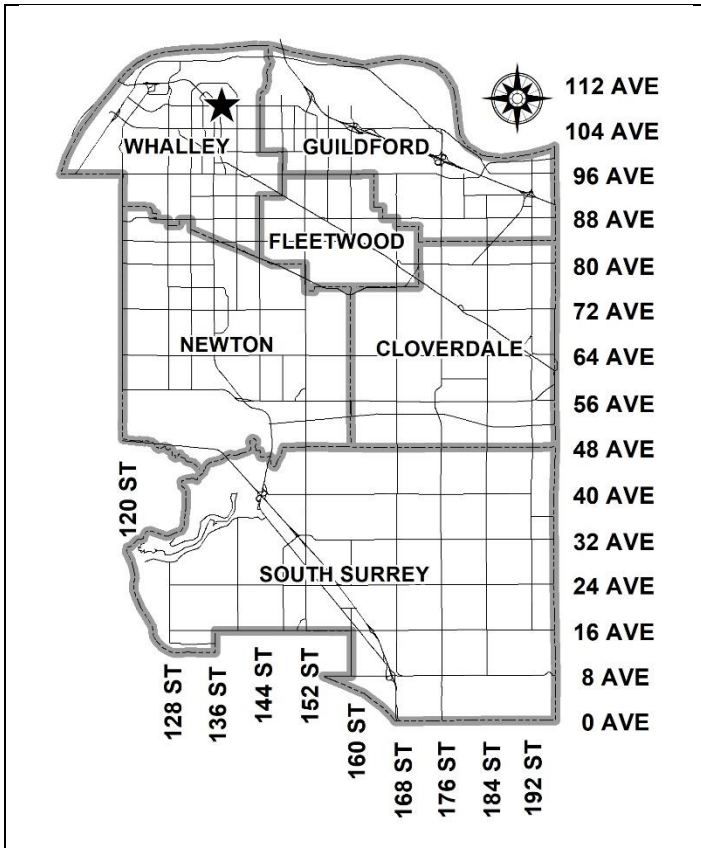


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0073-00

Planning Report Date: April 8, 2024



PROPOSAL:

- **Rezoning** from RF and PA-1 to CD
- **Development Permit**

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

LOCATION:

- 13773 108 Avenue
- 13753 108 Avenue
- 13733 108 Avenue
- 13758 Larner Road
- 13764 Larner Road

ZONING:

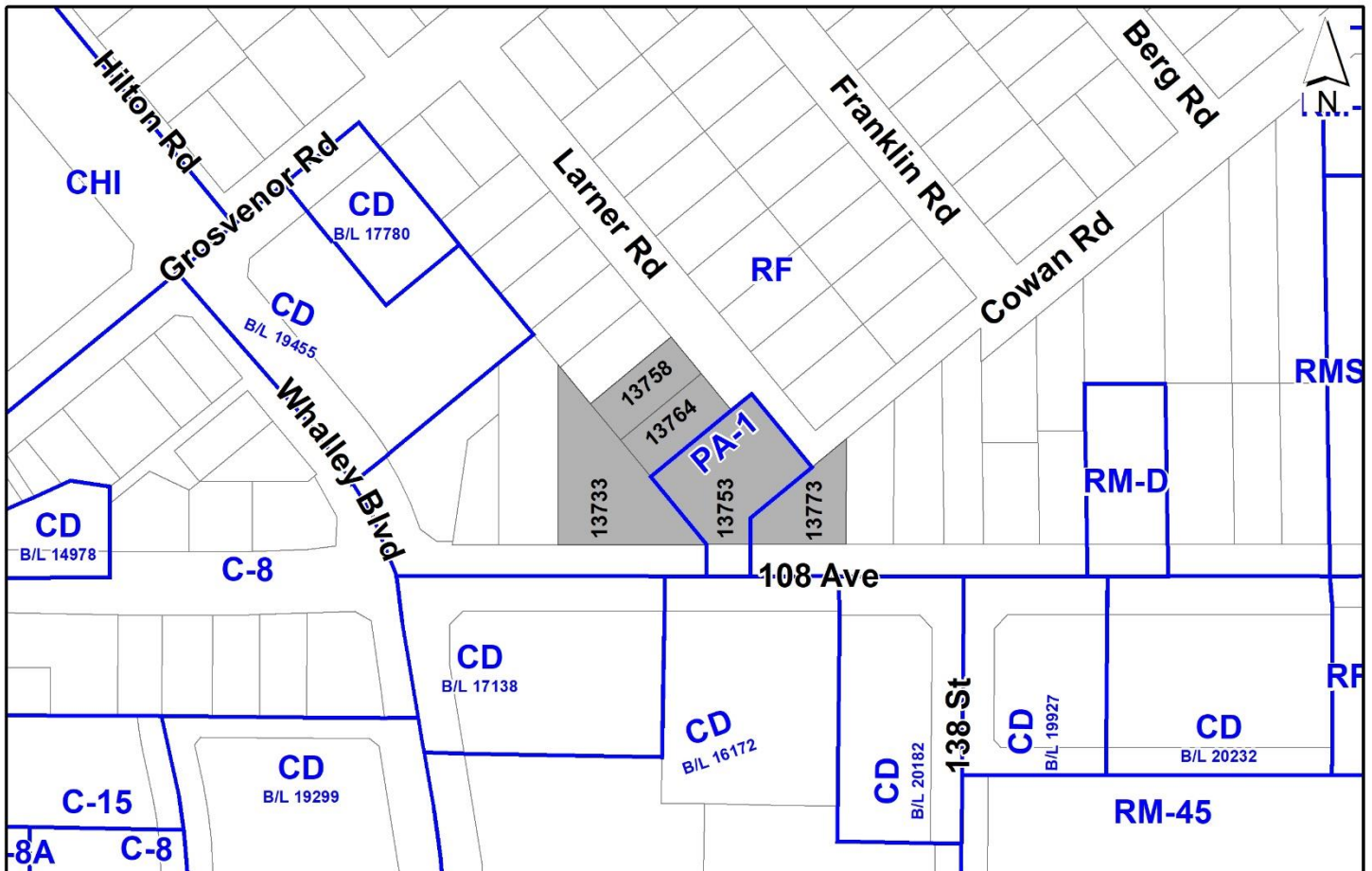
RF & PA-1

OCP DESIGNATION:

Multiple Residential

CCP DESIGNATION:

Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw 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 complies with the "Low to Mid Rise Residential" designation in the City Centre 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 6-storey building form are appropriate for this part of Surrey City Centre.
- The proposed building has an attractive design with unique form and massing, high-quality architectural design features, with a high-quality durable material palette appropriate for the City Centre.
- The site is within walking distance (650 metres) of the Gateway SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development around the SkyTrain stations.
- The proposed setbacks and built form achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

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)" and "Assembly Hall 1 Zone (PA-1)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7922-0073-00 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) acquisition of a portion of 13773 – 108 Avenue;
 - (i) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a right-of-way for public rights-of-passage for the public plaza area; 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Vacant lots, single family lots and former church	Low to Mid Rise Residential	RF & PA-1
North (Including across Larner Road):	Single family lots	Park & Low Rise Residential – Type II	RF
East:	Single family lot	Low to Mid Rise Residential	RF
South (Across 108 Avenue):	5-6 storey apartments and mixed-use building	Low to Mid Rise Residential and Low to Mide Rise Mixed-Use	CD (Bylaw Nos. 17138, 16172 & 20182)
West:	Single family lot	Low to Mide Rise Mixed-Use	RF

Context & Background

- The subject site is 5,350-square metres in size, consisting of 5 properties, located on the north side of 108 Avenue, west of Whalley Boulevard in the Bolivar District of Surrey City Centre.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the City Centre Plan and is zoned “Single Family Residential Zone (RF)” and “Assembly Hall 1 Zone (PA-1)”.
- The existing dwellings currently have access from Larner Road and the church has access from 108 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building with 176 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 176 residential dwelling units above two levels of underground parking.
- The following table provides specific details on the proposal:
-

	Proposed
Lot Area	
Gross Site Area:	5,350 square metres
Road Dedication:	1,194 square metres
Net Site Area:	4,375 square metres
Number of Lots:	1
Building Height:	6 storeys / 22 metres
Floor Area Ratio (FAR):	2.40 (gross) and 3.10 (net)
Floor Area	
Residential:	13,314 square metres
Commercial:	
Total:	13,314 square metres
Residential Units:	
Micro studios:	6
1-Bedroom:	113
2-Bedroom:	55
3-Bedroom:	2
Total:	176

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

16 Elementary students at Forsyth Road Elementary School
7 Secondary students at Kwantlen Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2026.

Parks, Recreation & Culture:	Forsyth Park is the closest active park with amenities including playground, dog off leash area and walking trails, and is 700 metres walking distance from the development. Future active parkland is proposed across the street along Lerner Road within 20 metres walking distance of the development as part of the City Centre Plan.
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:	<p>At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less 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.</p> <p>The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.</p>

Transportation Considerations

Road Network & Infrastructure

- The applicant will be providing the following improvements:
 - Dedication and construction of the west side of Lerner Road to the City Centre local road standard;
 - Dedication and construction of the north side of 108 Avenue to the City Centre arterial road standard;
 - Dedication and construction of the lane; and
 - Dedication and construction of a sidewalk along the west property line.
- As part of the subject application, the applicant is proposing to acquire a portion of the City-owned property at 13773 – 108 Avenue in order to incorporate it with the subject site. Staff can support the proposed sale of a portion of 13773- 108 Avenue to the applicant as it is surplus to the City’s needs and this is in keeping with the road network as identified in the City Centre Plan.

Traffic Impacts

- The proposed development is anticipated to generate approximately one to two vehicles per minute, according to industry standard rates. A site-specific traffic impact assessment was not required as the proposal is consistent with the City Centre Plan and is below the City's typical threshold for triggering a traffic impact assessment.

Access and Parking

- Access to the subject site is proposed via the new lane along the northwest property line of the subject site.
- The Zoning Bylaw requires a minimum of 176 parking spaces to be provided on-site.
- The applicant is proposing to provide a total of 181 spaces on-site, which exceeds the minimum Zoning Bylaw requirements.

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).

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 subject site is designated “Low to Mid Rise Residential” in the City Centre Plan.
- The “Low to Mid Rise Residential” designation permits up to 2.50 FAR (gross) and supports up to 6 storeys.
- The applicant is proposing a gross density of 2.40 FAR, which complies with the maximum permitted under the designation.

Themes/Objectives

- The proposed development is consistent with the following guiding principles in the City Centre Plan:
 - Encourage Housing Diversity: by providing a variety of housing forms and a range of unit sizes and types.
 - Create Vibrant Urban Spaces: with high quality architectural aesthetics and amenities such as plazas to encourage people to interact with the public realm.

CD By-law

- The applicant is proposing a “Comprehensive Development Zone (CD)” to accommodate a proposed 6-storey 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
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	3.10
Lot Coverage:	33%	58%
Yards and Setbacks	7.5 metres	Northeast: 4.50 metres Northwest: 4.0 metres South: 4.5 metres West: 3.5 metres
Principal Building Height:	50 metres	22 metres
Permitted Uses:	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented Multiple Unit residential buildings Child Care Centres 	<ul style="list-style-type: none"> Multiple unit residential buildings Ground-oriented Multiple Unit residential buildings
Amenity Space:		
Indoor Amenity:	534 square metres	The proposed 492 square metres CIL meets the Zoning Bylaw requirement.
Outdoor Amenity:	534 square metres	The proposed 571 square metres exceeds the Zoning Bylaw requirement.
Parking (Part 5)		Required
Number of Stalls		Proposed (Block II)
Residential:	158	162
Residential Visitor:	18	19
Total:	176	181
Accessible:	4	4
Bicycle Spaces		
Residential Secure Parking:	211	215
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted land-uses, density, lot coverage, minimum building setbacks and off-street parking requirements.
- The permitted land use is intended to accommodate the proposed 6-storey residential apartment building.
- If calculated on the net site area, the FAR is 3.10. 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 3.10 (net) in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 58% 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.

- The RM-70 Zone 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 0.56 metre from all street frontages. As a result, the CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.5 metre of the lot line along all street frontages.

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, with rates anticipated to increase in April 2024.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the City Centre Plan designation.

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, with rates anticipated to increase in April 2024. 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 December 21, 2023 and the Development Proposal Signs were installed on December 29, 2024. Staff received five (5) responses from neighbouring (*staff comments in italics*), all of whom were seeking additional information but did not express any concerns with the proposal.

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 City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the City Centre Plan.
- The applicant has worked with staff to:
 - relocate the underground parking access to the north lane;
 - relocate the lobby to a central location;
 - recess the middle top three floors above the lobby in order to modulate the long façade;
 - step the building to follow the natural grade change;
 - refine and simplify the exterior elevations and materials;
 - emphasize the 2-storey townhome expression along 108 Avenue and Larner Road;
 - design an acceptable urban public realm interface, protection of off-site tree, and edge treatments, responding to the sloping site;
 - refine the overall building massing in order to ensure an attractive streetscape;
 - to improve the indoor and outdoor amenity spaces and quality; and
 - improve unit outlook and privacy.
- The proposed building is a 6-storey, wood frame residential building. The proposed massing presents from an aerial view as a "T" shape structure, which is a response to the site condition, and consists of three street frontages.
- The building is divided into three wings and connected by a common lobby, forming natural courtyard areas at the junctions which will serve as outdoor amenity space for the residents.
- The building orientation ensures that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The proposed buildings reflect an urban and contemporary architectural style with a flat roof.
- The unit mix is proposed to consist of 6 studio, 113 one-bedroom plus den, 55 two-bedroom and 2 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".
- 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 534 square metres of indoor amenity space to serve the residents of the proposed building. Of this 534-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 492 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 534 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution of \$42,000 (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 Levels 1, including a gym, kitchen and lounge areas, a meeting room and a reading room.

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 534 square metres of outdoor amenity space to serve the residents of the proposed building.
- The applicant is proposing 570 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 an amenity area on Level 2, along Larner Road.
- The amenities on the ground level include a community garden, open lawn area, a children's play area and various seating areas directly adjacent to the indoor amenity area.
- The Level 2 amenities includes a variety of seating areas and a putting green.
- 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:
 - Refinement of the public realm interface and design refinement of the site edges, in particular the public plazas; and
 - Design development and refinement of the architectural features and materials.
- 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

- Lucian Serban, ISA Certified Arborist of McElhanney 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
Alder and Cottonwood Trees			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	3	0
Red Maple	1	1	0
Willow	5	5	0
Chestnut	2	2	0
Apple	1	1	0
Holly	1	1	0
Laurel	1	1	0
Coniferous Trees			
Excelsa cedar	7	7	0
Spruce	9	9	0
Deodar	1	1	0
Douglas Fir	2	2	0
Western Red Cedar			

Total (excluding Alder and Cottonwood Trees)	33	33	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	39		
Total Retained and Replacement Trees Proposed	39		
Estimated Contribution to the Green City Program	\$15,400		

- The Arborist Assessment states that there are a total of 33 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 3% of the total trees on the site, is a Cottonwood tree. The applicant proposes to retain no 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 67 replacement trees on the site. Since the proposed 39 replacement trees can be accommodated on the site, the proposed deficit of 28 replacement trees will require an estimated cash-in-lieu payment of \$15,400 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 108 Avenue and Lerner Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 39 trees are proposed to be replaced on the site with an estimated contribution of \$15,400 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System Bylaw" (see Appendix VI for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.

- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's District Energy (DE) system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g., boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
 - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
 - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System Bylaw".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

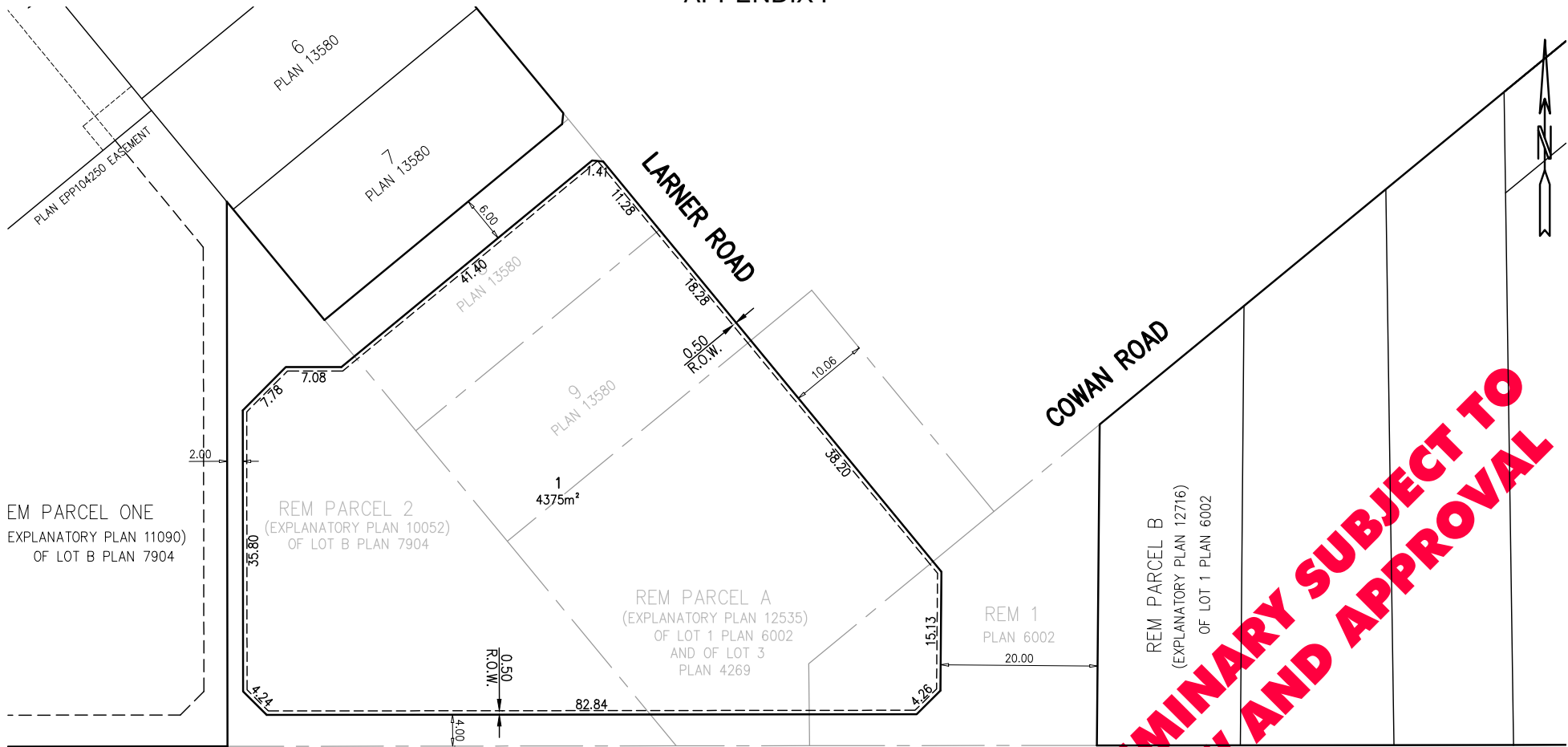
Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	District Energy Map

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LM/ar

APPENDIX I



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

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CLIENT:		PROJECT: LARNER ROAD AND 108 AVENUE, SURREY			
DRAWING TITLE: SUBDIVISION					
PROJECT No. 21042	DATE: NOV 2023	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com



PROJECT INFO:
Apartment Building at 13764, 13758
Larner Rd 13733 13753 108 Ave.
Surrey BC
CLIENT:
1255541 BC LTD.

DATE
25/03/2024

PROJECT NO:
20-227

SCALE: 1" = 100'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

CONTEXT PLAN

A.101



① FUTURE CONTEXT PLAN
1" = 100'-0"





PROJECT INFO:
 Apartment Building at 13764, 13758
 Larner Rd 13733 13753 108 Ave.
 Surrey BC
CLIENT:
 1255541 BC LTD.

DATE:
 25/03/2024

PROJECT NO.:
 20-227

SCALE: 1" = 33'-4"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

SITE PLAN

A.102B

① SITE PLAN
 1" = 33'-4"





- LEGEND:**
- PROPERTY LINE
 - SETBACK
 - S.R.O.W.
 - PARKADE LINE BELOW



PROJECT INFO:
 Apartment Building at 13764, 13758
 Larmer Rd 13733 13753 108 Ave.
 Surrey BC
 CLIENT: 1255541 BC LTD.

DATE: 25/03/2024

PROJECT NO: 20-227

SCALE: 1" = 25'-0" R.W.
 DRAWN BY: R.W.

REV	DESCRIPTION	DATE	BY
1	UPDATED LAYOUT	10/03/2023	R.W.

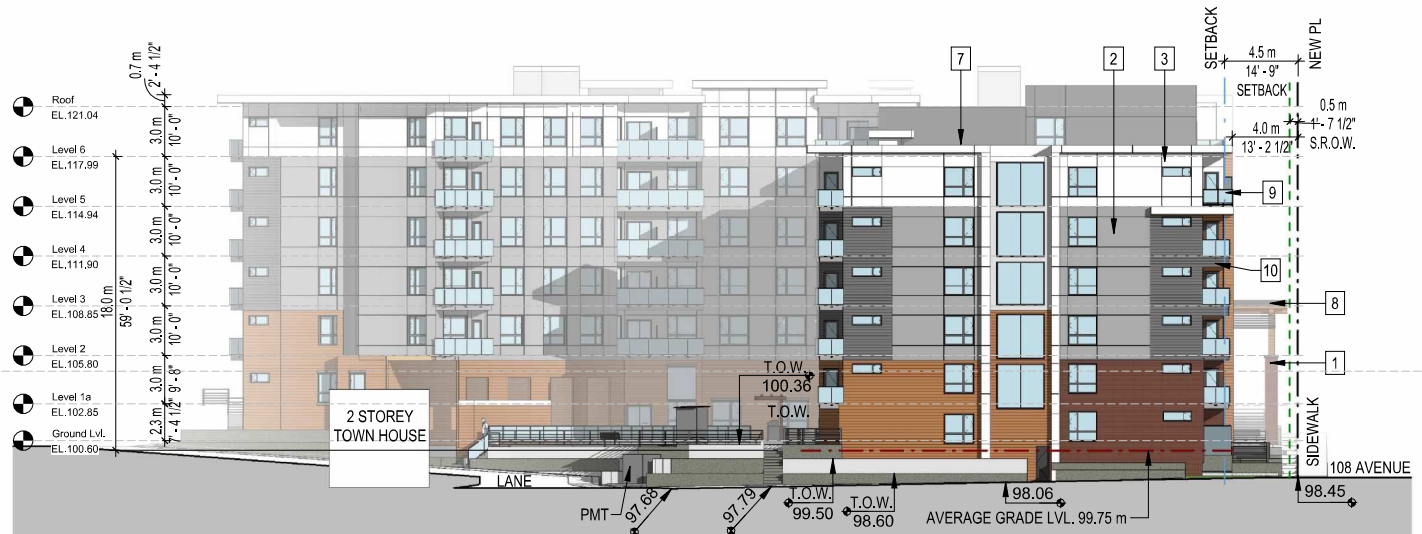
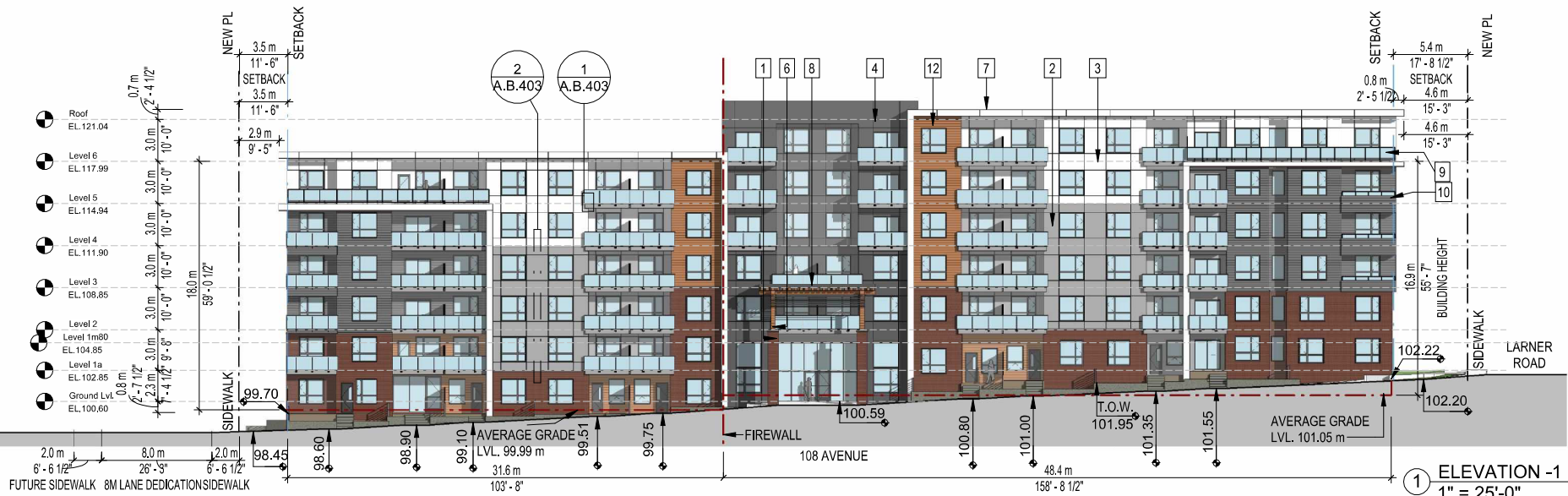
GROUND FLOOR PLAN

A.B.203

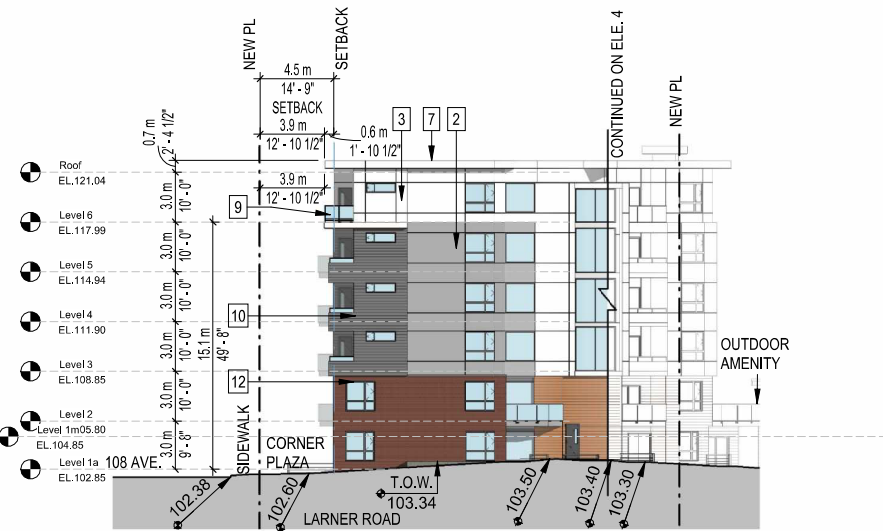


REV	DESCRIPTION	BY	DATE

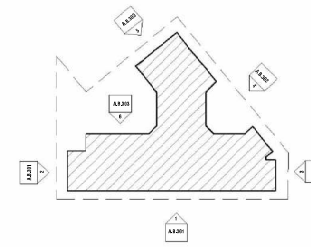
6 STOREY ADJACENT BUILDING



② ELEVATION -2
 1" = 25'-0"



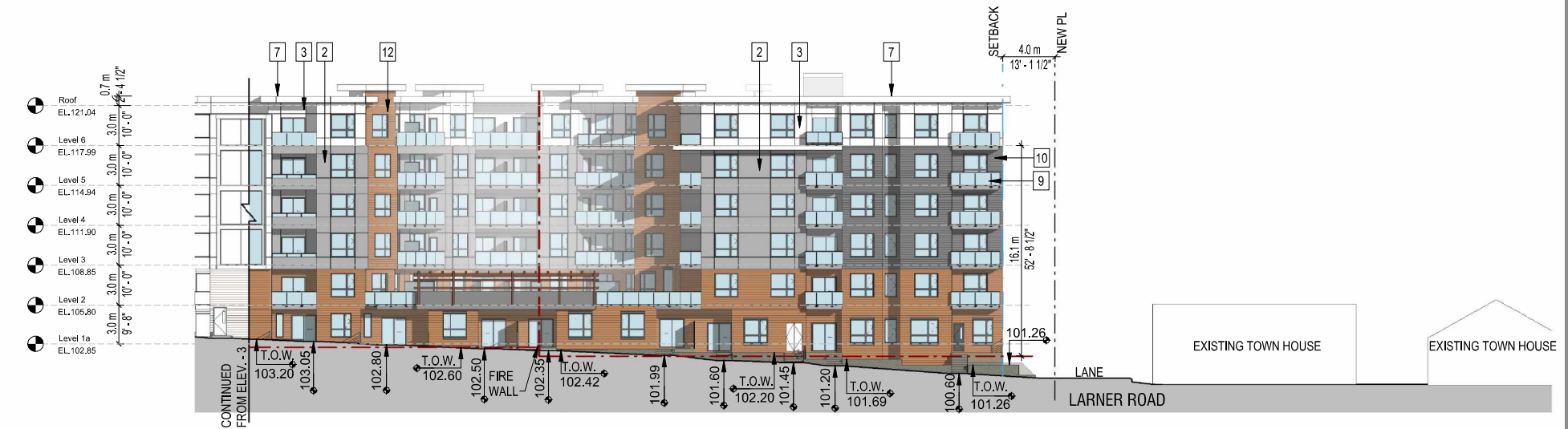
③ ELEVATION -3
1" = 25'-0"



MATERIALS	
1	Brick: velour finish (Garnet Color)
2	Cementitious wood panel board; smooth finish (Light Grey Color)
3	Cementitious wood panel board; smooth finish (White Color)
4	Cementitious wood panel board; smooth finish (Charcoal Grey Color)
5	Charcoal grey Painted Metal Baguettes (2" x 5")
6	8" x 8" Paint finish wood post c/w Black painted connection plates
7	Soprema Soprarstar roofing by Soprema with RSI .82
8	Metal Roofing Charcoal Paint Finish
9	Tempered Glass c/w Black Painted Alum Frame
10	Cement Fibre Board Planks Siding (Charcoal Grey Color)
11	Cedar Metal Panel Finish
12	Cement Fibre Board Planks Siding (Cedar Color)



REV	DESCRIPTION	BY	DATE



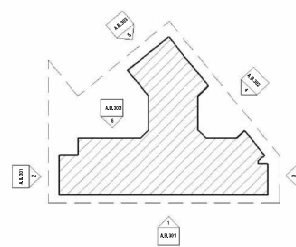
④ ELEVATION -4
1" = 25'-0"



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PROJECT NO:	20-227
SCALE:	As indicated
DRAWN BY:	R.W.
DATE	
BY	
REV	
DESCRIPTION	

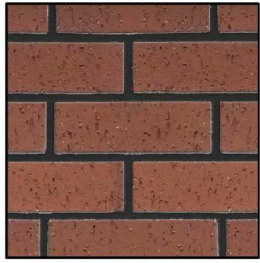


⑤ ELEVATION-5
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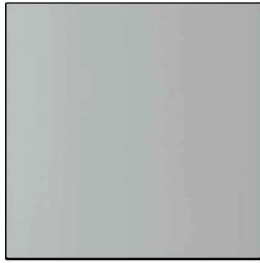


⑥ ELEVATION -6
1" = 25'-0"

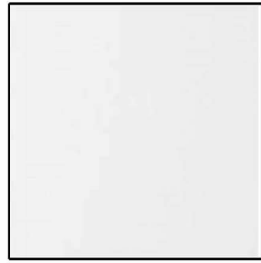
MATERIALS	
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2	Cementitious wood panel board; smooth finish (Light Grey Color)
3	Cementitious wood panel board; smooth finish (White Color)
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9	Tempered Glass c/w Black Painted Alum Frame
10	Cement Fibre Board Planks Siding (Charcoal Grey Color)
11	Cedar Metal Panel Finish
12	Cement Fibre Board Planks Siding (Cedar Color)



1 Brick, Velour finish (Garnet Color)



2 Cementitious wood panel board; smooth finish (Light Grey Color)



3 Cementitious wood panel board; smooth finish (White Color)



4 Cementitious wood panel board smooth finish (Charcoal Grey Color)



5 Charcoal grey Painted Metal Baguattes (2" x 5")



6 8" x 8" Paint finish wood post c/w Black painted connection plates



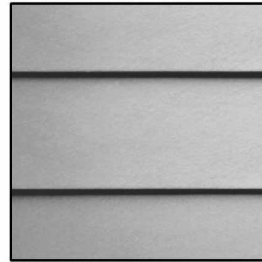
7 Soprema Soprastar roofing by Soprema with RSI .82



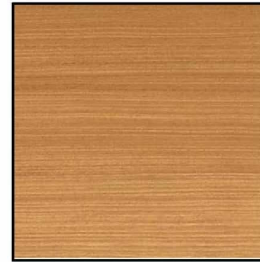
8 Metal Roofing Charcoal Paint Finish



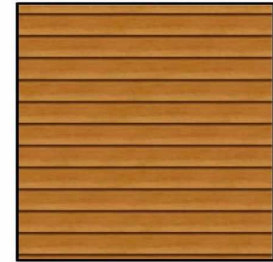
9 Tempered Glass c/w Black Painted Alum Frame



10 Cement Fibre Board Planks Siding Charcoal Grey Color



11 Cedar Metal Panel Finish



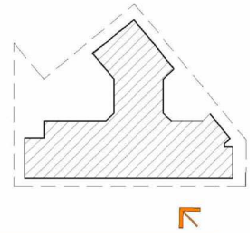
12 Cement Fibre Board Planks Siding Cedar Color



MATERIALS	
1	Brick: velour finish (Garnet Color)
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12	Cement Fibre Board Planks Siding (Cedar Color)



DATE	25/03/2024		
PROJECT NO:	20-227		
SCALE:	As indicated		
DRAWN BY:	R.W.		
REV	DESCRIPTION	DATE	BY



VIEW FROM 108TH AVE



PROJECT INFO:
Apartment Building at 13764, 13758
Larner Rd 13733 13753 108 Ave.
Surrey BC
CLIENT:
1255541 BC LTD.

DATE
25/03/2024

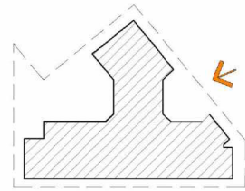
PROJECT NO:
20-227

SCALE: 1" = 160'-0" **DRAWN BY:** R.W.

REV	DESCRIPTION	BY	DATE

3D View 1

A.B.601



VIEW FROM LARNER ROAD



PROJECT INFO:
Apartment Building at 13764, 13758
Larner Rd 13733 13753 108 Ave.
Surrey BC
CLIENT:
1255541 BC LTD.

DATE
25/03/2024

PROJECT NO:
20-227

SCALE: 1" = 160'-0" **DRAWN BY:** R.W.

REV	DESCRIPTION	BY	DATE

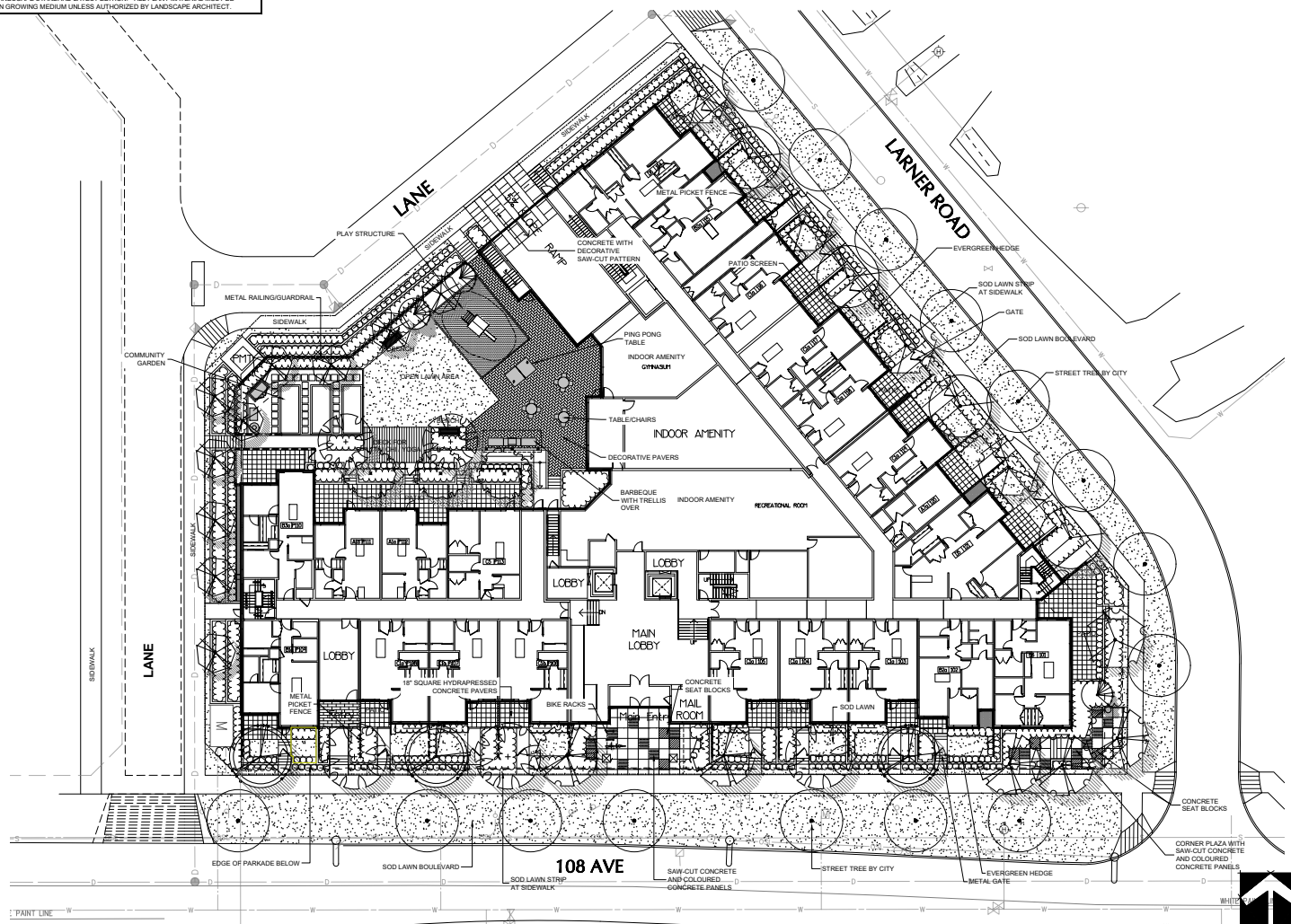
3D View 3

A.B.603

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 23-135	PLANTED SIZE / REMARKS
10		ACER RUBRUM 'KARRICK'	COLUMNAR KARRICK MAPLE		6CM CAL; 2M STD; B&B
5		GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST		6CM CAL; 2M STD; B&B
3		AMELANCHIERA GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY		9CM CAL; 1.8M STD; B&B
3		BETULA JACQUEMONTII	HIMALAYAN BIRCH		6CM CAL; 2M STD; B&B
3		CHAMAECYPARIS NODOSATRANSIS 'PENDULA'	WEeping NODOSITA CYPRESS		2.5M HT; B&B
4		PARROTIA PERISICA 'VANESSA'	VANESSA PERISIA IRONWOOD		9CM CAL; 1.8M STD; B&B
5		PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY		6CM CAL; 1.5M STD; B&B
5		STYRAX JAPONICUS	JAPANESE SNOWBELL		5CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER 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 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.



REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 16	NEW SITE / CITY COMMENTS	DO
2	24 JUN 16	NEW OFFSET CONSIDERING	DO
3	24 JUN 16	NEW SITE PLAN	DO
4	23 OCT 19	NEW SITE PLAN	DO

CLIENT:

PROJECT:
APARTMENT BUILDING
13764, 13758 LARNER ROAD
13733, 13753 108TH AVENUE
SURREY, BC

DRAWING TITLE:
GROUND LEVEL LANDSCAPE PLAN

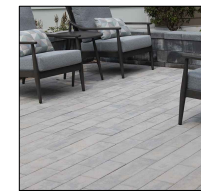
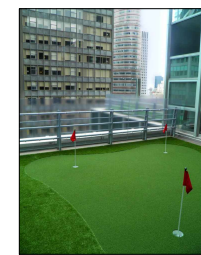
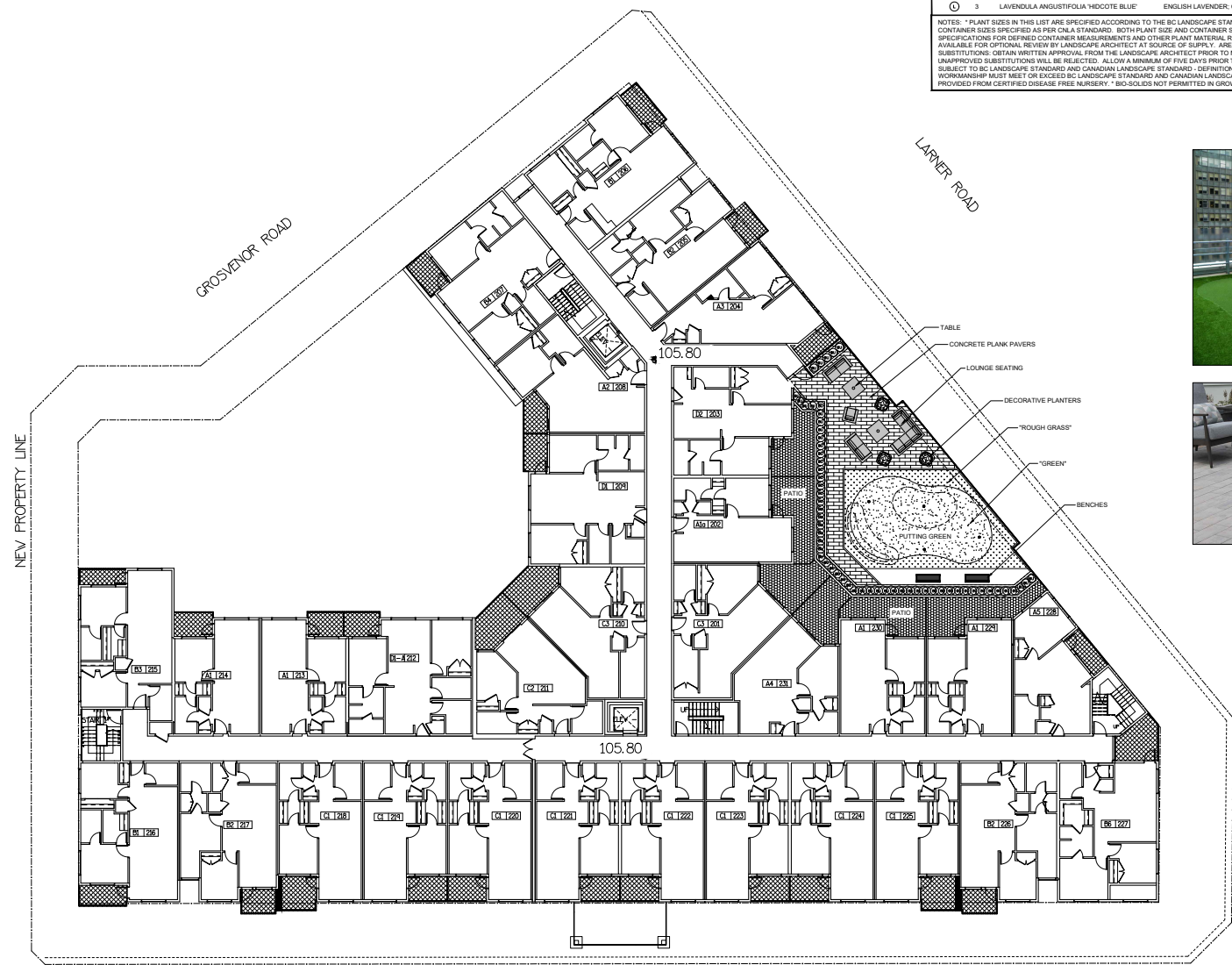
DATE: 23 JUL 14 DRAWING NUMBER:
SCALE: 1:200
DRAWN: DO
DESIGN: DO
CHKD: MCY OF 7

L1

SCALE:

PLANT SCHEDULE			PMG PROJECT NUMBER: 23-135	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
⊖	58	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
⊕	12	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL				
⊙	3	LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	#1 POT

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



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 15	NEW SITE / CITY COMMENTS	DD
2	24 JUN 15	NEW OFFICE CONSULTING	DD
3	24 JAN 16	NEW SITE PLAN	DD
4	23 OCT 19	NEW SITE PLAN	DD

CLIENT:

PROJECT:

APARTMENT BUILDING
13764, 13758 LARNER ROAD
13733, 13753 108TH AVENUE
SURREY, BC

DRAWING TITLE:
2ND LEVEL LANDSCAPE PLAN

DATE: 23 JUL 14 DRAWING NUMBER:
SCALE: 1:150
DRAWN: DD
DESIGN: DD
CHKD: MCV OF 7

L6



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

FROM: Development Review Manager, Engineering Department

DATE: April 01, 2024

PROJECT FILE: 7822-0073-00

**RE: Engineering Requirements
Location: 13758 & 13764 - Larner Road and 13733, 13753 & 13773 - 108 Avenue
OCP AMENDMENT**

The following issues are to be addressed as a condition of the OCP 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 various widths along Larner Road to achieve ultimate road allowance;
- Dedicate 3.808 m along 108 Avenue to achieve ultimate road allowance;
- Register 0.5 m statutory right-of-way (SRW) along Larner Road and 108 Avenue frontages;
- Dedicate 3.0 m x 3.0 m corner cut at 108 Ave and Larner Road;
- Dedicate 3.0 m x 3.0 m corner cut at lane intersection with 108 Avenue;
- Dedicate 5.5 m x 5.5 m corner cut at lane to lane intersection; and
- Dedicate 1.0 m x 1.0 m corner cut at lane intersection with Larner Road.

Works and Services

- Construct the west side of Larner Road;
- Construct the north side of 108 Avenue;
- Construct bus stop along 108 Avenue;
- Construct residential lanes;
- Construct proposed access to the site;
- Construct adequately-sized service connections (drainage, water, and sanitary), to each lot; 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

APPENDIX III



Department: **Planning and Demographics**
 Date: **March 13, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0073 00**

The proposed development of **176** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	28
---	----

Projected Number of Students From This Development In:	
Elementary School =	16
Secondary School =	7
Total Students =	23

Current Enrolment and Capacities:	
Forsyth Road Elementary	
Enrolment	427
Operating Capacity	317
# of Portables	6
Kwantlen Park Secondary	
Enrolment	1594
Operating Capacity	1200
# of Portables	16

Summary of Impact and Commentary

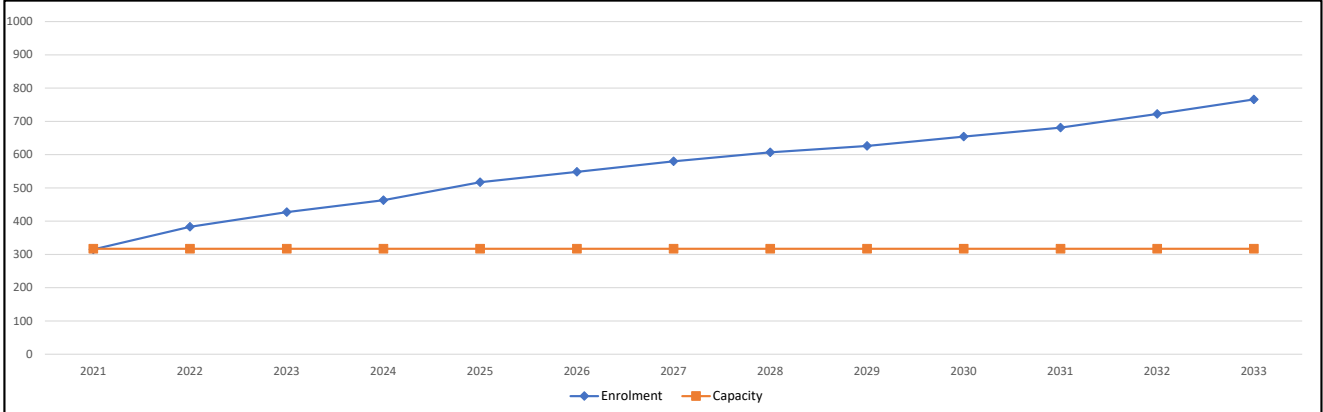
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Forsyth Road Elementary serves northern city centre neighborhood community and students. Given the densification of the City Centre surroundings, the school is projected to double its current student enrolment over the next 10 years, indicating a strong case for an addition to the school.

The Ministry of Education has supported the District's capital request to plan and create a business case for a new 8-classroom capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2029.

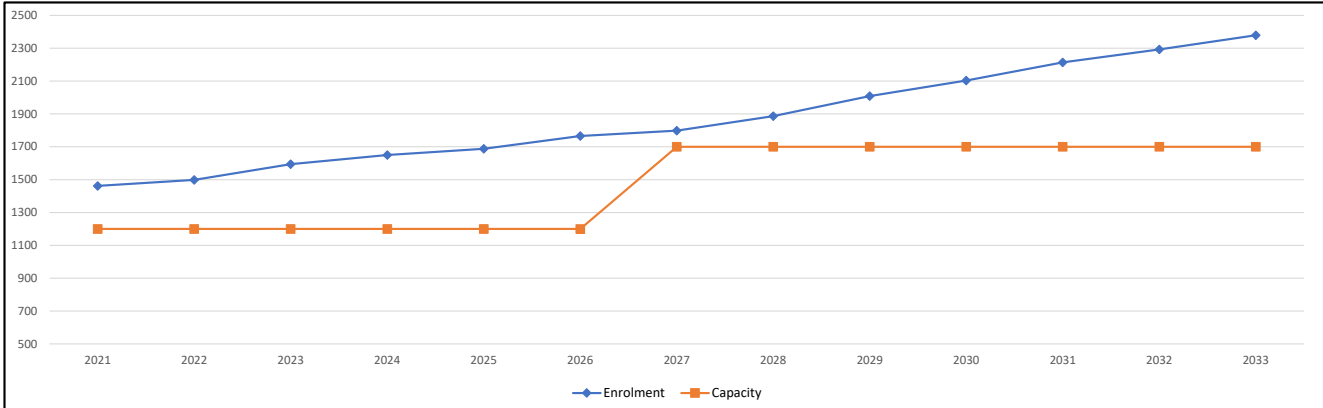
As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow significantly over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District has received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027. However additional measures will also be required to address the future growth.

Forsyth 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.

Kwantlen Park Secondary

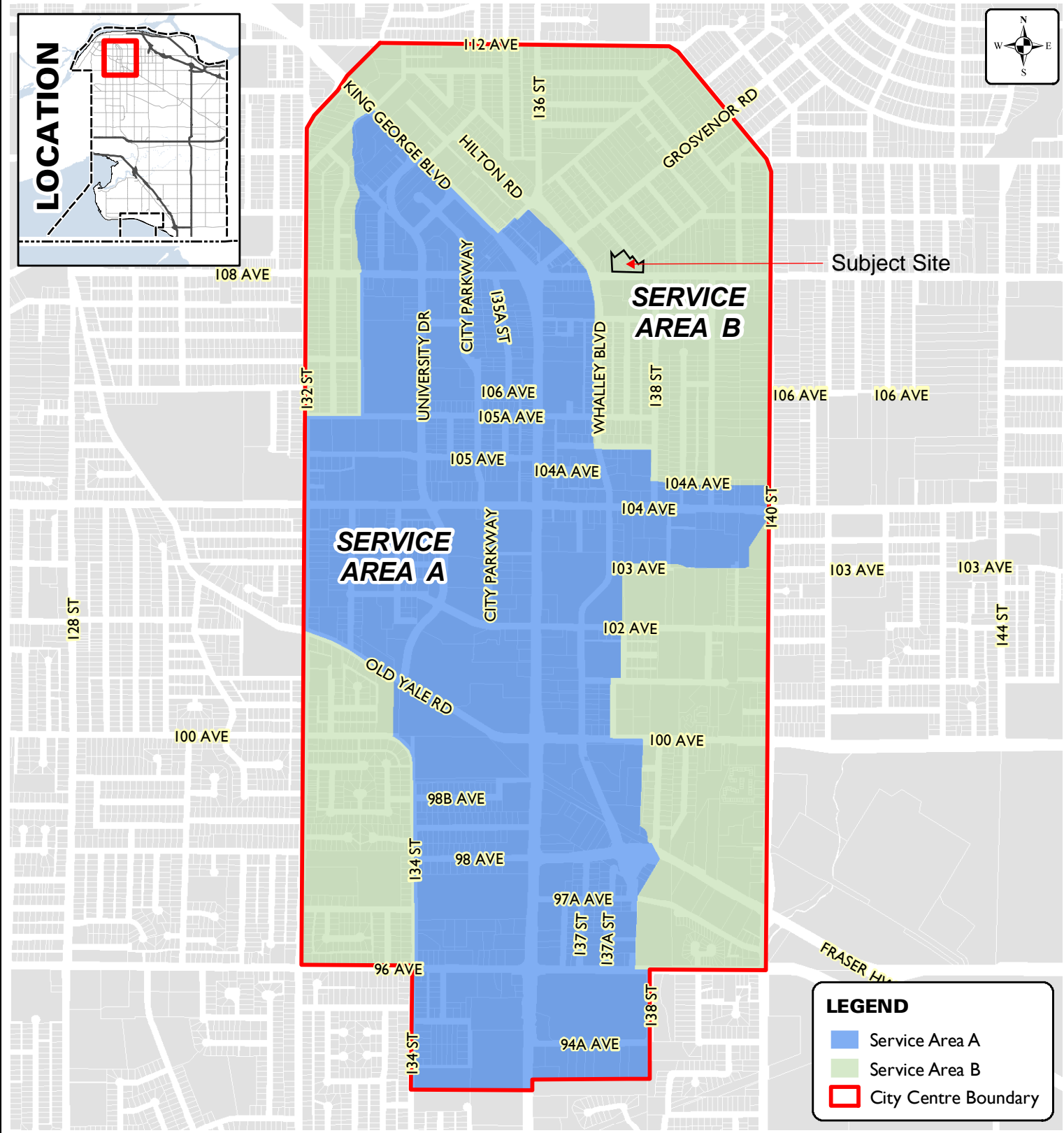
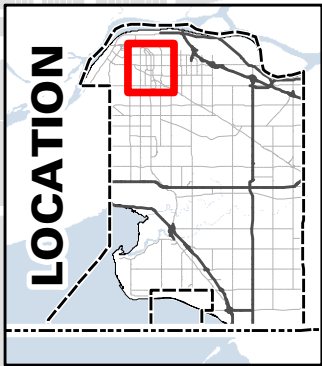


Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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 V



Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.