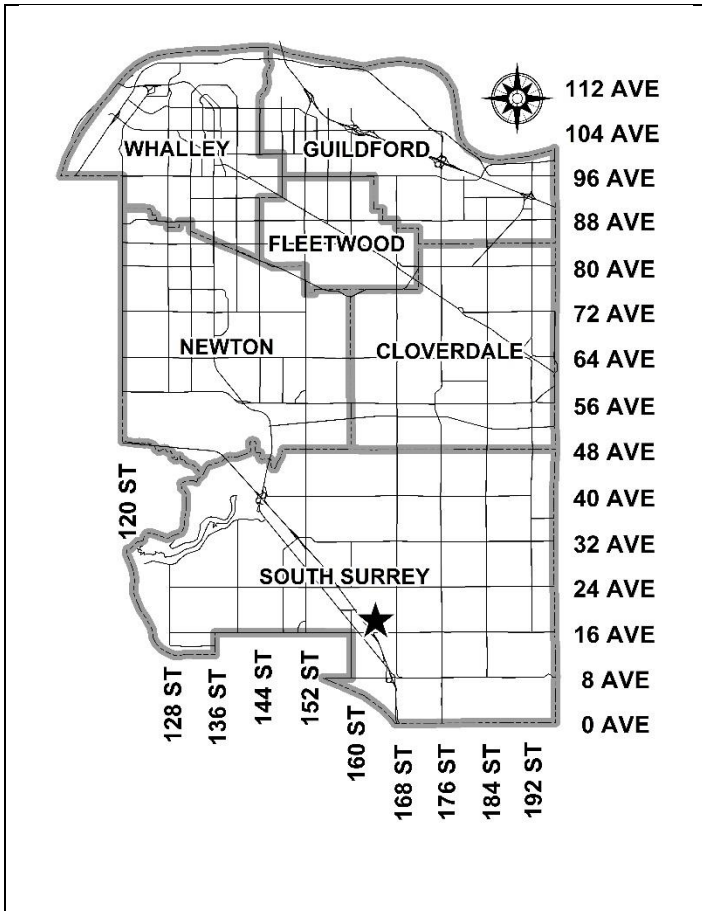


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0110-00

Planning Report Date: July 10, 2023



PROPOSAL:

- **NCP Amendment** to introduce a new land use designation: Multiple Residential 4-6 Storeys
- **NCP Amendment** from Multiple Residential 30-45 upa and Drainage Corridor to Multiple Residential 4-6 Storeys
- **Rezoning** from RA to CD (based on RM-70)
- **Development Permit**

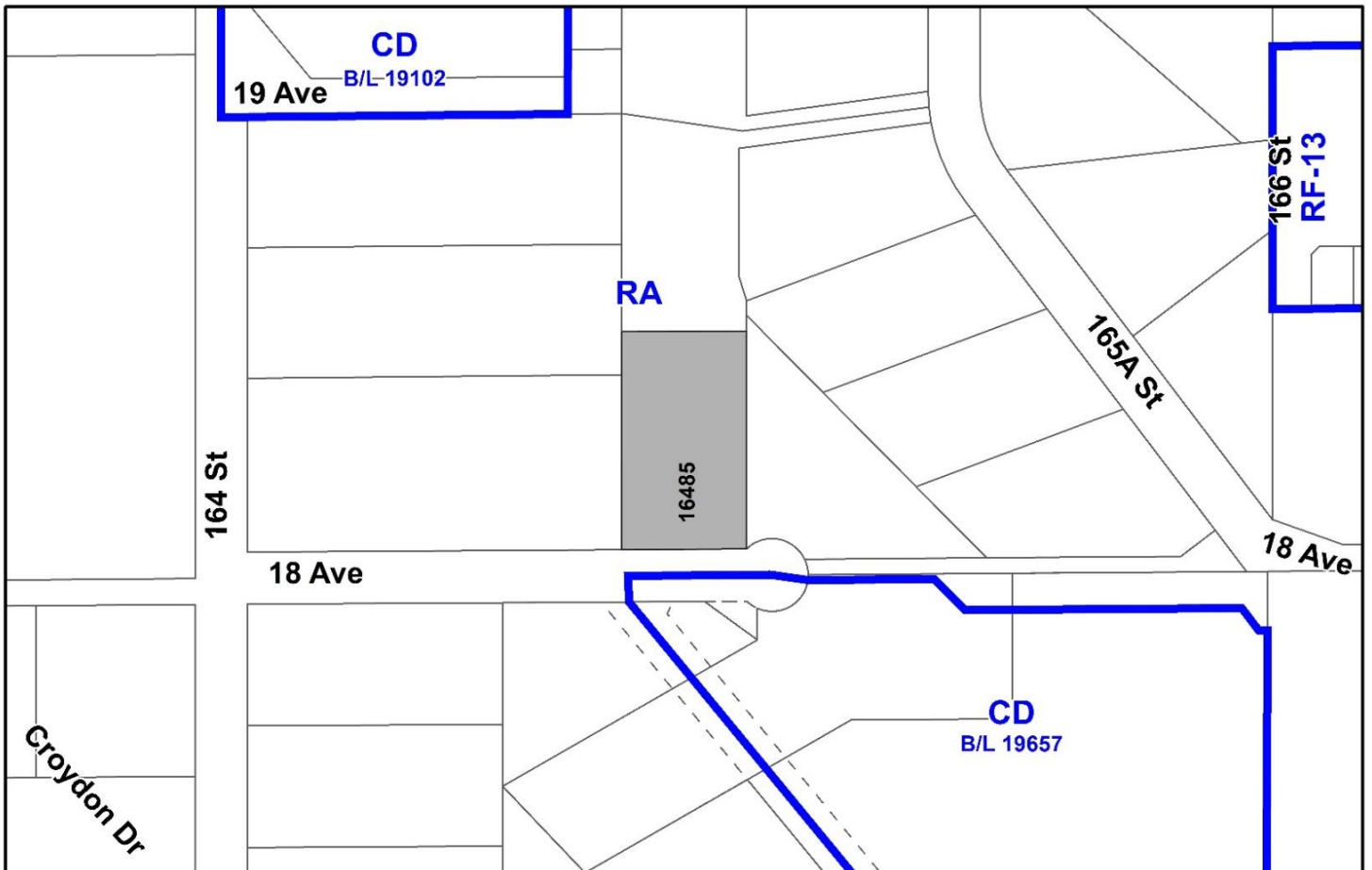
to permit the development of an apartment building with 86 units.

LOCATION: 16485 - 18 Avenue

ZONING: RA

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Multiple Residential 30-45 upa, Drainage Corridor and Grandview Ridge Trail



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands, and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to introduce a new land use designation: “Multiple Residential 4-6 Storeys”.
- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from “Multiple Residential 30-45 upa” to “Multiple Residential 4-6 Storeys” and to eliminate the land consolidation requirement.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas).
- The proposal generally complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural 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.
- Over the past 13 years since the NCP was approved, the development trend and market affordability has moved away from a lower unit density / larger unit size apartment housing product toward a denser and smaller unit type of multi-family development. The proposed 4-storey multiple residential development is consistent with the intent of the NCP designation, but an amendment is required to permit a higher unit density than 45 units per acre. The proposed designation, Multiple Residential 4-6 Storeys, rather than with a permitted unit

density, is more appropriate given it allows more flexibility in achieving the desired housing form of a low-rise apartment building.

- The proposed development will help to increase and diversify the housing choice in the Sunnyside Heights neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0110-00 generally in accordance with the attached drawings (Appendix I), and with the finalized Ecosystem Development Plan and geotechnical report.
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (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 a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (i) conveyance of Biodiversity Conservation Strategy areas to the City;
 - (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (k) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
 - (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (n) 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;
 - (o) registration of a Section 219 Restrictive Covenant to ensure that the site is developed according to the recommendations contained in the finalized geotechnical report;
 - (p) registration of an access easement on the property at 16453 18 Avenue to provide fire access to the subject site;
 - (q) the applicant provide proportionate compensation for civil and parks related costs, including for road, drainage corridor and Grandview Ridge Trail related land and construction costs, to the satisfaction of the Planning & Development, Engineering and Parks, Recreation and Culture Departments; and
 - (r) submission and acceptance of a Building Code Compliance Report to the satisfaction of the Planning & Development Department.
4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce a new land use designation: Multiple Residential 4-6 Storeys, and to redesignate the land from Multiple Residential 30-45 upa and Drainage Corridor to Multiple Residential 4-6 Storeys when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family	Multiple Residential 30-45 upa, Drainage Corridor and Grandview Ridge Trail	RA
North:	Single Family	Multiple Residential 30-45 upa and Grandview Ridge Trail	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single Family	Multiple Residential 30-45 upa and Grandview Ridge Trail	RA
South (Across 18 Avenue):	Townhouses	Cluster Residential 15-20 upa	CD Bylaw 19657
West:	Single Family	Multiple Residential 30-45 upa and Drainage Corridor	RA

Context & Background

- The subject site is 4,052 square metres in size and consists of one (1) single family acreage lot. It is designated “Multiple Residential” in the Official Community Plan (OCP), and “Multiple Residential (30-45 upa)”, “Drainage Corridor”, and “Grandview Ridge Trail” in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The “Multiple Residential (30-45 upa)” land use designation in the NCP allows for a range of housing types, from townhouses to apartment style buildings in a variety of designs. Low-rise apartment buildings were envisioned in the NCP on the western side of the plan area, adjacent to the Commercial and Business Park uses in the Highway 99 Corridor Plan.
- The NCP identified a number of land consolidation areas in order to avoid creating remnant parcels that could not develop on their own (Appendix VII). The subject site is identified in a land consolidation area, which includes five (5) other existing lots, including:
 - 16515 18 Avenue, to the west of the subject site;
 - 16453 18 Avenue, to the east of the subject site, under Development Application No. 7923-0134-00, which is at the initial review stage;
 - 1852 164 Street, to the east of the subject site; and
 - 1870 164 Street and 1891 165A Street, to the north of the subject site, under Development Application No. 7918-0153-00.
- The northeast corner of the subject site is identified as part of the Grandview Ridge Trail (GRT). The GRT is envisioned in the NCP as a continuous 2 kilometer recreational trail situated at the top of the slope, connecting the northern and southern parts of the Sunnyside Heights neighbourhood. The GRT also doubles as a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) corridor.
- The southwest corner of the subject site is identified in the NCP as part of a 20 metre wide Drainage Corridor.
- There are steep slopes on the subject site, with an overall slope gradient of approximately 4H:1V (horizontal to vertical) or flatter, and localized over-steepened portions as steep as 1H:1V, for a maximum height of approximately 3 metres.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - An NCP amendment to introduce a new land use designation: “Multiple Residential 4-6 Storeys”, and to redesignate the portion of the site designated “Multiple Residential (30-45 upa)” and “Drainage Corridor” to “Multiple Residential 4-6 Storeys”, and to eliminate the land consolidation requirement;
 - To rezone the site from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” (based on “Multiple Residential 70 Zone (RM-70)”);
 - A Form and Character Development Permit to allow for the development of 86 multiple residential housing units in a 4-storey building;
 - A Hazard Lands Development for steep slopes; and
 - A Sensitive Ecosystem Development Permit for green infrastructure area protection.

	Proposed
Lot Area	
Gross Site Area:	4,052 m ²
Undevelopable Area:	41.7 m ²
Net Site Area:	3,797.6 m ²
Number of Lots:	1
Building Height:	22 m
Unit Density:	86 upa
Floor Area Ratio (FAR):	1.49 FAR
Floor Area	
Total (Residential):	6,056.7 m ²
Residential Units:	
Studio:	3 units
1-Bedroom:	45 units
2-Bedroom:	13 units
3-Bedroom:	21 units
4-Bedroom:	4 units
TOTAL	86 units

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

17 Elementary students at Edgewood Elementary School
8 Secondary students at Grandview 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 late 2025/early 2026.

* A new elementary school (Ta'atalu Elementary) is being constructed to the northeast of the subject site on 165A Street and is scheduled to open in Fall 2025.

** A new secondary school opened in Fall 2021 in the Grandview neighbourhood (Grandview Heights Secondary). Due to the continued development of this area the school boundaries are still being reviewed.

Parks, Recreation & Culture:

The closest active park is 125G Temporary Neighbourhood Park and is 475 metres away, and the closest natural area is Regus Watershed Biodiversity Preserve and is 1,700 metres away. Future active parkland, the Grandview Ridge Trail, is proposed within 5 metres of the subject site as part of the Sunnyside Heights Neighbourhood Concept Plan (NCP) .

Ministry of Transportation & Infrastructure (MOTI):

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Surrey Fire Department:

No concerns.

Advisory Design Panel:

The proposal was considered at the ADP meeting on May 25, 2023 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

Transportation Considerations

- There are no road dedication requirements associated with the project.
- Access to the site is proposed on 18 Avenue, on the south side.

- The nearest transit route is Bus Route No. 531 White Rock Centre/Willowbrook, which runs along 24 Avenue approximately 1.2 kilometres from the subject site.
- The subject site is located in proximity (approximately 145 metres) to the Pioneer Greenway, a planned multi-use facility which will follow 164 Street. It is directly adjacent to the GRT, a planned multi-use pathway that will connect Sunnyside Heights to the commercial node at 24 Avenue and 160 Street (Grandview Corners).
- The Zoning Bylaw requires 126 residential parking stalls and 17 visitor parking stalls for the proposed development, which totals 143 stalls. 145 parking stalls are proposed, on levels 1, 2 and 3 within a parkade.
- A fire access lane is required on the neighbouring property to the west of the subject site, at 16453 18 Avenue. An access easement is required in order to facilitate the subject site's access to the proposed fire lane.

Parkland Considerations

- The applicant is proposing to convey 448.6 square metres of land at the northeast corner of the site for the Grandview Ridge Trail (GRT). This is consistent with the Sunnyside Heights NCP and the BCS.

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 designated "General Urban" in the Regional Growth Strategy (RGS) and the proposal complies with this designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP) and the proposal complies with this designation.

Themes/Policies

- A4 Efficient New Neighbourhoods (General): Plan and develop new neighbourhoods with an emphasis on compact forms of development that effectively utilize land, public infrastructure, and City resources; enhance neighbourhood quality; and reduce development pressures on agricultural and environmentally sensitive lands. Encourage the full and efficient build-out of existing planned urban areas in order to achieve planned capacities, use infrastructure

efficiently, provide housing options, and provide amenities to residents.

- *The proposed development will increase the variety of housing types within this part of the Sunnyside Heights plan area.*

Secondary Plans

Land Use Designation

- The applicant is proposing to amend the Sunnyside Heights NCP by amending the portions of the site designated “Multiple Residential 30-45 upa” and “Drainage Corridor” to a new land use designation, “Multiple Residential 4-6 Storeys”, and to eliminate the requirement for land consolidation.
- The drainage corridor is no longer required on the subject site. The diagonal road between 18 Avenue and 19 Avenue as shown in the NCP is no longer required, and the drainage corridor can therefore be shifted further west of the subject site.
- The subject site is also within a land consolidation area (Appendix VII), and this requirement is proposed to be eliminated so that the site can develop independently.

Amendment Rationale

Rationale for Land-Use Redesignation

- The Sunnyside Heights NCP was approved by Council in 2010. The “Multiple Residential 30-45 upa” designation was intended to provide for a range of housing types, from townhouses to apartment style buildings in a variety of designs. Low-rise apartment buildings were envisioned in the NCP on the western side of the plan area, adjacent to the Commercial and Business Park uses in the Highway 99 Corridor Plan.
- Land within the NCP area with this designation that have already developed, were developed as higher density townhouse sites, not low-rise apartment sites.
- Over the past 13 years since the NCP was approved, the development trend and market affordability has moved away from a lower unit density / larger unit size apartment housing product toward a smaller unit type of multi-family development. The proposed 4-storey multiple residential development is consistent with the intent of the NCP designation, but an amendment is required to permit a higher unit density than 45 units per acre. The proposed designation, Multiple Residential 4-6 Storeys rather than a Multiple Residential designation with a permitted unit density, is more appropriate given it allows more flexibility in achieving the desired housing form of low-rise apartment building.
- The proposed building has a good unit mix, with studio and 1 to 4bedroom unit types in both townhome style and apartment configurations. This will assist in increasing and diversifying the housing choice in the neighbourhood.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

- The applicant will be required to provide the per unit or per sq. ft. flat rate for the number of units or floor area above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Rationale for Elimination of the Land Consolidation Requirement

- The applicant has submitted a concept plan to illustrate how the subject site and adjacent properties can develop independently.
- The two (2) most northerly properties in the land consolidation area are under a separate development application (7918-0153-00) and are also proposing to proceed independently.
- The property to the immediate west of the subject site is also under a separate development application (7923-0134-00) and the proposal is also to proceed independently.
- There are two properties which are not currently under application, and the applicant has provided concept plans for these properties to illustrate how they can develop independently.
- The applicant is proposing to provide proportionate compensation for civil and parks related costs, including for road, drainage corridor and Grandview Ridge Trail related land and construction costs, to the satisfaction of the Planning & Development, Engineering and Parks, Recreation and Culture Departments.

Themes/Objectives

- Staff support the change in land use designation given that the proposed form is consistent with what was envisioned in the NCP and given that the proposal will accommodate a variety of housing types in the neighbourhood.

CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)").
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed multiple unit residential building on the subject site. The proposed CD By-law, the regulations of the "Multiple Residential 70 (RM-70) Zone", as well as all other applicable regulations of the Zoning By-law, are applicable except for lot coverage, setbacks and building height, which are specified in the CD By-law.
- A comparison of the lot coverage, setbacks, building height RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Lot Coverage:	33%	73%
Yards and Setbacks	Front: 7.5 m Rear: 7.5 m East Side: 7.5 m West Side: 7.5 m	Front: 4.5 m Rear: 4.5 m East Side: 5.0 m West Side: 9.0 m
Principal Building Height:	50 m	15 m

- The lot coverage is higher than what is permitted in the RM-70 Zone. The RM-70 Zone has a maximum lot coverage of 33 percent which is appropriate for taller built forms with smaller building footprints. The proposed lot coverage, at 73 percent, is higher than typical for this type of low-rise apartment project; due to the site grades, the parkade is not underground on one side and therefore the lot coverage needs to include the parkade, which has lead to a higher lot coverage. The proposed building and site design is reflective of the site condition with steep slopes, and therefore this proposed lot coverage is appropriate and supported by staff.
- The RM-70 Zone requires the building setbacks to be 7.5 metres from all lot lines. The applicant is proposing setbacks smaller than 7.5 metres for the front, rear, and east side yards. These setbacks are supportable in this context as they allow for appropriate interfacing with adjacent properties to the north, east and west, and provide an active engagement with 18 Avenue on the south side.
- The maximum building height is 22 metres, which is lower than what is permitted in the RM-70 Zone. The height in the RM-70 Zone is appropriate for taller built forms with smaller building footprints and the proposed building height is more appropriate for 4- to 6-storey buildings as is proposed.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for South Surrey is \$32.04 per square foot for apartments.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 20, 2023, and the Development Proposal Signs were installed on April 19, 2023. Staff did not receive any phone calls or correspondence from neighbourhood residents in response to the pre-notification.
- The subject development application was reviewed by the Little Campbell Watershed Society, who did not express any concerns with the proposal.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor, which also doubles as the Grandview Ridge Trail (GRT) alignment. The GIN Corridor and GRT is located east of the subject site, and runs north-south, and includes the northeast corner of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Redwood BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters.

- The development proposal conserves/enhances 41.7 square meters of the subject site through Parkland Conveyance to the City. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Amber Burnett and Remi Masson, *R.P. Bio.*, of Redcedar Environmental Consulting and dated May 29, 2023 was peer reviewed by Carla Corbett Schiller, *R.P. Bio.*, and Darcy Schiller, *R.P. Bio.*, found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that portions of the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- Topography at the site slopes down to the west/southwest at an overall slope gradient of approximately 4H:1V (horizontal to vertical) or flatter. Localized over-steepened portions of an existing west facing sloped area were located east of the existing residential dwelling.
- A geotechnical report, prepared by Stuart Hrysió, *P. Eng.*, of Braun Geotechnical Engineering and dated June 26, 2023, was peer reviewed by Gunther Yip, *P. Eng.*, of Braun Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. Some modifications may still be required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The proposed development includes excavation for the proposed multi-level parkade structure that would eliminate portions of the existing onsite slope. Permanent parkade walls are proposed to be designed to support the existing offsite shallow slopes to the east that would remain following construction. The geotechnical report confirms that the proposed development should not have adverse impact to adjacent properties, roadways, watercourses and/or utilities, from a slope stability perspective.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to provide a building design that works with the steep topography of the site and addresses the lack of consolidation by considering the wider context and access by providing a concept plan for neighbouring properties.
- The ground floor units directly fronting 18 Avenue are designed as stacked townhouses which are 2 storeys each (4 storeys in total), with the ground level townhouses having a basement level, and then two storey townhouses located above the ground floor units. There are 3 levels of apartment units on the upper three levels. The top 3 floors are stepped back from the stacked townhouses to distinguish between the townhouses and apartments. This typology wraps the building along the west side fronting an internal walkway, the units' step with the natural grade of the side, creating three-storey townhouses at the north-west end. The north and west sides of the building are built into the hillside, the east side features a large outdoor amenity space which interfaces with the Grandview Ridge Trail.
- Building materials include fibre cement board, cedar finish coloured vertical metallic louver frames and long board vertical tubes.

Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.

Indoor Amenity

- The indoor amenity space is located on level 4 of the building, and directly connects with the outdoor amenity space at the same level.
- The indoor amenity is proposed to be 159.5 square metres in size. The Zoning Bylaw requires 3 square metres of indoor amenity space per dwelling unit, which equals 258 square metres; however, the Zoning Bylaw also permits a reduction to the indoor amenity physical space requirement to a minimum of 74 square metres for mid-rise (3 to 6 storeys) buildings, as long as cash-in-lieu is provided to make up the difference. The applicant will be required to provide cash-in-lieu as a condition of Final Adoption.

Outdoor Amenity

- The outdoor amenity space is proposed on level 4 of the proposed development, above the parkade.
- The outdoor amenity space is 502 square metres in size, which significantly exceeds the 258 square metre requirement in the Zoning Bylaw (based on 3 square metres per dwelling unit).
- The outdoor amenity space includes community garden plots, a children's play area, picnic tables, movable dining tables and chairs, covered and uncovered lounge seating with fire tables, a barbeque and pizza oven.
- The extension of an activated public realm at grade is continued in the private outdoor amenity space which is provided for the residents' use, but contributes significantly to the overall character of the space.
- The outdoor amenity area is also proposed to have a connection to the future Grandview Ridge Trail.

Outstanding Items

- 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 improving the livability of townhouse units with basements, amending the unit layouts of the 3-storey townhouse units and stepping the back-to-back patios at the fourth level.
- 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

- Connor Gritter and Tim Vandenberg, ISA Certified Arborists of Mike Fadum & 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	16	16	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, Paper	4	3	1
Horsechestnut	1	1	0
Magnolia sp.	1	1	0
Plum, European	1	1	0
Maple, Bigleaf	6	4	2
Coniferous Trees			

Cedar, Western Red	4	4	0
Cedar, Yellow	4	4	0
Douglas Fir	9	9	0
Total (excluding Alder and Cottonwood Trees)	30	27	3
<hr/>			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	51		
Total Retained and Replacement Trees Proposed	54		
Estimated Contribution to the Green City Program	\$7,600		

- The Arborist Assessment states that there are a total of 30 mature trees on the site, excluding Alder and Cottonwood trees. 16 existing trees, approximately 35% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 3 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parkade, 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 70 replacement trees on the site. Since the proposed 51 replacement trees can be accommodated on the site, the proposed deficit of 19 replacement trees will require an estimated cash-in-lieu payment of \$7,600, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Vine Maple, Paperbark Maple, The Rising Sun Redbud, Starlight Hybrid Dogwood, Chinese Tupelo, Douglas Fir, Redspire Ornamental Pear and Western Redcedar.
- In summary, a total of 54 trees are proposed to be retained or replaced on the site with an estimated contribution of \$7,600 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. Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. ADP Comments and Response
- Appendix VI. NCP Plan
- Appendix VII. Sunnyside Heights NCP Land Consolidation Areas

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HK/ar

RESIDENTIAL APARTMENT BUILDING



A - 0.1	COVER PAGE
A - 0.2	SITE STATISTICS
A - 0.3	CONTEXT PLAN
A - 1.1	SITE PLAN
A - 1.2	FIRE PLAN
AB - 1.1	FLOOR PLANS - BASEMENT
A - 2.1	FLOOR PLANS - LEVEL 1
A - 2.2	FLOOR PLANS - LEVEL 2
A - 2.3	FLOOR PLANS - LEVEL 3
A - 2.4	FLOOR PLANS - LEVEL 4
A - 2.5	FLOOR PLANS - LEVEL 5,6
A - 3.1	ELEVATIONS - WEST
A - 3.2	ELEVATIONS - SOUTH
A - 3.3	ELEVATIONS - EAST
A - 3.4	ELEVATIONS - NORTH
A - 4.1	SECTIONS - A-A'
A - 4.1	SECTIONS - B-B'
A - 4.1	SECTIONS - C-C'
A - 4.1	SECTIONS - D-D'
A - 5.1	MATERIAL BOARD

CLIENT: Harman Dhillon
 16485 18 st. SURREY BC V3S 9N2
CONTACT :
 T:- 604 763 4279
 E:- harman@genaris.ca

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FLAT ARCHITECTURE INC.
 6321 KING GEORGE BLVD.
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 rajinder@flatarchitecture.ca

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 #120-20178 96 ave
 LANGLEY, B.C. V1M0B2
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 T : 604-583-6161
 E : Adam@targetlandsurveying.ca

CIVIL:
GSDM.
 GurSimer Design and Management Inc.
CONTACT: Nirvair Bagri
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ARBORIST:
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 V3W 0A6
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 rebecca@pmglandscape.com



FLAT
 ARCHITECTURE

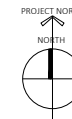
Unit 209- 6321 King George Blvd
 Surrey BC, V3X 1G1
 www.flatarchitecture.ca
 contact@flatarchitecture.ca

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SITE STATISTICS- PROPOSED RENTAL BUILDING

CIVIC ADDRESS:		16485 18 AVE Surrey BC	
LEGAL DISCRIPTION		LOT 37 SECTION 13 TOWNSHIP 1 PLAN NWP54810 NWD	
ZONING		C-5 to CD based on RM 45	
OC		MULTI RESIDENTIAL	
NCP		MULTI RESIDENTIAL 30-45 U.P.A SUNNYSIDE Height	
GROSS SITE AREA:		43,615.00 Sq.Ft.	4,051.97 Sq.m. 1.0 Acre
GREENWAY:		448.60 Sq.Ft.	41.68 Sq.m.
NET AREA:		40877 Sq.Ft.	3,797.60 Sq.m. 0.93 Acre
ZONING		BUILDING HEIGHT	
		REQUIRED	PROVIDED
		15 M	14.9 M
		SETBACKS	
		PROVIDED	
FRONT (SOUTH) 18TH ave		4.9 M	
NORTH (REAR)		4.6M	
WEST (SIDE)		5.0M	
EAST(SIDE)		9.0M	
LOT COVERAGE		ALLOWED	
		45%	
		PROPOSED	
		51%	
DENISTY		PROPOSED FSR	
		1.49ON NET	
		UPA AS/NCP	
		45 UPA / ACRE	
		PROPOSED UPA AS/NCP	
		86 UPA / ACRE	
BUILDING FLOOR AREA		LEVELS	
		ft2	
		M2	
Townhouse basement	P1	5,091.30 Sq.Ft.	472.90 Sq.m.
Townhouse upper floor	1	7,341.70 Sq.Ft.	682.00 Sq.m.
			10 units
Townhouse lower floor	2	10,217.30 Sq.Ft.	949.20 Sq.m.
Townhouse upper floor	3	9,731.50 Sq.Ft.	904.10 Sq.m.
			15 units
Apartments	4	11,810.20 Sq.Ft.	1,097.20 Sq.m.
			19 units
Apartments	5	13,046.90 Sq.Ft.	1,212.10 Sq.m.
			21 units
Apartments	6	13,046.90 Sq.Ft.	1,212.10 Sq.m.
			21 units
TOTAL AREA		65,194.50 Sq.Ft.	6,056.70 Sq.m.
			86 UNITS
INDOOR AMENITY:		Indoor Amenity on 4th floor	
REQUIRED		PROVIDED	
86 X 3= 258 M2		1,717.30 Sq.Ft.	
159.50 Sq.m.			
OUTDOOR AMENITY LOCATED AT 5TH FLOOR		Outdoor Amenity on 4th floor	
REQUIRED		PROVIDED	
86 X 3= 258 M2		5,402.00 Sq.Ft.	
		501.90 Sq.m.	
OFF STREET PARKING		RESIDENTIAL	
		REQUIRED (MIN.)	
		PROVIDED	
APARTMENT 1 BR & STUDIO		48 X 1.3 = 62.4 STALLS	
		= 64.0 SPACES	
APARTMENT 2 BR, 3BR, TH		38 X 1.5 = 57 STALLS	
		= 64.0 SPACES	
TOTAL		= 119.4 SPACES	
		= 128.0 SPACES	
VISITORS PARKING		APARTMENT	
		.2 % OF TOTAL UNIT	
		REQUIRED	
		17.2 STALLS	
		PROVIDED	
		17 STALLS	
total parking stalls		= 137.0 SPACES	
		= 145.0 SPACES	
H/C PARKING		If required Parking spaces are between 50 & 100, then 1 Parking space is required	
		If required Parking spaces are between 100 & 200, then 2 Parking spacs are required	
		2 provided	
2			
BICYCLE PARKING		CLASS A	
		CLASS B	
REQUIRED :		1.2 STALLS PER RES UNIT =	
		103.2 stalls	
PROVIDED		125	



Unit 209- 6321 King George Blvd
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LEVELS	2 STOREY TH	3 STOREY TH	1 BED	STUDIO	2 BED	TOTAL UNITS/FLOOR
BASEMENT	10					
LVL 1						
LVL 2	11	4				
LVL 3						
LVL 4			15	1	3	19
LVL 5			15	1	5	21
LVL 6			15	1	5	21
TOTAL	21 UNITS	4 UNITS	45 UNITS	3 UNITS	13 UNITS	61 UNITS

PROJECT INFO:
Townhouse / Apartment Development
16485 18 Ave Surrey BC

CLIENT:
Genaris properties Ltd

DATE
13-Jun-23

PROJECT NO:
21-205

SCALE: As Shown
DRAWN BY: BS

DATE	
BY	
REV	DESCRIPTION



PROJECT
DATA

A-0.1



IMAGE -1

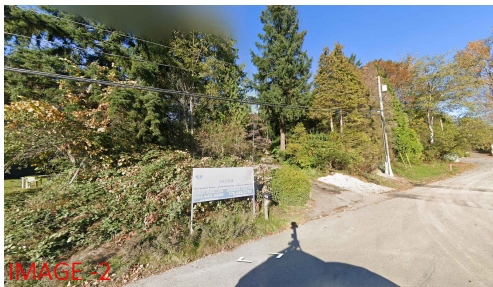


IMAGE -2

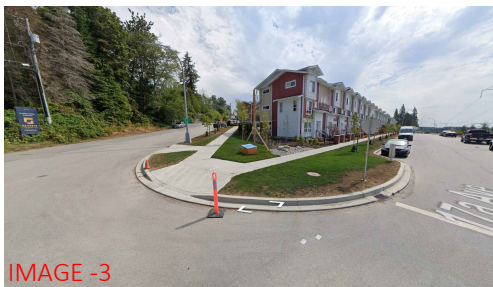


IMAGE -3

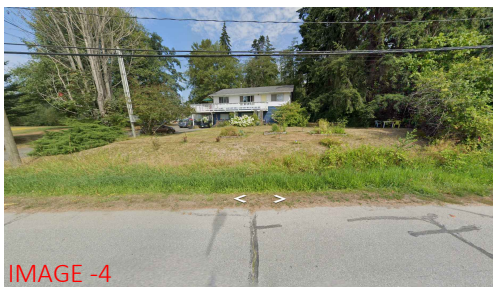


IMAGE -4



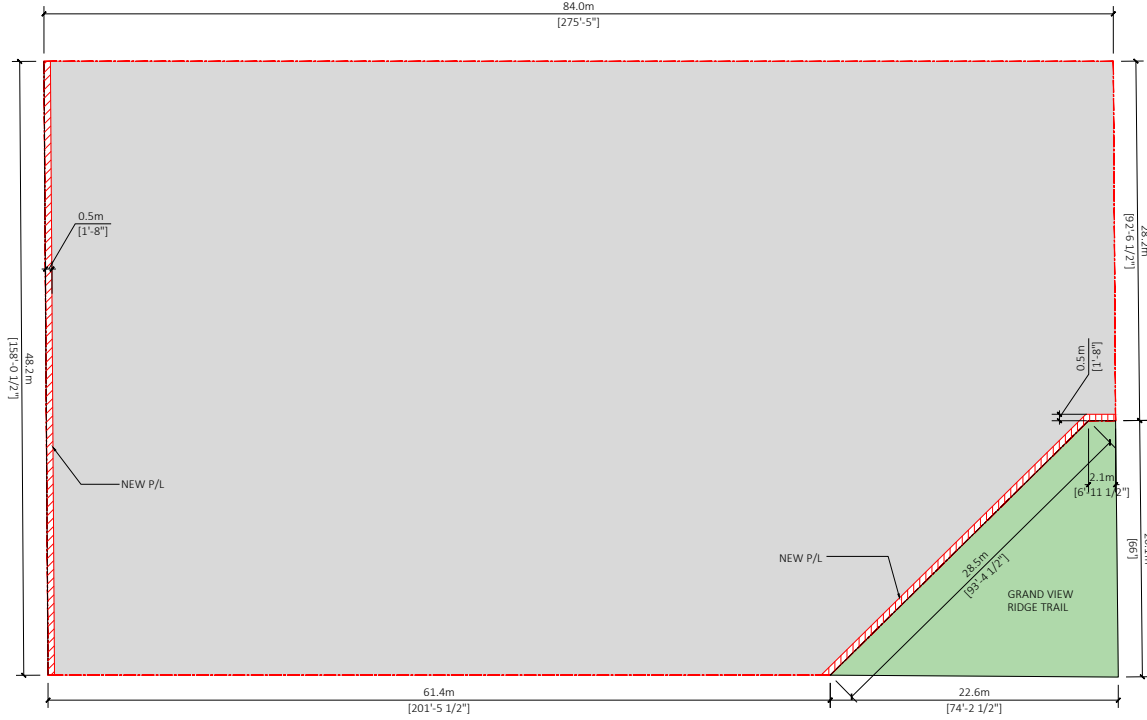
IMAGE -5



IMAGE -6

REV	DESCRIPTION	BY	DATE





LOT LAYOUT C/W DEDICATIONS
1/32"=1'-0"

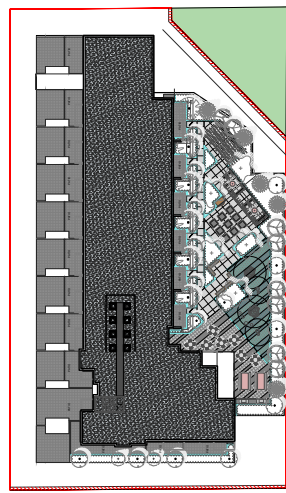


OCP, NCP & ZONING :

The designated Rezoning for site is for Neighbor hood commercial zone C-5. rezoning of the existing property is requested with variances in height setbacks and FSR.As per existing Landuse plan, The property is designated under Medium Density Townhouse development and apartments. A comprehensive development zone- CD based on RM-45 is proposed for this site with FSR of 1.49 on Net. The site is located on 18th ave. and 164th Street. The building is designed as Ground oriented and Non-Ground oriented Residential units.

THE PROJECT:

The proposed project consists of 6 story Mix use Townhouse/residential apartment building in wood frame construction on top 3 levels with 3 levels of underground parking as well as stacked town house . The new development will provide 25 townhouse and 61 residential units.



SITE CONTEXT:

The proposed development is on one existing single lot 16485, 18th Avenue Surrey BC

The overall site is rectangular in shape. The topography is steep sloping towards 18th ave. from northeast corner of the site, by approx 10.5m. The access to site is from 18th Ave. side. Also there is secondary entrance for the townhouse from west side of the site. The access to underground parking is also from 18th ave.

The lane with the western property will be used commonly for fire access . There is an existing Townhouse units on south side on the 18th ave cross the street. The site is surrounded by Townhouse development on east & west side as well. The property on east side will have a covenant access from this site from



164th st.

REV	DESCRIPTION	BY	DATE

FORM DEVELOPMENT:

This infill development was brought forward by the client to help address the shortage of market residential housing within the white Rock and the City of Surrey as a whole.

The building massing has been designed through the direction of the development guidelines within the City of Surrey OCP.

The ground floor units directly fronting 18th ave. are designed as stacked urban Townhomes which are 4 storey in total and make up the units on levels 1 and basement, and on level-2,3. Above the townhouse units will be standard single level apartment units. The upper stories from Level 3 to Level 6 are clearly differentiated with contrasting materials and form. There is a 1.5m internal sidewalk provided internally along western side of the property, which the front doors of the townhouse units directly connect to. There is an additional 3.0m of green space/green buffer to help further separate the building from 18th ave. Beside that there is a common fire access lane with neighboring property (16453 18th ave.) located on the west side.

This façade above is articulated by a vertical recess and a relief in the facade/planes to break the flat ironing with the forefront floating element (light gray fibre cement board c/w easy trims). The second (dark gray fibre cement board c/w easy trims) and the third (light gray/white fibre cement board c/w easy trims) layers of relief bind the edges of the built form to enhance the identity of residential units at upper levels. Although there are steps back in the building to distinguish between townhouse and apartments a different color (Cougar Brown fibre cement board c/w easy trims) provide a classic townhouse look for the ground floor units. This interplay in the façade provides for a dynamic but soothing visual perspective throughout the public realm. Beside that a cedar finish colored vertical metallic louvers frame (2"x 6") used as a featured element to enhance the beauty of the building. The roof line of the building runs at a continuous level to provide a unifying/binding edge to the dynamic perspectives of the built form/façade.

The main entrance to Building is from South side (18th ave.) where the building fronts 1.5m sidewalk to anchor the public realm. The main entrances are clearly defined and articulated with cedar finish color bold metallic frames and subtle sloping plaster in line with the building edge. The cedar finish colored metallic vertical louvers frame is enhanced, A bold door frame use of fibre cement board (Patriot Red c/w easy trims) at grade and level 1.



Top three floor of the building steps back in response to the neighborhood

Non Ground oriented Residential stacked town houses

Main entrance on the 18th avenue

Sustainability Features:

1. Location and Transportation
 - a. Bicycle Storage
 - b. Electric Vehicle Charging Stations
2. Sustainable Site
 - a. 3.0m of green landscape buffer along 18th ave.
 - b. Strategic exterior lighting to reduce pollution
3. Water Efficiency
 - a. Water efficient fixtures for residential units
4. Energy and Atmosphere
 - a. Energy efficient appliances and units
5. Materials and Resources
 - a. Construction waste management throughout building process
6. Indoor Environmental Quality
 - a. Openable windows
 - b. Daylighting and quality views



Parking Access on the 18th avenue

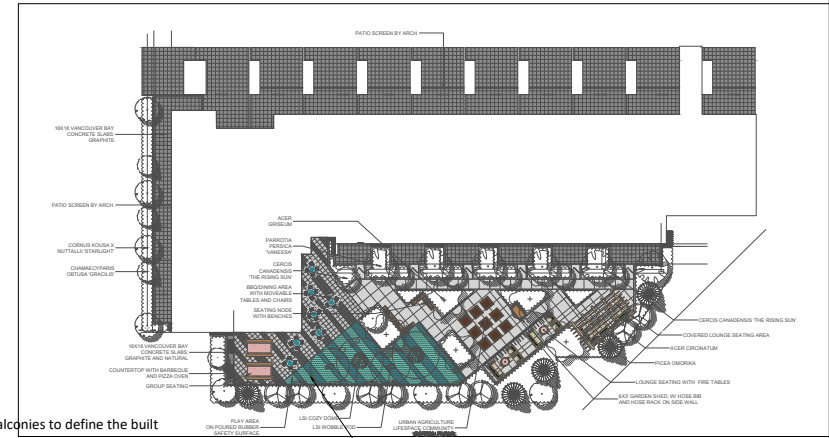
The public realm with Sequential Plaza's

The converging facades are interconnected with the balconies to define the built form edge while at the same time the softening façade along 18th ave. and side lane direct contrast.

A continuous public sidewalk is on all 2 sides of the buildings which front public roads and this sidewalk directly connects to the public plazas. An active public realm is achieved through the use of transitional spaces in the form of plazas and spill outs which are publicly accessible on the North-East corners. These locations securely connect with the plazas/amenity areas internal to the development to provide a fully interconnected pathway network.

Bicycle storage, garbage/recycling rooms, and mechanical/electrical rooms are all located within the underground parkade structure.

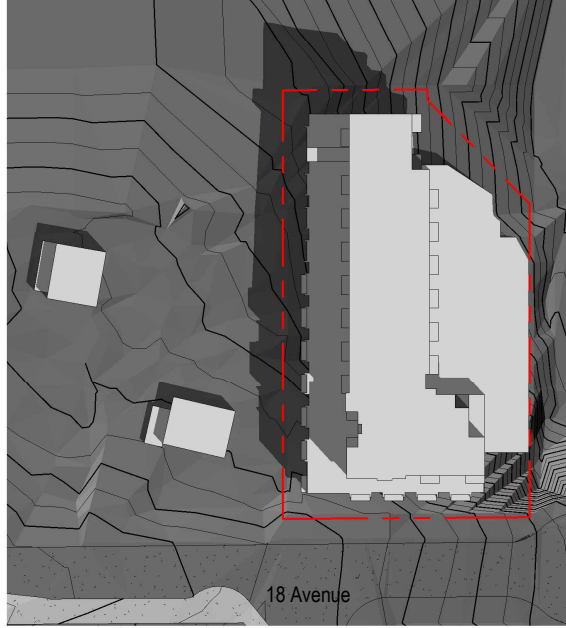
The outdoor amenities provided by the development are above and beyond what is typically designed for a development of this size and are beyond the zoning bylaw requirements. The indoor amenities provided are consistent with developments of this size and meet the zoning bylaw requirements.



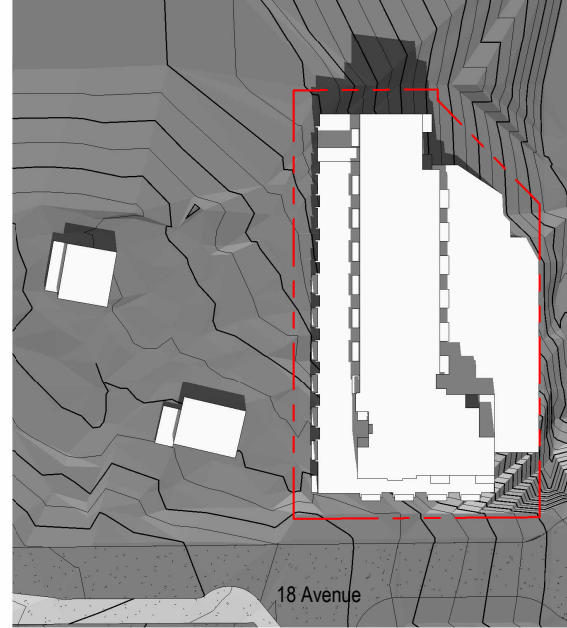
The extension of an activated public realm/ place making at grade is continued on the Private outdoor amenity provided for the residents use, but contributes significantly to overall character of the space.



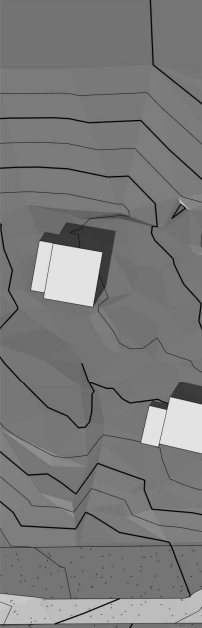
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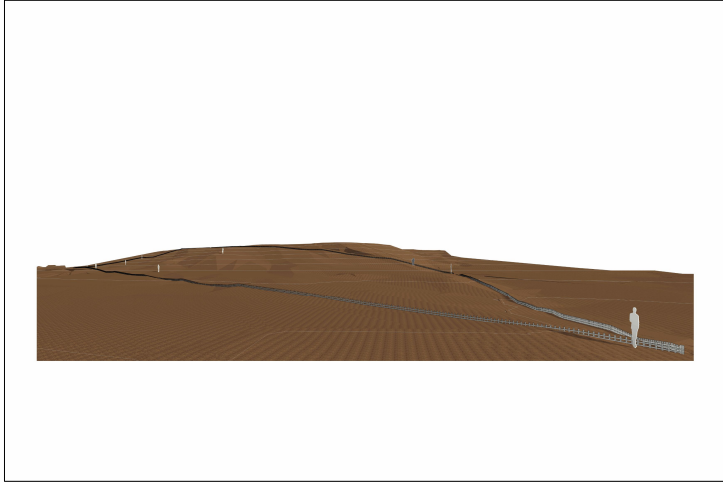


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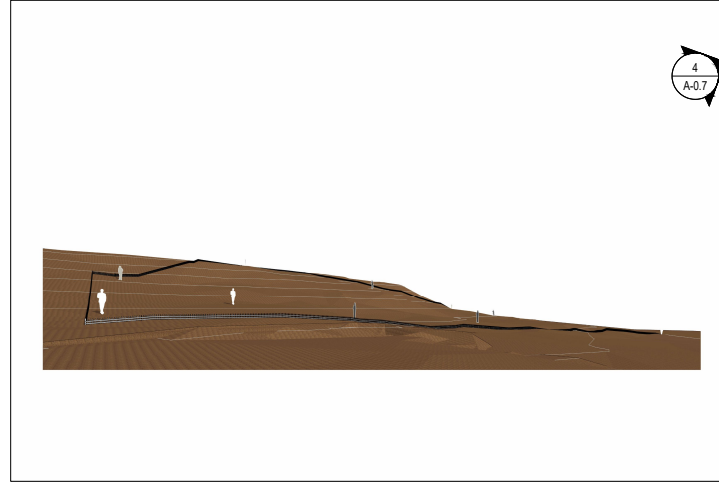


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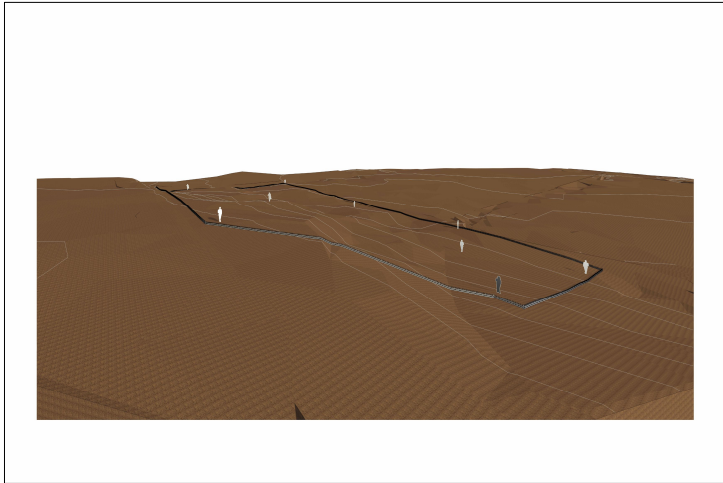




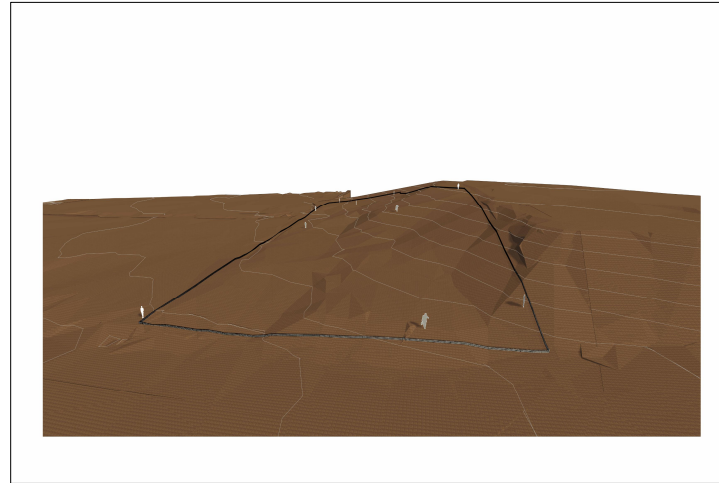
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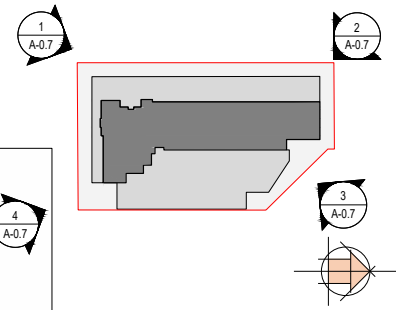
2
0.8 View 2



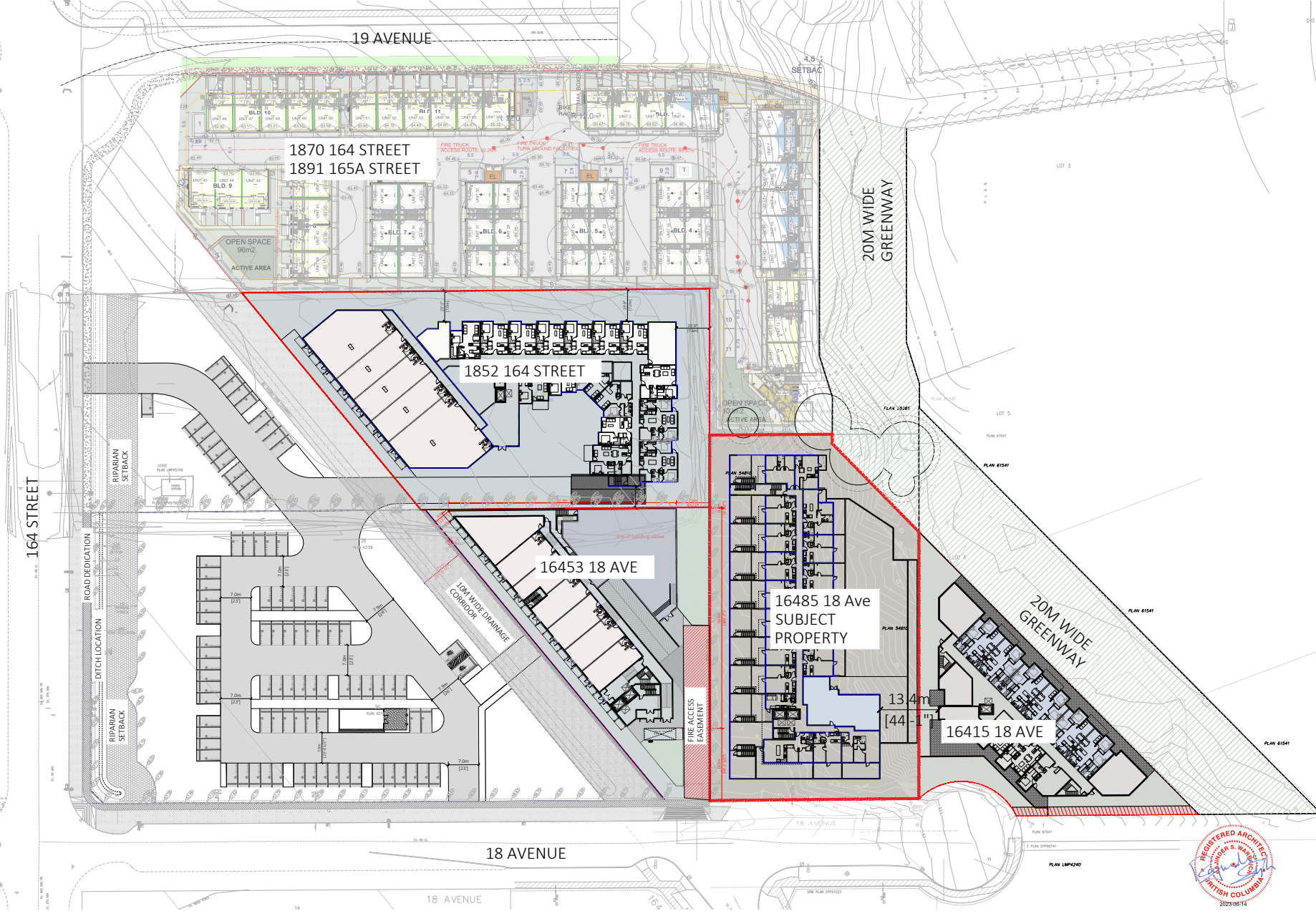
3
0.8 View 3



4
0.8 View 4



REV	DESCRIPTION	BY	DATE



PROJECT INFO:
90 UNIT APARTMENT / TOWNHOUSE
Unit Development at 16485
18 Ave Surrey BC
CLIENT:

DATE: 07-03-21
PROJECT NO.:

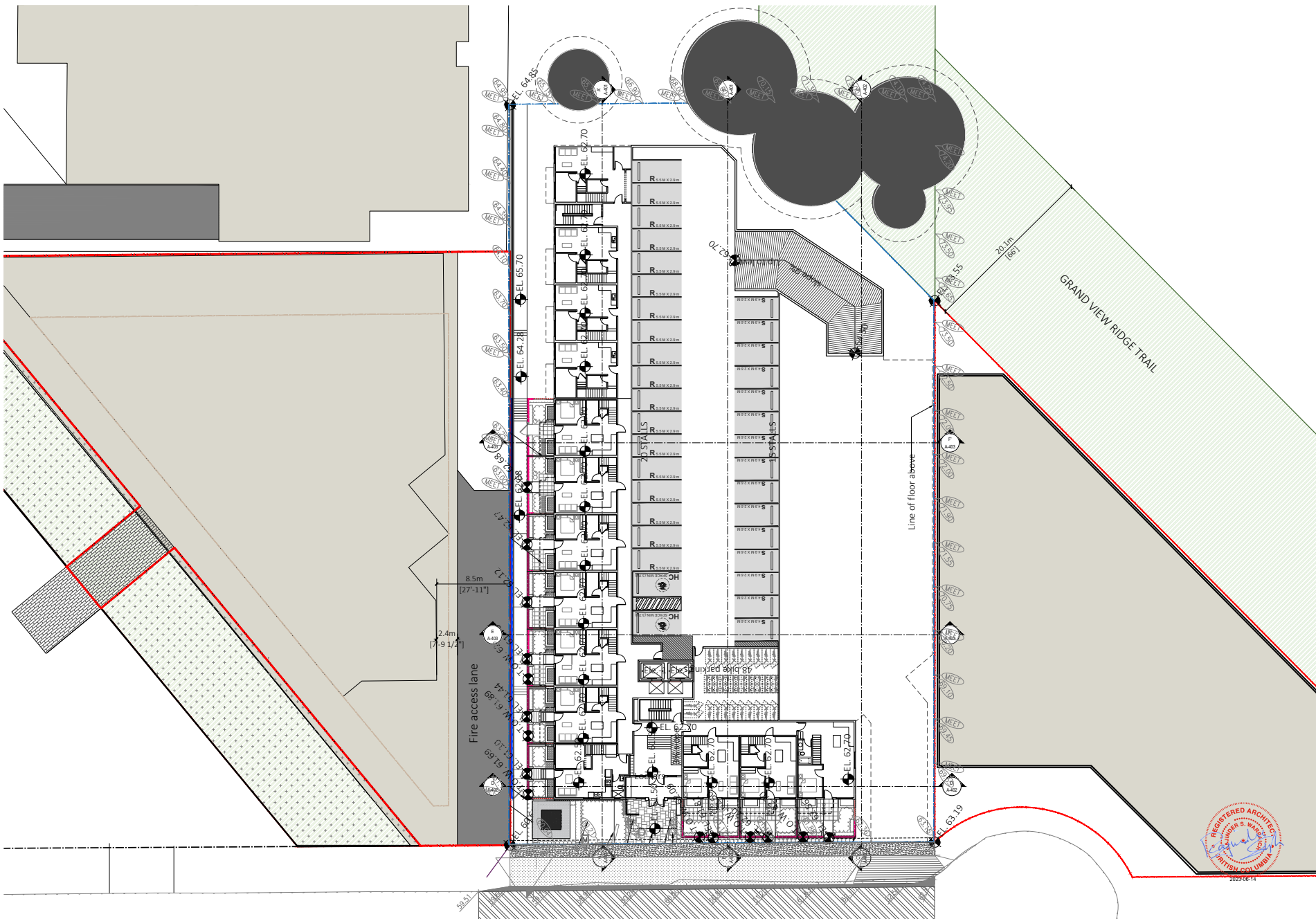
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REV	DESCRIPTION	DATE	BY



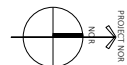
P1 LEVEL PLAN

A 1.1

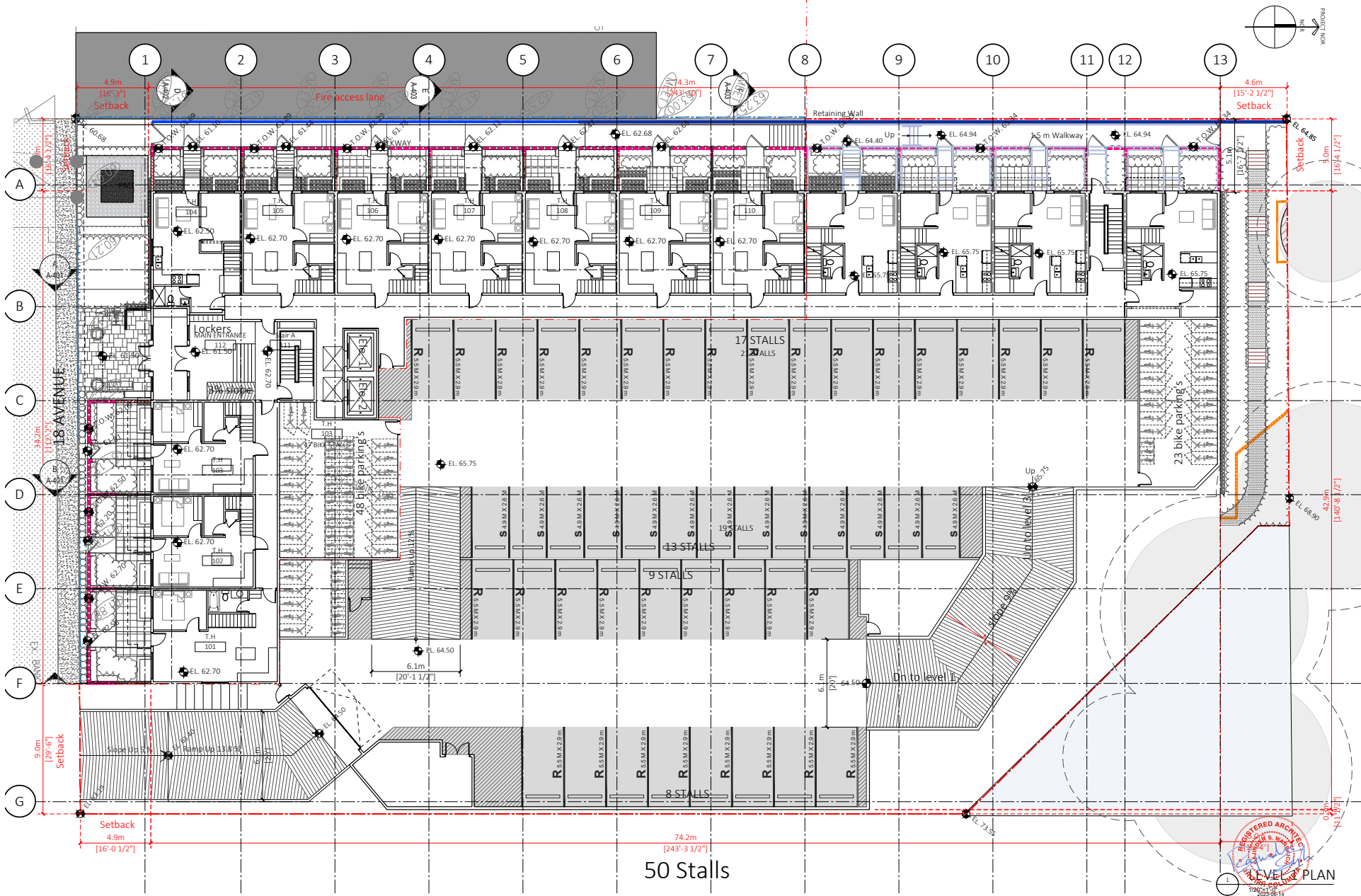


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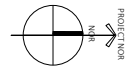


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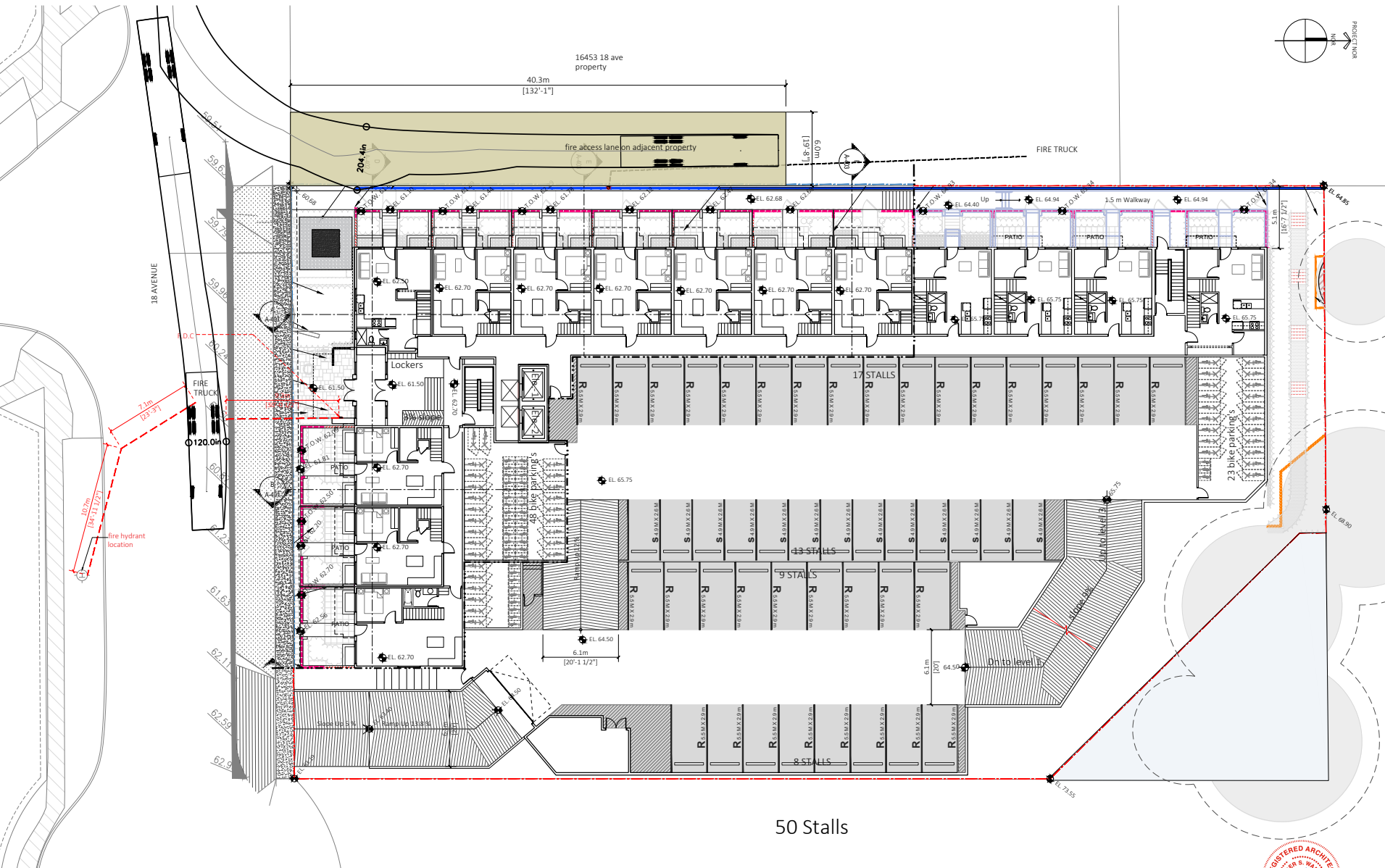


50 Stalls

LEVEL PLAN
18 JUN 2023

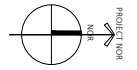
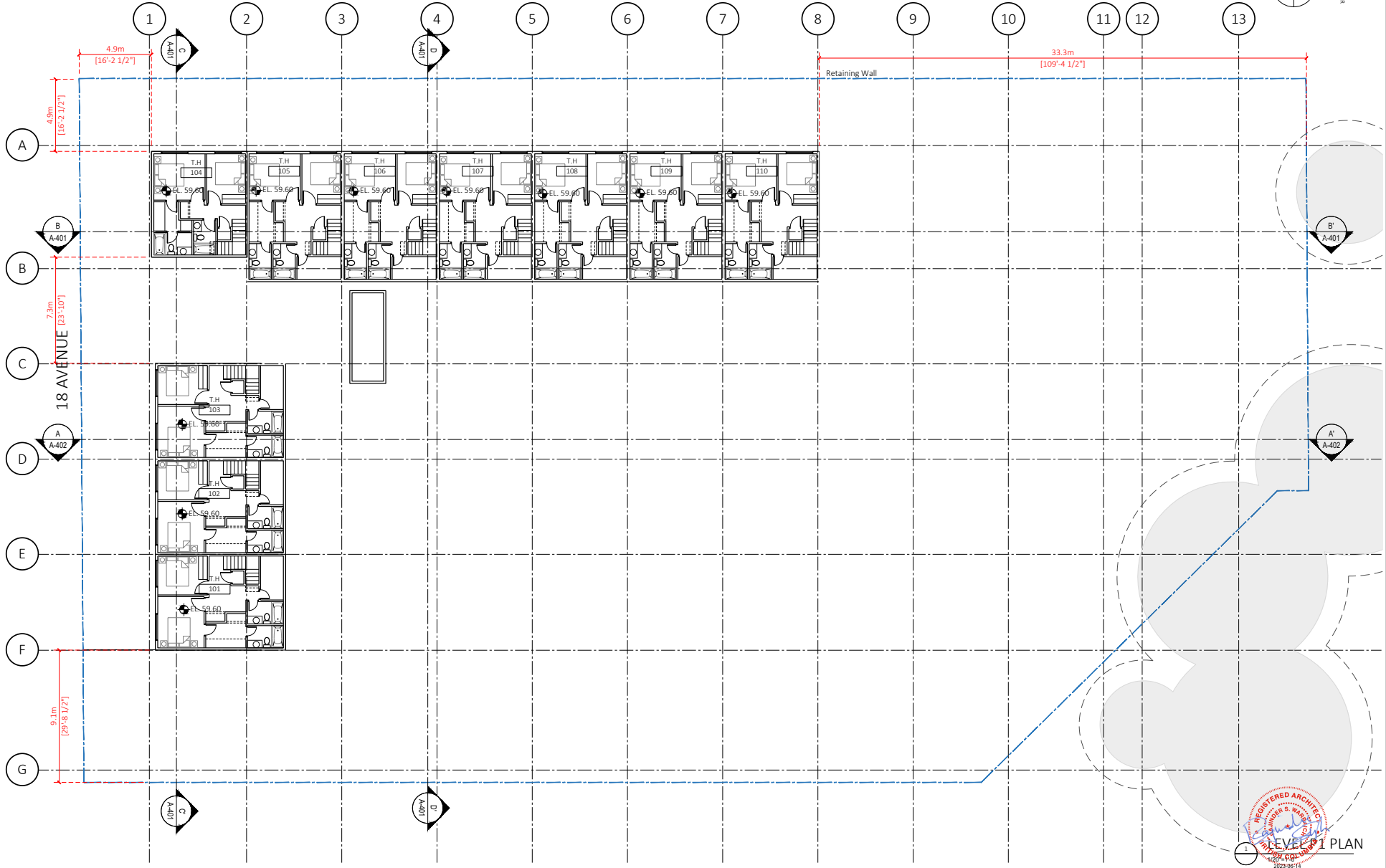


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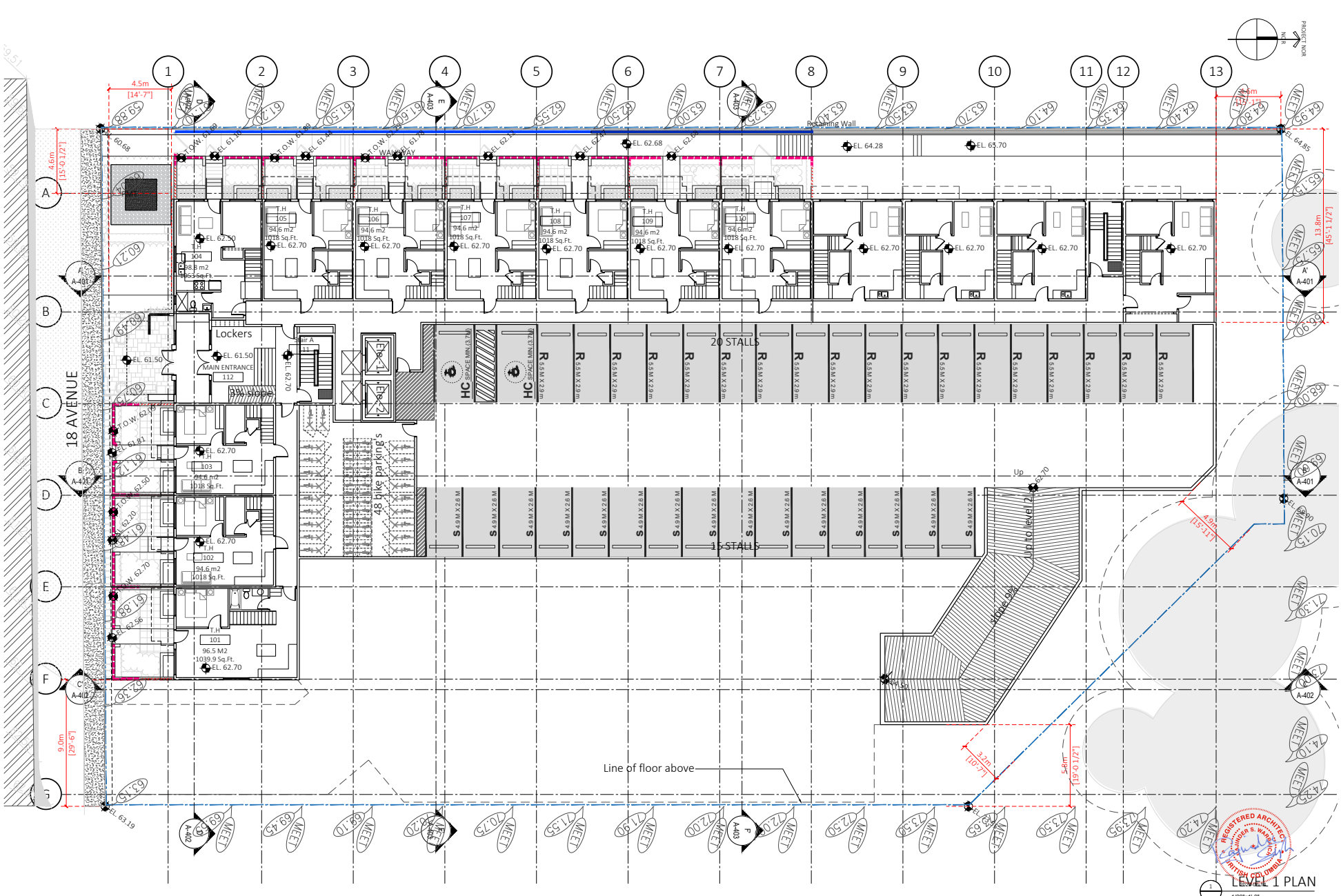
50 Stalls





REV	DESCRIPTION	BY	DATE

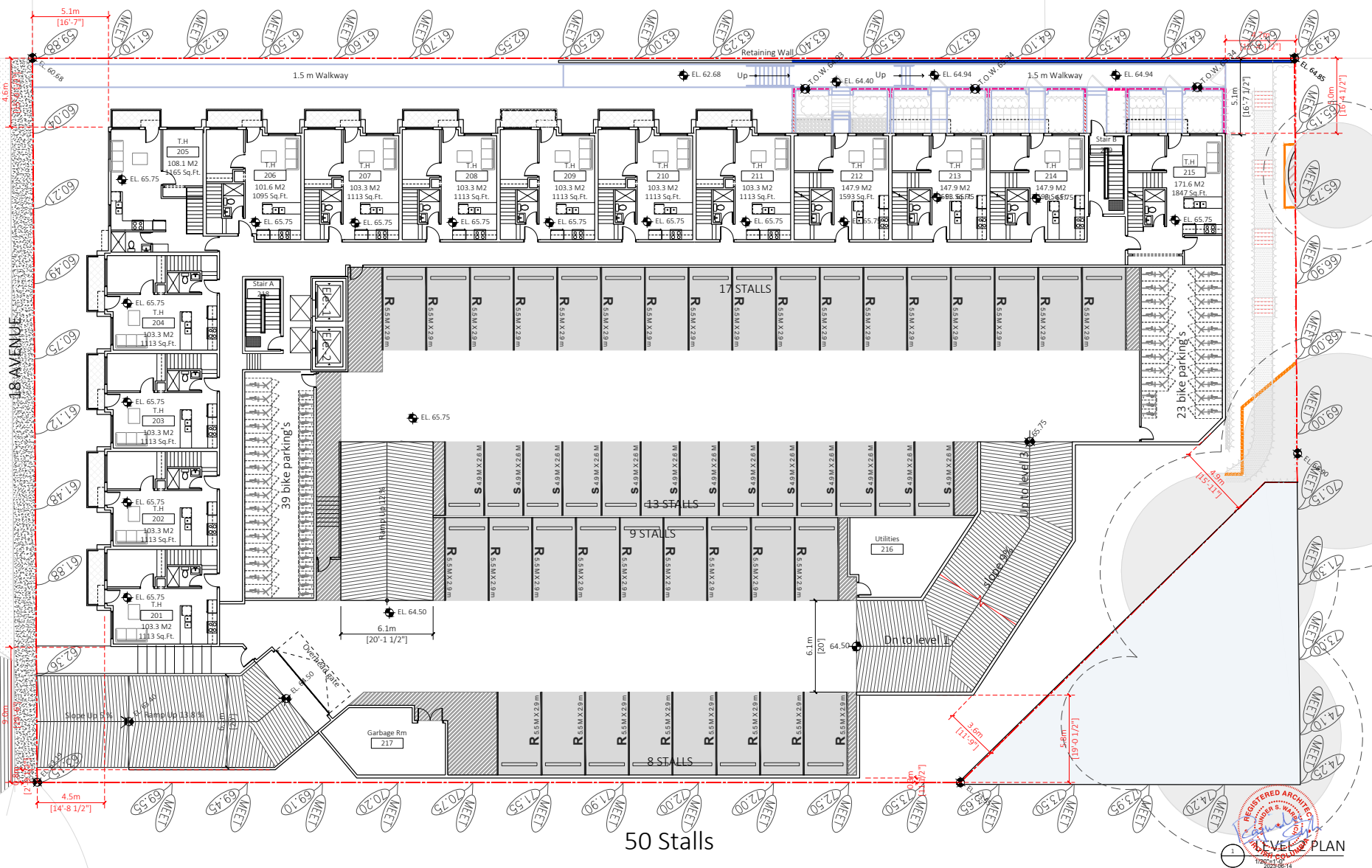
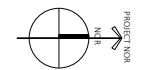




REV	DESCRIPTION	BY	DATE



LEVEL 1 PLAN
1/20"=1'-0"



50 Stalls

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
Townhouse/ Apartment Development
16485 18 Ave Surrey BC

CLIENT:
Genaris properties Ltd

DATE:
14-Jun-23

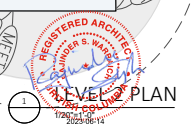
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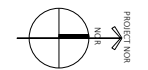
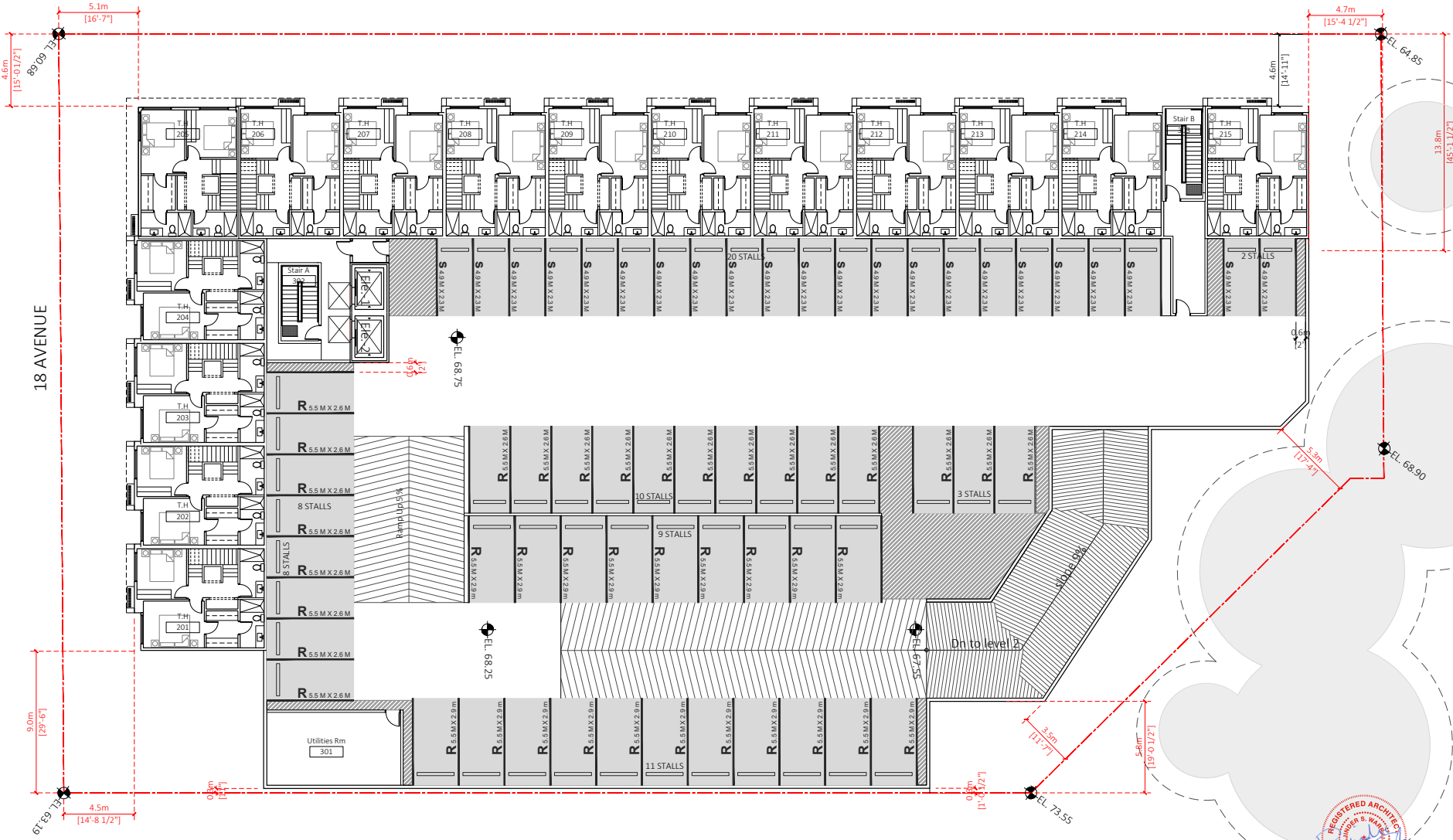
SCALE:
1/20"=1'

DRAWN BY:
R.W

REV.	DESCRIPTION	BY	DATE

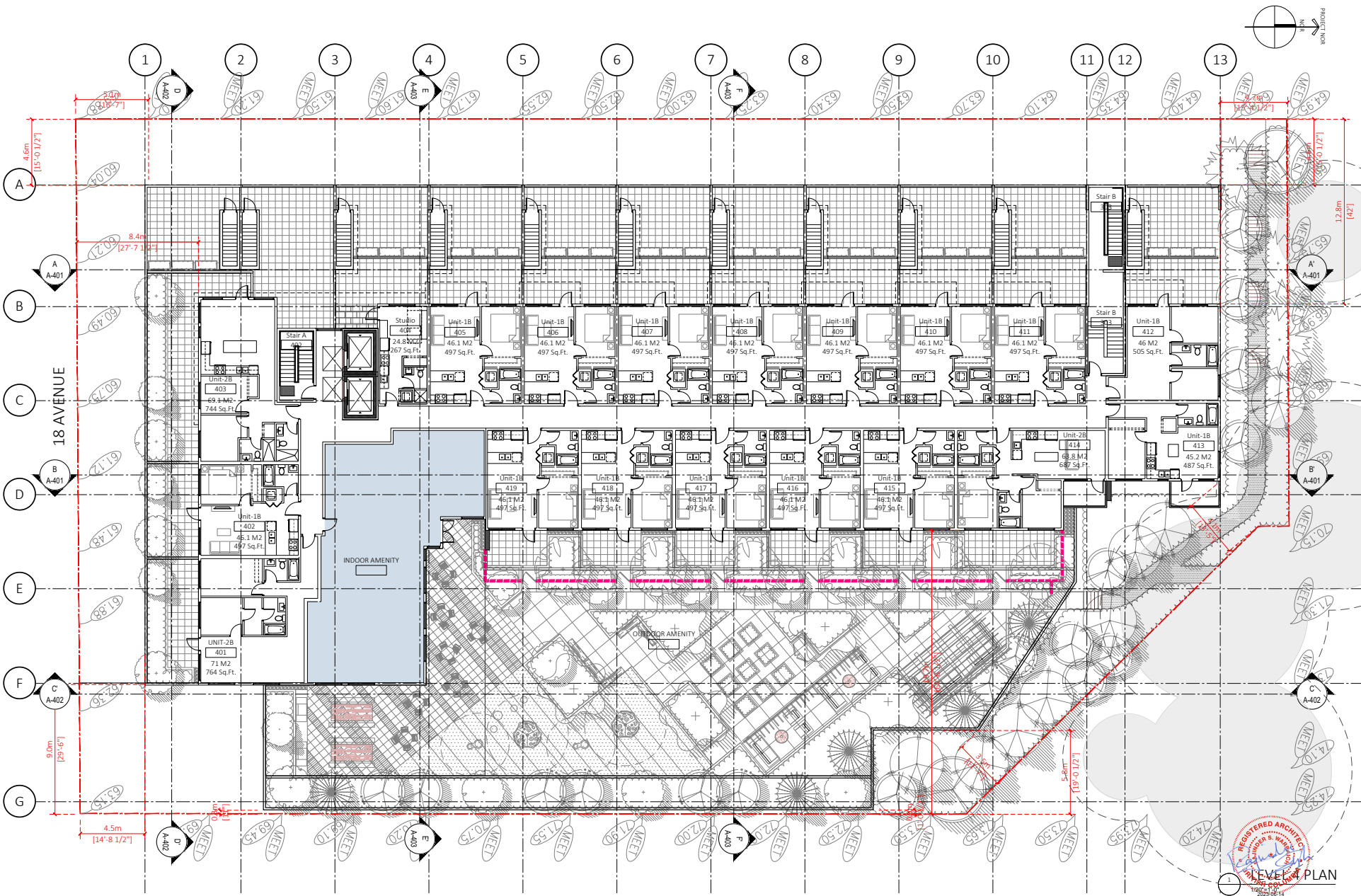
FLOOR PLAN
LEVEL 2





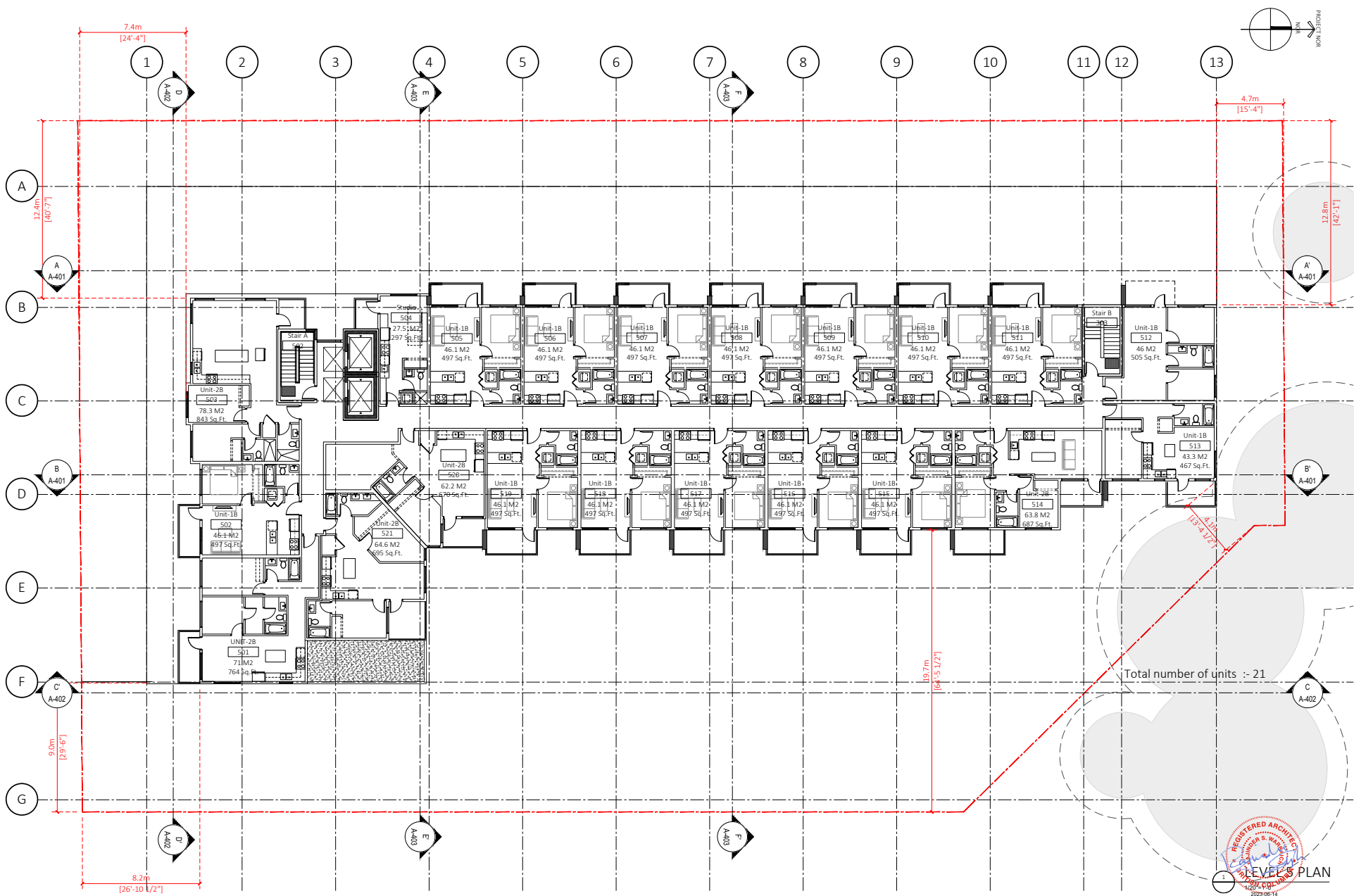
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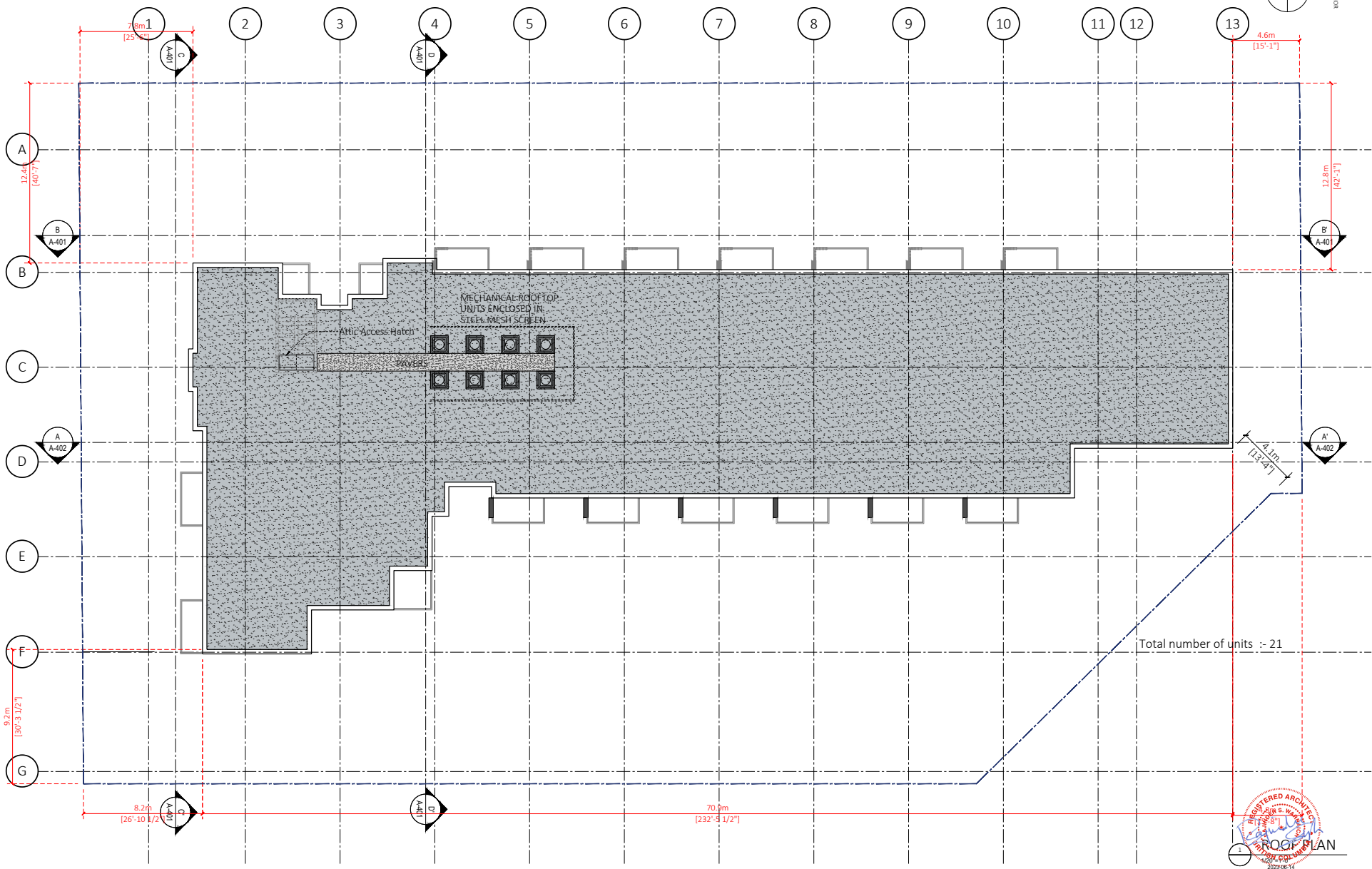
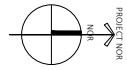


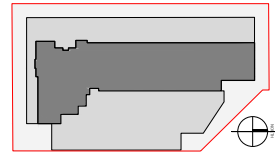
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REV	DESCRIPTION	BY	DATE



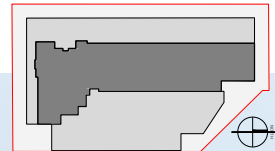
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REV	DESCRIPTION	BY	DATE

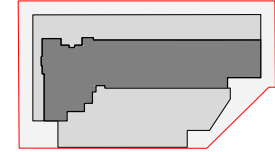




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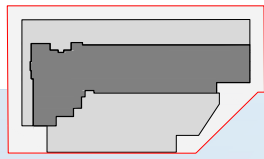


A-303



REV	DESCRIPTION	BY	DATE





80.68	TOP PLATE	2.74m	[9']
77.94	LEVEL 6	3.05m	[10']
74.89	LEVEL 5	3.05m	[10']
71.84	LEVEL 4	3.05m	[10']
68.79	LEVEL 3	3.05m	[10']
65.75	LEVEL 2		

Property Line

Property Line

Average Grade level
66.23 M

14.45m
[47'-5"]

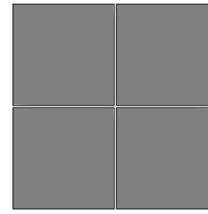
Building height

NORTH ELEVATION
1/20" = 1'-0" 2023-06-14

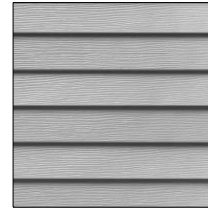
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ELEVATION

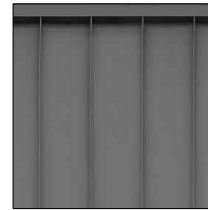
NORTH



1 Exterior High Density Fibre
Cement Board C/W easy trims
to match (Hardie or similar)
Color : sweet Innocence (2125-50)



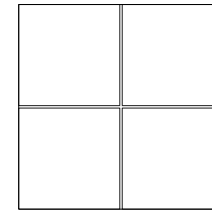
3 Exterior High Density Fibre
Cement siding
Color : Sidewalk gray (2133-60)



5 Exterior High Density Fibre
Cement Board C/W easy trims
to match (Hardie or similar)
Color : Gray (2121-10)



7 SOPREMA SPOPRASTAR HIGH ALBEDO
ROOF WITH SRI VALUE OF .82



2 Exterior High Density Fibre
Cement Board C/W easy trims
to match (Hardie or similar)
Color : Chantilly Lace (2121-70)



4 Exterior High Density Fibre
Cement siding
Color : Cougar Brown (2106-40)



6 Long board vertical tubes
2"x 6"
Color : light cherry



8 Metal Fence



REV	DESCRIPTION	BY	DATE



PROJECT INFO:
 Townhouse/ Apartment Development
 16485 18 Ave Surrey BC

CLIENT:
 Genaris properties Ltd

DATE:
 15-Jun-23
PROJECT NO:
 21-205

SCALE: As Shown
DRAWN BY: BS

REV	DESCRIPTION	BY	DATE

3d renders





PROJECT INFO:
Townhouse / Apartment Development
16485 18 Ave Surrey BC

CLIENT:
Genaris properties Ltd

DATE:
14-Jun-23
PROJECT NO.:
21-205

SCALE: As Shown
DRAWN BY: BS

REV	DESCRIPTION	BY	DATE

3d renders





REV	DESCRIPTION	BY	DATE

3d renders



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	23 MAY 21	REVISE PER ADR COMMENTS	SA
2	23 JUN 21	REVISE FOR ADR	SA
3	23 MAR 21	ISSUE FOR ADR	SA
4	23 JAN 09	NEW SITE PLAN, GRADING, PLANTING	CL

CLIENT:

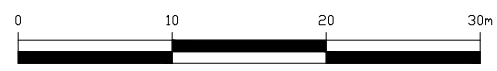
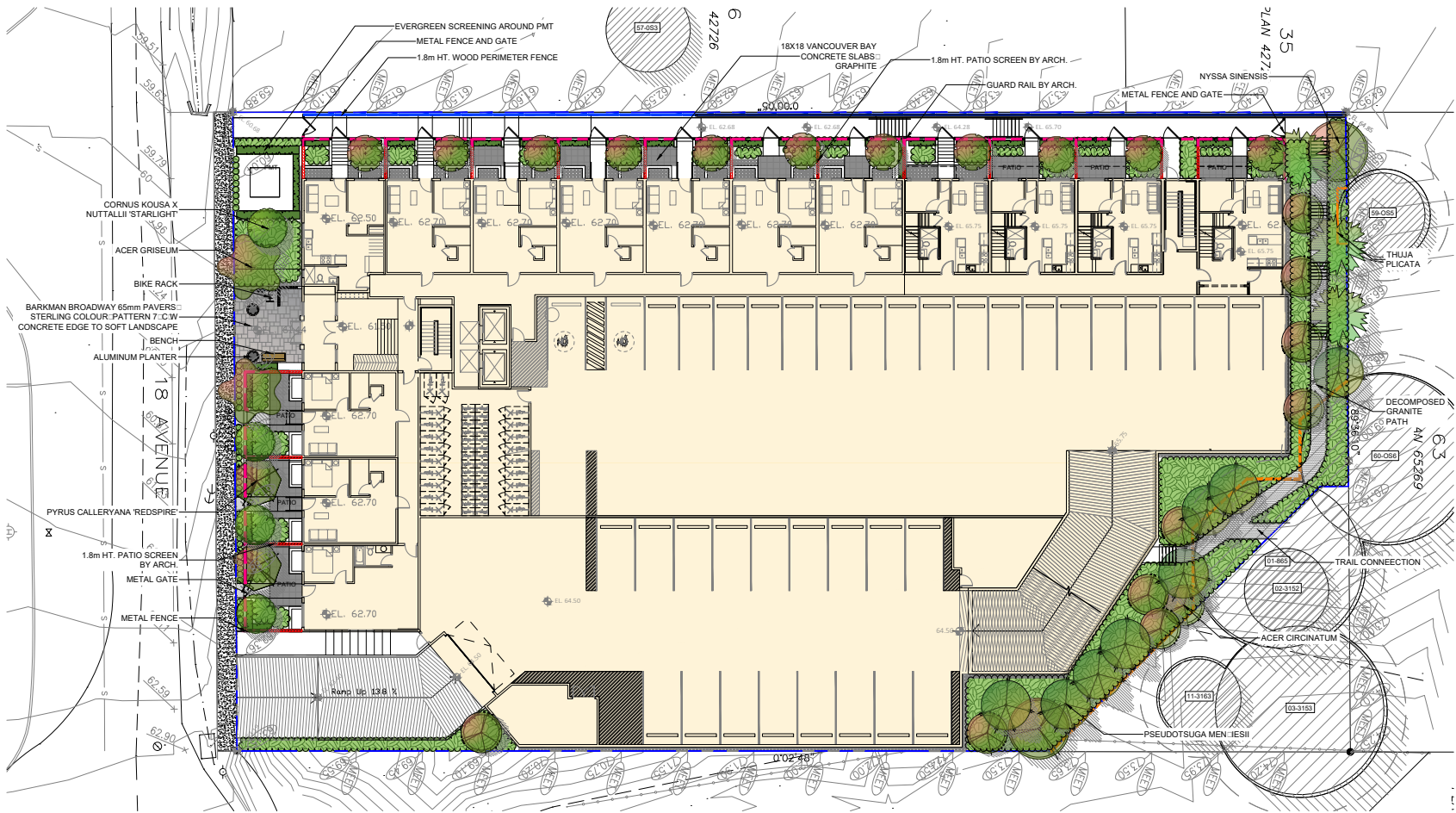
PROJECT:

TOWNHOUSE DEVELOPMENT
16485 18 AVE
SURREY

DRAWING TITLE:

LANDSCAPE PLAN LEVEL 1

DATE: 22 NOV 16 DRAWING NUMBER:
SCALE: 1:150
DRAWN: MC
DESIGN: MC
CHKD: RK OF 7



TREE SCHEDULE					PMG PROJECT NUMBER: 22-207
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	10	ACER CIRCINATUM	VINE MAPLE	1.5M HT 'B' 'B' 3 STEM CLUMP	
	2	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL 1.8M STD 'B' 'B'	
	11	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	5CM CAL 'B' 'B'	
	4	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	2.8M HT 'B' 'B'	
	2	NYSSA SINENSIS	CHINESE TULPELO	5CM CAL 1.8M STD 'B' 'B'	
	9	PSEUDOTSUGA MEN 'IESII'	DOUGLAS FIR	3M HT 'B' 'B'	
	2	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	6CM CAL 1.5M STD 'B' 'B'	
	2	THUJA PLICATA	WESTERN RED CEDAR	3M HT 'B' 'B'	

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



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	23 MAY 21	REVISE PER ACP COMMENTS	SA
3	23 APR 21	REVISE FOR ACP	SA
2	23 MAR 21	ISSUE FOR ACP	SA
1	23 JAN 09	NEW SITE PLAN, GRADING, PLANTING	CI

CLIENT:

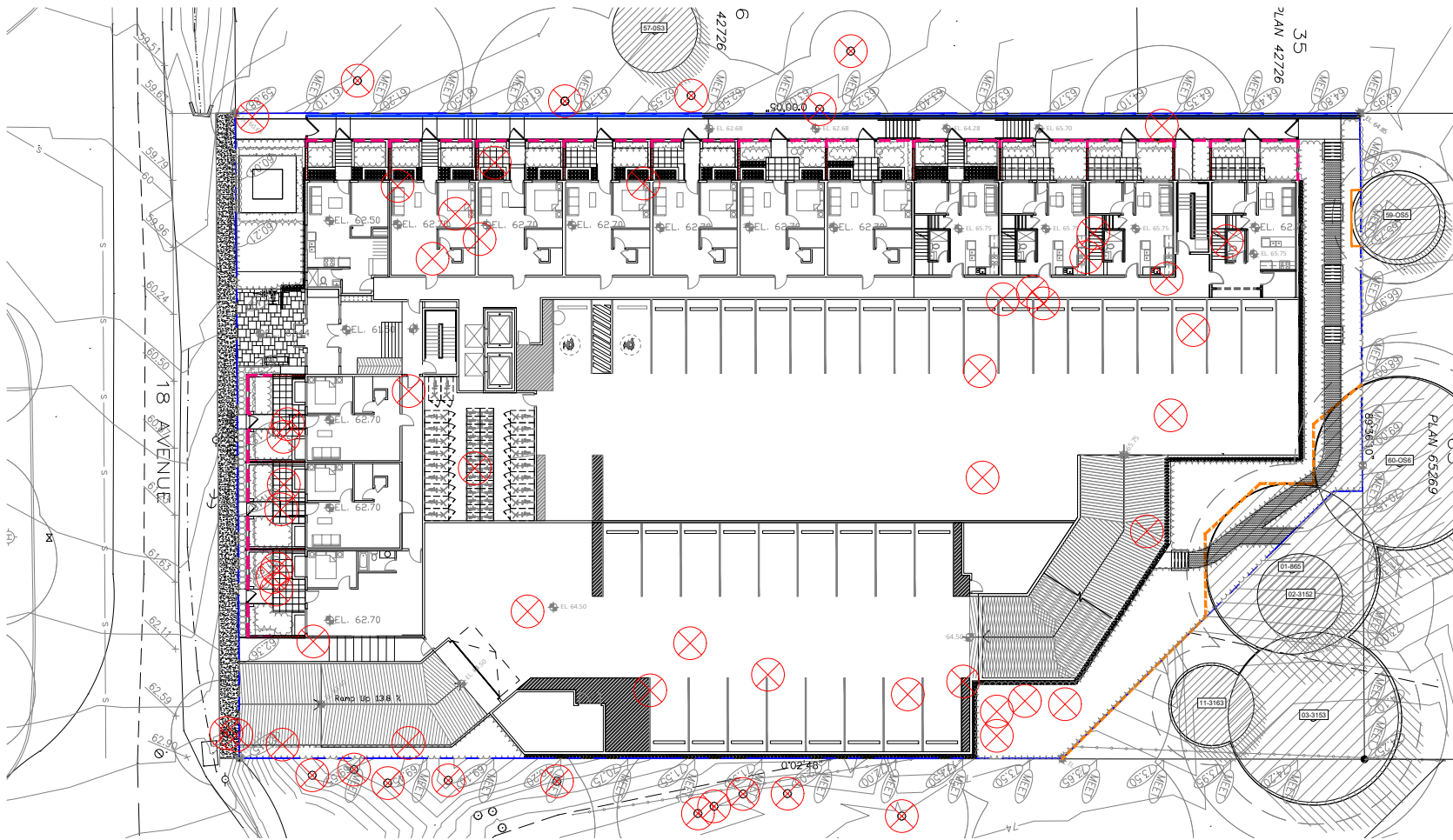
PROJECT:

TOWNHOUSE DEVELOPMENT
16485 18 AVE
SURREY

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 22 NOV 16 DRAWING NUMBER:
SCALE: 1:150
DRAWN: MC
DESIGN: MC
CHKD: RK

PMG PROJECT NUMBER: 22-207



-  EXISTING TREE TO RETAIN
-  REMOVED TREE
-  TREE PROTECTION FENCE REFER TO ARBORIST REPORT



L2
OF 7

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	23 MAY 21	REVISE PER ADP COMMENTS	SA
3	23 JUN 21	REVISE FOR ADP	SA
2	23 MAR 21	ISSUE FOR ADP	SA
1	23 JAN 09	NEW SITE PLAN, GRADING, PLANTING	CI

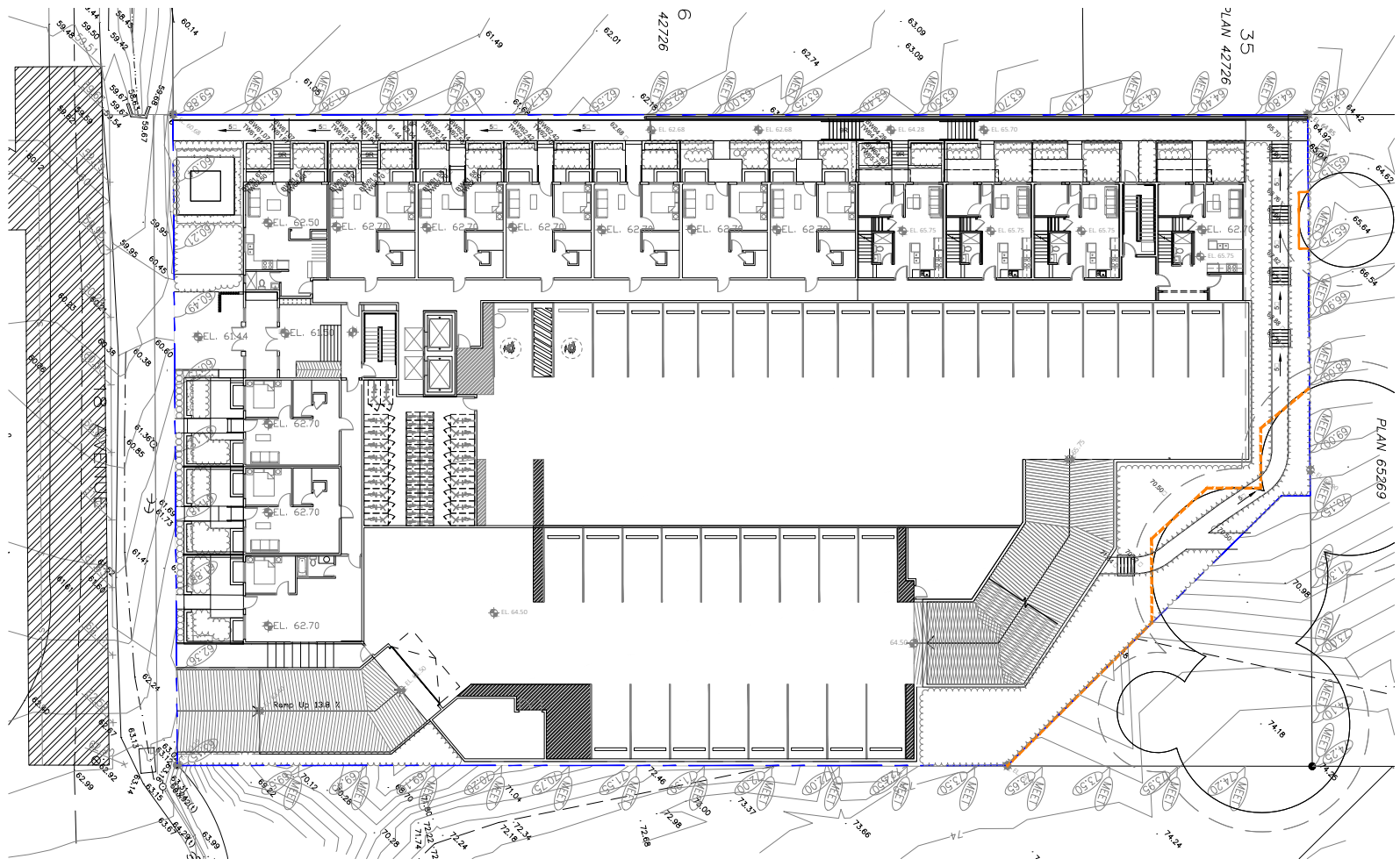
CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
16485 18 AVE
SURREY

DRAWING TITLE:
**LANDSCAPE GRADING
PLAN LEVEL 1**

DATE: 22 NOV 16 DRAWING NUMBER:
SCALE: 1:150
DRAWN: CI **L3**
DESIGN: CI
CHKD: RK OF 7



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 MAY 21	REVISION FOR ADR COMMENTS	SA
2	23 JUN 21	ISSUE FOR ADR	SA
3	23 MAR 21	ISSUE FOR ADR	SA
4	23 JAN 20	NEW SITE PLAN, SEASONS, PLANTING	CL

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
16485 18 AVE
SURREY

DRAWING TITLE:
LANDSCAPE PLAN LEVEL 4

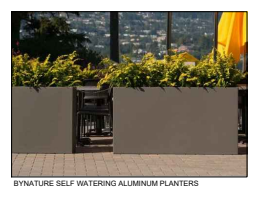
DATE: 22 NOV 16 DRAWING NUMBER:
SCALE: 1:50
DRAWN: MC
DESIGN: MC
CHKD: RK

L4
OF 7



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
8	8	ACER CIRCINATUM	VINE MAPLE	1.5M HT. B: B: 3 STEM CLUMP
5	5	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL. 1.8M STD. B: B
7	7	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	5CM CAL. B: B
4	4	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKY FALSE CYPRESS	2M HT. B: B
8	8	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STANGLIGHT HYBRID DOGWOOD	2.2M HT. B: B
6	6	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6.0CM CAL. 1.5M STD. B: B
5	5	PICEA OMORIKA	SERBIAN SPRUCE	3M HT. B: B

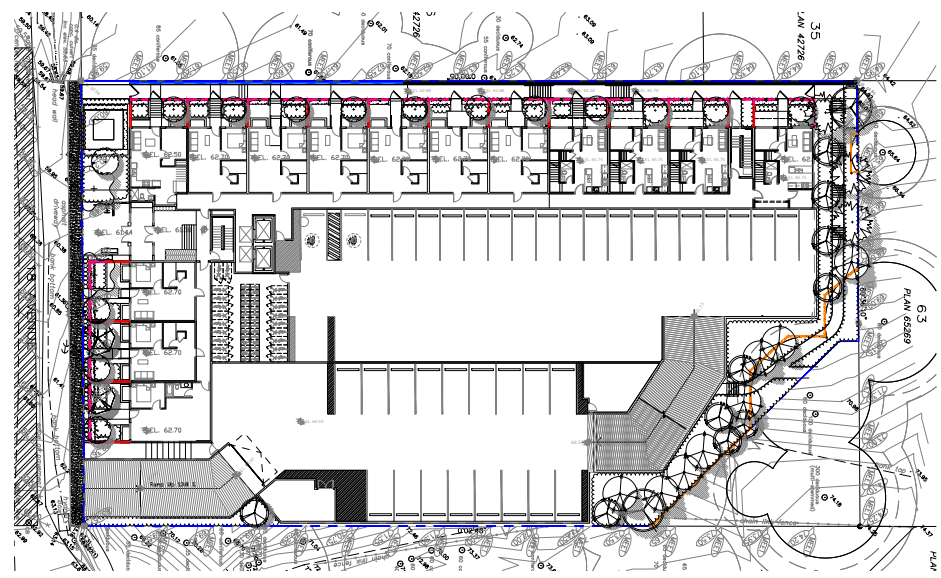
NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS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



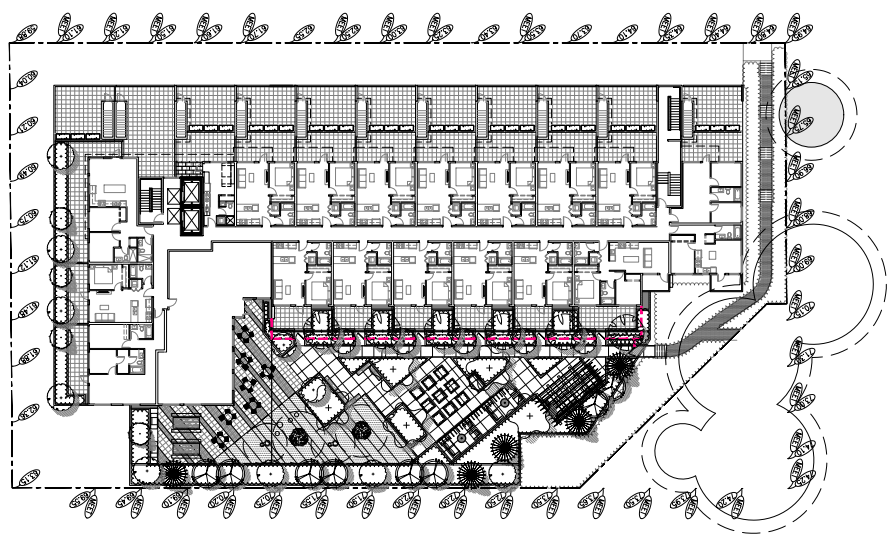
BYNATURE SELF-WATERING ALUMINUM PLANTERS



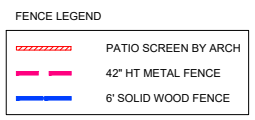
SEAL:



LEVEL 1



LEVEL 4



NO.	DATE	REVISION DESCRIPTION	DR.
4	23 MAY 21	REVISE PER ADP COMMENTS	SA
3	23 APR 21	REVISE FOR ADP	SA
2	23 MAR 21	ISSUE FOR ADP	SA
1	23 JAN 09	NEW SITE PLAN, GRADING, PLANTING	CJ

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
16485 18 AVE
SURREY

DRAWING TITLE:
FENCE PLAN

DATE: 22.NOV.16 DRAWING NUMBER:
SCALE: 1:250
DRAWN: MC
DESIGN: MC
CHKD: RK

L5
OF 7



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: July 04, 2023 **PROJECT FILE: 7820-0110-00**

**RE: Engineering Requirements
Location: 16485 18 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m right-of-way along 18 Avenue.
- Register fire access easement on neighbouring 16453 18 Avenue property.

Works and Services

- Construct the north half of 18 Avenue to local road standards.
- Provide 7.3 m wide concrete driveway to 18 Avenue.
- Construct 250 mm watermain along 18 Avenue.
- Construct adequately sized sanitary sewer main along 18 Avenue.
- Provide adequately sized storm, sanitary and water service connection to development.
- Design details of the realignment of the drainage corridor are outside the scope of this development application and need to be coordinated with neighbouring properties.

A Servicing Agreement is required prior to Rezone/Subdivision.

NCP AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no associated Engineering requirements for the proposed NCP Amendment, Development Permit and Development Variance Permit.



Jeff Pang, P.Eng.
Development Services Manager
RH

Department: **Planning and Demographics**
Date: **April 24, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **20 0110 00**

The proposed development of **25** Townhouse units and **61** 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	30
---	----

Projected Number of Students From This Development In:	
Elementary School =	17
Secondary School =	8
Total Students =	25

Current Enrolment and Capacities:	
Edgewood Elementary	
Enrolment	784
Operating Capacity	607
# of Portables	7
Grandview Heights Secondary	
Enrolment	1541
Operating Capacity	1500
# of Portables	0

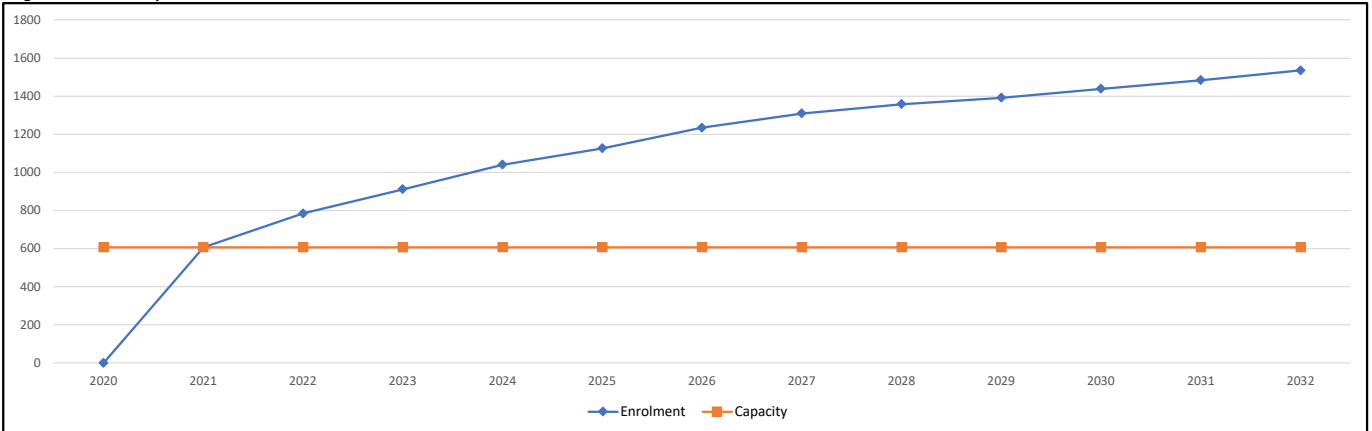
Summary of Impact and Commentary

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

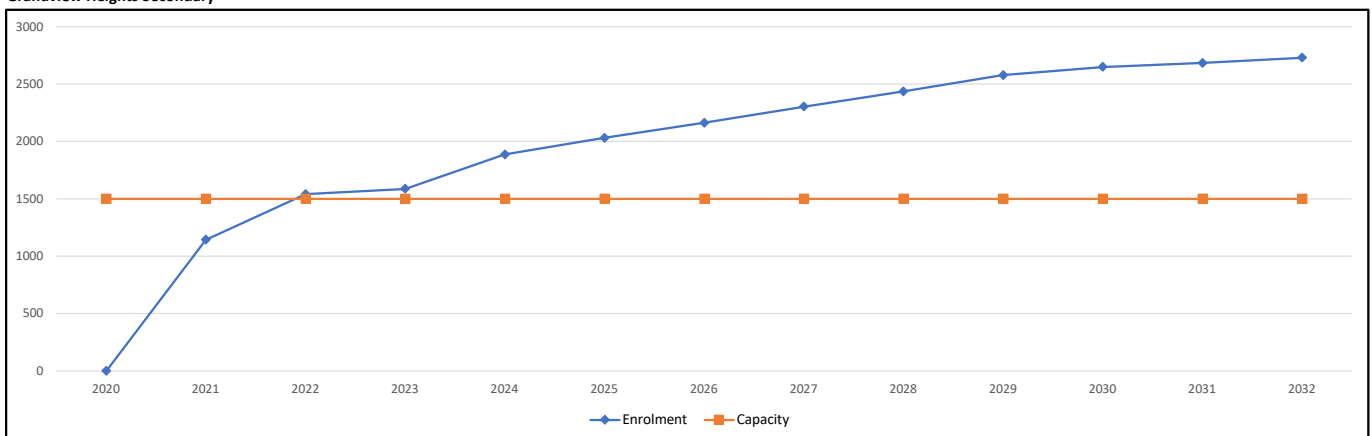
The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2022, the school has 7 portables on site. To support further enrolment growth in this area, a new Ta'talu Elementary school, located below 20th Avenue, is targeted to open in the fall of 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes.

To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables, request additions to the school, or request a new secondary school from the Ministry of Education and Child Care.

Edgewood Elementary



Grandview Heights Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 20-0110-00


Address: 16485 - 18 Avenue

Registered Arborist: Tim Vandenberg PN-8565A

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)	46
Protected Trees to be Removed	43
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = <u>16</u> - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = <u>54</u> 	70
Replacement Trees Proposed	51
Replacement Trees in Deficit	19
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	13
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18 	22
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: June 21, 2023



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



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

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

16485 18 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB11/20	MK	SITE & GRADING PLAN
2	DEC16/22	MK	SITE/GRADING PLAN & UPDATED SITE CONDITIONS

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

SCALE

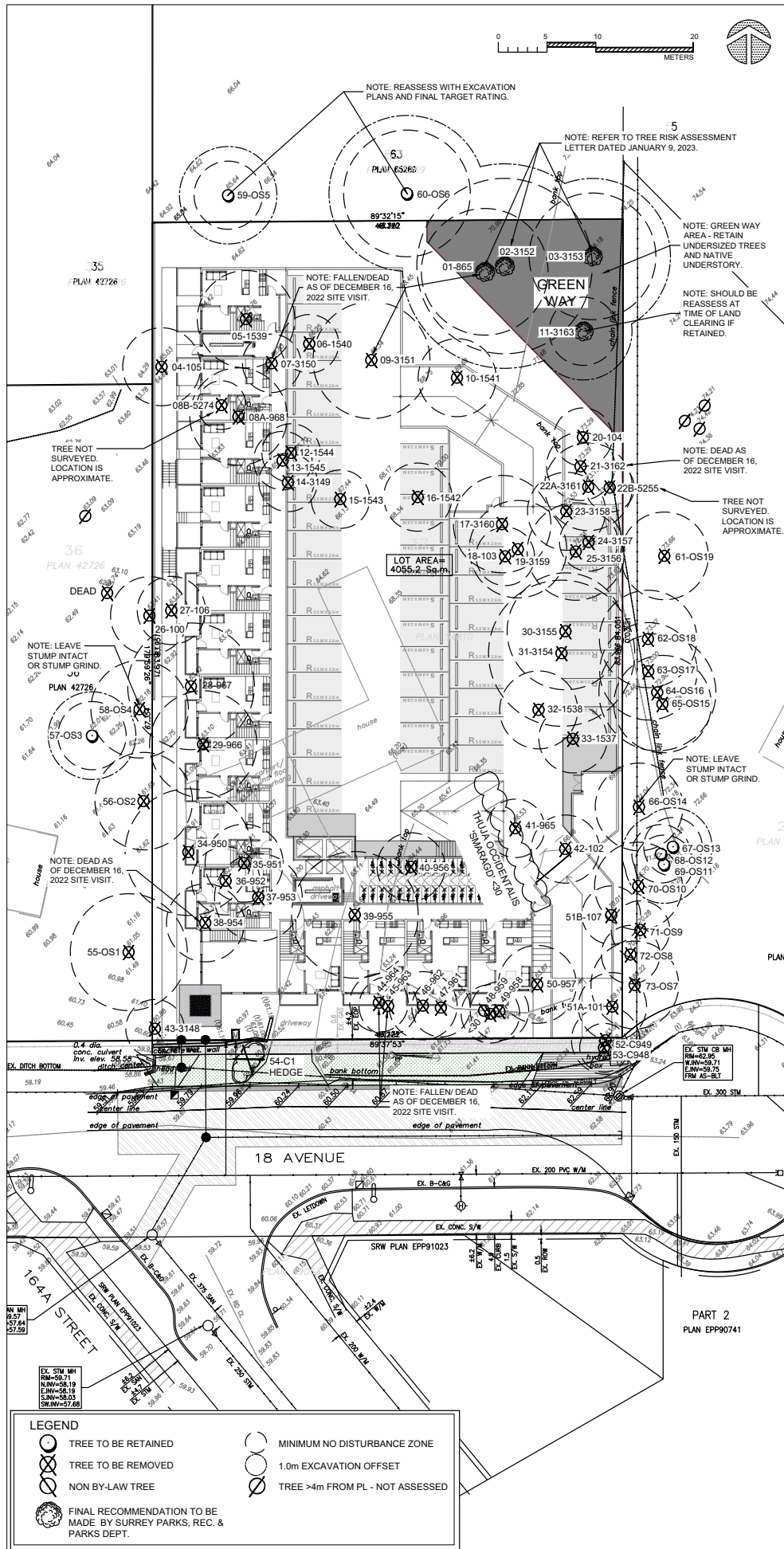
AS SHOWN

DATE

SEPTEMBER 10, 2018

T - 1

SHEET 1 OF 2



J. Azizi left the meeting at 6:05 p.m.

3. 5:55 p.m.

File No.:	7920-0110-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RA to CD (based on RM-70). DP for Form & Character, Hazard Lands (Steep Slopes) and Sensitive Ecosystems). NCP Amendment from “Multiple Residential 30-45 upa” and “Drainage Corridor” to “Multiple Residential 1.5 FAR” and to eliminate the land consolidation requirement to permit an apartment building with 86 units.
Address:	16485 - 18 Avenue (Sunnyside Heights)
Developer:	Harman Dhillon, Genaris Properties
Architect:	Rajinder Warraich, Architect AIBC, Flat Architecture
Landscape Architect:	Rebecca Krebs, PMG Landscape Architects
Planner:	Heather Kamitakahara
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner provided an overview of the area policy and adjacent context, and advised that staff generally support the project.

The Panel was asked to comment on the general form and character of the development noting the increase in density and density location on site, interfaces with the public realm and the new Grandview Ridge Trail, the overall grading treatment, and the landscape design.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by R. Amies
 Seconded by M. Cheung
 That the Advisory Design Panel (ADP) is in
 CONDITIONAL support of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.
Carried

Key Points

- Lighten and open the materials and elements of the main entry as the current design is reading too dark and does not have enough importance to emphasize main entrance of the development.
The main entrance has been redesigned with the more eye catchy materials for reference please refer to the drg. A-302
- Resolve the sunken unit and patios along west elevation.
No sunken units and patios and patios are provided on the project.
- Consider the reveals for facade treatments on the north elevation to break down the massing and the current blank wall.
North elevation has been redesigned to break the massing and the current blank wall. Please refer the drg. A- 204
- Review the building floor structural elements to locate windows, specifically the corner windows to ensure the design is achievable.
As requested, the corner windows of the south-west corner have been updated in architectural drawings as well as in the 3d model as well.
- Resolve the separation between the L3 upper-level patios along the west edge.
Patio issue has been resolved, we try to put planter and screening together to provide the natural light and a wider open space as well as privacy. Please refer the L3 for the details.
- Ensure maneuvering within the parkade is possible by consulting a Traffic Consultant.
The ramp slope has been reviewed and revised. The maximum slope at the all levels is less then 11% please refer the drawing A—201, A-202
- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.

Site

- Consider moving the PMT to southeast site corner beside the parkade entry, so it is less prominent on the site.
*In our previous discussion with the city, we end up with the conclusion that current location of the PMT is the best location.
Thanks to the landscape to enhance the surrounding and also make up functional for the servicing purpose. Please refer to the landscape.*

Form and Character

- Consider building floor structural elements to locate windows which seem to have very high headers. If elements are to remain, consider spandrel panels or solid materials to cover structure.
The corner windows have been revised for the corner we used Matel to match the windows please refer the elevations and 3d renders.
- Consider softening interconnection between patios and sidewalk by integrating landscape and reviewing materials and colours in all patios at grade level.
Landscape drawings has been updated. Planters have been provided to provide the privacy for the internal private walkway.
- Coordinate the renders, architectural drawings, and landscape drawings.
All the drawings have been coordinated please refer to the updated set of drawings

Landscape

- Explore opportunities for a connection from the Grandview Ridge Trail to the outdoor amenity. Work with City staff to clarify rationale for not having pedestrian access from the shared but gated exterior amenity to the multi-use path. With an active path, it will bring more local traffic and be easier for residents to access the path by skipping a large steep section.
We added the connection with Grandview Ridge Trail with the north side walk of the site through the Gated private amenity.

CPTED

- Consider resolving the sunken unit and patios along west elevation.
No sunken units and patios and patios are provided on the project.

Sustainability

- Consider inclusion of renewable energy on roof surfaces or a green roof.
High- albedo Roof with 2 PLY SBS ROOFING (Soprema Soprastar) SRI 0.8 has been provided please refer to the drawing A-206
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
Oner of the building will provide the information if adding the fly ash will not going to effect the over all budget of the building.

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

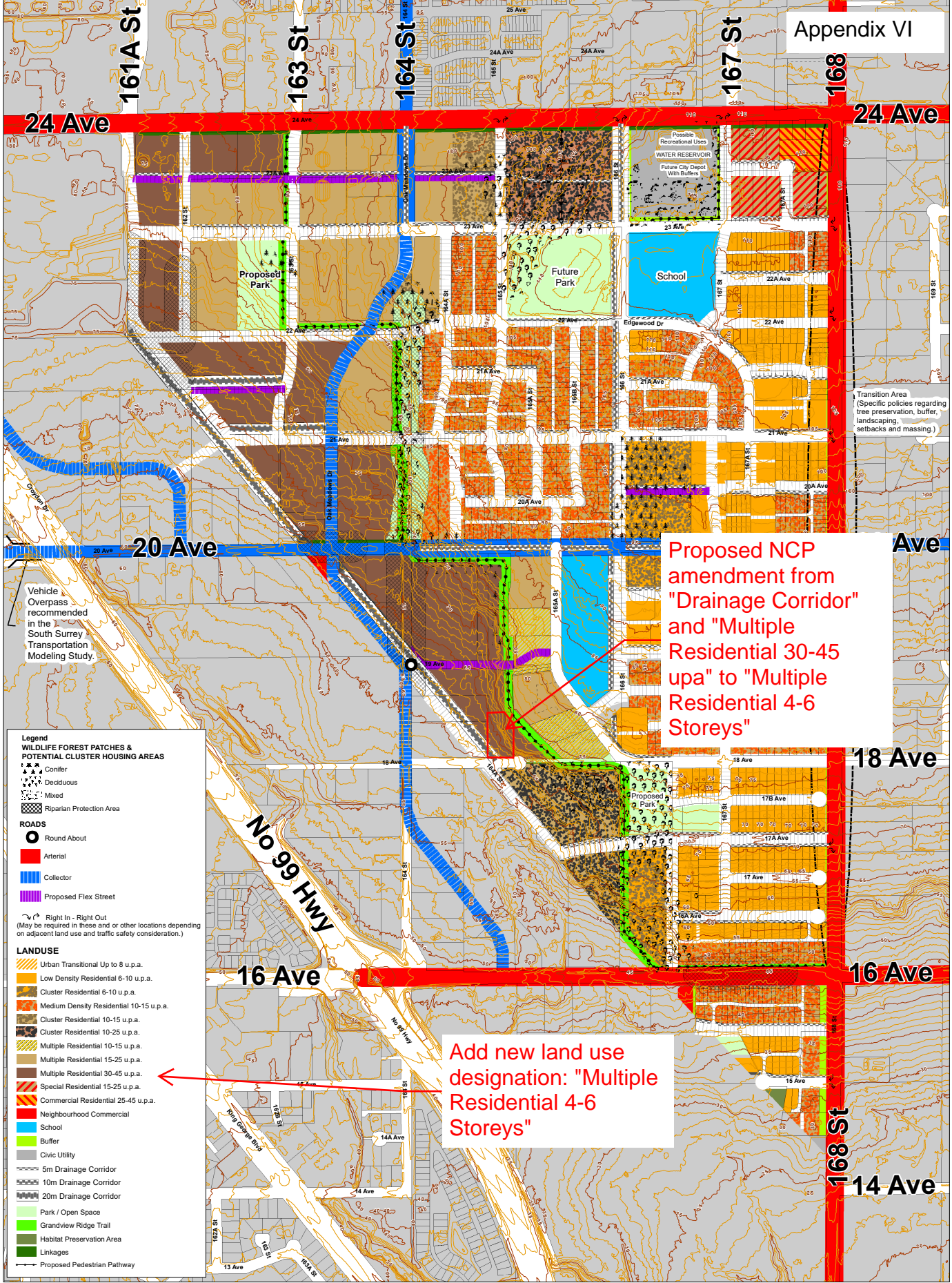
The next Advisory Design Panel is scheduled for Thursday, June 8, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:58 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson



Proposed NCP amendment from "Drainage Corridor" and "Multiple Residential 30-45 upa" to "Multiple Residential 4-6 Storeys"

Add new land use designation: "Multiple Residential 4-6 Storeys"

- Legend**
- WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS**
- Conifer
 - Deciduous
 - Mixed
 - Riparian Protection Area
- ROADS**
- Round About
 - Arterial
 - Collector
 - Proposed Flex Street
 - Right In - Right Out (May be required in these and or other locations depending on adjacent land use and traffic safety consideration.)
- LANDUSE**
- Urban Transitional Up to 8 u.p.a.
 - Low Density Residential 6-10 u.p.a.
 - Cluster Residential 6-10 u.p.a.
 - Medium Density Residential 10-15 u.p.a.
 - Cluster Residential 10-15 u.p.a.
 - Cluster Residential 10-25 u.p.a.
 - Multiple Residential 10-15 u.p.a.
 - Multiple Residential 15-25 u.p.a.
 - Multiple Residential 30-45 u.p.a.
 - Special Residential 15-25 u.p.a.
 - Commercial Residential 25-45 u.p.a.
 - Neighbourhood Commercial
 - School
 - Buffer
 - Civic Utility
 - 5m Drainage Corridor
 - 10m Drainage Corridor
 - 20m Drainage Corridor
 - Park / Open Space
 - Grandview Ridge Trail
 - Habitat Preservation Area
 - Linkages
 - Proposed Pedestrian Pathway

Grandview Heights NCP Area #2 (Sunnyside Heights)
 City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 8 June 2023

