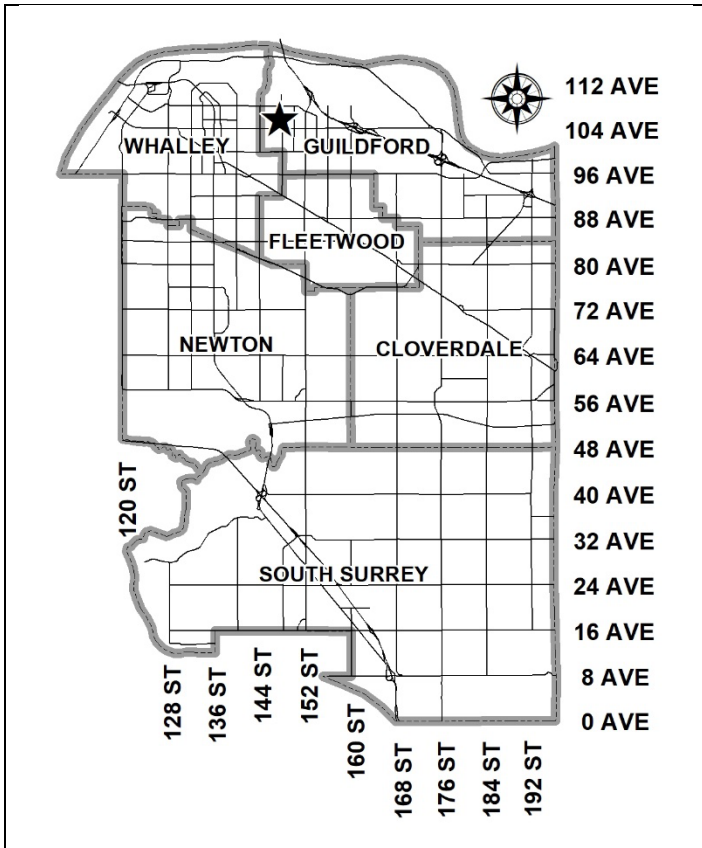


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0209-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

- **NCP Amendment** from “Low Rise Transition Residential” to “Low to Mid Rise Residential”
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

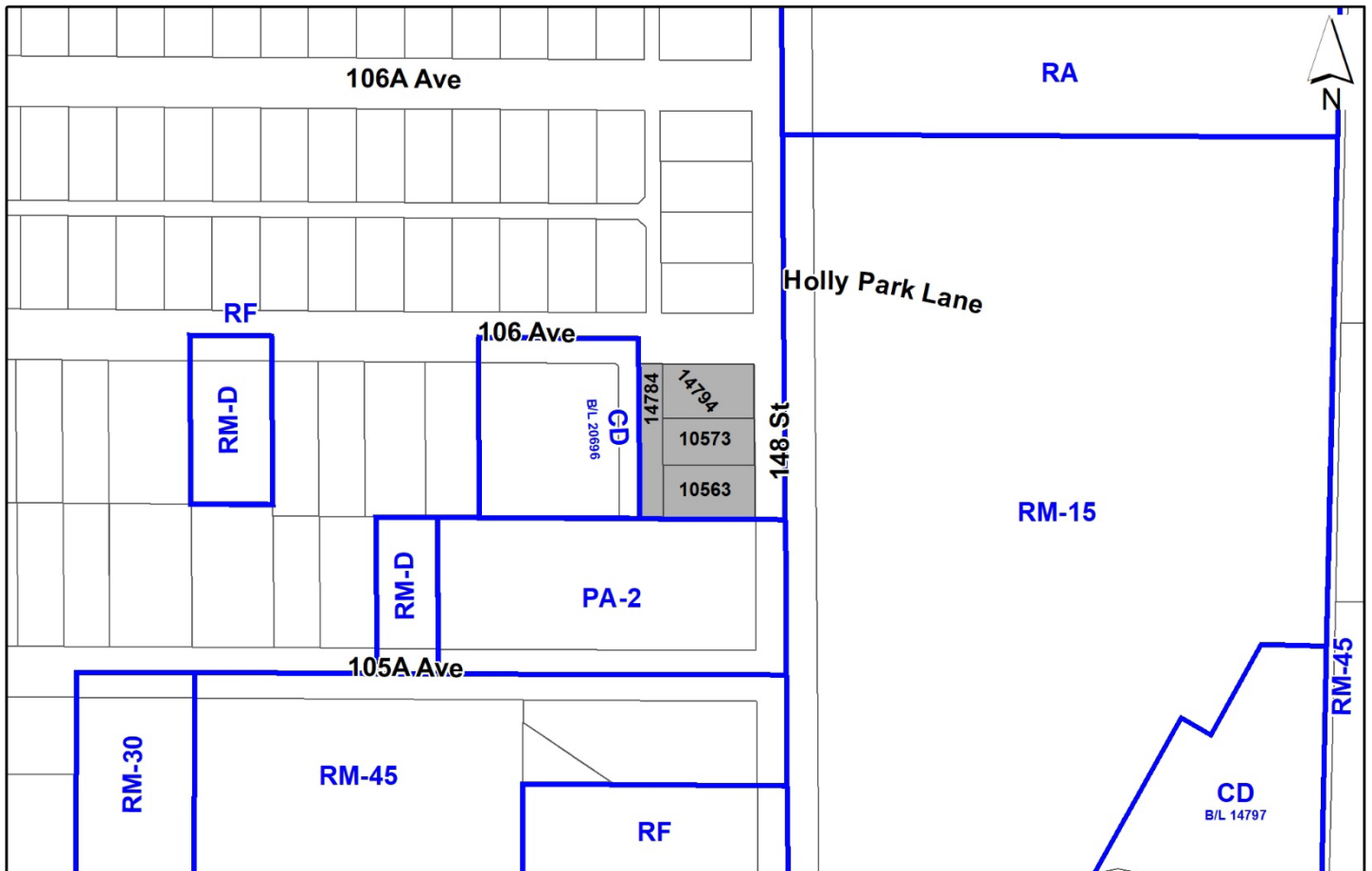
to permit the development of a 6-storey residential building, containing 93 dwelling units over two (2) levels of underground parking, on a consolidated site in Guildford.

**LOCATION:** 14784 and 14794 - 106 Avenue  
10563 and 10573 - 148 Street

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential

**NCP DESIGNATION:** Low Rise Transition 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

- Proposing an amendment to the Guildford Plan from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- To accommodate the proposed development, an amendment to the Guildford Plan is required in order to redesignate the subject site from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.
- The applicant will provide a density bonus amenity contribution, consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed building achieves an attractive architectural built form, which utilizes quality materials and contemporary massing as well as building lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The subject site is located within close proximity to the existing 104 Avenue Frequent Transit Network (FTN) and its associated Frequent Transit Development Area (FTDA), extending to the centreline of 105A Avenue approximately 60 metres to the south. As such, the proposed density and built form are appropriate for a site within the Multiple Residential designation.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0209-00 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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (g) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) submission of an acoustical report for the units adjacent to 148 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (j) registration of a volumetric statutory right-of-way, for public rights of passage, over the proposed semi-public corner plaza at the north-west portion of the subject site; and
  - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

4. Council pass a resolution to amend the Guildford Plan to redesignate the subject site from “Low Rise Transition Residential” to “Low to Mid Rise Residential” when the project is considered for Final Adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	Guildford Plan Designation	Existing Zone
Subject Site	Three (3) single family lots and one (1) remnant lot created under Development Application No. 7921-0259-00 (14784 – 106 Avenue)	Low Rise Transition Residential	RF
North (Across 106 Avenue):	Single family lots.	Low Rise Transition Residential	RF
East (Across 148 Street):	186-unit townhouse complex (Holly Park Lane)	Low Rise Transition Residential	RM-15
South:	Korean New Leaf Church	Low Rise Transition Residential	PA-2
West (Across Lane):	6-storey, 115-unit apartment building approved under Development Application No. 7921-0259-00.	Low to Mid Rise Residential	CD (By-law No. 20696)

### Context & Background

- The 2,830-square metre subject site, comprised of three (3) single family residential lots and one (1) remnant lot created under Development Application No. 7921-0259-00, is located at the south-west corner of 106 Avenue and 148 Street in the Hawthorne District of the Guildford Plan area.
- The southern portion of the subject site is currently encumbered by a 3-metre wide statutory (SRW) right-of-way (E1972-0078) containing 200mm diameter sanitary main, which is to be retained as part of the subject development application. Grade changes within the SRW must be reviewed and accepted by the City’s Engineering Department and landscaping may only consist of sodded grass and low-lying shrubs.
- Three (3) of the four (4) properties are presently occupied by single family residential dwellings, which are proposed to be demolished as part of the subject development application.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low Rise Transition Residential” in the Guildford Plan and is currently zoned “Single Family Residential Zone (RF)”.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey residential building, containing 93 dwelling units over two (2) levels of underground parking in the Hawthorne District of the Guildford Plan area, the applicant will require the following:
  - **NCP Amendment** from “Low Rise Transition Residential” to “Low to Mid Rise Residential” under the Guildford Plan;
  - **Rezoning** from RF to CD (based on RM-70);
  - **Development Permit** for Form and Character; and
  - **Subdivision (Consolidation)** from four (4) lots to one (1) lot.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,830.1 square metres
Road Dedication:	172.4 square metres
Net Site Area:	2,657.7 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	20.0 metres (6-storeys)
<b>Floor Area Ratio (FAR):</b>	2.43 (Gross); 2.60 (Net)
<b>Floor Area</b>	
Residential:	6,863.5 square metres
Indoor Amenity Space:	144.1 square metres
<b>Total:</b>	<b>7,007.6 square metres</b>
<b>Residential Units:</b>	
Studio:	1 dwelling unit (1% of total dwelling units)
1-Bedroom:	44 dwelling units (48% of total dwelling units)
2-Bedroom:	33 dwelling units (35% of total dwelling units)
3-Bedroom:	15 dwelling units (16% of total dwelling units)
<b>Total:</b>	<b>93 dwelling units</b>

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

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

(Appendix III)

**Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.**

Hjorth Road Elementary is currently operating at 143% capacity. A request for a 17-classroom addition has been included in the School District's 2024/2025 Five Year Capital Plan, however, the Ministry of Education has not yet approved funding for this request.

Guildford Park Secondary is currently operating at 132% capacity. In May 2023, the School District received capital funding approval from the Ministry of Education for a 450-capacity addition, which is targeted to be open by Spring 2028.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2027.

Parks, Recreation & Culture: No concerns. Parks accepts the removal of City Tree No. 47 as well as Shared Tree No. 1 in association with the proposed development.

The closest active park is Holly Park and is approximately 220 metres away. Future parkland is proposed within 330 metres of the subject site as part of the Guildford Plan.

Surrey Fire Department: No concerns. Comments provided 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, amending the Terms of Reference of the City’s Advisory Design Panel and therefore permitting multi-family proposal that are 6-storeys or less to proceed to Council consideration, without prior review and/or comments from the ADP, provided that the proposal is generally supported by City staff.

The proposed development on the subject site is generally supported by City staff and the applicant has agreed to resolve any outstanding items identified through the post-Council review process prior to consideration of approval and execution of Development Permit No. 7923-0209-00.

### **Transportation Considerations**

#### Road Network and Infrastructure:

- The applicant will be required to provide the following road dedication and improvements as part of the subject development application:
  - Construction of the south side of 106 Avenue to the City’s Local Road standard; and
  - Dedication of 148 Street to the City’s Arterial Road standard and construction of a new concrete sidewalk adjacent to the east lot line of the subject site.

#### Access

- The proposed development is to be accessed from the existing lane on the west side of the subject site, which was dedicated and constructed under Development Application No. 7921-0259-00.

#### Traffic Impacts:

- The proposed development is anticipated to generate one (1) vehicle trip every one (1) to two (2) minutes in the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis (“TIA”) is not required as the proposed traffic generation is below the City’s requirement threshold.

#### Transit and/or Active Transportation Routes:

- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA) and approximately 460 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 60 metres to the north of the future Hawthorne Greenway, which runs east-west along 104A and 105 Avenue.

## **Sustainability Considerations**

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

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

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

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated “Low Rise Transition Residential” under the Guildford Plan.
- In order to accommodate the subject development proposal, the applicant is required to amend the Guildford Plan in order to redesignate the site from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.

#### Amendment Rationale

- The applicant will be required to provide the per sq. ft. flat rate Tier 2 Community-Specific Community Amenity Contribution (CAC) for the floor area achieved beyond the maximum permitted FAR under the Guildford Plan in order to satisfy the proposed Amendment. The contribution will be payable at the rate applicable at the time of Final Adoption of the Rezoning Bylaw.
- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA), the northern boundary of which is located along the centreline of 105A Avenue approximately 60 metres to the south of the subject site, and approximately 325 metres north of the existing 104 Avenue Frequent Transit Network (FTN).
- As such, a higher density multiple residential development on the subject site is supportable given that it promotes walkability, allows for greater housing choice and complies with the current “Multiple Residential” designation of the subject site under the OCP, which supports a maximum density of 2.5 FAR, and encourages higher-density development in areas served by FTNs.



- The proposed density and building height is in keeping with the Development Application No. 7921-0259-00, a proposed 6-storey apartment building containing approximately 115 dwelling units with underground parking, located directly to the west of the subject site which was granted Final Adoption by Council on November 30, 2023.

### CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey, 93-unit residential 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 (Net)	2.60 (Net)
<b>Lot Coverage:</b>	33%	47%
<b>Yards and Setbacks</b>		
<b>North Yard:</b>	7.5 metres	5.5 metres
<b>East Yard:</b>	7.5 metres	5.5 metres
<b>South Yard:</b>	7.5 metres	6.0 metres
<b>West Yard:</b>	7.5 metres	4.5 metres
<b>Principal Building Height:</b>	50.0 metres	21.0 metres
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings;</li> <li>Ground-oriented multiple unit residential buildings; and</li> <li>Child care centres.</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	3.0 sq.m. per dwelling unit (279 sq.m. total)	The proposed 144 m <sup>2</sup> + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per dwelling unit (279 sq.m. total)	The proposed 298 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	102 parking spaces	103 parking spaces
Residential Visitor:	9 parking spaces	9 parking spaces
<b>Total:</b>	<b>111 parking spaces</b>	<b>112 parking spaces</b>
Accessible:	2 (50% van-accessible)	2 (50% van-accessible)
Small Car (35% max.):	33 (	30 (27%)
<b>Bicycle Spaces</b>		
Residential:	112	120
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and the location of the underground parkade in relation to the lot lines.
- When calculated based on the gross site area, the proposed 6-storey apartment building on the subject site will have a floor area ratio (FAR) of 2.43, which is slightly higher than the 2.25 FAR (Gross) permitted under the “Low to Mid Rise Residential” designations in the Guildford Plan.
- Given the proximity of the subject site to an existing FTN (104 Avenue) as well as its associated FTDA, the proposal to increase the density from 1.5 to 2.6 FAR (Net) in the CD Bylaw is supportable.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 47% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The proposed setback reductions will allow for better connectivity to the street, providing a more pedestrian-friendly urban landscape, as well as providing additional space for the proposed central courtyard containing most of the proposed outdoor amenity space (see Form and Character Development Permit Requirements section for details).

#### On-site Parking and Bicycle Storage:

- The proposed development includes a total of 112 parking spaces, consisting of 103 residential parking spaces and 9 parking spaces for visitors. In addition, the applicant will provide two (2) accessible parking spaces.
- The applicant is proposing to provide a rate of 1.1 parking spaces per dwelling unit for residents and 0.1 parking spaces dwelling unit for visitors (1.2 per dwelling 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.
- 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 metres of the north, east and west lot lines. As a result, the proposed CD Bylaw will permit the underground parking facility to be 0.5 metres from all lot lines.

#### **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 was approved in April 2023, under Corporate Report No. R037;2023, with rates anticipated to increase further in April 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 dwelling unit.
- The proposed development will be subject to Tier 2 Community-Specific Capital Project Community Amenity Contributions (CACs) for proposed density greater than the maximum floor area ratio (FAR) that is permitted under the “Low Rise Transition Residential” designation in the Guildford Plan, to a maximum allowable density of 2.43 FAR (Gross).
- The applicant will be required to provide the flat rate (per square foot) contribution for the bonus density achieved, which will be payable at the rate applicable at the time of Final Adoption of the subject Rezoning Bylaw. The current flat rate is \$21.36 per square foot for apartment developments in Guildford.

### **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 dwelling unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- 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 21, 2024 and the Development Proposal Signs were installed on March 20, 2024. To date, staff have received no responses from area residents or adjacent property owners with respect to the subject development proposal.

### **DEVELOPMENT PERMITS**

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

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the OCP as well as the design guidelines in the Guildford Plan.

- The applicant has worked with staff to:
  - To accommodate the proposed building density and massing while maintaining the existing grading conditions within the 3.0-metre wide statutory right-of-way containing a sanitary sewer infrastructure along the southern portion of the subject site.

### Building Design

- The applicant is proposing an inverted "L"-shaped, 6-storey apartment building containing 93 market strata dwelling units with two (2) levels of underground parking. The proposed units consist of 1 studio unit, 44 1-bedroom units, 33 2-bedroom units and 15 3-bedroom units, which range in size from 38 to 81 square metres.
- The applicant proposes a total of 6 adaptable units, equivalent to approximately 7% of all dwelling units.
- The proposed building achieves an attractive visual aesthetic through the application of contemporary architectural characteristics, such as the rectilinear building massing and flat roof, in addition to the use of high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- The northern (106 Avenue) and eastern (148 Street) facades include a variety of materials such as cementitious fibre horizontal planks, brick veneer in both glazed white and glazed black, powder-coated aluminum railings, with transparent glass, and vinyl windows in black. The visual prominence of the 106 Avenue lobby entrance is improved through the use of a full-height glass curtain wall system, with black mullions, and black metal canopy.

### Landscaping

- The landscape plans includes a mixture of trees, shrubs, and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishings.
- All ground-floor units have front door access as well as a useable, semi-private patio space that is screened from the public realm through a combination of grade changes, tiered retaining walls, layered planting consisting of a bylaw sized tree, low-lying shrubs, perennials, and grasses as well as privacy fencing.
- Access to the semi-private patio space will be provided through either a separate gated entryway from the adjacent public or private sidewalk or through the individual dwelling units.
- Exterior lighting will be designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with Crime Prevention Through Environmental Design (CPTED) principles.

### Signage

- One (1) identification sign is proposed on the northern (106 Avenue) building façade, directly under the lobby canopy. The signage is comprised of individual backlit and polished aluminum channel letters and complies with the Surrey Sign By-law.
- No additional signage is proposed on-site. If required, the proposed signage will be considered through a separate application and should comply with the Surrey Sign By-law, as amended.

### Indoor Amenity

- The required indoor amenity space is 279 square metres, or three (3) square metres per new dwelling unit. The applicant is proposing to provide 144 square metres of on-site indoor amenity space thereby requiring a cash-in-lieu contribution for the proposed shortfall in accordance with City policy.
- The indoor amenity space is located within the central portion of the ground floor within the proposed building, directly adjacent to the outdoor amenity space proposed within the south-facing courtyard. The space consists of a lounge, games room, exercise/yoga room and accessible washroom facility.
- The proposed indoor amenity space can be accessed either directly from the adjacent outdoor amenity space or via the internal shared hallway.

### Outdoor Amenity

- The required outdoor amenity space is 279 square metres, or three (3) square metres per new dwelling unit. The applicant is proposing a total of approximately 298 square metres thereby exceeding the minimum requirement.
- The proposed outdoor amenity space is divided into two areas: a large, at-grade courtyard and large rooftop amenity space.
- The ground level courtyard, accessible from the indoor amenity space, several adjacent dwelling units and a semi-private pedestrian walkway located along the south lot line, contains an open, multi-purpose lawn area, lounge/games area, and children's playground.
- The rooftop outdoor amenity space is proposed to include a variety of shared seating areas, an outdoor BBQ and communal dining as well as decorative planters.

### Outstanding Items

- The applicant has agreed to resolve any outstanding items identified through Development Planning review process to the satisfaction of the Planning and Development Department before Final Adoption of the subject Rezoning Bylaw, should the application be supported by Council.

- 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. City staff will continue to work with the applicant to resolve the following:
  - Further enhance the material palette of the proposed development in order to better align with the Hawthorne District design standards of the Guildford Plan.

## TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates 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>			
Amur Maple	1	0	1
European Beech	1	1	0
Japanese Hornbeam	1	0	1
<b>Coniferous Trees</b>			
Norway Spruce	1	1	0
Western Red Cedar	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>5</b>	<b>2</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>21</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>24</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>Not required</b>	

- The Arborist Assessment states that there is a total of five (5) protected trees both on the subject site and in the 106 Avenue and 148 Street road allowances impacted by the proposed subject development of which three (3) are to be retained. There are no Alder or Cottonwood trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Additionally, the Arborist Assessment states that there is one (1) on-site tree (No. 7894) and four (4) off-site trees (OS7889, OS7890, OS7891 and OS3) impacted by the proposed subject development. However, permission for the removal of Tree Nos. 7894, OS7889, OS7890, OS7891 has been provided through Development Application No. 7921-0259-00, directly to the west of the subject site, which was granted Final Adoption by Council on November 20, 2023.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of four (4) replacement trees on the site. The applicant is proposing 21 replacement trees, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 106 Avenue and 1498 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Fraser Fir, Autumn Blaze Maple, Eddies White Wonder Dogwood, Raywood Ash, Columnare Apple, Shademaster Honey Locust, and Japanese Snowbell.
- In summary, a total of 24 trees are proposed to be retained or replaced on the site with no requirement for a contribution to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

CL/ar





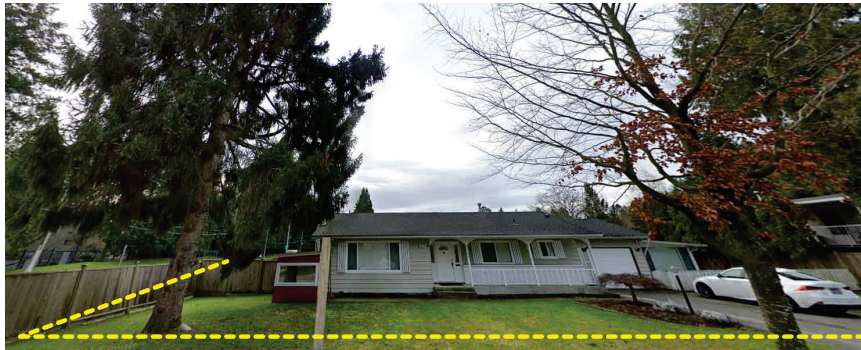








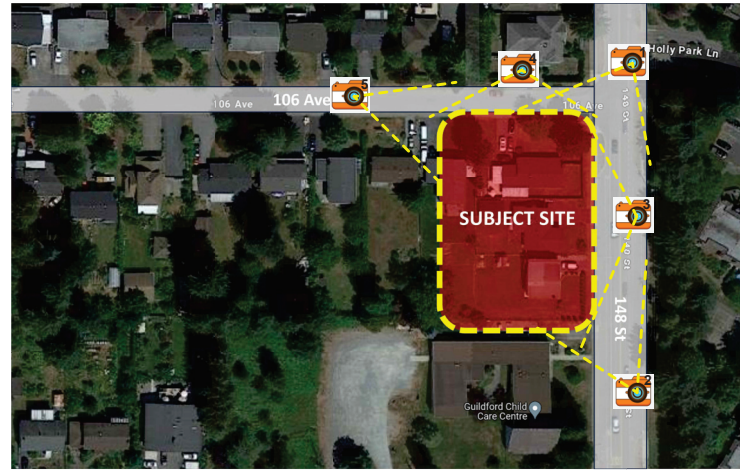
3. EAST VIEW\_ LOT 10573 & 10563 148 St



4. NORTH VIEW\_ LOT 14774 & 14794 106 AVENUE



5. NORTH-WEST VIEW\_ LOT 14774 & 14794 106 AVENUE



SUBJECT SITE 14774 & 14794 106 AVENUE, 10573 & 10563 148 ST, SURREY BRITISH COLUMBIA



1. NORTH-EAST VIEW\_ LOT 10573 & 10563 148 St & LOT 14774 & 14794 106 AVENUE



2. SOUTH-EAST VIEW\_ LOT 10573 & 10563 148 St

NOTES:

2024-04-16	A	REV. PER AS PER CITY
2024-04-01	D	DP DRAWINGS
2024-03-08	D	PRELIMINARY DRAWINGS
2023-12-28	D	PRELIMINARY DRAWINGS
2023-12-08	D	PRELIMINARY DRAWINGS

**DF ARCHITECTURE INC.**

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**GROUP 161**

DF ARCHITECTURE | AVALANCHE ARCHITECTURE | BARNETT BROWN ARCHITECTS

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

PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE:	
JOB NO: SUR-194	
DATE: MAR 2023	2024-04-16

SHEET TITLE:

**CONTEXT PHOTO - CURRENT SITE VIEW**

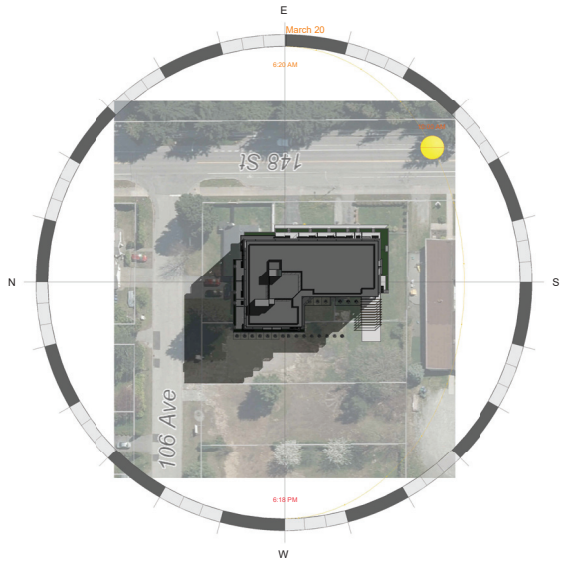
DRAWING NO:	<b>A-009</b>	<b>E</b>	
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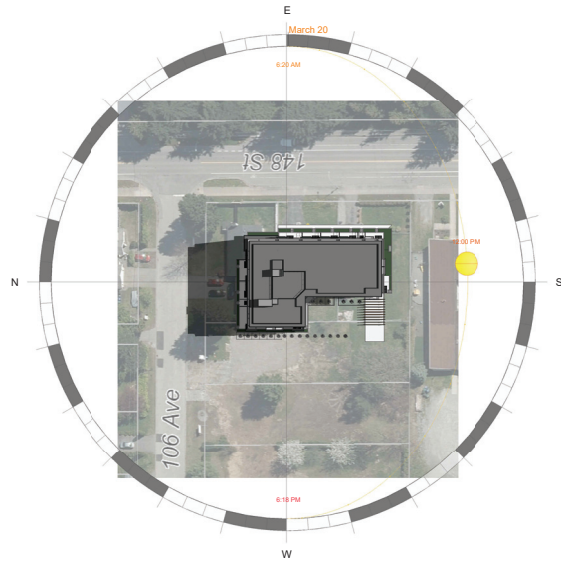
2024-04-16 - REV. DP AS PER CITY COMMENTS

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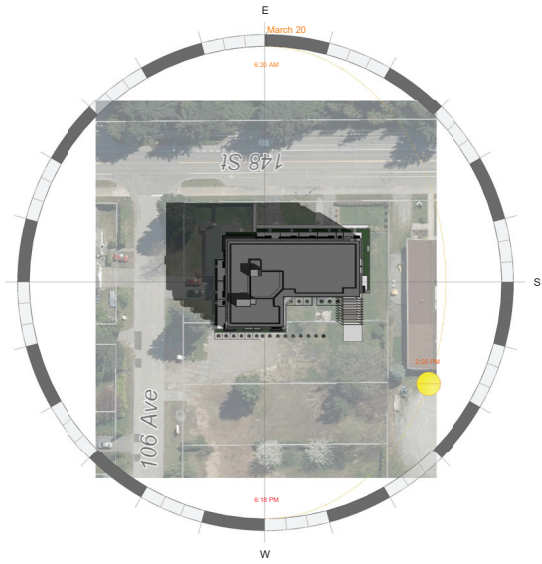




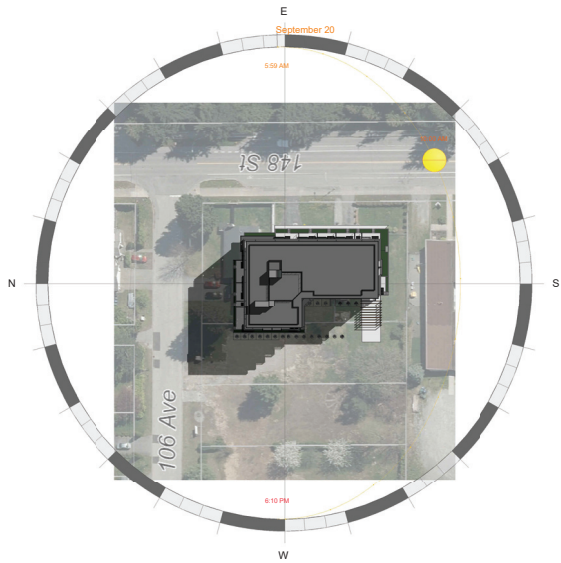
1 EQ MARCH-10AM



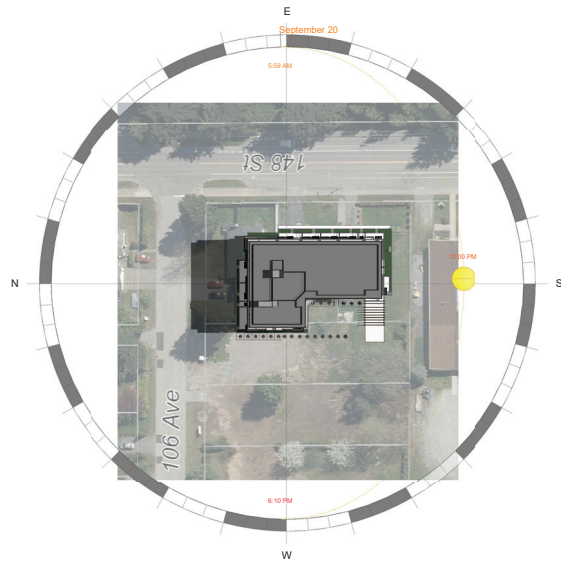
2 EQ MARCH-NOON



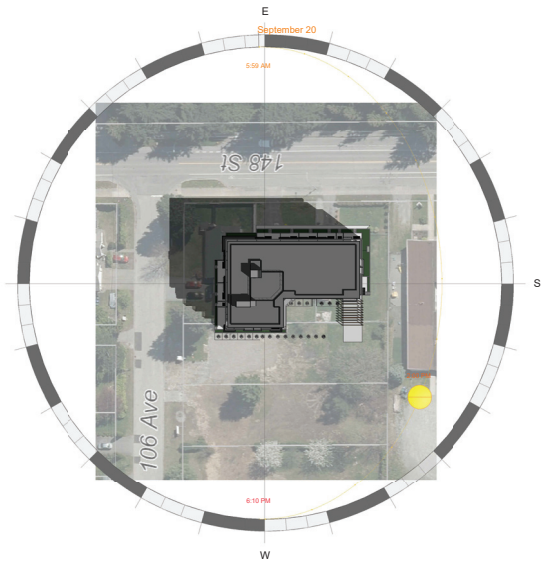
3 EQ MARCH-2PM



4 EQ SEPTEMBER-10AM



5 EQ SEPTEMBER-NOON



6 EQ SEPTEMBER-2PM

NOTES:

2024-04-16	1	REV. PER AS PER CITY
2024-04-16	2	REV. PER AS PER CITY
2024-04-16	3	REV. PER AS PER CITY
2024-04-16	4	REV. PER AS PER CITY
2024-04-16	5	REV. PER AS PER CITY
2024-04-16	6	REV. PER AS PER CITY
2024-04-16	7	REV. PER AS PER CITY
2024-04-16	8	REV. PER AS PER CITY
2024-04-16	9	REV. PER AS PER CITY
2024-04-16	10	REV. PER AS PER CITY

**DF ARCHITECTURE INC.**

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**GROUP 161**

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PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

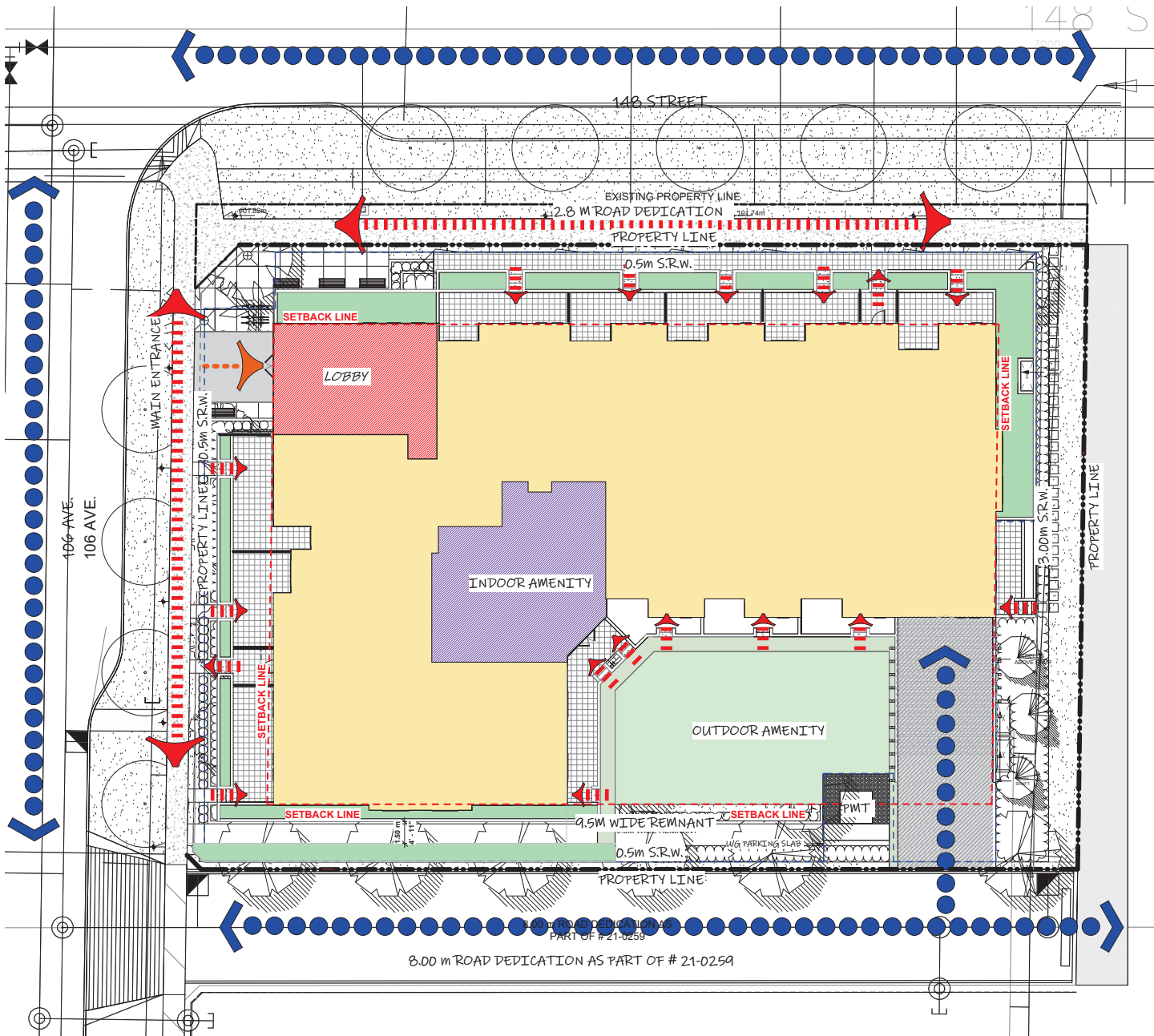
DRAWN: NS	
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SCALE:	
JOB NO: SUR-194	
DATE: MAR 2023	

SHEET TITLE:

**SHADOW ANALYSIS**

DRAWING NO:	
<b>A-011</b>	

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 CONSENT.



NOTES:

**LEGEND**

- PEDESTRIAN CIRCULATION
- VEHICULAR CONNECTION TO DEVELOPMENT

2024-04-16	A	REV. DP AS PER CITY
2024-04-15	13	DP DRAWINGS
2024-04-15	12	FINAL EXISTING DRAWINGS
2024-04-15	11	FINAL EXISTING DRAWINGS
2024-04-15	10	FINAL EXISTING DRAWINGS

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 350-10811 SHELLBROOK WAY, RICHMOND, B.C.  
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 info@dfarchitecture.ca

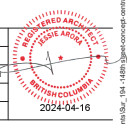
**GROUP 161**  
 ARCHITECTURE | INTERIORS | LANDSCAPE ARCHITECTURE | LIGHTING DESIGN | GRAPHICS  
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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	As Indicated
JOB NO.:	SUR-194
DATE:	MAR 2023
	2024-04-16



1 SITE ANALYSIS  
 3/32" = 1'-0"

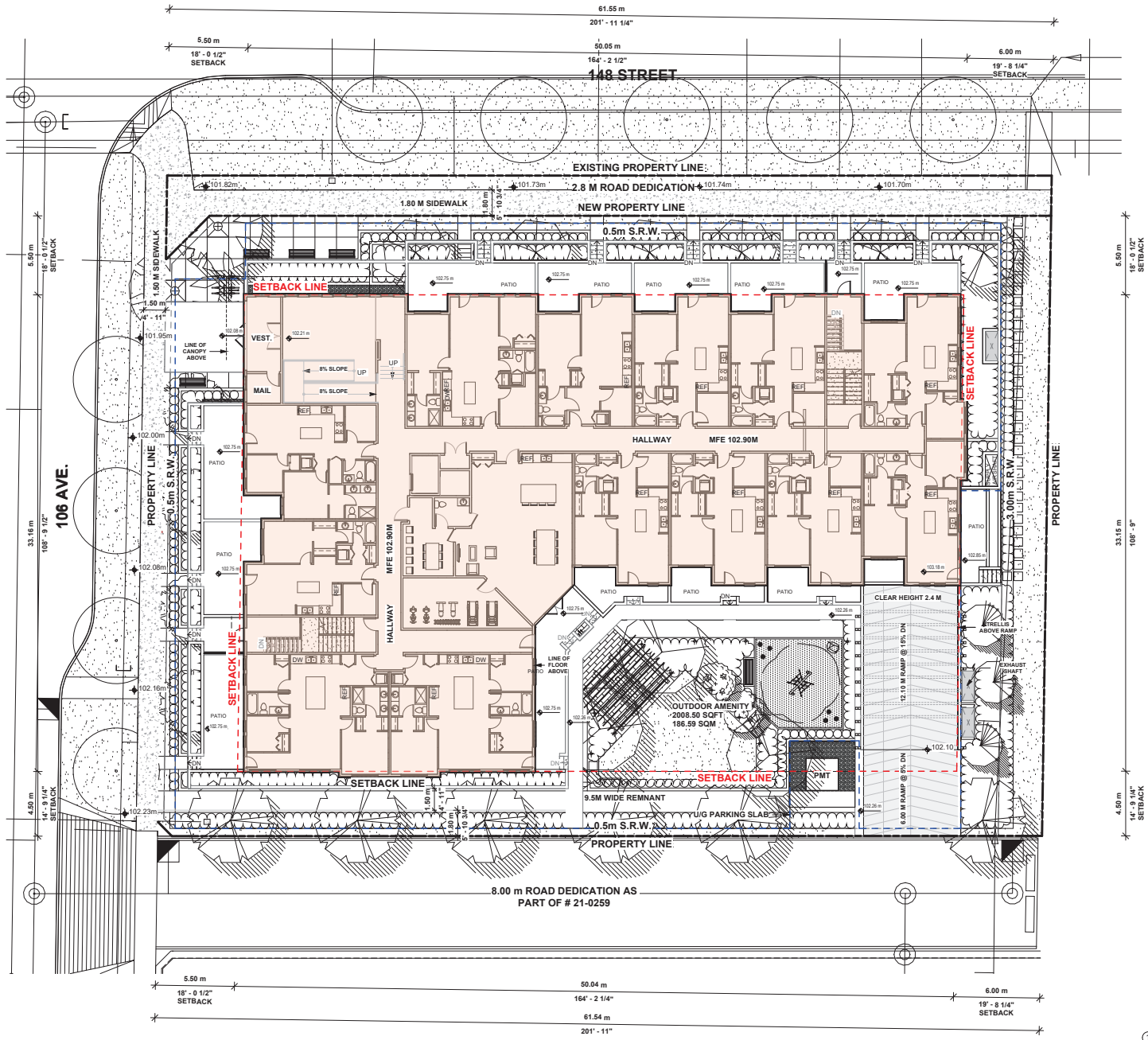
SITE ANALYSIS

DRAWING NO.  
**A-012 E**

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2024-04-16 - REV. DP AS PER CITY COMMENTS

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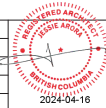
NOTES:

2024-04-16	REV. DP AS PER CITY
2024-04-16	DATE
2024-04-16	DP DRAWINGS
2024-12-20	FINAL PERMITS/CONSTRUCTION
2024-12-20	FINAL SIGNATURE DRAWINGS

**DF ARCHITECTURE INC.**  
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**GROUP 161**  
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 PROJECT:  
**MULTI-FAMILY DEVELOPMENT**  
**106 AVE. & 148 ST, SURREY, B.C**  
 CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023
	2024-04-16



**SITE PLAN**  
 DRAWING NO. **A-100 E**

1 SITE PLAN  
 3/32" = 1'-0"

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2024-04-16 - REV. DP AS PER CITY COMMENTS

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1 NORTH ELEVATION (106 AVE)  
1/8" = 1'-0"

**SCHEDULE OF FINISHES - BLDG 1**

- |   |   |
|---|---|
| 1. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-8/2-1316"11-6/8                                      | 11. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY  |
| 2. SMOOTH FINISH HORIZONTAL FIBER CEMENT BOARD (HARDEE) PLANK LAPSING COLOR TO MATCH AGED PEWTER  | 12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK   |
| 3. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR                 | 13. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK  |
| 4. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK  | 14. SOLID CORE WOOD DOORS COLOR TO MATCH: LIGHT GREY  |
| 5. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH EM 1603 GRAPHITE OR EQUIVALENT | 15. STOREFRONT WINDOW   |
| 6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN  | 16. SMOOTH FINISH FIBER CEMENT BOARD (HARDEE) PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: GRAPHITE BM 1603 |
| 7. ARCHITECTURAL FINISH CONCRETE  | 17. FLASHING GRAPHITE   |
| 8. C-CHANNEL CANOPY FRAME: STANDARD BLACK GLASS (TRANSPARENT)                                     | 18. GLAZED BLACK SN8 - ENDICOTT BRICK NORWEGIAN 3-8/2-1316"11-6/8   |
| 9. FLASHINGS COLOR TO MATCH: WHITE BRICK  | 19. VINYL SOFFIT (COLOR TO MATCH ADJACENT FINISH MATERIAL)  |
| 10. FLASHINGS COLOR TO MATCH: AGED PEWTER   | 20. SOFFIT - COLOR TO MATCH: WOODTONE RUSTIC SERIES SUMMER WHEAT  |

**NOTES:**



2 EAST ELEVATION (148 STREET)  
1/8" = 1'-0"

**DF ARCHITECTURE INC.**

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PROJECT:

**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:

**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: As Indicated	
JOB NO: SUR-194	
DATE: MAR 2023	2024-04-16

SHEET TITLE:

**ELEVATIONS - NORTH & EAST**

DRAWING NO: **A-300 E**

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**SCHEDULE OF FINISHES - BLDG 1**

- |   |   |
|---|---|
| 1. GLAZED WHITE - ENDICOTT BRICK<br>NORWEGIAN 3-8"2-1316"11-68  | 11. SOLID CORE WOOD DOORS<br>PAINTED TO MATCH COLOR:<br>LIGHT GREY  |
| 2. SMOOTH FINISH HORIZONTAL FIBER<br>CEMENT BOARD (HARDIE) PLANK<br>LAPSIDING COLOR TO MATCH<br>AGED PEWTER | 12. SLIDING DOOR SYSTEM COLOR:<br>(TRANSPARENT),<br>COLOR : STANDARD BLACK  |
| 3. POWDER COATED ALUMINUM<br>RAILING COLOR : STANDARD BLACK<br>GLASS (TRANSPARENT) COLOR                    | 13. SOLID CORE WOOD DOORS WITH<br>GLAZING COLOR: STANDARD<br>BLACK  |
| 4. PAINTED VINYL WINDOWS<br>COLOR : STANDARD BLACK  | 14. SOLID CORE WOOD DOORS COLOR<br>TO MATCH: LIGHT GREY   |
| 5. WINDOW WALL SYSTEM COLOR:<br>(TRANSPARENT), MULLION COLOR<br>TO MATCH EM 1603 GRAPHITE OR<br>EQUIVALENT  | 15. STOREFRONT WINDOW   |
| 6. 6 FEET HIGH ALUMINUM & GLASS<br>PRIVACY SCREEN   | 16. SMOOTH FINISH FIBER CEMENT<br>BOARD (HARDIE) PANEL FRY<br>REGLET REVEAL SYSTEM<br>COLOR TO MATCH: GRAPHITE BM<br>1603 |
| 7. ARCHITECTURAL FINISH CONCRETE  | 17. FLASHING GRAPHITE   |
| 8. C-CHANNEL CANOPY FRAME:<br>STANDARD BLACK GLASS<br>(TRANSPARENT)   | 18. GLAZED BLACK SN8 - ENDICOTT<br>BRICK NORWEGIAN<br>3-8"2-1316"11-68  |
| 9. FLASHINGS<br>COLOR TO MATCH: WHITE BRICK   | 19. VINYL SOFFIT (COLOR TO MATCH<br>ADJACENT FINISH MATERIAL)   |
| 10. FLASHINGS<br>COLOR TO MATCH: AGED PEWTER  | 20. SOFFIT - COLOR TO MATCH -<br>WOODTONE RUSTIC SERIES<br>SUMMER WHEAT   |

**NOTES:**



**② WEST ELEVATION (LANE)**  
1/8" = 1'-0"

**DF ARCHITECTURE INC.**

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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: As Indicated	
JOB NO: SUR-194	
DATE: MAR 2023	

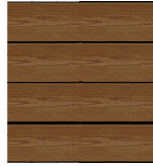
SHEET TITLE:  
**ELEVATION - SOUTH & WEST**

DRAWING NO:  
**A-301 E**

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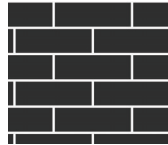
4. SMOOTH FINISH FIBER CEMENT BOARD (HARDIE) PANEL FRY REGLET SYSTEM - GRAPHITE BM1603



5. SOFFIT - TO MATCH WOODTONE RUSTIC SERIES SUMMER WHEAT



6. SOLID CORE WOOD DOORS - LIGHT GREY



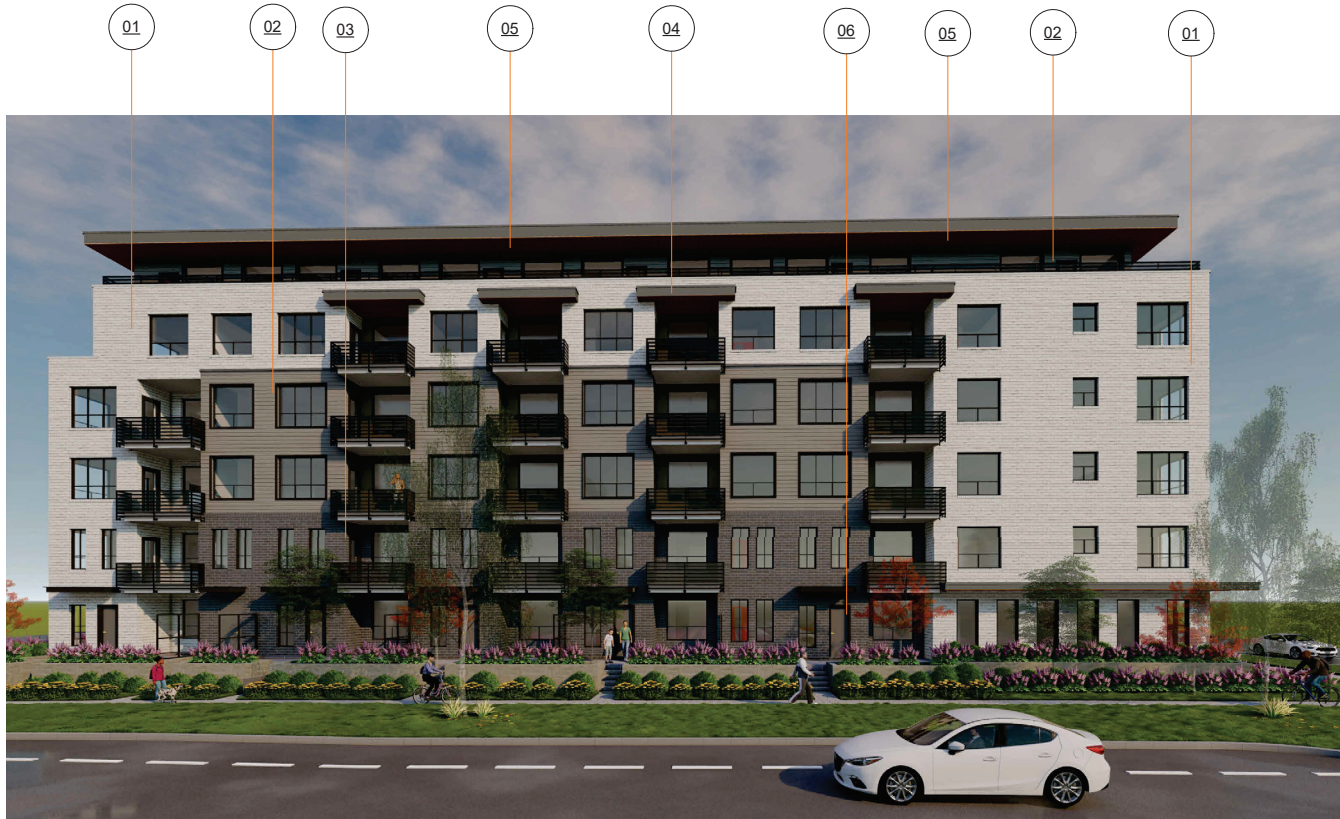
3. ENDICOTT BRICK NORWEGIAN - GLAZED BLACK SN8



2. SMOOTH FINISH HORIZONTAL FIBER CEMENT BOARD (HARDIE) PLANK LAPSIDING - AGED PEWTER



1. ENDICOTT BRICK NORWEGIAN - GLAZED WHITE



EAST VIEW FROM 128 STREET

NOTES:

NO.	DATE	DESCRIPTION
001	2024-04-16	REV. EXP. 20 PER CITY COMMENTS
002	2024-03-11	FOR DRAWING
003	2024-01-29	PRELIMINARY DRAWINGS
004	2023-12-28	PRELIMINARY DRAWINGS
005	2023-11-28	PRELIMINARY DRAWINGS



305 - 10851 SHELLBRIDGE WAY  
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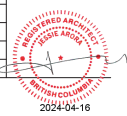
PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST,  
SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

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DRAWN:	DS
CHECKED:	NN
SCALE:	1/2" = 1'-0"
JOB NO. SUR:	119
DATE:	MAR 2020
SHEET TITLE:	

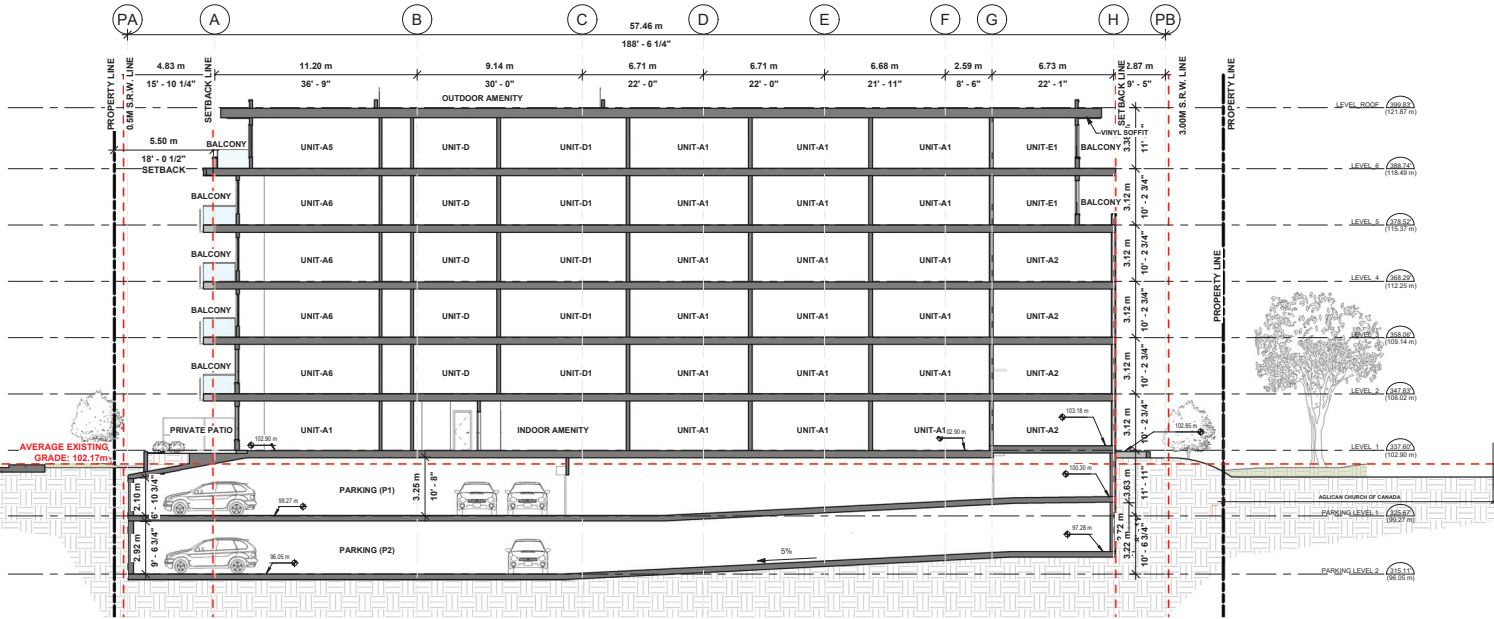


**MATERIAL BOARD  
ELEVATION**

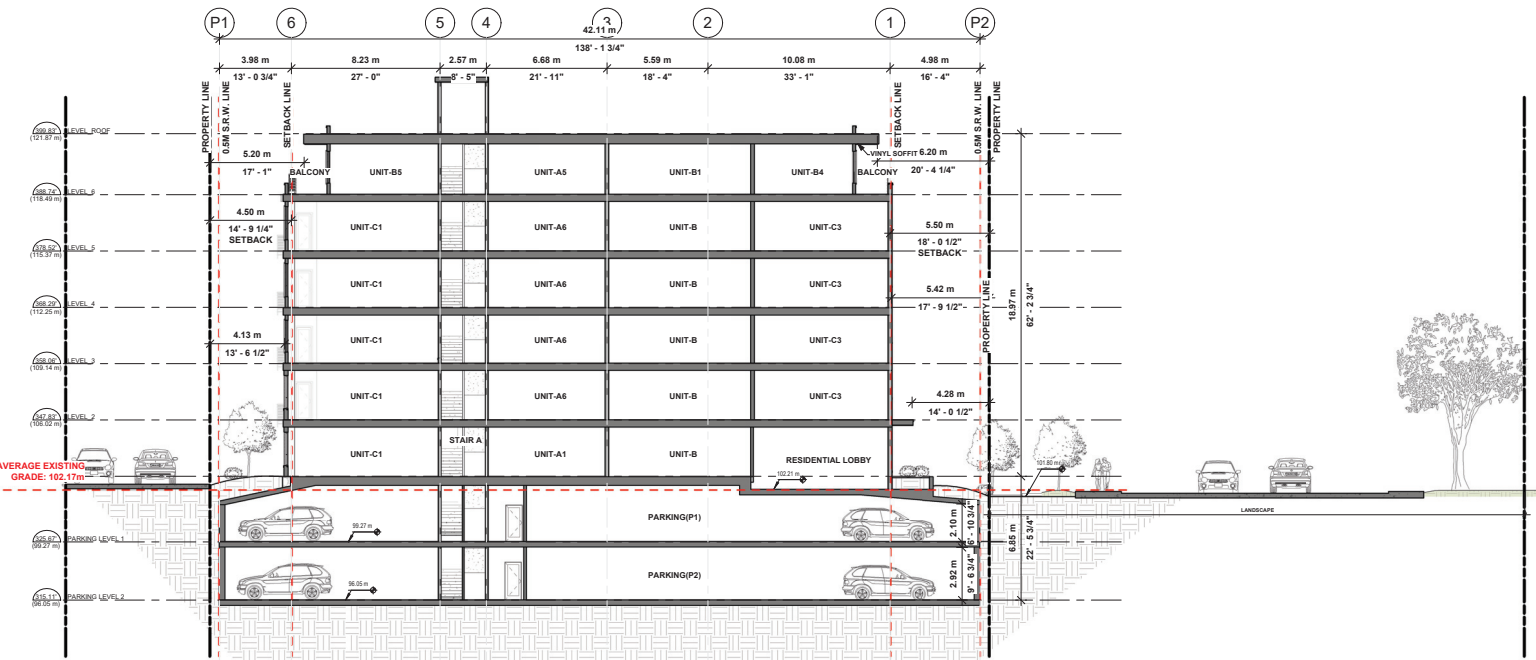
DRAWING NO.	<b>A-302</b>	<b>E</b>
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NOTES:



① PUBLIC REALM SECTION @ 106 AVE.  
3/32" = 1'-0"



② PUBLIC REALM SECTION @ 148 ST. -  
3/32" = 1'-0"

2024-04-16	REV. DP AS PER CITY COMMENTS
2024-04-15	DP DRAWINGS
2024-04-15	FINAL EXISTING DRAWINGS
2024-04-15	FINAL EXISTING DRAWINGS
2024-04-15	FINAL EXISTING DRAWINGS

DF ARCHITECTURE INC.

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GROUP 161

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN: NS	
CHECKED: DS	
SCALE: 3/32" = 1'-0"	
JOB NO: SUR-194	
DATE: MAR 2023	

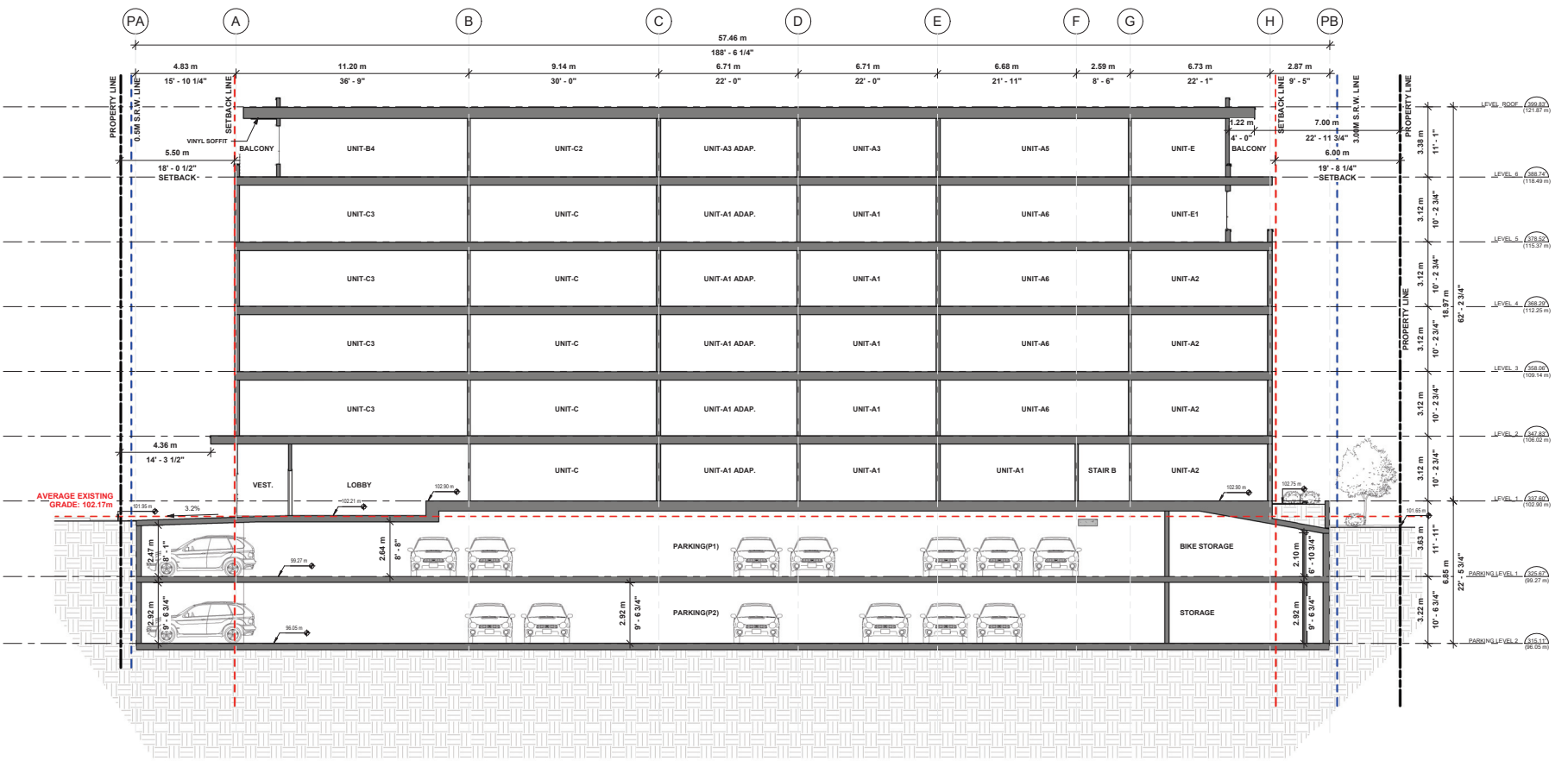
SHEET TITLE:

PUBLIC REALM SECTION

DRAWING NO:	
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NOTES:



NO.	DATE	BY	DESCRIPTION
0024-04-16	16	REV. JES AS PER CITY	CONTRACT
0024-04-01	01	DP DRAWINGS	CONTRACT
0024-03-01	01	FINAL EXISTING DRAWINGS	CONTRACT
0024-12-20	20	FINAL EXISTING DRAWINGS	CONTRACT
0024-12-20	20	FINAL EXISTING DRAWINGS	CONTRACT

**DF ARCHITECTURE INC.**

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PROJECT: **MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT: **DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: As Indicated	
JOB NO: SUR-194	
DATE: MAR 2023	

SHEET TITLE:

**BUILDING SECTION 1**  
 1/8" = 1'-0"

**BUILDING SECTION 1**

DRAWING NO: **A-320 E**

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2024-04-16 - REV. DP AS PER CITY COMMENTS

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NOTES:



NO.	DATE	DESCRIPTION
0024-04-16	1	REV. FOR AS PER CITY
0024-04-01	11	REV. FOR AS PER CITY
0024-04-01	12	REV. FOR AS PER CITY
0024-04-01	13	REV. FOR AS PER CITY
0024-04-01	14	REV. FOR AS PER CITY
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0024-04-01	81	REV. FOR AS PER CITY
0024-04-01	82	REV. FOR AS PER CITY
0024-04-01	83	REV. FOR AS PER CITY
0024-04-01	84	REV. FOR AS PER CITY
0024-04-01	85	REV. FOR AS PER CITY
0024-04-01	86	REV. FOR AS PER CITY
0024-04-01	87	REV. FOR AS PER CITY
0024-04-01	88	REV. FOR AS PER CITY
0024-04-01	89	REV. FOR AS PER CITY
0024-04-01	90	REV. FOR AS PER CITY
0024-04-01	91	REV. FOR AS PER CITY
0024-04-01	92	REV. FOR AS PER CITY
0024-04-01	93	REV. FOR AS PER CITY
0024-04-01	94	REV. FOR AS PER CITY
0024-04-01	95	REV. FOR AS PER CITY
0024-04-01	96	REV. FOR AS PER CITY
0024-04-01	97	REV. FOR AS PER CITY
0024-04-01	98	REV. FOR AS PER CITY
0024-04-01	99	REV. FOR AS PER CITY
0024-04-01	100	REV. FOR AS PER CITY

**DF ARCHITECTURE INC.**

300-10811 SHELLBROOK WAY, RICHMOND, B.C.  
 VANCOUVER, B.C. V6X 3E9  
 T: (604) 274-5104 F: (604) 274-5131  
 info@dfarchitecture.ca

**GROUP 161**  
 AN ARCHITECTURE | AN INTERIOR ARCHITECTURE | AN INTERIOR DESIGN FIRM

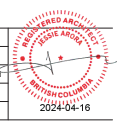
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	As Indicated
JOB NO.:	SUR-194
DATE:	MAR 2023
	2024-04-16



① BUILDING SECTION 2  
 1/8" = 1'-0"

BUILDING SECTION 2

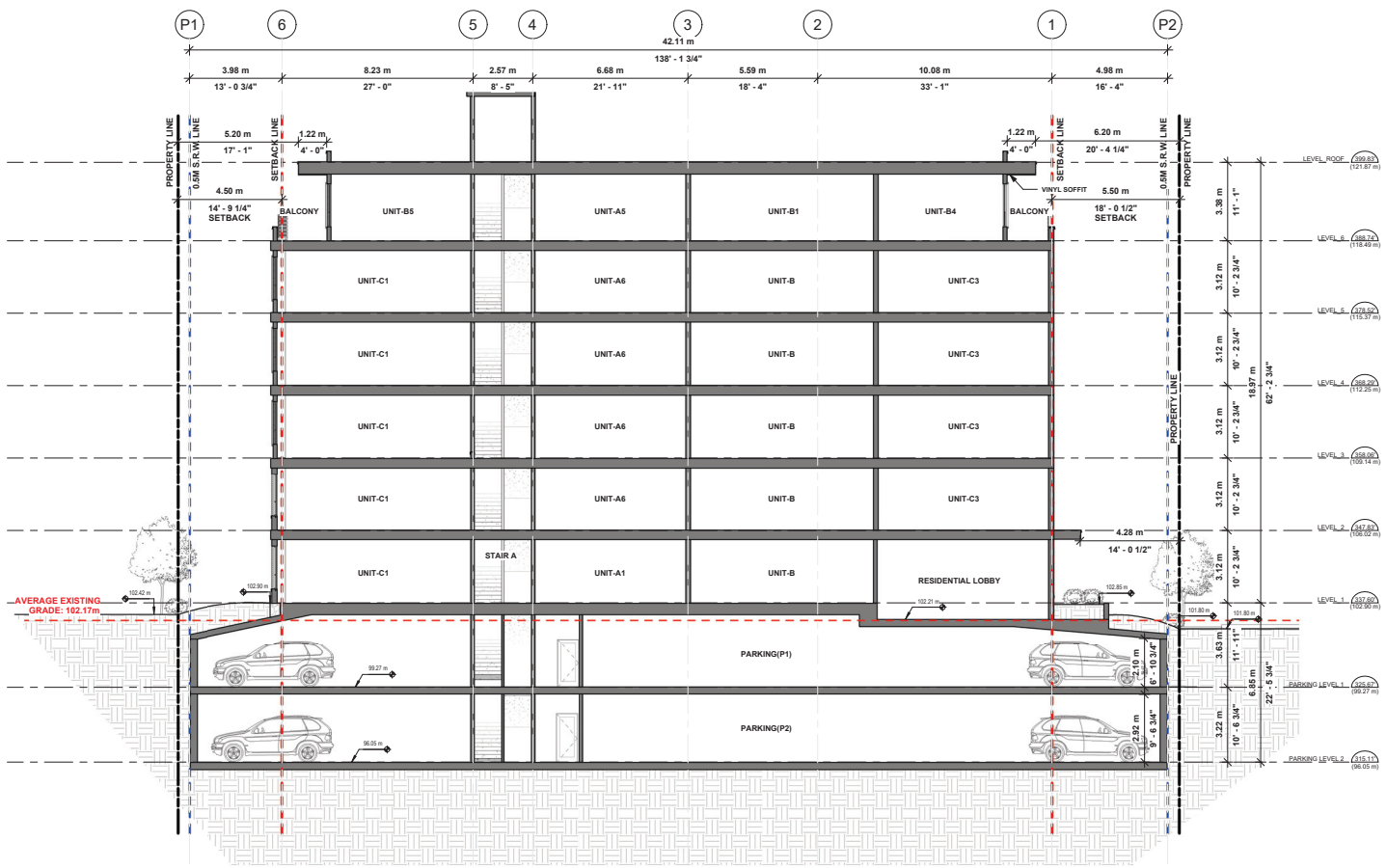
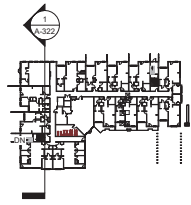
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**A-321 E**

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2024-04-16 - REV. DP AS PER CITY COMMENTS

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NOTES:



AVERAGE EXISTING GRADE: 102.17m

NO.	DATE	DESCRIPTION
0024-04-16	1	REV. FOR AS PER CITY
0024-04-16	2	CONCRETE
0024-04-16	3	SP DRAWINGS
0024-04-16	4	FINAL EXISTING DRAWINGS
0024-04-16	5	FINAL EXISTING DRAWINGS
0024-04-16	6	FINAL EXISTING DRAWINGS

**DF ARCHITECTURE INC.**  
 350-10611 SHELLBIDGE WAY, RICHMOND, B.C.  
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 info@dfarchitecture.ca

**GROUP 161**  
 AN ARCHITECTURE | INTERIOR ARCHITECTURE | INTERIORS ARCHITECTS  
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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: As Indicated	
JOB NO: SUR-194	
DATE: MAR 2023	2024-04-16

SHEET TITLE:

① BUILDING SECTION 3  
 1/8" = 1'-0"

**BUILDING SECTION 3**

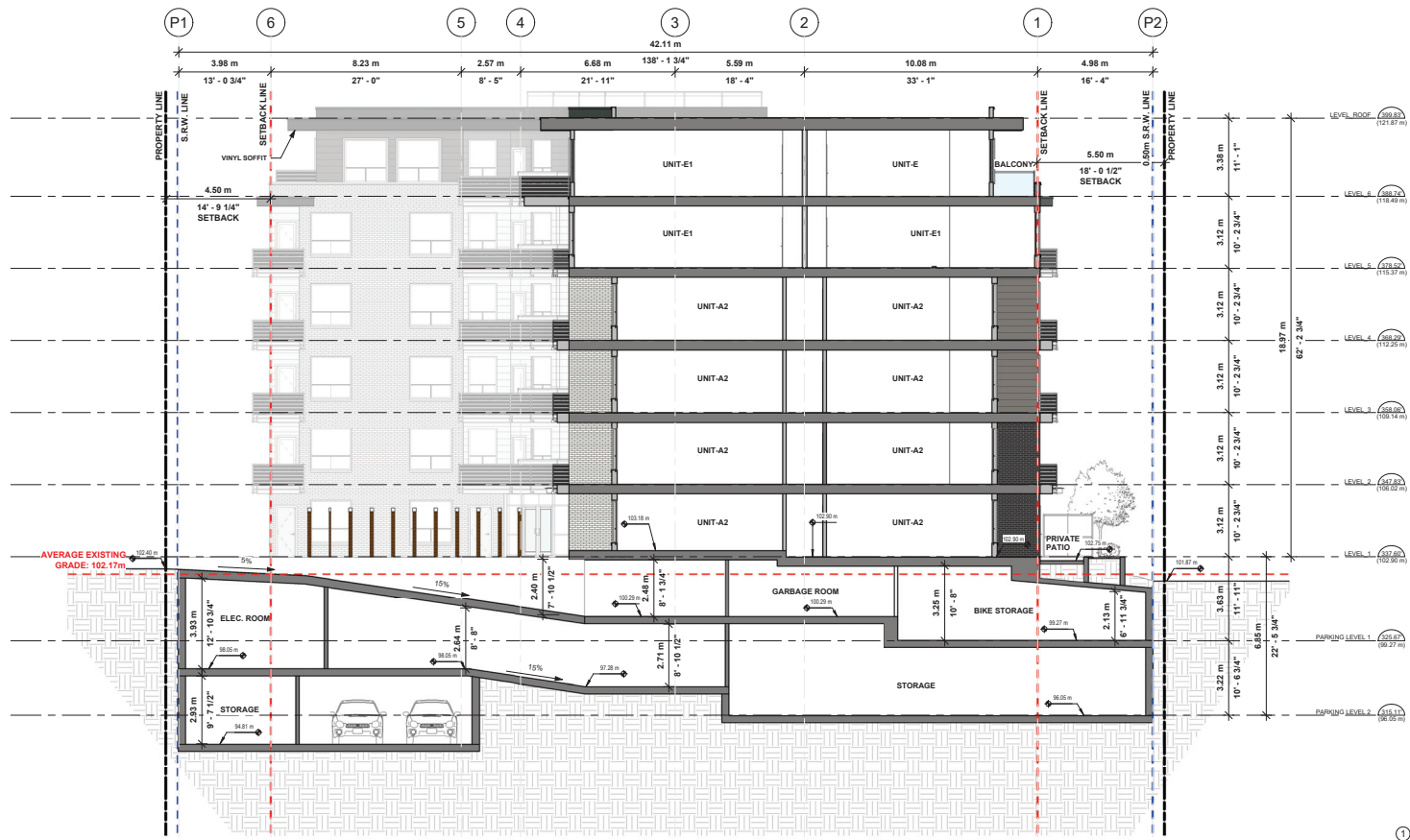
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**A-322 E**

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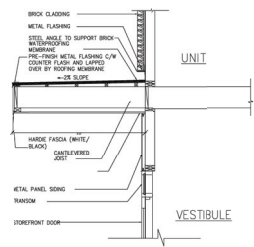
2024-04-16 - REV. DP AS PER CITY COMMENTS

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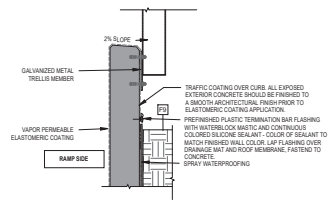




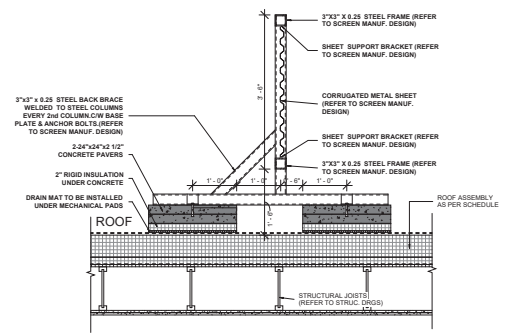
1 BUILDING SECTION 4  
1/8" = 1'-0"



4 CANOPY DETAIL  
3/4" = 1'-0"



5 TRELLIS DETAIL (RAMP)  
1" = 1'-0"



6 MECH. EQUIPMENT SCREEN  
3/4" = 1'-0"

NOTES:



2024-04-16	4	REV. PER AS PER CITY COMMENTS
2024-04-16	3	CONTRACTOR COMMENTS
2024-04-16	2	SP. DRAWINGS
2024-04-16	1	PRELIMINARY DRAWINGS
2024-12-20	0	PRELIMINARY DRAWINGS
2024-12-20	0	PRELIMINARY DRAWINGS

**DF ARCHITECTURE INC.**  
300-10851 SHELLBROOK DRIVE, RICHMOND, B.C.  
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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C.**

CLIENT:  
**DAWSON + SAWYER**

DRAWN:	NS
CHECKED:	DS
SCALE:	As Indicated
JOB NO.:	SUR-194
DATE:	MAR 2023
SHEET TITLE:	2024-04-16



**BUILDING SECTION 4**

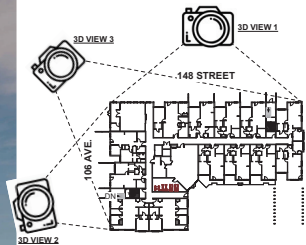
DRAWING NO.  
**A-323 E**

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2024-04-16 - REV. DP AS PER CITY COMMENTS

C:\Users\Developer\Documents\106\_148\106-148-2023-03-20\concept\main\A-323-001.dwg

NOTES:



3D VIEW 1: VIEW FROM 148 STREET



3D VIEW 3: VIEW FROM THE INTERSECTION OF 106 AVE. AND 148 STREET



3D VIEW 2: VIEW FROM 106 AVENUE



3D VIEW : VIEW MAIN ENTRANCE



3D VIEW : VIEW FROM 148 STREET

2024-04-16	REV. 02 AS PER CITY
2024-04-11	CONTRACT
2024-04-01	3D DRAWINGS
2024-03-28	FINAL EXTERIOR DRAWINGS
2024-03-23	FINAL EXTERIOR DRAWINGS
2024-03-15-20	FINAL EXTERIOR DRAWINGS

**DF ARCHITECTURE INC.**  
 300-10811 SHELLBRIDGE WAY, RICHMOND, B.C.  
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**GROUP 161**  
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PROJECT:  
**MULTI-FAMILY DEVELOPMENT**

**106 AVE. & 148 ST, SURREY, B.C**

CLIENT:  
**DAWSON + SAWYER**

DRAWN: NS	
CHECKED: DS	
SCALE: 1" = 50'-0"	
DATE: MAR 2023	

SHEET TITLE:  
**3D VIEWS**

DRAWING NO. <b>A-350</b>	<b>E</b>	
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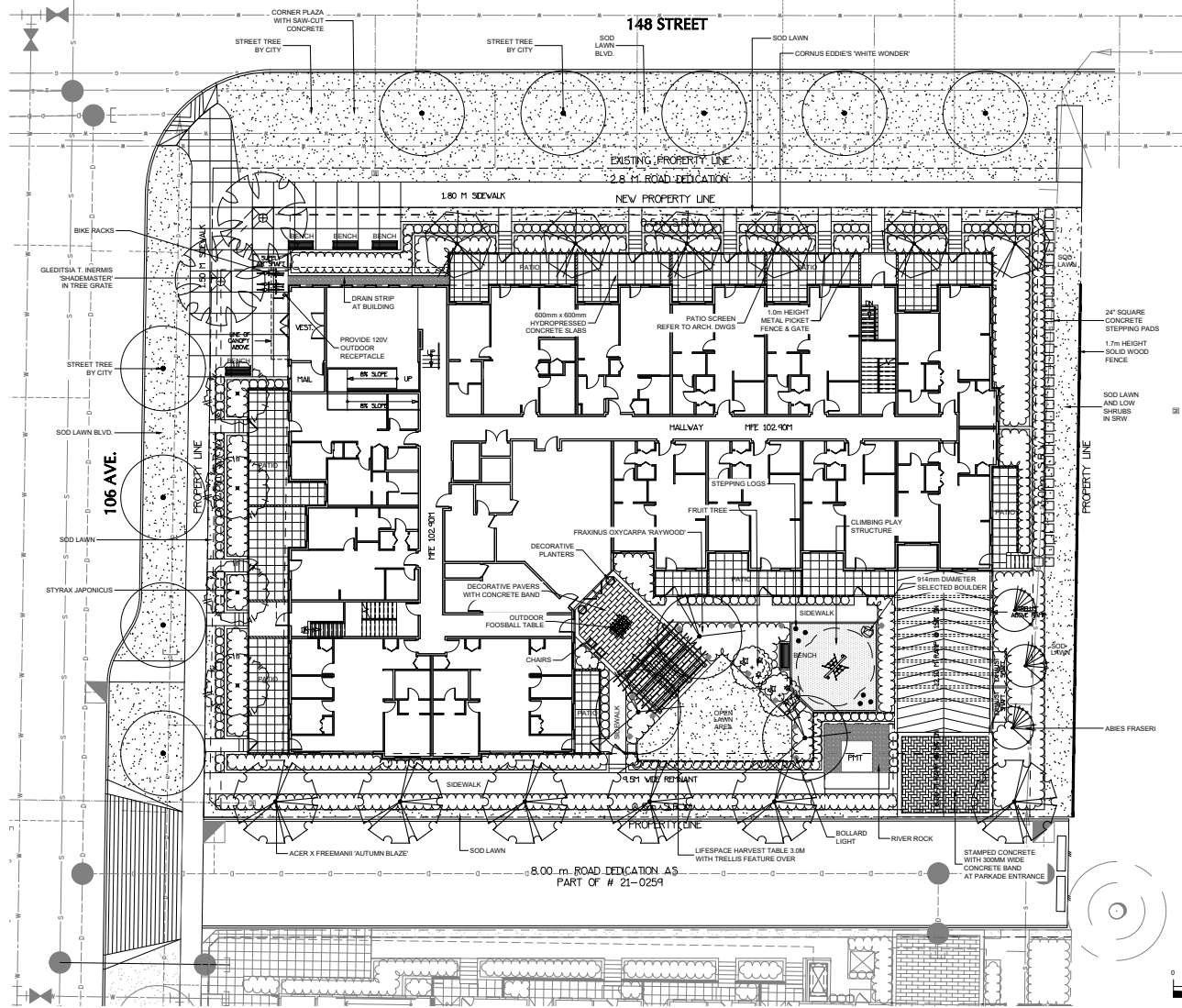
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2024-04-16 - REV. DP AS PER CITY COMMENTS

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PLANT SCHEDULE			PMG PROJECT NUMBER: 23-162	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3		ABIES FRASERI	FRASER FIR	2.5M HT; 88B
6		ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	5CM CAL; 1.8M STD; 88B
6		CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	5CM CAL; STD FORM; 88B
3		FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; 88B
2		FRUIT TREE	COLUMBARE APPLE VARIETIES	#7 POT
2		GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; 88B
4		STYRAX JAPONICUS	JAPANESE SPYROWISL	6CM CAL; 1.8M STD; 88B

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



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LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604-294-0011 • f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	28 MAR 22	NEW SITE PLAN / CITY COMMENTS	SD
1	24 JAN 22	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:  
**DAWSON SAWYER**

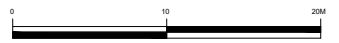
PROJECT:  
**6-STORY APARTMENT MULTI-FAMILY DEVELOPMENT**  
106 AVENUE & 148 STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 23.AUG.23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JR  
DESIGN: JR  
CHKD: MCY

**L1**

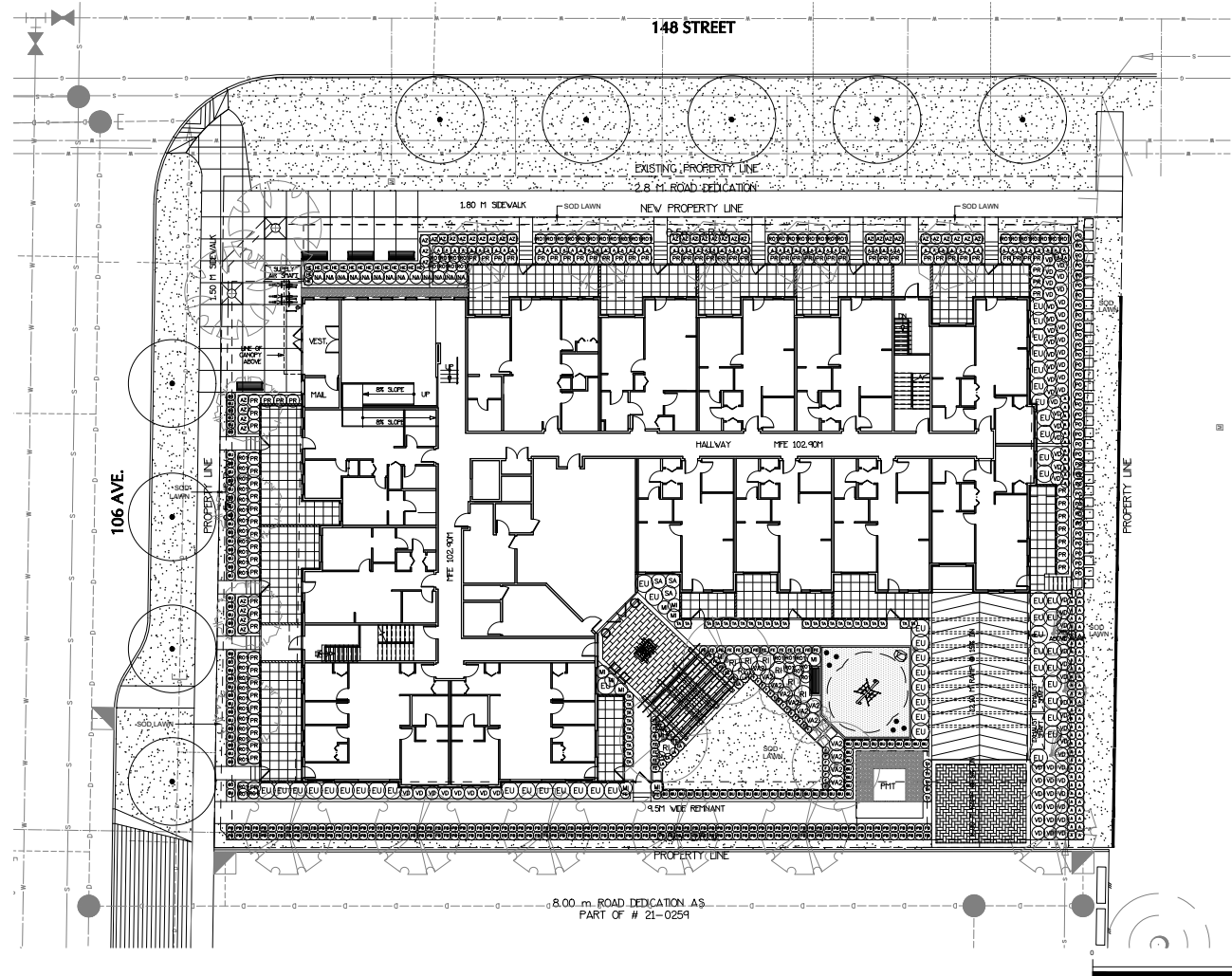
OF 7



PLANT SCHEDULE				PMG PROJECT NUMBER: 23-162
KEY	SYT	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SPRUEL				
39		AZALEA JAPONICA 'BLUE DANUBE'	AZALEA BLUSH-VIOLET	#2 POT, 25CM
40		BIULUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT, 40CM
53		EUCONYMIUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM
13		NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT, 50CM
110		PIERS JAPONICA 'BROOKSIDE MINIATURE'	DWARF COLUMNAR PERIS	#3 POT, 50CM
79		PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM
8		RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT, 60CM
47		ROSA 'WAGON'	CARET ROSE, YELLOW	#2 POT, 40CM
3		SARCOCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT, 30CM
33		TAKUSI MEDIA 'HICKSIF'	HICKS VIEW	1.2M B&B
5		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT, B&B
12		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT, 60CM
47		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM

PLANT SCHEDULE				PMG PROJECT NUMBER: 23-162
KEY	SYT	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
32		FESTUCA ONEREA	BLUE FESCUE	#1 POT
11		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT
PERENNIAL				
16		HEMEROCALLIS 'RED MAGIC'	DAYLILY, RED AND YELLOW	#1 POT, 1-2 FAN
8		LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
C.C.				
135		ARCTOSTAPHYLOS UVA-URSIF 'VANCOUVER JADE'	KINNIKINNICK	#1 POT, 20CM
21		FRAGARIA CHLORONDIS	BEACH STRAWBERRY	15CM POT
35		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

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



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.MAR.22	NEW SITE PLAN / CITY COMMENTS	JD
2	24.MAR.22	NEW SITE PLAN / CITY COMMENTS	JD
3	24.MAR.27	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:  
**DAWSON SAWYER**

PROJECT:  
**6-STORY APARTMENT MULTI-FAMILY DEVELOPMENT**  
106 AVENUE & 148 STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 23.AUG.23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JR  
DESIGN: JR  
CHKD: MCY  
**L2**  
OF 7



SEAL:

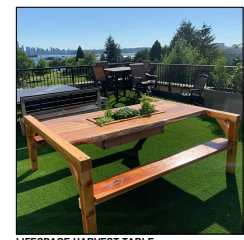
KEY	ITEM	DESCRIPTION
	CONCRETE	BROOM FINISHED
	CONCRETE UNIT PAVERS	BELGARD TEXADA HYDRAPRESSED SLAB, 605x605MM, NATURAL COLOUR
	CONCRETE UNIT PAVERS	BARKMAN BROADWAY 605M PAVERS, 600X300X65MM, NATURAL COLOUR
	STAMPED CONCRETE	
	RIVER ROCK	30MM-100MM, COLOUR: GREY TO GREEN
	RESILIENT SURFACE	ENGINEERED FIBER RESILIENT PLAY SURFACE
	BENCH	MAGLIN 870 BACKED; MATT SILVER; IPE WOOD SLATS; ON CONCRETE PAD
	BIKE RACK	MAGLIN 1600 SERIES SC; MATT SILVER
	CHAIR	WISHBONE BESEL 0.8M CHAIR
	HARVEST TABLE	LIFESPACE 3.0M LONG HARVEST TABLE
	FOOSBALL TABLE	SANDERSON CONCRETE OUTDOOR FOOSBALL TABLE
	FIBERGLASS PLANTER	GREEN THEORY PLANTER 300MM DIA, 600MM HT, FIBERGLASS PLANTER
	914MM DIA BOULDER	ROUNDED, NO SHARP EDGES, SUBMIT PHOTO APPROVAL PRIOR TO INSTALLATION
	FENCE	1.0m HT. METAL PICKET, REFER TO DETAIL
	FENCE	1.7m HT. SOLID WOOD, REFER TO DETAIL
	PATIO SCREEN	REFER TO ARCHITECT'S DRAWINGS

KEY	ITEM	DESCRIPTION
	BOLLARD LIGHT	PHILIPS LED BOLLARD LIGHT #: BCP150151

NOTE: PLEASE REFER TO ELECTRICAL FOR FINAL LIGHTING TYPES AND LOCATIONS. MOUNTING DETAIL PER MANUFACTURER SPEC.



KOMPAN UP AND OVER PLAY STRUCTURE



LIFESPACE HARVEST TABLE



SANDERSON CONCRETE FOOSBALL TABLE



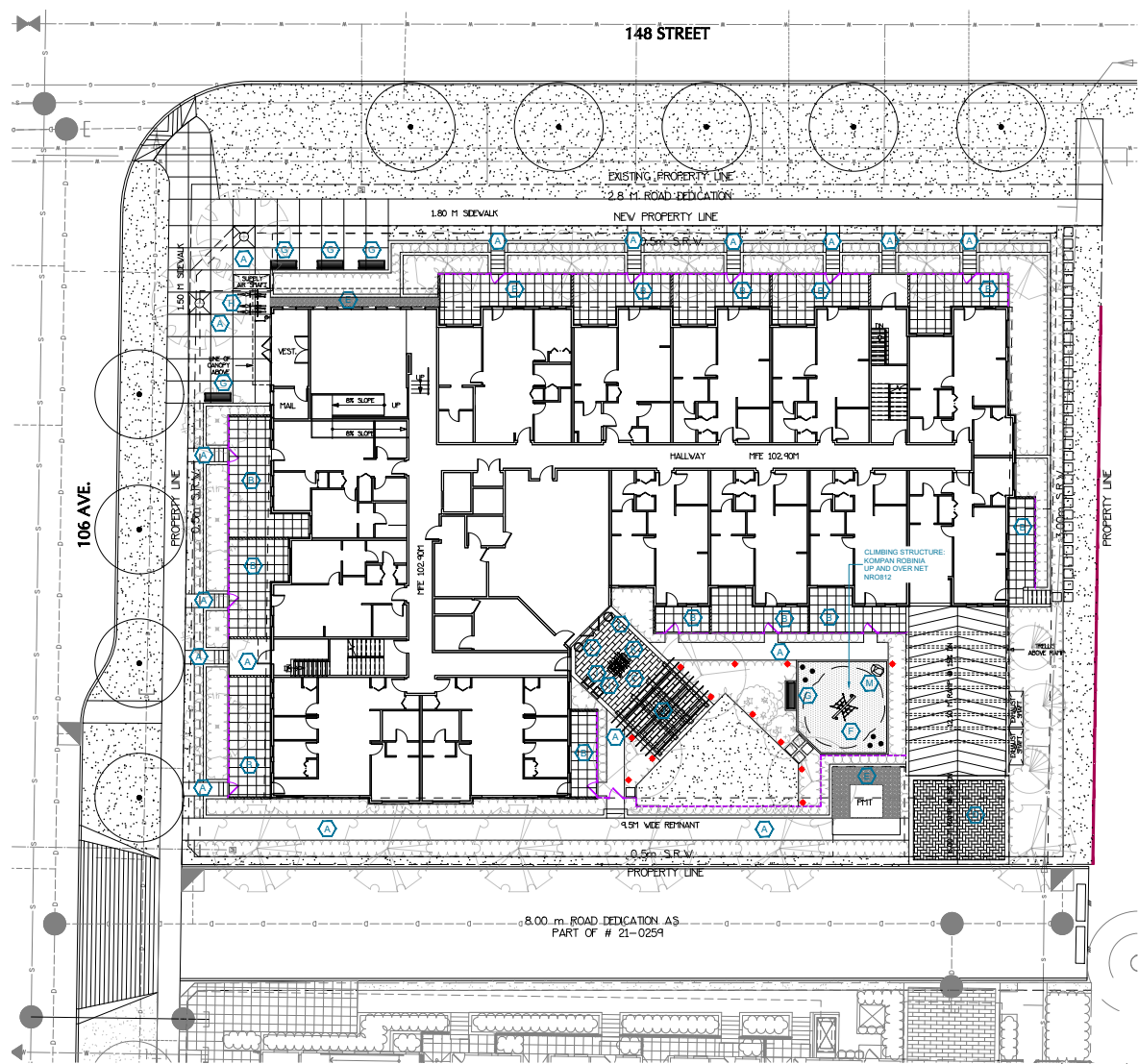
MAGLIN 870 BENCH



MAGLIN 1600 BIKE RACK



MAGLIN BESEL CHAIR



NO.	DATE	REVISION DESCRIPTION	DR.
2	28.MAR.22	NEW SITE PLAN / CITY COMMENTS	JD
1	24.JAN.22	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:  
**DAWSON SAWYER**

PROJECT:  
**6-STORY APARTMENT MULTI-FAMILY DEVELOPMENT**  
**106 AVENUE & 148 STREET SURREY, BC**

DRAWING TITLE:  
**MATERIALS PLAN**

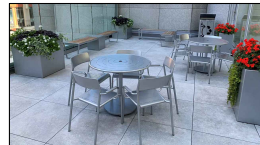
DATE: 23.AUG.23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JR  
DESIGN: JR  
CHKD: MCY

**L3**

OF 7



SEAL:



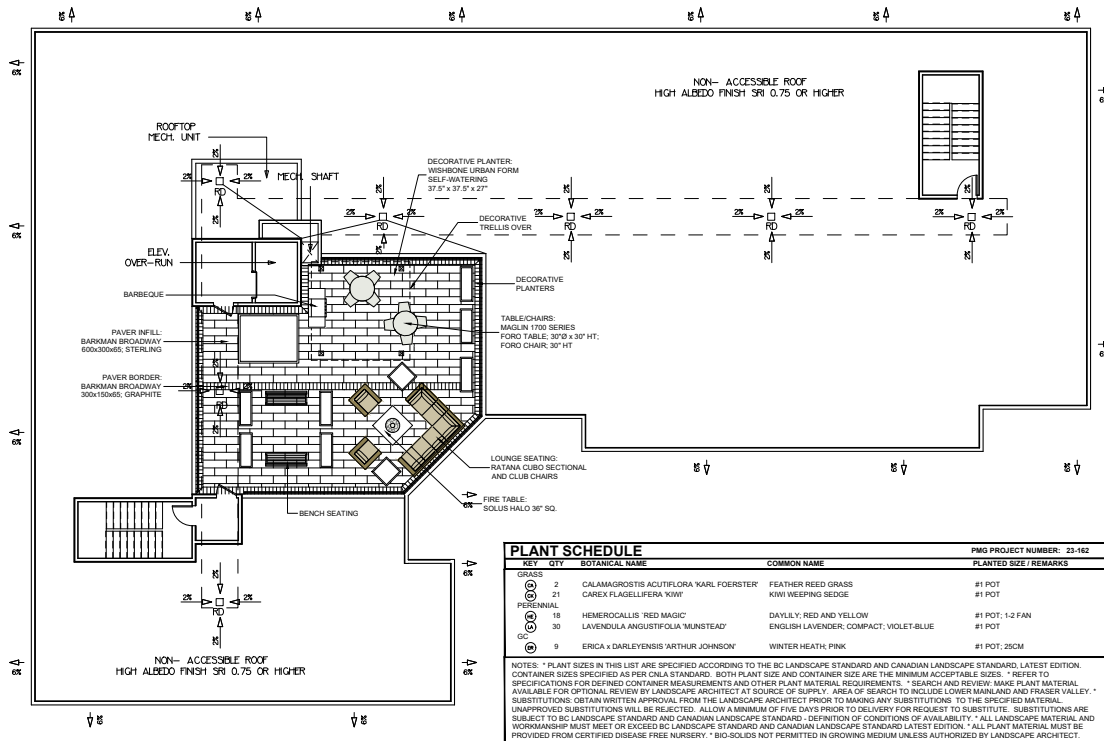
MAGLIN FORO TABLE/CHAIRS



RATANA CUBO LOUNGE SEATING



SOLUS HALO FIRE TABLE



PLANT SCHEDULE				PMG PROJECT NUMBER: 23-162
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS	2	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	21	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE	#1 POT
PERENNIAL	18	HEMEROCALLIS 'RED MAGIC'	DAVILLY: RED AND YELLOW	#1 POT: 1-2 FAN
	30	LAVENDULA ANGSTUFOLIA 'MUNSTEAD'	ENGLISH LAVENDER: COMPACT; VIOLET-BLUE	#1 POT
	9	ERICA x DARLEYENSIS 'ARTHUR JOHNSON'	WINTER HEATH PINK	#1 POT: 25CM

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

NO.	DATE	REVISION DESCRIPTION	DR.
2	24.MAR.22	NEW SITE PLAN / CITY COMMENTS	SD
1	24.JAN.22	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:  
**DAWSON SAWYER**

PROJECT:  
**6-STORY APARTMENT MULTI-FAMILY DEVELOPMENT**

**106 AVENUE & 148 STREET SURREY, BC**

DRAWING TITLE:  
**ROOF TOP AMENITY AREA**

DATE: 23.AUG.23 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: JR  
DESIGN: JR  
CHKD: MCV

**L6**  
OF 7



## INTER-OFFICE MEMO

---

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

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

**DATE: April 02, 2024** PROJECT FILE: **7823-0209-00**

---

**RE: Engineering Requirements  
Location: 14884 and 14794 – 106 Avenue  
10563 and 10573 - 148 Street**

**NCP AMENDMENT**

The following issues are to be addressed as a condition of the NCP Amendment:

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 2.808 m along 148 Street;
- Dedicate 3.0 m x 3.0 m corner cut at 106 Avenue and 148 Street intersection;
- Register 0.50 m statutory right-of-way (SRW) along 148 Street and 106 Avenue frontages;
- Dedicate 1.0 m x 1.0 m corner cut at N-S residential lane.

***Works and Services***

- Construct the west side of 148 Street;
- Construct the south side of 106 Avenue;
- Construct residential Lane;
- Construct driveway letdown for access to the site;
- Construct adequately-sized service connections (drainage, water, and sanitary), to the site; and
- Construct/upgrade required fronting servicing mains (drainage, water, and sanitary) in order to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Janelle Frank, P.Eng.,  
Development Review Manager

M51

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**  
 Date: **March 27, 2024**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23 02029 00**

The proposed development of **93** 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>	14
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	8
Secondary School =	4
<b>Total Students =</b>	<b>12</b>

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

**Summary of Impact and Commentary**

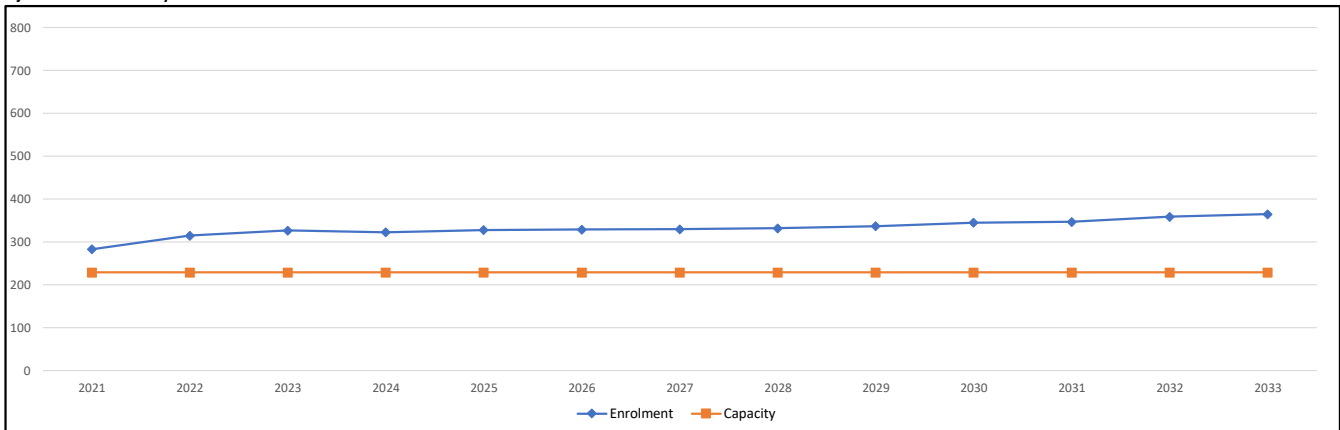
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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.

Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. The school is currently operating at 143% capacity. In the District's 2024/2025 Five Year Capital Plan, a new request for a 17-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education has not approved funding for this request.

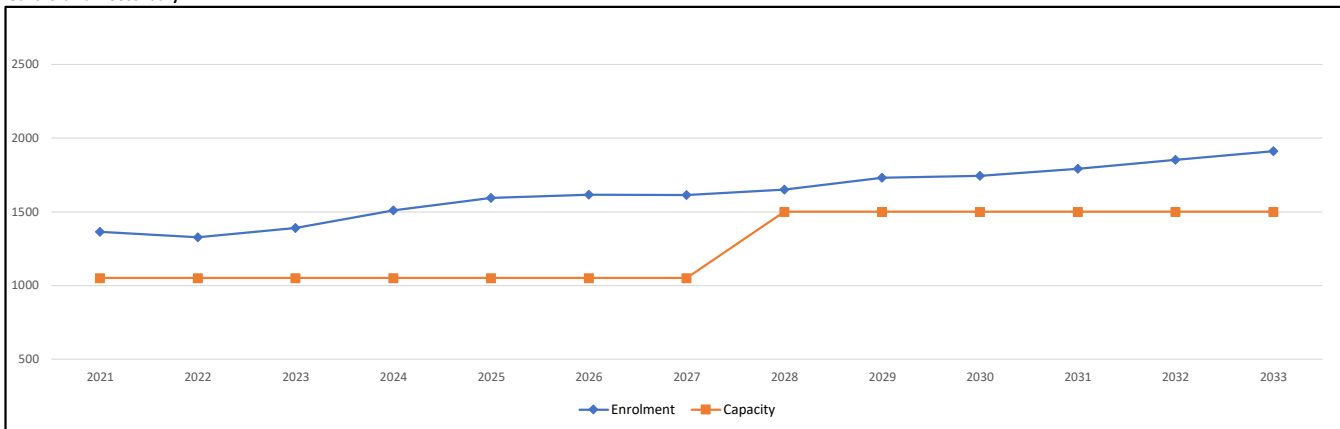
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved.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

**Hjorth Road Elementary**



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

**Guildford Park Secondary**



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

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



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 7923-0209-00


Address: 14774, 14794 - 106 Avenue & 10573, 10563- 148 Street, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

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)	5
<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4</li> </ul>	4
<b>Replacement Trees Proposed</b>	26
<b>Replacement Trees in Deficit</b>	0
<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>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

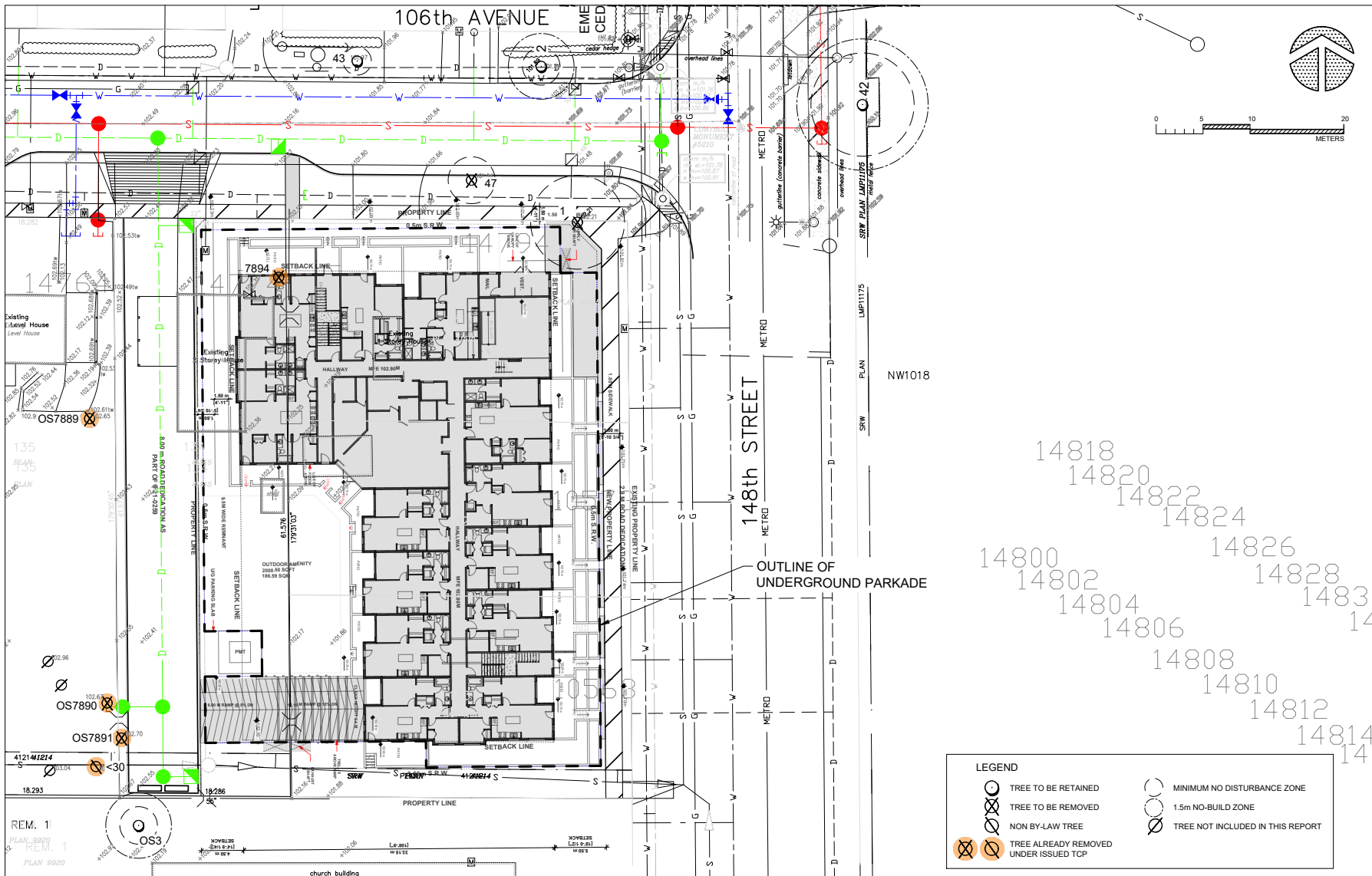
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: March 28, 2024
--	----------------------



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





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

STAMP

NO.	DATE	BY	REVISION
1	AUG10/23	MK	CIVIL PLAN
2	JAN1/23	MK	SITE PLAN
3	MAR28/24	MK	SITE & CIVIL PLAN

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

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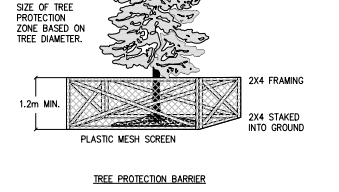
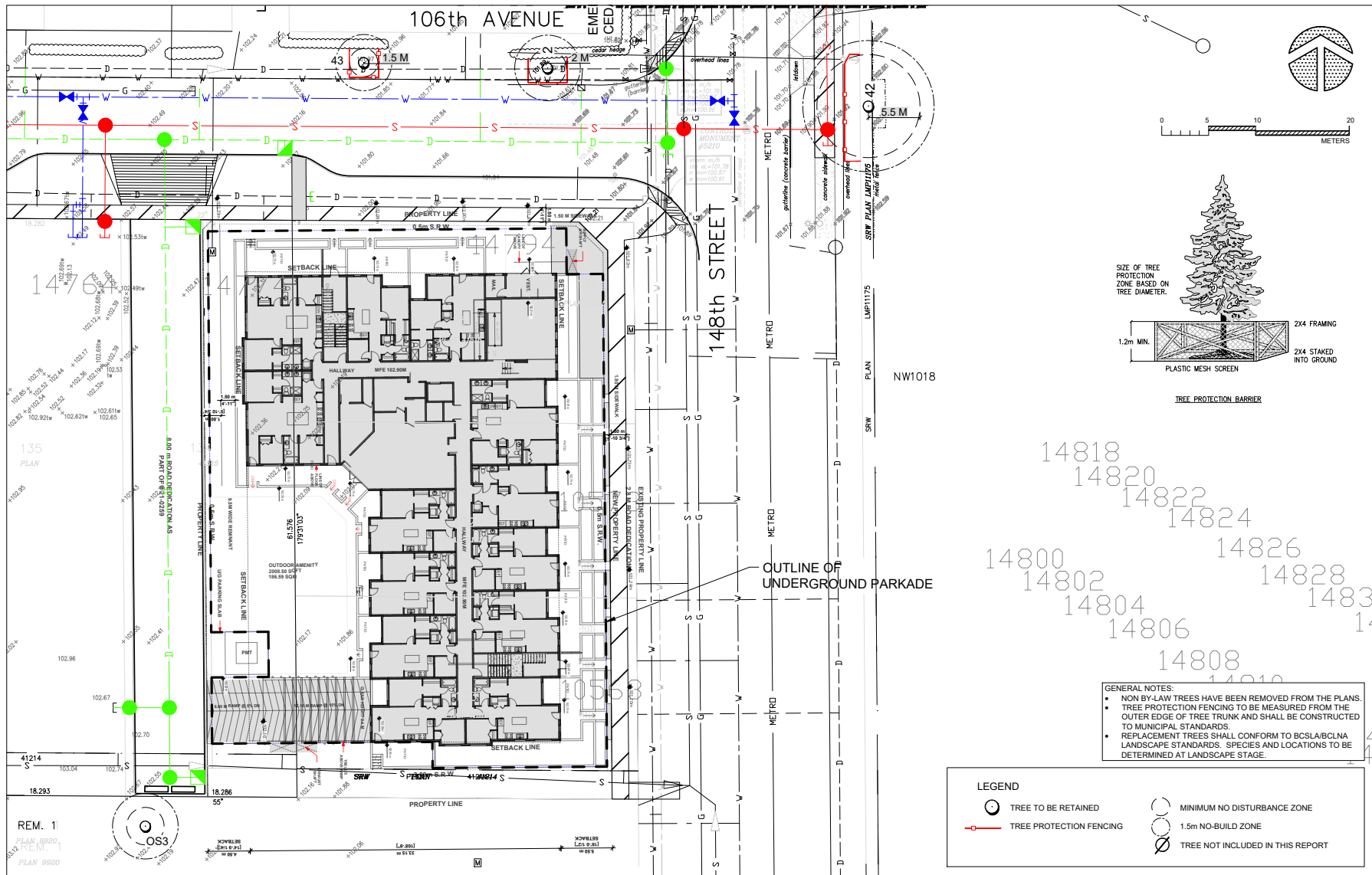
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PROJECT TITLE  
 14774 14794 - 106 AVENUE  
 10573 10563 - 148 STREET  
 SURREY, B.C.

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

DRAWN MK  
 SCALE AS SHOWN  
 DATE JUNE 12, 2023

**T-1**  
 SHEET 1 OF 2



14818  
14820  
14822  
14824  
14826  
14828  
14830  
14800  
14802  
14804  
14806  
14808  
14810

- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REPLACEMENT TREES SHALL CONFORM TO BC SLA/BC LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**LEGEND**

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE
- TREE NOT INCLUDED IN THIS REPORT

STAMP	NO.	DATE	BY	REVISION
	1	AUG10/23	MK	CIVIL PLAN
	2	JAN11/23		SITE PLAN
	3	MAR28/24	MK	CIVIL PLAN

NO.	DATE	BY	REVISION
1	AUG10/23	MK	CIVIL PLAN
2	JAN11/23		SITE PLAN
3	MAR28/24	MK	CIVIL PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
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**PROJECT TITLE**  
 14774 14794 - 106 AVENUE  
 10573 10563 - 148 STREET  
 SURREY, B.C.

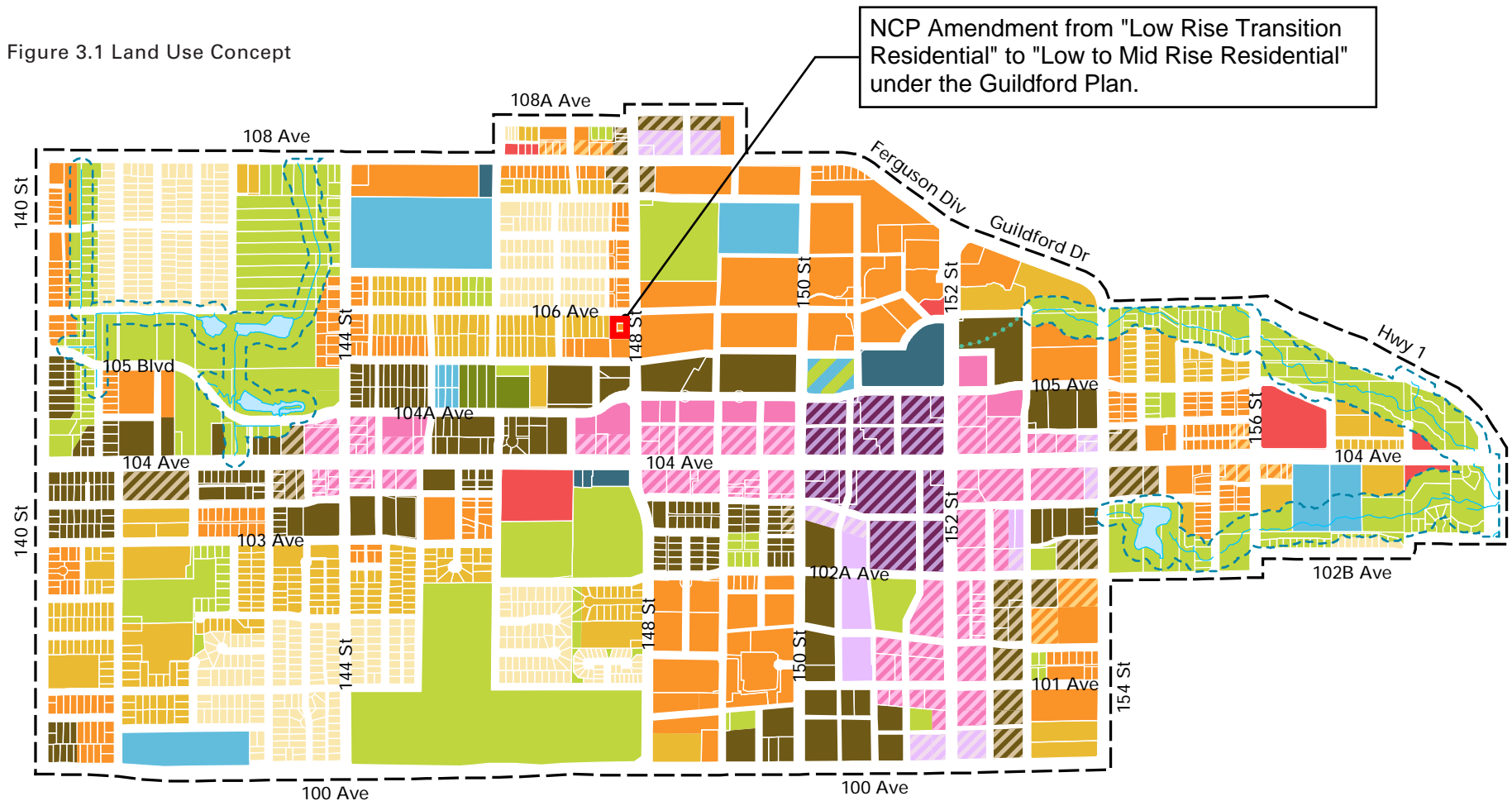
**SHEET TITLE**  
 T2 - TREE PROTECTION  
 AND PRESERVATION PLAN

**CLIENT**

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** JUNE 12, 2023

**T-2**  
 SHEET 2 OF 2

Figure 3.1 Land Use Concept



**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                   | Riparian Buffer                     |
| Mid Rise Mixed-Use    | Low Rise Transition Residential | Parks and Natural Areas | Watercourse Daylighting Opportunity |
| Mid Rise Residential  | Townhouse                       | School                  |                                     |

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