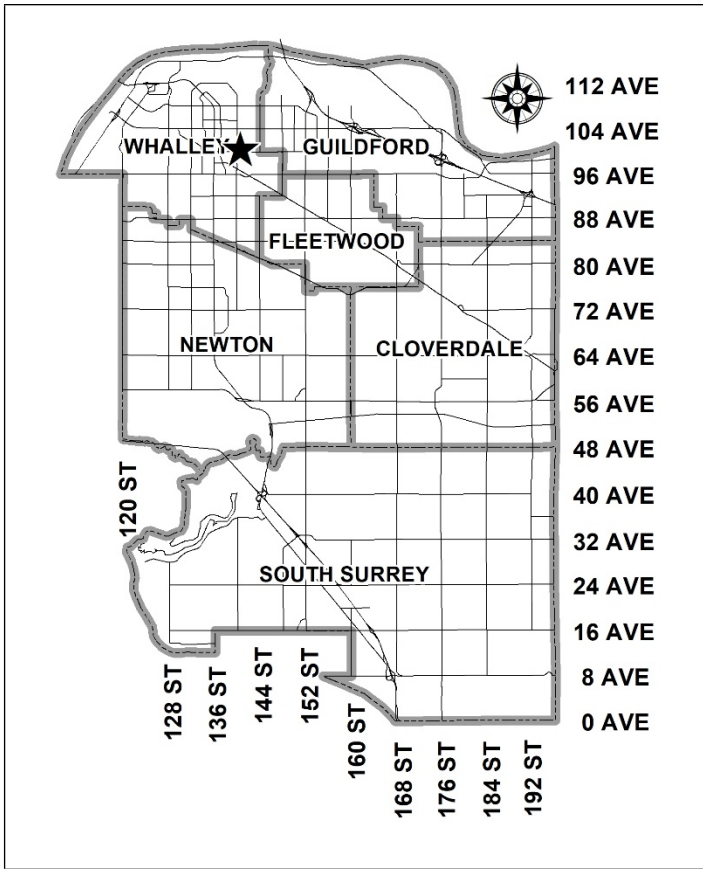


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0020-00

Planning Report Date: April 8, 2024



PROPOSAL:

- **NCP Amendment** from “Low Rise Transition Residential” to “Low to Mid Rise Residential” for a portion of subject site under the Guildford Plan.
- **Rezoning** from RF to CD (based on RM-70).
- **Development Permit**

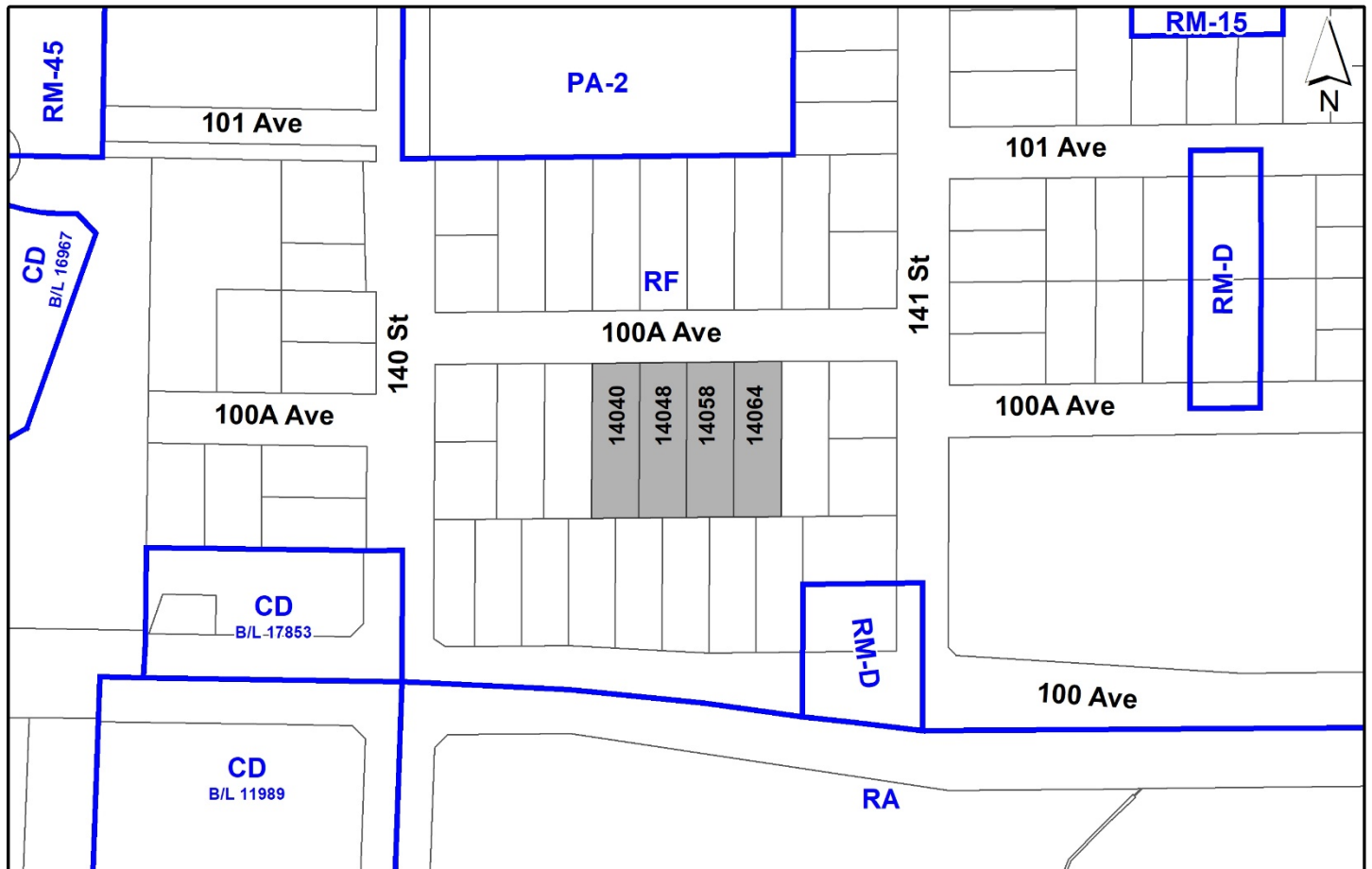
to permit the development of a 6-storey apartment building, containing approximately 120 dwelling units over two (2) levels of underground parking, on a consolidated site in Guildford.

LOCATION: 14040, 14048, 14058, and 14064 - 100A Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Low Rise Transition Residential and Low to Mid Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to amend the designation of a portion of the subject site from “Low Rise Transition Residential” to “Low to Mid Rise Residential” under the Guildford Plan.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the *Metro 2050: Regional Growth Strategy* (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP), which supports densities of up to 2.5 FAR (Gross) on the subject site.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- To accommodate the proposed development, an amendment to the Guildford Plan is required in order to redesignate a portion of the subject site (14048/14058/14064 – 100A Avenue) 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 proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Guildford Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0020-00 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) 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
 - (j) 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;
4. Council pass a resolution to amend the Guildford Plan to redesignate a portion of the land from "Low Rise Transition Residential" to "Low to Mid Rise Residential", as illustrated in Appendix V, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	Guildford Plan Designation	Existing Zone
Subject Site	Single family residential.	Low Rise Transition Residential and Low to Mid Rise Residential	RF
North (Across 100A Avenue):	Single family residential.	Low Rise Transition Residential	RF
East:	Single family residential.	Low Rise Transition Residential	RF
South:	Single family residential.	Low Rise Transition Residential and Low to Mid Rise Residential	RF
West:	Single family residential.	Low to Mid Rise Residential	RF

Context & Background

- The 4,371-square metre subject site, comprised of four (4) single family lots, is located on the south side of 100A Avenue mid-block between 140 Street and 141 Street in the Hawthorne District of the Guildford Plan area.
- The properties are presently occupied by single family residential dwellings, which are proposed to be demolished as part of the subject development application.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), both “Low Rise Transition Residential” (14048/14058/14064 – 100A Avenue) and “Low to Mid Rise Residential” (14040 – 100A Avenue) under the Guildford Plan, as well as zoned “Single Family Residential Zone (RF)”.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey apartment building, containing approximately 120 dwelling units over two (2) levels of underground parking in the Hawthorne District of Guildford, the applicant will require the following:
 - **NCP Amendment** for a portion of the subject site (14048/14058/14064 – 100A Avenue) 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

	Proposed
Lot Area	
Gross Site Area:	4,371 square metres
Road Dedication:	781 square metres
Net Site Area:	3,590 square metres
Number of Lots:	1
Building Height:	20.0 metres (6-storeys)
Floor Area Ratio (FAR):	1.95 FAR (Gross); 2.38 FAR (Net)
Floor Area	
Residential:	8,545 square metres
Indoor Amenity Space:	180 square metres
Total:	8,725 square metres
Residential Units:	
Studio:	9 dwelling units (7.5% of total dwelling units)
1-Bedroom:	74 dwelling units (61.7% of total dwelling units)
2-Bedroom:	25 dwelling units (20.8% of total dwelling units)
3-Bedroom:	12 dwelling units (10.0% of total dwelling units)
Total:	120

Referrals

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

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

11 Elementary students at Lena Shaw Elementary School
5 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.

Parks, Recreation & Culture: No concerns.

The closest active park and natural area is Cedar Grove Park which is approximately 400 metres walking distance from the subject site.

Surrey Fire Department: The Surrey Fire Department has no concerns with the proposed development, however, there are some standard items to be addressed as part of the subsequent Building Permit application.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

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

Transportation Considerations

Road Network and Infrastructure

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
 - Construct the south side of 100A Avenue to the local road standard; and
 - Dedication and construction of lanes along the west and south sides of the subject site.

Access

- The subject site is proposed to be accessed via the proposed new lane.

Traffic Impacts

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

Transit and/or Active Transportation Routes

- The subject site is located approximately 1.1 kilometres away from the King George SkyTrain Station.
- The subject site is approximately 1-kilometre away from several TransLink service routes along King George Boulevard, an existing Frequent Transit Network (FTN), including:
 - Rapid Bus Route No. 1 (Guildford Exchange/Network Exchange – B-Line);
 - Bus Route No. 314 (Surrey Central Station/Sunbury);
 - Bus Route No. 321 (White Rock Centre/Newton Exchange/Surrey Central Station);
 - Bus Route No. 325 (Newton Exchange/Surrey Central Station);
 - Bus Route No. 326 (Guildford Exchange/Surrey Central Station);
 - Bus Route No. 329 (Surrey Central Station/Scottsdale Exchange);
 - Bus Route No. 502 (Langley Centre/Surrey Central Station);

- Bus Route No. 503 (Aldergrove/Surrey Central Station);
- The subject site is located within close proximity of both the Quibble Creek Greenway, running north-south within an existing BC Hydro right-of-way approximately 185 metres to the west of the subject site, as well as the Bon Accord Greenway, running east-west along 100 Avenue approximately 50 metres to the south of the subject site.

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 development proposal complies with the current “General Urban” designation of the subject site under the Metro 2050 *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The subject development proposal complies with the current “Multiple Residential” designation of the subject site under the Official Community Plan (OCP), which support densities of up to 2.5 FAR (Gross) on the subject site.

Secondary Plans

Land Use Designation

- The subject site is split-designated “Low Rise Transitional Residential” (14048 / 14058 / 14064 – 100A Avenue) and “Low to Mid Rise Residential” (14040 – 100A Avenue) 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 a portion of the site from “Low Rise Transitional 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 proposed density, building height and building form are considered appropriate for this part of the Guildford Plan area given that the subject site is located within close proximity to the King George SkyTrain Station as well as an existing Frequent Transit Network (King George Boulevard).
- The proposed development is in keeping with the Development Application No. 7922-0187-00, a proposed 6-storey apartment building containing approximately 109 dwelling units with underground parking, located directly to the south-west of the subject site which was granted Third Reading by Council on July 24, 2023.
- Provincial legislation (“Bill 47 – 2023: Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023”) designates the subject site as falling within the Tier 3 (400 to 800m) radius of a SkyTrain Station Transit-Oriented Area (TOA), which allows for a minimum floor area ratio (FAR) of 3.0 and a minimum building height of 8-storeys. The applicant has decided to proceed with a 6-storey wood frame building.

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- 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 (Net)	2.4 (Net)
Lot Coverage:	33%	45%
Yards and Setbacks		
North Yard:	7.5 metres	5.5 metres
East Yard:	7.5 metres	8.0 metres
South Yard:	7.5 metres	6.0 metres
West Yard:	7.5 metres	6.0 metres
Principal Building Height:	50.0 metres	18.0 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings; • Ground-oriented multiple unit residential buildings; and • Child care centres. 	<ul style="list-style-type: none"> • Multiple unit residential buildings; and • Ground-oriented multiple unit residential buildings

Amenity Space		
Indoor Amenity:	3.0 sq.m. per dwelling unit (360 sq.m. total)	The proposed 180 m ² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per dwelling unit (360 sq.m. total)	The proposed 719 m ² meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	132 parking spaces	138 parking spaces
Residential Visitor:	12 parking spaces	13 parking spaces
Total:	144 parking spaces	151 parking spaces
Accessible:	2 (50% van-accessible)	4 (50% van-accessible)
Small Car (35% max.):	53	4
Bicycle Spaces		
Residential:	144	157
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 1.95, which is generally between the 1.6 FAR (Gross) and 2.25 FAR (Gross) permitted under the “Low Rise Transition Residential” and the “Low to Mid Rise Residential” designations in the Guildford Plan, respectively.
- Given the proximity of the subject site to the eastern boundary of City Centre as well as the King George SkyTrain Station and an existing FTN (King George Boulevard), the proposal to increase the density from 1.5 to 2.4 FAR (Net) in the CD Bylaw is supportable. In addition, if calculated on the net site area, the FAR would be 2.38 which is less than the maximum allowable density permitted under the “Multiple Residential” designation of the OCP.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 45% 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 151 parking spaces, consisting of 138 residential parking spaces and 13 parking spaces for visitors. In addition, the applicant will provide four (4) accessible parking spaces.

- The applicant is proposing to provide a rate of 1.15 parking spaces per dwelling unit for residents and 0.1 parking spaces dwelling unit for visitors (1.25 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, south 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 \$2,136.00 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 1.95 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. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new dwelling 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 February 27, 2024, and the Development Proposal Sign was installed on February 28, 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:
 - Address the grade changes on-site;
 - Provide an appropriate interface with adjacent land uses; and
 - Achieve a finer grained road network and functional rear lane alignment.

Building Design

- The applicant is proposing an inverted "U"-shaped, stepped 6-storey apartment building containing 120 market strata dwelling units with two (2) levels of underground parking. The proposed units consist of 9 studio units, 74 1-bedroom units, 25 2-bedroom units and 12 3-bedroom units, which range in size from 36 to 101 square metres.
- The applicant proposes a total of 6 adaptable units, equivalent to approximately 5% of all dwelling units.
- The proposed building form arranges its massing to respond to the natural slope of the subject site and moderates it by varying scale by stepping and staggering its floor plate, such that it recedes from the road frontages at the upper stories and corners, thereby creating a lower profile silhouette.
- The proposed building achieves an attractive visual aesthetic through the application of contemporary architectural characteristics, that include rectilinear forms, deep flat roof overhangs and exposed timber framing, as well as accents backdropped with high-quality cladding such as brick veneer, wood-tone cladding, cement composite panels and cedar wood soffits.

- 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. This is proposed to be accomplished using a two-storey “townhouse-like” expression defined with brick veneer and individual front patio entries to activate the road edges and layered landscaping that complements the street.

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.
- Furthermore, the applicant proposes to provide a corner plaza at the north-west corner of the subject site, where the frontages intersect at 101A Avenue and the proposed north-south Green Lane. It consists of low-lying planting, a bike repair station and bench seating.

Signage

- Two (2) identification signs are proposed, on both the northern (101A Avenue) and western (Green Lane) building facades. The signage is comprised of individual backlit and polished aluminum channel letters integrated into the wood canopy structure of the two entrance lobbies. The proposed signage 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 360 square metres, or three (3) square metres per new dwelling unit. The applicant is proposing to provide 180 square metres of on-site indoor amenity space thereby requiring a cash-in-lieu contribution for the proposed shortfall in accordance with City Council policy.
- The indoor amenity space is located on the western-most “wing” of the ground floor within the proposed building, directly adjacent to the outdoor amenity space proposed within the south-facing central courtyard. The space consists of a shared kitchen and communal dining area, lounge, 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 360 square metres, or three (3) square metres per new dwelling unit. The applicant is proposing a total of approximately 719 square metres thereby exceeding the minimum requirement.
- The proposed outdoor amenity space is divided into two areas: a large, at-grade courtyard and three (3) large rooftop (6th floor) amenity spaces.
- 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, outdoor fitness area and children's playground.
- The rooftop outdoor amenity spaces are proposed to include a lounge seating areas, outdoor BBQs and communal dining areas as well as several large planter pots.

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:
 - Resolution and coordination of the public realm interface, grading, landscape walls and refuse staging;
 - Resolution of building setbacks for lobby roof canopies along the north and west property lines; and
 - Revise plans to include high quality building materials.

TREES

- Dean Bernasch, ISA Certified Arborist of Diamond Head Consulting 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			
Red Alder	2	2	0
Deciduous Trees (excluding Alder Trees)			
Big Leaf Maple	1	1	0
Black Poplar	1	1	0
Sycamore Maple	2	2	0
Coniferous Trees			
Douglas-fir	3	3	0
Western Red Cedar	6	6	0
Total (excluding Alder Trees)	13	13	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		45	
Total Retained and Replacement Trees Proposed		45	
Estimated Contribution to the Green City Program		Not required	

- The Arborist Assessment states that there is a total of thirteen (13) protected trees on the site or shared with an adjacent property, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 13% of the total trees noted above, are Red Alder trees. 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.
- In addition to the fifteen (15) on-site trees identified the Arborist Assessment states that there are a total of nine (9) off-site trees impacted by the proposed development. The applicant has obtained written permission from the adjacent property owners for the removal of two (2) shared trees, and five (5) of the nine (9) off-site trees identified.
- 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 28 replacement trees on the site. The applicant is proposing approximately 45 replacement trees, exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 101A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Vine Maple, Flame Amur Maple, Paperbark Maple, Silk Tree, Threadleaf Cypress, Pink Kousa Dogwood, Lavalle Hawthorn, Black Dragon Japanese Cedar, Sentry Maidenhair, Golden Rain Tree, Persian Ironwood, Australian Black Pine, English Oak, Orangebark Sewartha and Pink Flowered Japanese Snowbell.
- In summary, a total of 45 trees are proposed to be 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.	Guildford Plan Land Use Map

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

CL/ar



RESIDENTIAL DEVELOPMENT

14040, 14048, 14058, 14064 100A AVENUE
SURREY BC.

2024 003-22 ISSUED FOR DP SUBMISSION



W G | ARCHITECTURE INC.

DRAWINGS LIST

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

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03	SITE PHOTOS				
04	EXECUTIVE SUMMARY				
	PROJECT INFORMATION				
	DESIGN RATIONALE				
	SUSTAINABLE DESIGN				
05	SITE PLAN				
06	PROJECT STATISTICS				
07	MASSING RENDERINGS				
	NORTH FAÇADE MAIN ENTRANCE [100A AVENUE]				
	NORTHEAST CORNER PERSPECTIVE VIEW [100A AVENUE]				
	EAST FAÇADE VIEW				
	SOUTHEAST CORNER PERSPECTIVE VIEW				
	SOUTH ELEVATION PERSPECTIVE VIEW				
	SOUTH FAÇADE VIEW				
	SOUTHWEST CORNER PERSPECTIVE VIEW				
	WEST FAÇADE VIEW				
08	MATERIAL BOARD				
09	PRECEDENT STUDY				
10	SHADOW STUDY				
	ARCHITECTURAL DRAWINGS				
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	A001	CONTEXT PLAN	1:250		
	A002	SITE PLAN	1:125		
	A003	RESERVED			
	A004	SURVEY PLAN	1:125		
	A005	BASE DRAWING	1:125		
	A006	GRADING PLAN	1:125		
	A007	MASSING PLAN	1"125		
	100 - BUILDING PLAN				
	A101	PARKING P2	1:125		
	A102	PARKING P1	1:125		
	A103	BIKE STORAGE	1:125		
	A104	GROUND LEVEL	1:125		
	A105	TYPICAL LEVEL 2-4	1:125		
	A106	LEVEL 5	1:125		
	A107	LEVEL 6	1:125		
	A108	ROOF LEVEL	1:125		
	A109	AMENITY AREA DIAGRAM	1:250		
	200 - BUILDING ELEVATION				
	A201	NORTH ELEVATION	1:125		
	A202	WEST ELEVATION	1:125		
	A203	EAST ELEVATION	1:125		
	A204	SOUTH ELEVATION	1:125		
	A205	INTERNAL ELEVATIONS	1:125		
	300 - BUILDING SECTION				
	A301	SECTION 1	1:125		
	A302	SECTION 2	1:125		
	A303	SECTION 3	1:125		
	A304	SECTION 4	1:125		
	A305	SECTION 5	1:125		
	400 - ENLARGED UNIT PLAN				
	A401	SUITE LAYOUTS		1:50	
	A402	SUITE LAYOUTS		1:50	
	A403	SUITE LAYOUTS		1:50	
	A404	SUITE LAYOUTS		1:50	
	A405	SUITE LAYOUTS		1:50	
	A406	SUITE LAYOUTS		1:50	
	A407	SUITE LAYOUTS		1:50	
	LANDSCAPE DRAWINGS				
	L1	LANDSCAPE LAYOUT PLAN GROUND LEVEL			AS SHOWN
	L2	LANDSCAPE LAYOUT PLAN LVL 6			AS SHOWN



CONTEXT PLAN

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

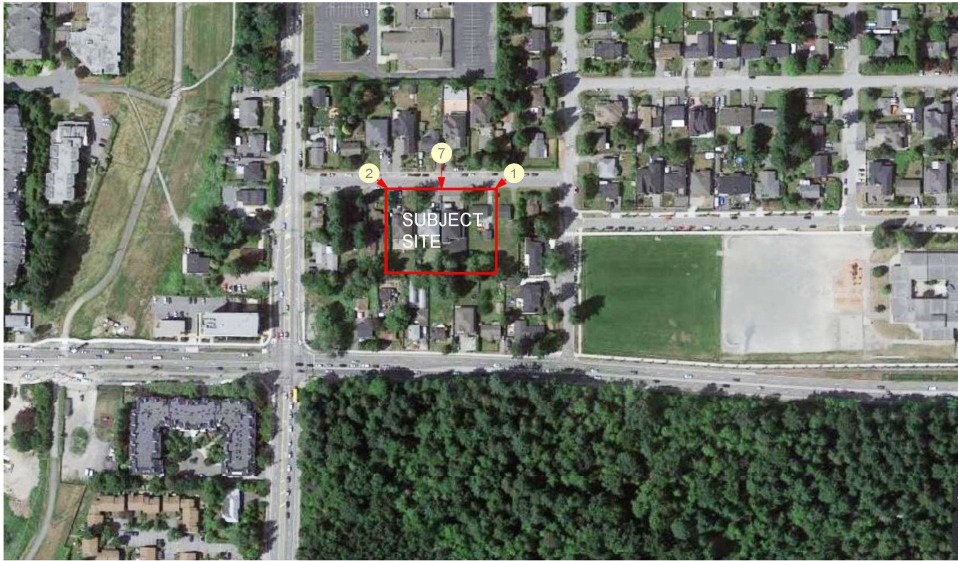


CONTEXT VIEW

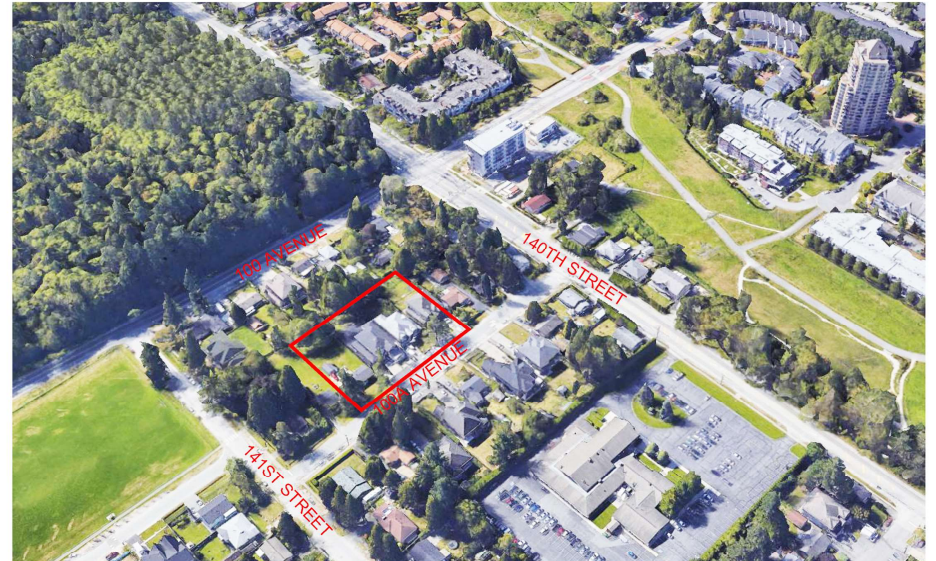


SITE PHOTOS

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE



CONTEXT VIEW



NORTH EAST AERIAL VIEW



VIEW #1 FROM 100A AVENUE



VIEW #2 FROM NORTH EAST CORNER



VIEW #3 FROM NORTH WEST CORNER



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I Project Information

1.0 Location

Situated along 14040, 14048, 14058 & 14064 – 100A Avenue, the proposed development encompasses a 6 storey multi-family residential building. Consequently, the site's orientation will front 100A Avenue to the north. Road dedication of 6 meters is designated on the east and south sides, with a proposed lane extending from 100A Ave, forming an 'L' shape, connecting to other residential developments. Parking access is slated for the south side, accessible from the east-west lane.

1.1 Massing

Comprising six storeys above ground, the proposed building adheres to a massing envelope for the first four storeys within the required setback. Levels 5 and 6 are set back further from the standard to provide a visually hidden appearance from the 100A Avenue. The proposed development also comprising a 2 storey below grade parking structure.

1.2 Density

The net site area spans 3,590 square meters, with a total proposed buildable area of 8,545 square meters (excluding parking and amenities). The proposed FAR stands at 2.4, with a site coverage of 44%.

1.3 Suite Mix

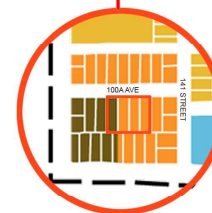
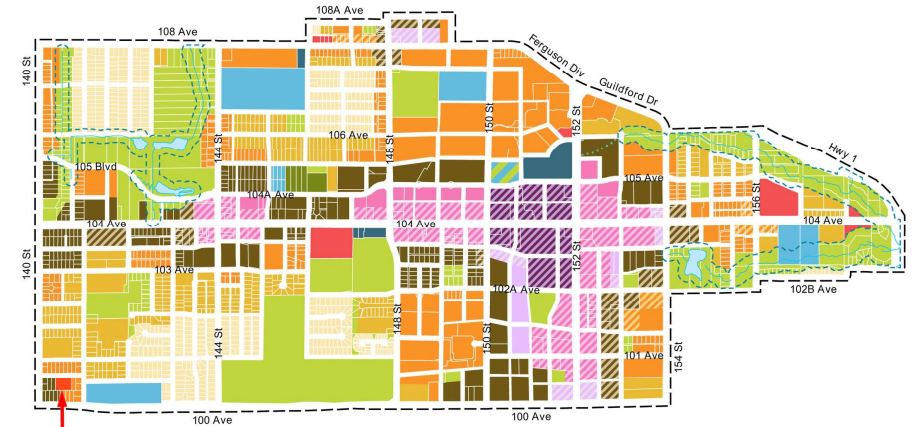
A total of 120 units are proposed with a variety of suite mixes from Studio, 1BD, 2BD and 3DB, which meets the City required percentages of 70% maximum for 1BD or less units and not less than 30% for 2BD plus units.

Studio (9 units) + 1-bedroom suites (74 units)	83 units [69%]
2-bedroom suites	25 units [21%]
3-bedroom suites	12 units [10%]

1.4 Parking

The proposed development features below-grade parking stalls, meeting the minimum requirement of 120, with a total of 151 parking stalls, inclusive of 138 for residents and 13 for visitors. Additionally, it provides 157 bike parking stalls for residents (exceeding the minimum requirement of 144) and the mandated 6 visitor bike parking stalls. Seven stalls equipped with electrical vehicle stations are included, with the remainder offering EV rough-ins for future use.

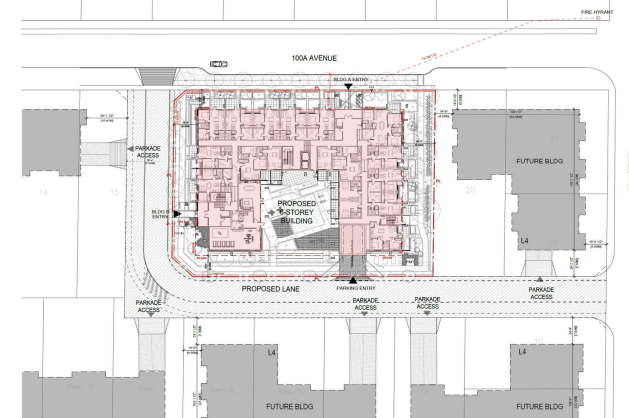
Figure 3.1 Land Use Concept



SUBJECT SITE



SITE PLAN
W/ FUTURE PLAN



II Design Rationale

The proposed multi-family residential development, situated along 100A Avenue, is designed with careful consideration of urban design principles to seamlessly integrate with the surrounding neighborhood. Comprising a U-shaped building with a 20-meter courtyard in the center, the project emphasizes community living and outdoor amenities. The south-facing courtyard is designated for outdoor activities and features such as child playgrounds and family barbecue areas. Setbacks along 100A Avenue visually reduce the building's apparent height, enhancing pedestrian experience and neighborhood compatibility.

The massing of the building is meticulously divided into horizontal and vertical components, incorporating elements like framed balconies and oversized roofs to soften its appearance and create a rhythmic aesthetic. Cladded columns support balconies, contributing to a strong facade expression with visually appealing patterns. Large windows and balcony doors provide ample natural light in living spaces, ensuring a comfortable environment for residents.

Overall, the project's design rationale emphasizes neighborhood compatibility, community engagement, and outdoor living spaces. By blending architectural elements with thoughtful urban design strategies, the development aims to create a harmonious and vibrant residential environment along 100A Avenue.

MASSING DIAGRAMS



NORTH FACADE, SOUTH FACADE & EAST FACADE MASSING RENDERINGS



PROJECT STATS 1

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

PROJECT SUMMARY

CIVIL ADDRESS	LEGAL DESCRIPTION
14040 100A Ave	LOT 16 SECTION 25 BLOCK NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 13037
14048 100A Ave	LOT 17 SECTION 25 BLOCK NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 13037
14058 100A Ave	LOT 18 SECTION 25 BLOCK NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 13037
14064 100A Ave	LOT 19 SECTION 25 BLOCK NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 13037
EXISTING ZONING	RF
PROPOSED REZONING	CD (BASED ON RM-70)
OCP	MULTIPLE RESIDENTIAL

LOT AREA	SM	SF	REMARKS
SITE AREA GROSS (SF)	4371.0	47049.1	
LOT 16	1093	11765	
LOT 17	1093	11765	
LOT 18	1093	11765	
LOT 19	1092	11754	
HECTARE	0.4371		
ACRES	1.00		
ROAD DEDICATION	781	8409.1	
NET AREA	3,590	38,640.0	

DENSITY & BUILDING HEIGHT	PERMITTED (SM)	PROPOSED (SM)	PROPOSED (SF)	REMARKS (SM)
FAR	1.6	2.4		FAR (NET)
BUILDABLE AREA (SM) FAR (without Amenity)	5,744	8,545	91,982	
BUILDABLE AREA (SM) W/ AMENITY	6,104	8,725	93,916	
UPA	111			
TOTAL PROPOSED UNIT		120		
BLDG. HEIGHT (STOREY)	6	6		
BLDG. HEIGHT (ELEVATION)				
AVERAGE HT.	TBD	TBD		MAX 18 M ABOVE AVE HT. Surrey Zoning

AMENITY	REQUIRED (SM) PER NO.OF UNITS	REQUIRED (SM) PER R206 COR. REPORT	PROPOSED (SM)	PROPOSED (SF)	REMARKS (SM)
Outdoor 3SM/ SUITE	360		719	7,743	359 surplus
TOTAL Outdoor Amenity	360		719	7,743	
Indoor 3SM/ SUITE	360				
Building A - Amenity		74	180	1934	Combined Amenity area for Bldgs. A & B
Building B - Amenity		74			
TOTAL indoor Amenity	360	148	180	1,934	

SITE COVERAGE	PERMITTED	PROPOSED	REMARKS
SITE COVERAGE	33%	44%	

SETBACK	PERMITTED (M)	PROPOSED (M)	REMARKS
NORTH	7.5 M	5.5 M	
SOUTH	7.5 M	6.0 M	
EAST	7.5 M	8.0 M	
WEST	7.5 M	6.0 M	

SUITE COUNT			REMARKS
STUDIO	9	7.5%	
1BD	74	61.7%	
2BD	25	20.8%	REQ 30%
3BD	12	10.0%	REQ 10%
TOTAL SUITES	120	100%	

PARKING COUNT.	REQUIRED	PROPOSED	REMARKS
RESIDENTIAL	108	138	
VISITOR	12	13	
TOTAL	120	151	31 Surplus

BIKE COUNT.	REQUIRED	PROPOSED	REMARKS
RESIDENTIAL	144	157	13 Surplus
VISITOR	6	6	
TOTAL	150	163	

LOADING SPACES	Min. Req'd	Proposed	Remarks
TOTAL # OF LOADING SPACES			
BUILDING 1 & BUILDING 2	1	0	
TOTAL	1	0	



PROJECT STATS 2

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

BREAKDOWNS

10.1 AREA BREAKDOWN (SF)

FLOOR	GROSS AREA (SF)			
	MAIN BLDG		INDOOR AMENITY (SF)	OUTDOOR AMENITY (SF)
	SF	SM		
PARKING 2 (Excluded from FAR)				
PARKING 1 (Excluded from FAR)				
Bike Storage (Excluded from FAR)				
GROUND	16,830	1,564	1,934	3,054
LEVEL 2	17,191	1,597		
LEVEL 3	17,191	1,597		
LEVEL 4	17,191	1,597		
LEVEL 5	15,237	1,416		
LEVEL 6	10,276	955		4689
SUB TOTAL	93,916	8,725	1,934	7,743
TOTAL AREA	93,916	8,725		
TOTAL AREA (FAR)-without Amenit	91,982	8,545	FAR AREA	

10.2

11.1 UNITS COUNT BREAKDOWN

LEVEL	SUITE/FLOOR	STUDIO	1 BD	1BD+DEN	1BD/2BD+DEN	3BD	REMARKS
GROUND	18	4	0	10	3	1	
LEVEL 2	23	1	3	12	5	2	
LEVEL 3	23	1	3	12	5	2	
LEVEL 4	23	1	3	12	5	2	
LEVEL 5	21	1	5	7	5	3	
LEVEL 6	12	1	1	6	2	2	
TOTAL	120	9	15	59	25	12	
PERCENTAGE	100%	8%	13%	49%	21%	10%	
PERCENTAGE ULTIMATE	100%	69%			21%	10%	

11.2 UNIT AREA BREAKDOWN

UNIT TYPES	UNIT AREA		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	PERCENTAGE	TOTAL UNIT AREAS		
	SM	SF									SM	SF	
S1 (STUDIO)	36	383	2	1	1	1	1	1	7	5.8%	249	2481	
S2 (STUDIO)	37	396	2	0	0	0	0	2	1.7%	74	792		
1A (1BD+DEN)	56	602	4	4	4	4	3	4	23	19.2%	1286	13846	
1B (1BD+DEN)	59	634	4	5	5	5	0	0	19	15.8%	1119	12046	
1C (1BD+DEN) ADAPTABLE UNIT	62	669	1	1	1	1	1	1	6	5.0%	373	4014	
1D (1BD+DEN)	59	634	1	1	1	1	1	1	6	5.0%	353	3804	
1E (1BD)	41	442	0	0	0	0	4	0	4	3.3%	164	1768	
1F (1BD+DEN)	51	554	0	0	0	0	1	0	1	0.8%	51	554	
1G (1BD)	48	521	0	1	1	1	1	1	5	4.2%	242	2605	
1H (1BD)	39	419	0	2	2	2	0	0	6	5.0%	234	2514	
1J (1BD + DEN)	63	676	0	1	1	1	1	1	0	4	3.3%	251	2704
2A (2BD)	63	676	1	1	1	1	1	1	5	4.2%	314	3380	
2B (2BD)	67	717	0	1	1	1	1	0	4	3.3%	266	2868	
2C (2BD + DEN)	66	708	1	1	1	1	1	1	6	5.0%	395	4248	
2D (2BD)	60	647	1	1	1	1	1	1	0	5	4.2%	301	3235
2E (2BD)	63	678	0	1	1	1	1	0	4	3.3%	252	2712	
2F (2BD)	57	609	0	0	0	0	1	0	1	0.8%	57	609	
3A (3BD + DEN)	101	1090	1	1	1	1	0	0	4	3.3%	405	4360	
3B (3BD)	75	803	0	0	0	1	0	1	0	0.8%	75	803	
3C (3BD)	82	888	0	1	1	1	1	0	4	3.3%	330	3552	
3D (3BD)	78	827	0	0	0	0	1	1	2	1.7%	156	1674	
3E (3BD)	80	860	0	0	0	0	0	1	1	0.8%	80	860	
TOTAL			18	23	23	23	21	12	120	100.0%	6,946	74,769	

12.1 PARKING BREAKDOWN PER SUITE TYPE (2 STOREY BELOW GRADE)

	MIN. RATIO	REQUIRED MIN.	MAX. RATIO	ALLOWED MAX.	PROVIDED	REMARKS
STUDIO	0.9 /suite	8.1	1.1 /suite	10		
1BD	0.9 /suite	66.6	1.1 /suite	81.4		
2BD	0.9 /suite	22.5	1.1 /suite	28		
3BD	0.9 /suite	10.8	1.1 /suite	13		
Visitor	0.1 /suite	12.0	0.2 /suite	24	138	RESIDENTIAL TOTAL
Total		120		156	151	31 Surplus

12.2 PARKING BREAKDOWN PER PARKING STALL TYPE (2 STOREY BELOW GRADE)

	MIN. RATIO	REQUIRED MIN.	PROVIDED TOTAL	ALLOWED MAX.	PROVIDED	REMARKS
ACCESSIBLE STALL	2% required space	2	4		2	
REG VAN					2	50% OF ACC. STALL TO BE ACC. VAN SIZE
SMALL CAR				42	4	MAX. 35% OF REQUIRED PARKING SPACES
REGULAR					143	
ELECTRICAL (EV STALL)	50% visitor stalls	7			7	100% RESIDENTIAL ROUGH-IN & 50% VISITOR

12.3 PARKING BREAKDOWN PER PARKING FLOOR LEVEL (2 STOREY BELOW GRADE)

PARKING LEVEL	TOTAL FOR LEVEL		RESIDENT PARKING		VISITOR PARKING	
	SM	SF	SM	SF	SM	SF
B1	0		0		0	
P1	85		72		13	
P2	66		66		0	
TOTAL PARKING FOR PROJECT	151		138		13	

12.4 PARKING STALL TYPE BREAKDOWN

PARKING LEVEL	TOTAL FOR LEVEL	REGULAR STALLS	SMALL CAR	H/A
B1	0	0	0	0
P1	85	77	4	4
P2	66	66	0	0
TOTAL PARKING FOR PROJECT	151	143	4	4
PERCENTAGE	100%	94.7%	2.6%	2.6%

13 BIKE STORAGE BREAKDOWN

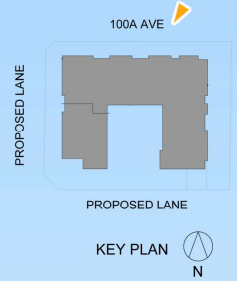
	REQUIRED	PROVIDED	REMARKS
RESIDENCE	1.2/UNIT	144	
VISITOR	6 VISITOR BICYCL	6	13 MORE
Total	150	163	



RENDERING

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

NORTH FACADE MAIN ENTRANCE [100A AVENUE]



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RENDERING

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

NORTHEAST CORNER [100 AVENUE]



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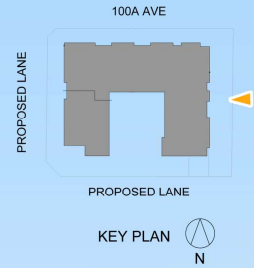


2024-03-22 ISSUED
FOR DP APPLICATION

RENDERING

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

EAST ELEVATION



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RENDERING

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

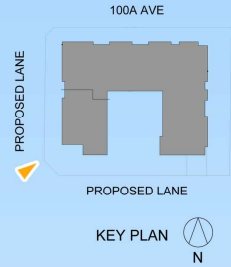
SOUTH FACADE PERSPECTIVE VIEW



RENDERING

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

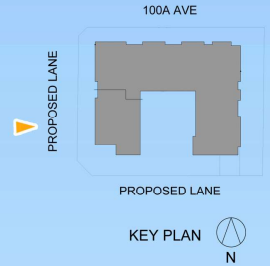
SOUTH WEST CORNER PERSPECTIVE VIEW



RENDERING

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

WEST ELEVATION - BUILDING B LOBBY



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PRECEDENTS STUDY

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

SHORE
PHOTOS CREDIT: INTEGRA ARCHITECTS



FOLIO AT UBC
PHOTOS CREDIT: BY RAMSAY WORDEN ARCHITECTS



GEMINI @ SURREY



UTIMA AT UBC
PHOTOS CREDIT: ROSITCH HEMPHILL ARCHITECTS



ORCHID RIVERSIDE PHASE 2



MATERIAL

RESIDENTIAL DEVELOPMENT
14040 - 100 AVENUE

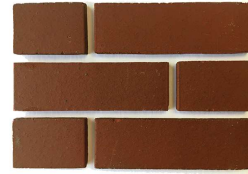
NORTH FACADE



WEST FACADE



01 BRICK - BROWNISH RED



02 SOFFIT - COMPOSITE PANEL - CEDAR YELLOW



07 BRICK LINTLE



MID-TONE GREY

04 FEATURE ENTRY CANOPY



03 LONGBOARD



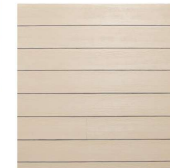
05 GLAZING (CLEAR)



06 SPANDREL GLASS (GREY)



11 PANEL SIDING



08 STREET ENTRY DOOR WALNUT BROWN



09 WINDOW FRAME - DRAK GREY
GUADRAIL + FACIAL



10 COMPOSITE PANEL



III Sustainable Features

Throughout the design process, our team has prioritized environmental and green principles, adhering to LEED guidelines for sustainability. Key strategies include:

Sustainable Features

Environmental and green design principles have guided our team through the design process. The sustainable design strategies will be based on LEED guidelines as the following:

Site

- Best practices will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
- Landscaping will enhance the development’s livability for residents.
- Landscaping will utilize local, drought-resistant varieties of plants and vegetation.
- Densifying an existing urban site close to amenities and transit will benefit residents and the environment simultaneously.

Water

- Low flow and low flush plumbing fixtures will be used.

Energy

- Ozone-friendly refrigerants will be selected for building HVAC systems.
- High performance envelope including Low-E glass will be used.
- LED light fixtures will be used throughout the common areas.
- Large fenestration will maximize daylight penetration to the units.

Materials

- Certified green products will be used.
- Construction waste management diversion program will be used to reduce the impact on landfill and incineration.
- Low albedo material will be used to reduce the heat island effect on the roof and surfaces at grade.

IV Crime Prevention Through Environmental Design (CPTED) Strategy

In addition to sustainability measures, the development integrates Crime Prevention Through Environmental Design (CPTED) principles:

- Design elements promote natural surveillance, fostering a neighborhood watch atmosphere.
- Outdoor spaces are devoid of hiding spots or blind spots, illuminated with downward-facing light fixtures to minimize light pollution.
- Outdoor courtyards feature gated access.
- The parkade is well-lit and painted in light colors for visibility.
- Security systems with cameras monitor building corners, entrances, lobbies, parking spaces, and the underground parking garage.
- Parkade elevator lobbies incorporate wired glass glazing to enhance visual contact and security for residents.

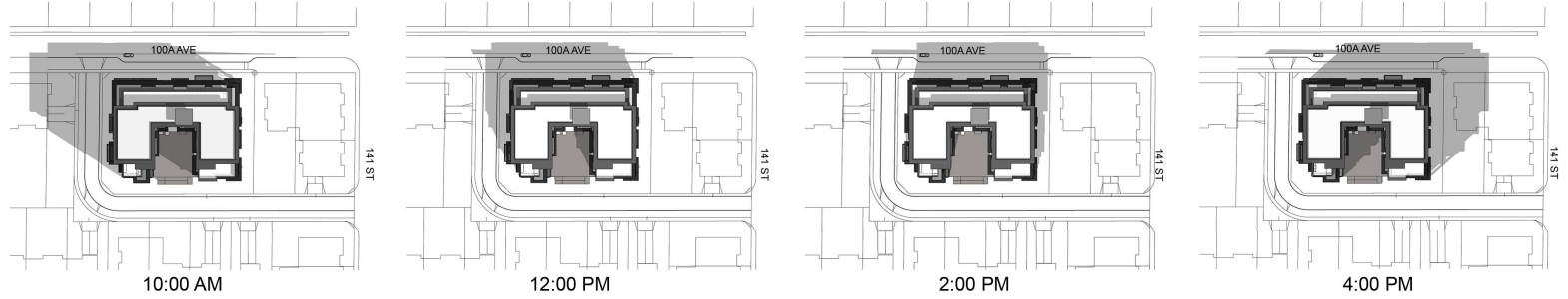


LOW-E GLAZING APPLICATION



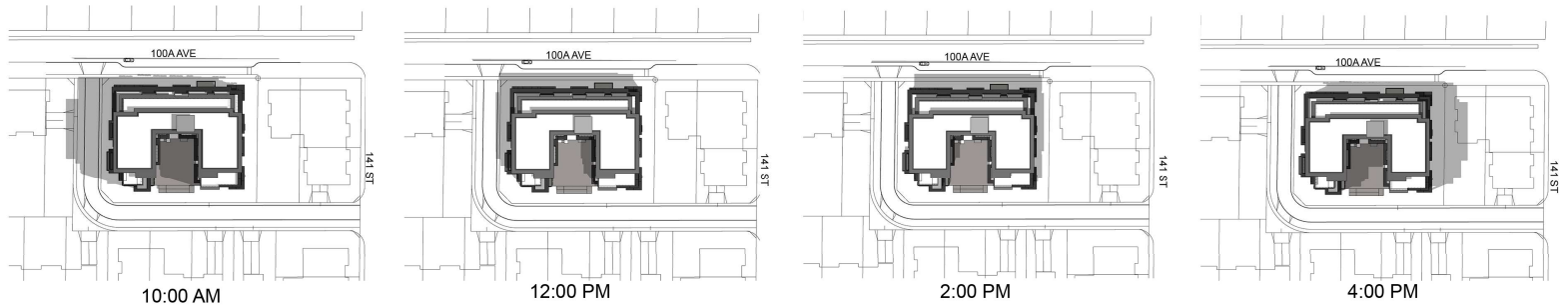
SPRING / AUTUMN EQUINOX

MARCH 21 / SEPT 22



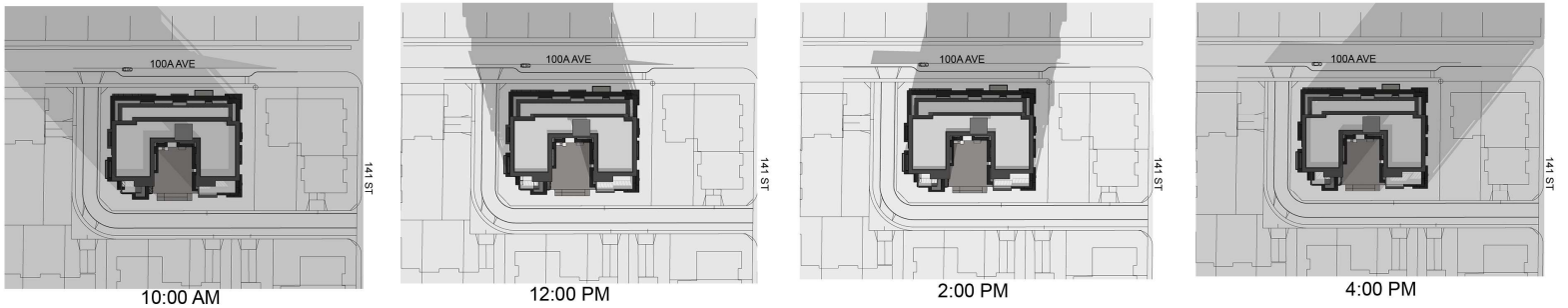
SUMMER SOLSTICE

JUNE 21



WINTER EQUINOX

DEC 21



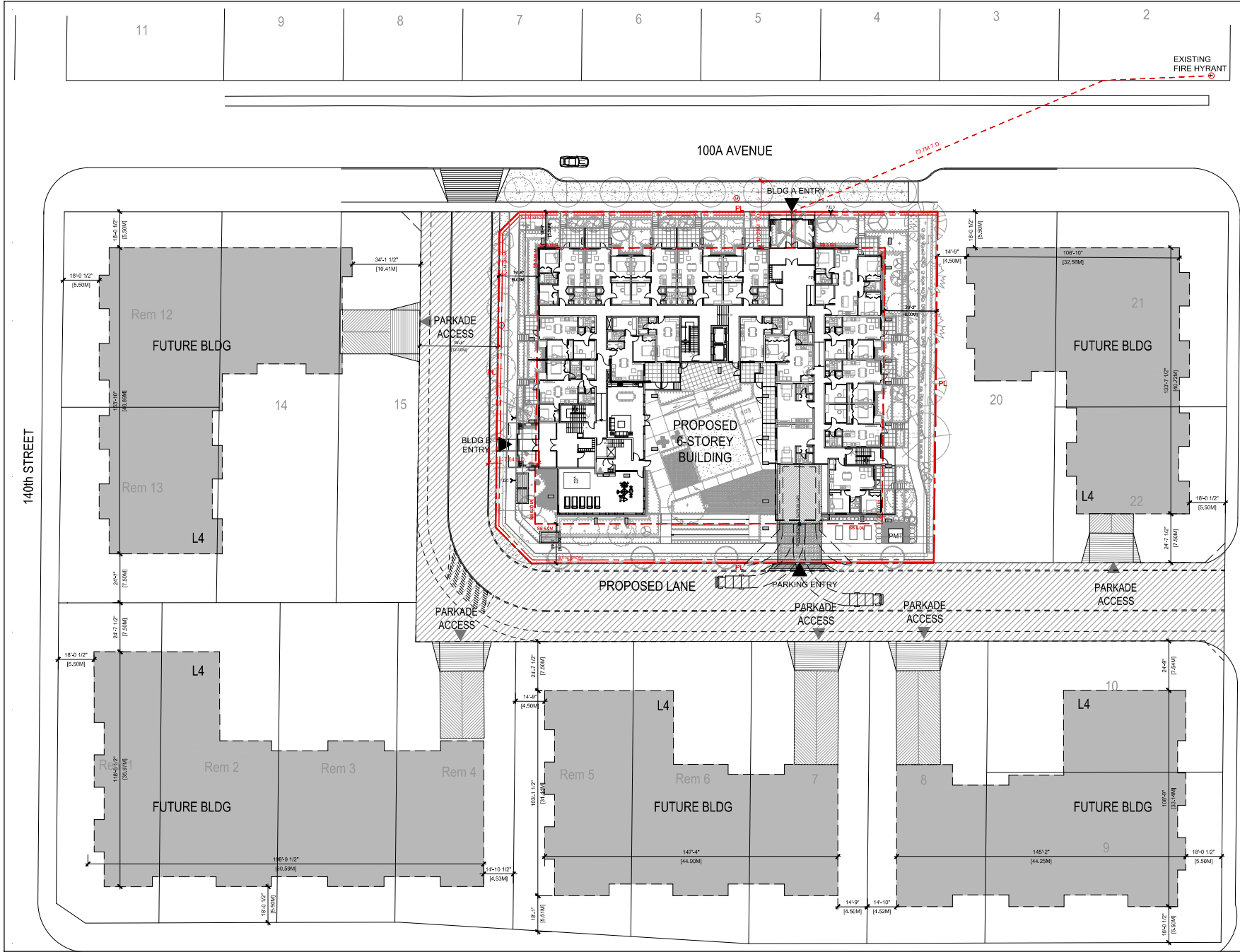


ARCHITECTURAL DRAWINGS

2024 02-20 ISSUED FOR DP SUBMISSION



2024-03-22 ISSUED
FOR DP APPLICATION



EXISTING
FIRE HYDRANT

141st STREET

140th STREET

100A AVENUE

Issue	No.	Date	Description
1	2022-06-12	ISSUED FOR DP APPLICATION	
2			
3			
4			
5			
6			

No.	Date	Appr.	Description

Client
2024-03-22 ISSUED
FOR DP APPLICATION

Project Consultant
WG ARCHITECTURE INC.


Scale


Consultants



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Written dimensions shall have precedence over scaled dimensions. Conditions and work not shown shall be in accordance with the conditions and specifications of the drawings. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

Project Title
Multi-Residential Apartment
14040-14064 100A AVE.
Surrey, BC

Sheet Title
CONTEXT PLAN

Scale
1:250

Date
22-05-2024

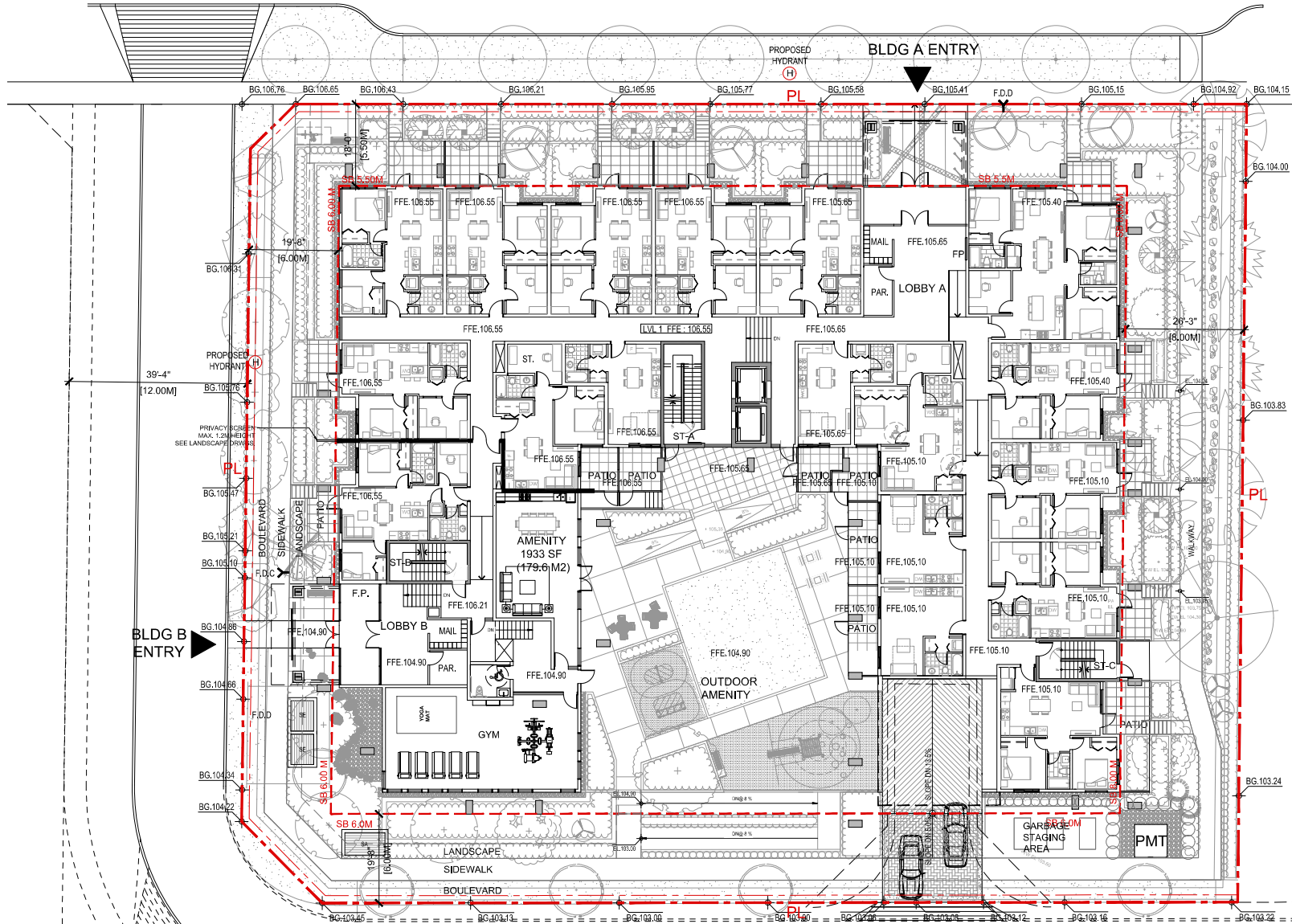
Drawn
MK

Checked
ML

Project No.
WB2108

Sheet No.
A001

100A AVENUE



PROPOSED LANE

PARKING ENTRY

Issue No.	Date	Description
1	2022-06-12	ISSUED FOR DP APPLICATION
2		
3		
4		
5		
6		

Rev.	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.



Consists



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Contractor shall verify and be responsible for all circumstances and conditions on the job and the Architect shall not be responsible for any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the Architect for approval before proceeding with fabrication.

Project Title
Multi-Residential Apartment
1404D-1406A 100A AVE.
Surrey, BC

Sheet Title
SITE PLAN

Scale
1:125

Drawn
MK

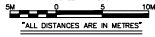
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Project No.
WG2108

Sheet No.
A002

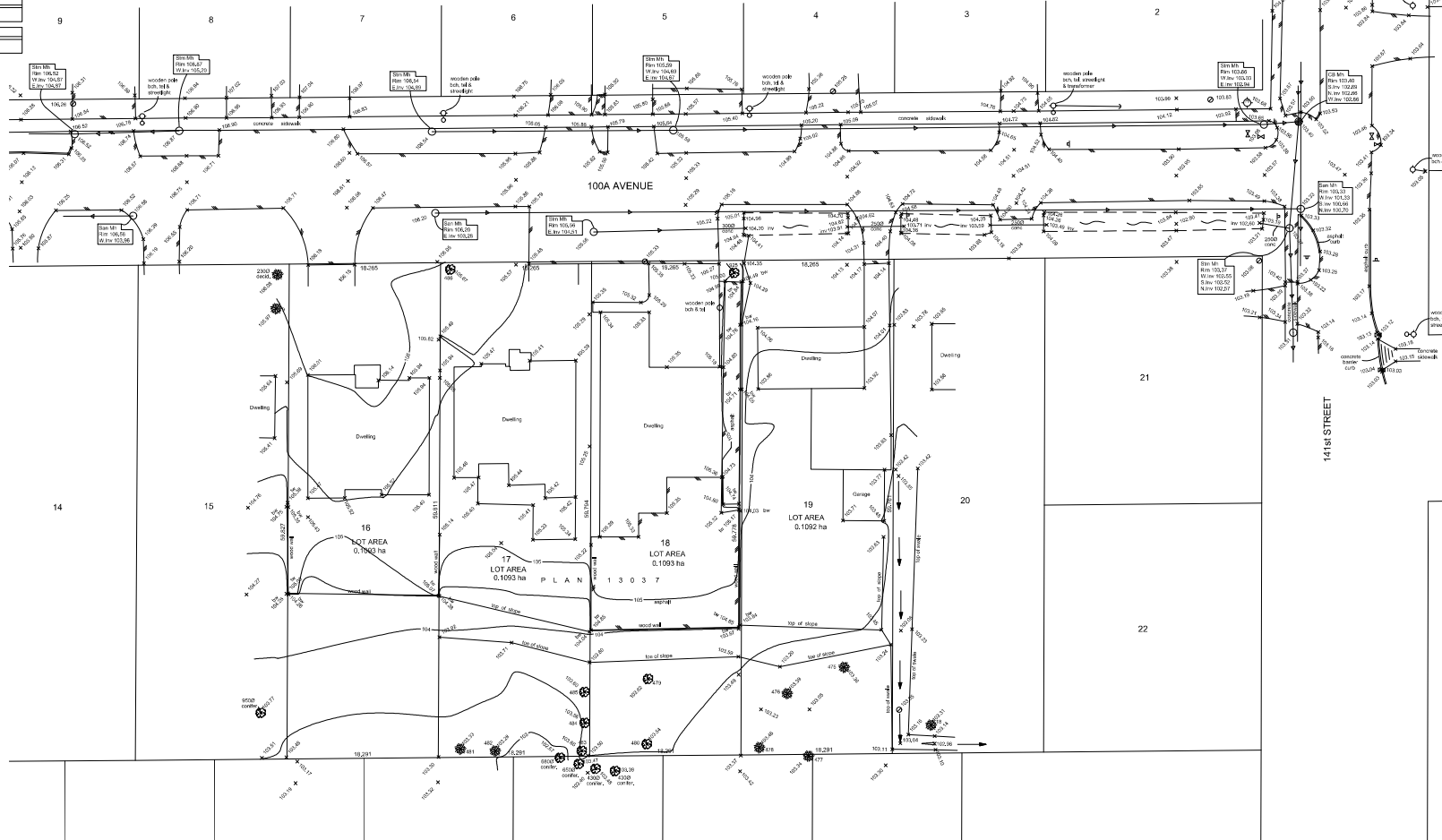
B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON
 LOTS 16, 17, 18 & 19 SECTION 25 BLOCK 5 NORTH RANGE 2 WEST
 NEW WESTMINSTER DISTRICT PLAN 13037

CITY OF SURREY



The intended plot size of this plan is 914mm (36") in width
 by 610mm (24") in height (architectural D size) when plotted at a scale of 1:250

P.L.D. 009-759-727 (LOT 16)
CIVIC ADDRESS: #1404 100A AVENUE
P.L.D. 009-759-728 (LOT 17)
CIVIC ADDRESS: #1404 100A AVENUE
P.L.D. 009-759-743 (LOT 18)
CIVIC ADDRESS: #1408 100A AVENUE
P.L.D. 009-764-577 (LOT 19)
CIVIC ADDRESS: #1404 100A AVENUE



NOTE: LOT DIMENSIONS FROM FIELD SURVEY

NOTES:
 Dimensions shown are in METRES and
 derived from GEODETIC DATUM (C10280/WG2018)

PLAN:
 Monument #8652 -
 101st Avenue @ 141st Street
 GEODETIC ELEV. 104.884m (C10280/WG2018)

CONTOURS ARE AT 0.5m INTERVALS

SOUTH FRASER LAND SURVEYING LTD.
 #102 - 12290 80th AVENUE
 SURREY, B.C. V3S 3M2
 604-599-1066
 21422ELV

Issue	No.	Date	Description
	1	2022-08-12	ISSUED FOR DP APPLICATION
	2		
	3		
	4		
	5		
	6		

No.	Date	Appr.	Description

Client
 2024-03-22 ISSUED
 FOR DP APPLICATION

Prime Consultant
 WG ARCHITECTURE INC.



Consenters

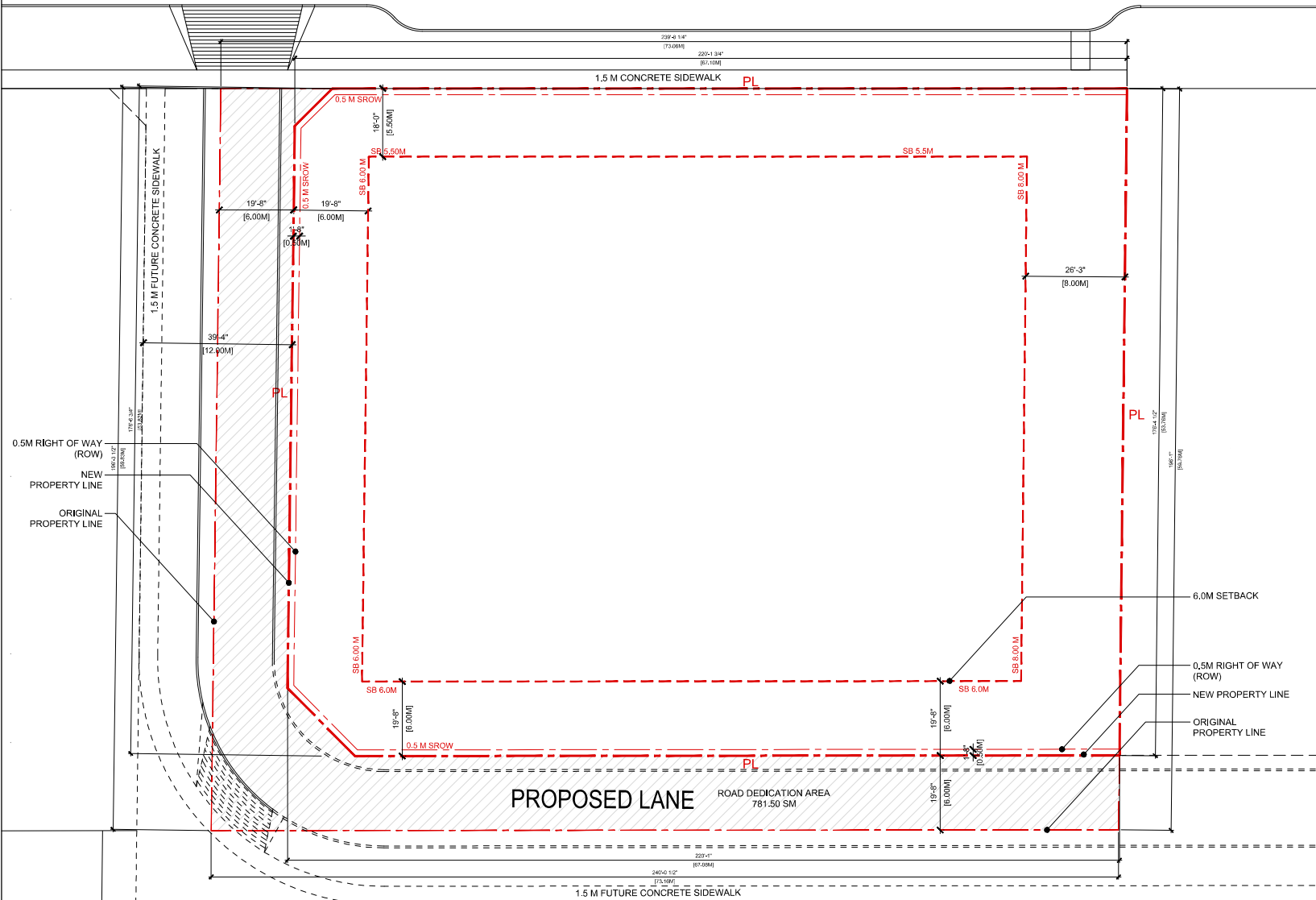
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 without written permission of the Architect.
 Written dimensions shall have precedence over scaled dimensions.
 Contractors shall verify and be responsible for all dimensions and conditions
 on the job and the Architect shall not be informed of any variations from the
 dimensions and conditions shown on the drawings. Specifications shall be
 determined by the Architect for approval prior to construction with the contractor.

Product Title
 Multi-Residential Apartment
 1404-1404 100A AVE.
 Surrey, BC

Sheet Title
 SURVEY DRAWING

Scale NTS	Date 2024-03-2024
Drawn MK	Checked ML
Case File	Sheet No.
Project No. WG2108	A004

100A AVENUE



---	GROSS AREA	4,371.27 SM
///	DEDICATION AREA	781.50 SM
- - -	NET AREA	3,589.77 SM

Issue	No.	Date	Description
	1	2022-06-12	ISSUED FOR DP APPLICATION
	2		
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	5		
	6		

Revision	No.	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.


Seal

MORTISE GROUP OF COMPANIES

Consultants



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Contractor shall verify and be responsible for all dimensions and conditions on the job and the Architect shall not be informed of any variations from the dimensions and conditions shown on the drawings. Space changes shall be submitted to the Architect for approval before proceeding with fabrication.

Project Title
Multi-Residential Apartment
14040-14064 100A AVE.
Surrey, BC

Sheet Title
BASE DRAWING

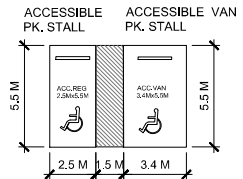
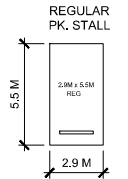
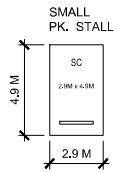
Scale 1:150	Date 2024-03-22
Drawn MK	Checked ML
Project No. WQ2108	Sheet No. A005

P2 PARKING

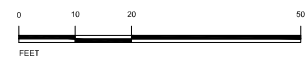
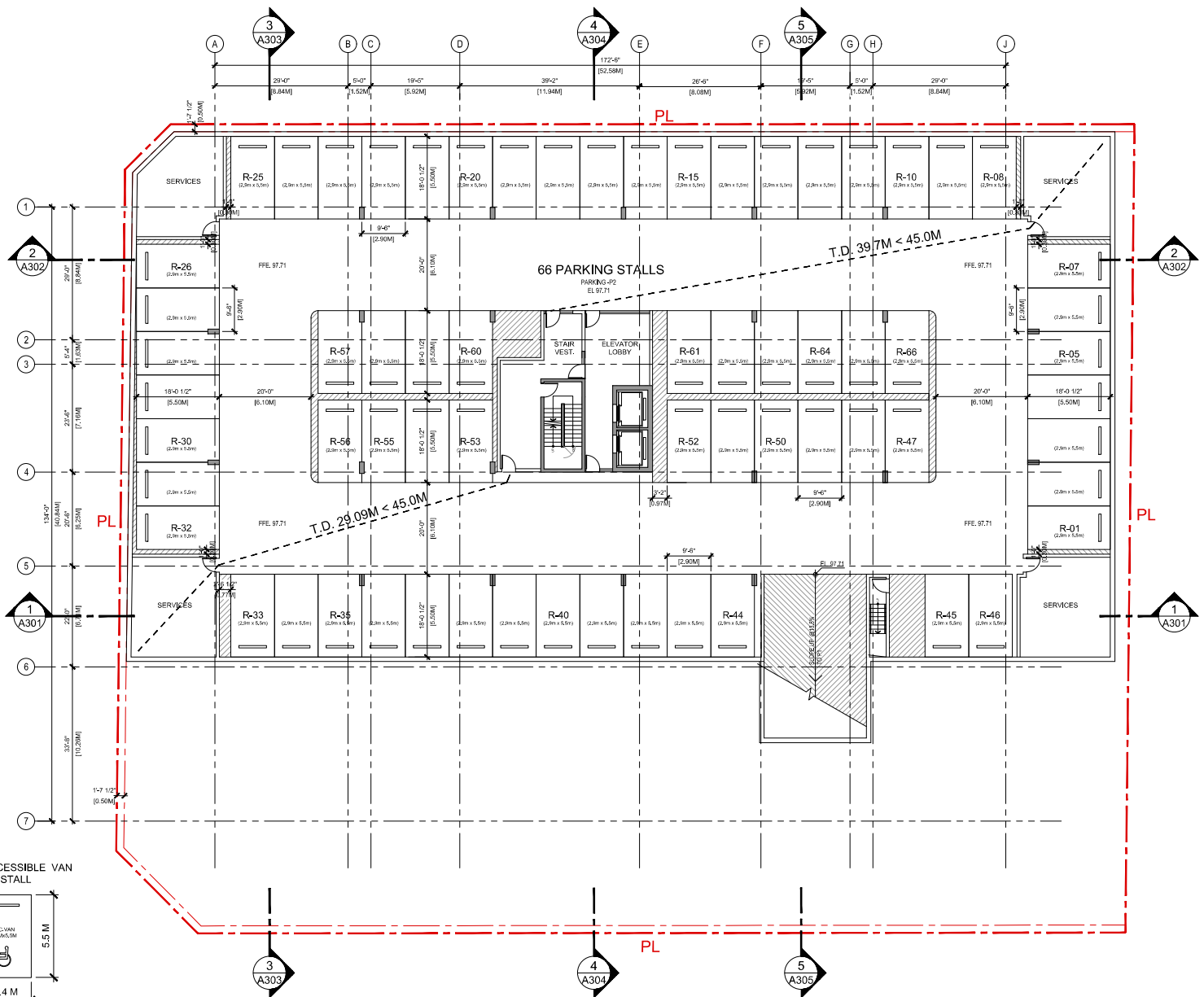
STALL	
REG	66
SM	-
HC	-
TOTAL	66

STALL	
RES.	66
VISITOR.	-

NOTE: ALL RESIDENTIAL PARKING STALL PROVIDE ROUGH-IN FOR FUTURE EV. CHARGER



PARKING STALL LEGENDS



No.	Date	Description
1	2022-06-12	ISSUED FOR DP APPLICATION
2		
3		
4		
5		
6		

No.	Date	Appr.	Description

Client: 2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant: WG ARCHITECTURE INC.

Seal: MORTISE GROUP OF COMPANIES

Considers:

PARKING COUNT:			
	P1	P2	TOTAL
ACCESSIBLE	4	0	4
SMALL	4	0	4
REGULAR	77	66	143
RESIDENTIAL	72	66	138
VISITOR	13	0	13
TOTAL	85	66	151

Notes:
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Contractor shall verify and be responsible for all dimensions and conditions on the job and the Architect shall not be responsible for any variations from the dimensions and conditions shown on the drawings. Space encroachments shall conform to the Authority for approval procedures with the Authority.

Project Title: Multi-Residential Apartment
1404D-14064 100A AVE.
Surrey, BC

PARKING 2 FLOOR PLAN

Scale: 1:125	Date: 2024-03-2024
Drawn: MK	Checked: ML
Case File:	Sheet No.:
Project No. WQ2108	A101

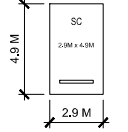
P1 PARKING

STALL	
REG	77
SM	4
HC	4
TOTAL	85

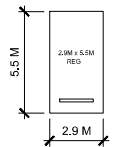
STALL	
RES.	72
VISITOR	13
ELEC. STL.	7

NOTE: ALL RESIDENTIAL PARKING STALL PROVIDE ROUGHEN FOR FUTURE E.V. CHARGER

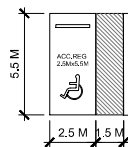
SMALL PK. STALL



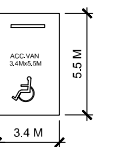
REGULAR PK. STALL



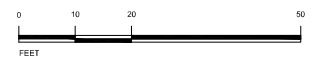
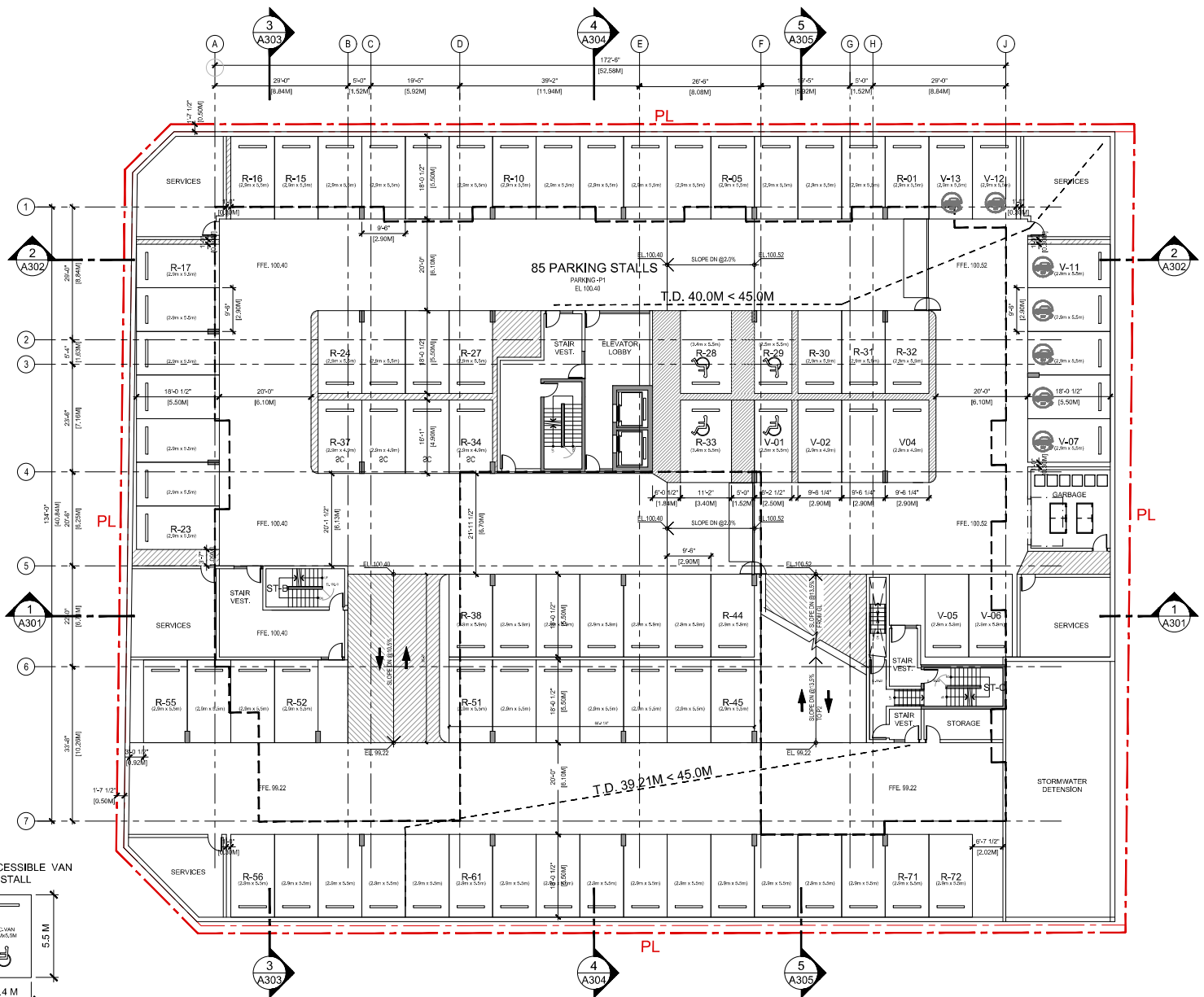
ACCESSIBLE PK. STALL



ACCESSIBLE VAN PK. STALL



PARKING STALL LEGENDS



Issue	Date	Description
1	2022-06-12	ISSUED FOR DP APPLICATION
2		
3		
4		
5		
6		

Client: 2024-03-22 ISSUED FOR DP APPLICATION



PARKING COUNT:

	P1	P2	TOTAL
ACCESSIBLE	4	0	4
SMALL	4	0	4
REGULAR	77	66	143
RESIDENTIAL	72	66	138
VISITOR	13	0	13
TOTAL	85	66	151



Notes:
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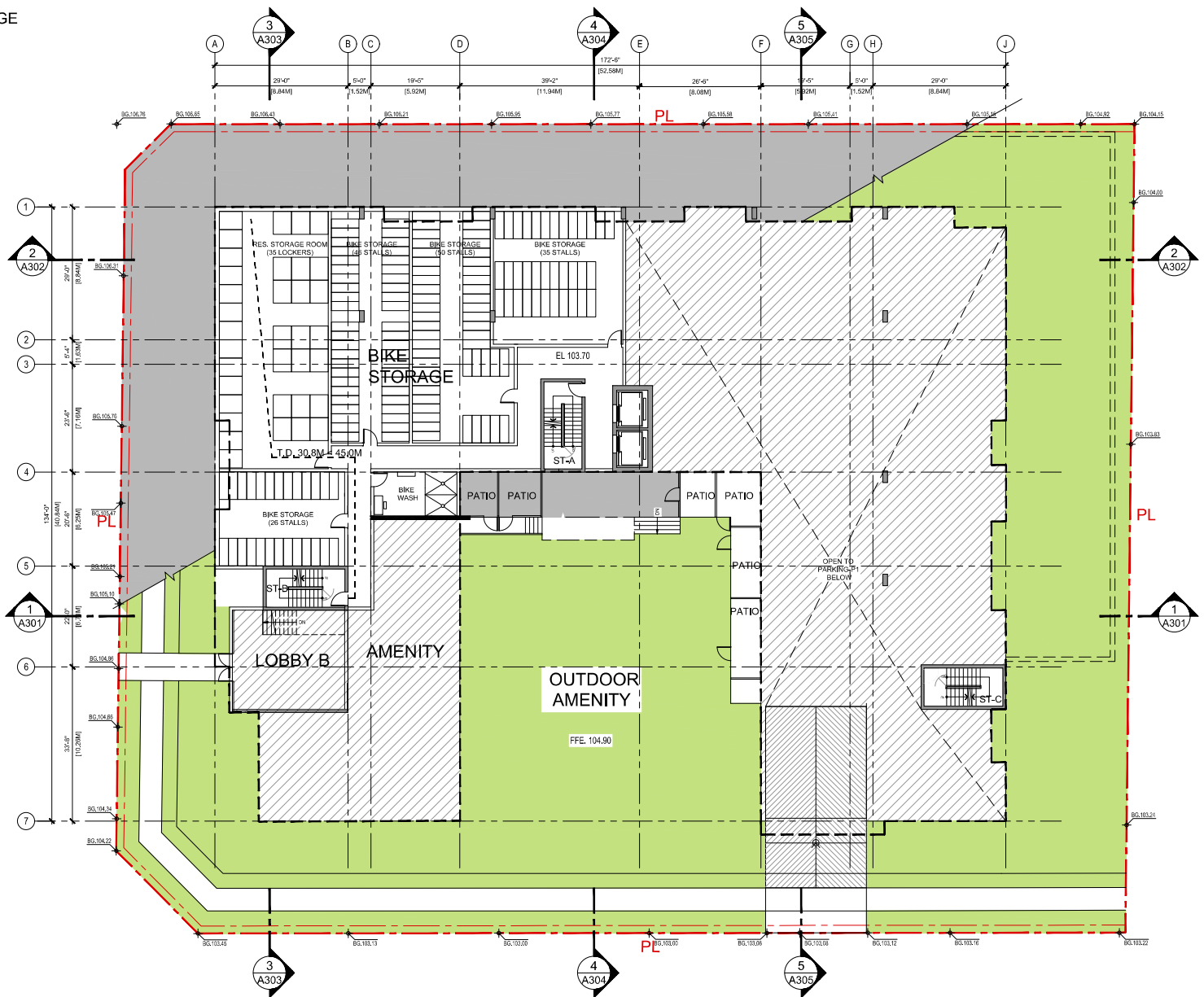
Project File:
Multi-Residential Apartment
1404-14064 100A AVE.
Surrey, BC

Sheet Title:
PARKING 1 FLOOR PLAN

Scale: 1:125	Date: 2024-03-2024
Drawn: MK	Checked: ML
Case File:	Sheet No:
Project No: WQ2108	A102

BIKE STORAGE

BIKE STORAGE	157
BIKE STORAGE	35



Issue	Date	Description
1	2022-08-12	ISSUED FOR DP APPLICATION
2		
3		
4		
5		
6		

Issued: 2024-03-22
 Description: ISSUED FOR DP APPLICATION

Project Consultant:
 WG ARCHITECTURE INC.


Consultant:


Consultants:

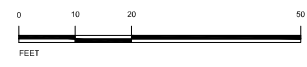


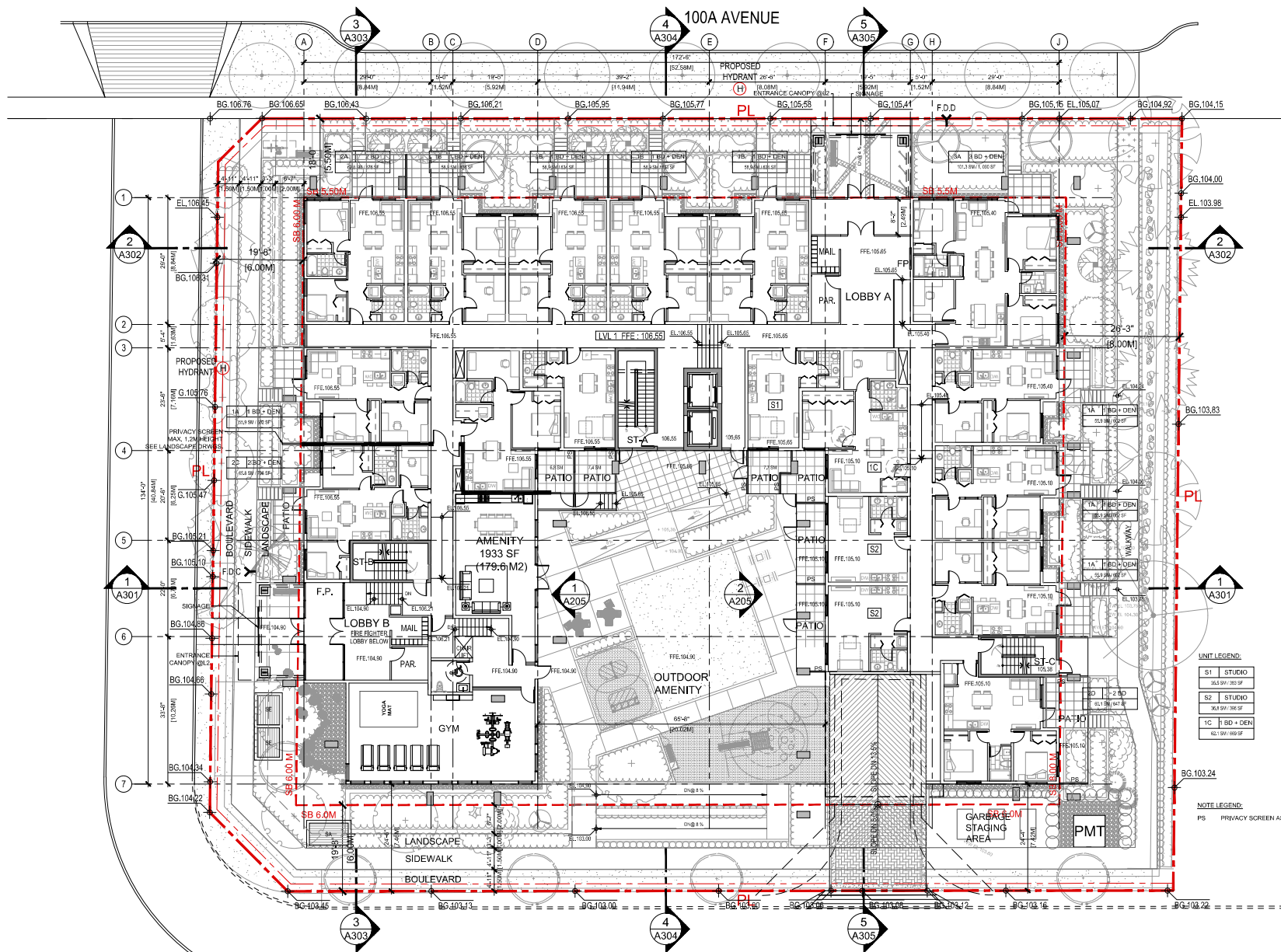
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Project Title:
 Multi-Residential Apartment
 14040-14064 100A AVE.
 Surrey, BC

Sheet Title:
 BIKE STORAGE

Scale: 1:125	Date: 2024-03-22
Drawn: MK	Checked: ML
Client: F&B	Sheet No: A103
Project No: WG2108	





Issue	Date	Description
1	2022-08-12	ISSUED FOR DP APPLICATION
2		
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Client:
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant:
WG ARCHITECTURE INC.



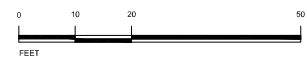
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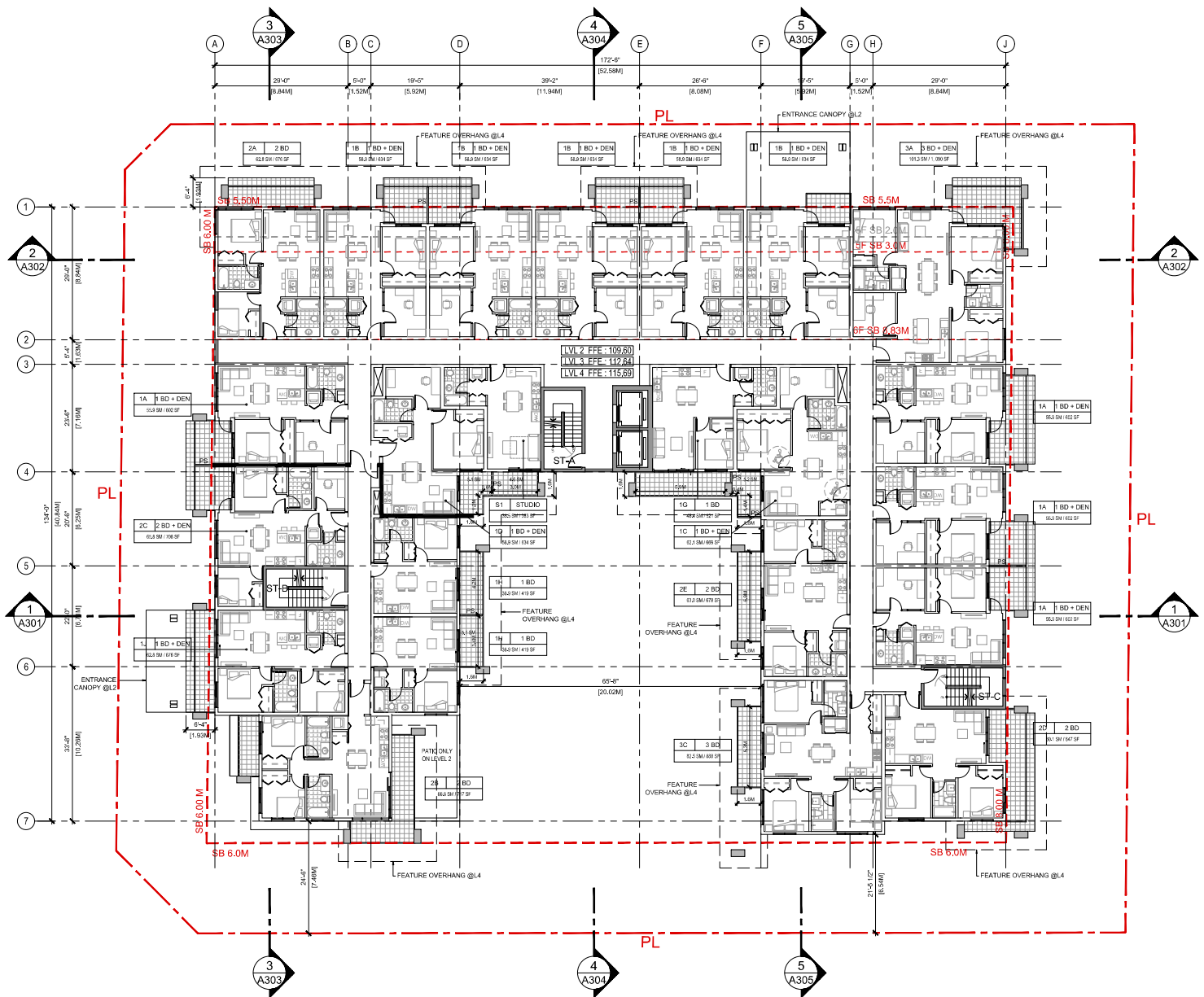
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Project Title:
Multi-Residential Apartment
1040-1064 100A AVE.
Surrey, BC

Sheet Title:
GROUND LEVEL

Scale: 1:125	Date: 22-03-2024
Drawn: MK	Checked: ML
Case File:	Sheet No.:
Project No. WQ2108	A104





Issue	No.	Date	Description
	1	2022-08-12	ISSUED FOR DP APPLICATION
	2		
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No.	Date	Appr.	Description

Client:
2024-03-22 ISSUED
FOR DP APPLICATION

Prime Consultant:
WG ARCHITECTURE INC.


Seal:

MORTISE GROUP OF COMPANIES

Consultants:

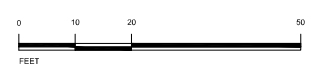


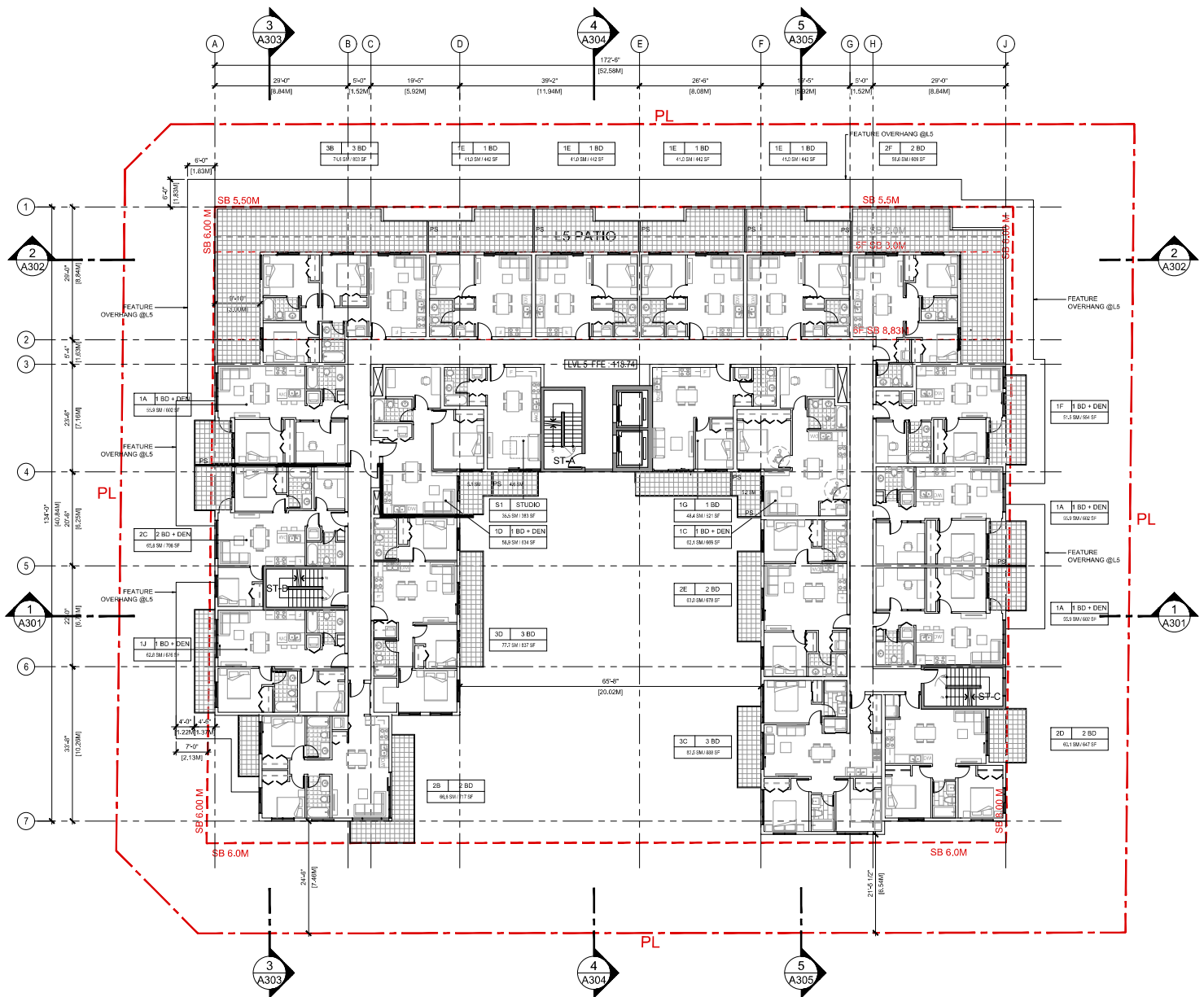
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Project Title:
Multi-Residential Apartment
14040-14064 100A AVE.
Surrey, BC

Sheet Title:
LEVEL 2-4 FLOOR PLAN

Scale: 1:125	Date: 2023-2024
Drawn: MK	Checked: ML
Case File:	Sheet No.:
Project No. WQ2108	A105





Issue	No.	Date	Description
	1	2022-08-12	ISSUED FOR DP APPLICATION
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Client
 2024-03-22 ISSUED
 FOR DP APPLICATION

Prime Consultant
 WG ARCHITECTURE INC.


Scale

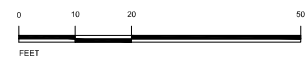

Consultants

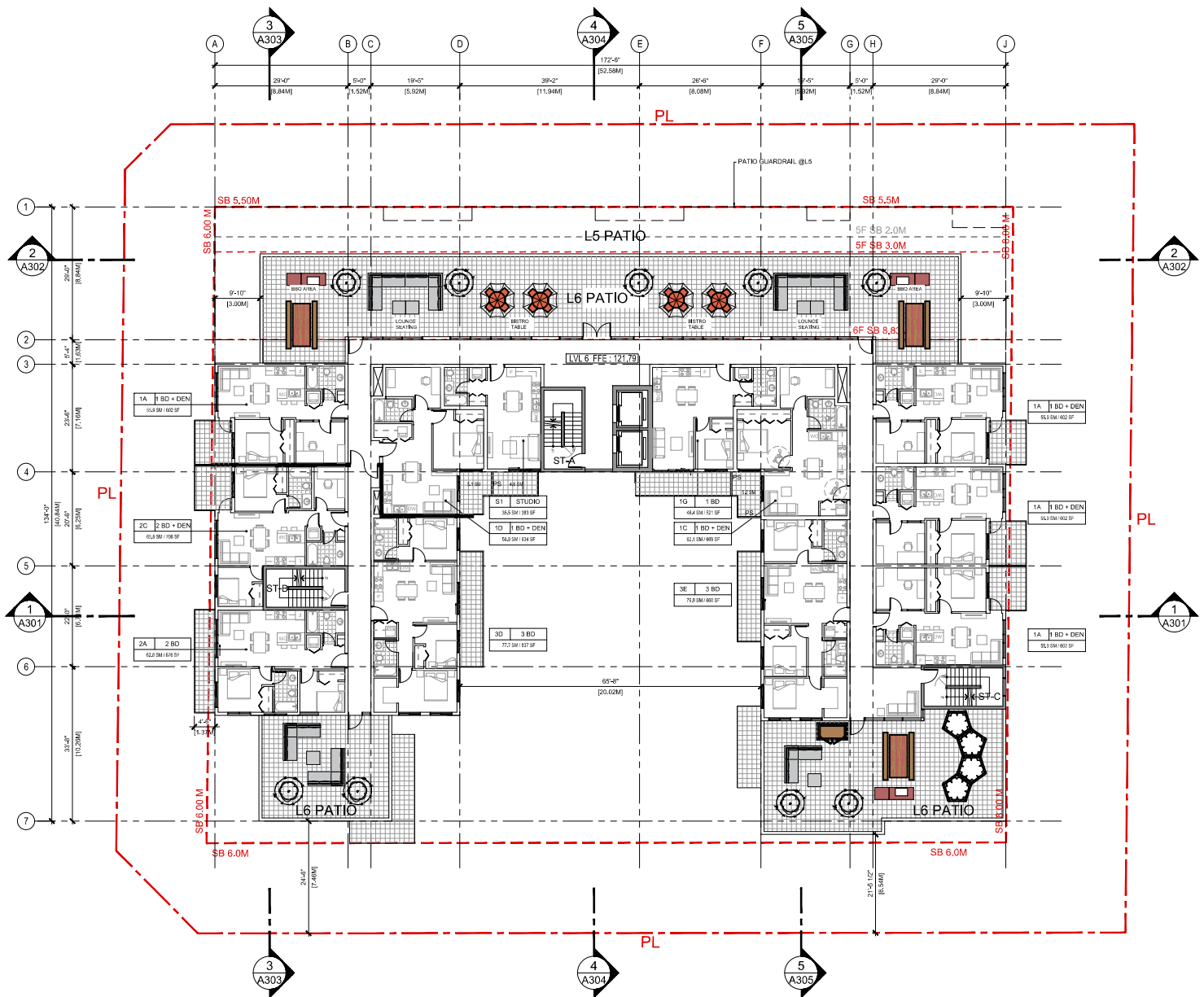
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Project Title
 Multi-Residential Apartment
 1404D-14064 100A AVE.
 Surrey, BC

Sheet Title
LEVEL 5

Scale 1:125	Date 2023-2024
Drawn MK	Checked ML
Case File	Sheet No.
Project No. WQ2108	A106






No.	Date	Description
1	2022-08-12	ISSUED FOR DP APPLICATION
2		
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No.	Date	Appr.	Description

Client
 2024-03-22 ISSUED
 FOR DP APPLICATION

Prime Consultant
 WG ARCHITECTURE INC.


Seal


Consultants

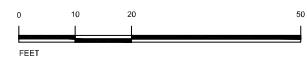
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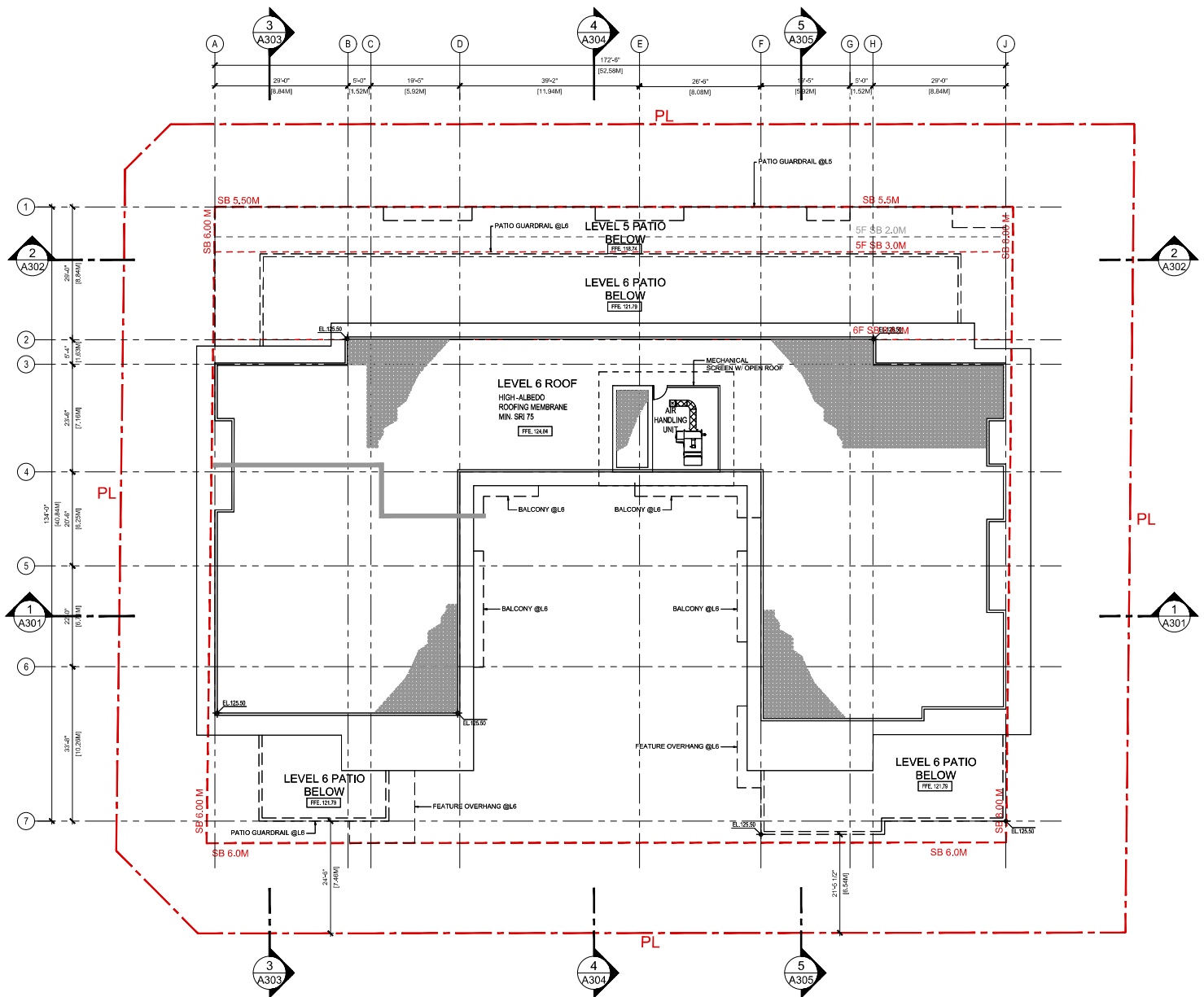
Product Title
 Multi-Residential Apartment
 14040-14064 100A AVE.
 Surrey, BC

Sheet Title
LEVEL 6

Scale
 1:125

Drawn MK	Checkd ML
Project No. WQ2108	Sheet No. A107





Issue	Date	Description
1	2024-03-12	ISSUED FOR DP APPLICATION
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No.	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.



Scale
MORTISE GROUP OF COMPANIES

Consenters

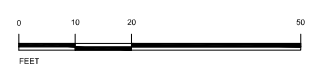


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Project Title
Multi-Residential Apartment
14040-14064 100A AVE.
Surrey, BC

Sheet Title
ROOF LEVEL

Scale 1:100	Date 2024-03-2024
Drawn MK	Checked ML
Case File	Sheet No.
Project No. WQ2108	A108



AMENITY AREA SCHEDULE

INDOOR AMENITY		
TOTAL PROVIDED	AREA 1,934 SF	179.7 SM
TOTAL REQUIRED (PER ZONING BY-LAW)		369.9 SM
TOTAL REQUIRED (PER ROOM COR. RPT.)		148.0 SM

OUTDOOR AMENITY		
TOTAL PROVIDED	AREA 7,743 SF	713.3 SM
TOTAL REQUIRED		369.0 SM

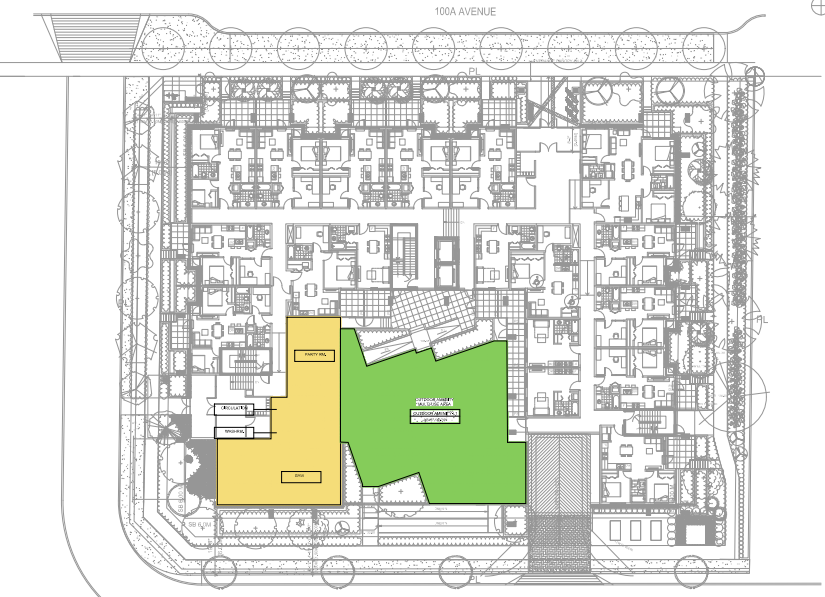
AREA BREAKDOWN

BUILDING A & B		
USE	AREA	
PARTY ROOM	609 SF	56.8 SM
GYM	977 SF	90.8 SM
WASHROOM	74 SF	6.9 SM
CIRCULATION	274 SF	25.4 SM
TOTAL	1,934 SF	179.7 SM

AREA BREAKDOWN

GROUND LEVEL		
USE	AREA	
MULTI-USE	3,054 SF	283.7 SM

LEVEL 6		
USE	AREA	
Liv	2,882 SF	265.9 SM
Lib	605 SF	56.2 SM
Lib	1,222 SF	113.4 SM



GROUND LEVEL



LEVEL 6

Issues		
No.	Date	Description
1	2022-08-12	ISSUED FOR DP APPLICATION
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No.	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.

SEAL

Consultants

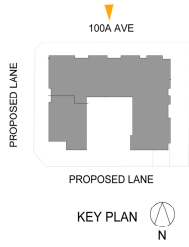


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Project File
Multi-Residential Apartment
14040-14064 100A AVE.
Surrey, BC

Sheet Title
AMENITY AREA DIAGRAM

Scale 1:100	Date 2024-03-22
Drawn MK	Checked ML
Case File	Sheet No.
Project No. WQ2108	A109



EXTERIOR FINISHES LEGENDS

COMPOSITE / METAL PANEL

HARDIE PANEL - W/ PRE-FINISHED METAL CHANNEL (METAL CHANNEL COLOUR TO MATCH W/ PANEL COLOUR) SEE ELEVATION DWG FOR LOCATION

- [P1] BRICE WHITE
- [P2] LIGHT WARM GREY
- [P3] DARK GREY
- [P4] SIDING - MID TONE BROWNISH GREY
- [P5] SIDING - CEDAR YELLOW

WALL CLADDING

- [M1] BRICK CLADDING - MID TONE GREY MORTAR SEE UTM FOR LOCATION
- MID TONE RED
- PRECAST CONCRETE LINTEL - MID TONE GREY

COLUMN

- [C1] COLUMN CLADDING - HARDIE SIDING BRICE COLOUR W/ CORNER TRIM
- [C2] WOOD POST - STAINED W/ CEDAR YELLOW

WINDOW + DOOR

- [W1] DOUBLE GLAZED THERMALLY BROKEN WINDOW - CLEAR GLAZING VINYL WINDOW FRAME PAINTED DARK GREY
- SLIDING SWING DOOR FRAME TO MATCH WITH WINDOW FRAME COLOUR

- [W2] GROUND LEVEL LOBBY GLAZING SYSTEM (SPRUE FRONT WINDOW - ENTRY DOOR)
- LOW W/ GLAZING (CLEAR GLAZING) WITH DARK GREY FRAME, MATT FINISHED.

- [W3] SPANDREL GLASS WINDOW
- FRAME COLOUR TO MATCH WITH W1
- SPANDREL GLASS BACK PAINT - TINTED GREY

- [D1] GROUND LEVEL TOWNHOUSE/SUITE ENTRY DOOR
- PAINTED DARK WALNUT
- [D2] OVERHEAD GARAGE GATE - PREFINISHED DARK GREY

LOBBY ENTRY CANOPY

- [C3] PRE-FINISHED METAL PANEL [1/2" REVEAL]
- W/ WOOD TEXTURE SOFFIT
- MID GREY - WITH MATT FINISH

SOFFIT

- [SF1] CEDAR WOOD STAINED FINISH SOFFIT W/ DARK GREY ALUM. VENT STRIP

FASCIA + FLASHING

- [F1] WOOD / COMPOSITE PANEL FASCIA -
 - 1: DARK GREY (BALCONY AND FEATURE OVERHANG)
 - 2: MID TONE GREY (ROOF FACIAL)
- [F2] PRE-FINISHED METAL FLASHING (COLOUR TO MATCH WITH WALL PANEL)

MISC. ITEMS

- [GR1] BALCONY GUARDRAIL - PREFINISHED METAL DARK GREY SIDE MOUNTED WITH MP FASCIA COVER PLATE
- [GR2] PATIO ENTRY GATE - SEALS DWG
- [LT] CUSTOM DESIGN LIGHT FIXTURE W/ TRANSLUCENT GLAZING



Issue	No.	Date	Description
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No.	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.



Issued by / valid reference
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Consultants

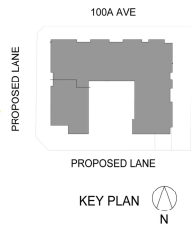
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Within dimensions and frame parameters, use in other dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings used or submitted to the Architect for approval before proceeding with fabrication.

Project title
Multi-Residential Apartment
14040 14064 100A AVE.
Surrey, BC

Sheet Title
NORTH ELEVATION

Scale 1:125	Date 18-02-2024
Drawn MK	Checked ML
Coord File	Sheet No. A201
Project No. WG2108	



EXTERIOR FINISHES LEGENDS

COMPOSITE / METAL PANEL

HARDIE PANEL - W/ PRE-FINISHED METAL CHANNEL (METAL CHANNEL COLOUR TO MATCH W/ PANEL COLOUR) SEE ELEVATION DWG FOR LOCATION

- [P1] BRICE WHITE
- [P2] LIGHT WARM GREY
- [P3] DARK GREY
- [P4] SIDING - MID TONE BROWNISH GREY
- [P5] SIDING - CEDAR YELLOW

WALL CLADDING

- [M1] BRICK CLADDING - MID TONE GREY MORTAR SEE DWG FOR LOCATION
- [M2] MID TONE RED
- [M3] PRECAST CONCRETE LINTEL - MID TONE GREY

COLUMN

- [C1] COLUMN CLADDING - 1/4" X 6" SIDING BRICE COLOUR W/ CORNER TRIM
- [C2] WOOD POST - STAINED W/ CEDAR YELLOW

WINDOW + DOOR

- [W1] DOUBLE GLAZED THERMALLY BROKEN WINDOW - CLEAR GLAZING VINYL WINDOW FRAME PAINTED DARK GREY
- [W2] SLIDING SWING DOOR FRAME TO MATCH WITH WINDOW FRAME COLOUR

- [W3] GROUND LEVEL LOBBY GLAZING SYSTEM (TONE FRONT WINDOW + ENTRY DOOR) LOW-W GLAZING (CLEAR GLAZING) WITH DARK GREY FRAME, MATT FINISHED.

- [W4] SPANDREL GLASS WINDOW FRAME COLOUR TO MATCH WITH W1
- [W5] SPANDREL GLASS BACK PAINT - TINTED GREY

- [D1] GROUND LEVEL TOWNHOUSE/SUITE ENTRY DOOR PAINTED DARK WALNUT
- [D2] OVERHEAD GARAGE GATE - PREFINISHED DARK GREY

LOBBY ENTRY CANOPY

- [C3] PRE FINISHED METAL PANEL (1/2" REVEAL) W/ WOOD TEXTURE SOFFIT M111 GREY WITH MATT FINISH

SOFFIT

- [SF1] CEDAR WOOD STAINED FINISH SOFFIT W/ DARK GREY ALUM. VENT STRIP

FASCIA + FLASHING

- [F1] WOOD / COMPOSITE PANEL FASCIA -
 - 1: DARK GREY (BALCONY AND FEATURE OVERHANG)
 - 2: MID TONE GREY (ROOF FACIAL)
- [F2] PRE FINISHED METAL FLASHING (COLOUR TO MATCH WITH WALL PANEL)

MISC. ITEMS

- [GR1] BALCONY GUARDRAIL - PREFINISHED METAL DARK GREY SIDE MOUNTED WITH MP FASCIA COVER PLATE
- [GR2] PATIO ENTRY GATE - SEE LS DWG
- [LT1] CUSTOM DESIGN LIGHT FIXTURE W/ TRANSLUCENT GLAZING



Issue	No.	Date	Description
	1	2022-08-12	ISSUED FOR DP APPLICATION
	2		
	3		
	4		
	5		
	6		

No.	Date	Appr'd	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant

WG ARCHITECTURE INC.

Scale

Issued or Valid reference
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Consultants

Notes

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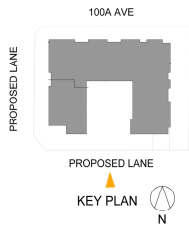
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Project title
Multi-Residential Apartment
14040 14064 100A AVE.
Surrey, BC

Sheet Title
WEST ELEVATION

Scale 1:125	Date 18-02-2024
Drawn MK	Checked ML
Coord File	Sheet No. A202
Project No. WG21108	



EXTERIOR FINISHES LEGENDS

COMPOSITE / METAL PANEL

HARDIE PANEL - W/ PRE-FINISHED METAL CHANNEL
[METAL CHANNEL COLOUR TO MATCH W/ PANEL COLOUR]
SEE ELEVATION DWG FOR LOCATION

- [P1] BEIGE WHITE
- [P2] LIGHT WARM GREY
- [P3] DARK GREY
- [P4] SIDING - MID TONE BROWNISH GREY
- [P5] SIDING - CEDAR YELLOW

WALL CLADDING

- [M1] BRICK CLADDING - MID TONE GREY MORTAR
SEE DWG FOR LOCATION
- [M2] MID TONE RED
PRECAST CONCRETE LINTEL - MID TONE GREY

COLUMN

- [C1] COLUMN CLADDING - HARDIE SIDING - BEIGE COLOUR
W/ CORNER TRIM
- [C2] WOOD POST - STAINED W/ CEDAR YELLOW

WINDOW + DOOR

- [W1] DOUBLE GLAZED THERMALLY BROKEN WINDOW - CLEAR GLAZING
VINYL WINDOW FRAME PAINTED DARK GREY
SLIDING SWING DOOR FRAME TO MATCH WITH WINDOW FRAME COLOUR

- [W2] GROUND LEVEL LOBBY GLAZING SYSTEM
STORE FRONT WINDOW + ENTRY DOOR
LOW-W GLAZING (CLEAR GLAZING)
WITH DARK GREY FRAME - MATT FINISHED

- [W3] SPANDREL GLASS WINDOW
FRAME COLOUR TO MATCH WITH W1
SPANDREL GLASS BACK PAINT - TINTED GREY

- [D1] GROUND LEVEL TOWNHOUSE/SITE ENTRY DOOR
PAINTED DARK WALNUT
- [D2] OVERHEAD GARAGE GATE - PRE-FINISHED DARK GREY

LOBBY ENTRY CANOPY

- [CP] PRE-FINISHED METAL PANEL (1/2" REVEAL)
W/ WOOD TEXTURE SOFFIT
MID-GREY WITH MATT FINISH

SOFFIT

- [SFT] CEDAR WOOD STAINED FINISH SOFFIT W/ DARK GREY ALUM. VENT STRIP

FASCIA + FLASHING

- [M3] WOOD / COMPOSITE PANEL FASCIA -
1: DARK GREY (BALCONY AND FEATURE OVERHANG)
2: MID TONE GREY (ROOF FACIAL)
- [M4] PRE-FINISHED METAL FLASHING (COLOUR TO MATCH WITH WALL PANEL)

MISC. ITEMS

- [GR1] BALCONY GUARDRAIL - PRE-FINISHED METAL DARK GREY SIDE
MOUNTED WITH MP FASCIA COVER PLATE
- [GR2] PATIO ENTRY GATE - SEE L&S DWG
- [LT] CUSTOM DESIGN LIGHT FIXTURE W/ TRANSLUCENT GLAZING



No.	Date	Description
1	2022-08-12	ISSUED FOR DP APPLICATION
2		
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No.	Date	Appr.	Description

Client
2024-03-22 ISSUED
FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.

Scale

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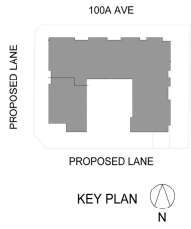
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Project title
Multi-Residential Apartment
14040 14064 100A AVE.
Surrey, BC

Sheet Title
SOUTH ELEVATION

Scale	Date
1:125	18-02-2024
Drawn MK	Checked ML
Card File	Sheet No.
Project No. WG21108	A203



EXTERIOR FINISHES LEGENDS

- COMPOSITE / METAL PANEL**
- HARDE PANEL - W/ PRE-FINISHED METAL CHANNEL (METAL CHANNEL COLOUR TO MATCH W/ PANEL COLOUR) SEE ELEVATION DWG FOR LOCATION
- [P1] BEISE WHITE
 - [P2] LIGHT WARM GREY
 - [P3] DARK GREY
 - [P4] SIDING - MID TONE BROWNISH GRAY
 - [P5] SIDING - CEDAR YELLOW
- WALL CLADDING**
- [M1] BRICK CLADDING - MID TONE GREY MORTAR SEE DWG FOR LOCATION
 - MID TONE RED
 - PRECAST CONCRETE LINTEL MID TONE GREY
- COLUMN**
- [C1] COLUMN CLADDING - HARDE SIDING BEISE COLOUR W/ CORNER TRIM
 - [C2] WOOD POST - STAINED W/ CEDAR YELLOW

WINDOW + DOOR

- [W1] DOUBLE GLAZED THERMALLY BROKEN WINDOW - CLEAR GLAZING VINYL WINDOW FRAME PAINTED DARK GREY SLIDING/ SWING DOOR FRAME TO MATCH WITH WINDOW FRAME COLOUR
 - [W2] GROUND LEVEL LOBBY GLAZING SYSTEM STORE FRONT WINDOW + ENTRY DOOR LOW W/ GLAZING | CLEAR GLAZING | WITH DARK GREY FRAME, MATT FINISHED.
 - [W3] SPANDREL GLASS WINDOW FRAME COLOUR TO MATCH WITH W1 SPANDREL GLASS BACK PAINT - TINTED GREY
 - [D1] GROUND LEVEL TOWNHOUSE/SUITE ENTRY DOOR PAINTED DARK WALNUT
 - [O1] OVERHEAD GARAGE GATE - PREFINISHED DARK GREY
- LOBBY ENTRY CANOPY**
- [C1] PRE FINISHED METAL PANEL [1/2" REVEAL] W/ WOOD TEXTURE SOFFIT MIN /REVEY WITH MATTY FINISH

SOFFIT

- [SF1] CEDAR WOOD STAINED FINISH SOFFIT W/ DARK GREY ALUM. VENT STRIP
- FASCIA + FLASHING**
- [W1] WOOD / COMPOSITE PANEL FASCIA -
 1. DARK GREY | BALCONY AND FEATURE OVERHANG|
 2. MID TONE GREY | ROOF FACIAL |
 - [M1] PRE FINISHED METAL FLASHING | COLOUR TO MATCH WITH WALL PANEL |
- MISC. ITEMS**
- [GR1] BALCONY GUARDRAIL - PREFINISHED METAL DARK GREY SIDE MOUNTED WITH MP FASCIA COVER PLATE
 - [GR2] PATIO ENTRY GATE SEELS DWG
 - [LT] CUSTOM DESIGN LIGHT FIXTURE W/ TRANSLUCENT GLAZING



No.	Date	Description
1	2022-08-12	ISSUED FOR DP APPLICATION
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Client
 2024-03-22 ISSUED FOR DP APPLICATION

WG ARCHITECTURE INC.

Issued or invalid reference
 W:\Users\mccoy\OneDrive\2024\03\22\2024-03-22\07-DP\Master Logo.dwg

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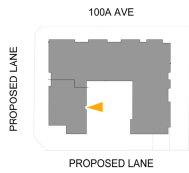
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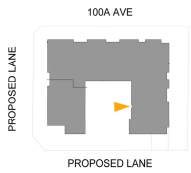
Project title
 Multi-Residential Apartment
 14040 14064 100A AVE.
 Surrey, BC

Sheet Title
 EAST ELEVATION

Scale 1:125	Date 18-02-2024
Drawn MK	Checked ML
Card File	Sheet No.
Project No. WG2108	A204



KEY PLAN
INTERNAL ELEVATION - 1 N



KEY PLAN
INTERNAL ELEVATION - 2 N

EXTERIOR FINISHES LEGENDS

COMPOSITE / METAL PANEL

HARDIE PANEL - W/ PRE-FINISHED METAL CHANNEL
[METAL CHANNEL COLOUR TO MATCH W/ PANEL COLOUR]
SEE ELEVATION DWG FOR LOCATION.

- [F1] BRIDE WHITE
- [F2] LIGHT WARM GREY
- [F3] DARK GREY
- [F4] SIDING - MID TONE BROWNISH GREY
- [F5] SIDING - CEDAR YELLOW

WALL CLADDING

- [M1] BRICK CLADDING - MID TONE GREY MORTAR
SEE DWG FOR LOCATION
- [M2] MID TONE RED
PRECAST CONCRETE LINTEL - MID TONE GREY

COLUMN

- [C1] COLUMN CLADDING - HARDIE SIDING - BRICK COLOUR
W/ CORNER TRIM
- [C2] WOOD POST - STAINED W/ CEDAR YELLOW

WINDOW + DOOR

- [W1] DOUBLE GLAZED THERMALLY BROKEN WINDOW - CLEAR GLAZING
VINYL WINDOW FRAME PAINTED DARK GREY
SLIDING/ SWING DOOR FRAME TO MATCH WITH WINDOW FRAME COLOUR
- [W2] GROUND LEVEL LOBBY GLAZING SYSTEM
GTORIC FRONT WINDOW - ENTRY DOOR
LOW-W GLAZING (CLEAR GLAZING)
WITH DARK GREY FRAME - MATT FINISHED.
- [W3] SPANDREL GLASS WINDOW
FRAME COLOUR TO MATCH WITH W1
SPANDREL GLASS BACK PAINT - TINTED GREY

- [D1] GROUND LEVEL TOWNHOUSE/SUITE ENTRY DOOR
PAINTED DARK WALNUT
- [D2] OVERHEAD GARAGE GATE - PRE-FINISHED DARK GREY

LOBBY ENTRY CANOPY

- [CP] PRE-FINISHED METAL PANEL [12" REVEAL]
W/ WOOD TEXTURE SOFFIT
MID TONE GREY - MATT FINISH

SOFFIT

- [SF1] CEDAR WOOD STAINED FINISH SOFFIT W/ DARK C

FASCIA + FLASHING

- [WF] WOOD / COMPOSITE PANEL FASCIA -
1: DARK GREY (BALCONY AND FEATURE OVER)
2: MID TONE GREY (ROOF FACIAL)
- [MF] PRE-FINISHED METAL FLASHING [COLOUR TO M

MISC. ITEMS

- [PS1] BALCONY GUARDRAIL - PRE-FINISHED METAL DARK
MOUNTED WITH MP FASCIA/ COVER PLATE
- [GR1] PATIO ENTRY GATE - SEE LS DWG
- [LT] CUSTOM DESIGN LIGHT FIXTURE W/ TRANSLUCEN



INTERNAL ELEVATION - 1



INTERNAL ELEVATION - 2

Issue	No.	Date	Description
1	2022-08-12	ISSUED FOR DP APPLICATION	
2			
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6			

Client
2024-03-22 ISSUED
FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.

Seal

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Consultants

2024-02-20 ISSUED FOR DP SUBMISSION

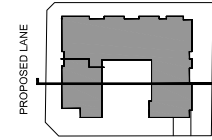
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Project title
Multi-Residential Apartment
14040 14064 100A AVE.
Surrey, BC

Sheet title
**OUTDOOR AMENITY
AREA INTERNAL ELEVATIONS**

Scale: 1:125	Date: 18-02-2024
Drawn: MK	Checked: ML
Coord. File:	Sheet No.:
Project No. WG21108	A205

100A AVE



PROPOSED LANE



Issue	No.	Date	Description
	1	2022-08-12	ISSUED FOR DP APPLICATION
	2		
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	5		
	6		

Revision	No.	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.



Scale

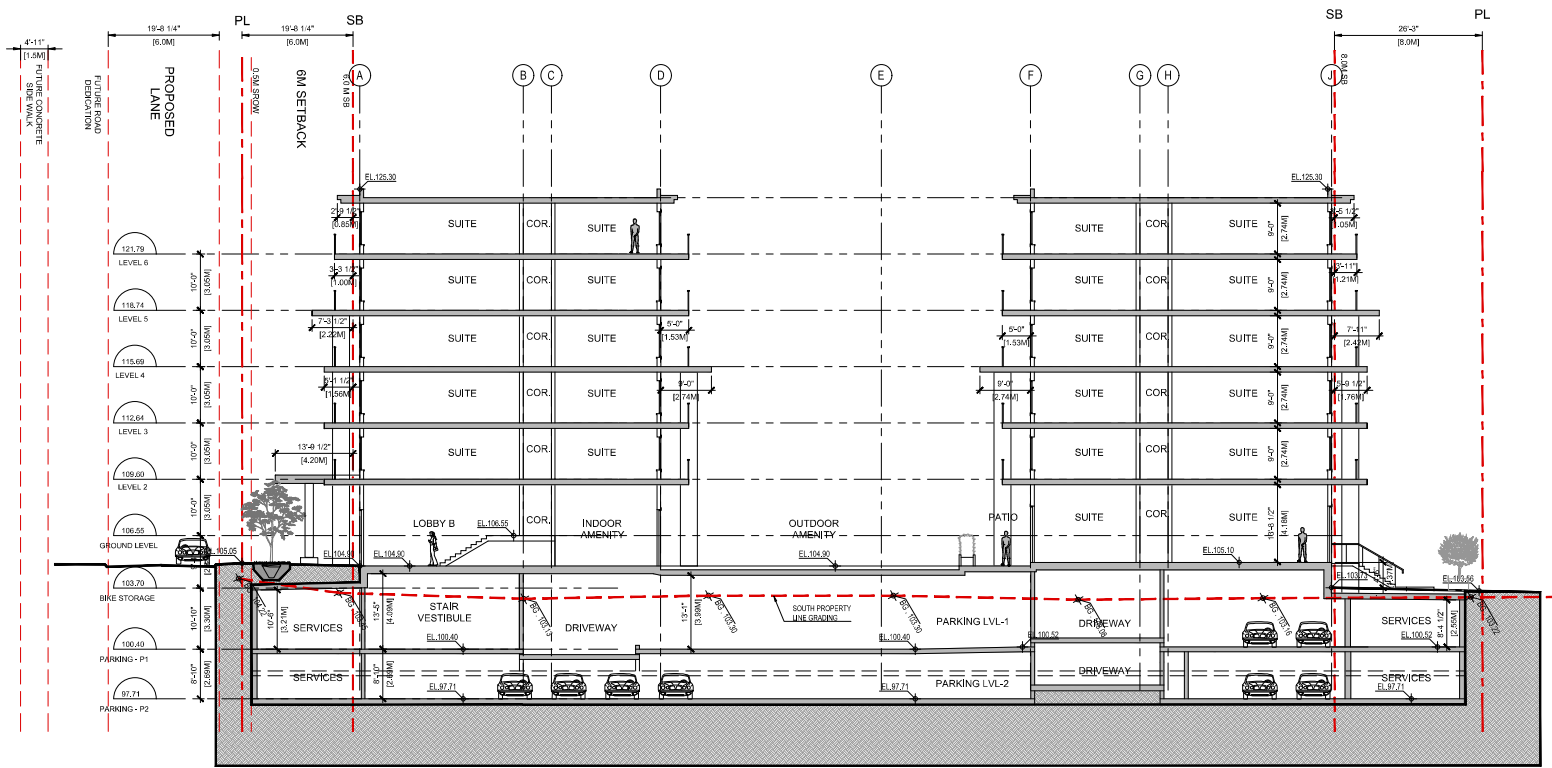
Consultants

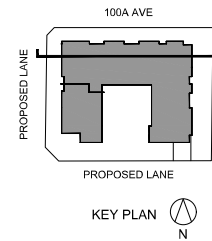
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Project Title
Multi-Residential Apartment
1404D-1406A 100A AVE.
Surrey, BC

Sheet Title
BUILDING SECTION - 1

Scale 1:125	Date 2024-03-2024
Drawn MK	Checked ML
Case File	Sheet No.
Project No. WQ2108	A301





Issue	No.	Date	Description
	1	2022-06-12	ISSUED FOR DP APPLICATION
	2		
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Revision	No.	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.



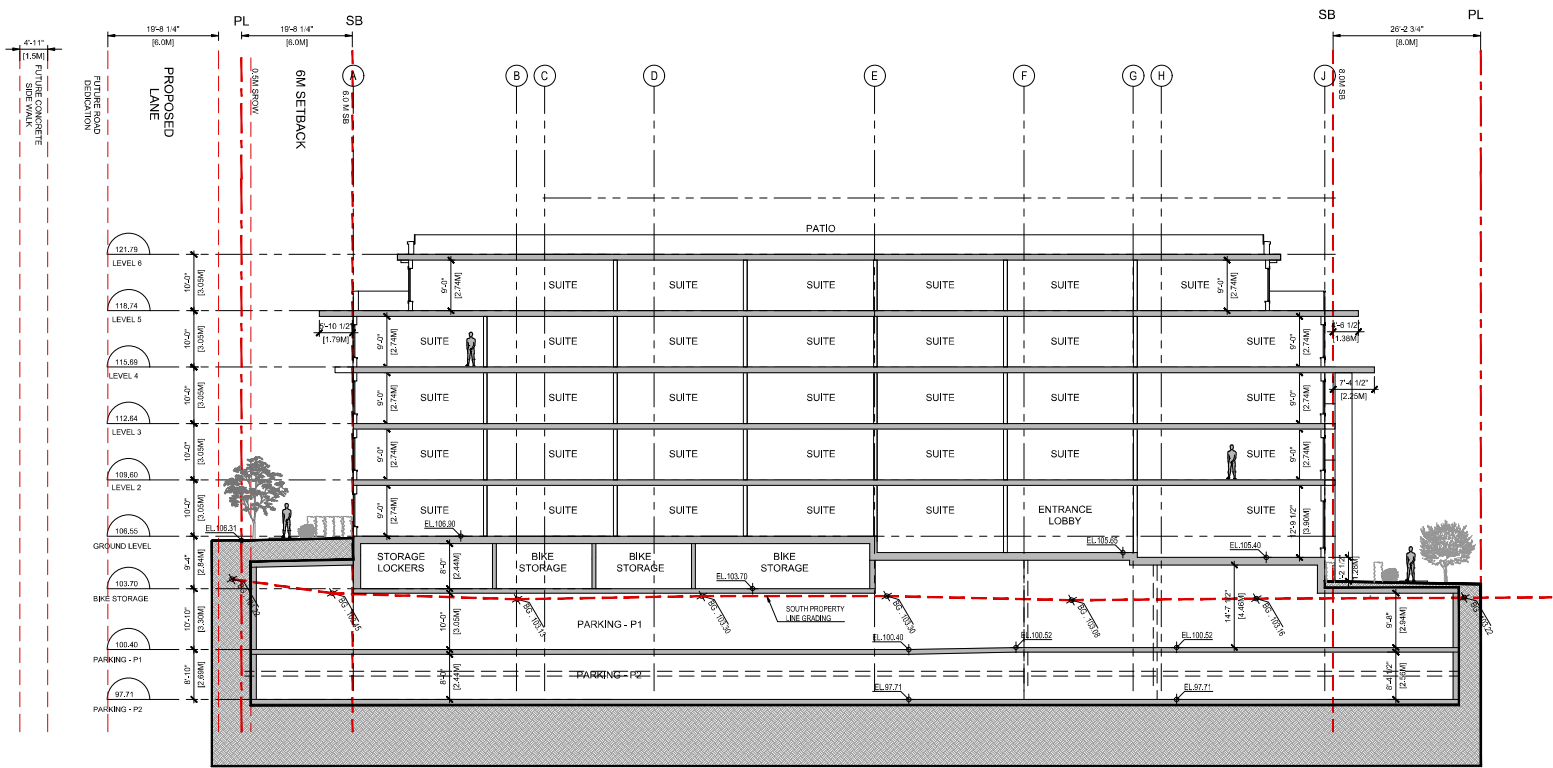
Consultants

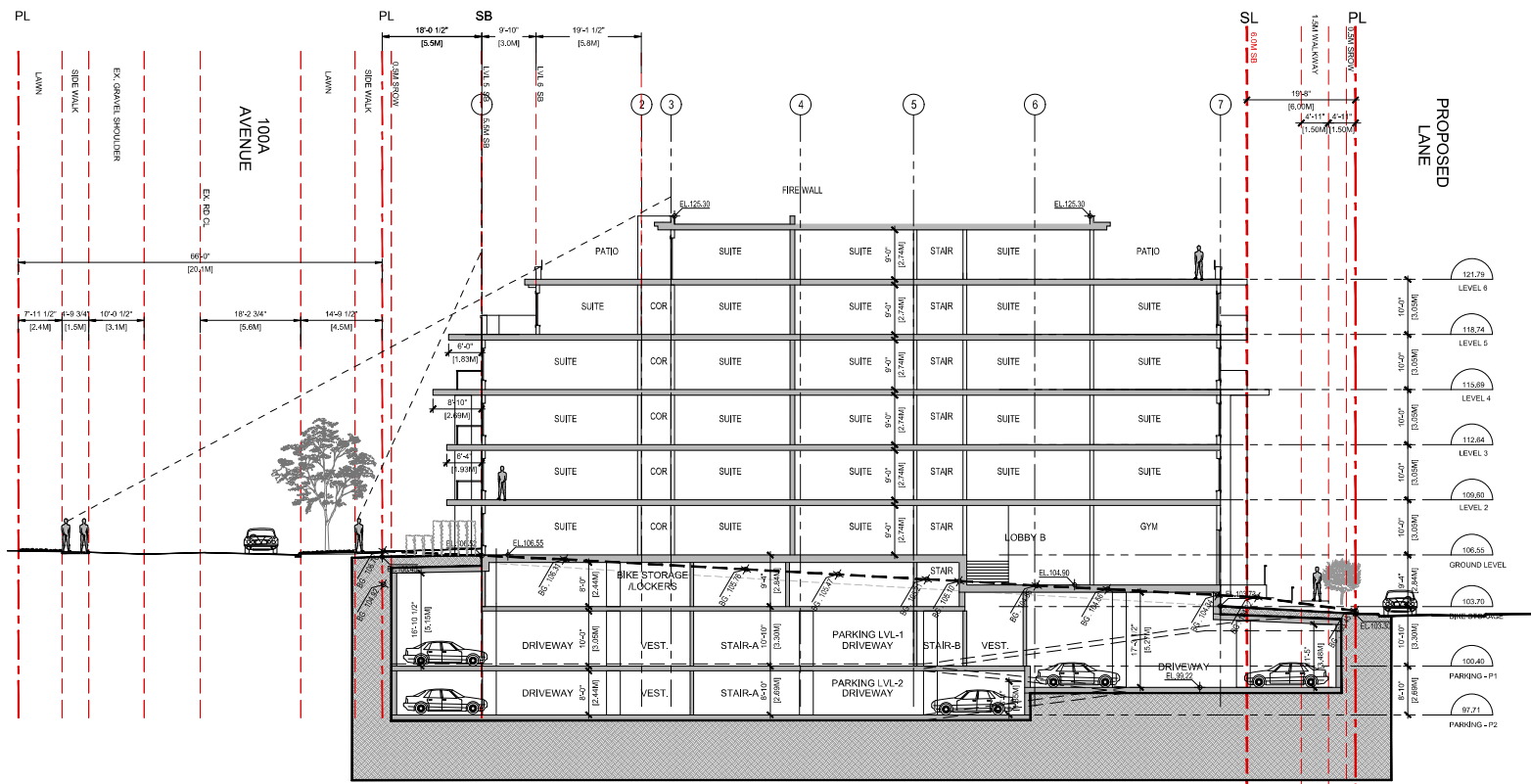
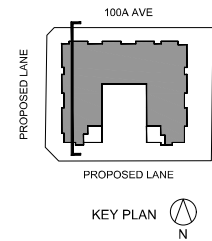
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Contractor shall verify and be responsible for all dimensions and conditions on the job and the Architect shall not be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the Architect for approval prior to construction.

Project Title
Multi-Residential Apartment
14040-14064 100A AVE.
Surrey, BC

Sheet Title
BUILDING SECTION - 2

Scale 1:125	Date 2024-03-22
Drawn MK	Checked ML
Case File	Sheet No.
Project No. WG2108	A302





Issue	No.	Date	Description
	1	2022-08-12	ISSUED FOR DP APPLICATION
	2		
	3		
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Rev	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.



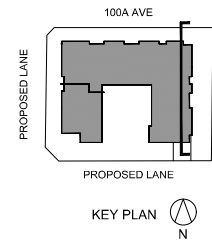
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Project Title
Multi-Residential Apartment
1404-1406A 100A AVE.
Surrey, BC

Sheet Title
BUILDING SECTION - 3

Scale 1:125	Date 2024-03-2024
Drawn MK	Checked ML
Case No.	Sheet No.
Project No. WG2108	A303



Issue	No.	Date	Description
	1	2022-08-12	ISSUED FOR DP APPLICATION
	2		
	3		
	4		
	5		
	6		

Revision	No.	Date	Appr.	Description

Client
2024-03-22 ISSUED FOR DP APPLICATION

Prime Consultant
WG ARCHITECTURE INC.



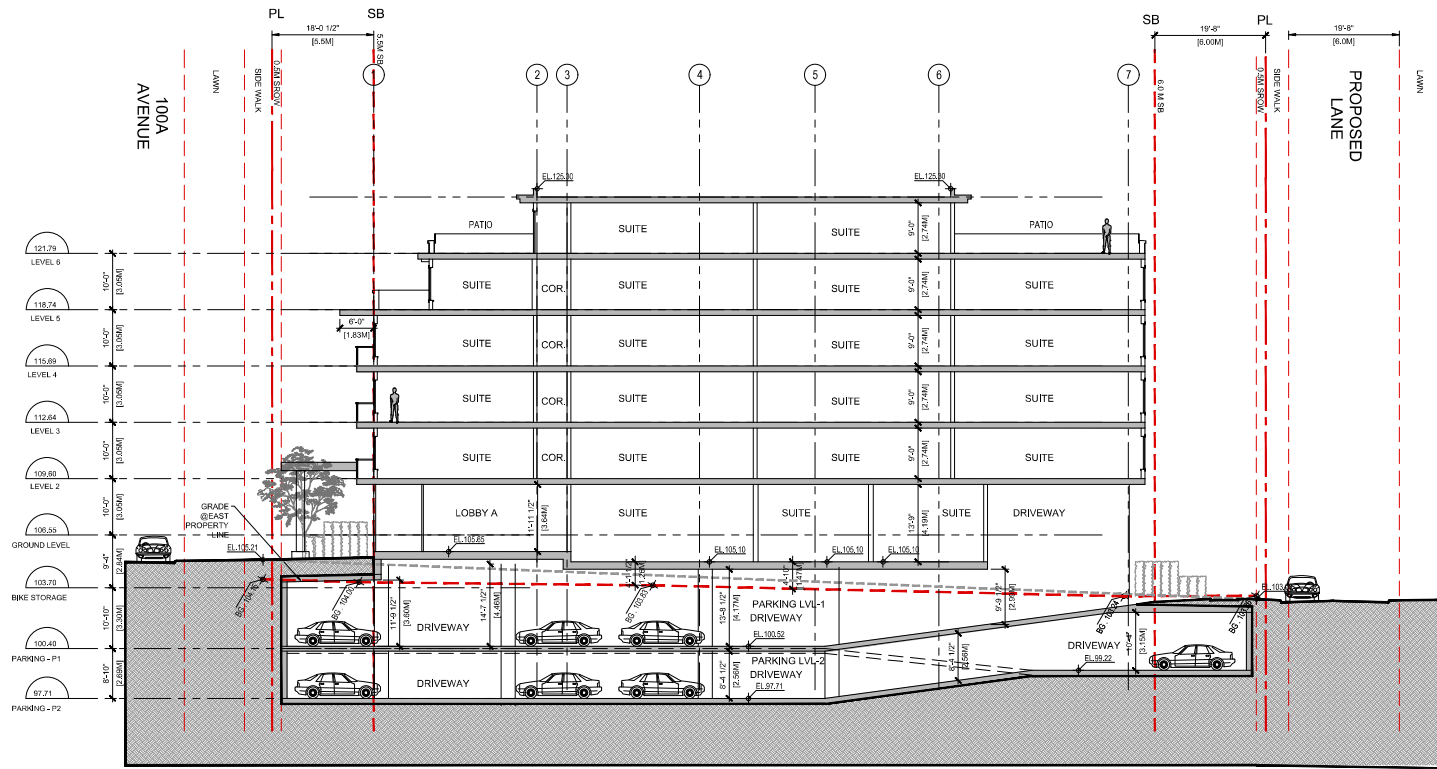
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Project Title
Multi-Residential Apartment
1404-1406A 100A AVE.
Surrey, BC

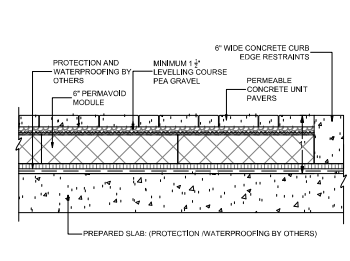
Sheet Title
BUILDING SECTION - 5

Scale 1:125	Date 2024-03-22
Drawn MK	Checked ML
Case File	Sheet No. A305
Project No. WQ2108	

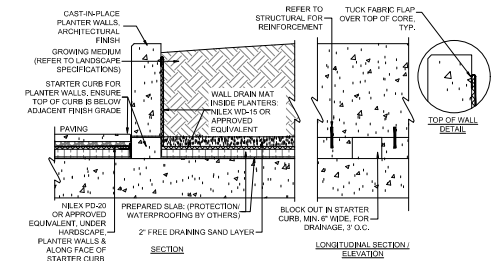


Level	Finish Elevation	Structural Grid	Vertical Dimension
LEVEL 6	121.79	1	18'-0 1/2" (5.5M)
LEVEL 5	118.74	2	3'-0" (0.9M)
LEVEL 4	115.69	3	3'-0" (0.9M)
LEVEL 3	112.64	4	3'-0" (0.9M)
LEVEL 2	109.59	5	3'-0" (0.9M)
GROUND LEVEL	106.54	6	3'-0" (0.9M)
BIKE STORAGE	103.78	7	3'-0" (0.9M)
PARKING - P1	100.45		6'-4 1/2" (1.9M)
PARKING - P2	97.21		3'-2 1/2" (0.9M)

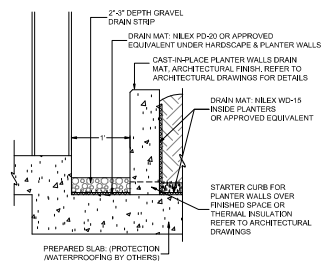
SEAL:



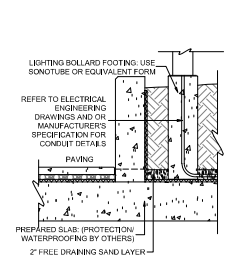
1 PAVERS ON SLAB
1"=1'-0"



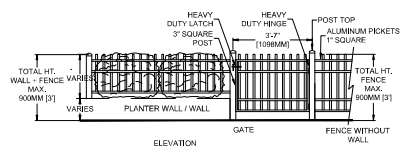
2 PLANTER WALL ON SLAB
1"=1'-0"



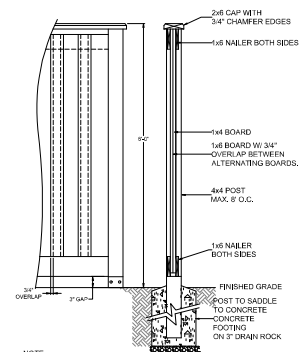
3 DRAIN ROCK STRIP
1"=1'-0"



4 LIGHTING BOLLARD
1"=1'-0"

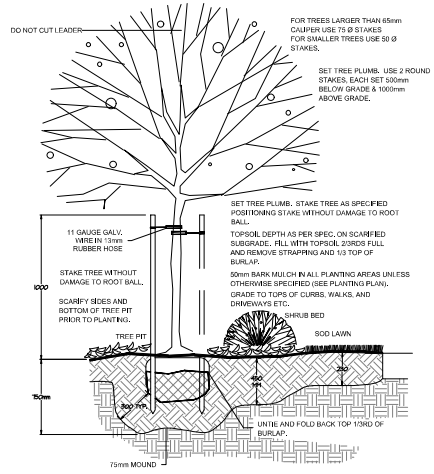


10 METAL FENCE AND GATE NEAR PLANTER
3/8"=1'-0"

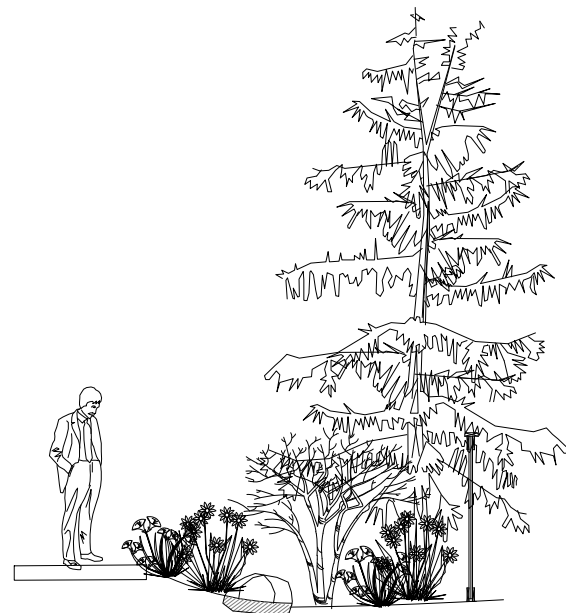


- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CLEAR-KID (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

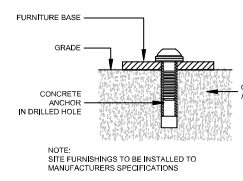
5 6'-0" HT WOOD PRIVACY FENCE
3/8"=1'-0"



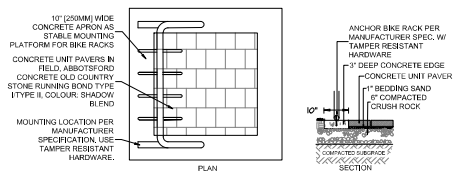
9 PLANTING DETAILS
1/8"=1'-0"



9 EAST PL GRADING CONCEPT
1/8"=1'-0"



7 SITE FURNITURE MOUNTING
1/8"=1'-0"



8 BIKE RACK MOUNTING DETAIL
1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.04.20	1/24/21 FIT NEW SITE PLAN	CG
2	24.06.21	24.06.21 UPDATE FIT NEW SITE PLAN FOR COMMENTS	CG
3	25.10.21	25.10.21 UPDATE FIT NEW AND LAIN	CG
4	26.06.24	26.06.24 NEW AND (EVA) PLANS	DA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

6-STORY RESIDENTIAL
14040/48/58/64-100A AVENUE
SURREY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 22.AUG.03 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW **OF 2**

PMG PROJECT NUMBER: 22-163

22153-4-ZIP

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

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

DATE: **April 01, 2024** PROJECT FILE: **7823-0020-00**

RE: **Engineering Requirements
Location: 14040/14048/14058/14064 - 100A Ave**

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 6.00 m for residential lanes;
- Dedicate 1 m x 1 m corner cut at the intersection of the lane with 100A Avenue;
- Dedicate 5.5 m x 5.5 m corner cut at the lane-to-lane intersection; and
- Register 0.5 m SRW along 100A Avenue.

Works and Services

- Construct south half of 100 A Avenue;
- Construct residential lanes;
- Construct proposed 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 4, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0020 00**

The proposed development of **120** 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	19
---	----

Projected Number of Students From This Development In:	
Elementary School =	11
Secondary School =	5
Total Students =	16

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

Summary of Impact and Commentary

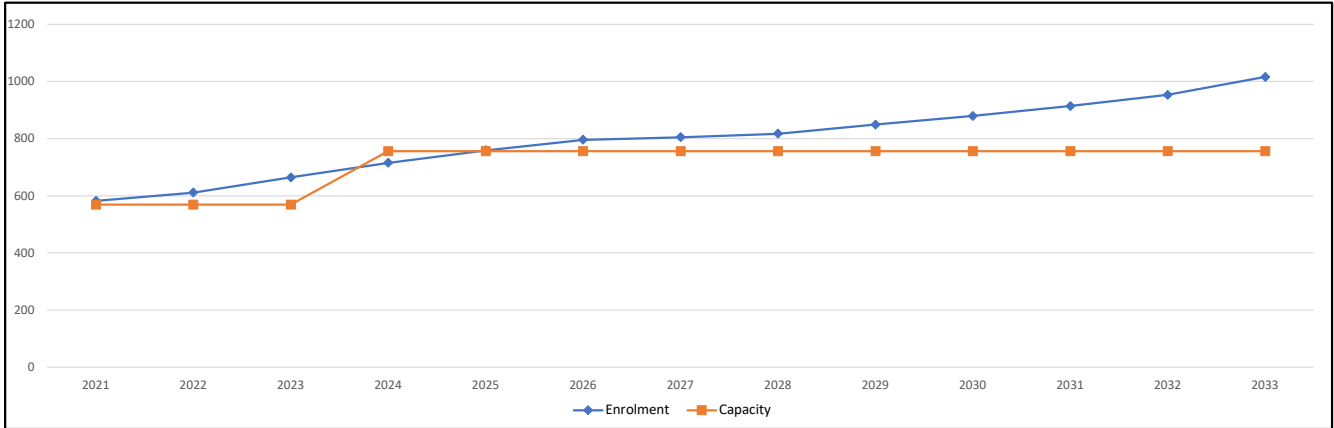
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Significant redevelopment in this neighbourhood is expected with the approval of Skytrain and Transit Oriented Development.. The timing of these future developments, could impact the enrolment growth upwards even more from the projections below.

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

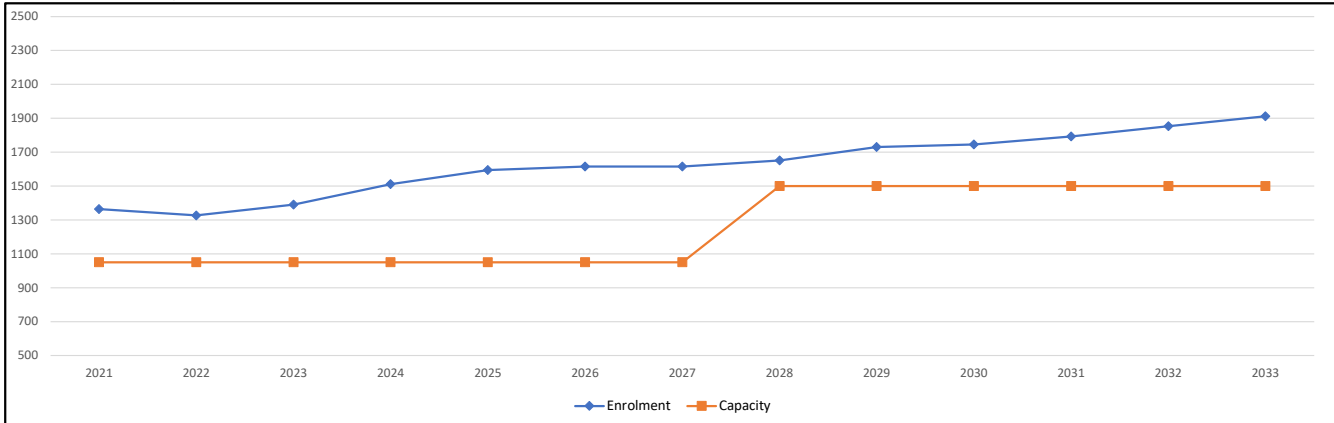
Guildford Park Secondary is currently operating at 132% and is projected to grow. This school will be impacted by development along the Guildford 104th Ave Corridor. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

Lena Shaw Elementary



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

Guildford Park Secondary



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

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

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number: 7811-0067-00

Site Address: 14040, 14048, 14058, 14064 100A Avenue

Registered Arborist: Dean Bernasch (PN-8676A)

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	15
Protected Trees to be Removed	15
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $2 \quad \times \quad \text{one (1)} \quad = \quad 2$ - All other Trees Requiring 2 to 1 Replacement Ratio $13 \quad \times \quad \text{two (2)} \quad = \quad 26$	28
Replacement Trees Proposed	45
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	-

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \quad \times \quad \text{one (1)} \quad = \quad 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $6 \quad \times \quad \text{two (2)} \quad = \quad 12$	12
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

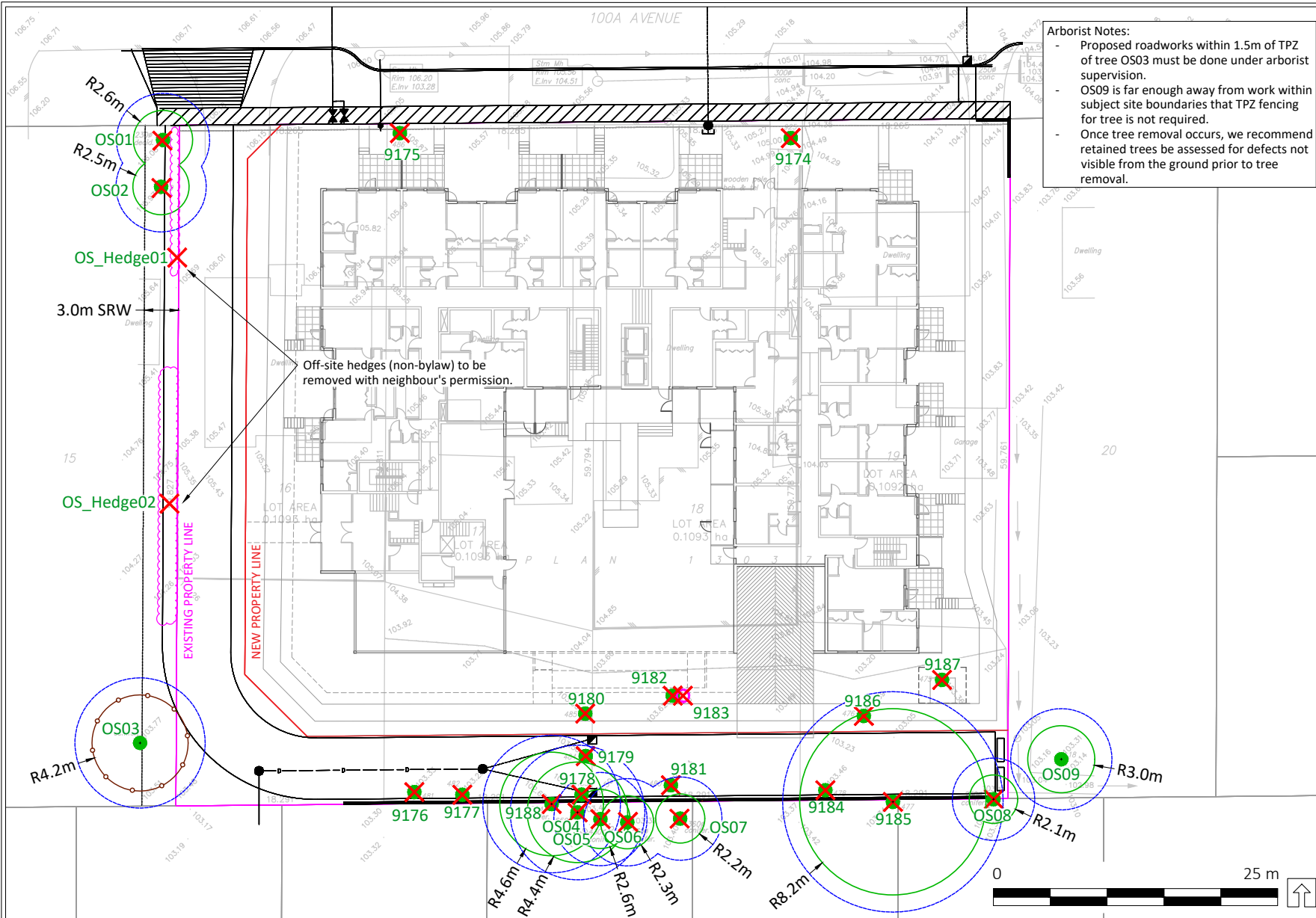
Summary, report and plan prepared and submitted by



Signature of Arborist

March 28, 2024

Date



Arborist Notes:

- Proposed roadworks within 1.5m of TPZ of tree OS03 must be done under arborist supervision.
- OS09 is far enough away from work within subject site boundaries that TPZ fencing for tree is not required.
- Once tree removal occurs, we recommend retained trees be assessed for defects not visible from the ground prior to tree removal.

LEGEND

	CRITICAL ROOT ZONE
	NO-BUILD ZONE
	TREE PROTECTION ZONE AND FENCING
	SURVEYED TREE TO BE RETAINED
	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
	TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by South Fraser Land Surveying Ltd. dated June 6, 2023.
2. Proposed Civil CAD provided by client.

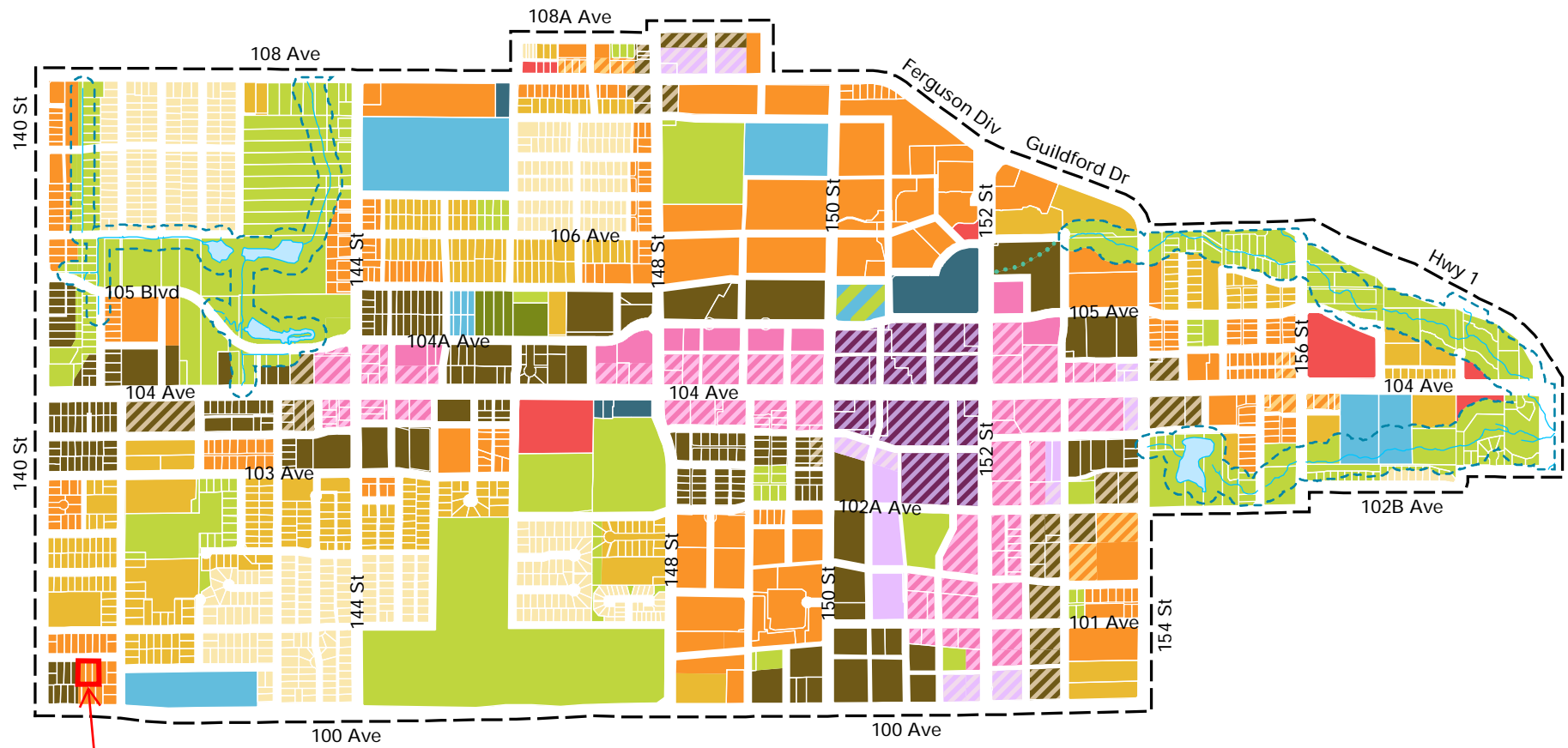


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 14048, 14048, 14058, 14064 100A Avenue, Surrey
Client: Mortise

Drawing No: 004
Date: 2024/03/28
Drawn by: JB/DBE
Page Size: TABLOID 11"x17"

Figure 3.1 Land Use Concept



Proposed Amendment to a portion of the Guildford Plan from "Low Rise Transition Residential" to "Low to Mid Rise Residential".

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.