ten (10) studio units, fifty-six (56) one-bedroom units, twenty (20) two-bedroom units, and nine (9) three-bedroom units. The unit's range in size from 36.8 square metres to 108.3 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.
- The area is envisioned as an evolving urban neighborhood 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 neighborhood, the building is comprised of a singular volume configured in an "L"-shape that frames the 104 Avenue and 140B Street frontages. A 12.0 metre x 12.0 metre public gateway plaza, known as a "Guildford Green Corner", is planned in the southwest corner of the subject site in accordance with the Guildford Plan (see section below), and a courtyard is planned in the northeast corner of the site which will house private residential outdoor amenity facilities for the development. The proposed building siting considers the neighbouring developments to the north and east, creating sufficient building separation.
- The northerly setback on the subject site is derived from the contextual forecasting of the remaining potential block build-out, including road dedication considerations and feasible development scenarios. It is expected that future development immediately to the north will require an adequate land assembly and will need to make-up the remainder of the building separation requirement under DP1.1.131.a.
- To visually modulate the building scale and create a sensitive architectural expression, the building massing is delineated into three parts: a two-level base expressed with panels and brick cladding; a middle portion expressed with fiber cement siding panel and aluminum panel; and the upper 5th and 6th floors recessed and with a subtle contrast to reduce the building's perceived massing and allow for the lower floors to be more legible. At the Guildford Green Corner in the southeast corner of the building, the building is articulated with a combination of window glazing, paneling, and overhangs which provides for a clearly legible and inviting front entrance to the building.
- The 5th and 6th floors are stepped back and contained a flat roof along the entire street frontage to help reduce the overall building massing and perceived height towards neighbors across the street.
- The building incorporates a double-storey townhouses expression along its street frontages to meet the scale of the neighborhood context. These units are raised slightly above the sidewalk level to provide an overlook of the street. 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 architecture and extensive use of white, grey, beige, and dark grey finishes. Building materials and façade finishes include LUX panel, brick, aluminum panel, and fiber cement panel. The proposed character responds acceptably to the recommendations for the Hawthorn District.
- The applicant will continue to work with staff to resolve comments identified in the Outstanding Items section below.

Fire Access & Code Compliance

- Building Code sets out a requirement that, for the purposes of delivering code compliant fire access routes, the location of the principal entrance of a building should be located between 3-metres and 15-metres from the closest portion of the access route require for fire department use, measured horizontally from the face of the building. This is demonstrated on Sheet A-1.1 located in Appendix I.
- Delivering code compliant development proposals along 104 Avenue has been challenging for two key reasons. First, the special 37-metre dedication requirement for 104 Avenue is larger compared to the standard 30-metre arterial dedication employed throughout much of the remainder of the city. This is a key feature of the Guildford Plan's servicing strategy and has been done deliberately to protect for future rapid transit along this corridor. However, the widening of 104 Avenue to its ultimate width is not within the City's 10-Year Servicing Plan which means that there will be an interim width of 9.33-metres from curb to the site's new property line.
- Second, the design guidelines in the Guildford Plan provide for wider setbacks from 104 Avenue (6.5-metres), as it is a major arterial, to provide greater separation distance between ground floor residential units and the traffic on and noise from 104 Avenue. This is also a deliberate feature of the Guildford Plan intended to improve the livability and privacy of these ground floor residential units.
- This context means that, at the time of receiving the original proposal, the ground floor principal entrance lobby was located at a distance greater than 15.0-metres which posed challenges from a building code compliance perspective.
- The applicant has resolved this issue by providing a ground floor principal entrance lobby that projects into the 104 Avenue (6.5-metre) setback by 0.7-metres, which provides for an exact fire route travel dimension of 15.0-metres. Staff accept this setback relaxation for the principal entrance lobby only as meeting the intent of the Guildford Plan's design guidelines, and for the purposes of meeting code.
- Any revision to the 104 Avenue interface to comply with building code will need to be done delicately and with due consideration to the green corner plaza in the southwest corner of the site. Staff will continue to work with the applicant to resolve this matter as noted in the Outstanding Items section below.

Green Corner

- The Guildford Plan identifies Guildford Green Corners as a public realm and placemaking elements and landmarks that are both unique to this plan area and are consistent in expression. The Guildford Green Corners allow respite from urban life, which residents asked for in the development of the plan. A Green Corner was identified at the northeast corner of 104 Avenue and 140B Street, and the applicant has successfully delivered this design element through their proposed development.
- Any changes to the principal entrance lobby to comply with building code requirements must be designed without affecting the Guildford Green Corner as noted above.

- Servicing elements, specifically the water meter chamber, as noted in the Civil Plan (dated November 18, 2024) will need to be relocated outside the green corner plaza as it is not compliant with standardized design. All other unshown site servicing elements are not permitted in the Guildford Green Corner. Staff will continue to work with the applicant to resolve this matter as noted in the Outstanding Items section below.

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 285 square metres, or three (3) square metres per dwelling unit. The proposed indoor amenity space is 114 square metres in total area which is 171 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 40% 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 space is located on ground level within the proposed building, directly adjacent to the outdoor amenity space. The programming of this space will be refined prior to final adoption.

Outdoor Amenity

- The required outdoor amenity space is 285 square metres, or three (3) square metres per dwelling unit. The proposed indoor amenity space is 305 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 northeast portion of the subject site. The programming of the proposed outdoor amenity space includes a children's play structure and outdoor seating.

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:
 - The successful resolution of fire access requirements without adversely effecting the form and character of the building, and without undermining the integrity of the green corner plaza;
 - Provide an acoustic attenuation report that incorporates measures to shield and mitigate noise generated from road traffic into buildings and developments that are near 104 Avenue to the satisfaction of staff;
 - Reorient corner unit layouts to provide acceptable building separation conditions;
 - Relocate the water meter chamber to a location outside of the Guildford Green Corner Plaza to the satisfaction of staff;
 - Ensure common exterior walkways are a minimum of 1.5-metres wide for accessibility;
 - Identify and finalize the location of servicing elements (underground parkade vents, gas meters, etc.);
 - Confirmation that the grading in the Guildford Green Corner Plaza is 5% or less, or design resolution to achieve a more level grading;
 - Improve accessibility from the indoor to outdoor amenity space by better incorporating the ramp into the amenity experience; and
 - Ensure the architectural, landscape, and civil drawing sets are fully coordinated and labeled.
- 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 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
Deciduous Trees	8	8	0
Coniferous Trees	12	12	0
Onsite Tree Totals	20	20	0
Onsite Replacement Trees Proposed	35		
Total Onsite Retained and Replacement Trees	35		

- The Arborist Assessment states that there are a total of twenty (20) bylaw protected trees on the site. Additionally, there are two (2) bylaw protected City trees within proximity of the proposed development. 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. Additionally, the two (2) city trees are proposed for removal to facilitate construction of the 140B Street frontage and will be compensated at a rate of 2 to 1 into the Green City Program for these removals.
- 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 total of forty-four (44) replacement trees on the site. A proposed thirty-five (35) replacement trees can be accommodated on the site, and therefore the proposed deficit of nine (9) replacement trees will require an estimated cash-in-lieu payment of \$4,950, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Green Japanese Maple, Pyramidal European Hornbeam, and Forest Pansy Redbud.
- In summary, a total of thirty-five (35) trees are proposed to be retained or replaced on the site with an estimated contribution of \$4,950 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



PM/A
ParaMorph
Architecture Inc

DEVELOPMENT PERMIT APPLICATION

UNIBUILD
CONSTRUCTION MANAGEMENT LTD



MULTI FAMILY DEVELOPMENT
14083 104 AVENUE & 10418, 10430 140B STREET,
Surrey, BC

DRAWING LIST

COVER PAGE	A-0.1
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LOCATION



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2024-11-26	REVISED COMMENTS
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2024-03-22	Revised comments
2024-01-19	Preliminary Application-PT
2023-09-22	Preliminary Application

Date	Description
Issues / Revisions	
Seal	

Project Team

Architect	ParaMorph Architecture Inc 308 - 9639 137A Street, Surrey British Columbia V3T0M1 info@paramorph.com +1 604-608-0161	Landscape	PMG Landscape Architects Suite C100-1485 Still Creek Drive Burnaby, BC V5C 6G9 604 294 0011	Project Management	Unibld Construction Management Ltd. Unit No:202, 8433 132 St. Surrey, BC V3W 4N8 vm@unibuild.ca
Surveyor	Bennett Land Surveying Ltd. 22371 St. Anne Avenue, Maple Ridge, BC 604 463 2509	Arborist	Klimo & Associates #155-4300 North Fraser Way, Burnaby 604 358 5562 klimofrancis@gmail.com	Acoustic	Bkl Consultant Ltd. #301, 3999 Henning Dr Burnaby, BC V5C 6P9 resitsma@bkl.ca
Civil	Terra Nobis Consulting Inc. Unit#203-15585 24 Avenue, Surrey, BC 604 946 3007	Geotech	Braun Geotechnical Ltd. 102-19049 95a Avenue Surrey, BC, V4N 4P3 604 513 4190		

Project Title	MULTI-FAMILY APARTMENT DEVELOPMENT
Project Address	14083 104 Avenue & 10418, 10430 140B Street, Surrey, British Columbia
Drawn By	AJ
Checked By	MS
Date	2024-02-09
Project ID	2043
Sheet Title	PROJECT DETAIL & LOCATION MAP
Scale	
Sheet No.	A-0.2

PROJECT SUMMARY

LOT INFO	ADDRESS	14083 104 AVENUE, 10418,30 140B STREET, SURREY			
	LEGAL DESCRIPTION	LOT 99 BLOCK 5N SECTION 24 RANGE 2W PLAN NWPS3329 NWD, LOT 2 SECTION 24 RANGE 2 PLAN NWS992 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE. LOT 2 SECTION 24 RANGE 2 PLAN NWS991 NWD TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	31,533	2,929	0.72	0.29
	ROAD DEDICATION	3,016	280	0.07	0.03
	NET AREA	28,517	2,649	0.65	0.26

ZONING	ZONING	CURRENT	PROPOSED
		C-35, RM-D	CD BASED ON RM-70
	DCP (LAND USE DESIGNATION)		PROPOSED
	MULTI-FAMILY RESIDENTIAL		MULTI-FAMILY RESIDENTIAL
	NC9/SECONDARY PLAN LAND USE DESIGNATION		
	GULDFORD TOWN CENTRE / LOW TO MID RISE RESIDENTIAL		
	FAR (ON GROSS AREA)	PERMITTED	PROPOSED
	FAR BASED ON GROSS AREA		2.32
	TOTAL FLOOR AREA(Sqft)		73,208
	SETBACKS	PERMITTED	PROPOSED AT S&6 FLOOR
NORTH(ALONG NEIGHBOURING LOT)		3.0m	3.0m
SOUTH(ALONG 104 AVE)			6.5m
EAST(ALONG NEIGHBOURING LOT)		3.0m	4.5m
WEST(ALONG 140 STREET)		2.0m	5.5m
BUILDING HEIGHT	PERMITTED	PROPOSED	
TOTAL UNITS		6 STOREY	95

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (ON GROSS AREA)	(Sqft)	(Sqm)	(%)age	REMARKS	
	PROPOSED	13605	1,264	43.14%		
	FAR CALCULATION (ON GROSS AREA)					
	RESIDENTIAL (EXCLUDING PARKING)	RESIDENTIAL (Sqft)	RESIDENTIAL CIRCULATION (Sqft)	INDOOR AMENITY (Sqft)	BUILDABLE (Sqft)	EFFICIENCY
	MAIN FLOOR LVL	8,542	2,224	1,227	10,766	79%
	SECOND FLOOR LVL	11,948	1,420	0	13,368	89%
	THIRD FLOOR LVL	11,948	1,420	0	13,368	89%
	FOURTH FLOOR LVL	11,948	1,420	0	13,368	89%
	FIFTH FLOOR LVL	9,745	1,424	0	11,169	87%
	SIXTH FLOOR LVL	9,745	1,424	0	11,169	87%
TOTAL FLOOR AREA (EXCLUDING INDOOR)				73,208		

PROPOSED FLOOR AREA SUMMARY	UNIT COUNT					
	TYPE	NO. OF BR	AREA (SQFT)	AREA (SQM)	TOTAL UNITS	TOTAL AREA (SQFT.)
	UNIT - A	1BR + DEN	614	57.04	34	20876.00
	UNIT - A1	1BR	519	48.22	6	3114.00
	UNIT - A2	1BR	519	48.22	1	519.00
	UNIT - A3	1BR	488	45.34	5	2440.00
	UNIT - A5	1BR + DEN	990	54.81	2	1180.00
	UNIT - A6	1BR + DEN	655	60.85	2	1310.00
	UNIT - B	2BR+DEN	826	76.74	1	826.00
	UNIT - B1	2BR+DEN	867	80.55	4	3468.00
	UNIT - B2	2BR+DEN	843	78.32	1	843.00
	UNIT - B3	2BR+DEN	824	76.55	3	2472.00
	UNIT - B4	2BR+DEN	876	81.38	3	2628.00
	UNIT - B5	2BR+DEN	796	73.95	3	2388.00
	UNIT - B6	2BR+DEN	817.6	78.74	1	847.60
	UNIT - C	3BR	999.22	92.27	1	999.22
	UNIT - C1	3BR	1166	108.32	3	3498.00
	UNIT - C2	3BR	1003	93.18	3	3009.00
	UNIT - D	STUDIO	616	57.23	4	2464.00
	UNIT - D1	STUDIO	605	56.21	1	605.00
UNIT - D2	STUDIO	492	45.71	3	1476.00	
UNIT - D3	STUDIO	397	36.88	2	794.00	
UNIT - E	1BR	626	58.16	2	1252.00	
UNIT - F	3BR	950	88.26	2	1900.00	
UNIT - G	1BR	513	47.66	4	2052.00	
UNIT - H	2BR	721	66.98	4	2884.00	
TOTAL				95	63,839	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED (@Parkade Lvl-1 & 2)
	1 BR, 1 BR+Den,2BR & 2BR+Den, 3BR	95	1.1	104.5 SAY 105	105
	Visitor's	95	0.10	9.5 SAY 10	10
TOTAL			115	115	
	BICYCLE PARKING(RESIDENTIAL)	95	1.2 / Unit + 6 Visitor	120	125
AMENITY CALCULATIONS	AMENITIES				
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS	
	REQUIRED	285	3,067	3 Sq.m. or 32 Sq.ft./ UNIT	
	PROPOSED @MAIN LEVEL	113.9	1,226		
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS	
REQUIRED	285	3,067	3 Sq.m. or 32 Sq.ft./ UNIT		
PROPOSED @SURFACE LVL	304.8	3,281			



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Issues / Revisions



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
14083 104 Avenue & 10418,10430 140B Street, Surrey, British Columbia

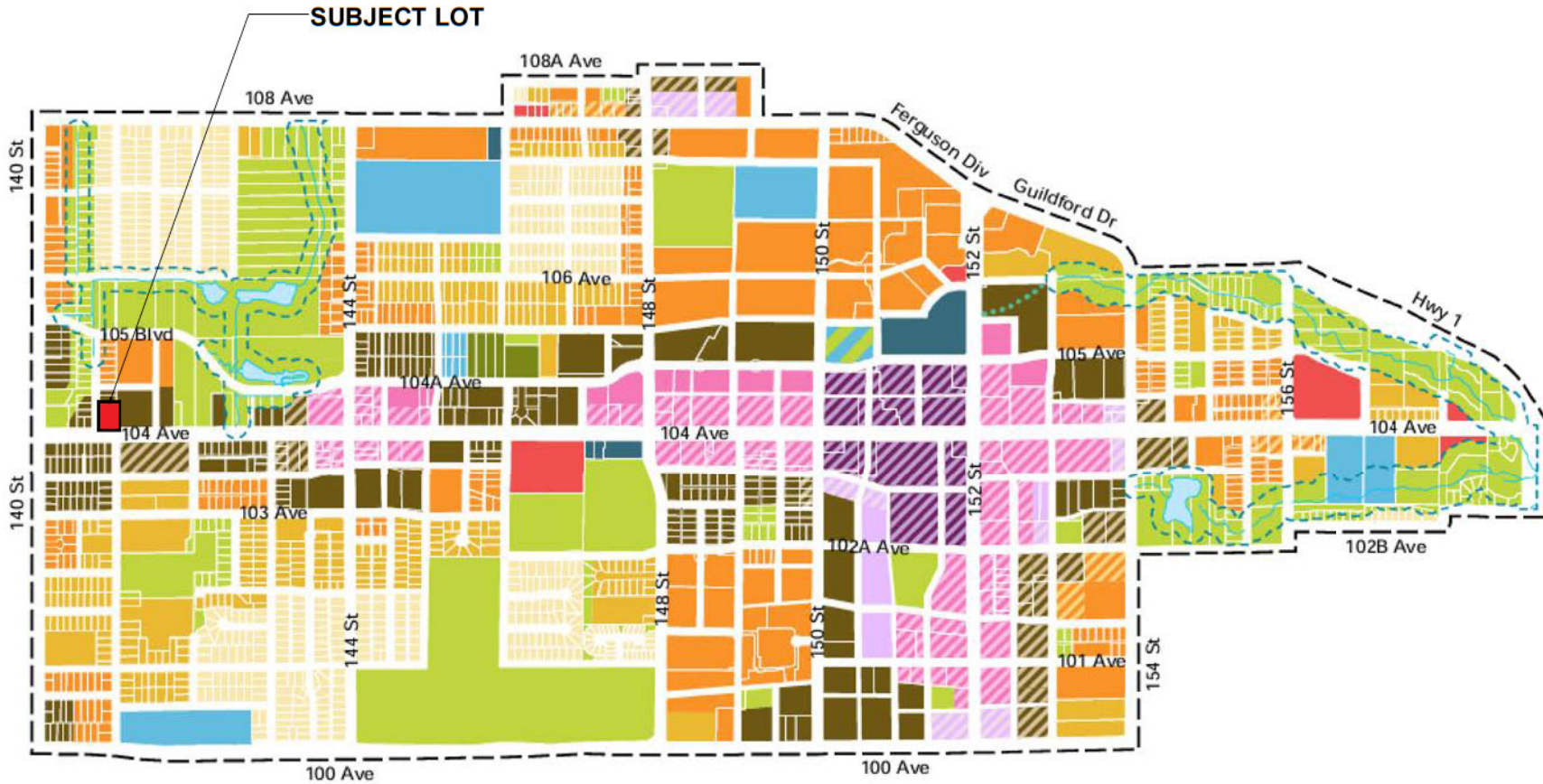
Drawn By AJ	Date 2024-02-09
Checked By MG	Project ID 24A3

Sheet Title
PROGRAM SUMMARY

Scale

Sheet No.
A-0.3

GUILDFORD LAND USE PLAN



LEGEND

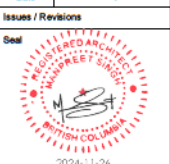
- Core Mixed-Use
- Low to Mid Rise Mixed-Use
- Urban Residential
- Park/School
- High Rise Mixed-Use
- Low to Mid Rise Residential
- Commercial
- Metro Vancouver Reservoir
- High Rise Residential
- Low Rise Transition Mixed-Use
- Civic
- Parks and Natural Areas
- School
- Mid Rise Mixed-Use
- Low Rise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

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



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Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
14083 104 Avenue & 10418, 10430 140B Street, Surrey, British Columbia

Drawn By AJ	Date 2024-02-09
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Sheet Title
LAND USE PLAN

Scale

Sheet No.

A-0.4



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Issues / Revisions



Project Title
MULTI- FAMILY APARTMENT DEVELOPMENT

Project Address
14083 104 Avenue & 10418, 10430 140B Street, Surrey, British Columbia

Drawn By	Date
AJ	2024-02-09
Checked By	Project ID
MG	2043

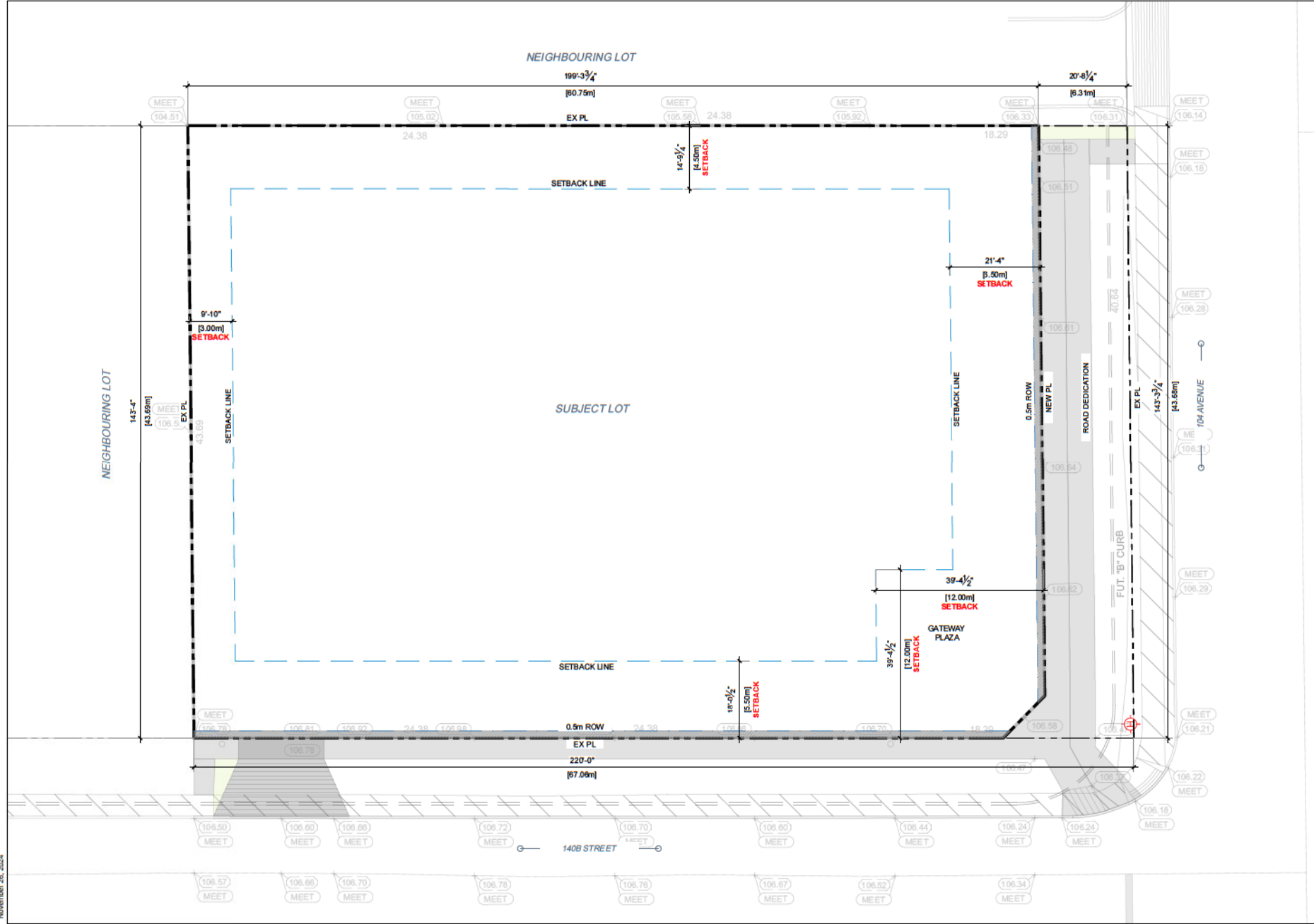
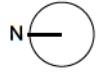
Sheet Title
CONTEXT PLAN

Scale

Sheet No.

A-0.5

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Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue &
 10418, 10430 140B Street,
 Surrey,
 British Columbia

Drawn By
 AJ
Date
 2024-02-09

Checked By
 MG
Project ID
 2043

Sheet Title
BASE PLAN

Scale

Sheet No.

A-0.8



① SHADOW @ EQUINOX MARCH 20th -10AM



② SHADOW @ EQUINOX MARCH 20th -12NOON



③ SHADOW @ EQUINOX MARCH 20th -2PM



④ SHADOW @ EQUINOX SEP 20th -10AM



⑤ SHADOW @ EQUINOX SEP 20th -12NOON



⑥ SHADOW @ EQUINOX SEP 20th -2PM

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Issues / Revisions



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MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
14083 104 Avenue & 10418, 10430 140B Street, Surrey, British Columbia

Drawn By AJ	Date 2024-02-09
Checked By MG	Project ID 24A3

Sheet Title
SHADOW STUDY

Scale

Sheet No.

A-0.9



① SHADOW @ SOLSTICES JUNE 20th -10AM



② SHADOW @ SOLSTICES JUNE 20th -12NOON



③ SHADOW @ SOLSTICES JUNE 20th -2PM



④ SHADOW @ SOLSTICES DEC 20th -10AM



⑤ SHADOW @ SOLSTICES DEC 20th -12NOON



⑥ SHADOW @ SOLSTICES DEC 20th -2PM

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Issues / Revisions



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
14083 104 Avenue & 10418, 10430 140B Street, Surrey, British Columbia

Drawn By AJ	Date 2024-02-09
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Sheet Title
SHADOW STUDY

Scale

Sheet No.

A-0.10

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① STREETScape VIEW ALONG 140B STREET



② STREETScape VIEW ALONG 104 AVE

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Seal

2024-11-26

Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

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Date
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Project ID
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Sheet Title
STREETScape

Scale

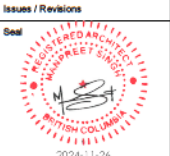
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2023-09-22	Preliminary Application



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue &
 10418, 10430 1408 Street,
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Date
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Project ID
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SITE PLAN

Scale

Sheet No.

A-1.0



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Project Title
 MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue & 10418, 10430 140B Street, Surrey, British Columbia

Drawn By: AJ
Checked By: MG

Scale
 AS SHOWN

Sheet Title
 FIRE ACCESS PLAN

Scale
 AS SHOWN

Sheet No.
 A-1.1

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KEY PLAN



① PERSPECTIVE VIEW FROM 104BST

2024-11-26	REVISED COMMENTS
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Issues / Revisions

Seal

Project Title
 MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue &
 10418, 10430 140B Street,
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Drawn By AJ	Date 2024-02-09
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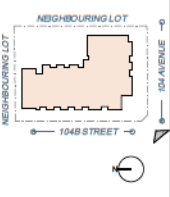
Sheet Title
PERSPECTIVE

Scale

Sheet No.
A-3.0

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KEY PLAN



① PERSPECTIVE VIEW FROM INTERSECTION OF 104BST&104AVE

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Issues / Revisions

Seal

2024-11-26

Project Title
 MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue & 10418,10430 140B Street, Surrey, British Columbia

Drawn By	Date
AJ	2024-02-09
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MG	2043

Sheet Title

PERSPECTIVE

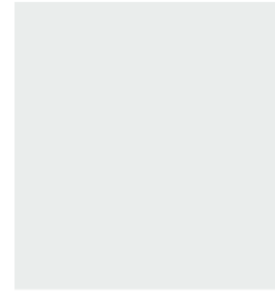
Scale

Sheet No.

A-3.1



1-Wire Mesh Overhead Door
Color: Benjamin Moore Black Ink 2127-20
Material: Metal



2 - Fiber cement siding panel
Color: Benjamin Moore Chalk White 2126-70
Trim | James Hardie.
Reveals to Match Panel siding



3 - Fiber cement siding panel
Color: Benjamin Moore Onyx 2133-10
Trim | James Hardie.
Reveals to Match Panel siding



4-Thin Brick
(LXL- Inter State Brick)
Color: Almond



5-Aluminum Panel
(AL13 ACP Panel System)
Color : Ash



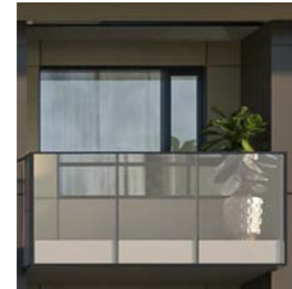
6-Folded Wall Panel
(LUX Panel)
Color: Fawn



7 - Curtain Glazing Wall With Spandrel Glass
Color: Grey



8-Single Door
Color: Dark Grey
Glass: Clear



9 - Metal Railing
Color: Moore Black Ink 2127-20
Glass: Translucent

① WEST ELEVATION
FROM 104b ST.

② PERSPECTIVE VIEW
FROM 104b ST.

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Sheet Title

ELEVATIONS

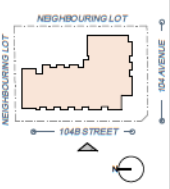
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KEY PLAN



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Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue &
 10418, 10430 140B Street,
 Surrey,
 British Columbia

Drawn By AJ	Date 2024-02-09
Checked By MS	Project ID 24A3

Sheet Title
ELEVATIONS

Scale

Sheet No.
A-3.3

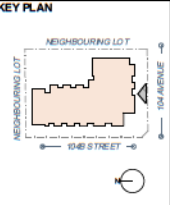


1 WEST ELEVATION (ALONG 140B STREET)
 Scale: NTS

MATERIAL LEGEND:

- | | | | | |
|---|--|--|--|--|
| 1 Wire Mesh Overhead Door
Color: Benjamin Moore Black Ink 2127-20
Material: Metal | 3 Fiber cement siding panel
Color: Benjamin Moore Onyx 2133-10
Trim James Hardie
Reveals to Match Panel siding | 5 Aluminum panel (AL13ACP Panel System)
Color: Ash | 7 Curtain Glazing Wall With Spandrel Glass
Color: Grey | 9 Metal Railing
Color: Moore Black Ink 2127-20
Glass: Translucent |
| 2 Fiber cement siding panel
Color: Benjamin Moore Chalk White 2126-70
Trim James Hardie
Reveals to Match Panel siding | 4 Thin Brick (L.X.L.- Inter State Brick)
Color: Almond | 6 Folded Wall Panel(LUX Panel)
Color: Fawn | 8 Single Door
Color: Dark Grey
Glass: Clear | |

Note:
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MATERIAL LEGEND:

- | | | | |
|--|---|---|---|
| <p>2 Fiber cement siding panel
 Color: Benjamin Moore Chalk White 2126-70
 Trim James Hardie
 Reveals to Match Panel siding</p> | <p>4 Thin Brick
 (L.X.L. Inter State Brick)
 Color: Almond</p> | <p>6 Folded Wall Panel(LUX Panel)
 Color: Fawn</p> | <p>8 Single Door
 Color: Dark Grey
 Glass: Clear</p> |
| <p>3 Fiber cement siding panel
 Color: Benjamin Moore Onyx 2133-10
 Trim James Hardie
 Reveals to Match Panel siding</p> | <p>5 Aluminum panel (AL13 ACP Panel System)
 Color: Ash</p> | <p>7 Curtain Glazing Wall With Spandrel Glass
 Color: Grey</p> | <p>9 Metal Railing
 Color: Moore Black Ink 2127-20
 Glass: Translucent</p> |

Date	Description
2024-11-26	REVISION COMMENTS
2024-11-16	REVISION COMMENTS
2024-10-21	REVISION COMMENTS
2024-09-03	REVISION COMMENTS
2024-08-03	DEVELOPMENT PERMIT
2024-03-22	REVISION COMMENTS
2024-01-19	Preliminary Application-RT
2023-09-22	Preliminary Application

Issues / Revisions

Seal

Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue &
 10418,10430 140B Street,
 Surrey, British Columbia

Drawn By: AJ
 Date: 2024-02-09

Checked By: MG
 Project ID: 2043

Sheet Title
ELEVATIONS

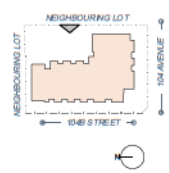
Scale

Sheet No.

A-3.4

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KEY PLAN



1 EAST ELEVATION
 Scale: NTS

MATERIAL LEGEND:

- | | | | |
|---|--|--|--|
| 2 Fiber cement siding panel
Color: Benjamin Moore Chalk White 2126-70
Trim James Hardie
Reveals to Match Panel siding | 4 Thin Brick
(L.X.L- Inter State Brick)
Color: Almond | 6 Folded Wall Panel(LUX Panel)
Color: Fawn | 8 Single Door
Color: Dark Grey
Glass: Clear |
| 3 Fiber cement siding panel
Color: Benjamin Moore Onyx 2133-10
Trim James Hardie
Reveals to Match Panel siding | 5 Aluminum panel (AL13 ACP Panel System)
Color: Ash | 7 Curtain Glazing Wall With Spandrel Glass
Color: Grey | 9 Metal Railing
Color: Moore Black Ink 2127-20
Glass: Translucent |

2024-11-26	REVISED COMMENTS
2024-11-16	REVISED COMMENTS
2024-10-21	REVISED COMMENTS
2024-09-03	REVISED COMMENTS
2024-05-03	DEVELOPMENT PERMIT
2024-03-22	Revised comments
2024-01-19	Preliminary Application-PI
2023-09-22	Preliminary Application

Date	Description
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Issues / Revisions



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue S,
 10418,10430 140B Street,
 Surrey,
 British Columbia

Drawn By AJ	Date 2024-02-09
Checked By MG	Project ID 24A3

Sheet Title
ELEVATIONS

Scale

Sheet No.

A-3.5

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KEY PLAN



2024-11-26	REVISED COMMENTS
2024-11-16	REVISED COMMENTS
2024-10-21	REVISED COMMENTS
2024-09-03	REVISED COMMENTS
2024-05-03	DEVELOPMENT PERMIT
2024-03-22	Revised comments
2024-01-19	Preliminary Application-PT
2023-09-22	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 14083 104 Avenue &
 10418, 10430 140B Street,
 Surrey,
 British Columbia

Drawn By AJ	Date 2024-02-09
Checked By MG	Project ID 2043

Sheet Title
ELEVATIONS

Scale

Sheet No.
A-3.6



1 NORTH ELEVATION
 Scale: NTS

MATERIAL LEGEND:

- | | | | |
|---|--|--|--|
| 2 Fiber cement siding panel
Color: Benjamin Moore Chalk White 2126-70
Trim James Hardie
Reveals to Match Panel siding | 4 Thin Brick
(L.X.L- Inter State Brick)
Color: Almond | 6 Folded Wall Panel(LUX Panel)
Color: Fawn | 8 Single Door
Color: Dark Grey
Glass: Clear |
| 3 Fiber cement siding panel
Color: Benjamin Moore Onyx 2133-10
Trim James Hardie
Reveals to Match Panel siding | 5 Aluminum panel (AL13 ACP Panel System)
Color: Ash | 7 Curtain Glazing Wall With Spandrel Glass
Color: Grey | 9 Metal Railing
Color: Moore Black Ink 2127-20
Glass: Translucent |

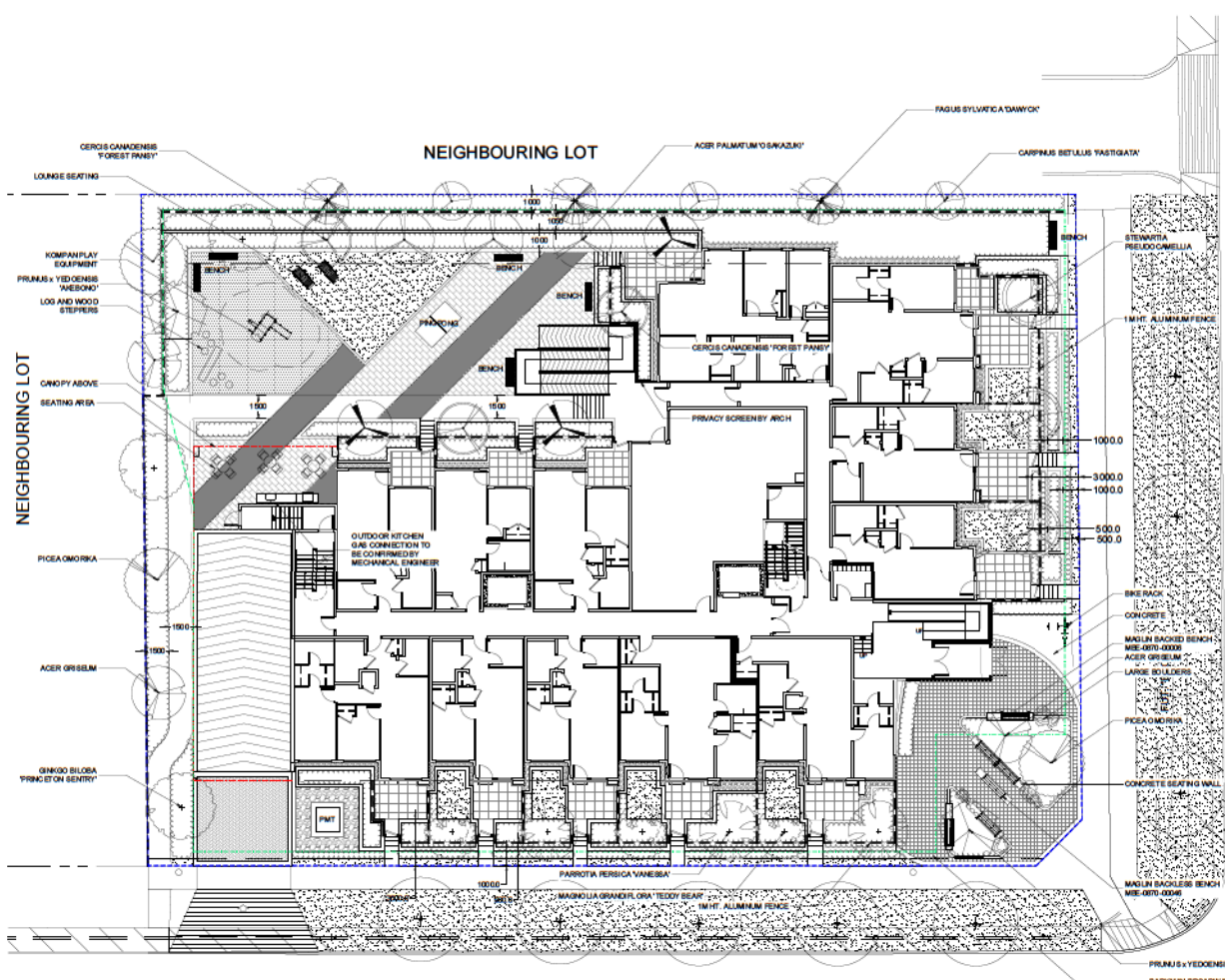
SCALE:



KEY	QTY	%	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 23-166	PLANT SIZE / REMARKS
TREE	3	85%	ACER GRIBELM	PAPERBARK MAPLE		60M CAL, 1.8M STD, BAB, CLIMATE RESILIENT
	3	85%	ACER PALMATUS 'SAKAKUKI'	GREEN JAPANESE MAPLE		60M CAL, BAB
	3	8.0%	CARPINUS BETULUS 'VASTIGATA'	PYRAMIDAL EUROPEAN HORNBEAM		50M CAL, BAB, CLIMATE RESILIENT
	3	85%	CERCIS CANADENSIS 'FOREST PANTRY'	FOREST FINNY REDBUD		50M CAL, BAB, CLIMATE RESILIENT
	3	85%	FAGUS SYLVATICA 'DANWYCK'	FATGATE OX DANWYCK BEECH		60M CAL, BAB
	3	85%	QINQO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR		60M CAL, 2M STD, BAB, CLIMATE RESILIENT
	3	85%	MAKNOIA GRANDEFLORA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAKNOIA		50M CAL, BAB, CLIMATE RESILIENT
	3	85%	PARROTTIA PERUCA 'VANESSA'	VANESSA PERUAN IRONWOOD		50M CAL, BAB, CLIMATE RESILIENT
	3	85%	PICEA OMORPHA	SERBIAN SPRUCE		3M HT, BAB, CLIMATE RESILIENT
	2	57%	PRUNUS YEDDENIS 'AMBONZ'	DAYBREAK CHERRY		60M CAL, BAB, CLIMATE RESILIENT
	3	85%	STREWARTIA FIEUDO-CAMELLIA	JAPANESE STREWARTIA		50M CAL, BAB, CLIMATE RESILIENT
	3	85%	SYRNA PEDIUNENSIS 'GRAT WALL'	CHINESE TREE LILAC GREAT WALL		50M CAL, 1.5M STD, BAB, CLIMATE RESILIENT
36						TOTAL

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CALS STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DETAILED 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 SOIL AND CLIMATE STANDARD AND CANADIAN AND CLIMATE STANDARD. DEFICIENCY 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 HARBOR. * SOILS NOT PERMITTED IN GROWING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM. INSTALLATION TO I.L.A. & C.T. STANDARD, LATEST EDITION. SO REPLACEMENT TREES REQUIRED, 25% REPLACEMENT TREES PROVIDED.



104 AVENUE

140B STREET



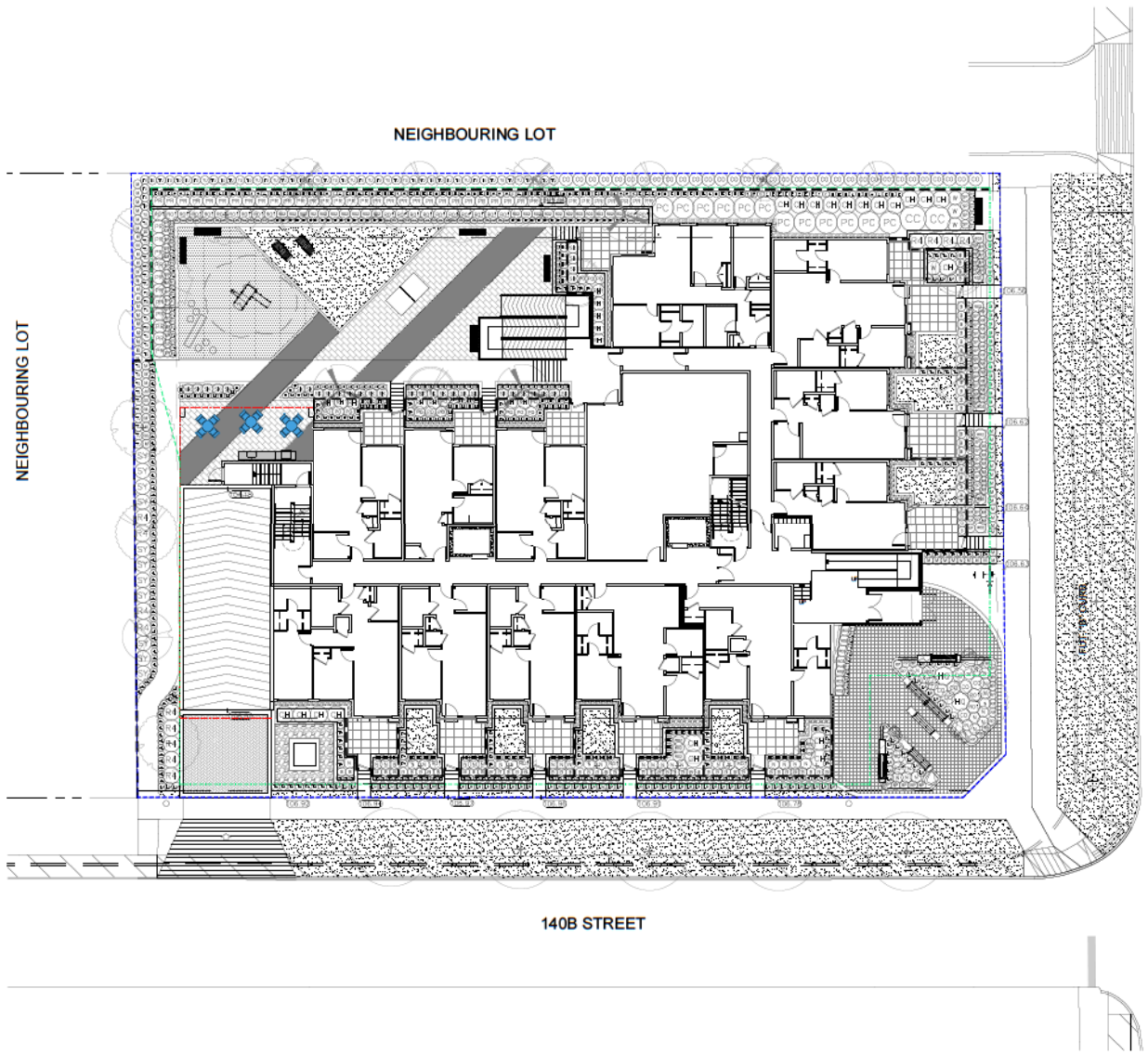
PROJECT:
**RESIDENTIAL / COMMERCIAL
DEVELOPMENT**

**14083 104 AVENUE &
10418, 10430 140B STREET
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 24 JAN 24 DRAWING NUMBER:
SCALE: 1:50
DRAWN: RU **L1**
DESIGN: RU
CHK'D: YR **OF 9**

SCALE:



PLANT SCHEDULE			PMG PROJECT NUMBER: 23-166	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	77	SILVUS MICROPHYLLA WINTER GEM	LITTLE-LEAF BOX	#3 POT, 40CM
	30	CHOBYA TERNATA 'SLANDANCE'	MEXICAN MOCK ORANGE	#3 POT, 80CM
	40	CORNUS SERICEA	RED TING DOGWOOD	#3 POT, 80CM
	2	CORYLUS CORNUC	SEALED HAZELNUT	#3 POT, 80CM
	2	HYDRANGEA QUERCIFOLIA	OWLLEAF HYDRANGEA	#3 POT, 80CM
	44	HANDENIA MEDITERRANEA	DWARF HYDRANGEA BAMBDO	#3 POT, 80CM
	12	PHYSOCLADUS CAPITATUS	PACIFIC NINEBARK	#3 POT, 80CM
	80	FRAXINUS LAURICOMMIS OTTO LUKENI	OTTO LUKEN LAUREL	#3 POT, 80CM
	12	RHOXODENDRON 'JIM'	RHOXODENDRON LIGHT PURPLE, E. MAY	#3 POT, 80CM
	32	ROSA MEIDLAND SONICA	SONICA ROSE	#2 POT, 40CM
	40	ROSA MEIDLAND YED	MEDLAND ROSE, RED	#2 POT, 40CM
	13	ROSA MURINA	MURINA ROSE	#3 POT, 80CM
	46	ROSBARNUS OFFICINALIS 'VIOSTRATUS'	OSPEPPING ROSEMARY	#2 POT, 40CM
	32	SHIMADA JAPONICA (ORNITHOMALIS)	JAPANESE SHIMADA	#3 POT, 30CM
	47	SPRENGERIA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS GERANIUM PINK	#2 POT, 40CM
	11	SYMPHORICARPOS 'MAGIC BERRY'	SNOWBERRY, PINK BERRIES	#2 POT, 30CM
	75	TAXUS MEDIA HILLI	HILLI YEW	1.5M HT, 84S
78	TRILIX OCCIDENTALIS 'EMERALD'	EMERALD GREEN CEDAR	1.5M HT, 84S	
4	WEIGELA FLORIDA PURPURA	PURPLE WEIGELA	#3 POT, 80CM	
GRASS	35	CAREX OSHIMENSI 'SEVERNOLO'	EVER-GOLD JAPANESE EDGE	#1 POT
	73	MISCANTHUS SINEENSIS 'ADAM'S'	ADAM'S DWARF JAP. SILVER GRASS	#2 POT
	72	PENNISETUM ALPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
	63	STIPA TENAXISMA	MEXICAN FEATHER GRASS	#1 POT
	PERENNIAL	35	EGHINOPSIS RUPESTRIS	PURPLE COMEFLORER
41		HEMEROCALLIS WHITE TEMPTATION	DAVILY, WHITE	#1 POT, 20CM
14		HOSTA 'PATRIOT'	HOSTA, GREEN AND WHITE VARIEGATED	#1 POT, 1 EYE
84		LAVALINIA ANASTASIA 'MINISTAR'	ENGLISH LAVALINER, COMPACT, VIOLET-BLUE	#1 POT
56		LIRIOPE MUSCARIS	BLUE LILY-TUISP	#1 POT
37		RUXECORCHIA FLORIDA VIV GULLIVERT	GOLD ST LILY-MUSKIECHIA, YELLOW	15CM POT
GC	7	SEDUM 'NUTRUM JAY'	STONECROP	#1 POT
	70	ALLIUM GERMAN	NOODING ONION	#1 POT, 25CM
	117	SINICA CARINA 'SPRINGWOOD PINK'	WINTER HEATH PINK	#1 POT
14	POLYSTICHUM MURTUM	WESTERN SWORDFERN	#1 POT, 25CM	

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * SUBJECT TO SPECIFICATIONS FOR DEFERRED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MOUNTAINLAND 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 APPROVED BY LANDSCAPE ARCHITECT.

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM. INSTALLATION TO I.L.A.S. STANDARD, LATEST EDITION.

1	24 JAN 23	REVISED PLAN (CITY COMMENTS)	P.
2	24 JAN 23	CITY COMMENTS	P.
3	24 JAN 23	REVISED PLAN (CITY COMMENTS)	P.
4	24 JAN 23	REVISED PLAN	GR
5	24 JAN 23	REVISED PLAN	DR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
RESIDENTIAL / COMMERCIAL DEVELOPMENT
14083 104 AVENUE &
10418, 10430 140B STREET
SURREY, BC

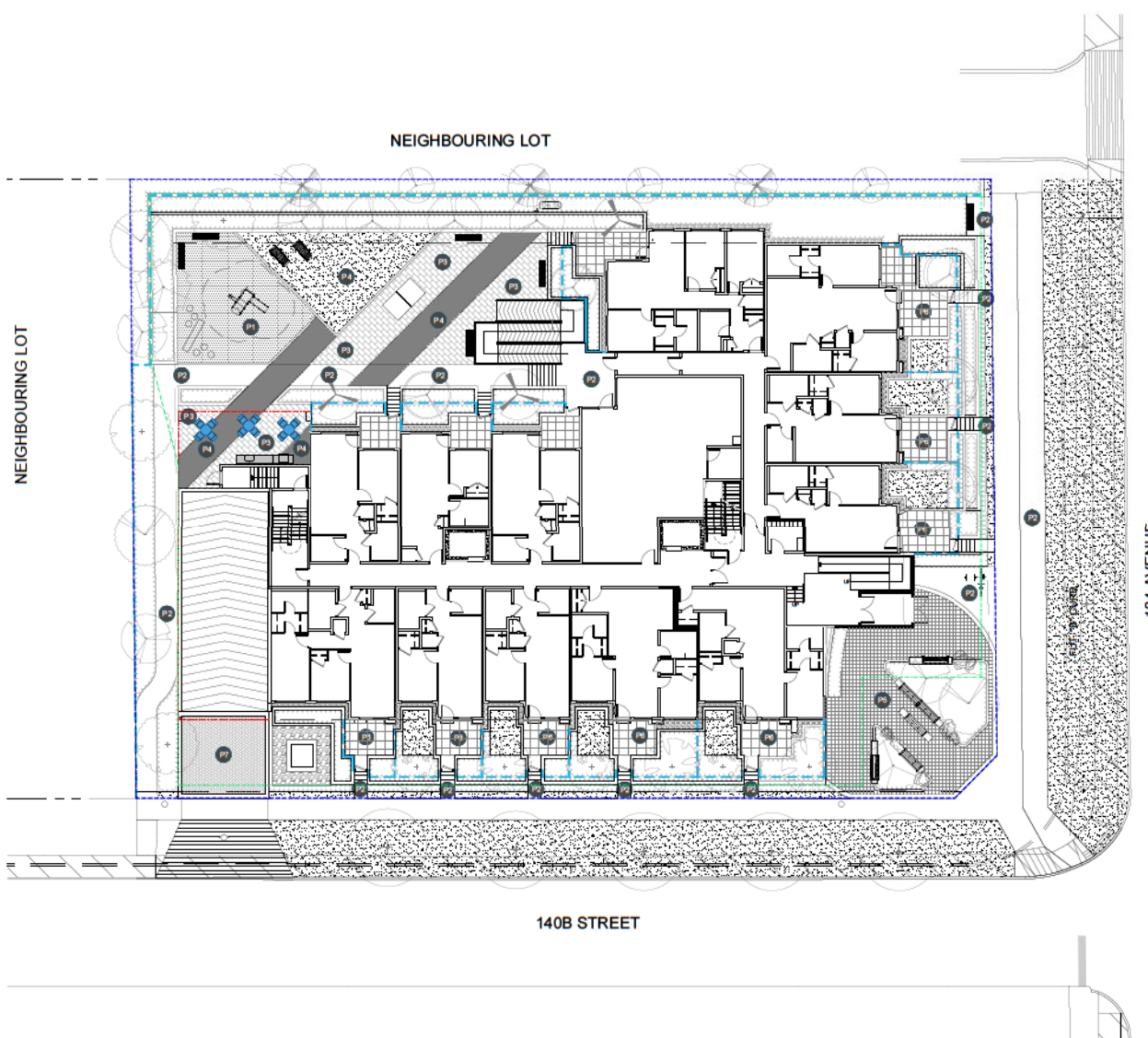
DRAWING TITLE:
SHRUB PLAN

DATE: 24 JAN 23 DRAWING NUMBER:
SCALE: 1:50
DRAWN: RU
DESIGN: RU
CHK'D: YR

L2
OF 9

SEAL:

	PROPERTY LINE
	PARRADELINE
	CANOPY ABOVE



FENCE LEGEND

	1M HT. ALUMINUM FENCE
	PRIVACY SCREEN BY ARCH

ONSITE FURNITURE LEGEND

	MAGLUNBACKLESS BENCH WALL MOUNT MIE-0870-0006
	MAGLUNBACKED BENCH WALL MOUNT MIE-0870-0006
	MAGLUNBIKE MIE-0810-0003 COLOUR: SILVER 14, TIMBER MATTE FINISH
	HAUSER ALUMA SUN LOUNGER H58705-CH
	MAGLUNKHTUR TABLE MTS-2005-0001 MAGLUNKHTUR CHAIRS MCH-2000-0002
	KOMPINI TODDLER CASTLE WITH ROCK CLIMBER M5C642
	MAGLUN BACKED BENCH MIE-0870-0003
	CORNILLEAU OUTDOOR TABLE S10M - GROSSOVER

MATERIALS LEGEND

	MARKETON SURFACES POURED IN PLACE RUBBER YELLOW
	CONCRETE
	BARRIAM BROADWAY PAVERS, BURNING STONE, 800X300X50MM, NATURAL
	BARRIAM BROADWAY PAVERS, BURNING STONE, 800X300X50MM, COLOUR CHARCOAL
	BARRIAM BROADWAY WEATHERED BURNING STONE COLOUR NATURAL
	BARRIAM BROADWAY PAVERS, STACK STONE PAV TERM, 800X300X50MM, COLOUR NATURAL, COLOUR
	BARRIAM BROADWAY PAVERS, HERRENSONE PAV TERM, 800 X 300 X 50 MM, CHARCOAL WITH 1/2" CONCRETE BAND

1	24.JAN.16	REVISÉ PLAN CITY COMMENTS	P.
2	24.JAN.16	CITY COMMENTS	P.
3	24.JAN.16	REVISÉ PLAN CITY COMMENTS	P.
4	24.JAN.16	REVISÉ PLAN	GH
5	24.JAN.16	REVISÉ PLAN	DR

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

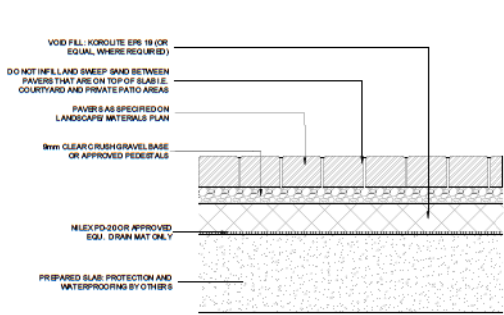
PROJECT:
RESIDENTIAL / COMMERCIAL DEVELOPMENT
14083 104 AVENUE &
10418, 10430 140B STREET
SURREY, BC



DRAWING TITLE:
MATERIAL PLAN

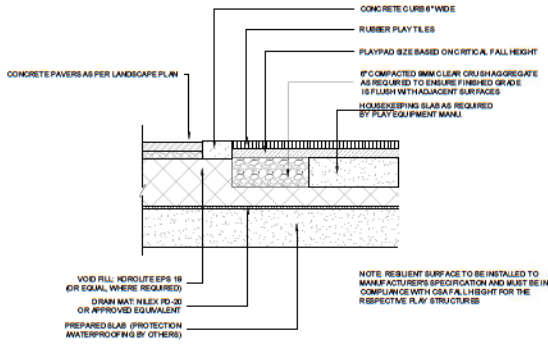
DATE: 24.JAN.16 DRAWING NUMBER:
SCALE: 1:50
DRAWN: RU
DESIGN: RU
CHK'D: YR

L4
OF 9



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVES LIP/LAPGE UP BETWEEN SURFACES
FLATNESS TOLERANCE .5UP OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BIDDING SAND LEVELING COURSE

1 PAVERS ON SLAB WITH VOID FILL
1:12



2 PLAY TILE SURFACE EDGE
1:12



MAGLIN BIKE RACK



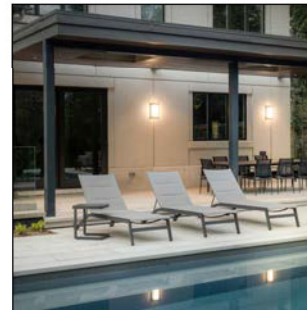
MAGLIN BACKED BENCH



KOMPAN TODDLER CASTLE



MAGLIN BACKLESS BENCH



HAUSER ALUMA SUN LOUNGER



MAGLIN KONTUR TABLE AND CHAIR

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.JAN.25	REVISION PLAN CITY COMMENTS	P.
4	24.JAN.25	CITY COMMENTS	P.
1	24.JAN.25	REVISION PLAN CITY COMMENTS	P.
2	24.JAN.25	REVISION PLAN	MR.
1	24.JAN.25	REVISION PLAN	DR.

CLIENT:

PROJECT:
**RESIDENTIAL / COMMERCIAL
DEVELOPMENT**

14083 104 AVENUE &
10418, 10430 1408 STREET
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
DETAIL**

DATE: 24.JAN.25 DRAWING NUMBER:
SCALE: 1:50
DRAWN: RU
DESIGN: RU
CHECKED: YR

L9
OF 9

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

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

DATE: **November 25, 2024**

PROJECT FILE: **7824-0152-00**

RE: **Engineering Requirements**
Location: 14083 104 Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.308 m on 104 Avenue;
- Dedicate 3.0-metre x 3.0-metre corner cut at 140B Street and 104 Avenue.
- Register 0.5 m statutory right-of-way (SRW) along road frontages.

Works and Services

- Construct the north side of 104 Avenue;
- Construct the east side of 140B Street;
- Construct adequately-sized service connections (drainage, water and sanitary), complete with inspection chambers/water meter, to the site.
- Construct servicing mains along development frontage as required to service the site; and
- Upgrade any downstream local servicing mains as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Manager, Development Services

M51

Department: **Planning and Demographics**
Date: **September 17, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0152**

The proposed development of **95** 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	16
---	----

Projected Number of Students From This Development In:	
Elementary School =	9
Secondary School =	4
Total Students =	13

Current Enrolment and Capacities:	
Mary Jane Shannon Elementary	
Enrolment	376
Operating Capacity	434
# of Portables	0
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

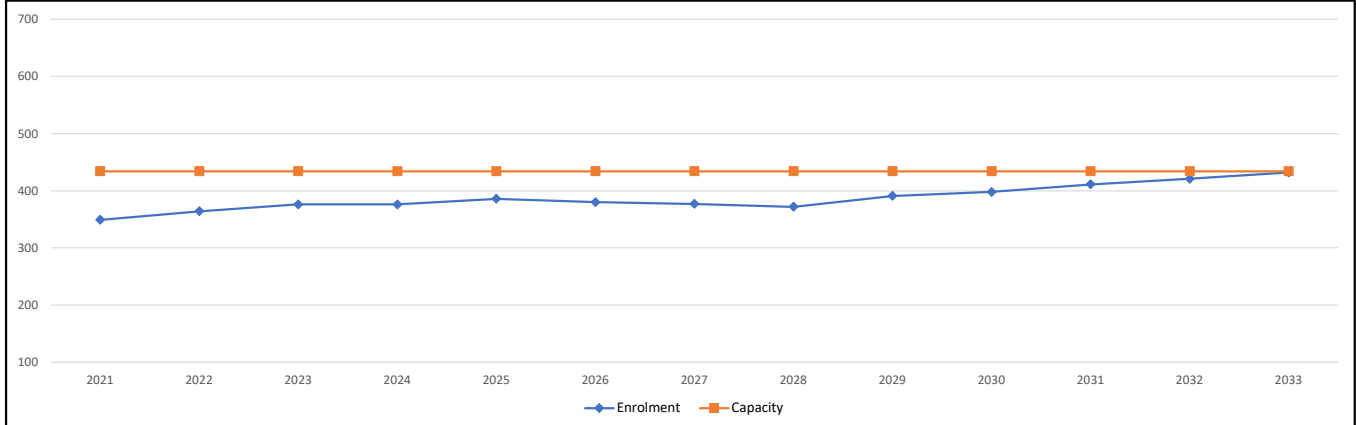
Summary of Impact and Commentary

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, Mary Jane Shannon is operating at 89% capacity. While current projections show modest growth, these will be updated to include density planned through the Guildford Plan, as well as recent Provincial legislative changes. With those included, we expect growth to increase rapidly.

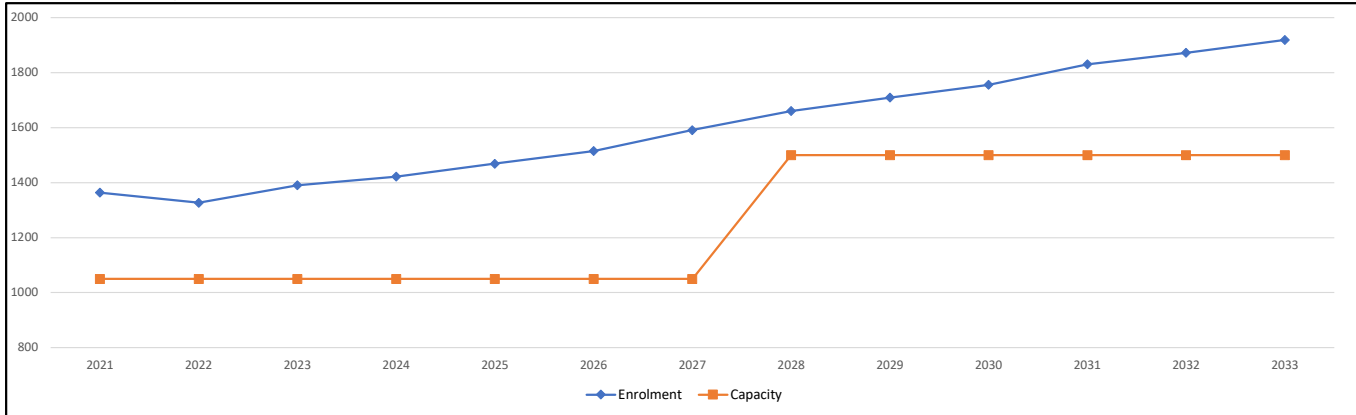
As of September 2023, Guildford Park is operating at 133% and is projected to rapidly grow. The adoption of the Guildford Plan in the area will significantly increase density moving forward. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition,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

Mary Jane Shannon Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Guildford Park Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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

8.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:

Appendix IV

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Tree(s)			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (Excluding Alder and Cottonwood Tree(s))			
Common cherry	1	1	0
Japanese maple	1	1	0
Hawthorn	1	1	0
Lombardy poplar	5	5	0
Coniferous Tree(s)			
Douglas fir	11	11	0
Deodar cedar	1	1	0
Total <i>(Excluding Alder and Cottonwood Tree(s))</i>			
	20	20	0
Additional Trees in the proposed Open Space / Riparian Area	0	0	0
Total Replacement Trees Proposed <i>(Excluding Boulevard Street Tree(s))</i>			
		0	
Total Retained and Replacement Tree(s) <i>(Total + Total replacement tree(s) proposed)</i>			
		0	

**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*

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 14083 104 Ave & 10416, 10418, 10428, 10430 140B St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	20
Protected Trees to be Removed	20
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio	
20 X two (2) = 40	40
Replacement Trees Proposed	0
Replacement Trees in Deficit	40
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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

Summary, report and plan prepared and submitted by:

Francis Klimo

October 16, 2024

(Signature of Arborist)

Date

5.0 SITE MAP

