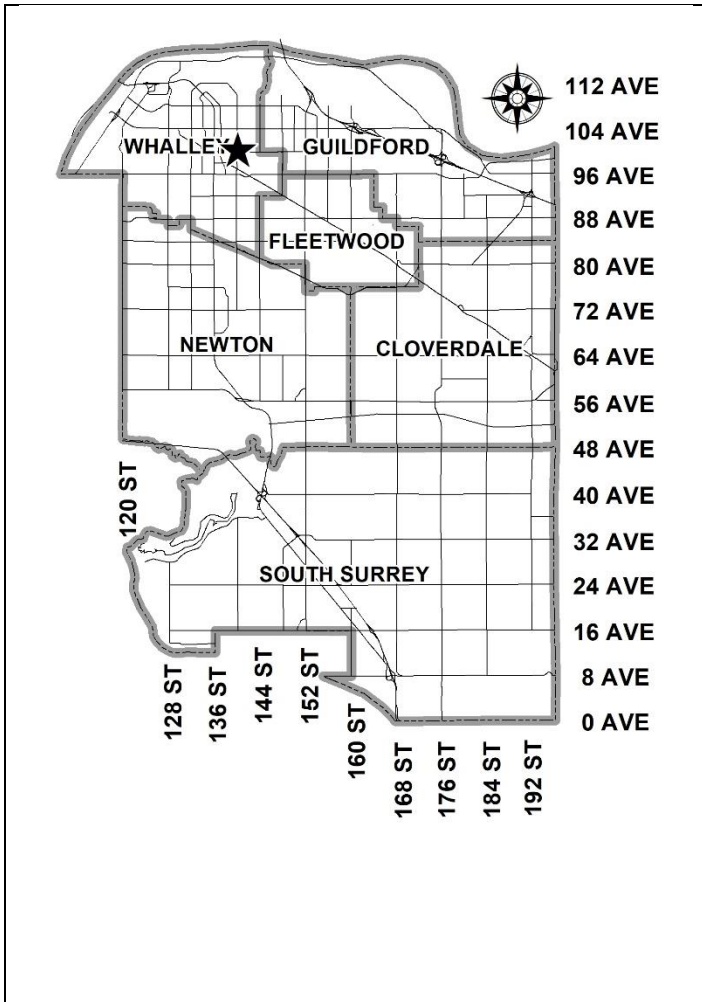


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0187-00

Planning Report Date: July 10, 2023



PROPOSAL:

- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation
- **Rezoning** of a portion from RF to CD (based on RM-70)
- **Development Permit**
- **Development Variance Permit**

to permit the development of a 6-storey apartment building with approximately 109 dwelling units and underground parking on a consolidated site in Guildford.

LOCATION:

- 14009 - 100 Avenue
- 14017 - 100 Avenue
- 14027 - 100 Avenue
- 14037 - 100 Avenue
- 14030 - 100A Avenue

ZONING:

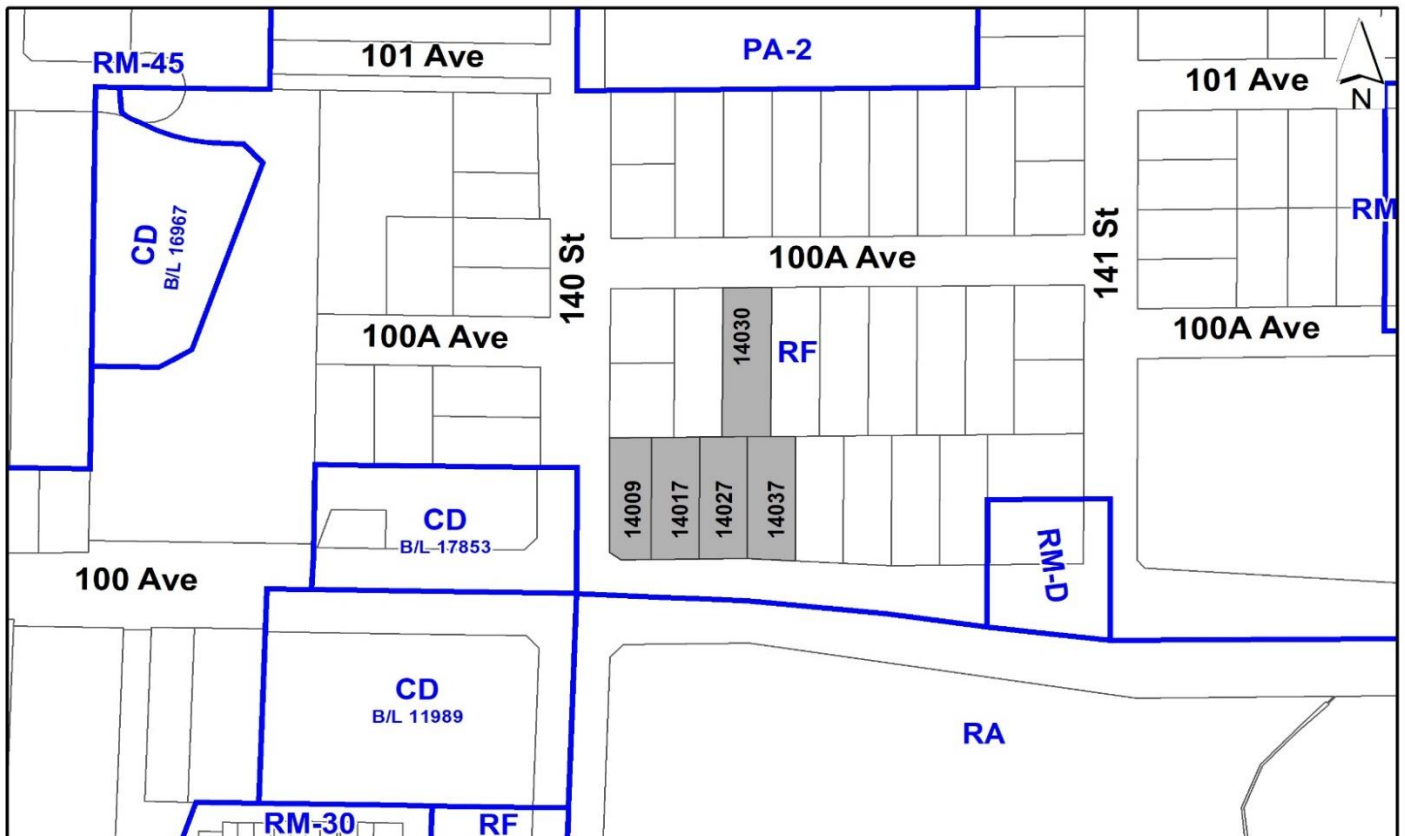
RF

OCP DESIGNATION:

Multiple Residential

TCP DESIGNATION:

Low to Mid Rise Apartment



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Text Amendment; and
 - Rezoning;for a portion of the site (14009, 14017, 14027 and 14037 – 100 Avenue).
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation.
- Proposed variance to reduce the minimum lot width requirement of the RF Zone for the proposed remnant parcel.

RATIONALE OF RECOMMENDATION

- A text amendment to the OCP is required in order to achieve the proposed 6-storey apartment building at a density higher than that currently permitted in the Multiple Residential designation.
- The proposed variance to reduce the minimum lot width requirement of the RF Zone for the remnant parcel is reasonable since the easterly portion of 14030 – 100A Avenue is anticipated to be consolidated with the adjacent westerly properties, in the future, when they redevelop.
- The subject site is located along the eastern boundary of the City Centre Plan (CCP) which similarly permits “Low to Mid Rise Residential” developments up to 6-storeys in height. In addition, the subject property is directly adjacent an existing 6-storey building, located on the west side of 140 Street, and therefore is consistent with the context of the surrounding neighbourhood.
- The proposed development is located within 600 metres of a future SkyTrain station located at 140 Street and Fraser Highway as well as directly adjacent an existing bus stop. As such, the proposed density and built form are considered appropriate for this portion of the Guildford Town Centre – 104 Avenue Corridor Plan.
- The proposed building is of high-quality design appropriate for a town centre location and the proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development Permit (DP) guidelines in the OCP.
- The proposed apartment building is attractive, well-designed and utilizes high-quality, natural materials as well as contemporary lines. The applicant is proposing reduced building setbacks that benefit the streetscape by providing connectivity to the street. Appropriate landscaping is

provided along the street frontages which helps to promote a pedestrian friendly environment and positive urban experience between the proposed building and public realm.

RECOMMENDATION

1. An OCP Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding the following site specific notification:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	14009 100 Avenue Lot 1 Except: Firstly: Part on Bylaw Plan 59557 Secondly: Parcel "F" (Bylaw Plan 66430); Section 25 Block 5 North Range 2 West New Westminster District Plan 10367	Density permitted up to 2.86 FAR"
		14017 100 Avenue Lot 2 Except: Parcel "G" (Bylaw Plan 66430); Section 25 Block 5 North Range 2 West New Westminster District Plan 10367	
		14027 100 Avenue Lot 3 Except: Parcel "H" (Bylaw Plan 66430); Section 25 Block 5 North Range 2 West New Westminster District Plan 10367	
		14037 100 Avenue Lot 4 Except: Parcel "J" (Bylaw Plan 66430); Section 25 Block 5 North Range 2 West New Westminster District Plan 10367	

and a date be set for Public Hearing.

2. 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.
3. A Bylaw be introduced to rezone the properties at 14009, 14017, 14027 and 14037 – 100 Avenue from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7922-0187-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7922-0187-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required lot width from 15 metres to 12 metres, under the RF Zone, for a proposed remnant lot (Lot B) created from 14030 – 100A Avenue, intended for future land assembly.
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) the applicant is required to dedicate, as road and without compensation, Bylaw Road for Parcel A of Lot 1, Plan 59557 as well as Parcel F of Lot 1, Parcel G of Lot 2, Parcel H of Lot 3 and Parcel J of Lot 4, all of Plan 66430;
 - (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) 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;
 - (i) 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;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a right-of-way for public rights-of-passage for the east-west pedestrian connection located along the north lot line which provides access from 140 Street to the north-south green lane;
 - (l) registration of a Section 219 Restrictive Covenant (No Build) on the western portion of 14030 – 100A Avenue (proposed remnant lot) for future consolidation with the adjacent westerly properties; and

- (m) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Vacant parcels and existing single family dwellings	Low to Mid Rise Apartment	RF
North (Across 100A Avenue):	Single family residential	Low Rise Apartment	RF
East:	Single family residential	Low to Mid Rise Apartment	RF
South (Across 100 Avenue):	Green Timbers Park	Conservation and Recreation in the OCP	RA
West (Across 140 Street):	Surface parking lot, 6-storey apartment building and stand-alone art gallery	Low to Mid Rise Residential in the City Centre Plan	CD (Bylaw No. 17853) and RF

Context & Background

- The subject properties are located on the north side of 100 Avenue, just east of 140 Street.
- The properties are approximately 0.34 hectare in total combined area and presently vacant.
- The subject properties are designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Apartment" and "Road" in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) as well as zoned "Single Family Residential Zone (RF)".

Guildford Town Centre – 104 Avenue Corridor Plan

- After an extensive public consultation process, Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) was approved by Council on July 8, 2019. Stage 1 outlines the expected land-use and densities of the Guildford Town Centre area.
- At the Regular Council – Land-Use Meeting on March 7, 2022, Council was asked to consider Corporate Report No. Ro48;2022 ("Guildford Town Centre – 104 Avenue Corridor In-Stream Applications and Update to Community Amenity Contribution Rates"). The Corporate Report established interim Secondary Plan Community Amenity Contributions (CAC) rates that will allow for development applications that are consistent with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan to be considered for Final Adoption, subject to the completion of all outstanding items identified in the Planning Report.

- As such, the subject application will be eligible to be considered for Final Adoption once the applicant has satisfactorily addressed all outstanding items, identified in the Planning Report, to the satisfaction of City staff.
- Staff anticipate the Stage 2 Plan may be forwarded to Council for consideration in Fall, 2023.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey residential building consisting of 109 dwelling units with underground parking on a consolidated site, the applicant proposes the following:
 - OCP Text Amendment to allow a higher density of 2.86 FAR (net density) in the Multiple Residential designation;
 - Rezoning of 14009, 14017, 14027 and 14037 – 100 Avenue from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based on the “Multiple Residential 70 Zone [RM-70]”);
 - Development Permit for Form and Character;
 - Development Variance Permit to reduce the minimum lot width, under the RF Zone, for the remnant parcel created from 14030 – 100A Avenue; and
 - Subdivision/consolidation from four lots into one lot with one remnant parcel for future redevelopment with the adjacent westerly properties at 10038/56 – 140 Street and 14022 – 100A Avenue.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	3,431.57 sq. m.
Road Dedication:	422.97 sq. m.
Undevelopable Area:	N/A
Net Site Area:	3,008.60 sq. m.
Number of Lots:	5 (existing) 2 (proposed) <ul style="list-style-type: none"> • 1 proposed development lot • 1 proposed remnant lot
Building Height:	20 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	2.55 (Gross)/2.86 (Net)
Floor Area	
Residential:	8,723.57 sq. m.
Commercial:	N/A
Total:	8,723.57 sq. m.
Residential Units:	
Studio:	N/A
1-Bedroom:	47 dwelling units
2-Bedroom:	50 dwelling units

	Proposed
3-Bedroom:	12 dwelling units
Total:	109 dwelling 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 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

9 Elementary students at Lena Shaw Elementary School
3 Secondary students at Guildford Park Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture: The Parks Department has expressed concerns about the lack of programmable outdoor amenity space. The applicant has agreed to work with staff to resolve this issue prior to Final Adoption.

The closest active park is Holland Park and is 975 metres away, and the closest natural area is Green Timbers Park and is 50 metres away.

Surrey Fire Department: No concerns.

Advisory Design Panel: The proposal was considered at the ADP meeting on April 27, 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

Road Network and Infrastructure

- As part of the subject development, the applicant will be required to provide the following improvements:
 - Dedication and construction of 100 Avenue;
 - Dedication and construction of 140 Street;
 - Dedication and construction of 100A Avenue; and
 - Dedication and construction of the green lane, where it fronts the subject site.

Traffic Impacts

- As part of the Stage 2 Plan process, a transportation impact analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the plan area. This process, as opposed to a piecemeal evaluation approach, is preferred to better inform the required infrastructure improvements to support the projected overall growth within the plan area.
- A site-specific TIA was not required as the proposal is below the City's minimum threshold and complies with the Stage 1 Plan designation, with the anticipated land-use and density on the subject site having been taken into account as part of the Stage 2 transportation impact analysis for the overall plan area.

Access and Parking

- The proposed development will obtain vehicular access to the underground parkade from the green lane proposed along the northern portion of the site. No direct vehicle access is proposed to 100 Avenue.
- The applicant is proposing to provide a total of 132 parking spaces on site, which exceeds the Zoning Bylaw requirements of a minimum of 131 parking spaces to be provided on site.
- Ultimately, on-street parking on both sides of 100A Avenue is planned to be built as part of future development on this block.
- The northerly portion of the green lane, which is to be dedicated from 14030 – 100A Avenue will remain zoned "Single Family Residential Zone (RF)". Staff will undertake to rezone the northerly portion of the green lane at such time as the adjacent westerly properties redevelop.

Transit

- The proposed apartment building is located within close proximity to frequent transit on 140 Street as well as directly adjacent to an existing bus stop (#325 – Surrey Central Station).
- As such, the proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

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 property is designated “General Urban” in the Regional Growth Strategy (RGS).
- The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP).
- The proposed development generally complies with the Multiple Residential OCP designation, but a Text Amendment is proposed to seek a higher density (floor area ratio).

Amendment Rationale

- In the OCP, the “Multiple Residential” designation allows a maximum gross density of 1.5 FAR.
- As the subject site is located outside of “Guildford Town Centre” or the “104 Avenue Frequent Transit Development Area”, densities are calculated based on net site area. This will require a Text Amendment to the OCP in order to accommodate the proposed development which will have a net density of 2.86 FAR.
- Although the applicant is proposing a Text Amendment to the OCP to increase the allowable density under the Multiple Residential land-use designation, if calculated based on gross site area, the FAR would be 2.55 which is slightly higher than the maximum allowable density of 2.5 FAR permitted under the Low to Mid Rise Apartment designation in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan.
- Given the subject site is located along an arterial road, directly adjacent an existing bus stop and within close proximity to the easterly boundary of the City Centre Plan, a higher density multiple residential development is supportable on the site. A higher density development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development within areas well served by transit.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposal supports directing higher-density residential land uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities.

- The proposal supports the development of a low to mid-rise apartment building with a variety of unit types to support a diversity of household sizes and composition located within walking distance of existing commercial services and transit routes.
- The dwelling units front onto 100 Avenue and 140 Street with urban design features (e.g. ground-floor patio space, upper-storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

- The subject property is designated “Low to Mid Rise Apartment” and “Road” in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan (TCP).
- The proposed development complies with the TCP designation, per the Stage 1 Plan.

Themes/Objectives

- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the “core”) and existing single-family areas that will be retained at the periphery of the plan area.
- The development encourages a greater diversity of housing options for different family sizes, types and compositions.
- The proposal complies with the 6-storey maximum building height allowed under the “Low to Mid Rise Apartment” designation in the Guildford Town Centre – 104 Avenue Corridor Plan.
- As part of the Stage 2 planning process for the Guildford Town Centre – 104 Avenue Corridor, staff are exploring several family-oriented and affordable housing policies that could include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (e.g. two or more bedroom and three or more bedroom units). This would provide a broader range of housing choice for a variety of family sizes, types and compositions.
- Staff note that the proposal addresses the possible future family-oriented housing policies in the Stage 2 Plan by providing approximately fifty-seven percent (57%) of the total dwelling units as two or more bedroom (62 dwelling units in total) and eleven percent (11%) of the dwelling units as three or more bedroom (12 dwelling units in total).

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to accommodate the proposed 6-storey apartment building. The proposed CD Bylaw for the subject site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	
Lot Coverage:	33%	
Yards and Setbacks		
North Yard	7.5 m.	4.5 m.
East Yard	7.5 m.	4.5 m.
South Yard	7.5 m.	5.5 m.
West Yard	7.5 m.	5.5 m.
Principal Building Height:	50 m.	
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	327 sq. m.	The proposed 100.44 sq. m. plus cash-in-lieu meets the Zoning Bylaw requirement.
Outdoor Amenity:	327 sq. m.	The proposed 327 sq. m. meets the Zoning Bylaw requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	120 parking spaces	121 parking spaces
Residential Visitor:	11 parking spaces	11 parking spaces
Total:	131 parking spaces	132 parking spaces
Tandem (%):	46 parking spaces	33 parking spaces
Bicycle Spaces		
Residential Secure Parking:	131 parking spaces	134 parking spaces
Residential Visitor:	6 parking spaces	6 parking spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.
- If calculated based on gross site area, the proposed 6-storey apartment building on the subject site will have a floor area ratio (FAR) of 2.55. Although the subject site is not within a FTDA or Urban Centre, given the proximity of the subject site to the eastern boundary of the City Centre Plan and its location along an arterial road, the proposal to increase the density from 1.5 to 2.86 FAR (Net) in the CD Zone is supportable. In addition, if calculated based on gross site area, the FAR would be 2.55 which is slightly higher than the maximum allowable density of 2.5 FAR allowed under the “Low to Mid Rise Apartment” designation in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 52% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.

- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject's site is located within a Rapid Transit Area, staff are supportive of reducing the parking rate on the subject site (see discussion below).

On-Site Parking and Bicycle Storage

- The proposed development includes a total of 132 parking stalls consisting of 121 resident parking spaces and 11 parking spaces for visitors. In addition, the applicant will provide 5 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from the future green lane.
- 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). 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. R15;2021 ("Parking Update: Rapid Transit Corridors and Rental Housing").
- Of the 132 parking stalls provided, 33 small car spaces are proposed or 25% of the total number of parking spaces. 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 south and west lot lines. As a result, the proposed CD Bylaw will permit the underground parking facility to extend to 0.5 metre from the lot lines along the street frontages.
- The development will provide a total of 140 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking spaces required under the Zoning Bylaw. In addition, the applicant will provide 6 at-grade bicycle parking stalls which complies with the Zoning Bylaw requirement.

Proposed Variance (Remnant Parcel)

- The proposed variance to reduce the minimum lot width requirement of the RF Zone for the remnant parcel to be created from 14030 - 100A Avenue is considered reasonable given that the remnant parcel will be rezoned and consolidated with the adjacent westerly properties when they redevelop in future.
- Staff support the requested variance to proceed for consideration.

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 and will be required to provide a financial contribution of \$2,136 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.
- As the subject site is located outside of "Guildford Town Centre" or the "104 Avenue Frequent Transit Development Area" (FTDA), densities are presently calculated based on net site area.
- As noted above, the proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum floor area ratio (FAR) that is permitted under the land-use designation in the Guildford Town Centre – 104 Avenue Corridor Plan, to a maximum allowable density of 2.86 FAR (Net).
- The applicant will be required to provide the flat rate (per square foot) for the bonus density achieved which exceeds the maximum approved density under the current Town Centre Plan (TCP) designation in order to satisfy the proposed amendment. The financial contribution is payable at the rate applicable at the time of Rezoning Final Adoption. The current flat rate for Guildford is \$21.36 per square foot for apartment developments.

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 April 5, 2023, and the Development Proposal Signs were installed on April 5, 2023. To date, staff have not received any responses from residents in the local area or adjacent property owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the applicant has worked with staff to ensure the proposed landscaping as well as building massing encourage an attractive streetscape and reflect an urban public realm.

Building Design

- The applicant is proposing to construct a 6-storey apartment building consisting of 109 dwelling units with underground parking on a consolidated site.
- The unit mix consists of 47 one-bedroom, 50 two-bedroom and 12 three-bedroom dwelling units.
- The dwelling units range in size from 48 square metres for the smallest one-bedroom unit to 98 square metres for the largest three-bedroom apartment.
- The applicant proposes a total of 11 adaptable units (approximately 10% of all dwelling units).
- The proposed building reflects an urban and contemporary rectilinear building form with a flat roof.
- The southern building elevation (100 Avenue) and western building elevation (140 Street) frame the streetwall with a pedestrian scale two-storey townhouse expression at-grade with individual appearing units. Each are defined with separate substantial porch canopies and an alternating rhythm of bays in brick veneer and wood-toned horizontal siding for greater visual interest and unit identify.
- The storeys above the townhouse base show a more subtle expression of massing proportioned into visually separated but complementary volumes composed of wood-toned horizontal siding spanning from the ground-floor to the upper-storeys and a proportioned area finished in light grey and white fibre cement panels interspersed with recessed balconies that provides a sense of articulation in the overall massing.
- The building is further visually scaled down with the use of metal panel accents the span across the elevations. Finer grain details of smooth finished architectural concrete, black side-mounted aluminum balcony railings and pre-finished aluminum frame windows help to complete the architectural language of the building.
- The units are provided with private outdoor space as either a rooftop terrace or cantilevered balcony. The cantilevered balconies assist with providing a simple and uncluttered building expression.
- The building orientation ensures the units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways which helps to address Crime Prevention Through Environmental Design (CPTED) principles.

- The proposed building achieves an attractive architectural form, using a contemporary character with high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- All ground-floor units have front door access and usable, private/semi-private outdoor space.
- At this time, only one identification sign is proposed on the western building façade (140 Street). The signage is comprised of backlit embossed and polished aluminum individual channel letters and complies with the Sign By-law.
- No additional signage is proposed on-site. If required, any proposed signage will be considered through a separate application and should comply with the Surrey Sign Bylaw.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor and provides for greater pedestrian connectivity with the outdoor amenity space located within the interior courtyard.
- The indoor amenity space consists of a kitchen, lounge seating area and pool table.
- The proposed indoor amenity space is approximately 100 square metres in total area which is 31% of the total indoor amenity space required under the Zoning Bylaw, based on a total of 3 square metres per dwelling unit. The proposed on site amenity space exceeds the 74 square metres of indoor amenity space that must be provided on site for 3 to 6 storey apartment buildings under the Zoning By-law. Cash-in-lieu will be provided to fulfill the remaining requirement per City Policy.

Outdoor Amenity Space, Proposed Landscaping and Pedestrian Connectivity

- The at-grade outdoor amenity space is centrally located and directly adjacent to the indoor amenity space. The applicant is proposing an open lawn area, central dining and barbeque area, children's playground equipment and urban agricultural space.
- In addition, the applicant proposes a private rooftop amenity space for several of the upper-storey dwelling units which includes a separate stairwell access and flexible rooftop deck.
- The proposed outdoor amenity space is roughly 327 square metres which complies with the minimum outdoor amenity space requirement, per the Zoning Bylaw, based upon a total of 3 square metres per dwelling unit.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1 metre high powder coated aluminum fence and privacy gate (for street facing units) which includes layered planting consisting of a bylaw sized tree, small shrubs and low-lying ground-cover.
- The dwelling units that front onto the street (100 Avenue and 140 Street) will have semi-private patio space and direct access to the adjacent sidewalk through a separate entryway.

- Each apartment unit that faces on the street frontage will provide an “eyes-on-the-street” function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.
- The applicant further proposes to provide a corner plaza on-site that consists of benches and low-level planting where the frontages of 100 Avenue and 140 Street intersect. Staff anticipate that, in the Stage 2 Plan, a “Guildford Green Corner” will be located at the intersection of 140 Street and 100 Avenue. The purpose of the Guildford Green Corner is to act as a placemaking element and landmark that is unique to Guildford with lush vegetation that allows residents to engage with nature and each other. In light of this, the corner plaza is designed to respond to the Guildford Green Corner guidelines and includes planter beds, seating walls, decorative paving treatments, ground-cover and specimen trees (one flowering, one deciduous and one conifer).
- In an effort to provide better pedestrian connectivity and provide a linkage to the bus stop on the east side of 140 Street, fronting the subject site, the applicant will provide a 1.5 metre wide pedestrian connection along the northern boundary of the subject site. The walkway provides a direct link from 140 Street to the green lane and will be protected by a statutory right-of-way for public rights-of-passage.

Advisory Design Panel

ADP date: April 27, 2023

The applicant has agreed to resolve the remaining outstanding items noted below, from the ADP review, to the satisfaction of the Planning and Development Department before Final Approval of the Development Permit, should the application be supported by Council.

Outstanding Items

- City staff will continue to work with the applicant to resolve the following outstanding design-related issues and Advisory Design Panel comments, as follows:
 - Continue to refine the landscape design to the lane interface; and
 - Publicly accessible open space refinements.

TREES

- Kimberley Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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	2	2	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	2	2	0
Black Locust	4	4	0
Plum	1	1	0
Silver Poplar	1	1	0
Bitter Cherry	2	2	0
Corkscrew Willow	1	1	0
Oak	1	1	0
Coniferous Trees			
Douglas Fir	4	4	0
Western Red Cedar	7	7	0
Total (excluding Alder and Cottonwood Trees)	23	23	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees Proposed		26	
Estimated Contribution to the Green City Program		\$12,650	

- The Arborist Assessment states that there are a total of twenty-three (23) mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately twelve (12) percent of the total trees on the site, are Alder and Cottonwood trees. The applicant indicates that no trees could be retained as part of this development proposal.
- 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 2 to 1 replacement ratio for all other trees. This will require a total of forty-nine (49) replacement trees on the site. The applicant is proposing a total of twenty-six (26) replacement trees which results in a deficit of twenty-three (23) replacement trees that will require an estimated cash-in-lieu payment of \$12,650, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.

- In addition to the replacement trees, boulevard street trees will be planted on 140 Street, 100 Avenue and 100A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Leonard Messel Magnolia, Starlight Hybrid Dogwood, Fastigate Beech, Japanese Stewartia, Daybreak Cherry and Serbian Spruce.
- In summary, a total of twenty-six (26) trees are proposed to be replaced on the site with an estimated contribution of \$12,650 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.	Site Plan, Building Elevation Drawings and Landscape Plans
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.	Development Variance Permit

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MJ/ar

100 AVENUE - MULTI-FAMILY RESIDENTIAL DEVELOPMENT

SURREY - BC

SUBMISSION TO ADP (NO. 7922-0187-00)

JUNE 28TH, 2023

Appendix I

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PROJECT STATISTICS

CWC ADDRESS:	14009, 14017, 14027 & 14037 - 100 AVENUE & 14030 - 100A AVENUE - SURREY - BC			
LOT AREA	AREA (SF)	AREA (M ²)	AREA (HA)	AREA (ACRE)
GROSS TOTAL:	36,937.08 S.F.	3,431.57 M ²	0.343 HA	0.848 ACRE
ROAD DEDICATIONS	4,552.76 S.F.	422.97 M ²	0.042 HA	0.105 ACRE
NET TOTAL:	32,384.32 S.F.	3,008.60 M ²	0.301 HA	0.743 ACRE

ZONING	EXISTING SINGLE FAMILY	PROPOSED CD (BASED ON RM-70)		
---------------	------------------------	------------------------------	--	--

LOT COVERAGE (IN % OF NET LOT AREA)	AREA (SF)	AREA (M ²)	ALLOWED (%)	PROPOSED (%)
BUILDINGS AND STRUCTURES:	16,818.34 SF	1,562.48 m ²	33%	51.5%

SETBACKS:	ALLOWED/REQ. (BASED ON RM-70)	PROPOSED (CD)	
NORTH (ADJ. PROPERTY)	7.5M	4.9M	
EAST (ADJ. PROPERTY)	7.5M	4.9M	
SOUTH (100 AVENUE)	7.5M	5.9M	
WEST (140 STREET)	7.5M	5.9M	

BUILDING HEIGHT:	50M	19.81M	(6 STOREYS)
-------------------------	-----	--------	-------------

NUMBER OF RESIDENTIAL UNITS:			
UNIT TYPE	#	%	
1-BEDROOM	47	42%	
2-BEDROOM	50	46%	
3-BEDROOM	6	6%	
TOWNHOUSE	6	6%	
TOTAL	109	100%	

FLOOR AREA & DENSITY

LEVEL	GROSS AREA	EXCLUSION	NET AREA
LEVEL 1	14,719.84 SF	1,448.91 SF - 134.57 m ²	13,270.93 SF
LEVEL 2	15,783.84 SF	1,466.35 m ²	14,317.49 SF
LEVEL 3	15,586.11 SF	1,448.00 m ²	14,138.11 SF
LEVEL 4	15,586.11 SF	1,448.00 m ²	14,138.11 SF
LEVEL 5	15,586.11 SF	1,448.00 m ²	14,138.11 SF
LEVEL 6	15,586.11 SF	1,448.00 m ²	14,138.11 SF
LEVEL 7	1,051.89 SF	97.70 m ²	954.19 SF
TOTAL	93,869.10 SF	8,723.57 m ²	85,145.53 SF

DENSITY	MAX. ALLOWED (RM-70)	PROPOSED (CD)
# OF UNITS/HA / # UNITS/ACRE (GROSS)	N/A	315 UPH / 127 LPA
# OF UNITS/HA / # UNITS/ACRE (NET)	N/A	359 UPH / 145 LPA
FAR (GROSS)	N/A	2.55
FAR (NET)	2.5	2.86

AMENITY SPACE	MINIMUM REQUIRED (BASED ON RM-70)	PROPOSED (CD)
INDOOR	3 MF/UNIT - 327 M ²	100.44 M ² (1,081.89 SF)
OUTDOOR	3 MF/UNIT - 327 M ²	327 M ² (3,519.27 SF)

PARKING DATA

RESIDENTIAL PARKING			
TOTAL UNITS:		109	
RESIDENT STALLS	1.1 STALLS / UNIT (109 UNITS)	120	121
VISITOR STALLS	0.1 STALLS PER UNIT	11	11
ACCESSIBLE STALLS	2% OF TOTAL	3 (2 VAN ACC.)	5
SMALL CARS	35% OF TOTAL PARKING	42	33
TOTAL PARKING STALL:		131	132
BY STALLS			
RESIDENT	(100% OF STALLS)	119	119
VISITOR	(50% OF STALLS)	6	6
RESIDENT BIKE STALLS	1.2 STALLS PER UNIT	131	134
VISITOR BIKE STALLS	6 STALLS PER BUILDING	6	6
TOTAL BIKE STALL:		137	140

UNIT BREAKDOWN

QUANTITY	PERCENTAGE	NET AREA RANGE
1 BED	2%	513.27 SF
1 BED + DEN	34%	558.99 SF ... 640.64 SF
1 BED + ROOF DECK	8%	639.50 SF ... 640.64 SF
2 BED	39%	631.12 SF ... 834.81 SF
2 BED + DEN	6%	829.50 SF ... 829.50 SF
2 BED + ROOF DECK	2%	834.09 SF ... 834.81 SF
3 BED + DEN	5%	1,054.67 SF
3 BED + ROOF DECK	1%	1,054.67 SF
3 BED TOWNHOUSE	6%	692.02 SF ... 693.84 SF
TOTAL	109	
TOTAL ADAPTABLE UNITS	11	10.2%



PROJECT CONSULTANT LIST

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SURVEYOR	TARGET LAND SURVEYING 112 - 10422 168TH STREET, SURREY, BC, VAN V6R
CONTACT	ADAM FULPNERSON T: +1 (604) 563 8161 E: Adam@targetlandsurveying.ca

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A0.04	MUNICIPAL LAND USE PLANS	N.T.S.	A10.06	FLOOR PLAN LEVEL 6 - FSR	1:100
A0.05	SITE ANALYSIS & DIAGRAMS	N.T.S.	A10.07	ROOF PLAN - FSR	1:100
A0.06	NEIGHBOURING SITE YIELD STUDY	1:250			
A0.07	NEIGHBOURING SITE YIELD STUDY	1:250			
A0.08	STREETSCAPES - 100TH AVE	1:500			
A0.09	STREETSCAPES - 140 STREET	1:500			
A1.01	CITY BLOCK PLAN	1:300			
A1.02	BASE PLAN	1:250			
A1.03	SITE PLAN	1:250			
A1.04	FIRE FIGHTER ACCESS PLAN	1:250			
A1.05	AMENITY SPACE PLAN	1:250			
A1.06	PARKING PLAN LEVEL P1	1:100			
A1.07	FLOOR PLAN LEVEL 1	1:100			
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A2.02	FLOOR PLAN LEVEL 3	1:100			
A2.03	FLOOR PLAN LEVEL 4	1:100			
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A2.05	FLOOR PLAN LEVEL 6	1:100			
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A9.02	3D STUDIES	N.T.S.			
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TEL: 604.697.4741



PROJECT:

100 AVE RESIDENTIAL DEVELOPMENT

14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

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SCALE:	N.T.S.	PROJECT NO.:	726

SHEET TITLE:

COVER SHEET

REV. NO.:	SHEET NO.:
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RESIDENTIAL
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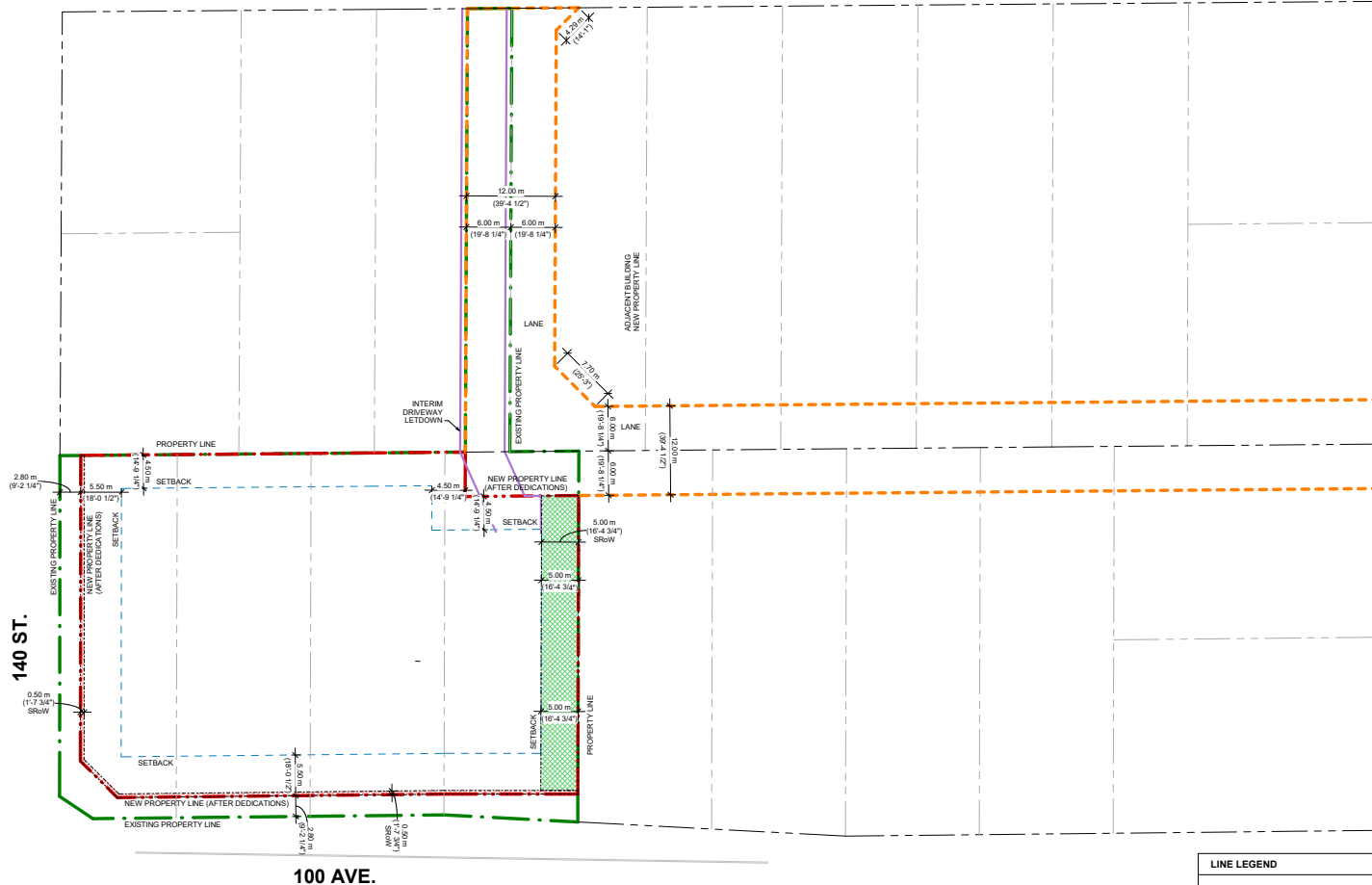
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100 AVE. &
14030 100A AVE.
SURREY - BC

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SCALE: As indicated	PROJECT NO.: 726

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CITY BLOCK PLAN

REV. NO. 1	SHEET NO. A1.01
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100A AVE.



141 ST.

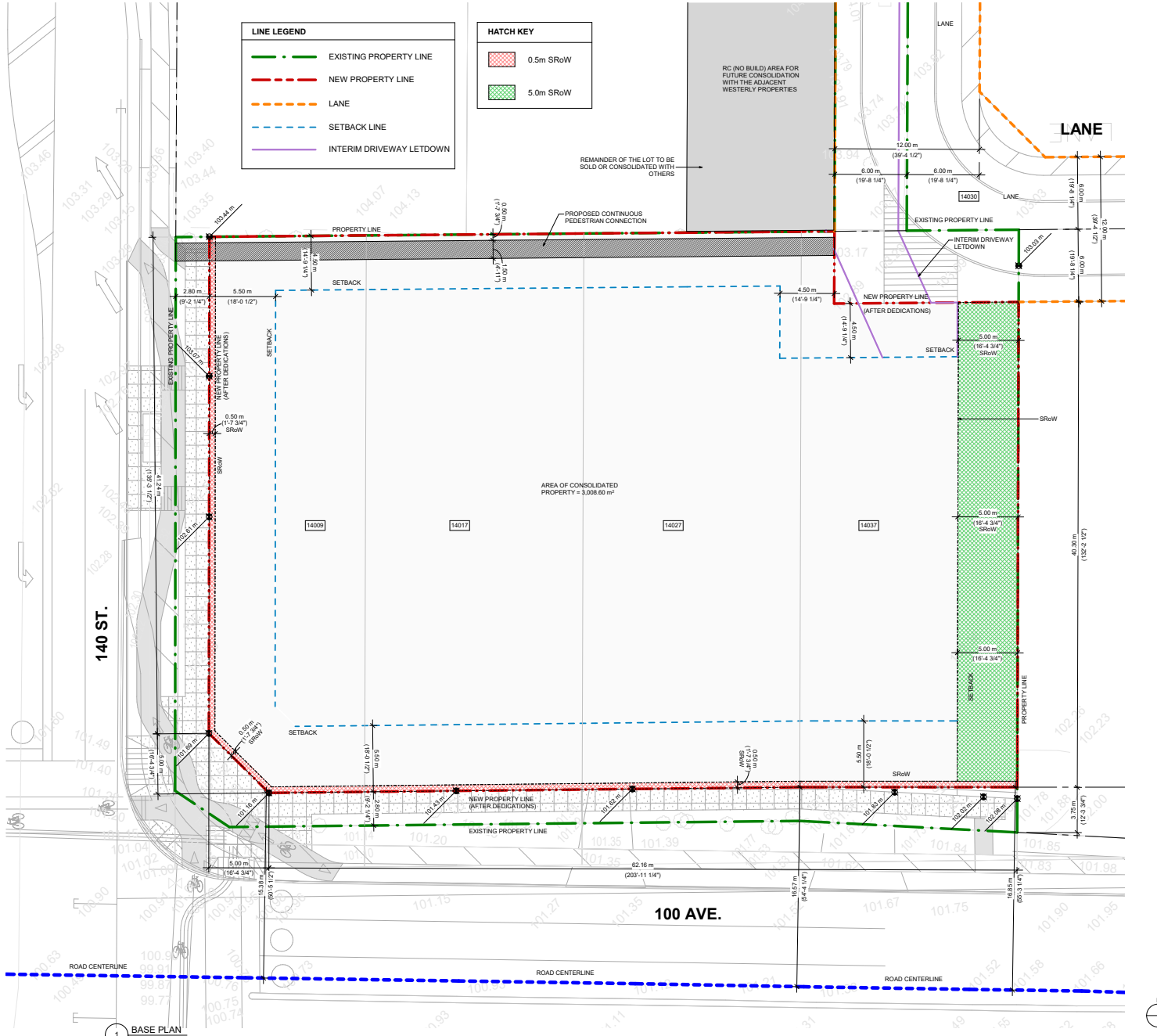
140 ST.

100 AVE.

LINE LEGEND	
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	LANE
	SETBACK LINE
	INTERIM DRIVEWAY LETDOWN



1 CITY BLOCK PLAN
1:300



LINE LEGEND	
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	LANE
	SETBACK LINE
	INTERIM DRIVEWAY LETDOWN

HATCH KEY	
	0.5m SRoW
	5.0m SRoW

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SHEET TITLE:
BASE PLAN

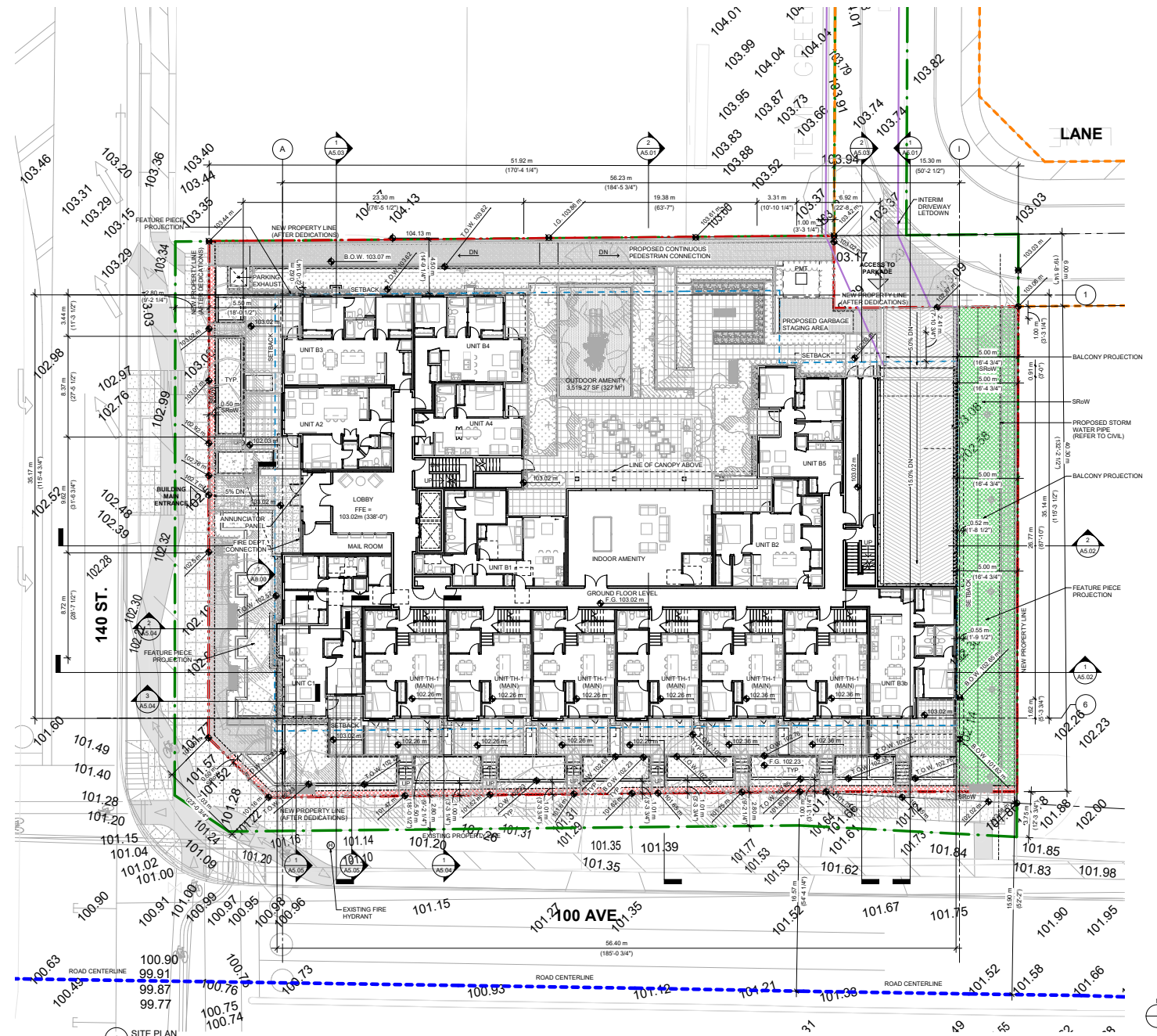
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140 ST.

100 AVE.

1 BASE PLAN
1:150





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P
PARKR GROUP
BUILDING COMMUNITIES

PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

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100 AVE. &
14030 100A AVE.
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SHEET TITLE:
SITE PLAN

REV. NO. 1	SHEET NO. A1.03
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HATCH KEY

	0.5m SRoW
	5.0m SRoW



1 SITE PLAN
1:150

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PARKR GROUP
BUILDING COMMUNITIES

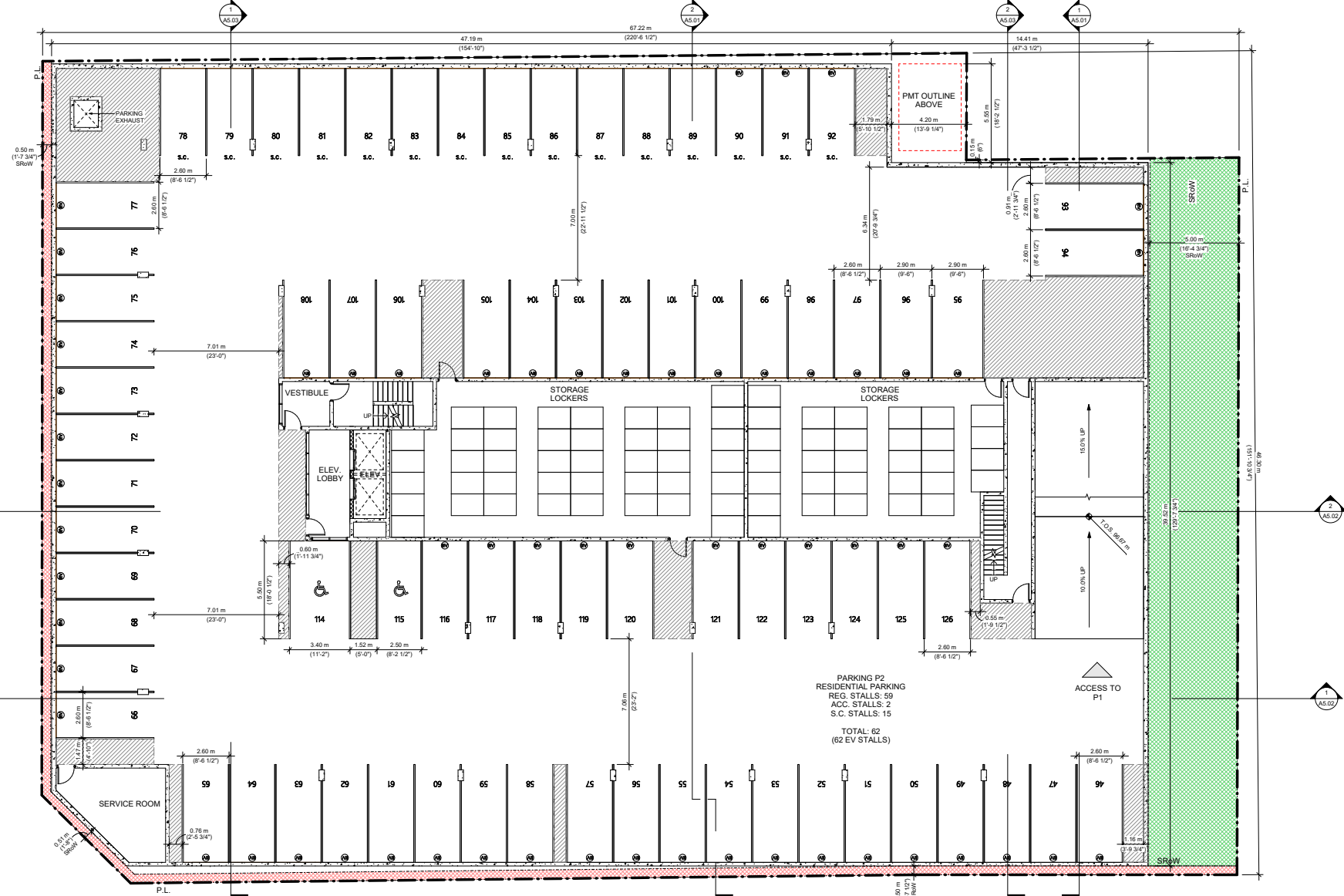
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100 AVE. &
14030 100A AVE.
SURREY - BC

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SCALE: As indicated PROJECT NO: 726

SHEET TITLE:
**PARKING PLAN
LEVEL P2**

REV. NO. 1 SHEET NO. A1.06



PARKING P2
RESIDENTIAL PARKING
REG. STALLS: 59
ACC. STALLS: 2
S.C. STALLS: 15

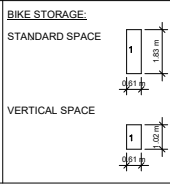
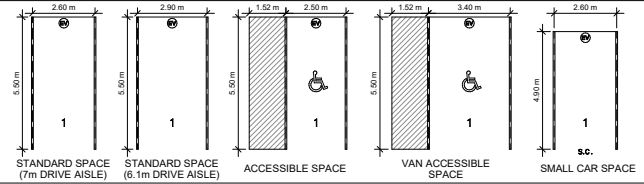
TOTAL: 62
(62 EV STALLS)

HATCH KEY

[Red Hatched Box]	0.5m SRoW
[Green Hatched Box]	5.0m SRoW

PARKADE KEY

VEHICLE PARKING:
VIS - VISITOR STALL
EV - ELECTRICAL VEHICLE CHARGING
SC - SMALL CAR STALL



1 PARKING P2
1:100

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NO. DATE DESCRIPTION:

1	Date 1	
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PKR GROUP
BUILDING COMMUNITIES

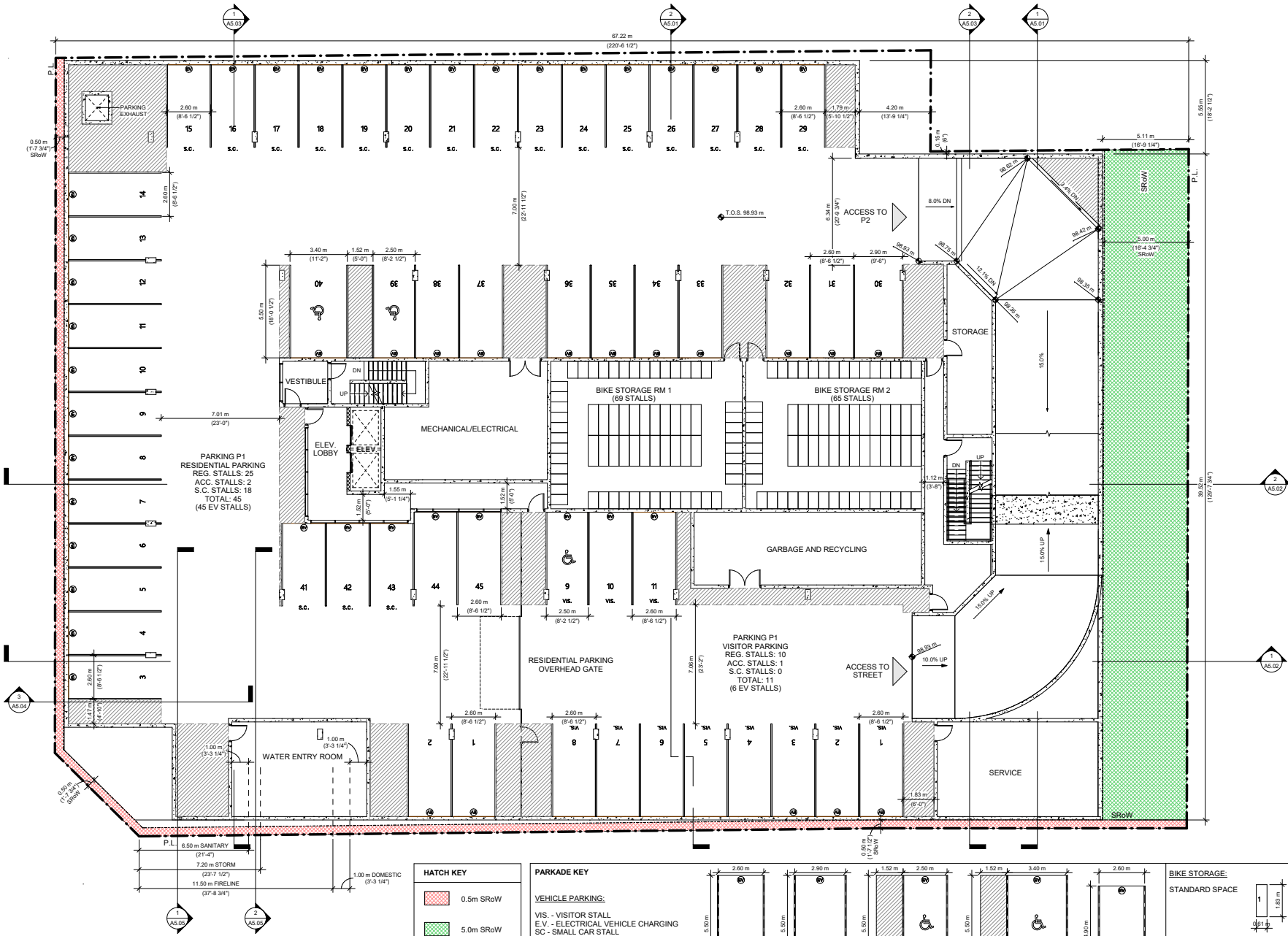
PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

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100 AVE. &
14030 100A AVE.
SURREY - BC

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SCALE: As indicated PROJECT NO: 726

SHEET TITLE:
**PARKING PLAN
LEVEL P1**

REV. NO. 1 SHEET NO. A1.07

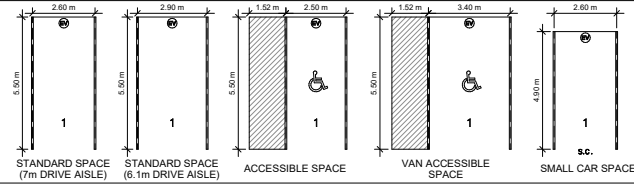


HATCH KEY

[Red Hatched Box]	0.5m SRoW
[Green Hatched Box]	5.0m SRoW

PARKADE KEY

VEHICLE PARKING:
VIS - VISITOR STALL
EV - ELECTRICAL VEHICLE CHARGING
SC - SMALL CAR STALL



BIKE STORAGE:

STANDARD SPACE

VERTICAL SPACE

1 PARKING P1
1:100

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DATE	DESCRIPTION
2021.10.22	ISSUED FOR RZ/CP
2022.03.08	REISSUED FOR RZ/CP
2022.12.19	REISSUED FOR RZ/CP
2023.03.09	REISSUED FOR RZ/CP
2023.04.12	SUBMISSION TO ADP
2023.04.14	SUBMISSION TO ADP
2023.06.28	SUBMISSION TO ADP



CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.607.4741

PARKR GROUP
BUILDING COMMUNITIES

PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

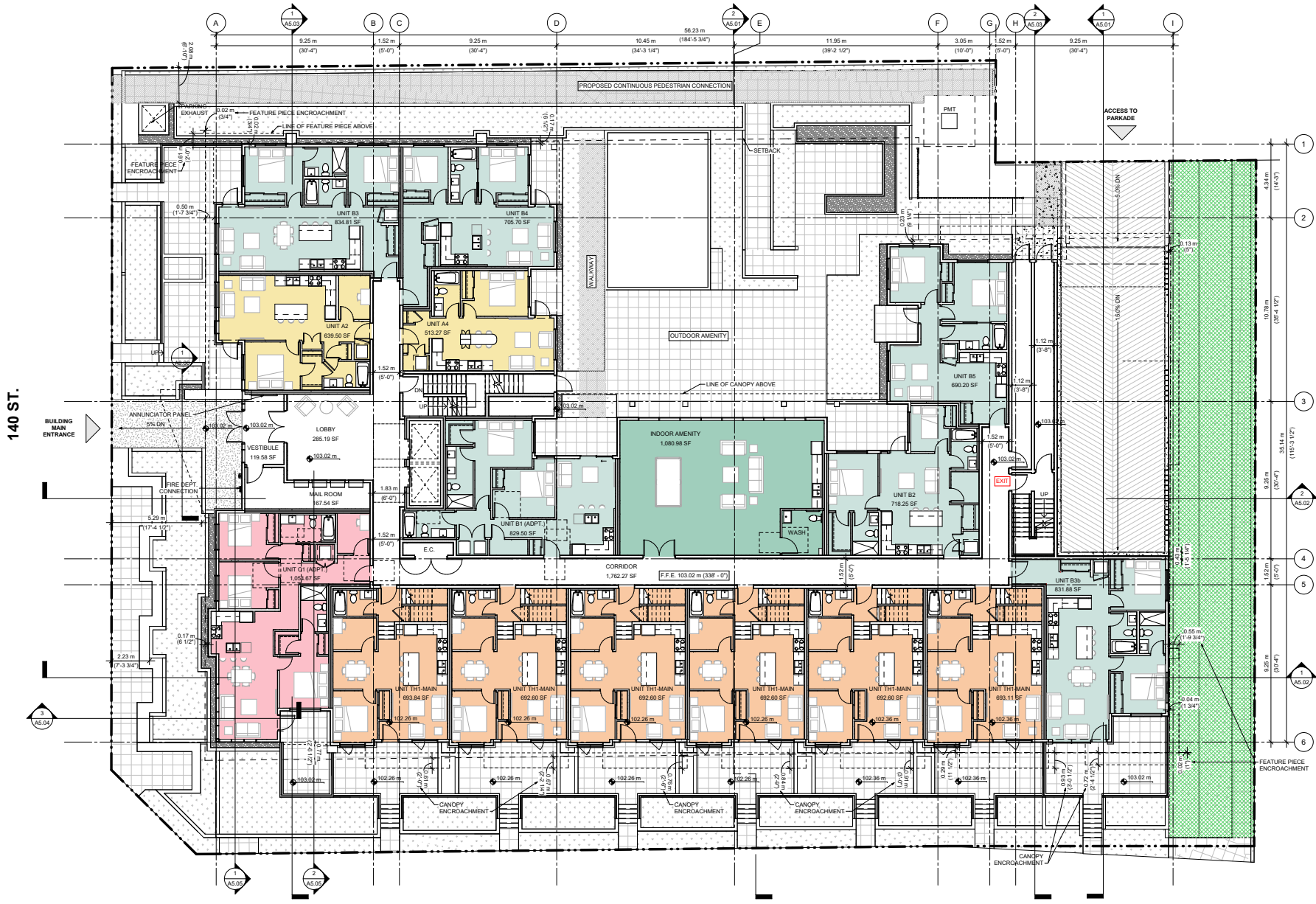
14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

DRAWN BY	CHECKED BY
AN	ADRC

SCALE	PROJECT NO.
1 : 100	726

SHEET TITLE:
FLOOR PLAN LEVEL 1

REV. NO.	SHEET NO.
1	A2.01



140 ST.

100 AVE.

1 FLOOR PLAN - LEVEL 1
1:100

LEGEND

[Yellow Box]	1-BEDROOM	[Pink Box]	3-BEDROOM	[Orange Box]	TOWNHOUSE
[Light Blue Box]	2-BEDROOM	[Green Box]	AMENITY		



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REVISION:
NO. DATE DESCRIPTION:

1	Date 1	
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ISSUE:

DATE:	DESCRIPTION:
2021.10.22	ISSUED FOR RZDP
2022.03.08	REISSUED FOR RZDP
2022.12.15	REISSUED FOR RZDP
2023.03.09	REISSUED FOR RZDP
2023.04.12	SUBMISSION TO ADP
2023.04.14	SUBMISSION TO ADP
2023.06.28	SUBMISSION TO ADP



CICOZZI
ARCHITECTURE

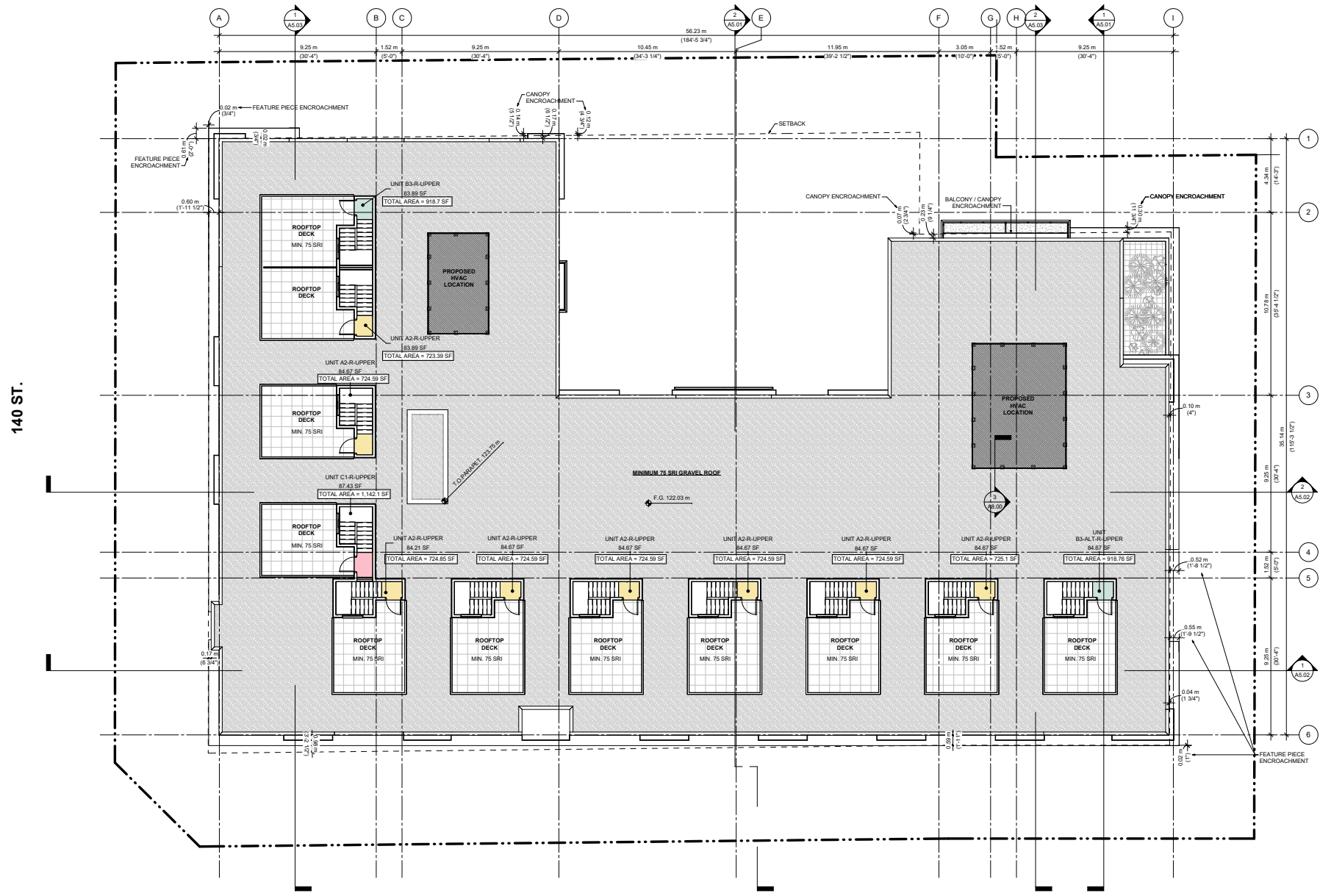
15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.607.4741

PARKR GROUP
MULTIPLY COMMUNITIES

PROJECT:
100 AVE RESIDENTIAL DEVELOPMENT
14008, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

DRAWN BY: AN	CHECKED BY: ADRC
SCALE: 1 : 100	PROJECT NO.: 726
SHEET TITLE: ROOF PLAN	

REV. NO. 1	SHEET NO. A2.07
----------------------	---------------------------



100 AVE.

LEGEND

 1-BEDROOM	 3-BEDROOM
 2-BEDROOM	

1 FLOOR PLAN - LEVEL 7 (ROOF PLAN WITH ROOFTOP PATIOS)
1:100

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MATERIAL BOARD

MUTUAL MATERIALS

◇ ASH SMOOTH BRICK



HARDIE PANEL

◇ HARDIE - REVEAL PANEL SYS. - PAINTED BM - CC-130 - CLOUD WHITE



HARDIE PANEL

◇ HARDIE - REVEAL PANEL SYS. - PAINTED BM - 2112-50 - STORMY MONDAY



HARDIE SIDING 4"

◇ JAMES HARDIE - PAINTED AF-225 - FIRENZE



METAL PANEL

◇ PAINTED BM - 2134-30 - IRON MOUNTAIN



PANEL

◇ TRESPA EXTERIOR CLADDING MAHOGANY RED



BALCONES & RAILINGS

◇ STD. BLACK SIDE MOUNTED ALUMINUM POST



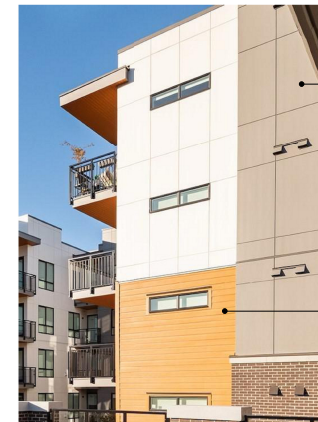
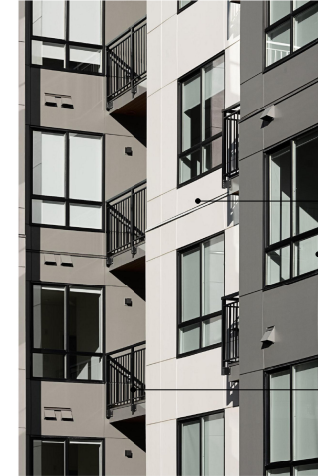
WINDOWS & DOORS

◇ STD. BLACK PRE-FINISHED ALUMINUM FRAME



ARCHITECTURAL CONCRETE

◇ SMOOTH FINISH



REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2021.10.22	ISSUED FOR RZDP
2022.03.08	REISSUED FOR RZDP
2022.12.15	REISSUED FOR RZDP
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2023.06.28	SUBMISSION TO ADP



CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.607.4741

P
PARKR GROUP
BUILDING COMMUNITIES

PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

DRAWN BY: WN
CHECKED BY: ADRC
SCALE: As indicated
PROJECT NO.: 726

SHEET TITLE:
MATERIAL BOARD

REV. NO.:
SHEET NO.:
A4.01

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NO.	DATE	DESCRIPTION
1	Date 1	

DATE	DESCRIPTION
2021.10.22	ISSUED FOR RZ/DP
2022.03.08	REISSUED FOR RZ/DP
2022.12.15	REISSUED FOR RZ/DP
2023.03.09	REISSUED FOR RZ/DP
2023.04.12	SUBMISSION TO ADP
2023.04.14	SUBMISSION TO ADP
2023.06.28	SUBMISSION TO ADP



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ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 607-4741

PARKR GROUP
BUILDING COMMUNITIES

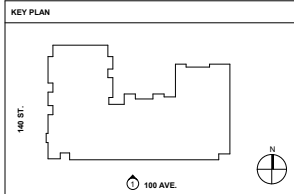
PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

DRAWN BY: AN	CHECKED BY: ADRC
SCALE: As indicated	PROJECT NO: 726

SHEET TITLE:
ELEVATION - SOUTH

REV. NO: 1	SHEET NO: A4.02
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MATERIAL LEGEND

MUTUAL MATERIALS

ASH SMOOTH BRICK

HARDIE PANEL

HARDIE - REVEAL PANEL SYS. - PAINTED BM - OC-130 - CLOUD WHITE

HARDIE PANEL

HARDIE - REVEAL PANEL SYS. - PAINTED BM - 2112-50 - STORMY MONDAY

HARDIE SIDING 'C'

JAMES HARDIE - PAINTED AF-225 - FRENZE

METAL PANEL

PAINTED BM - 2134-30 - IRON MOUNTAIN



FLASHINGS & EAVES

PAINTED METAL BM - 2112-50 - STORMY MONDAY

BALCONIES & RAILINGS

STD. BLACK SIDE MOUNTED ALUMINUM POST

WINDOWS & DOORS

STD. BLACK PRE-FINISHED ALUMINUM FRAME

ARCHITECTURAL CONCRETE

SMOOTH FINISH

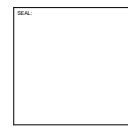


* PANEL REVEALS TO MATCH PANEL COLOURS.

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REVISION:		
NO.	DATE	DESCRIPTION
1	Date 1	

ISSUE:	
DATE:	DESCRIPTION:
2021.10.22	ISSUED FOR RZDP
2022.03.08	REISSUED FOR RZDP
2022.12.15	REISSUED FOR RZDP
2023.03.28	REISSUED FOR RZDP
2023.04.12	SUBMISSION TO ADP
2023.04.14	SUBMISSION TO ADP
2023.06.28	SUBMISSION TO ADP



CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.667.4741



PARKR GROUP
BUILDING COMMUNITIES

PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

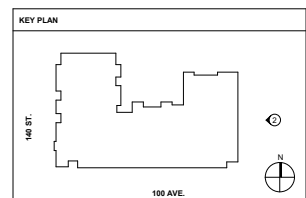
DRAWN BY: AN	CHECKED BY: ADRC
SCALE: As indicated	PROJECT NO: 726

SHEET TITLE:
ELEVATION - EAST

REV. NO: 1	SHEET NO: A4.03
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1 EAST ELEVATION
1:100



MATERIAL LEGEND			
MUTUAL MATERIALS			
◇ ASH SMOOTH BRICK		◇ FLASHINGS & EAVES	
◇ HARDE PANEL		◇ BALCONIES & RAILINGS	
◇ HARDE PANEL		◇ WINDOWS & DOORS	
◇ HARDE REVEAL PANEL SYS. - PAINTED BM - OC-130 - CLOUD WHITE		◇ ARCHITECTURAL CONCRETE	
◇ HARDE REVEAL PANEL SYS. - PAINTED BM - 2112-50 - STORMY MONDAY			
◇ HARDE SIDING 'C'			
◇ JAMES HARDE - PAINTED AF-225 - FRENZE			
◇ METAL PANEL			
◇ PAINTED BM - 2134-30 - IRON MOUNTAIN			

* PANEL REVEALS TO MATCH PANEL COLOURS.

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REVISION:		
NO.	DATE	DESCRIPTION
1	Date 1	

ISSUE:	
DATE:	DESCRIPTION:
2021.10.22	ISSUED FOR RZ/DP
2022.03.08	REISSUED FOR RZ/DP
2022.12.15	REISSUED FOR RZ/DP
2023.03.09	REISSUED FOR RZ/DP
2023.04.12	SUBMISSION TO ADP
2023.04.14	SUBMISSION TO ADP
2023.06.28	SUBMISSION TO ADP



CICCOTZ
ARCHITECTURE

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1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.607.4741

PARKR GROUP
BUILDING COMMUNITIES

PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

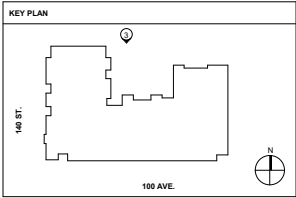
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SCALE: As indicated	PROJECT NO.: 726

SHEET TITLE:
ELEVATION - NORTH

REV. NO. 1	SHEET NO. A4.04
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1 NORTH ELEVATION
1:100



MATERIAL LEGEND			
MUTUAL MATERIALS			
ASH SMOOTH BRICK		FLASHINGS & EAVES	
HARDEE PANEL		BALCONIES & RAILINGS	
HARDEE PANEL		WINDOWS & DOORS	
HARDEE SIDING 4\"/>			

* PANEL REVEALS TO MATCH PANEL COLOURS.

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REVISION:		
NO.	DATE	DESCRIPTION
1	Date 1	

ISSUE:	
DATE:	DESCRIPTION:
2021.10.22	ISSUED FOR RZDP
2022.03.08	REISSUED FOR RZDP
2022.12.15	REISSUED FOR RZDP
2023.03.28	REISSUED FOR RZDP
2023.04.12	SUBMISSION TO ADP
2023.04.14	SUBMISSION TO ADP
2023.06.28	SUBMISSION TO ADP



CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.607.4741



PARKR GROUP
BUILDING COMMUNITIES

PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

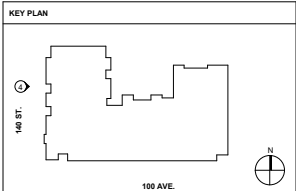
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SCALE: As indicated	PROJECT NO: 726

SHEET TITLE:
ELEVATION - WEST

REV. NO: 1	SHEET NO: A4.05
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1 WEST ELEVATION (140 STREET)
1:100



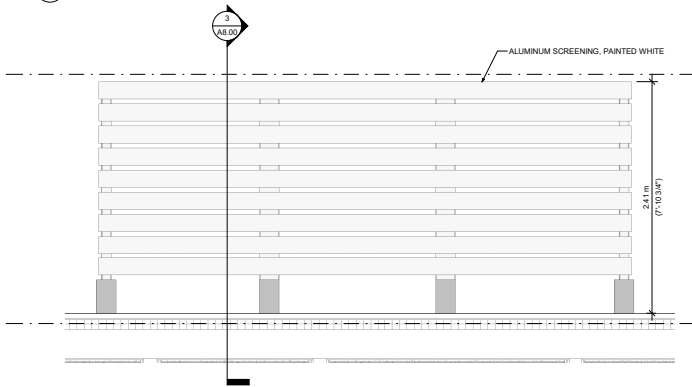
MATERIAL LEGEND			
MUTUAL MATERIALS			
ASH SMOOTH BRICK		FLASHINGS & EAVES	
HARDEE PANEL		BALCONIES & RAILINGS	
HARDEE PANEL		WINDOWS & DOORS	
HARDEE SIDING 4"		ARCHITECTURAL CONCRETE	
METAL PANEL			

* PANEL REVEALS TO MATCH PANEL COLOURS.

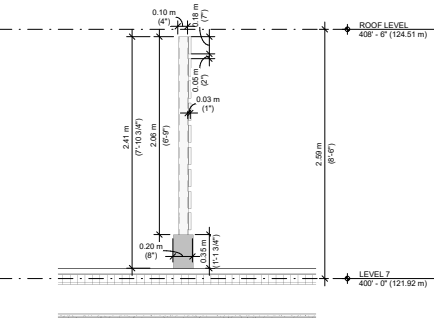
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1 SIGNAGE
1/2" = 1'-0"



2 MECHANICAL SCREEN
1/2" = 1'-0"



3 MECHANICAL SCREEN SECTION
1/2" = 1'-0"

REVISION:	
NO.	DESCRIPTION:
1	Date 1

ISSUE:	
DATE:	DESCRIPTION:
2021.10.22	ISSUED FOR RZDP
2022.03.08	REISSUED FOR RZDP
2022.12.15	REISSUED FOR RZDP
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2023.06.28	SUBMISSION TO ADP



CICOZZI
ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 667-4741

PKR GROUP
BUILDING COMMUNITIES

PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

DRAWN BY: SALL	CHECKED BY: AD
SCALE: 1/2" = 1'-0"	PROJECT NO.: 726

SHEET TITLE:
DETAILS

REV. NO. 1	SHEET NO. A8.00
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1 CORNER AERIAL VIEW



2 CORNER VIEW



2 FRONT OF 140 ST



4 VIEW ALONG 100TH AVE



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REVISION:		
NO.	DATE	DESCRIPTION:
1	Date 1	

ISSUE:	
DATE:	DESCRIPTION:
2021.10.22	ISSUED FOR RZDP
2022.03.08	REISSUED FOR RZDP
2022.12.15	REISSUED FOR RZDP
2023.03.29	REISSUED FOR RZDP
2023.04.12	SUBMISSION TO ADP
2023.04.14	SUBMISSION TO ADP
2023.06.28	SUBMISSION TO ADP



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ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604 687 4741



PARKR GROUP
BUILDING COMMUNITIES

PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

DRAWN BY: AC	CHECKED BY: ADRC
SCALE:	PROJECT NO: 726

SHEET TITLE:
3D STUDIES

REV. NO. 1	SHEET NO. A9.00
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1 AERIAL VIEW OF NORTH SIDE



2 NORTH SIDE



3 CORNER VIEW



4 AERIAL VIEW OF AMENITY



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REVISION:	
NO.	DATE
1	Date 1

ISSUE:	
DATE:	DESCRIPTION:
2021.10.22	ISSUED FOR RZDP
2022.03.08	REISSUED FOR RZDP
2022.12.15	REISSUED FOR RZDP
2023.02.09	REISSUED FOR RZDP
2023.04.12	SUBMISSION TO ADP
2023.04.14	SUBMISSION TO ADP
2023.06.28	SUBMISSION TO ADP



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ARCHITECTURE

15th FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604.687.4741



PROJECT:
**100 AVE
RESIDENTIAL
DEVELOPMENT**

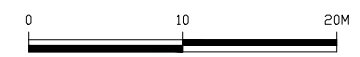
14009, 14017, 14027 & 14037
100 AVE. &
14030 100A AVE.
SURREY - BC

DRAWN BY: AC	CHECKED BY: AD
SCALE:	PROJECT NO: 726

SHEET TITLE:
3D STUDIES

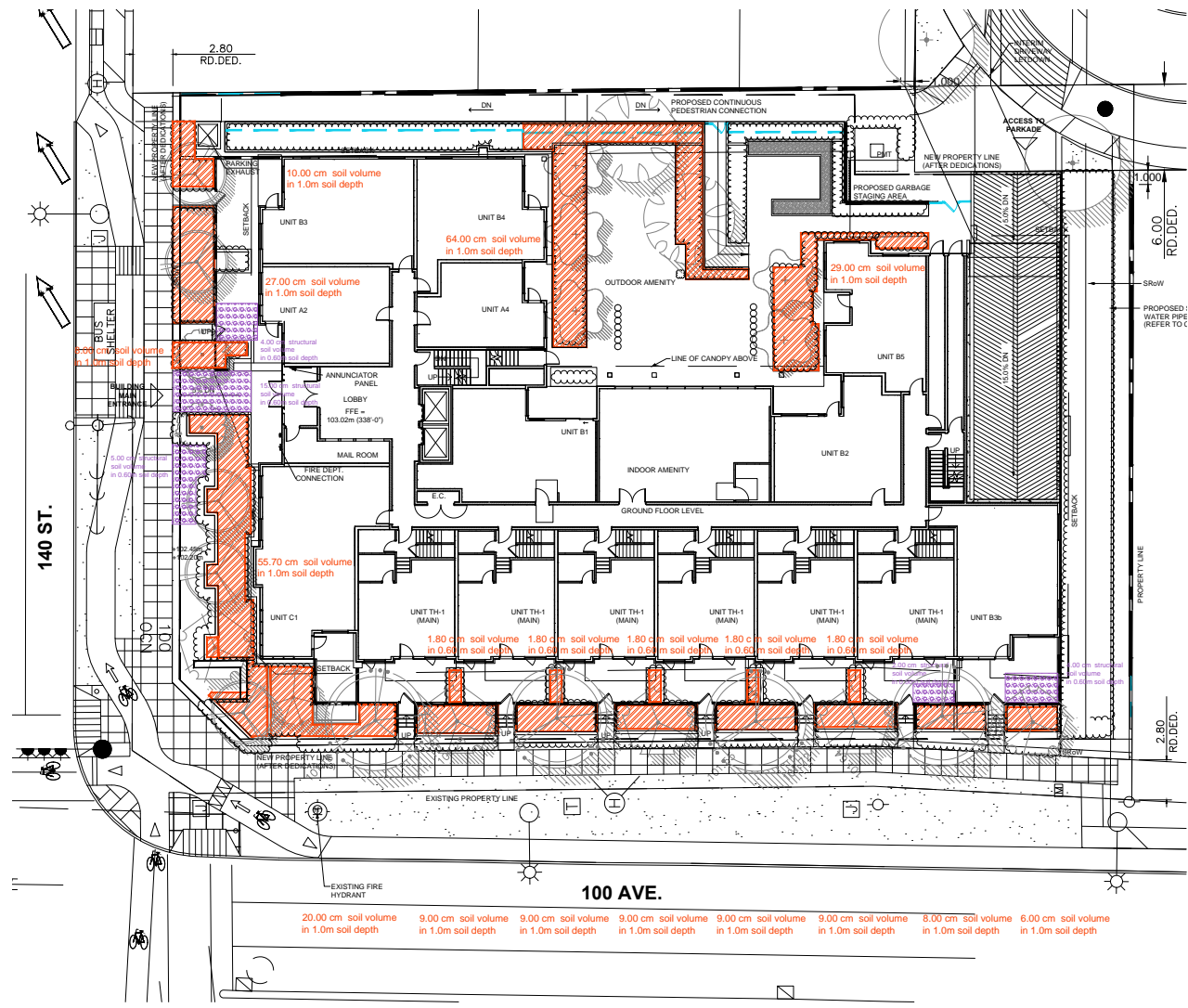
REV. NO. 1	SHEET NO. A9.01
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SEAL:



SOIL VOLUME

- STRUCTURAL SOIL IN 0.60m DEPTH
- 30' (900 MM) DEPTH OF SOIL



NO.	DATE	REVISION DESCRIPTION	DR.
1	23 JUN 22	REVISION AS PER CITY COMMENTS	CD
2	23 JUN 22	REVISION AS PER CITY COMMENTS	CD
3	23 JUN 22	REVISION AS PER CITY COMMENTS	CD
4	23 JUN 22	REVISION AS PER CITY COMMENTS	CD
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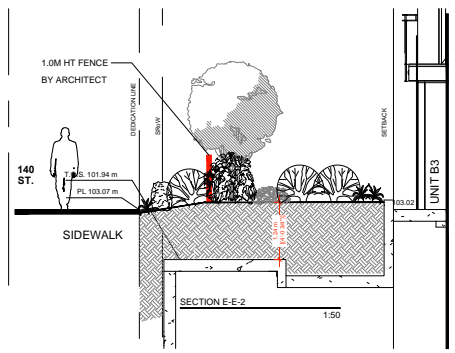
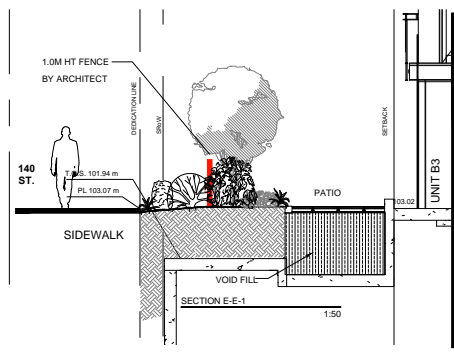
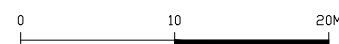
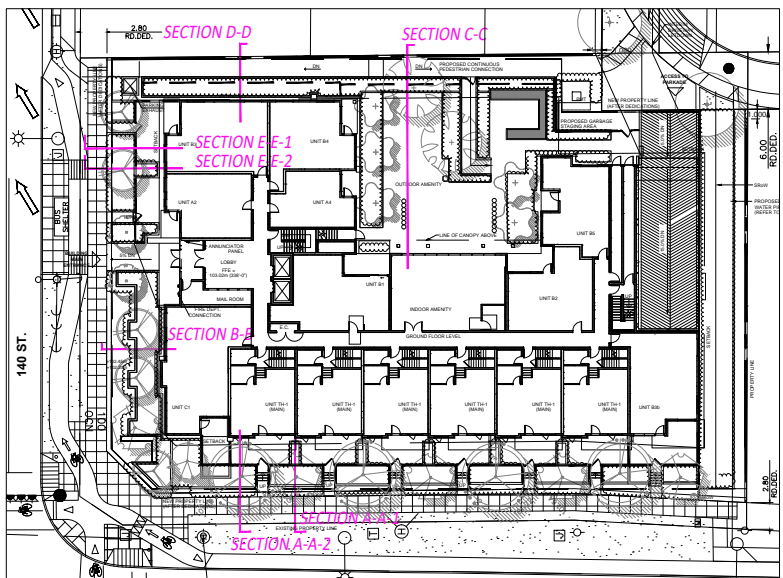
PROJECT:

RESIDENTIAL DEVELOPMENT
100 Ave & 140 St
SURREY
CITY FILE No: 7922-0187-00

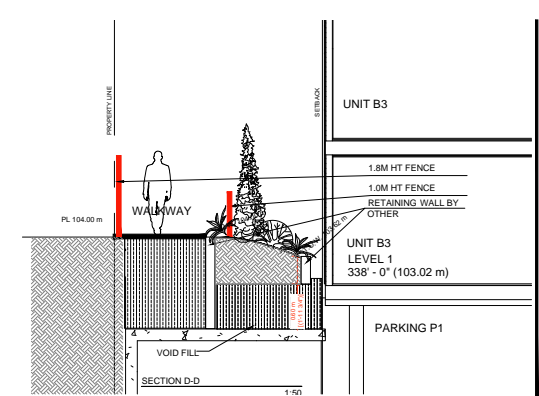
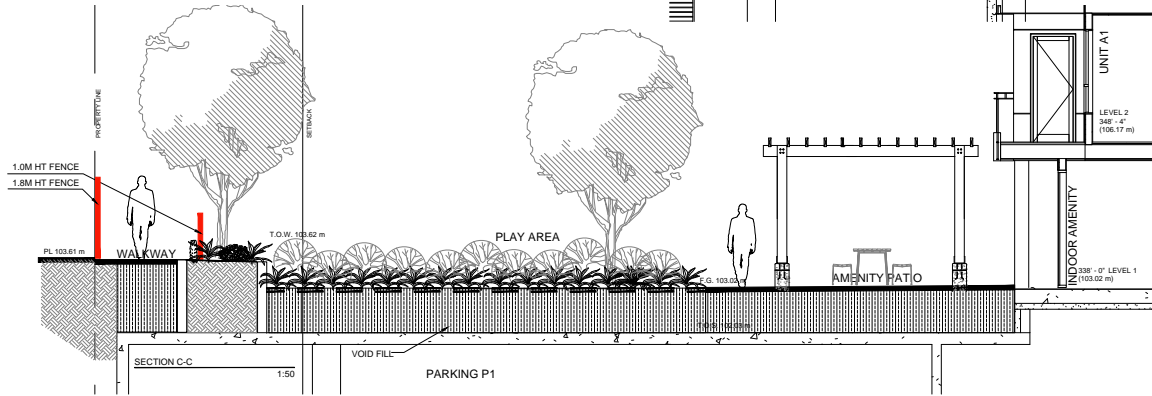
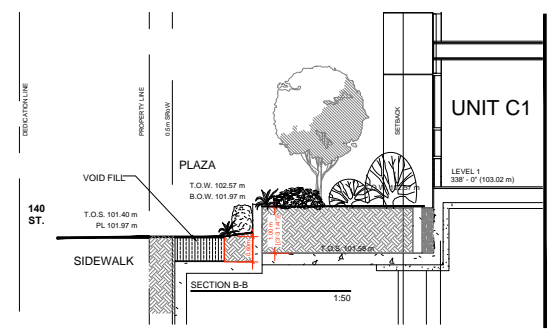
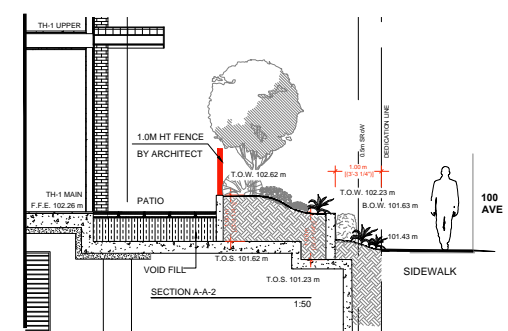
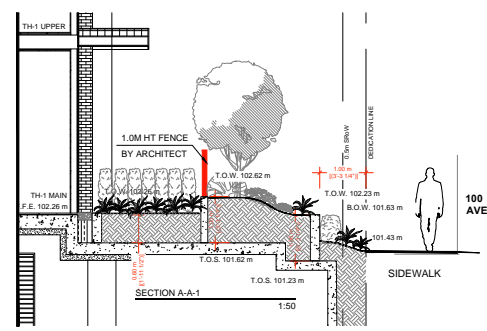
DRAWING TITLE:
SOIL VOLUME PLAN

DATE: October 1, 2021 DRAWING NUMBER:
SCALE: 1:150
DRAWN: DD
DESIGN: DD
CHKD: PCM

SEAL:



KEY PLAN



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PROJECT:
RESIDENTIAL DEVELOPMENT
100 Ave & 140 St
SURREY
CITY FILE No: 7922-0187-00

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: October 1, 2021 DRAWING NUMBER:
SCALE: 1:150
DRAWN: DD
DESIGN: DD
CHKD: PCM
OF 7

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

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

DATE: **June 30, 2023** PROJECT FILE: **7822-0187-00**

RE: **Engineering Requirements
Location: 14009, 14017, 14027, and 14037 – 100 Avenue; 14030 – 100A Avenue**

OCP TEXT AMENDMENT

There are no engineering requirements relative to the OCP Text Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m on 140 Street;
- Dedicate various widths along 100 Avenue (1.50 m to 2.647 m);
- Dedicate 5 m x 5 m corner cut at the intersection of 100 Avenue and 140 Street;
- Dedicate Bylaw Roads along both frontages;
- Dedicate 6.00 m for north-south Green lane; and
- Register a 0.50 statutory right-of-ways (SRW) along all road frontages for inspection chambers and sidewalk maintenance.

Works and Services

- Construct east side of 140 Street;
- Construct north side of 100 Avenue;
- Construct south side of 100 A Avenue;
- Construct 6.0 Green Lane;
- Construct adequately-sized service connections (water, storm and sanitary), complete with inspection chambers/water metre & backflow preventor, to each lot. Abandonment of surplus connection(s), if any, is also required; and
- Construct/Upgrade utilities along the site frontage as required to service the lots.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager
M51

Department: **Planning and Demographics**
Date: **April 3, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:
Application #: **22 0187 00**

The proposed development of **109** 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	14
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Projected Number of Students From This Development In:	
Elementary School =	9
Secondary School =	3
Total Students =	12

Current Enrolment and Capacities:	
Lena Shaw Elementary	
Enrolment	611
Operating Capacity	569
# of Portables	3
Guildford Park Secondary	
Enrolment	1327
Operating Capacity	1050
# of Portables	11

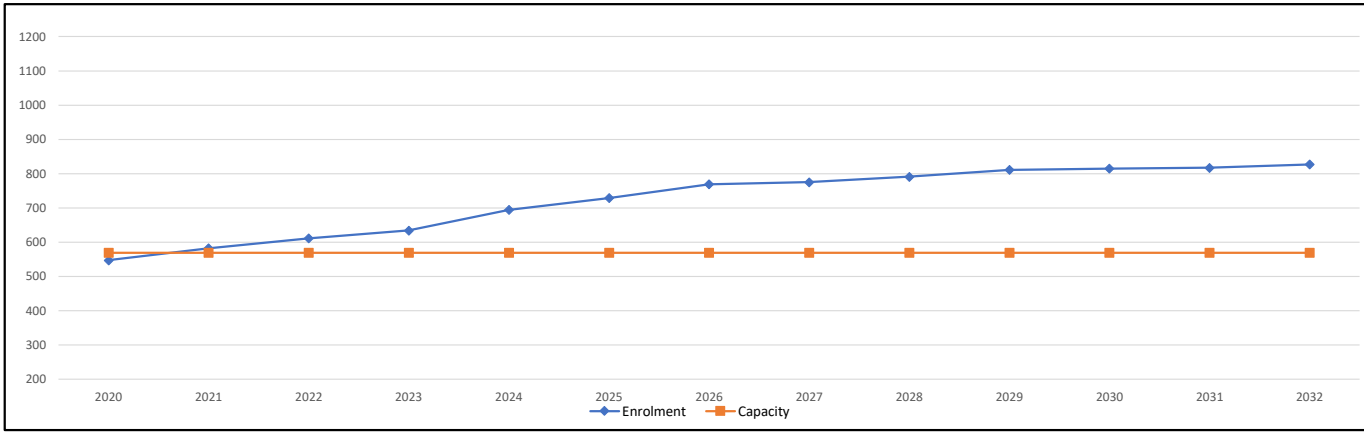
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

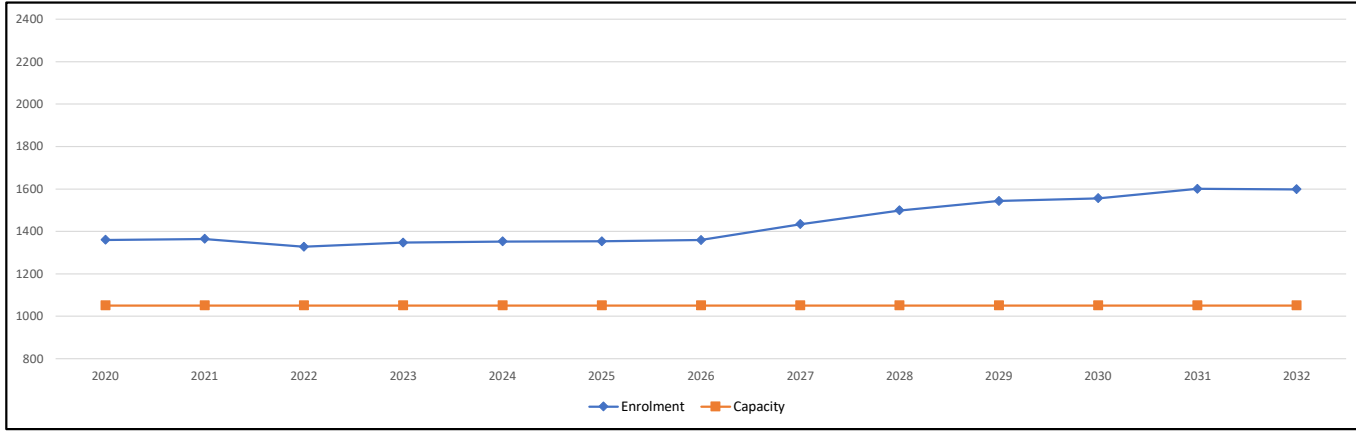
Lena Shaw operates at or slightly above the school's capacity. Post 2023, the projected growth trend begins to get stronger finishing at end of the decade to around 900 students. As part of the District's 2023/2024 Five Year Capital Plan, the district has requested an 8-classroom addition. The Ministry of Education and Child Care has not approved funding for this project.

Guildford Park Secondary operates over capacity. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. The addition is targeted to open for September 2026.

Lena Shaw Elementary



Guildford Park 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.

Tree Preservation Summary

Surrey Project No:

Address: 14009, 14017, 14027, 14037 100 Avenue and 14030 100A Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kim Dahl- PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	26	Protected Trees Identified	5
Protected Trees to be Removed	26	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	5
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3	49	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
- All other species to be removed (2:1) 23 X two (2) = 46		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	32	Replacement Trees Proposed	-
Replacement Trees in Deficit	17	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas			
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:

K. Dahl

(Signature of Arborist)

March 11, 2022

Date

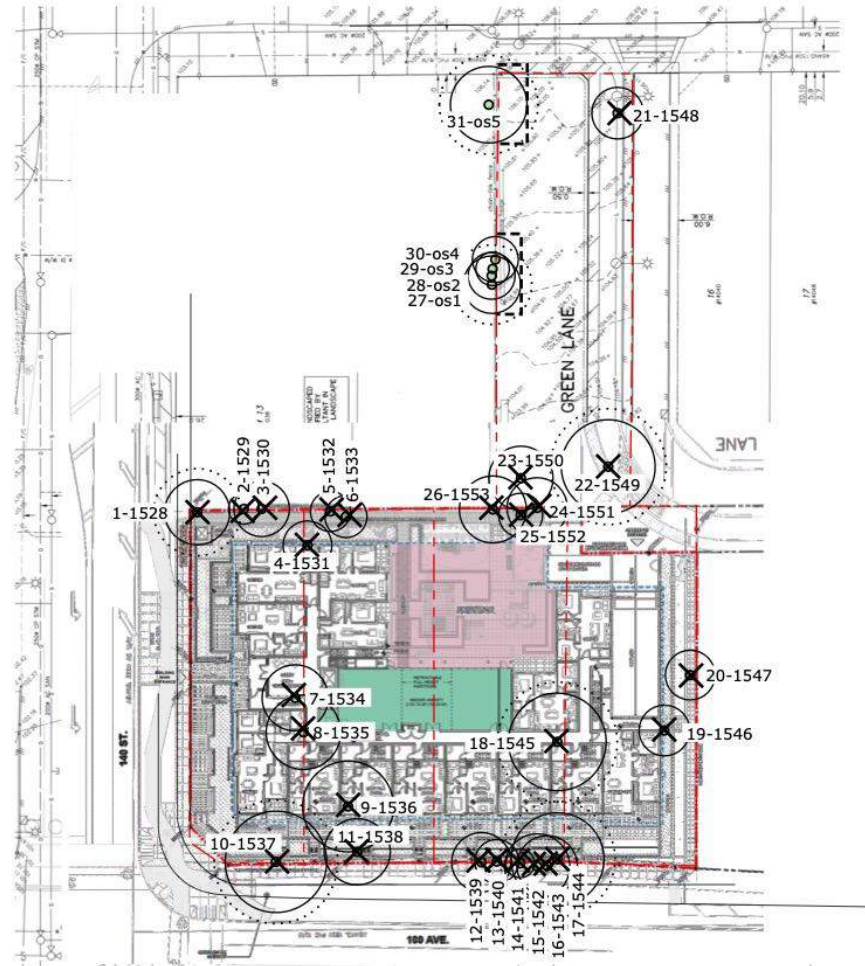
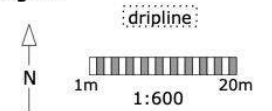
**Tree Plan for Development at
14009, 14017, 14027, 14037
100 Avenue, and 14030 100A
Avenue, Surrey.**

Date: March 11, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1-1528	Black Locust	68cm	4.08m
2-1529	Black Locust	32cm	1.92m
3-1530	Black Locust	58cm	3.48m
4-1531	Black Locust	51cm	3.06m
5-1532	Douglas Fir	42cm	2.52m
6-1533	Douglas Fir	44cm	2.64m
7-1534	Bigleaf Maple	69cm	4.14m
8-1535	Bigleaf Maple	87cm	5.22m
9-1536	Bitter Cherry	95cm	5.70m
10-1537	Bitter Cherry	106cm	6.36m
11-1538	Silver Poplar	69cm	4.14m
12-1539	Western Red Cedar	62cm	3.72m
13-1540	Western Red Cedar	46cm	2.76m
14-1541	Western Red Cedar	30cm	1.80m
15-1542	Western Red Cedar	68cm	4.08m
16-1543	Western Red Cedar	63cm	3.78m
17-1544	Western Red Cedar	97cm	5.82m
18-1545	Plum	102cm	6.12m
19-1546	Red Alder	53cm	3.18m
20-1547	Red Alder	52cm	3.12m
21-1548	Corkscrew Willow	54cm	3.24m
22-1549	Western Red Cedar	98cm	5.88m
23-1550	English Oak	67cm	4.02m
24-1551	Douglas Fir	63cm	3.78m
25-1552	Black Cottonwood	46cm	2.76m
26-1553	Douglas Fir	70cm	4.20m
27-os1	Douglas Fir	60cm	3.60m
28-os2	Douglas Fir	49cm	2.94m
29-os3	Douglas Fir	35cm	2.10m
30-os4	Douglas Fir	48cm	2.88m
31-os5	Norway Spruce	80cm	4.80m

Legend



Present:

Panel Members:
Y. Popovska, Chair
R. Amies
J. Azizi
M. Cheung
M. Mitchell
R. Salcido

Guests:

Aaryan Kochhar, Parkr Development Group
Robert Ciccozzi, Architect AIBC, Ciccozzi Architecture Inc.
Pat Campbell, PMG Landscape Architects Inc.

Staff Present:

A. McLean, City Architect
S. Maleknia, Senior Urban Design Planner
S. Meng, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by R. Salcido
Seconded by M. Mitchell
That the minutes of the Advisory Design
Panel meeting of April 13, 2023 be received.
Carried

B. NEW SUBMISSION

1. 4:05 p.m.

File No.: 7922-0187-00
New or Resubmit: New
Last Submission Date: N/A
Description: Proposed rezoning from RF to CD (based on RM-70), consolidation of four lots into one lot and a remnant parcel for future consolidation as well as DP for one 6-storey apartment building consisting of 109 dwelling units with underground parking.
Address: 14009, 14017, 14027, 14037 – 100 Avenue and 14030 – 100A Avenue
Developer: Aaryan Kochhar, Parkr Development Group
Architect: Robert Ciccozzi, Architect AIBC, Ciccozzi Architecture Inc.
Landscape Architect: Pat Campbell, PMG Landscape Architects Inc.
Planner: Misty Jorgensen
Urban Design Planner: Nathan Chow
Staff presenter: Sam Maleknia, Senior Urban Design Planner

The Senior Urban Design Planner advised that staff generally support the project. This current plan is in Stage 1 and staff is finalizing Stage 2 to include more details such as road network, land use, and parks.

The Panel was asked to comment on the overall site planning, architectural expression, massing, and public realm interfaces. In addition, to comment on the privacy for the unit facing by the bus stop and corner expression in the top floors are treated as there is no set back or recess. The requirement to meet interior amenity is not met with only 30.7% when generally should be at least 80%.

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 J. Azizi
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

- Consider making entry way appear more prominent and keep it in the middle rather than corner.
 - *Main entry canopy and feature form has been revised to become more prominent on West elevation. Cladding material around the main entry and on top of it within the feature frame has been changed to Brick to have more presence and texture at street side. Please refer to revised architectural drawings.*
- Consider top of building canopies and language of the accents and on how they read the elevations.
 - *Level 6 and top stair accesses have been revised to carry more monotone expressions. Please refer to revised architectural drawings.*
- Consider a better and larger indoor amenity area.
 - *The developer is going to deposit cash in lieu to meet the required indoor amenity area.*
- Consider adding landscape buffers to the outdoor amenities from the units and the garbage area.

- *Outdoor amenity landscaping has been revised. Landscape buffer added in front of the units facing the outdoor amenity area. Please refer to revised landscape drawings.*
- Consider reviewing the lack of privacy of the ground floor units that back on the public walkway.
- *Ground oriented units have been revised and tweaked to have a minimal impact from public walkways. We also added “green screens” by using different plantings to maintain the privacy of the units. Please refer to revised landscape drawings.*
- Consider increasing the pedestrian experience on the east side of the building and enhance the blank wall.
- *The blank wall has been revised to have openings in it to add depth to the walkway and make it more interactive. Also, we have revised Landscaping accordingly. Please refer to revised landscape and architectural drawings.*
- Retain the black window frames on the building.
- *This is to confirm that ALL window frames are black.*
- Consider relocating garbage room closer to the overhead gate.
- *For accessibility and security, the garbage room is located at P1 level. Garbage staging area is at the lane. Waste collecting will be managed with professional disposal companies and will stagger in days and times of the week.*
- Consider using future climate data modelling to inform the design.
- *The building will meet BCBC requirements and Step code. Please refer to preliminary Energy Model report attached.*
- Consider storm management for the site.
- *The building will meet City bylaws and BCBC requirements for storm management.*
- Consider resolving any traffic conflict between pedestrian bike and car traffic at the lane.
- *The lane design is considered public land and the transition between pedestrian and bike lane will be resolved once the lane is developed. However, we tried to soften the transition by extending landscaping area to the curb and make the entry to East-West & North-South pedestrian connections more visible and readable by opening up the area and having a smooth transition between Lane and walkways. Please refer to revised landscape drawings.*

- Consider reviewing plantings of project and requirements for bike rack.
 - *Ground oriented units have been revised and tweaked to have a minimal impact from public walkways. We also added “green screens” by using different plantings to maintain the privacy of the units. Please refer to revised landscape drawings.*

Site

- Reconsider the expression of the south façade to relate to the park and green space to the south.
 - *Articulation and landscape design of South and South-West corner of the site have been revised to accommodate better connection between private and public spaces. Please refer to revised landscape drawings.*
- Reconsider the location of the north outdoor amenities as it is dark and not getting daylight.
 - *We believe that the building and units need direct daylight and must have a direct connection with streets. At the same time, outdoor amenity area is considered “Private” area and needs to be away from streets and transfer the intimate feeling to the residences. No change.
The outdoor amenity area has a flush /level connection with indoor to be accessible at all times.*

Form and Character

- Reconsider the expression of the southwest corner as it is currently overemphasized compared to the rest of the building.
 - *We believe that the Main Entry needs to be from one street only to make sure convenient future addressing and Fire Rescue and services. The main entry at West side meets the grading of site and has a smooth transition between walkway and the building.*
- Reconsider the corner element design to be more purposeful and consider using similar language as the main entry.
 - *Noted. See above responses.*
- Reconsider the main entry as main element is hidden and out of scale.
 - *Noted. See above responses under key issues.*
- Consider better differentiating the entry from rest of building by using texture and coloured material.

- *Cladding material around the main entry and on top of it within the feature frame has been changed to Brick to have more presence and texture at street side. Please refer to revised architectural drawings.*
- Consider removing the feature wall at the building main entrance to open more natural light in the front patio of the ground-oriented unit design.
- *Noted. See above responses under key issues.*
- Consider a uniform rhythm of spandrel such as grey or wood tone in the southwest corner feature.
- *South-West corner of the building has been redesigned to meet this criterion. Please refer to revised architectural drawings.*
- Consider thinking of an architectural treatment to help mitigate the block appearance along 140 street and long frontage on 100 avenue.
- *West & South Elevations have been revised to have more distinctive “block” appearances. Please refer to revised architectural drawings.*
- Consider enhancing top of the building on the south façade as there is not strong language with the building skyline.
- *Level 6 and top stair accesses have been revised to carry more monotone expressions. Please refer to revised architectural drawings.*
- Retain the black window frames on the building.
- *Noted. See above responses under key issues.*
- Consider relocating the garbage staging area away from the unit frontage.
- *Garbage staging area needs to be as close to the Lane as possible. Staging will happen once a week for a couple of hours only. We have added a green buffer and landscaping to screen the area. We also changed the layout of the ground unit to face the courtyard. Please refer to revised Landscape drawings.*
- Consider relocating garbage room within the overhead gated area in the parkade.
- *Noted. See above responses under key issues.*
- Consider reviewing the privacy issue of units at the building corner between grid line H-1 and grid line 2 to 4.
- *Noted. See above responses under key issues.*
- Consider reviewing occupancy requirement for fire escape roof patio at level 7.

- *The roof patios are “Private” roof patios with access within the unit and meet BCBC requirements. There is no fire escape issue.*
- Consider resolving the privacy issue of the units facing the courtyard at level 1.
 - *Noted. See above responses under key issues.*
- Consider emphasizing townhouse modulation on façade articulation rather than with a long podium.
 - *Noted. We have revised South elevation to break the façade and changed the articulation. Also see above responses under key issues.*
- Consider a treatment with the canopies being continuous and have that transitioned at level 4 then create façade feature lower down and introduce the element at level 4 roof line.
 - *Noted. Level 6 has been redesigned. Also see above responses under key issues.*
- Consider grouping the rooftop stairs and bringing more colour and different material to it.
 - *Noted. Colours have been revised. Please refer to revised architectural drawings.*
- Consider a lighter colour and thinner profile canopy at the rooftop stair exit unit and less emphasis on top of building to make massing appear shorter.
 - *Noted. See above responses & under key issues.*
- Consider removing a lower level unit to increase the indoor amenity space to enhance occupant experience and improve long term livability for owners.
 - *Noted. See above responses under key issues.*
- Consider increasing the pedestrian experience on the east side of the building and enhance the blank wall.
 - *See above response under key issues. Pedestrian experience on east side of the building has been increased by providing landscape, bollard lights, fencing. Please refer to revised landscape and architectural drawings.*
- Consider reviewing the privacy and looking at supplement architectural and landscape solutions for all ground floor units that back on both eastern public walkway and northern walkway, amenity area and lobby entry.
 - *See above response under key issues. The layout of the outdoor amenity area has been revised. Ground floor Units have been screened by landscape on both eastern public walkway and northern walkway, amenity area and lobby entry. Please refer to revised landscape drawings.*

- Consider reviewing the sod on the east side SROW walkway area.
 - *Noted & revised. There is no sod lawn proposed on east SROW walkway area. Please refer to revised landscape drawings.*
- In the amenity area, consider separating the seating configuration for picnic tables.
 - *The layout of the outdoor amenity area has been revised. Four tables with chairs have been proposed in BBQ / Dining area. Please refer to revised landscape drawings.*

Landscape

- Consider proposing larger at maturity size trees on the south side against Green Timbers Park.
 - *PRUNUS YEDOENSIS 'AKEBONO', PICEA OMORICA and STEWARTIA PSEUDOCAMELLIA has been proposed on the south side.*
- Consider reviewing landscape at intersection corner of building to increase height of trees and create focal point visible from park across the street.
 - *Noted and revised. The corner area at intersection has been revised accordingly. Please refer to revised landscape drawings.*
- Consider increasing vegetative buffer, screening, and noise restriction for unit adjacent to lobby entry and unit facing garbage staging and driveway entry.
 - *Vegetative buffer has been proposed for unit adjacent to lobby entry and unit facing staging and driveway entry. Please refer to revised landscape drawings.*
- Reconsider the public realm on the courtyard outdoor amenity as there is no buffer on the public amenity space to the units.
 - *Landscape buffer has been created on the public amenity space to all ground floor Units.*
- Consider providing landscape screening to the PMT.
 - *Noted and provided. Screening with 2.0mht Thuja occidentalis "Smaragd" on North and East side and 6'ht fencing at West side of PMT has been provided. Please refer to revised landscape drawings.*
- Consider having soil volumes identified in tree planting areas.

- *Soil volume plan has been prepared. Building & detail sections have been revised to show required soil depths. Please refer to revised landscape and architectural drawings.*
- Consider increasing common amenity area on rooftop for sun exposure and supplement deficient indoor amenity.
- *There is no common roof top amenity area that has been proposed on this project.*
- Highly consider reducing the walkway slope to be more barrier free friendly.
- *The walkway slopes have been reduced to 5%. Please refer to revised landscape and architectural drawings.*
- Consider increasing variety of tree species on site.
- *Tree species & variety have been increased. Please refer to revised landscape drawings.*
- Consider reviewing exterior bike racks to allow for percentage of e-bike charging.
- *See above response under key issues. E-bike chargers for residence have been introduced at bike storages.*
- Consider the lighting on east property SROW be dark skies compliant.
- *Bollard lights with compliance to “dark sky” requirements have been proposed on east side.*
- Consider including the architectural renderings that shows green landscape on roof and second floor on the landscape plans.
- *Architectural renderings have been added to the architectural set of drawings.*

CPTED

- Consider increasing visibility for the entries to the public walkways at the north and east to be open and visible in street frontages.
- *Noted. See above responses & under key issues.*

Sustainability

- 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.
- *Preliminary Energy Model is attached.*

- Consider inclusion of renewable energy on roof surfaces.
 - *There is no renewable energy equipment or consideration proposed on this project.*
- Consider reviewing surface level stormwater management or bioswales for the site.
 - *There are no bioswales proposed on this project. The project will meet City bylaws and BCBC requirements for storm management. Detailed design will be presented at BP stage.*

Accessibility

- Consider a central corridor to provide better access for residents to outdoor amenity space.
 - *There is a direct corridor from East side of the building to Amenity area. The outdoor amenity area has a flush / level connection with indoor to be always accessible.*

The Architect asked questions to confirm that the proposed entry location was appropriate.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, May 11, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:58 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0187-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-759-701
Lot 15 Section 25 Block 5 North Range 2 West New Westminster District Plan 13037
14030 – 100A Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K. of Part 16, Single Family Residential Zone (RF), the minimum required lot width is reduced from 15 metres to 12 metres for the proposed remnant parcel (Lot B) to be created out of 14030 – 100A Avenue.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

