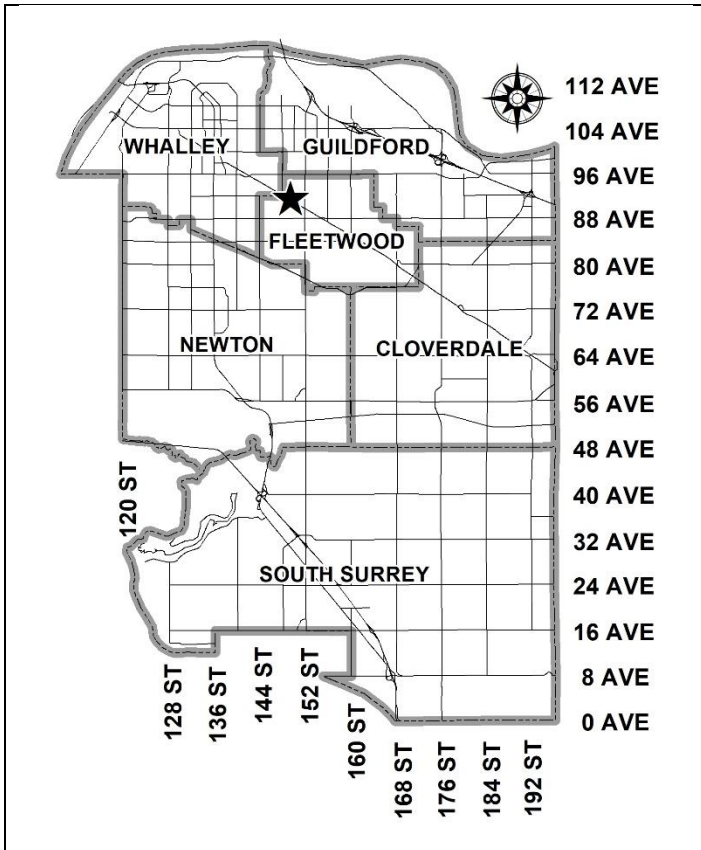


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0036-00

Planning Report Date: April 22, 2024



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to CD
- **Development Permit**

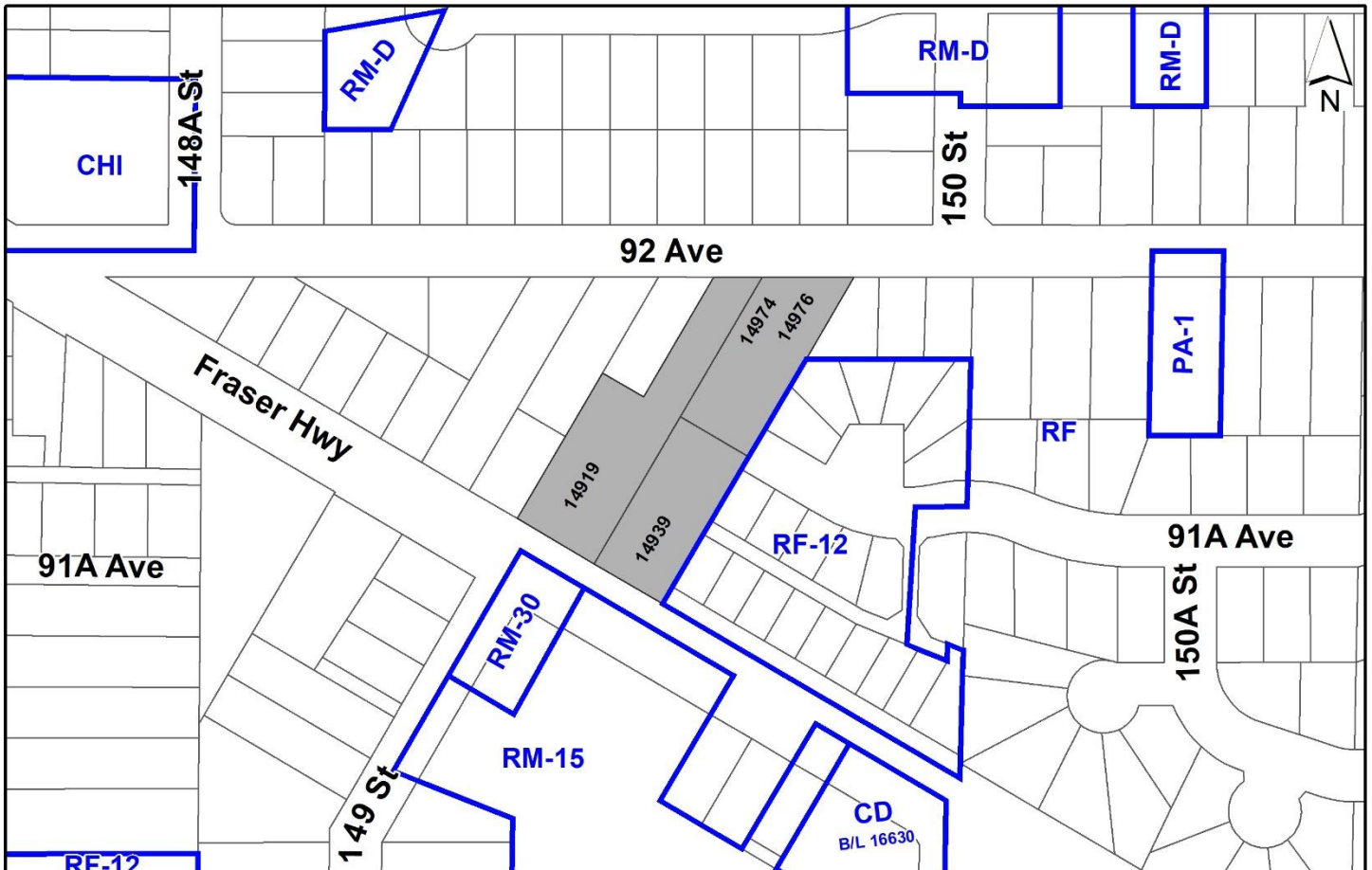
to permit the development of two, 6-storey residential apartment buildings.

LOCATION: 14919 Fraser Highway
 14939 Fraser Highway
 14974 92 Avenue (also 14976 92 Avenue)

ZONING: RF

OCP DESIGNATION: Urban

TCP DESIGNATION: Low Rise Residential



RECOMMENDATION SUMMARY

- File Rezoning Bylaw Nos. 19543 and 19544.
- OCP Amendment Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed amendment to the Official Community Plan (OCP) to redesignate the subject site from "Urban" to "Multiple Residential" is consistent with the anticipated land use designation for this part of the Fleetwood Plan.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Transit-Oriented Area designation under Bill 47 (2023). As such, Council is requested to endorse the Public Notification to proceed for the proposed OCP Amendment and Rezoning By-laws. The By-laws will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal generally complies with the uses and densities as outlined in the Fleetwood Plan, which received Stage 1 approval from Council on March 7, 2022 (Corporate Report No. Ro49;2022).
- The proposed density and building form are appropriate for this part of Fleetwood and complies with the Development Permit (Form and Character) requirements in the OCP.
- The proposed buildings are expected to achieve an attractive architectural built form utilizing high quality materials and contemporary lines. The street interface has been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.

-
- The proposed development is within a proposed Frequent Transit Development Area (FTDA) and conforms to the goal of achieving high-rise, high density development near public transit options.
 - The site is within walking distance of bus transit along Fraser Highway and is approximately 425 metres from the future SkyTrain station at Fraser Highway and 152 Street.
 - The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Stage 1 Fleetwood Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law Nos. 19543 and 19544 and close Land Development Project No. 7916-0673-00 and all applications associated with this project.
2. Council endorse the Public Notification to proceed for a By-law to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. 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)”.
5. Council authorize staff to draft Development Permit No. 7923-0036-00 generally in accordance with the attached drawings (Appendix I).
6. 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) final approval from TransLink;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
 - (i) 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;

- (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 Services; and
- (k) Stage 2 approval of the Fleetwood Plan.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lots, under Development Application No. 7916-0673-00 to permit 14 single family small lots granted Third Reading April 9, 2018.	Low Rise Residential	RF
North (Across 92 Avenue):	Single family lots	Townhouse	RF
East:	Single family lots	Low Rise Residential	RF & RF-12
South (Across Fraser Highway):	Single family lots and townhomes	Low Rise Residential and Townhouse	RF, RM-15 & RM-30
West :	Single family lots	Low Rise Residential	RF

Context & Background

- The subject site is a 7,333-square metre site, consisting of three properties, located south of 92 Avenue, north of Fraser Highway at 149 Street in Fleetwood.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Low Rise Residential" in the Stage 1 Fleetwood Plan and is zoned "Single Family Residential Zone (RF)".
- Previous Development Application No. 7916-0673-00 received Third Reading on April 9, 2018, which proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" in order to allow subdivision into 14 small single family lots. Application No. 7916-0673-00 is proposed to be closed and replaced with the subject application.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two 6-storey apartment buildings on two lots (north lot, proposed Lot 1; and south lot, proposed Lot 2) with 140 units, the applicant is proposing the following:
 - OCP Amendment to redesignate the site from “Urban” to “Multiple Residential”;
 - Rezoning the site from RF to CD (based on RM-70 Zone); and
 - Detailed Development Permit for Form and Character.
- The proposed development will consist of 140 residential dwelling units above two levels of underground parking.
- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	7,333 square metres
Road Dedication:	2,802 square metres
Net Site Area (Lot 1):	2,235 square metres
Net Site Area (Lot 2):	2,295 square metres
Number of Lots:	2
Building Height:	6 storeys / 21 metres (Lot 1) and 6 storeys / 20 metres (Lot 2)
Floor Area Ratio (FAR):	1.56 gross / 2.45 net (Lot 1) / 2.59 net (Lot 2)
Floor Area	
Residential (Lot 1):	5,469 square metres
Residential (Lot 2):	5,955 square metres
Total:	11,424 square metres
Residential Units:	
Studio:	9
1-Bedroom:	76
2-Bedroom:	38
3-Bedroom:	17
Total:	140

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

11 Elementary students at Berkshire Park Elementary School
4 Secondary students at Johnston Heights Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture: Barry Mather Park is the closest active park and contains amenities including a playground and natural area. It is 165 metres walking distance from the development.

Future active parkland is proposed within 185 metres walking distance of the development as part of the Fleetwood Plan.

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

Advisory Design Panel: 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-storied or less to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

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

Transportation Considerations

Road Network & Infrastructure

- The applicant will be providing the following improvements:
 - Dedication and construction of the south side of 92 Avenue to the local road standard;
 - Dedication and construction of the north side of Fraser Highway;
 - Dedication and construction of 91A Avenue to the local road standard;
 - Dedication and construction of 149 Street to the local road standard; and
 - Dedication and construction of a north/south pedestrian walkway connecting 91A Avenue and 92 Avenue.

Traffic Impacts

- The proposed development is anticipated to generate approximately one to two vehicles every minute in the peak hour, according to industry standard rates. A site-specific transportation impact assessment was not required as the proposal is below the City's typical threshold. An area-wide transportation impact assessment is being conducted as part of the Fleetwood Plan, which will provide a comprehensive evaluation of traffic impacts of development throughout Plan area and inform the servicing strategy.

Access

- Driveway access to the underground parking on proposed Lot 1 and Lot 2 will be from 91A Avenue.

Transit

- The subject property is located within walking distance of bus transit along Fraser Highway and is approximately 425 metres from the future SkyTrain station at Fraser Highway and 152 Street.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated Urban in the OCP.
- An OCP Amendment is required to redesignate the subject site to Multiple Residential, which is consistent with the Stage 1 Fleetwood Plan.

Amendment Rationale

- The subject site is located within a future FTDA, as identified by the Stage 1 Fleetwood Plan, and is within close proximity to the future 152 Street SkyTrain station. The development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development in FTDA's.

Themes/Policies

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

Secondary Plans

Land Use Designation

- The subject property is designated “Low Rise Residential” in the Stage 1 Fleetwood Plan.
- The “Low Rise Residential” designation permits up to 2.0 FAR (gross). The designation supports up to 4-5 storeys and up to 6 storeys for sites abutting a Frequent Transit Network. Where new development interfaces with Plan-designated “Townhouse” (including across the street), building height should transition down to a maximum of 4 storeys.

- The applicant is proposing a gross density of 1.56 FAR, which complies with the maximum permitted under the designation.
- The applicant is proposing to amend the road network in the Stage 1 Fleetwood Plan by replacing a portion of 149 Street with a walkway. This amendment is supported by staff and will be reflected in the Stage 2 Fleetwood Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the Stage 1 Fleetwood Plan:
 - Active Living: Provide spaces and amenities to foster active living, wellness, and opportunities for social connection.
 - Mobility for All: Develop active transportation and transit infrastructure to support universal access to safe mobility.
 - Robust Economy: Support a thriving and diverse local business environment.
 - Climate Resilience: Transition to a net zero carbon community that can adapt to climate change.
 - Focused Growth: Support thoughtful transit-oriented development guided by the community context.
- The Stage 1 Fleetwood Plan Development Expectations Policy requires a minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater. The intent is to provide a broader range of housing choice for a variety of family sizes, types as well as compositions.
- Staff note that the proposal addresses these family-oriented housing policies in the Fleetwood Plan by providing approximately 39% of the total dwelling units as two or more bedrooms and 12% of the dwelling units as three or more bedroom.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate two proposed 6-storey residential buildings on proposed Lot 1 and Lot 2. 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 for Block A (Lot 1) and Block B (Lot 2) are 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	Block A: 2.45 Block B: 2.59	
Lot Coverage:	33%	Block A: 46% Block B: 47%	
Yards and Setbacks	7.5 metres	Block A: North: 5.5 metres South: 5.5 metres East: 6.0 metres West: 5.5 metres Block B: North: 5.5 metres South: 5.5 metres East: 6.0 metres West: 5.5 metres	
Principal Building Height:	50 metres	Block A: 21 metres Block B: 20 metres	
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings • Child Care Centres 	<ul style="list-style-type: none"> • Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings 	
Amenity Space:			
Indoor Amenity:	Block A: 220 square metres	Block A: The proposed 210 square metres + CIL meets the Zoning Bylaw requirement. Block B: The proposed 259 square metres exceeds the Zoning Bylaw requirement. Block A: The proposed 321 square metres exceeds the Zoning Bylaw requirement. Block B: The proposed 548 square metres exceeds the Zoning Bylaw requirement.	
Outdoor Amenity:	Block B: 207 square metres		
	Block A: 220 square metres		
	Block B: 207 square metres		
Parking (Part 5)		Required	Proposed
Number of Stalls			
Residential:	193	171	
Residential Visitor:	28	14	
Total:	221	185	
Accessible:	4	6	
Bicycle Spaces			
Residential Secure Parking:	168	238	
Residential Visitor:	12	12	

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, minimum building setbacks and off-street parking requirements.
- The applicant proposes a floor area ratio (FAR) of 1.56 (gross). The proposed density is consistent with the proposed Stage 1 Fleetwood Plan designation of "Low Rise Residential". If calculated on the net site area, the FAR for Block A (Lot 1) is 2.45 and the FAR for Block B (Lot 2) is 2.59. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.45 and 2.59 for Blocks A and B, respectively, in the CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 46% and 47% for Block A and B, respectively, in the CD Bylaw to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment buildings is supported given it will allow for a more urban, pedestrian-oriented streetscape.

On-site Parking and Bicycle Storage

- The proposed development includes a total of 185 parking spaces consisting of 171 resident parking spaces and 14 parking spaces for visitors. In addition, the applicant will provide 6 accessible parking spaces.
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total) in each building. The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 ("Parking Update: Rapid Transit Corridors and Rental Housing").
- Of the 185 parking stalls provided, 46 small car stalls, or 25% of the total number of parking spaces, are proposed. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the north and west lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of these lot lines.
- The development will provide a total of 238 secure bicycle parking spaces in the underground parkades. This exceeds the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces, at grade for visitors, for each of the proposed buildings which complies with the Zoning Bylaw requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is \$2,227.85 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Low to Mid Rise Residential designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing, with rates anticipated to increase in April 2024. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro46; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the redevelopment of new affordable housing.
- 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 November 30, 2023, and the Development Proposal Signs were installed on January 8, 2024. Staff received responses from 4 neighbours (*staff comments in italics*):
 - One respondent sought more information regarding the ultimate road network in the area.

(Staff provided the requested information to the respondent.)

- Three respondents expressed concerns with the impacts that the increased density would have on traffic, parking, infrastructure and property values in the neighbourhood.

(Staff advised that there are a variety of detailed planning process underway which are necessary to develop the final and comprehensive Stage 2 Fleetwood Plan. As part of this process, staff are undertaking a detailed servicing analysis to identify infrastructure improvements, as well as an area-wide Transportation Impact Assessment to assess the cumulative impact of development on traffic.)

- The subject development application was reviewed by the Fleetwood Community Association (FCA). The Fleetwood Community Association provided the following comments (*staff comments in italics*):

- The proposal will place added pressure on existing elementary and secondary schools in the area which are already operating over capacity.

(City staff continue to liaise with the School District and provide regular updates on new development proposals in order to assist with school capacity planning.)

- The applicant should provide a child care facility in one of the buildings.

(The applicant is not proposing to provide a child care facility at this time.)

- The applicant should provide commercial floor area on the ground floor along Fraser Highway.

(This portion of Fraser Highway is not designated for mixed-use. The Stage 1 Fleetwood Plan focuses mixed-use areas in key nodes in order to ensure their success.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the interim urban design guidelines in the Stage 1 Fleetwood Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the interim urban design guidelines in the Stage 1 Fleetwood Plan.
- The applicant has worked with staff to:
 - provide appropriate ground floor setbacks to accommodate planting and to ensure a consistent and comfortable streetscape;
 - provide appropriate step backs for levels 5 and 6 on the north, east and south elevations of Building 1 and the north and east elevations of Building 2 in order to maintain a 4-storey visual expression along 91A Avenue and 92 Avenue and to provide

- a sensitive interface to the smaller local roads and the existing single family homes to the east;
- to integrate the building design with the naturally sloping terrain
- provide two-level townhouse units along the Fraser Highway interface for resident livability;
- emphasize the 2-storey townhome expression along 91A Avenue, 92 Avenue and 149 Street to aid in the visual transition from low to medium density;
- refine the exterior elevations and materials; and
- design an acceptable urban public realm interface and edge treatments.

Building 1 (Lot 1)

- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.
- The design responds to the existing development scale pattern by stepping back the two uppermost storeys along the north, east and south property lines for relief to the building's massing.
- The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.
- The predominant building material is comprised of durable cementitious panels and horizontal siding with a robust brick base to reinforce the 2-storey townhouse character.
- The building orientation provides appropriate urban edges on 91A Avenue and 92 Avenue while ensuring that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways as a means of CPTED and street activation.
- The applicant is proposing a unit mix of 4 micro studios, 2 studio units, 37 one-bedroom, 23 two-bedroom units and 6 three-bedroom units.

Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity

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

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 220 square metres of indoor amenity space to serve the residents of the proposed Building 1. Of this 220-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 210 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 220 square metre total indoor amenity space requirement for the project.
- The applicant has agreed to provide a monetary contribution of \$9,000 (based on \$3,000 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended. Cash-in-lieu contributions for indoor amenity space are increased on an annual basis and must be paid at the rate in effect at the time of Final Adoption.
- The applicant is proposing indoor amenity on Levels 1 and 2, including a gym, kitchen and lounge areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit, the proposed development must provide a total of 220 square metres of outdoor amenity space to serve the residents of the proposed Building 1.
- The applicant is proposing 321 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the rear yard area and a rooftop amenity on Level 6.
- The amenities on the ground level include a children's play area and various seating areas directly adjacent to the indoor amenity area.
- The Level 6 rooftop amenities includes a variety of seating areas.
- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

Building 2 (Lot 2)

- The proposed building is a 6-storey, wood frame residential building, consisting of three street frontages.
- The building orientation provides appropriate urban edges on 91A Avenue, 149 Street and Fraser Highway.
- The design responds to the existing development scale pattern by stepping back the two uppermost storeys along the north and east property lines.

- The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.
- The predominant building material is comprised of durable cementitious panels and horizontal siding with a robust brick base to reinforce the 2-storey townhouse character.
- The applicant is proposing a unit mix of 3 micro studios, 39 one-bedroom, 15 two-bedroom units and 11 three-bedroom units.

Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".
- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 207 square metres of indoor amenity space to serve the residents of the proposed Building 2. Of this 207-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.
- The applicant proposes 259 square metres of indoor amenity space, exceeding the minimum requirement.
- The applicant is proposing indoor amenity on Levels 1 and 2, including a gym, kitchen and lounge areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit, the proposed development must provide a total of 207 square metres of outdoor amenity space to serve the residents of the proposed Building 2.
- The applicant is proposing 548 square metres of outdoor amenity, exceeding the minimum requirement.
- The applicant is proposing an outdoor amenity area at grade within the rear yard area and a rooftop amenity on Level 6.
- The amenities on the ground level include a children's play area and various seating areas directly adjacent to the indoor amenity area.
- The Level 6 rooftop amenities includes a variety of seating areas.

- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 (“Proposed Changes to Advisory Design Panel Procedures for Development Applications”) which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, the ADP can be waived.
- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
 - Coordinate all design drawings for accuracy and completeness;
 - Provide more details and annotations for accuracy and completeness;
 - Ensure the planting material along Fraser Highway is selected to promote privacy;
 - Provide high-quality materials in the public realm with a focus on accessibility; and
 - Design refinement to the public realm interface.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	19	19	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	4	4	0
Hawthorn sp.	1	1	0
Cherry sp.	1	1	0
Lombardy Poplar	1	1	0
Bigleaf Maple	2	2	0
Coniferous Trees			
Western Red Cedar	23	23	0
Ellwood Falsecypress	1	1	0
Douglas Fir	9	9	0
Norway Spruce	2	1	1

Total (excluding Alder and Cottonwood Trees)	44	43	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	64		
Total Retained and Replacement Trees Proposed	65		
Estimated Contribution to the Green City Program	\$23,650		

- The Arborist Assessment states that there are a total of 44 mature trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 30% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain one tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 107 replacement trees on the site. Since the proposed 64 replacement trees can be accommodated on the site, the proposed deficit of 43 replacement trees will require an estimated cash-in-lieu payment of \$23,650, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on Fraser Highway, 91A Avenue, 92 Avenue and 149 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 65 trees are proposed to be retained or replaced on the site with an estimated contribution of \$23,650 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

approved by Ron Gill

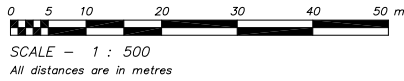
Don Luymes
General Manager
Planning and Development

LM/ar

**SUBDIVISION PLAN OF LOTS "A" AND "B", BOTH OF PLAN 19191;
 LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 13191), PLAN 7541:
 ALL OF SECTION 34, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

PLAN EPP

The City of Surrey B.C.G.S. 92G.016



The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

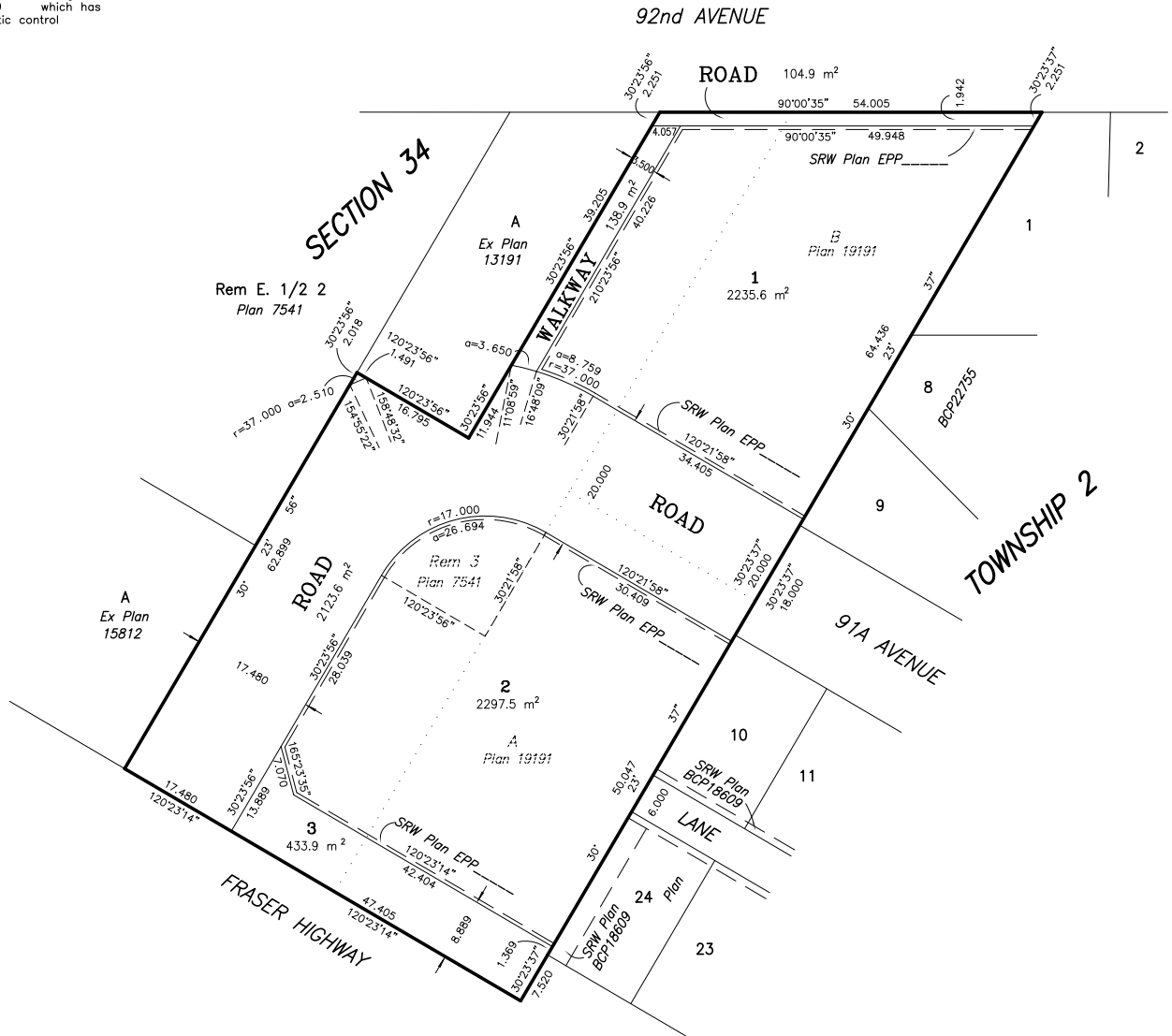
Integrated Survey Area No. 1
 City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid Bearings are derived from observations between Control Monuments

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999 which has been derived from geodetic control monument

PRELIMINARY - 14 MARCH 2024



- Legend:**
- ⊙ Denotes control monument found
 - Denotes standard iron post found
 - Denotes standard iron post set

Note: This plan shows one or more witness posts which are not set on the true corner(s).
 Witness posts are set along the production of a boundary unless otherwise noted.
 Some symbols and lines have been exaggerated for clarity.

The field survey represented by this plan was completed on the ___ day of _____, 2023.
 Sean Costello, B.C.L.S. (900)

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.

This plan lies within the Metro Vancouver Regional District

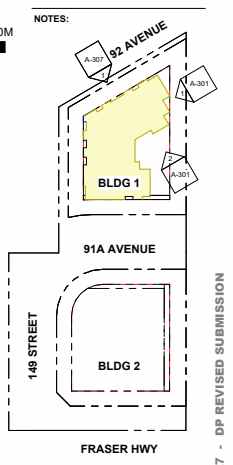
Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234 - 18525 53 Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777
 File: 6510-SUB3



1 BUILDING 1 - NORTH-EAST ELEVATION
A-301 1/8" = 1'-0"



2 BUILDING 1 - SOUTH-EAST ELEVATION
A-301 1/8" = 1'-0"



NOTES:

2024-02-27 - DP REVISED SUBMISSION



3 BUILDING 1 - NORTH ELEVATION (92 AVENUE)
A-301 1/8" = 1'-0"

SCHEDULE OF FINISHES	
1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 EXTRA WHITE	13. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	14. ARCHITECTURAL FINISH CONCRETE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	16. ALUMINUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6. SOFFIT - WOODOT RUSTIC SERIES PROFILE COLOR: SUMMER WHAET	17. FLASHING COLOR TO MATCH: AL 13 SW 6034 DARK AUBURN
7. ALUMINUM AL-13 COLOR: SW 6034 DARK AUBURN	18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL-13 SW 6034 DARK AUBURN	19. FLASHING COLOR TO MATCH: SW 7066 EXTRA WHITE
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-5/8" x 2-13/16" x 11-5/8"	21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK	

300-10651 SHELLBROOK WAY, RICHMOND, B.C.	300-10651 SHELLBROOK WAY, RICHMOND, B.C.
CHERRIE WOODS	CHERRIE WOODS
T 604-298-2194 F 604-298-9131	T 604-298-2194 F 604-298-9131
info@dfarchitect.com	info@dfarchitect.com
DF ARCHITECTURE INC.	DF ARCHITECTURE INC.

DF ARCHITECTURE INC.

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

PROJECT:
MULTI-FAMILY RESIDENTIAL

14974, 14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:
HIGH STREET MARKETING GROUP #307-6878 152 STREET SURREY, BC. V3S 3L4

DRAWN: SA	
CHECKED: NN	
SCALE: As Indicated	
DATE: SUR-159	
DATE: MAR 2022	
SHEET TITLE:	

BUILDING-1 - NORTH & EAST ELEVATIONS

DRAWING NO:	A-301 E
-------------	----------------

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE. © DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

2024-02-27



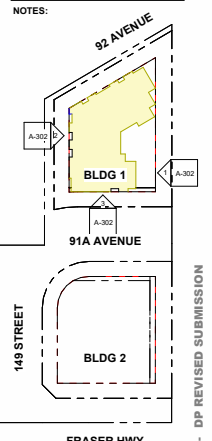
1 BUILDING-1 - EAST ELEVATION
A-302 1/8" = 1'-0"



2 BUILDING-1 - WEST ELEVATION (149 STREET)
A-302 1/8" = 1'-0"



3 BUILDING-1 - SOUTH ELEVATION (91A AVENUE)
A-302 1/8" = 1'-0"



NOTES:

200-10651 SHELLENBEE WAY, RICHMOND, B.C.
 604-273-3194 FAX 604-273-3191
 info@dfarchitecture.com

DF ARCHITECTURE INC.

2024-02-27 - DP REVISED SUBMISSION

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 EXTRA WHITE	13. POWDER COATED ALUMINIUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) GLASS
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	14. ARCHITECTURAL FINISH CONCRETE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN	16. ALUMINIUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6. SOFFIT- WOODET RUSTIC SERIES PROFILE COLOR: SUMMER WHAET	17. FLASHING COLOR TO MATCH: AL 13 SW 6034 DARK AUBURN
7. ALUMINIUM AL13 COLOR: SW 6034 DARK AUBURN	18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL-13 SW 6034 DARK AUBURN	19. FLASHING COLOR TO MATCH: SW 7066 EXTRA WHITE
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-5/8" x 2-1/4" x 11-5/8"	21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK	

GROUP 161
 COMMERCIAL / RESIDENTIAL / INSTITUTIONAL ARCHITECTURE

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

PROJECT:
MULTI-FAMILY RESIDENTIAL
14974, 14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:
HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

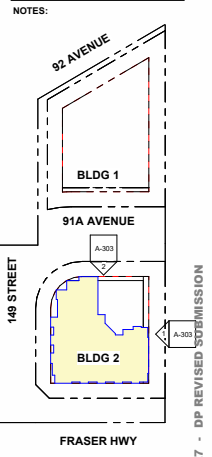
DRAWN: SA	
DESIGNED: MN	
PROJECT: As Indicated	
DESIGN: SUR-159	
DATE: MAR 2022	
SHEET TITLE:	

BUILDING-1 - SOUTH & WEST ELEVATIONS

DRAWING NO:	A-302	E
-------------	--------------	----------

DATE: 11 FEB 24

GROUP 161 ARCHITECTURE INC. 200-10651 SHELLENBEE WAY, RICHMOND, B.C. V6V 2G6 (604) 273-3194



2024-02-27 - DP REVISED SUBMISSION

DATE	2024-02-27
DESCRIPTION	DP REVISED SUBMISSION
BY	SA
CHECKED	NN
SCALE	As Indicated
PROJECT NO.	SR-159
DATE	MAR 2022

DF ARCHITECTURE INC.

350-15651 SHELDERSIDE WAY, RICHMOND, B.C.
CANADA V6V 2W5
T: (604) 278-2194 F: (604) 278-9131
info@dfarchitecture.com

GROUP 161

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

PROJECT:
MULTI-FAMILY RESIDENTIAL

14974, 14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:
HIGH STREET MARKETING GROUP #307-6878 152 STREET SURREY, BC. V3S 3L4

DRAWN BY	SA
CHECKED BY	NN
SCALE	As Indicated
PROJECT NO.	SR-159
DATE	MAR 2022

BUILDING-2 - NORTH & EAST ELEVATIONS

DRAWING NO.	A-303
REVISION	E

ALL RIGHTS RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

1 BUILDING-2 - EAST ELEVATION
A-303 1/8" = 1'-0"

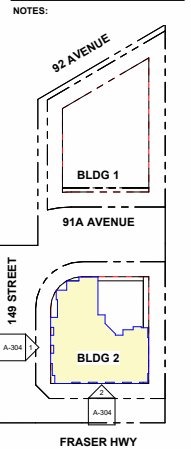
SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 EXTRA WHITE	13. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	14. ARCHITECTURAL FINISH CONCRETE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN	16. ALUMINUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 6258 TRICORN BLACK	17. FLASHING COLOR TO MATCH: AL 13 EMERALD
7. ALUMINUM AL 13 COLOR: EMERALD	18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL 13 EMERALD	19. FLASHING COLOR TO MATCH: SW 7066 EXTRA WHITE
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10. MANGANESE IRONSPOT (SMOOTH-ENCOFF) BRICK - NORWEGIAN 3-58/2-13/15/11-5/8	21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK	

2 BUILDING-2 - NORTH ELEVATION [91A AVENUE]
A-303 1/8" = 1'-0"



© 2024 DF Architecture Inc. All Rights Reserved. 2024-02-27 (DP) REVISED SUBMISSION, 14974, 14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC



2024-02-27 - DP REVISED SUBMISSION

DATE	DESCRIPTION
2024-02-27	DP REVISED SUBMISSION
2024-02-27	DP SUBMISSION
2024-02-27	DP SUBMISSION
2024-02-27	DP SUBMISSION

300-10651 SHELLBROOK WAY, RICHMOND, B.C.
 CANADA V6V 2W5
 T (604) 278-2194 F (604) 278-9131
 info@group16i.com

DF ARCHITECTURE INC.

GROUP 16I
 ARCHITECTURAL / PROFESSIONAL / ENGINEERING SERVICES

GROUP 16I IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:

MULTI-FAMILY RESIDENTIAL

14974, 14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:

HIGH STREET MARKETING GROUP #307-6878 152 STREET SURREY, BC. V3S 3L4

DRAWN: SA

CHECKED: NN

SCALE: As Indicated

DESIGN: SLR-159

DATE: MAR 2022

SHEET TITLE:

BUILDING-2 - SOUTH & WEST ELEVATIONS

DRAWING NO:

A-304 E

© Group 16i Inc. All Rights Reserved. This Plan and Design are and all other rights remain the exclusive property of DF Architecture Inc. and cannot be used or reproduced without the architect's written consent.



SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 EXTRA WHITE	13. POWDER COATED ALUMINUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 EXTRA WHITE	14. ARCHITECTURAL FINISH CONCRETE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO STANDARD BLACK WITH TRANSPARENT GLASS
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN	16. ALUMINUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 6268 TRICORN BLACK	17. FLASHING COLOR TO MATCH: AL 13 EMERALD
7. ALUMINUM AL 13 COLOR: EMERALD	18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL 13 EMERALD	19. FLASHING COLOR TO MATCH: SW 7066 EXTRA WHITE
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10. MANGANESE IRONSPOT (SMOOTH-INDICOTT BRICK - NORWEGIAN 3-58/2-13/15/11-5)	21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK	

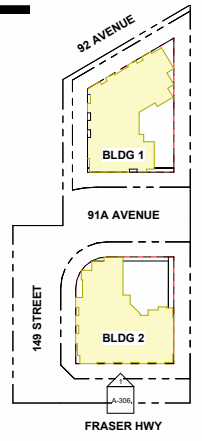
2 BUILDING-2 - SOUTH ELEVATION (FRASER HWY)
 A-304 1/8" = 1'-0"

149 STREET

2024-02-27



NOTES:



2024-02-27 - DP REVISED SUBMISSION

NO.	DESCRIPTION
1	PRELIMINARY SUBMISSION
2	PRELIMINARY SUBMISSION
3	PRELIMINARY SUBMISSION
4	PRELIMINARY SUBMISSION
5	PRELIMINARY SUBMISSION
6	PRELIMINARY SUBMISSION
7	PRELIMINARY SUBMISSION
8	PRELIMINARY SUBMISSION
9	PRELIMINARY SUBMISSION
10	PRELIMINARY SUBMISSION

DF ARCHITECTURE INC.
 350-15651 SHELLBRIDGE WAY, RICHMOND, B.C.
 CANADA V6V 2Y5
 T (604)284-2154 F (604)284-9131
 info@dfarchitecture.ca

GROUP 161
 ARCHITECTURAL / ARCHITECTURAL / ENGINEERING ARCHITECTS

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

PROJECT:
MULTI-FAMILY RESIDENTIAL

14974, 14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:
HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

DRAWN: SA	
CHECKED: NN	
SCALE: As indicated	
DESIGN: SUR-159	
DATE: MAR 2022	

SHEET TITLE:

STREETSCAPE - FRASER HWY

DRAWING NO.	A-306	E	
-------------	--------------	----------	--

1 STREETSCAPE - FRASER HWY
A-306 1" = 10'-0"

Copyright reserved. This plan and design are and all files remain the exclusive property of DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

C:\Users\saib\OneDrive\Work\14974-14939-14919 Frs Hwy\14974-14939-14919 Frs Hwy.dwg, 2024-02-27 10:00:00 AM

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6 LD-01	DRIP STRIP
	3 LD-02	HYDRAPRESSED SLAB Size: 60mm x 60mm x 30mm Pattern: Stack Bond Colour: Natural Manufacturer: Belbord
	4 LD-02	CONCRETE UNIT PAVING Size: 225mm x 112.5mm Pattern: Refer to plan Colour: Natural Manufacturer: Belbord
	4 LD-02	CONCRETE UNIT PAVING Size: 305mm x 190mm x 40mm Pattern: Refer to plan Colour: Sandina Grey Manufacturer: Belbord
	1,2 LD-02	CONCRETE PAVING
	5 LD-02	RUBBER SURFACE
		SOD See Critical Landscape Notes for Specifications
	4 LD-01	SHRUB PLANTING
	7 LD-01	GROUND COVER PLANTING
	5 LD-03	SEAT WALL
	3 LD-03	PICNIC TABLE
	8 LD-03	BIKE RACK
		TRASH RECEPTACLE
		BOLLARD

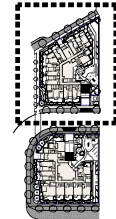
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		6" PRIVACY CEDAR FENCE by Architect
		48" DECORATIVE PICKET FENCE
		42" GUARDRAIL

PLANT SCHEDULE BUILDING 1

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier laevis / Spring Plum* / Spring Plum Serviceberry	B&B		6cm col.	6
	Cercis canadensis / Eastern Redbud	B&B		6cm	2
	Cornus kousa / 'Sutton' / Red Kousa Dogwood	B&B		6cm	14
	Magnolia grandiflora / 'Edith Bogue' / Edith Bogue Southern Magnolia	B&B		6cm	3
	Pinus contorta / 'Contorta' / Shore Pine	B&B		3.0m Ht	7

Key Map (NTS)



No.	By:	Description	Date
4	ET	Re-issued for DP	Feb. 27, 2024
3	ET	Re-issued for DP	Dec. 07, 2023
2	ET	Re-issued for DP	Oct. 30, 2023
1	MW	Issued for DP	Dec. 16, 2022

REVISIONS TABLE FOR DRAWINGS
 * copyright reserved, this drawing and sheets in the property of van der Zahn + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

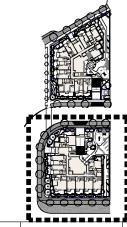
Project:
92 Ave and Fraser Highway

Location:
14974 92 AVE & 14939, 14919
FRASER HWY, SURREY, BC

Drawn: RW	Stamp:
Checked: PC	
Approved: MVBZ	Original Sheet Size: 24"x36"
Scale: 1:150	<small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS THE PROPERTY OF THE OWNER AND MUST BE KEPT AT THE OWNER'S OFFICE. THE WORKER SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS MUST NOT BE PASSED ON TO ANY OTHER CONTRACTOR UNLESS LABELED OTHERWISE FOR THE CONTRACTOR.</small>



Key Map (NTS)



4	ET	Re-issued for DP	Feb. 27, 2024
3	ET	Re-issued for DP	Dec. 07, 2023
2	ET	Re-issued for DP	Oct. 30, 2023
1	MW	Issued for DP	Dec. 16, 2022

REVISIONS TABLE FOR DRAWINGS

* copyright reserved. this drawing and sheets in the property of van der Zande + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
-----	-----	-------------	------

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date
-----	-----	-------------	------

Project:
92 Ave and Fraser Highway

Location:
14974 92 AVE & 14939, 14919
FRASER
HWY, SURREY, BC

Drawn:
RW

Checked:
PC

Approved:
MVDZ

Stamp:
Original Sheet Size:
24"x36"

Scale:
1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED AT THE CLOSE OF WORK. THE WORKER'S ALL INFORMATION PROVIDED HEREON MUST NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.

LANDSCAPE LEGEND

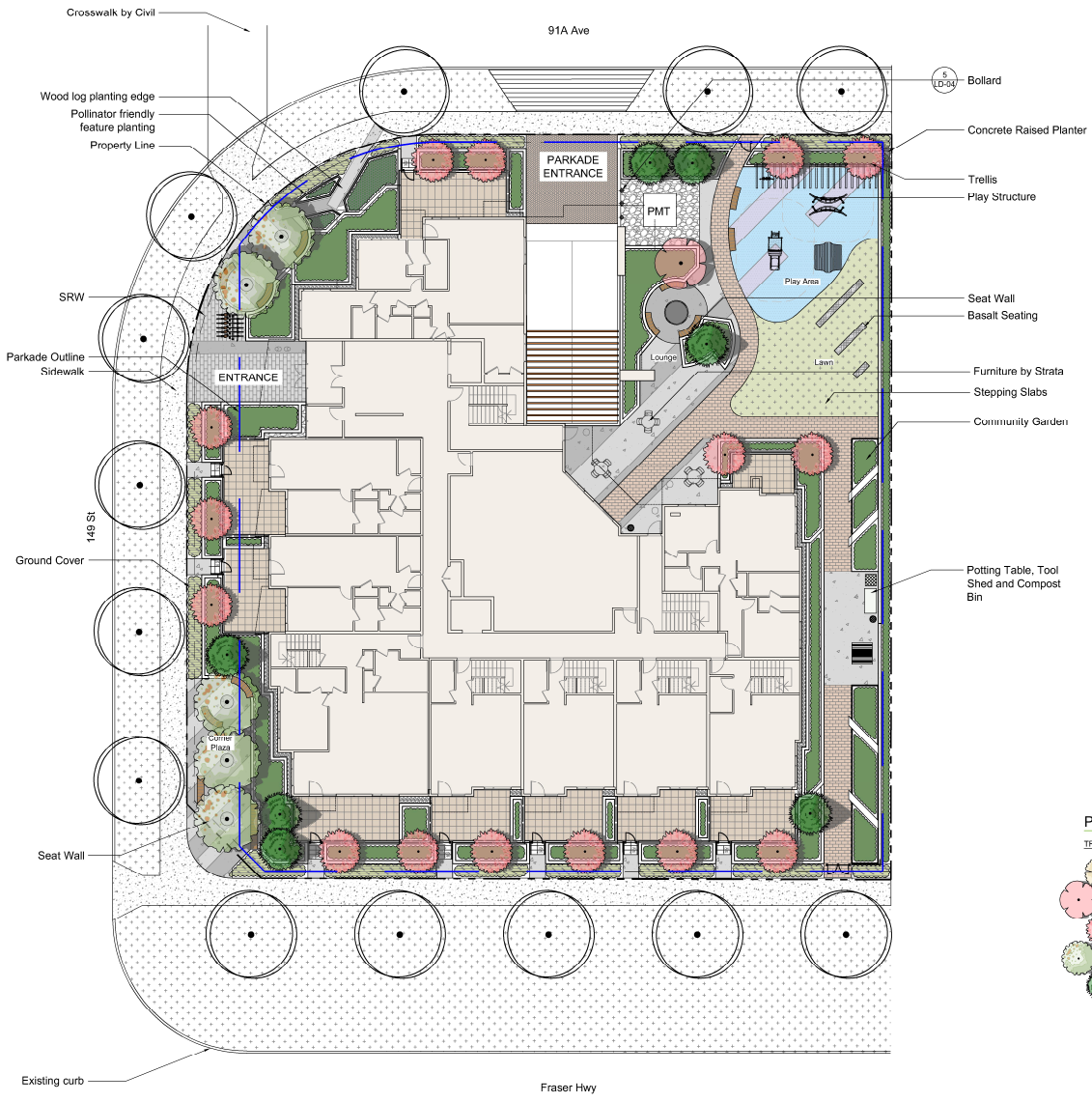
KEY	REF.	DESCRIPTION
	6 LD-01	DRIP STRIP
	3 LD-02	HYDRAPRESSED SLAB Size: 600mm x 600mm x 30mm Pattern: Stack Bond Colour: Natural Manufacturer: Belgard
	4 LD-02	CONCRETE UNIT PAVING Size: 225mm x 132.5mm Pattern: Refer to plan Colour: Harvest Manufacturer: Belgard
	4 LD-02	CONCRETE UNIT PAVING Size: 305mm x 190mm x 40mm Pattern: Refer to plan Colour: Sandrina Grey Manufacturer: Belgard
	1,2 LD-02	CONCRETE PAVING
	5 LD-02	RUBBER SURFACE
		SOD Site Critical Landscape Notes for Specifications
	4 LD-01	SHRUB PLANTING
	7 LD-01	GROUND COVER PLANTING
	5 LD-03	SEAT WALL
	3 LD-03	PICNIC TABLE
	8 LD-03	BIKE RACK
		TRASH RECEPTACLE
		BOLLARD

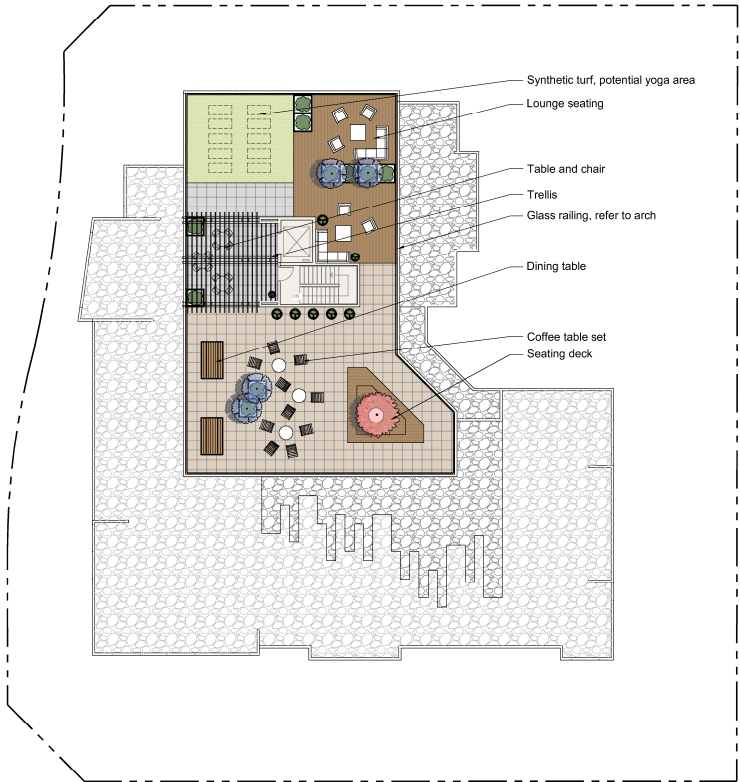
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		6" PRIVACY CEDAR FENCE by Architect
		48" DECORATIVE PICKET FENCE
		42" GUARDRAIL

PLANT SCHEDULE BUILDING 1

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier laevis 'Spring Flurry' / Spring Flurry Serviceberry	B&B		6cm col.	6
	Cercis canadensis / Eastern Redbud	B&B		6cm	2
	Cornus kousa 'Sutton' / Red Kousa Dogwood	B&B		6cm	14
	Magnolia grandiflora 'Edith Bogue' / Edith Bogue Southern Magnolia	B&B		6cm	3
	Pinus contorta 'Contorta' / Shore Pine	B&B		3.0m ht	7





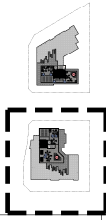
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		GRAVEL Size: 2" washed aggregate Colour: White, Black
	3 LD-02	HYDRAPRESSED SLAB Size: 600mm x 600mm x 30mm Pattern: Stack Bond Colour: Natural & Chemical Manufacturer: Belgard
	1 LD-04	DECKING
	4 LD-04	SYNTHETIC TURF
		PLANTING POT
	8 LD-02	PLANTING POT
		TRASH RECEPTACLE
		GLASS RAILING By Architect

PLANT SCHEDULE BUILDING 2

TREES	BOTANICAL / COMMON NAME	CONT	CAL
	Cornus kousa 'Satanii' / Red Kousa Dogwood	B&B	6cm
	Syringa vulgaris 'Charles Joly' / Charles Joly Commem. Lilac	1.2m container grown, densely branched, well established	

Key Map (NTS)



No.	By:	Description	Date
4	ET	Re-issued for DP	Feb. 27, 2024
3	ET	Re-issued for DP	Dec. 07, 2023
2	ET	Re-issued for DP	Oct. 30, 2023
1	MW	Issued for DP	Dec. 16, 2022

REVISIONS TABLE FOR DRAWINGS

* Copyright reserved. This drawing and design is the property of van der Zande Associates Inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
92 Ave and Fraser Highway

Location:
14974 92 AVE & 14939, 14919
FRASER
HWY, SURREY, BC

Drawn: FW	Stamp:
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:
1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE REVIEWED AT THE START OF EVERY WORKDAY. ALL DIMENSIONS OF FINISHED DRAWINGS MUST NOT BE PASSED ON TO THE CONTRACTOR UNLESS LABELED OTHERWISE BY THE CONSULTANT.



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

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

DATE: **April 16, 2024** PROJECT FILE: **7823-0036-00**

RE: **Engineering Requirements
Location: 14974 92 Ave, 14919 Fraser Hwy, 14939 Fraser Hwy**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.889 metres along Fraser Highway;
- Dedicate 20.0 metres for 91A Avenue;
- Dedicate varying width for 149 Street;
- Dedicate 3.5 metres for North-South walkway;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 metre statutory right-of-way (SRW) along frontages.

Works and Services

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required;
- Construct frontage mains required to service the site;
- Construct on-lot stormwater mitigation features as required;
- Provide stormwater control plan and resolve any identified downstream constraints; and
- Register legal documents as applicable.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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



Janelle Frank, P.Eng.
Development Review Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **April 9, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0036 00 (Updated April 2024)**

The proposed development of **140** 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	23
---	----

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

Current Enrolment and Capacities:	
Berkshire Park Elementary	
Enrolment	434
Operating Capacity	527
# of Portables	0
Johnston Heights Secondary	
Enrolment	1460
Operating Capacity	1450
# of Portables	1

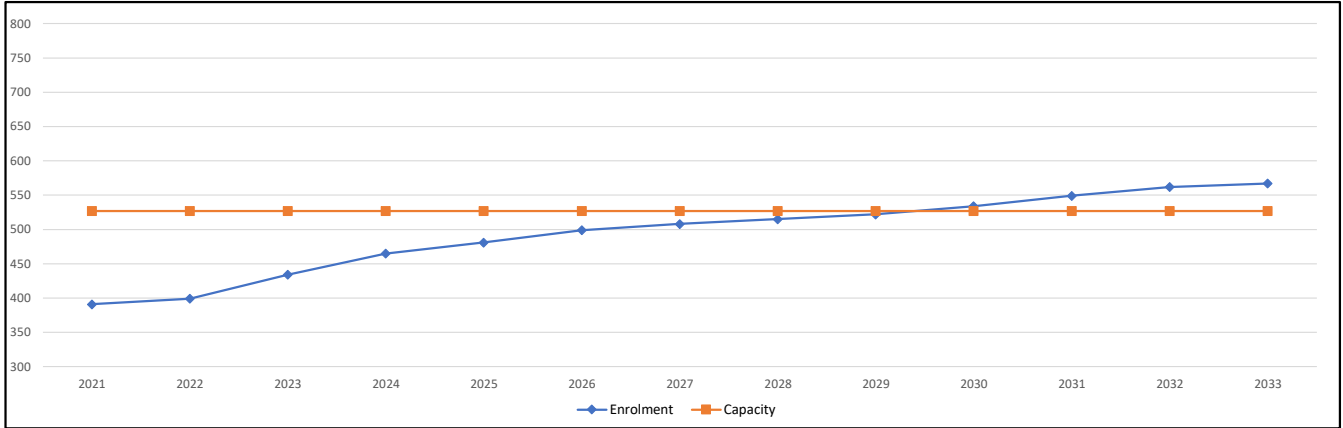
Summary of Impact and Commentary

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.

Berkshire Park Elementary has been growing in the past three years and will continue to grow with the densification proposed in the Fleetwood Plan. The 10 year enrolment projections reflect a conservative growth. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

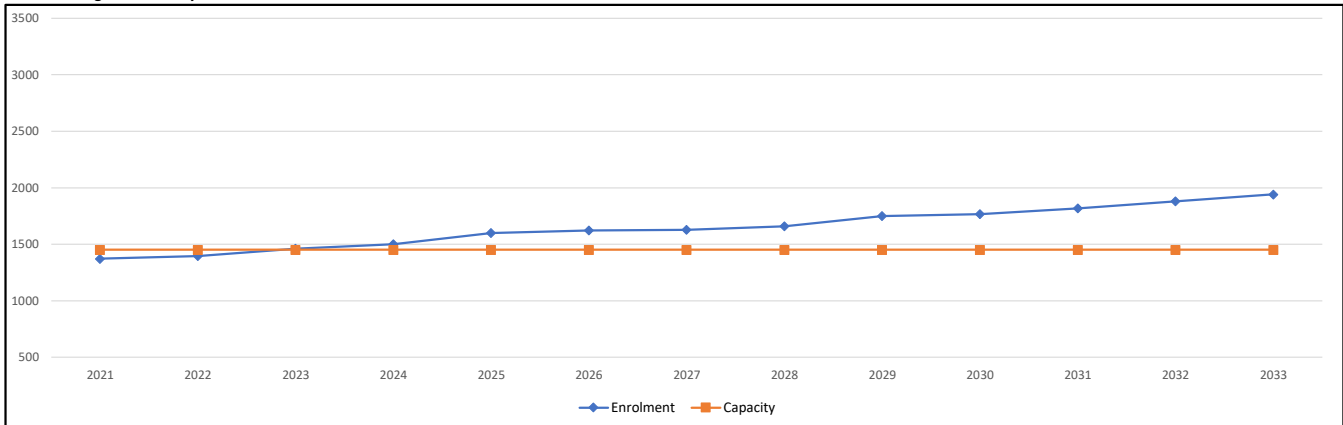
Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Berkshire Park Elementary; stable and level. In September 2023, the school started to operate above capacity seen by the enrolment increases and this trend will likely continue in the future given the Skytrain and densification around the school neighborhood. The school currently operates a District IB Middle and International Baccalaureate Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by school capacity and additional portables, no additions are being considered at this time. However, with the pending densification around Guildford Mall and the future Skytrain line, these projections should be considered conservative.

Berkshire Park 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.

Johnston Heights Secondary



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

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

APPENDIX IV


MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-00673-00

Address: 14919 14939 Fraser Hwy & 14974 14976 92 Ave

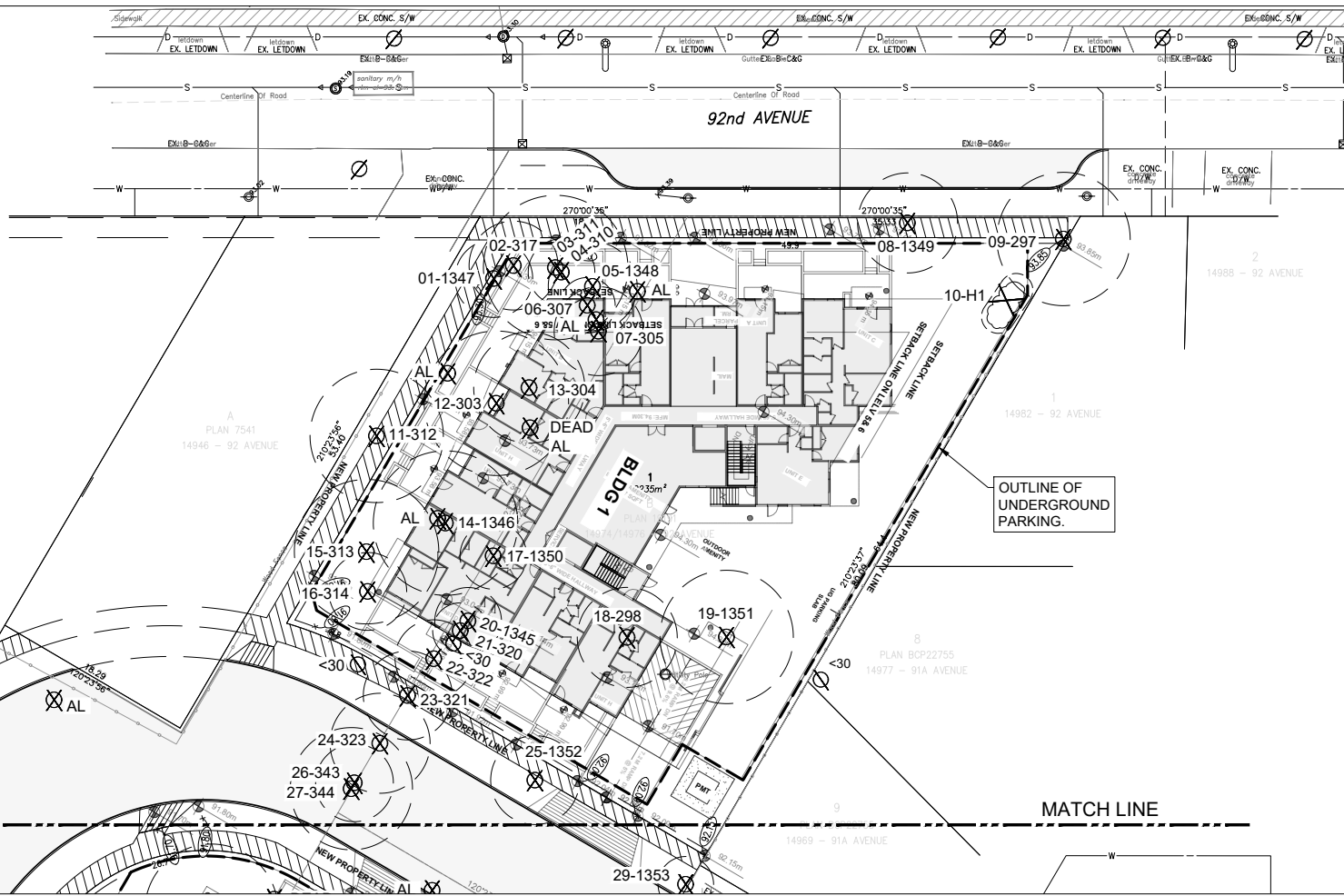
Registered Arborist: Corey Plester #PN-8523A

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)	63
Protected Trees to be Removed	62
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio 19 X one (1) = <u>19</u> - All other Trees Requiring 2 to 1 Replacement Ratio 43 X two (2) = <u>86</u> Dead Trees >30cm DBH Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2	107
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: October 25, 2023



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



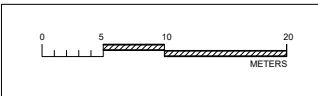


TREE NOT SURVEYED.
LOCATION IS APPROXIMATE.

OUTLINE OF UNDERGROUND
PARKING.

LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5M EXCAVATION OFFSET
	NON BY-LAW TREE		TREE NOT ASSESSED



GENERAL NOTES:

- REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	APR11/22	MK	SITE PLAN W/ UNDERGROUND PARKING	6	OCT25/23	MK	CIVIL PLAN
2	APR13/22	MK	CIVIL PLAN				
3	OCT22/22	MK	SITE PLAN				
4	SEP28/23	MK	SITE PLAN				
5	OCT24/23	MK	SITE PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

© Copyright Reserved.
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
14919 14939
FRASER HWY &
14974 14976
92 AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND
PRESERVATION PLAN-NORTH

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MARCH 30, 2022

T-1A
SHEET 2 OF 5



148A St

149 St

149A St

92A Ave

150 St

92 Ave

URB 91A Ave

OCP Amendment from "Urban" to "Multiple Residential".

Fraser Hwy

149 St

150 St



CITY OF

SURREY

the future lives here.

OCP Amendment 23-0036-00

OCP Amendment from "Urban" to "Multiple Residential".

