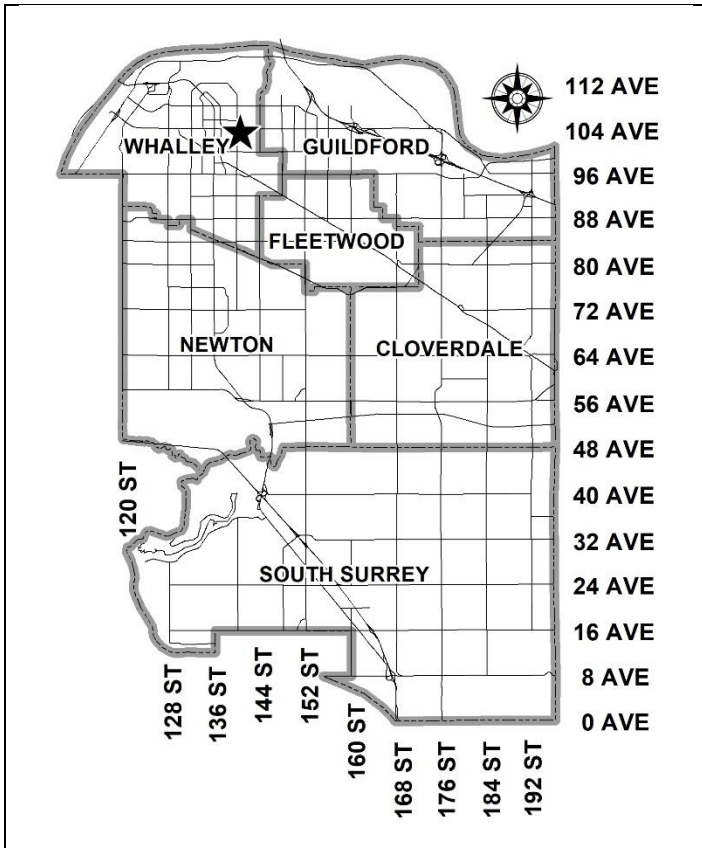


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0285-00

Planning Report Date: March 11, 2024



**PROPOSAL:**

- Rezoning from RF to CD
- Development Permit

to permit the development of a 6-storey residential apartment building.

**LOCATION:**

- 14036 103A Avenue
- 14046 103A Avenue
- 14056 103A Avenue
- 14066 103A Avenue
- 14076 103A Avenue

**ZONING:**

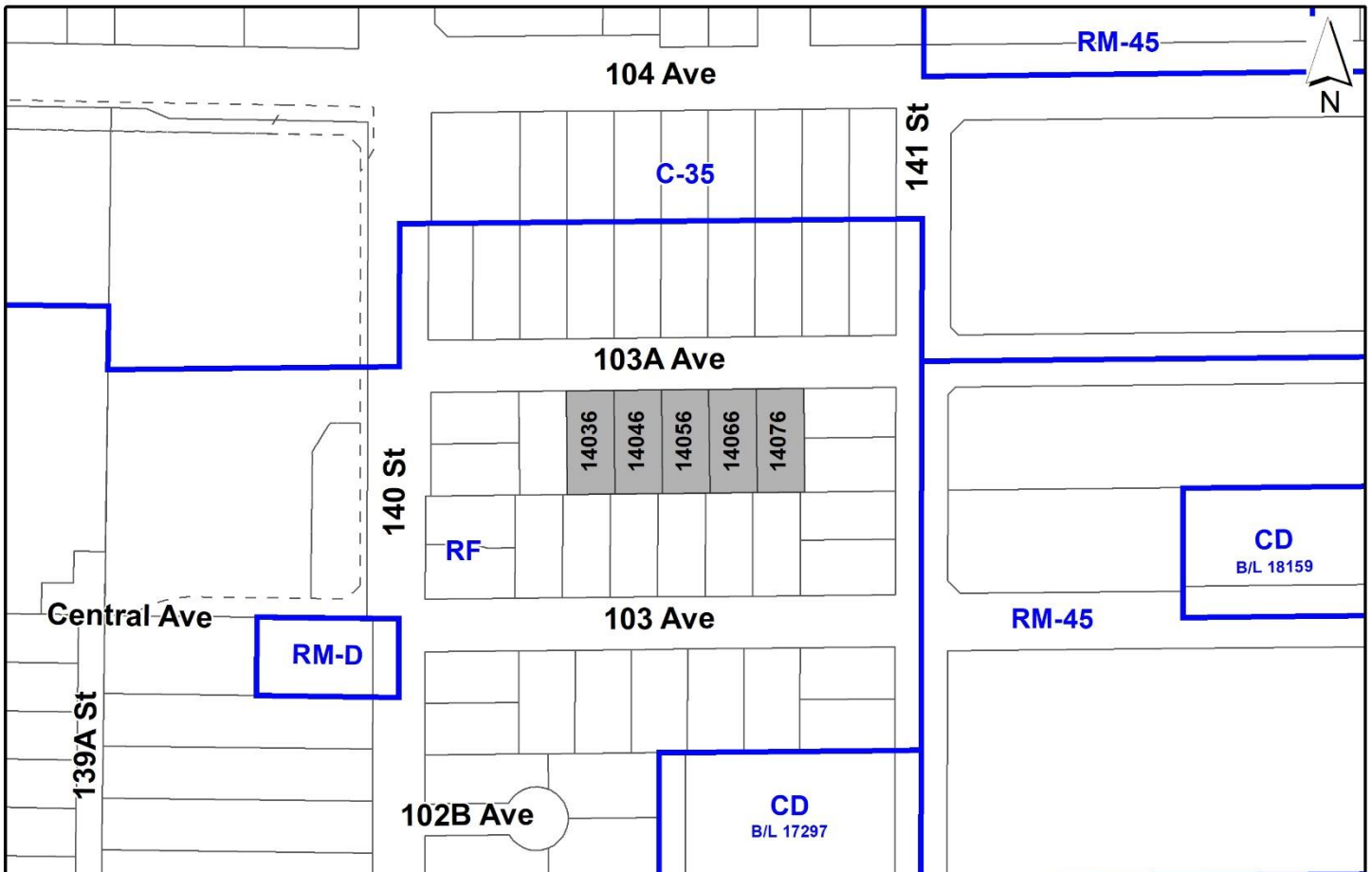
RF

**OCP DESIGNATION:**

Multiple Residential

**TCP DESIGNATION:**

Low to Mid Rise Residential



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal generally complies with the “Low to Mid Rise Residential” designation in the Guildford Plan.
- 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 proposed density and building form are appropriate for this part of Guildford and complies with the Development Permit (Form and Character) requirements in the OCP.
- The proposed buildings will achieve an attractive architectural built form utilizing high quality materials and contemporary lines. The street interface has been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.
- The proposed development is located within an Urban Centre and conforms with the goal of achieving higher density development near a transit corridor.

## 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. 7922-0285-00 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 layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) 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
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a Section 219 Restrictive Covenant for "No Build" along the east property line for future consolidation with 10486 – 103A Avenue and 10333 – 141 Street;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
  - (j) registration of a right-of-way for public rights-of-passage over the proposed plazas located at the northwest and northeast corners of the site.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family lots.	Low to Mid Rise Residential	RF
North (Across 103A Avenue):	Single family lots (Development Application No. 7919-0263 for a 6-storey residential building at Third Reading)	Low to Mid Rise Residential	RF
East:	Single family lots.	Low to Mid Rise Residential	RF
South:	Single family lots (Development Application Nos. 7921-0370-00 and 7922-0140-00 for 6-storey residential buildings under initial review)	Low to Mid Rise Residential	RF
West:	Single family lots.	Low to Mid Rise Residential	RF

**Context & Background**

- The subject site is a 3,638 square metre site, consisting of 5 properties, located on the south side of 103A Avenue, east of 140 Street and located within the Guildford Plan area.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the Guildford Plan area and is zoned “Single Family Residential Zone (RF)”.
- The existing dwellings currently have access from 103A Avenue.

**DEVELOPMENT PROPOSAL****Planning Considerations**

- In order to permit the development of a 6-storey apartment building with 149 units, the applicant is proposing the following:
  - Rezoning the site from RF to CD (based on RM-70 Zone);
  - Consolidation of the existing 5 lots into 1 residential lot; and
  - Detailed Development Permit for Form and Character.



- The proposed development will consist of 149 residential dwelling units above two levels of underground parking.
- The applicant will register a 1.2-metre-wide “no build” covenant along the east property line to be consolidated in the future with the adjacent properties at 14086 – 103A Avenue and 10333 – 141 Street.
- The following table provides specific details on the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3,638 square metres
Road Dedication:	239 square metres
No Build Area:	48 square metres
Net Site Area:	3,350 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	6 storeys / 22 metres
<b>Floor Area Ratio (FAR):</b>	2.50 (gross) and 2.68 (net)
<b>Floor Area</b>	
Residential:	8,984 square metres
Commercial:	
Total:	8,984 square metres
<b>Residential Units:</b>	
Micro Studio:	13
Studio:	6
1-Bedroom:	84
2-Bedroom:	30
3-Bedroom:	16
Total:	149

## 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 23 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

13 Elementary students at Lena Shaw Elementary School  
6 Secondary students at Guildford Park Elementary 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 March 2027.

**Parks, Recreation & Culture:** Hawthorne Rotary Park is the closest active park with amenities including playgrounds, spray park, walking trails, dog off leash area, natural areas, and is 330 metres walking distance from the proposed development.

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

**Advisory Design Panel:** At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less to proceed to Council for By-law introduction, without 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, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

## Transportation Considerations

### Road Network & Infrastructure

- The applicant will be providing the following improvements:
  - dedication and construction of the south side of 103A Avenue to the local road standard; and
  - dedication and construction of a new north/south lane along the west property line.

### Traffic Impacts

- As part of the Stage 2 Plan process, a transportation impact analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area. This process, as opposed to a piecemeal evaluation approach, is preferred to better inform the required infrastructure improvements to support the projected overall growth within the Plan.
- According to industry standard rates, the proposal is anticipated to generate approximately one vehicle trip per minute in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City's minimum threshold and complies with the Guildford Plan designation, with the anticipated land-use and density on the subject site having been taken into account as part of the Stage 2 transportation impact analysis for the overall Plan area.

### Transit

- The subject site is located within 100 metres of an existing Rapid Bus stop on 104 Avenue at 140 Street.
- The proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

### Access and Parking

- Access to the subject site is proposed via a new lane introduced along the west property line of the subject site.
- The applicant is proposing to provide a total of 171 stalls on-site, exceeding the Zoning Bylaw requirements of 149 stalls.

## Sustainability Considerations

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP), which permits up to 2.5 FAR gross within Urban Centres.

#### Themes/Policies

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

### Secondary Plans

#### Land Use Designation

- The property is designated "Low to Mid Rise Residential" in the Guildford Plan.
- The "Low to Mid Rise Residential" designation permits up to 2.50 FAR (gross). The designation supports up to 6 storeys.
- The applicant is proposing a gross density of 2.50 FAR, which complies with the maximum permitted under the designation.

### Themes/Objectives

- 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 development encourages a greater diversity of housing options for different family sizes, types and compositions.
- The Guildford Plan Housing Policy requires that a minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater. The intent is to provide a broader range of housing choice for a variety of family sizes, types as well as compositions.
- Staff note that the proposal generally addresses these family-oriented housing policies in the Guildford Plan by providing approximately 30% of the total dwelling units as two or more bedrooms and 10.7% of the dwelling units as three or more bedrooms.

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey residential 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:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone	
<b>Unit Density:</b>	N/A	N/A	
<b>Floor Area Ratio:</b>	1.50	2.68	
<b>Lot Coverage:</b>	33%	45%	
<b>Yards and Setbacks</b>	7.5 metres	East: 4.0 metres West: 4.5 metres South: 4.5 metres North: 5.5 metres	
<b>Principal Building Height:</b>	50 metres	22 metres	
<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:	460 square metres	The proposed 386 square metres + \$75,000 CIL meets the Zoning Bylaw requirement.	
Outdoor Amenity:	460 square metres	The proposed 503 square metres exceeds the Zoning Bylaw requirement.	
Parking (Part 5)		Required	Proposed
<b>Number of Stalls</b>			
Residential:		203	171
Residential Visitor:		30	15
Total:		233	186
Accessible:		5	4
<b>Bicycle Spaces</b>			
Residential Secure Parking:		179	221
Residential Visitor:		6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, minimum building setbacks and off-street parking requirements.
- The permitted land use is intended to accommodate the proposed 6-storey apartment building.
- If calculated on the net site area, the FAR is 2.68. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.68 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 45% in the CD Bylaw to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment building is supported given it will allow for a more urban, pedestrian-oriented streetscape.

### On-site Parking and Bicycle Storage

- The proposed development includes a total of 186 parking spaces consisting of 171 resident parking spaces and 15 parking spaces for visitors. In addition, the applicant will provide 4 accessible parking spaces.
- All parking spaces on-site will be provided within an enclosed underground parkade that is accessed from the west lane.
- The applicant is proposing to provide a minimum rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).
- Of the 186 parking stalls provided, 41 small car stalls, or 22% of the total number of parking spaces, are proposed. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of all lot lines.
- The development will provide a total of 221 secure bicycle parking spaces in the underground parkade. This will exceed the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces, at grade for visitors, for each of the proposed buildings which complies with the Zoning Bylaw requirement.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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.

### **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 \$1,068 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 February 26, 2024, and the Development Proposal Signs were installed on February 26, 2024. Staff received one response from a neighbour (*staff comments in italics*):
  - One respondent sought more information regarding the consolidation strategy for entire block.

*(Staff provided the requested information to the respondent.)*

### **DEVELOPMENT PERMITS**

#### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Guildford Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Guildford Plan.
- The applicant has worked with staff to:
  - create an appropriate consolidation strategy and road pattern for the entire block, including provision of a no build area along the east property line for future consolidation with the properties to the east;
  - provide appropriate ground floor setbacks to accommodate robust planting and to ensure a consistent streetscape;
  - provide appropriate step backs for levels 5 and 6 on the north elevation in order to maintain a 4-storey visual expression along 103A Avenue;
  - visually scale down the length of the building massing by stepping down the roof forms and recessing the central portion of the façade;



- create a strong sense of the main lobby entrance that is architecturally integrated with the building proportionally as a 2-storey appearance;
  - provide a side yard mews interface along the east property line;
  - refine the exterior elevations and materials; and
  - refine the overall building massing in order to ensure an attractive streetscape that fits the neighbourhood scale.
- The proposed building is a 6-storey, wood frame residential building, consisting of a single street frontage and the lane frontage.
- The design responds to the 103A Avenue development scale pattern by dividing the massing into two halves by providing a recessed façade located centrally in the building and stepping back the two uppermost storeys for relief.
- The ground-floor units are oriented toward the street with direct front door access and usable semi-private outdoor space to help define the streetscape with a series of individualized units at a more relatable pedestrian scale using a 2-storey townhouse-like appearance.
- The predominant building material is comprised of durable cementitious panels and horizontal siding with a robust brick base to reinforce the 2-storey townhouse character and complementing the 4-storey brick portals framing the key balcony areas.
- The building orientation provides appropriate urban edges on 103A Avenue and the lane while ensuring that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways as a means of CPTED.
- The applicant is proposing a unit mix of 13 micro studios, 6 studio units, 84 one-bedroom, 30 two-bedroom units and 16 three-bedroom units.

### Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- The applicant is proposing a 2-metre wide landscape buffer area along the south property line.
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

### Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit and 4 square metres per micro unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 460 square metres of indoor amenity space to serve the residents of the proposed 149-unit apartment building. Of this 460-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 386 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 460 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution of \$75,000 (based on \$3,000 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended. Cash-in-lieu contributions for indoor amenity space are increased on an annual basis and must be paid at the rate in effect at the time of Final Adoption.
- The applicant is proposing indoor amenity on the ground floor, including a gym, yoga studio and sitting areas.

#### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit, the proposed development must provide a total of 460 square metres of outdoor amenity space to serve the residents of the proposed 149 units.
- The applicant is proposing 503 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the rear yard area and a rooftop amenity on Level 6.
- The amenities on the ground level include a children's play area, an outdoor dining and barbeque area and a lawn area directly adjacent to the indoor amenity area.
- The Level 6 rooftop amenities includes a variety of seating areas.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

#### Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 (“Proposed Changes to Advisory Design Panel Procedures for Development Applications”) which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, the ADP can be waived.

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
  - Coordinate all design drawings for accuracy and completeness;
  - Coordinate the balconies into the building elevation design; and
  - Confirmation and coordination of the proposed servicing elements adjacent to the public realm.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

## TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Maple, Norway	3	0	3
Pear	1	1	0
<b>Coniferous Trees</b>			
Douglas-Fir	1	1	0
Redcedar, Zebra	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>8</b>	<b>5</b>	<b>3</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>33</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>36</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 8 mature trees on the site, and no Alder and Cottonwood trees on the site. The applicant proposes to retain 3 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 10 replacement trees on the site. The applicant is proposing 33 replacement trees, exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 103A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including maples, katsura and dogwood.
- In summary, a total of 36 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

LM/ar

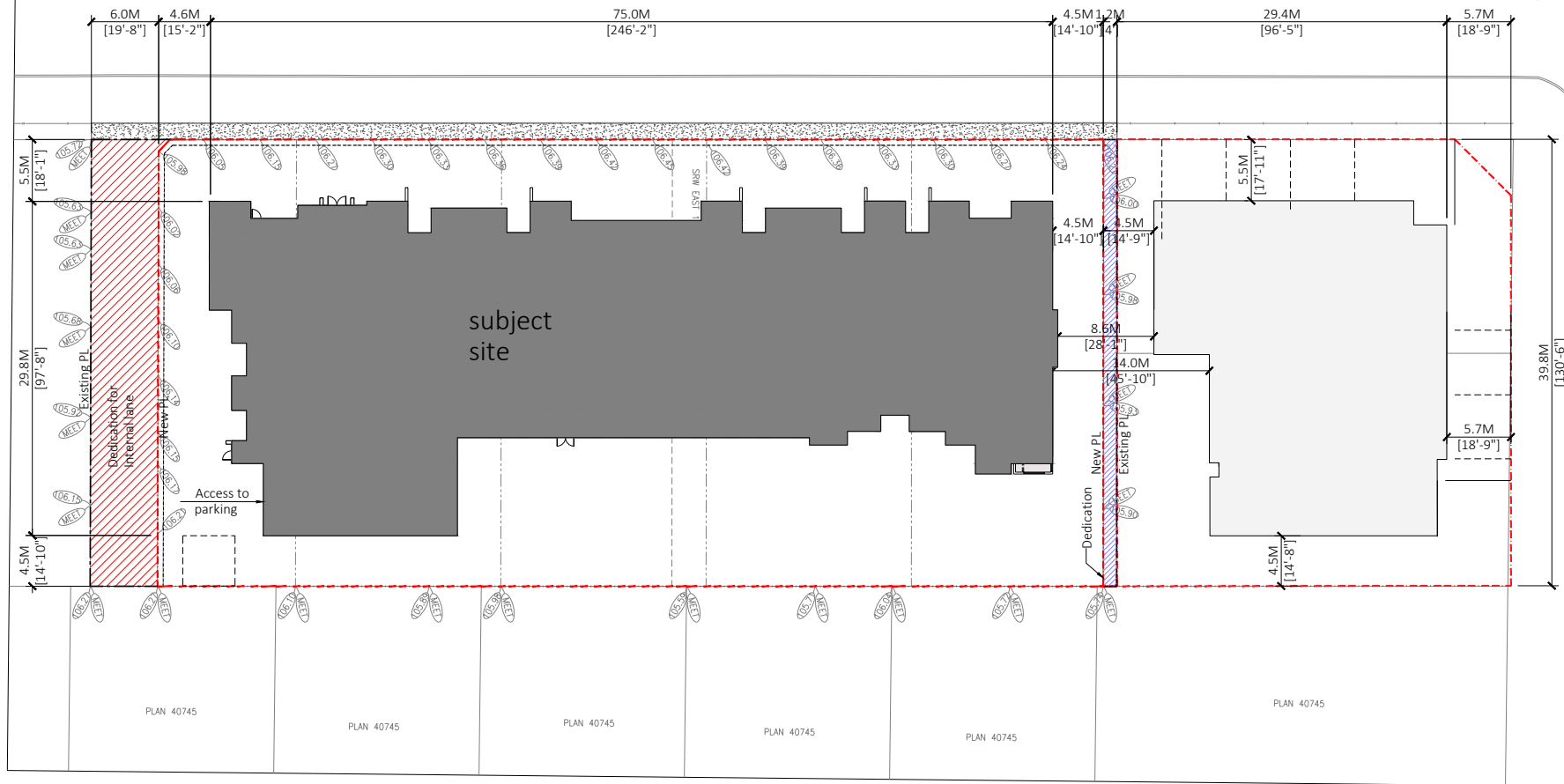








103A AVE



141 STREET

REV	DESCRIPTION	BY	DATE

CONTEXT PLAN

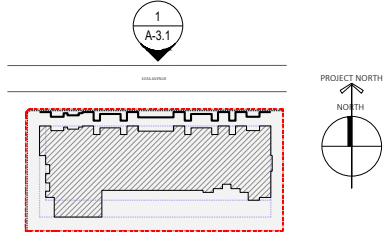








1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)SILVER CLOUD (2129-70)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : WINTER LAKE (2129-50)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)COLOR : NORMANDY (2129-40)
4	BRICK CLADDING (ENDICOTT) COLOR : Manganese Ironspot
5	Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)Color : Blue note (2129-30)
6	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) TROUT GRAY (2124-20)
7	ARCHITECTURAL FINISH CONCRETE



1 NORTH ELEVATION ( 103A AVENUE )  
Scale: 1/20"=1'-0"

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

PROJECT INFO:  
APARTMENT BUILDING AT  
14036-14076 103A AVE SURREY BC  
CLIENT:  
Inderjit Dhillon

DATE  
5-Mar-24  
PROJECT NO:  
21-251  
SCALE: 1/20"=1'  
DRAWN BY:  
B.S

REV	DESCRIPTION	BY	DATE

ELEVATION

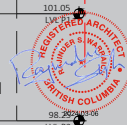


REV	DESCRIPTION	DATE



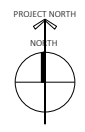
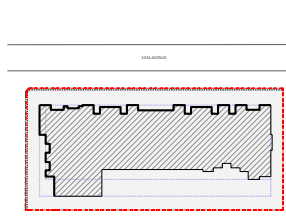
- 1 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) SILVER CLOUD (2129-70)
- 2 EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : WINTER LAKE (2129-50)
- 3 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : NORMANDY (2129-40)
- 4 BRICK CLADDING (ENDOKOTI) COLOR : Manganese-Ironspot
- 5 Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar) Color : Blue note (2129-90)
- 6 EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) TROUT GRAY (2124-20)
- 7 ARCHITECTURAL FINISH CONCRETE

5 WEST ELEVATION  
Scale: 3/32"=1-0"



1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)SILVER CLOUD (2129-70)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) COLOR : WINTER LAKE (2129-50)
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)COLOR : NORMANDY (2129-40)
4	BRICK CLADDING (ENDICOTT) COLOR : Manganese Ironspot
5	Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)Color : Blue note (2129-30)
6	EXTERIOR HIGH DENSITY FIBRE CEMENT SIDING (HARDIE OR SIMILAR) TROUT GRAY (2124-20)
7	ARCHITECTURAL FINISH CONCRETE

10  
A-3.9



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

PROJECT INFO:  
APARTMENT BUILDING AT  
14036-14076 103A AVE SURREY BC  
CLIENT:  
Indertjit Dhillon

DATE  
5-Mar-24  
PROJECT NO:  
21-251  
SCALE: 1/16"=1' DRAWN BY:  
B.S

REV	DESCRIPTION	BY	DATE

view -2



A-3.9





SEAL:



3	24.FEB.20	NEW SITE PLAN/CITY COMMENTS	WJL
4	24.JAN.18	NEW SITE PLAN/CITY COMMENTS	WJL
7	23.OCT.21	NEW SITE PLAN	MC
8	23.OCT.21	REVISE PER CITY COMMENTS	MC
9	23.AUG.20	REVISE PER NEW SITE PLAN, LEVEL 6 AMENITY	MC
4	23.MAY.01	REVISE PER NEW SITE PLAN, ARCHITECT REPORT	MC
7	23.APR.21	REVISE PER NEW SITE PLAN, DP	MC
2	22.NOV.14	REVISE PER CITY COMMENTS	SA
1	22.JUL.15	REVISE PER NEW AREA PLAN	SA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:  
**WESTORIA DEVELOPER GROUP**

PROJECT:  
**APARTMENT BUILDING**  
14036 103A AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 22.JUN.20 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: RK  
DESIGN: RK  
CHKD: BA **L1** OF 6

**MATERIAL LEGEND**

KEY	SYMBOL	DESCRIPTION
(A)		ASPHALT
(B)		BARKMAN BROADWAY PAVERS SIZE: 600X600X65MM RUNNING BOND, COLOUR NATURAL AND CHARCOAL
(C)		BARKMAN BROADWAY PAVERS SIZE: 600X600X65MM RUNNING BOND, COLOUR CHARCOAL
(D)		CONCRETE PAVEMENT FINISH: BROOK FINISH COLOUR: NATURAL
(E)		PLANTED AREA SHRUBS, PERENNIALS AND GROUNDCOVERS
(F)		ARTIFICIAL TURF
(G)		SOD LAWN
(H)		MARATHON SURFACES POURED IN PLACE RUBBER LANDSCAPE, COLOURS BERLIN BLUE AND TEAL

**SITE FURNITURE LEGEND**

KEY	SYMBOL	DESCRIPTION
(1)		RATANA PALM HARBOR CLUB CHAIR & TABLE COLOUR: CAST CORAL & LEATHER ANTIQUE BROWN
(2)	II	MAGLIN BIKE RACK 350-4-S COLOUR: GLOSSY BLACK FINE TEXTURED
(3)		NORTHWEST LANDSCAPE SUPPLY MADISON PLANTERS 26" PRPA116594 COLOUR: CAVIAR BLACK
(4)		MAGLIN TRASH CONTAINER WR650-32-M-LBK
(5)		METAL LASERZ BLACK LINER STRUCTURA SPAR LIGHT POST, 12' HEIGHT WR650-32-M-LBK
(6)		METAL LASERZ BLACK LINER MAGLIN FORO TABLE AND CHAIRS 1700 SERIES
(7)		METAL PATTERN 1, ORANGE COLOUR MAGLIN 430 SACRED BENCHES 400 SERIES HIGH DENSITY POLYETHYLENE, GLOSSY BLACK
(8)		LANDSCAPE STRUCTURES WHIRLY-Q SPINNER MODEL: W959
(9)		LANDSCAPE STRUCTURES SENSORY PLAY WALL HEBRA DOUBLE SWING
(10)		LANDSCAPE STRUCTURES HEBRA SWING MODEL: H79-80

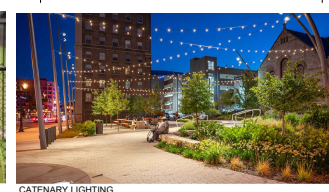
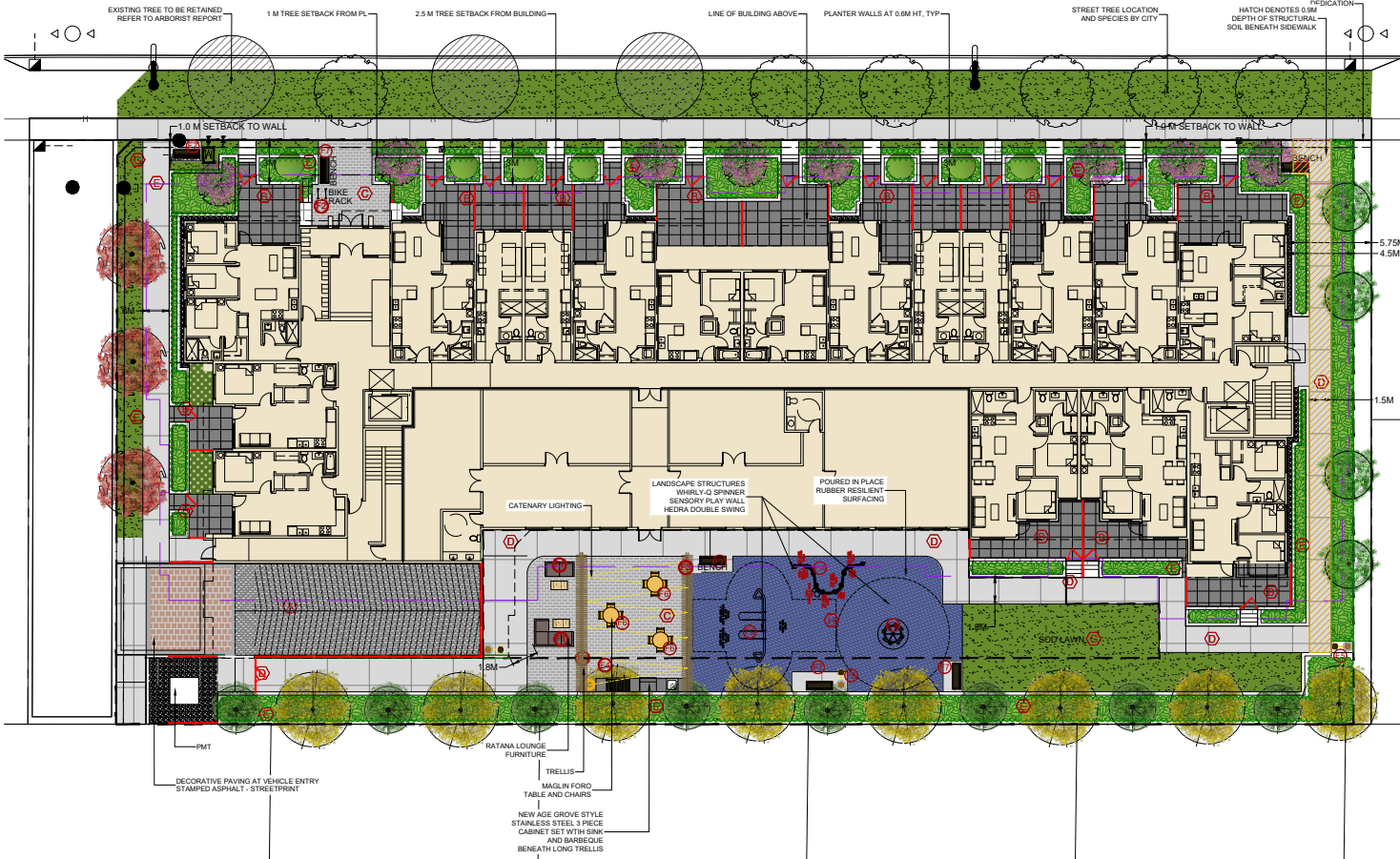
**FENCING LEGEND**

	1m HT METAL FENCE AND GATE
--	----------------------------

**TREE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 22-117
(1)	4	ACER GRIBNUM	PAPERBARK MAPLE	8CM CAL, 1.2M STD, B&B	
(2)	3	ACER RUBRUM	RED ROCKET MAPLE	8CM CAL, 1.2M STD, B&B	
(3)	8	CORCOPHILLUM JAPONICUM	NATURAL TREE	8CM CAL, 1.2M STD, B&B	
(4)	8	CORNUS KOUSA 'SANTOM'	PINK KOUSSA DOGWOOD	8CM CAL, 1.2M STD, B&B	
(5)	8	FRAXILIS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	2M HT, B&B	
(6)			STREET TREES BY CITY		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC 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 OPENING 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. \*\*\* SOILS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.





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**TO: Director, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

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

**DATE: March 05, 2024**                      **PROJECT FILE: 7822-0285-00**

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**RE: Engineering Requirements  
Location: 14036, 14046, 14056, 14066, 14076 - 103A Avenue**

#### **OCP TEXT AMENDMENT**

There are no engineering requirements relative to the OCP Text Amendment.

#### **REZONE/SUBDIVISION**

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

- Dedicate 6.00 m road allowance for residential lane;
- Dedicate 1 m x 1 m corner cut at lane to 103A Avenue intersection; and
- Register 0.5 m statutory right-of-way (SRW) along 103A Avenue.

##### ***Works and Services***

- Construct south side of 103A Avenue;
- Construct residential lane;
- Construct adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers/water meter, to service the site;
- Construct required servicing mains (drainage, water, and sanitary) and/or upgrade as required along the site frontage in order to meet frontage requirements and to provide servicing to the development site;
- Complete sanitary and drainage catchment analysis and resolve downstream constraints as required; and
- Register applicable legal documents as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Janelle Frank, P.Eng.  
Development Review Manager

# APPENDIX III



Department: **Planning and Demographics**  
 Date: **February 23, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0285 00**

The proposed development of **149** 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>	23
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	13
Secondary School =	6
Total Students =	19

<b>Current Enrolment and Capacities:</b>	
<b>Lena Shaw Elementary</b>	
Enrolment	664
Operating Capacity	569
# of Portables	5
<b>Guildford Park Secondary</b>	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

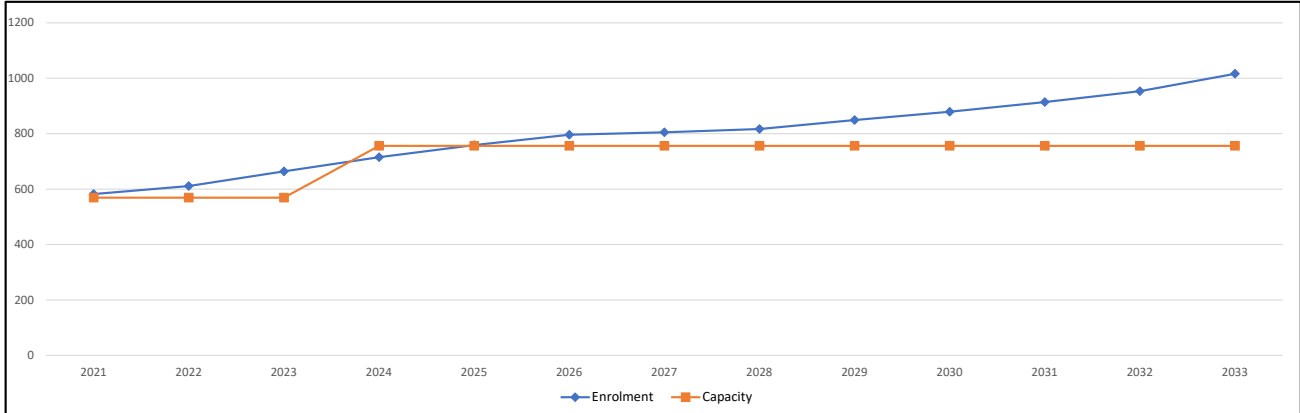
**Summary of Impact and Commentary**  
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

Lena Shaw operates at or slightly above the school's capacity. Post 2023, the projected growth trend begins to get stronger finishing at end of the decade to around 830 students. In anticipation of further growth associated with the proposed transit oriented housing mentioned above, the Ministry approved in November 2023 the installation of 8 modulars to open in September 2024 tentatively. Additional projects to relieve capacity have been requested, but are as of yet unapproved.

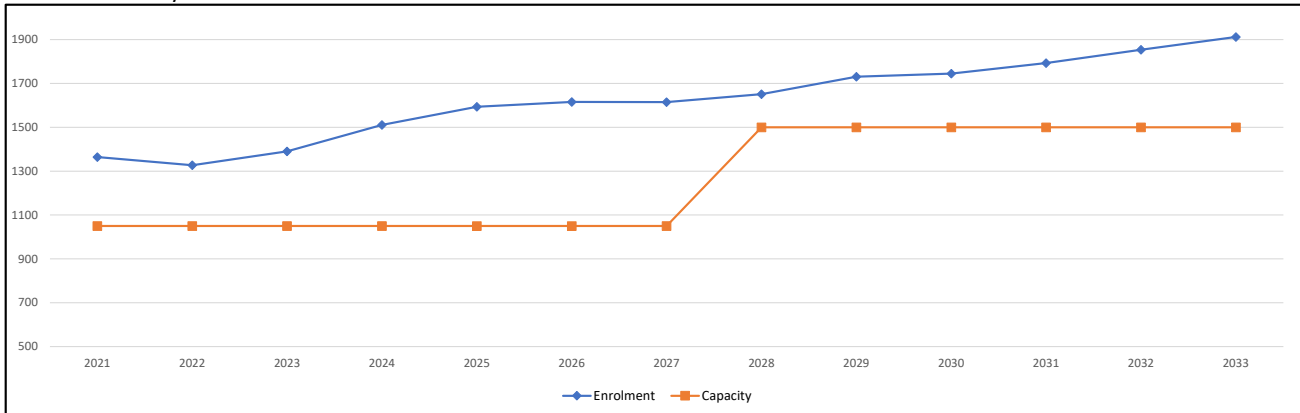
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. 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.

**Lena Shaw Elementary**



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

**Guildford Park Secondary**



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

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

APPENDIX IV

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: TBD  
Address: 14036-14076 - 103A Avenue  
Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	8
<b>Protected Trees to be Removed</b>	5
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	10
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

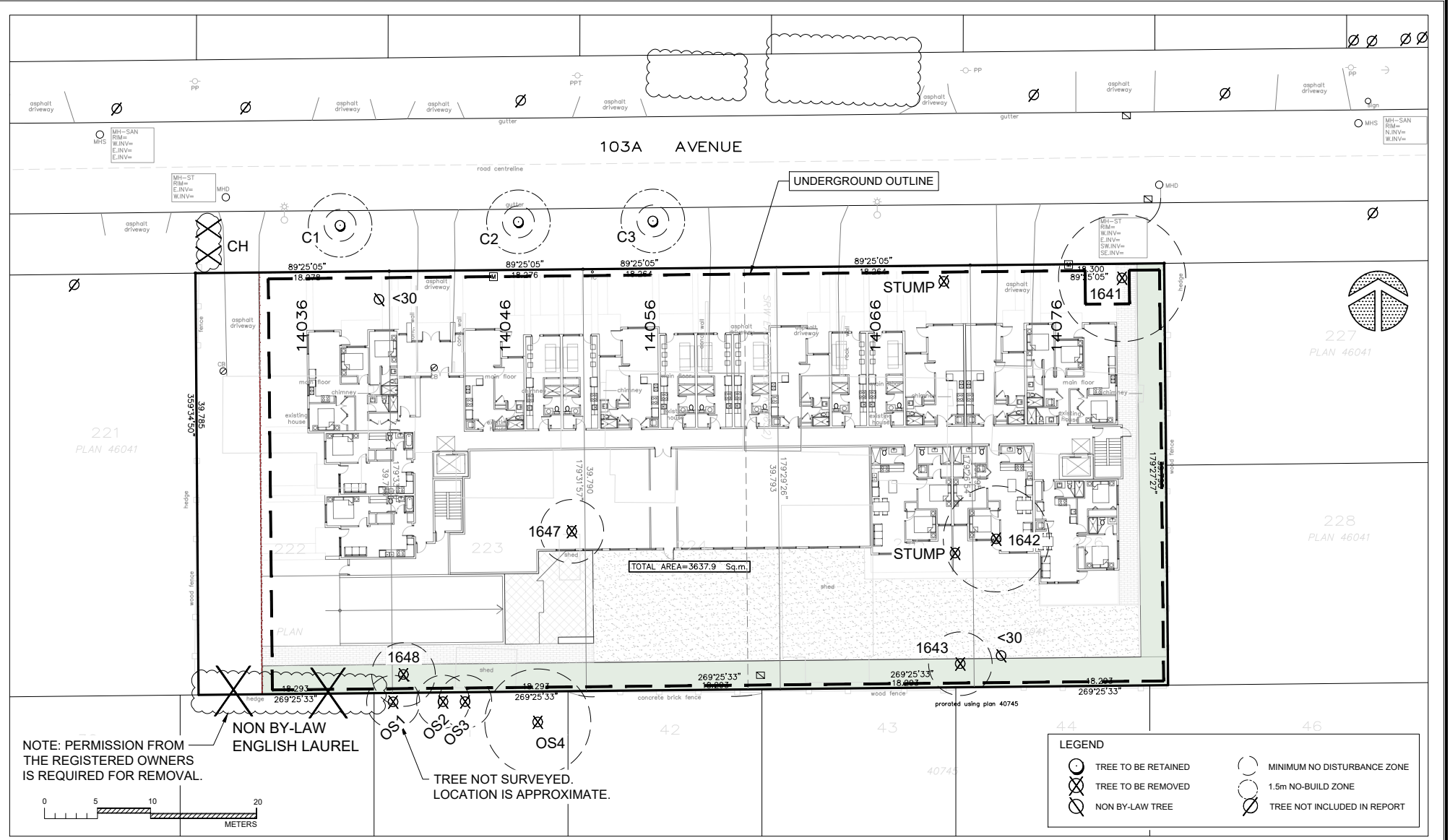
Signature of Arborist: 	Date: February 29, 2024
--	-------------------------



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







NOTE: PERMISSION FROM THE REGISTERED OWNERS IS REQUIRED FOR REMOVAL.

NON BY-LAW ENGLISH LAUREL

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON BY-LAW TREE
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE NOT INCLUDED IN REPORT

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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

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PROJECT TITLE  
 14036, 14046, 14056,  
 14066, 14076  
 103A AVENUE  
 SURREY, B.C.

SHEET TITLE  
 T1 - TREE REMOVAL AND  
 PRESERVATION PLAN  
 CLIENT \_\_\_\_\_

DRAWN MK  
 SCALE AS SHOWN  
 DATE FEBRUARY 08, 2022

**T-1**  
 SHEET 1 OF 2