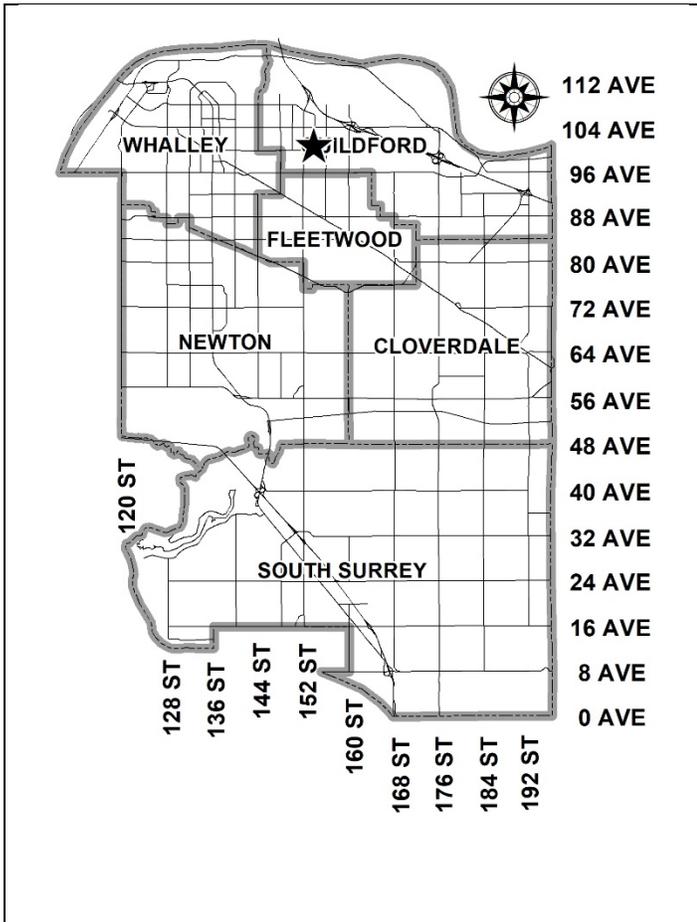


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0361-00

Planning Report Date: February 12, 2024



PROPOSAL:

- **TCP Amendment** from “Low Rise Transition Residential” to “Low to Mid Rise Residential”
- **Rezoning** from RA to CD (based on RM-70)
- **Development Permit**

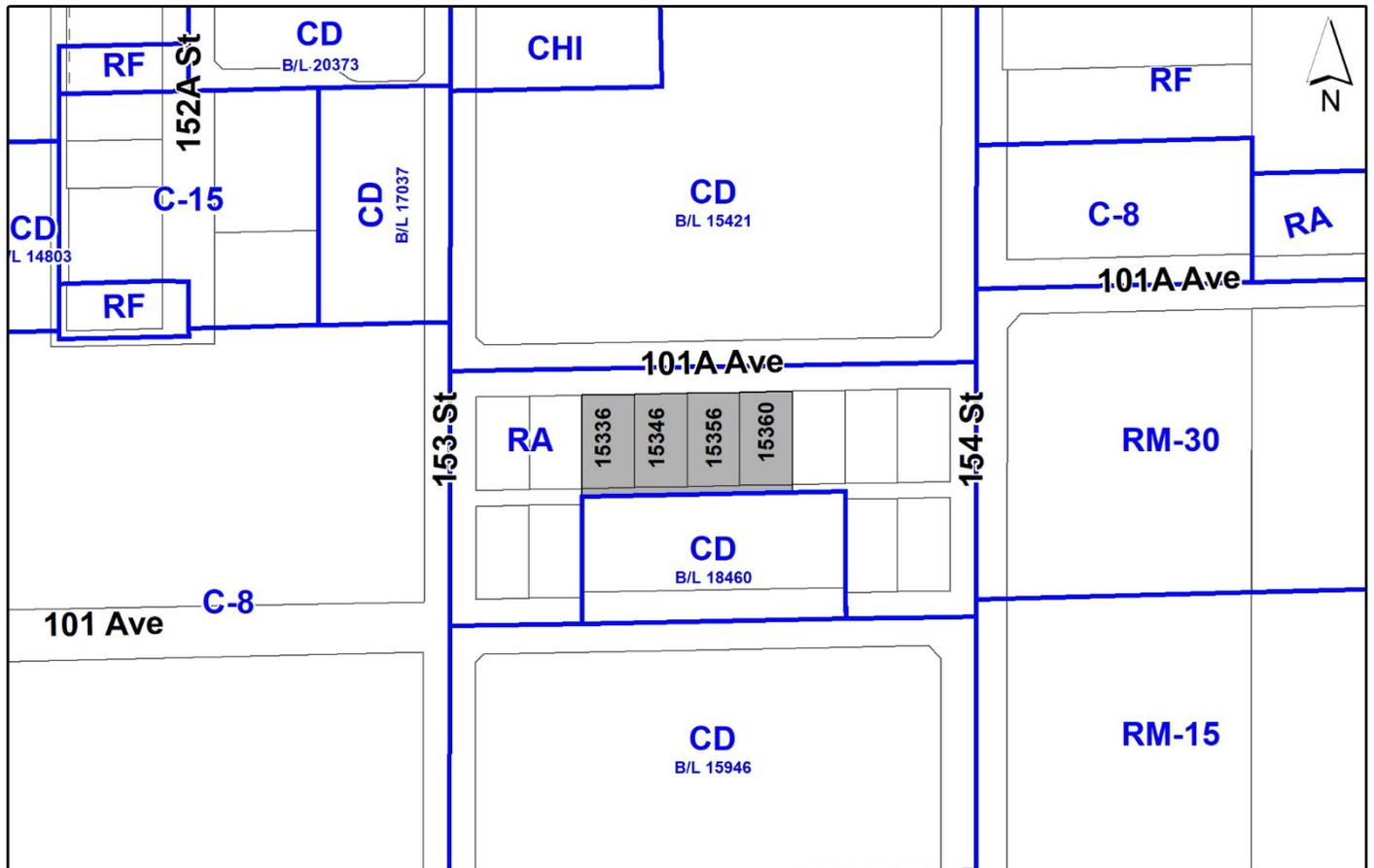
to permit the development of a 5-storey apartment building with approximately 101 dwelling units and underground parking on a consolidated site in Guildford.

LOCATION: 15360 – 101A Avenue
 15356 – 101A Avenue
 15346 – 101A Avenue
 15336 – 101A Avenue
 Portion of unopened lane

ZONING: RA

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low Rise Transition Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Guildford Town Centre Plan from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.

RATIONALE OF RECOMMENDATION

- The proposal complies with the “Multiple Residential” designation in the Official Community Plan (OCP). In order accommodate the proposed development, an amendment to the Guildford Town Centre Plan is required to redesignate the subject site from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.
- The applicant will provide a density bonus amenity contribution, consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increase in density.
- The development proposal is located within an Urban Centre, situated in close proximity to an existing Frequent Transit Network (FTN) along 152 Street and roughly 415 metres from an existing bus stop. The proposal supports the goal of achieving higher-density development along transit corridors and, therefore, is considered supportable for this part of Guildford Town Centre.
- The proposed building is a high-quality architectural design, appropriate for a site located within an Urban Centre and the proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development (DP) guidelines in the OCP.
- The proposed apartment building is attractive, well-designed and utilizes high-quality 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 frontage which helps to promote a pedestrian friendly environment and positive urban aesthetic between the proposed building and public realm.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site, and a portion of unopened lane shown as Block A on the survey plan attached in Appendix I, from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)”.
2. Council authorize staff to draft Development Permit No. 7922-0361-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issued prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) 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 Department.
4. Council pass a resolution to amend the Guildford Town Centre Plan to re-designate the subject site from “Low Rise Transition Residential” to “Low to Mid Rise Residential”, as illustrated in Appendix V, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family dwelling and vacant parcels	Low Rise Transition Residential	RA
North (Across 101A Avenue):	4-storey apartment buildings	Low Rise Transition Residential and Low Rise Transition Mixed Use	CD (Bylaw No. 15421)
East:	Vacant parcel	Low Rise Transition Residential	RA
South:	5-storey apartment building	Low Rise Transition Residential	CD (Bylaw No. 18460)
West:	Vacant parcel	Parks and Natural Areas	RA

Context & Background

- The subject properties are located on the south side of 101A Avenue, just east of 153 Street.
- The properties are approximately 0.29 hectare in total combined area and presently occupied by a single family dwelling or vacant parcels.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low Rise Transition Residential” in the Guildford Plan and zoned “One-Acre Residential Zone (RA)”.
- Council previously approved a 5-storey apartment building to the immediate south under Development Application No. 7914-0057-00 and a 4-storey mixed-use development to the north of 101A Avenue under Development Application No. 7903-0252-00.

Guildford Plan

- After an extensive public consultation process, Stage 2 of the Guildford Plan was approved by Council on October 30, 2023. The Stage 2 Plan outlines the expected land-use and densities in the Plan Area as well as includes detailed Design Guidelines that will help inform all in-stream and future development applications.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 5-storey residential building consisting of 101 dwelling units with underground parking on a consolidated site, the applicant proposes the following:
 - Town Centre Plan (TCP) Amendment from “Low Rise Transition Residential” to “Low to Mid Rise Residential”;

- Rezoning from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” (based on the “Multiple Residential 70 Zone [RM-70]”);
 - Development Permit for Form and Character; and
 - Consolidation of four (4) lots into one (1) lot.
- Development data is provided in the following table:

Proposed	
Lot Area	
Gross Site Area:	2,912 sq. m.
Rear Lane Area (acquisition):	247 sq. m.
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	3,159 sq. m.
Number of Lots:	4 (existing) 1 (proposed)
Building Height:	16 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	2.3 (Gross)
Floor Area	
Residential:	7,199 sq. m.
Commercial:	N/A
Total:	7,199 sq. m.
Residential Units:	
Studio:	13 dwelling units
1-Bedroom:	13 dwelling units
1-Bedroom plus den:	43 dwelling units
2-Bedroom:	22 dwelling units
3-Bedroom:	10 dwelling units
Total:	101 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 13 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

8 Elementary students at Harold Bishop Elementary School
3 Secondary students at Johnston Heights Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture: No concerns.

The closest active park is Guildford Heights Park which contains amenities including a playground, open space, games court and walking paths as well as natural areas. The park is located roughly 170 metres walking distance from the proposed development.

Surrey Fire Department: No concerns.

Advisory Design Panel: The development application is exempt from the Advisory Design Panel (ADP) review process given it is less than 6-storeys in height and the design is supported by staff.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be required to provide the following road frontage improvements to support the subject proposal:
 - Dedication and construction of the south side of 101A Avenue to the City's local road standard.
- In addition, the applicant proposes to purchase and consolidate the portion of unopened lane allowance located along the southern boundary of the subject site (roughly 247 sq. m. in total area).

Traffic Impacts

- The subject proposal is anticipated to generate approximately one vehicle trip every one to two minutes in the peak hour. The proposal is below the City's threshold for requiring a site-specific transportation impact analysis.
- Access to the subject site is proposed via 101A Avenue.

Transit

- The subject site is located within close proximity to frequent transit along 152 Street and is approximately 415 metres from an existing bus stop (#375 – White Rock/White Rock South/Guildford and #320 – Fleetwood/Langley Centre to Surrey Central Station).
- The proposed development is appropriate for this part of the Guildford Plan 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 complies with the Multiple Residential OCP designation.

Themes/Policies

- The development proposal supports transit-oriented development, focused growth and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.
- 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 dwelling units that front onto 101A Avenue include 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 site is designated “Low Rise Transition Residential” in the Guildford Plan.
- In order to accommodate the development proposal, the applicant is required to amend the Guildford Town Centre Plan in order to redesignate the subject site from “Low Rise Transition Residential” to “Low to Mid Rise Residential”.

Amendment Rationale

- The proposed density and building form are considered appropriate for this part of Guildford Town Centre given that the subject site is located within an Urban Area, in close proximity to a Frequent Transit Network (FTN), along 152 Street, as well as other neighbourhood amenities.
- In support of the proposed amendment to the current land-use designation, the applicant will provide a density bonus amenity contribution consistent with Tier 2 Capital Project CACs for the proposed increase in density beyond the maximum permitted density under the “Low Rise Transition Residential” designation, as discussed in the Community Amenity Contributions section of this report.
- The applicant will be required to provide the per sq. ft. flat rate for the floor area achieved beyond the maximum permitted FAR under the current land-use designation in the Town Centre Plan (TCP), in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Final Adoption of the Rezoning Bylaw.

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 maximum 6-storey building height permitted under the “Low to Mid Rise Residential” designation in the Guildford Plan.
- The Guildford Plan includes a number of family-oriented and affordable housing policies intended to encourage a greater diversity of housing options for different family sizes, types and compositions. These policies include providing a minimum of thirty percent (30%) of all new dwelling units as two or more bedroom and ten percent (10%) of all new units as three or more bedroom.

- Staff note that the proposal complies with the family-oriented housing policies in the Town Centre Plan (TCP) by providing approximately thirty-two percent (32%) of the dwelling units as two or more bedroom (32 dwelling units in total) and ten percent (10%) of the dwelling units as three or more bedroom (10 units in total).
- In addition, the applicant is proposing to provide fifty-three percent (53%) of all dwelling units (54 units in total) as Adaptable Units.

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from “One-Acre Residential (RA)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to accommodate the proposed 5-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:	2.0	2.3 (Gross)/2.3 (Net)
Lot Coverage:	33%	54%
Yards and Setbacks		
North Yard	7.5 m.	5.5 m.
East Yard	7.5 m.	6.0 m.
South Yard	7.5 m.	4.5 m.
West Yard	7.5 m.	6.0 m.
Principal Building Height:	50 m.	16 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:	303 sq. m.	The proposed 303 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	303 sq. m.	The proposed 420 m ² exceeds the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	138 parking spaces	132 parking spaces
Residential Visitor:	20 parking spaces	10 parking spaces
Total:	158 parking spaces	142 parking spaces
Bicycle Spaces		
Residential Secure Parking:	121 bicycle spaces	121 bicycle spaces
Residential Visitor:	6 bicycle spaces	6 bicycle 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.
- The proposed 5-storey apartment building on the subject site will have a floor area ratio (FAR) of 2.30 (Gross/Net). The “Low to Mid Rise Residential” land-use designation in the Guildford Plan permits a maximum FAR of 2.25 (Gross). For “Multiple Residential” designated sites, the OCP allows a maximum FAR of 2.5 (Gross) on sites located within an Urban Centre, a Frequent Transit Development Area, sites that abut a FTN and where specifically noted in the approved Secondary Plan. As such, the proposed increase in density to 2.3 FAR, in the CD Bylaw, can be supported by staff.
- As the Stage 2 Plan allows a maximum gross density of 1.6 FAR, the applicant will be required to provide a Tier 2 Capital Plan Project Community Amenity Contribution (CAC) in support of the proposed increase in density beyond the maximum density permitted under the “Low Rise Transition Residential” designation in the Guildford Plan.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 54% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 5-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 site is located within an Urban Centre, in close proximity to a FTN and within walking distance of public transit, 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 142 parking stalls consisting of 132 resident parking spaces and 10 parking spaces for visitors. In addition, the applicant will provide 3 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from the east-west rear lane.
- The applicant is proposing to provide a total of 142 parking spaces, equivalent to a rate of 1.3 parking space per dwelling unit plus 0.1 visitor space per dwelling unit. The proposed parking provision exceeds the rates recommended per Corporate Report No. R115;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”) of 1.1 parking space per dwelling unit plus 0.1 visitor space per dwelling unit.
- 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 street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all lot lines.
- The development will provide a total of 121 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 By-law requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 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 noted above, the proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum gross floor area ratio (FAR) of 1.6 that is permitted under the "Low Rise Transition Residential" designation in the Guildford Plan, to a maximum allowable density of 2.3 FAR (Gross).
- 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 metre 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 January 3, 2024, and the Development Proposal Signs were installed on January 15, 2024. Staff have received two responses to the pre-notification letter from adjacent residents (staff comments in *italics*):
 - One resident expressed concerns about the proposed building height and that it would block views of the mountains. The resident requested the applicant reduce the building height to 4-storeys (*staff comments in italics*).

(The application is consistent with recent approved developments in the area and is consistent with the goal of providing greater diversity of housing options for different family types, sizes and compositions in proximity to public transit.)

- One resident asked for additional information on site servicing, shared tree retention and shadow diagrams in order to better understand the effect of the proposed building on adjacent properties.

(Two existing mature trees are proposed to be retained as part of the development. The applicant is proposing setbacks of 4.8 metres to 11.7 metres on the south lot line and 6 metres along the east lot line which will help provide natural light and reduce shadowing of neighbouring properties.)

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 Guildford Plan. The applicant has also 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 5-storey apartment building consisting of 101 dwelling units with underground parking on a consolidated site.
- The unit mix is comprised of 13 studio, 56 one-bedroom, 22 two-bedroom and 10 three-bedroom dwelling units.
- The dwelling units range in size from 36 square metres for a studio to 111 square metres for the largest three-bedroom apartment.
- The applicant will provide fifty-three percent (53%) of the dwelling units on-site as Adaptable units (54 dwelling units in total).

- The design of the building is contemporary, comprised of two main volumes spread along the street that are planted on the ground and refined into a steady rhythm of human scaled brick portals expressing a two-storey townhouse expression with individual entries at-grade facing the street. The uppermost storey is recessed from the street to mitigate the perceived building height and massing. The flat roof is programmed with outdoor amenity space and covered outdoor areas.
- The northern elevation, fronting onto 101A Avenue, incorporates a variety of façade materials including brick portal arches with black inlaid faces, black window frames and black colour fibre cement panels with colour match reveals cladding a lattice like framework on the middle storeys and contrasted in white colour fibre cement panels as a backdrop. The exterior façade also features black colour architectural louvers over glazing at the northeastern corner, spanning several floors, which artistically accents some horizontal portions of the fourth storey.
- The building orientation ensures the units will provide strong observation of the public realm with active rooms facing toward the street, future parkland and pedestrian walkways which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- 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 are elevated above the sidewalk and have front door access with usable private/semi-private outdoor space.
- At this time, there is no signage proposed on-site. If signage is required in future, it will be considered as part of a separate development application and will need to comply with all aspects of the Sign Bylaw.

Indoor Amenity Space

- The proposed indoor amenity space is located at the southeast corner of the proposed 5-storey building and provides direct access to the common patio space and children's playground area located within the setback along the eastern building façade.
- The indoor amenity space will include a gym, yoga studio, lounge area, kitchen facility and dining/seating area.
- The proposed indoor amenity space is approximately 303 square metres in total area which meets the indoor amenity space requirement under the Zoning Bylaw based upon a total of 3 square metres per dwelling unit.

Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is located at the roof top level and consists of outdoor covered lounge areas, bistro tables, a yoga and meditation deck, contemplation lounge, planter pots, urban agricultural boxes and tool storage shed.
- The at-grade outdoor space, located along the eastern building façade, is not included in the calculation of outdoor amenity space (for the purposes of bylaw compliance) given that it is located within the minimum building setback. However, this at-grade space which includes an outdoor patio seating area and children’s playground equipment is accessible to residents.
- The proposed outdoor amenity space is roughly 420 square metres which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on 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 1.0 metre high metal picket fence and privacy gate with layered planting that consists of a by-law sized tree, small shrubs and low-lying groundcover.
- The dwelling units fronting onto the street (101A Avenue) will have semi-private patio space and direct access to the adjacent sidewalk through a separate entryway.
- Each apartment unit that faces onto 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.

Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 (“Proposed Changes to Advisory Design Panel Procedures for Development Applications”) which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, can be exempted from the ADP review process.
- City staff will continue to work with the applicant to resolve the following outstanding design-related issues:
 - Improving the easterly building interface to be more neighbour compatible with appropriate outlooks; and
 - Providing improvements to a limited number of landscape items.
- 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

- Russ Vankoughnett, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject site. 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	10	10	0
Cottonwood	11	11	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Douglas Fir	13	11	2
Unidentified Deciduous	2	2	0
Total (excluding Alder and Cottonwood Trees)	15	13	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		49	
Total Retained and Replacement Trees Proposed		51	
Estimated Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of fifteen (15) mature trees on the site, excluding Alder and Cottonwood trees. Twenty-one (21) existing trees, approximately fifty-eight percent (58%) of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain two (2) trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of forty-seven (47) replacement trees on the site. The applicant is proposing forty-nine (49) replacement trees on-site which exceeds the minimum required number of replacement trees under the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 101A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Paperbark Maple, Columnar Hornbeam, Pink Flowering Dogwood, Lavalley Hawthorn, Japanese Stewartia, Leylands Cypress, Princeton Sentry Maidenhair, Golden Rain Tree, Edith Bogut Southern Magnolia, Vanessa Persian Ironwood, Bruns Serbian Spruce, Arnold Sentinel Austrian Black Pine and Black Dragon Japanese Cedar.

- In summary, a total of fifty-one (51) trees are proposed to be retained or replaced on the site with no contribution required 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.	Block Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	TCP Redesignation Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MJ/ar

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOTS 4, 5, 6, & 7 SECTION 28 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 21134

Appendix I

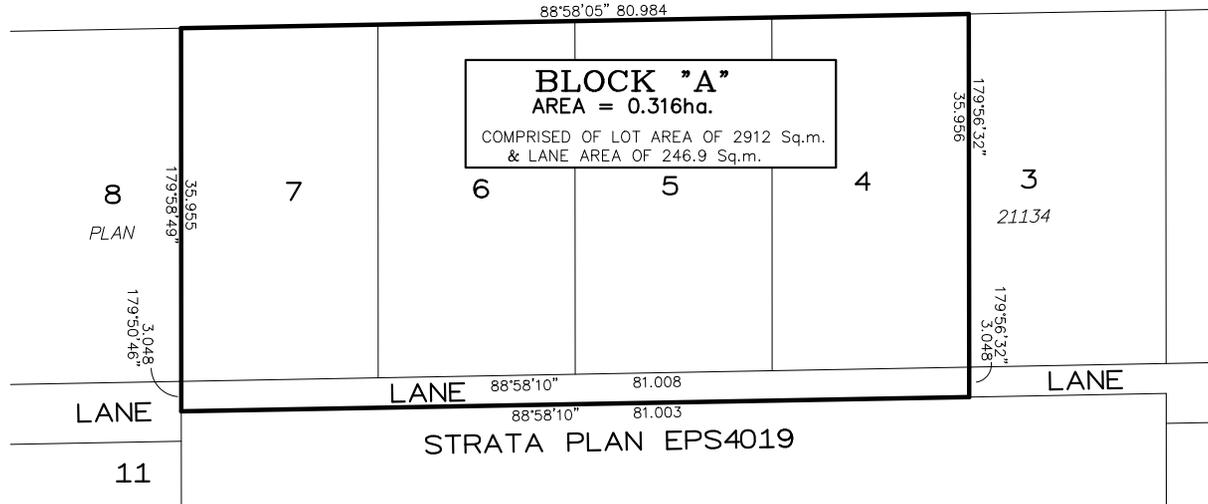


FOR RE-ZONING PURPOSES

LEGEND

Ha. DENOTES HECTARES

101A AVE



INTEGRATED SURVEY AREA No.1, SURREY

NAD 83 (CSRS) 4.0.0.BC.1.MVRD
Grid bearings are derived from conventional survey observations to geodetic control monuments 79H0018 and 79H0024 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995914, which has been derived from control monument 79H0018

Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
DATED THIS 6th DAY OF FEBRUARY, 2024.

This Plan was prepared for discussion and city application purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or part without the consent of Target Land Surveying.

Target Land Surveying accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

M. Adam Fulkerson B.C.L.S.



DEVELOPMENT PERMIT APPLICATION



MULTY-FAMILY APARTMENT DEVELOPMENT
15336, 15346, 15356 & 15360 101A AVE,
SURREY, BRITISH COLUMBIA



PROGRAM SUMMARY



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

LOT INFO	ADDRESS	15336, 15346, 15356 & 15360 101A AVE, SURREY, BC		
	LEGAL DESCRIPTION	LOT 7 SECTION 28 RANGE 1 PLAN NWP21134 NWD LOT 6 SECTION 28 RANGE 1 PLAN NWP21134 NWD PART W 1/2 LOT 5 BLOCK 11 SECTION 28 RANGE 1 PLAN NWP21134 NWD PART W 1/2 LOT 4 SECTION 28 RANGE 1W PLAN NWP21134 NWD PART W 1/2		
	SITE AREA	(Sqft)	(Sqm)	(Acre)
	TOTAL LOTS AREA	31,342	2,912	0.72
	EXISTING LANE INCLUDED	2,657	247	0.06
	DEDICATION	0	0	0.00
GROSS AREA	33,999	3,159	0.78	0.32

ZONING	CURRENT	PROPOSED	
	ZONING	RA	CD(BASED ON RM-70)
	NCP		GUILDFORD PLAN
PROPOSED			
FAR (GROSS)	2.29		
FAR (NET)	2.49		
TOTAL FLOOR AREA (sqft)	77,988.39		

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH (Along 101 A Ave)	5.50m	5.50m
	SOUTH(Along Neighbouring Lot)	10m/4.5(Side of Unit)	10.34/4.80 m (Side of Unit)
	SOUTH(Along Indoor amenity)	4.5m	4.66m
	EAST (Along Neighbouring Lot)	6m	6m
	WEST (Along Future Park)	6m	6m
PERMITTED			
BLDG HEIGHT	15.24m		
DWELLING UNITS	101		

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (GROSS)	(Sqft)	(Sqm)	(%age)	REMARKS			
	PROPOSED	18046	1,676	53.08%				
	FAR CALCULATION (GROSS)							
		RESIDENTIAL	Sqm	CIRCULATIONS	INDOOR AMENITY	BUILDABLE	Sqm	EFFICIENCY
			(Sqft)	(Sqft)	(Sqft)	(Sqft)		BUILDABLE/RESI
	MAIN FLOOR LVL	11,756	1,092	2,331	3,265.00	14,087	1,309	83%
	SECOND FLOOR LVL	15,149	1,407	1,859	0.00	17,008	1,580	90%
	THIRD FLOOR LVL	15,676	1,456	1,701	0.00	17,377	1,614	90%
	FOURTH FLOOR LVL	15,676	1,456	1,701	0.00	17,377	1,614	90%
	FIFTH FLOOR LVL	13,266	1,232	1,671	0.00	14,937	1,388	89%
	ROOF LVL	0	467	0.00	0.00	467	43	0%
		71,523	6,644	9,263	3,265.00	81,253	7,548	
	TOTAL AREA (Excluding Indoor Amenity)	77,988.39 Sqft						

UNIT SCHEDULE	UNIT COUNT					
	TYPE	NO. OF BR.	AREA(Sqft)	AREA(Sqm)	TOTAL UNITS	TOTAL AREA (Sqft)
	UNIT-A	1BR +DEN	705	65.5	5	3,525
	UNIT-A1	1BR +DEN	705	65.5	36	25,380
	UNIT-A1a	1BR	539	50.1	6	3,233
	UNIT-A2	1BR +DEN	705	65.5	1	705
	UNIT-A3	1BR	550	51.1	4	2,200
	UNIT-B	STUDIO	424	39.4	1	424
	UNIT-B1	STUDIO	451	41.9	3	1,353
	UNIT-B2	STUDIO	392	36.4	4	1,568
	UNIT-C	2BR	967	89.8	1	967
	UNIT-C1	2BR	967	89.8	3	2,901
	UNIT-C1a	2BR	757	70.3	1	757
	UNIT-D	3BR	921	85.5	1	921
	UNIT-D1	3BR	921	85.5	3	2,762
	UNIT-E	3BR	970	90.1	4	3,881
	UNIT-E1	3BR	1,189	110.5	1	1,189
	UNIT-F	2BR	825	76.7	4	3,302
	UNIT-G	2BR	824	76.5	1	824
	UNIT-G1	2BR	931	86.5	4	3,724
	UNIT-H	STUDIO	436	40.5	4	1,745
	UNIT-J	1BR +DEN	787	73.1	1	787
	UNIT-K	2BR	751	69.8	4	3,005
	UNIT-L	2BR	813	75.5	4	3,252
	UNIT-M	1BR	598	55.6	2	1,196
UNIT-Q	STUDIO	439	40.8	1	439	
UNIT-N	1BR	568	52.8	1	568	
UNIT-P	3BR	869	80.7	1	869	
TOTAL				101	71,475	
PERCENTAGE OF UNITS BREAKDOWN						
	NO. OF UNITS	%PROVIDED	REMARKS			
NO OF 3BR	10	10%				
NO OF 2BR / 2BR+DEN	22	22%	32% (INCLUDING 3BR)			
NO OF 1BR +DEN/STUDIO	69	68%				
TOTAL NO OF ADAPTABLE UNITS	54	53%				

OFF STREET	PARKING REQUIREMENTS BREAKDOWN				
		NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED (@Parkade lvl 1 & 2)
	1 Bedroom ,1 Bedroom+Den, Studio	69	1.1 / Unit	76	76
	2 bedroom	22	1.1/ Unit	24	24
	3 bedroom	10	1.1/ Unit	11	11
	Visitor's	101	0.1/ Unit	10	10
	TOTAL			121	141
ACCESSIBLE	2% Of Total		2.76 SAY 3	3	
VAN ACCESSIBLE	50% Of Accessible		1.5 SAY 2	2	
BICYCLE PARKING	101	1.2/ Unit	121.2 say 121 + 6 VISITOR	121+6=127	

AMENITY CALCULATIONS	AMENITIES			
	INDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
	REQUIRED	303	3,261	3 Sq.m. or 32.29 Sq.ft/ UNIT
	PROPOSED(MAIN FLOOR)	306	3,265	
	OUTDOOR AMENITY	Sq.m.	Sq.ft.	REMARKS
REQUIRED	303	3,261	3 Sq.m. or 32.29 Sq.ft/ UNIT	
PROPOSED (ROOF TOP)	420	4,525		

2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By
SS

Checked By
PV

Date
2024-01-31

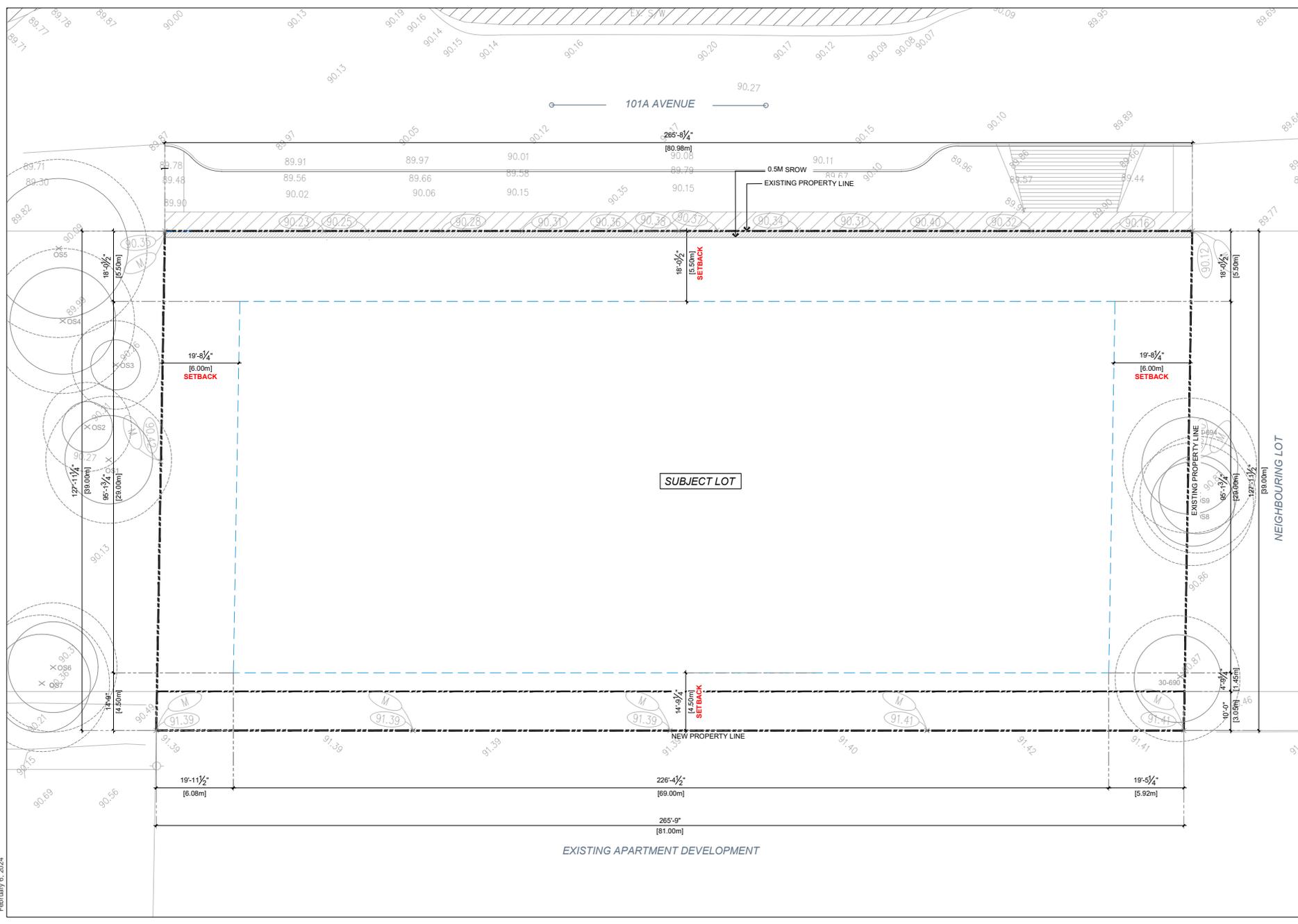
Project ID
SU21

PROGRAM SUMMARY

Scale
As Noted

Sheet No.

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission or unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By _____ **Date** 2024-01-31
Checked By _____ **Project ID** SU21

Sheet Title
BASE PLAN

Scale
As Noted

Sheet No.

A-05

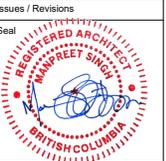
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



LEGEND	
[Light Blue Box]	STUDIO
[Light Orange Box]	1BR/1BR+DN
[Light Green Box]	2BR/2BR+DN
[Light Purple Box]	3BR/3BR+DN
[Light Yellow Box]	INDOOR AMENITY

GRADE LEGEND	
[Dashed Line]	PROPOSED GRADE
[Solid Line]	CIVIL GRADE

2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By
SS

Date
2024-01-31

Checked By
PV

Project ID
SU21

Sheet Title

SITE PLAN

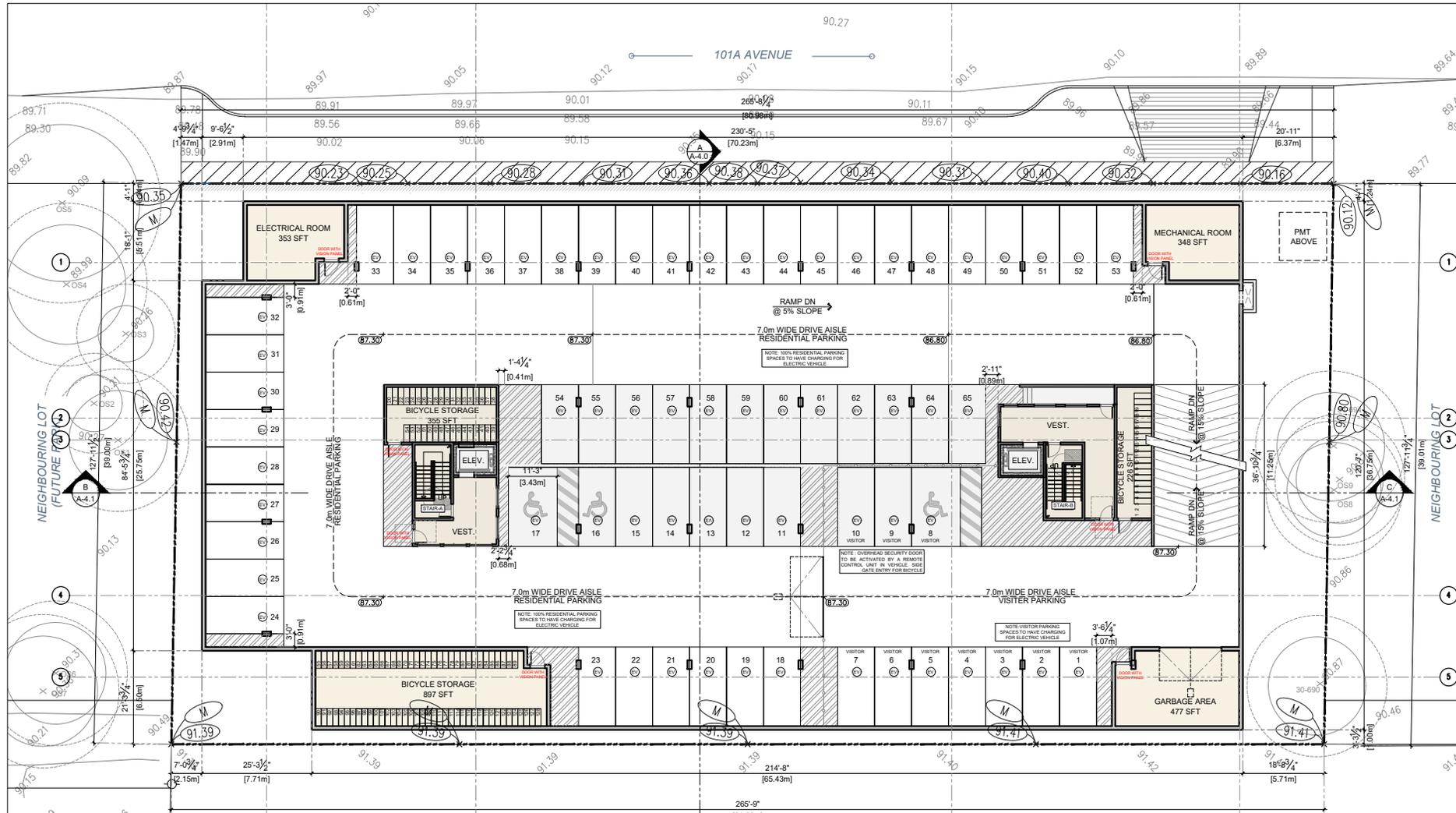
Scale
As Noted

Sheet No.

A-1.0



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description

Issues / Revisions

Seal
REGISTERED ARCHITECT
MANPREET SINGH
BRITISH COLUMBIA

Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

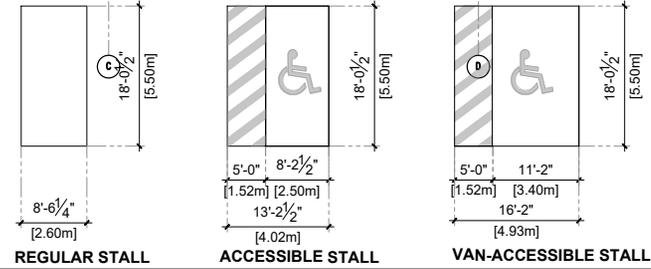
Drawn By
Date
2024-01-31

Checked By
Project ID
SU21

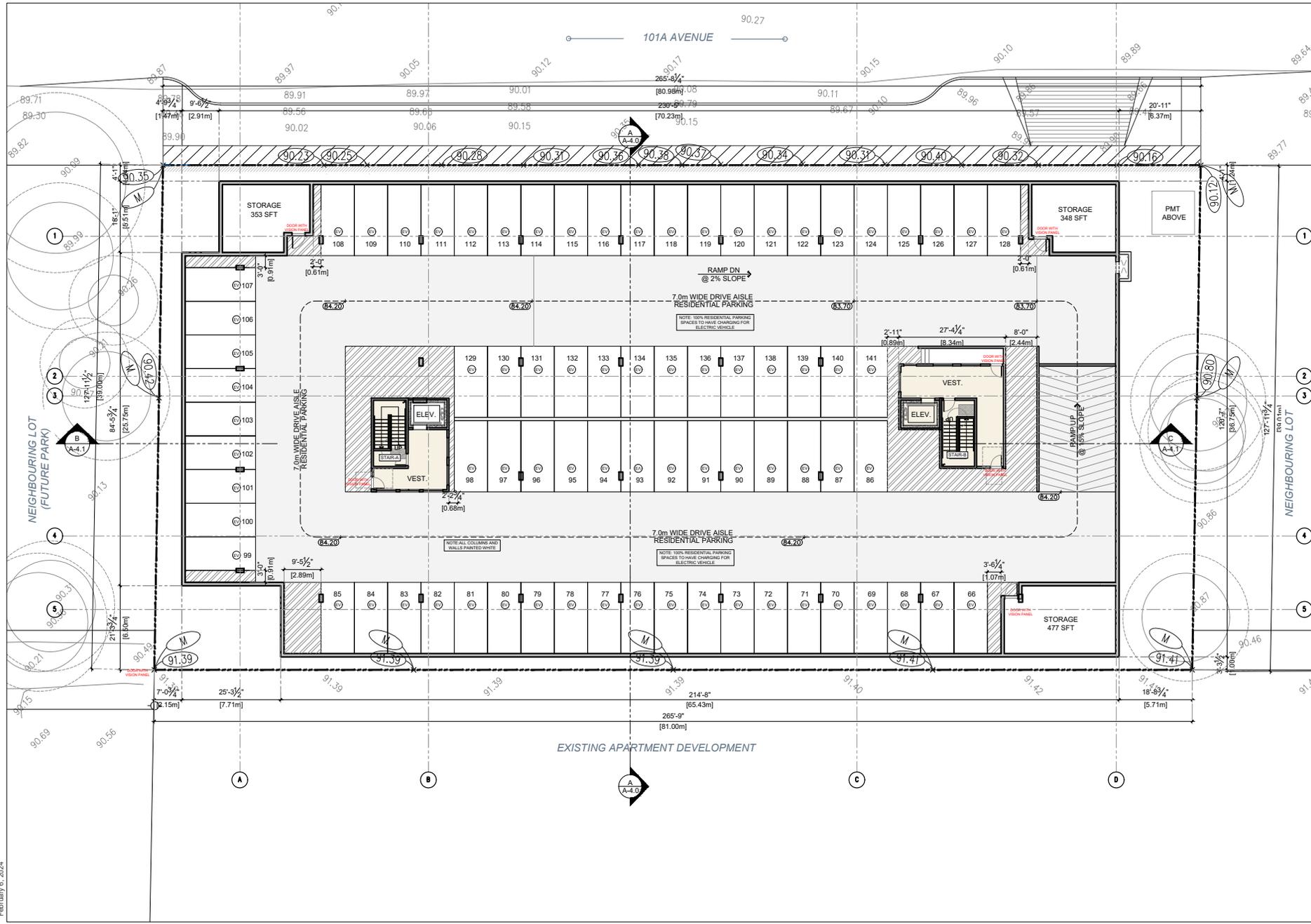
Sheet Title
PARKADE LVL-1

Scale
As Noted

Sheet No.
A-2.0



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By
SS

Checked By
PV

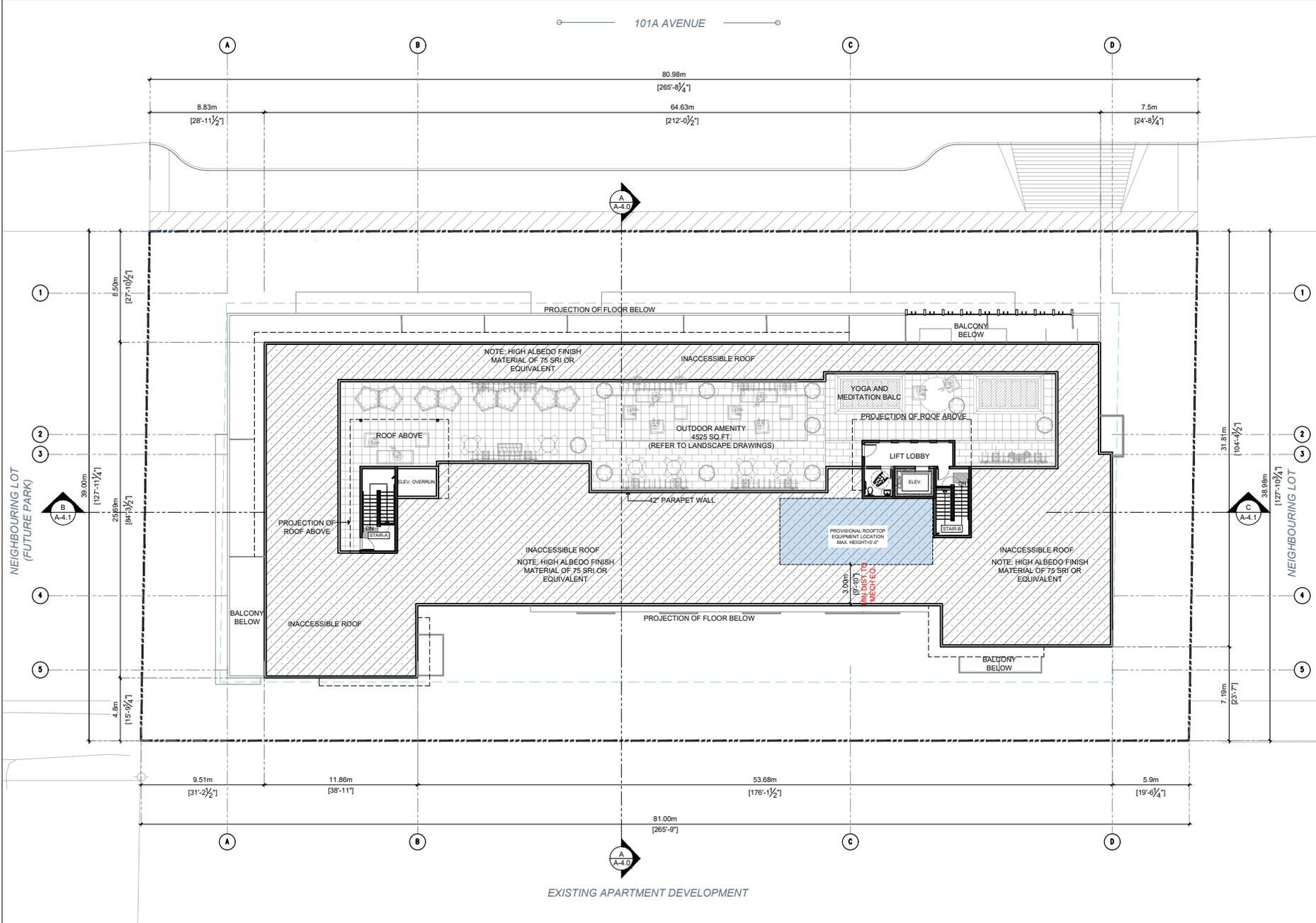
Date
2024-01-31

Project ID
SU21

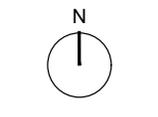
Sheet Title
PARKADE LVL-2

Scale
As Noted

Sheet No.



Notes:
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All designs and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



LEGEND

	STUDIO
	1BR/1BR+DN
	2BR/2BR+DN
	3BR/3BR+DN
	INDOOR AMENITY

Date	Description
2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application

Issues / Revisions

Seal	Issue / Revisions

Project
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 15336, 15346, 15356 & 15360
 101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title
ROOF LEVEL

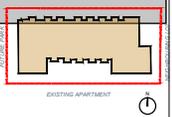
Scale
 As Noted

Sheet No.
A-2.6

EXISTING APARTMENT DEVELOPMENT

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing set for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

KEY PLAN



2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 15336, 15346, 15356 & 15360
 101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

PERSPECTIVE VIEW

Scale
As Noted

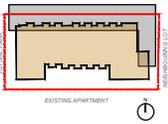
Sheet No.

1 PERSPECTIVE VIEW

A-3.0

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written description shall have precedence over scaled dimensions.

KEY PLAN



2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title

PERSPECTIVE VIEW

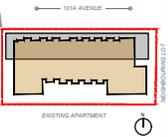
Scale
As Noted

Sheet No.

1 PERSPECTIVE VIEW

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

KEY PLAN



2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description

Issues / Revisions



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 15336, 15346, 15356 & 15360
 101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title

PERSPECTIVE VIEW

Scale
As Noted

Sheet No.

1 PERSPECTIVE VIEW

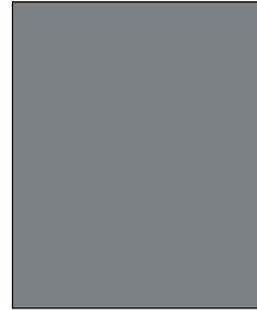
A-3.5



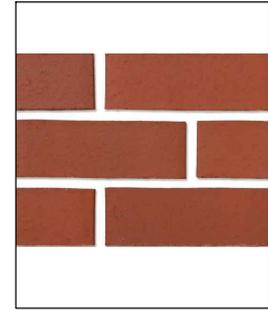
NORTH ELEVATION



1 - Smooth Finish Hardie Panel with Reveal Color
Color to Match: White



2 - Smooth Finish Hardie Panel with Reveal Color
Color to Match: Dark Gray to match Charcoal Linen 2133-40 (Benjamin Moore)



3 - Brick Veneer
Color: Brick red to match Inca Smooth (Mutual Materials)



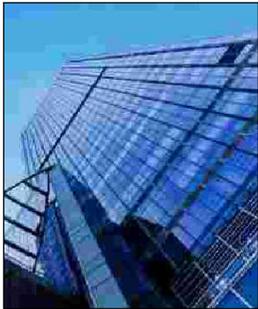
4 - Vinyl Windows
Color black to Match Black Ink 2127-20 (Benjamin Moore)
Glass: Clear



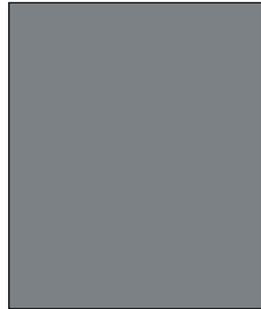
5- Powder coated aluminium Railing with safety glass: (Clear and translucent)
Color to Match: Black



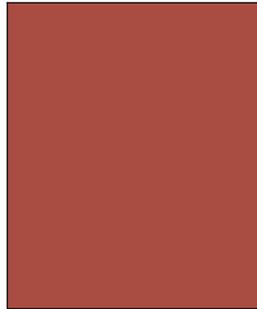
6- Aluminum door with glass Panel
Color: Black



7 - Stick built Curtain wall system
Color to Match: Colour to match primary white on clear glass



8- Spandrel glass
Color to Match: Gray Colour to match Anchor Gray SP 480 (vitrum)



9 - PARKADE WALL:
Color: Brick Red color To Match Tuscan red (Benjamin Moore 1300)



*** NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.**

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

KEY PLAN

2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

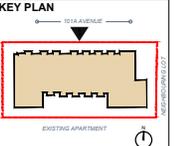
Sheet Title

MATERIAL BOARD

Scale
As Noted

Sheet No.

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 15336, 15346, 15356 & 15360
 101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title

ELEVATIONS

Scale
As Noted

Sheet No.

A-3.7

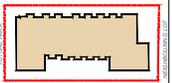
1 NORTH ELEVATION (101A AVE)
 Scale: NTS

LEGEND	
1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: WHITE	6. ALUMINUM DOOR WITH GLASS PANEL COLOR: BLACK
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)	7. STICK BUILT CURTAIN WALL SYSTEM OPACI COAT PRIMARY WHITE ON CLEAR GLASS
3. BRICK VENEER COLOR: BRICK RED TO MATCH INCA SMOOTH (MUTUAL MATERIAL)	8. SPANDREL GLASS -GRAY COLOUR TO MATCH ANCHOR GRAY SP 480(VITRUM)
4. VINYL WINDOWS COLOR: BLACK TO MATCH BLACK INK 2127-20 (BENJAMIN MOORE)	9. PARKADE ENTRANCE WALL-BRICK RED COLOUR TO MATCH TUSACN RED 1300 (BENJAMIN MOORE)
5. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BLACK	10. ARCHITECTURAL CONCRETE FINISH
	11. PRIVACY SCREEN
	12. METAL FLASHING COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

KEY PLAN

101A AVENUE

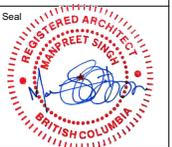


EXISTING APARTMENT

2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title

ELEVATIONS

Scale
As Noted

Sheet No.

A-3.8

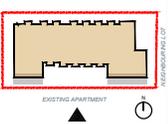


2 WEST ELEVATION (ALONG FUTURE PARK)
Scale: NTS

LEGEND	
1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: WHITE	6. ALUMINUM DOOR WITH GLASS PANEL COLOR: BLACK
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)	7. STICK BUILT CURTAIN WALL SYSTEM OPACI COAT PRIMARY WHITE ON CLEAR GLASS
3. BRICK VENEER COLOR: BRICK RED TO MATCH INCA SMOOTH (MUTUAL MATERIAL)	8. SPANDREL GLASS -GRAY COLOUR TO MATCH ANCHOR GRAY SP-486(VITRUM)
4. VINYL WINDOWS COLOR: BLACK TO MATCH BLACK INK 2127-20 (BENJAMIN MOORE)	9. PARKADE ENTRANCE WALL-BRICK RED COLOUR TO MATCH TUSACH RED 1300 (BENJAMIN MOORE)
5. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BLACK	10. ARCHITECTURAL CONCRETE FINISH
	11. PRIVACY SCREEN
	12. METAL FLASHING COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

KEY PLAN



LEGEND	
1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: WHITE	6. ALUMINUM DOOR WITH GLASS PANEL COLOR: BLACK
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)	7. STICK BUILT CURTAIN WALL SYSTEM OPACI COAT PRIMARY WHITE ON CLEAR GLASS
3. BRICK VENEER COLOR: BRICK RED TO MATCH INCA SMOOTH (MUTUAL MATERIAL)	8. SPANDREL GLASS - GRAY COLOUR TO MATCH ANCHOR GRAY SP 480(VITRUM)
4. VINYL WINDOWS COLOR: BLACK TO MATCH BLACK INK 2127-20 (BENJAMIN MOORE)	9. PARKADE ENTRANCE WALL- BRICK RED COLOUR TO MATCH TUSCAN RED 1300 (BENJAMIN MOORE)
5. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BLACK	10. ARCHITECTURAL CONCRETE FINISH
	11. PRIVACY SCREEN
	12. METAL FLASHING COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)

3 SOUTH ELEVATION
 Scale: NTS

2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
 15336, 15346, 15356 & 15360
 101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title

ELEVATIONS

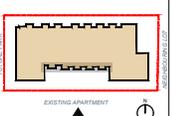
Scale
 As Noted

Sheet No.

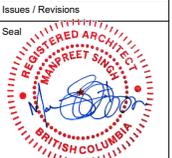
A-3.9

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

KEY PLAN



Date	Description
2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

ELEVATIONS

Scale
As Noted

Sheet No.

A-3.10

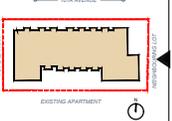


3 SOUTH ELEVATION
Scale: NTS

LEGEND	
1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: WHITE	6. ALUMINUM DOOR WITH GLASS PANEL COLOR: BLACK
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)	7. STICK BUILT CURTAIN WALL SYSTEM OPACI COAT PRIMARY WHITE ON CLEAR GLASS
3. BRICK VENEER COLOR: BRICK RED TO MATCH INCA SMOOTH (MUTUAL MATERIAL)	8. SPANDREL GLASS -GRAY COLOUR TO MATCH ANCHOR GRAY SP-480(VITRUM)
4. VINYL WINDOWS COLOR:BLACK TO MATCH BLACK INK 2127-20 (BENJAMIN MOORE)	9. PARKADE ENTRANCE WALL-BRICK RED COLOUR TO MATCH TUSCAN RED 1300 (BENJAMIN MOORE)
5. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BLACK	10. ARCHITECTURAL CONCRETE FINISH
	11. PRIVACY SCREEN
	12. METAL FLASHING COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

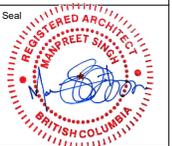
KEY PLAN



2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application

Date	Description
------	-------------

Issues / Revisions



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title

ELEVATIONS

Scale
As Noted

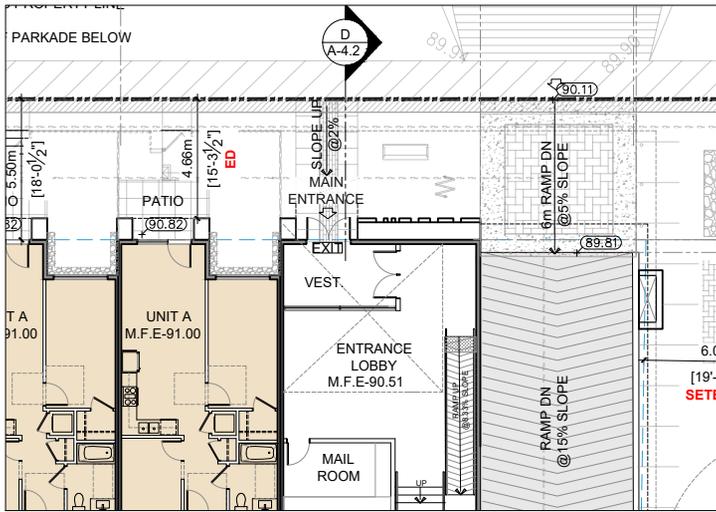
Sheet No.

A-3.11



④ EAST ELEVATION
Scale: NTS

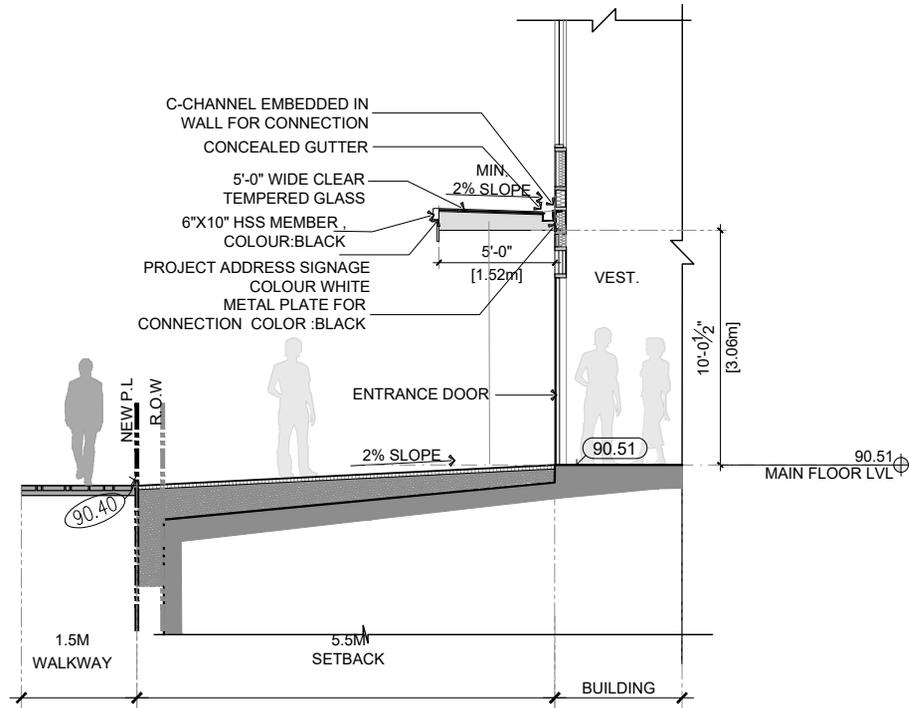
LEGEND	
1. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: WHITE	6. ALUMINUM DOOR WITH GLASS PANEL COLOR: BLACK
2. SMOOTH FINISH HARDIE PANEL WITH REVEAL COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)	7. STICK BUILT CURTAIN WALL SYSTEM (PANI) COAT PRIMARY WHITE ON CLEAR GLASS
3. BRICK VENEER COLOR: BRICK RED TO MATCH INCA SMOOTH (MUTUAL MATERIAL)	8. SPANDREL GLASS - GRAY COLOUR TO MATCH ANCHOR GRAY SP-480(VITRUM)
4. VINYL WINDOWS COLOR: BLACK TO MATCH BLACK INK 2127-20 (BENJAMIN MOORE)	9. PARKADE ENTRANCE WALL-BRICK RED COLOUR TO MATCH TUSCAN RED 1300 (BENJAMIN MOORE)
5. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BLACK	10. ARCHITECTURAL CONCRETE FINISH
	11. PRIVACY SCREEN
	12. METAL FLASHING COLOR: DARK GRAY TO MATCH CHARCOAL LINEN 2133-40 (BENJAMIN MOORE)



1 PLAN DETAIL FOR MAIN ENTRANCE
Scale: 1/16"=1'-0"



2 ELEVATION DETAIL OF SIGNAGE AT MAIN ENTRANCE
Scale: 3/16"=1'-0"



3 SECTION D (MAIN ENTRANCE CANOPY)
Scale: 3/16"=1'-0"

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application
Date	Description



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

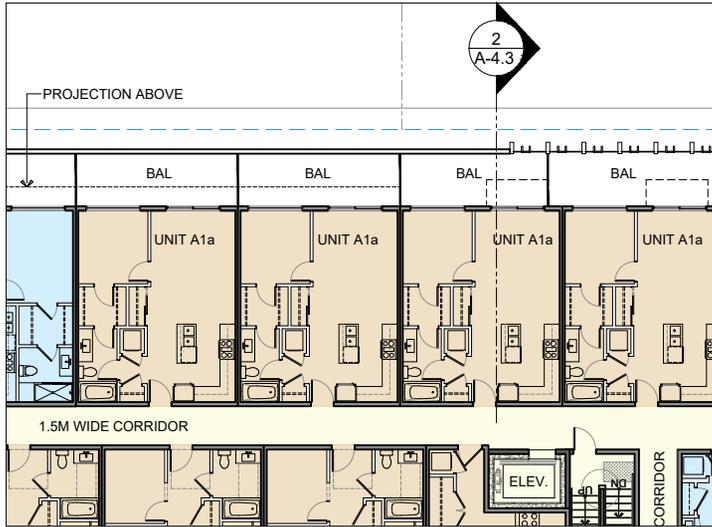
Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title
SIGNAGE DETAILS

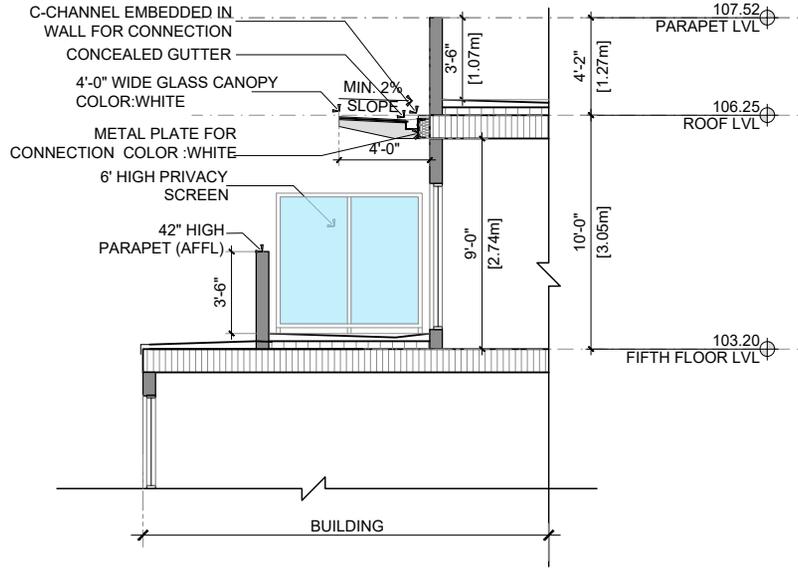
Scale
As Noted

Sheet No.

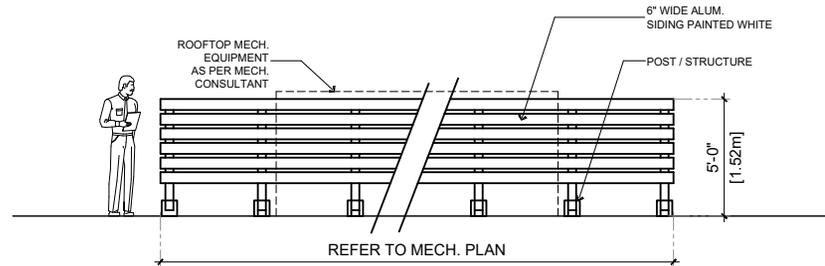
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



1 FIFTH FLOOR PART PLAN
Scale: 1/16"=1'-0"



2 FIFTH FLOOR CANOPY DETAIL
Scale: 3/16"=1'-0"



3 TYPICAL ROOFTOP MECH. EQUIP. SCREEN DETAIL
Scale: 3/16"=1'-0"

Date	Description
2024-02-02	Revised/Comments
2024-01-15	Revised/Comments
2023-12-20	Revised/Comments
2023-09-07	Revised/Comments
2023-06-23	Revised/Comments
2022-11-25	Revised/Comments
2022-03-04	Preliminary Application



Project Title
MULTI-FAMILY APARTMENT DEVELOPMENT

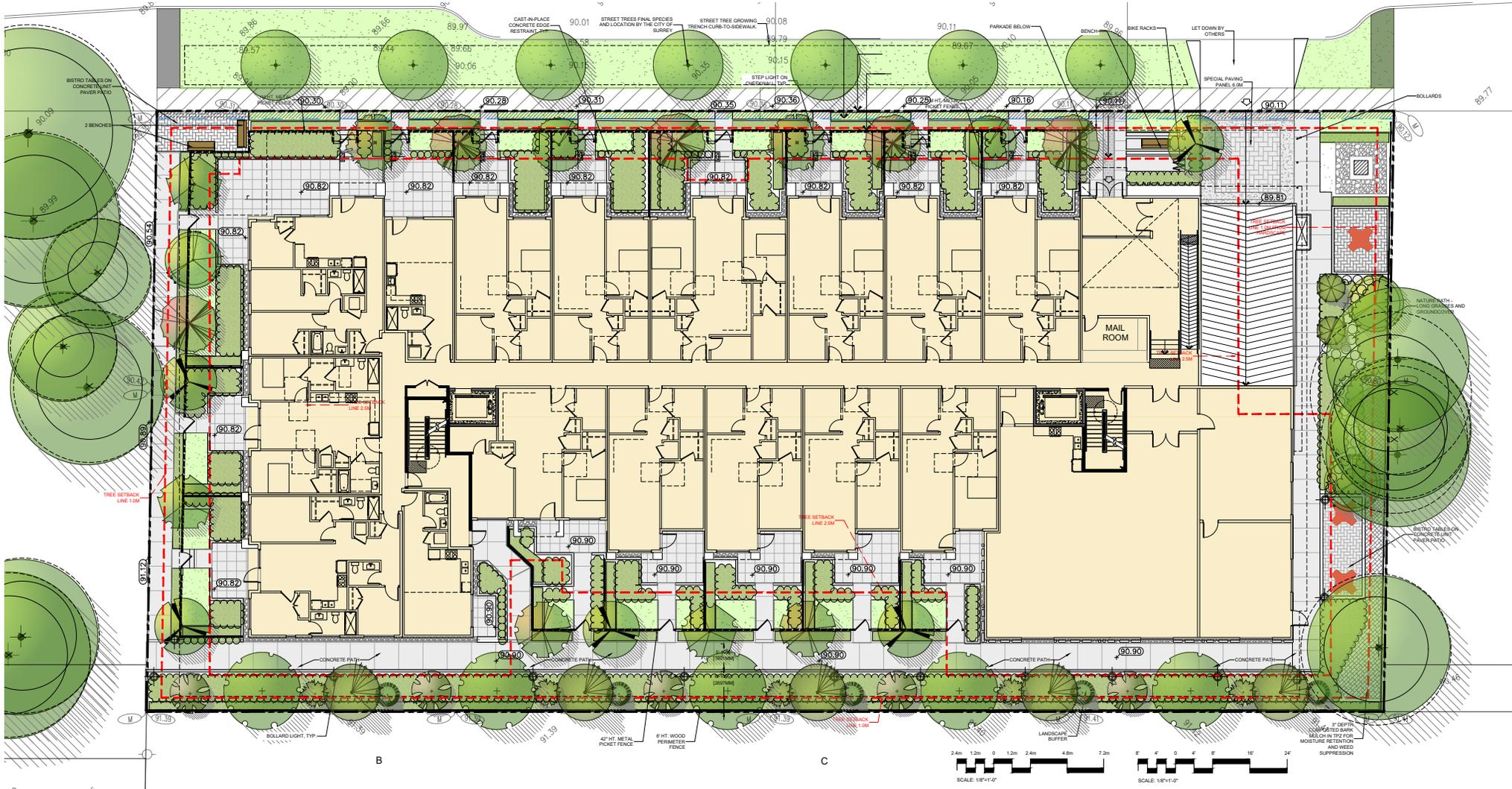
Project Address
15336, 15346, 15356 & 15360
101A AVE, SURREY, BC

Drawn By SS	Date 2024-01-31
Checked By PV	Project ID SU21

Sheet Title
FIFTH FLOOR CANOPY

Scale
As Noted

Sheet No.



KEY	QTY	% TOT	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMD PROJECT NUMBER: 22-042
1	4%		ASER GRSEBEM	PAPERBARK MAPLE	50CM CAL, 1.5M STD, BAB, CLIMATE RESILIENT	
2	6%		CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORSEBAM	50CM CAL, 1.5M STD, BAB, CLIMATE RESILIENT	
3	4%		CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	50CM CAL, 1.5M STD, BAB, CLIMATE RESILIENT	
4	10%		CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	50CM CAL, 1.5M STD, BAB, CLIMATE RESILIENT	
5	10%		CRYPTOMERIA JAPONICA 'BLACK DRAGON'	BLACK DRAGON JAPANESE CEDAR	3M HT, BAB, CLIMATE RESILIENT	
6	10%		CUPRESSUS X LEYLANDII	LEYLANDS CYPRESS	3.0M HT, BAB, CLIMATE RESILIENT	
7	6%		QUERCUS BELIFERA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	50CM CAL, 1.5M STD, BAB, CLIMATE RESILIENT	
8	10%		KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	50CM CAL, 2M STD, BAB, CLIMATE RESILIENT	
9	4%		MAGNOLIA GRANDIFLORA 'SOUTH BOGUE'	SOUTH BOGUE SOUTHERN MAGNOLIA	50CM CAL, 1.5M STD, BAB, CLIMATE RESILIENT	
10	10%		PANICOTA PERSICA 'VANESSA'	VANESSA PERSIAN BIRCHWOOD	50CM CAL, 1.5M STD, BAB, CLIMATE RESILIENT	
11	4%		PIEDA OMOPIVA 'TRUMP'	BRUNLS SERBIAN SPRUCE	3.0 HT, BAB, CLIMATE RESILIENT	
12	10%		PNUS NIGRA 'ARNOOLD SENTINEL'	ARNOOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT, BAB, CLIMATE RESILIENT	
13	10%		STEWARTIA FIEBLOCCAMELLA	JAPANESE STEWARTIA	50CM CAL, 1.5M STD, BAB, CLIMATE RESILIENT	

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 CANA 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 OR BUYER'S AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. * 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.

TOTAL PROPOSED REPLACEMENT TREES = 42

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185-5881 Crooks Drive
Burnaby, British Columbia, V5C 6Z9
p: 604-294-0911 | f: 604-294-0922

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

CLIENT: YOUNGEARTH DEVELOPMENTS LTD.

PROJECT: RESIDENTIAL DEVELOPMENT

SEAL: REBECCA COOPER-KREBS

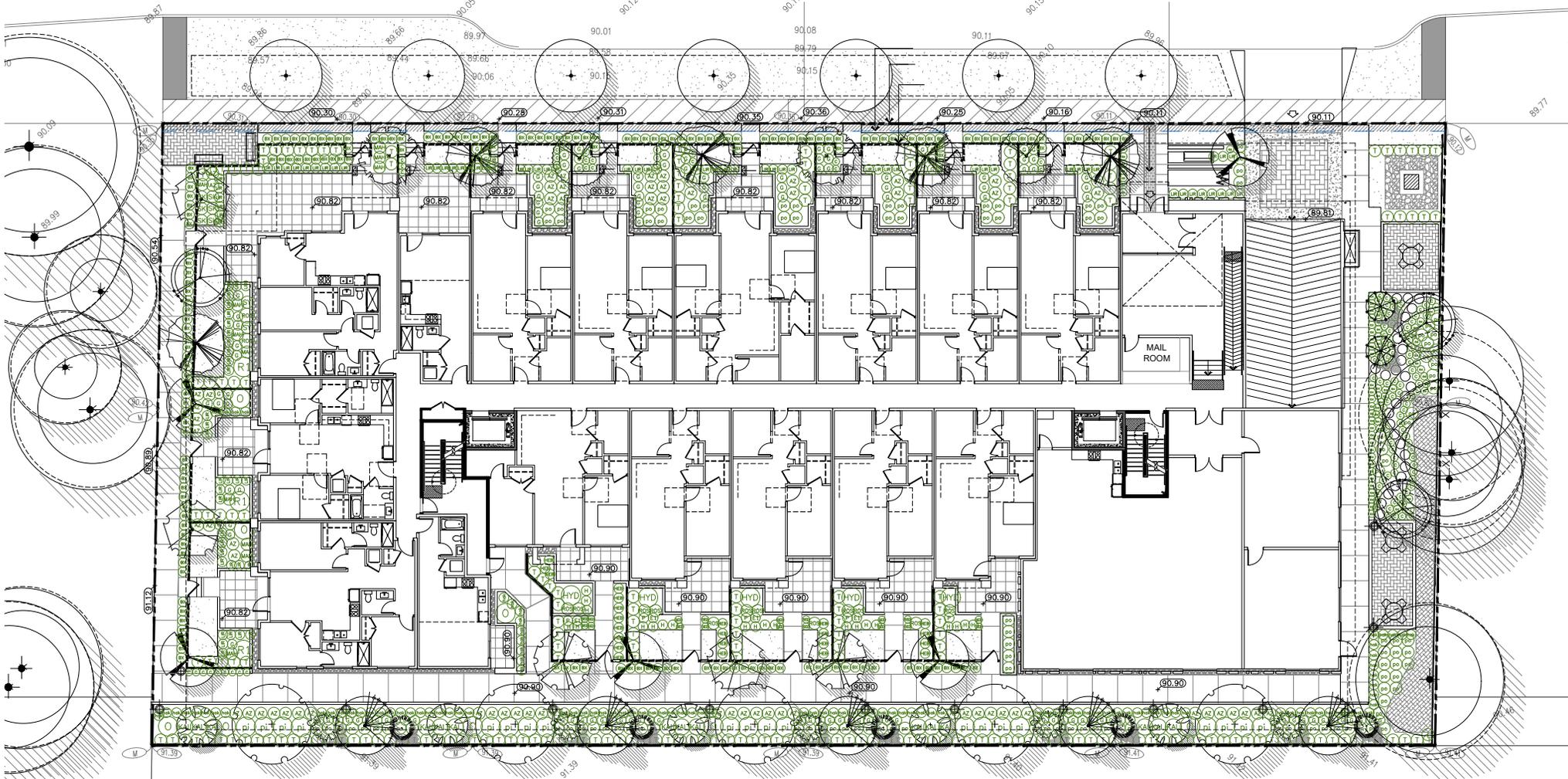
DRAWING TITLE: LANDSCAPE PLAN

NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.03.01	REVISED PER CITY COMMENTS, NEW CITY PLAN	MR
2	2024.03.10	UPDATES PER NEW BOOD PLAN	CG
3	2024.03.20	UPDATES PER NEW SITE PLAN	CT
4	2024.03.28	UPDATES PER NEW SITE PLAN	CG
5	2024.04.01	UPDATES PER COMMENTS, NEW CITY PLAN	CG
6	2024.04.08	UPDATES PER COMMENTS	CG

RESIDENTIAL DEVELOPMENT
15336, 46, 56, 60 101A AVENUE
SURREY



DATE: 22.JUL.27
SCALE: 1/8" = 1'-0"
DRAWN: O.G.
CHECKED: FCM
DRAWING NUMBER:
PMD PROJECT NUMBER: 22-042



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
169		BUXUS SEMPERVIRENS	COMMON BOXWOOD	#2 POT, 25CM
15		CISTUS HYBRIDUS	ROCK ROSE	#3 POT, 40CM
23		HEBE SUTHERLANDI	SUTHERLAND HEBE	#2 POT, 40CM
5		HYDRANGEA PANCULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK	#2 POT, 50CM
14		MIGNONIA AQUIFOLIUM	OREGON GRAPES	#2 POT, 40CM, NATIVE
8		OSMANTHUS X BURKWOODI	BURKWOOD OSMANTHUS	#3 POT, 50CM
20		PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#2 POT, 30CM
69		RHOODODENDRON 'CONIFER PRINCE'	AZALEA, SINGLE PINK, EVERBLOOMING	#2 POT, 30CM
3		RIBES SANGUINEUM 'KING EDWARD'	RED FLOWERING CURRANT	#2 POT, 40CM, NATIVE
2		ROSA 'DYWIDAGHIA'	BALDWIN ROSE	#2 POT, 40CM, NATIVE
12		ROSA 'MEIDLAND REID'	MEIDLAND ROSE, RED, 0.5M MATURE HT	#2 POT, 40CM
6		SHIMMIA JAPONICA 'RUBELLA'	RUBELLA SHIMMIA	#2 POT, 30CM
2		SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT, 30CM, NATIVE
194		TAXUS X MEDIA 'HILLS'	HILL'S YEW	1.5M BAR, NO FRUIT

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
121		CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
108		HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
21		HELICTOTRICHON SEMPERVIRENS	BLUE CAT GRASS	#1 POT
4		ECHEMACIA PURPUREA 'SOMBEREND'	SOMBEREND HOT CORAL CONIFERFLOW	15CM POT
94		LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF 'BIG BLUE'	#1 POT
5		PEROVSKIA ATRIPLEXIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN BAZE	15CM POT
16		SECURITACOLA RETZEM ANDERSONIOW	BETZEM ANDERSON STONECROP	5CM POT
125		GALLTHERIA SHALLOON	SALA	#1 POT, 20CM, 80CM D.C., NATIVE
71		OXALIS OREGANA	REDWOOD BORREL - EVERGREEN	#1 POT, NATIVE
116		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM, NATIVE

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 CANA 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 HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



CLIENT:
 YOUNGEARTH DEVELOPMENTS LTD.
 PROJECT:
 RESIDENTIAL DEVELOPMENT
 15336, 46, 56, 60, 101A AVENUE
 SURREY

DATE: 22 JUN 27
 SCALE: 1/8" = 1'-0"
 DRAWN: O.G.
 CHECKED: O.G.
 CHK'D: PCM
 DRAWING NUMBER:
 L2
 PMG PROJECT NUMBER: 22-042

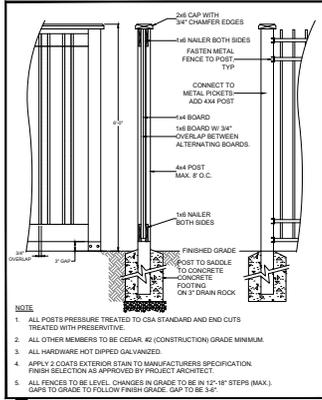


©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

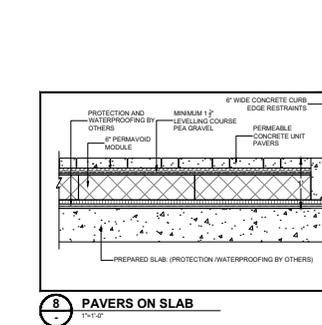
NO.	DATE	REVISION DESCRIPTION	DR.
1	2024-03-01	REVISED PER CITY COMMENTS, NEW CITY PLAN	CM
2	2024-03-20	UPDATES PER NEW CITY PLAN	CM
3	2024-03-22	UPDATES PER NEW CITY PLAN	CM
4	2024-03-29	UPDATES PER NEW CITY PLAN	CM
5	2024-03-31	UPDATES PER COMMENTS, PER NEW CITY PLAN	CM
6	2024-04-24	UPDATES PER COMMENTS	CM

22042.4.21P

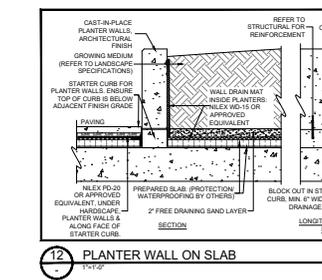




4 6'-0" HT WOOD PRIVACY FENCE
12'-11/2"



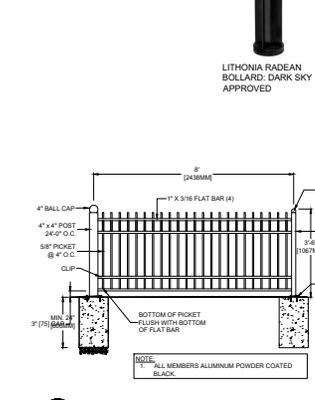
3 42" HT. STREET FRONTAGE FENCE
12'-11/2"



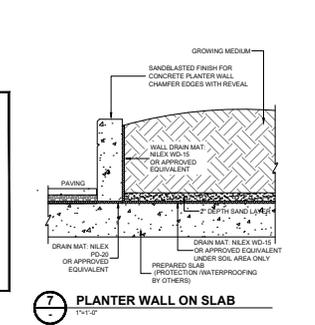
2 6" HT. METAL PICKET FENCE
12'-11/2"



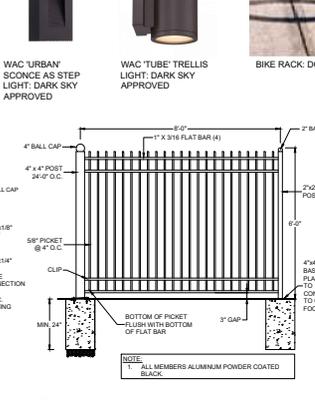
1 42" HT. METAL PICKET GATE
12'-11/2"



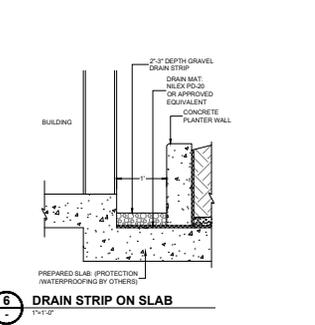
13 GARDEN PLOT
12'-11/2"



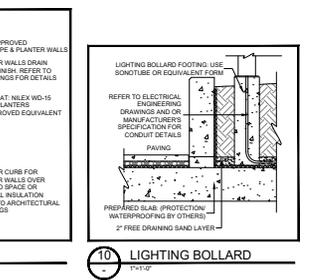
14 PLANTING IN POTS
12'-11/2"



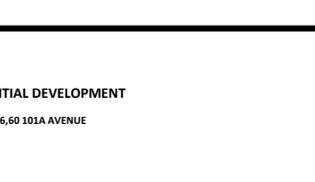
7 PLANTER WALL ON SLAB
1'-11/2"



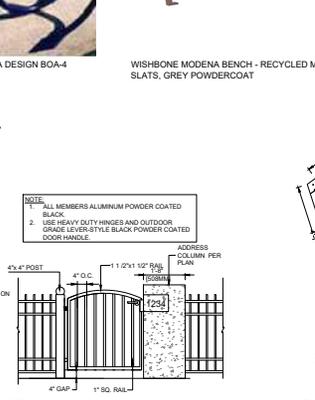
8 DRAIN STRIP ON SLAB
1'-11/2"



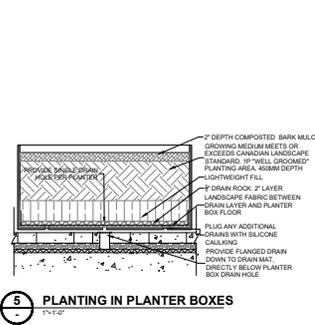
11 DRAIN ROCK STRIP
1'-11/2"



10 LIGHTING BOLLARD
1'-11/2"



9 PAVER SLABS ON ROOF
1'-11/2"



16 TRELLIS @ AMENITY LOUNGE
12'-11/2"



BIKE RACK: DOBRA DESIGN BOA-4



WISHBONE MODENA BENCH - RECYCLED MATERIALS: CEDAR COLOURED SLATS, GREY POWDERCOAT

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

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

DATE: **February 05, 2024**

PROJECT FILE: **7822-0361-00**

RE: **Engineering Requirements
Location: 15336/46/56/60 101A Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m statutory right-of-way (SRW) for maintenance.

Works and Services

- Construct south side of 101A Avenue;
- Construct sanitary and storm main along 101A Avenue; and
- Construct adequately-sized service connections (storm, sanitary, water) to service the lot.

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.
Manager, Development Services
M51

Department: **Planning and Demographics**
Date: **December 21, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0361 00**

The proposed development of **101** 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	13
---	----

Projected Number of Students From This Development In:	
Elementary School =	8
Secondary School =	3
Total Students =	11

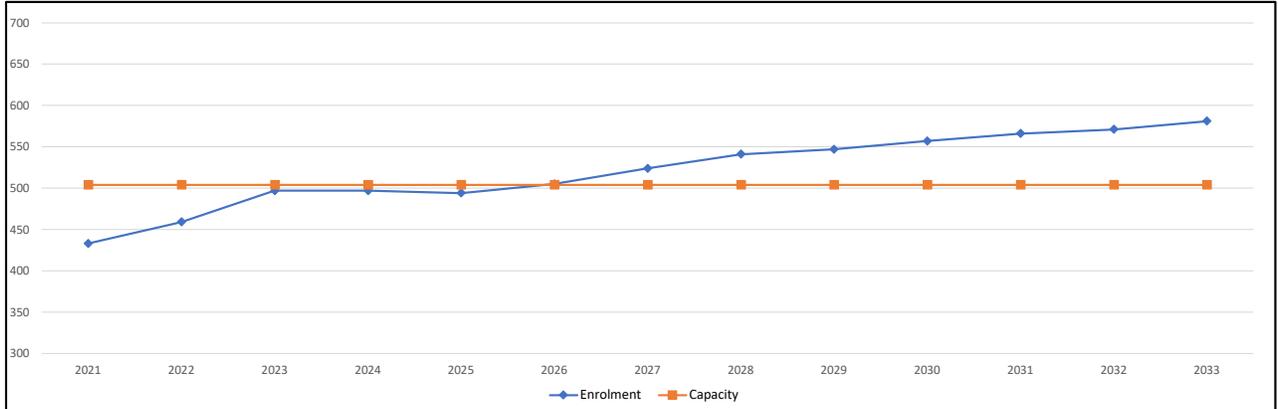
Current Enrolment and Capacities:	
Harold Bishop Elementary	
Enrolment	497
Operating Capacity	504
# of Portables	0
Johnston Heights Secondary	
Enrolment	1460
Operating Capacity	1450
# of Portables	1

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

Harold Bishop Elementary is in a maturing neighbourhood. With minimal development permit applications asking for modest density increases, the 10 year enrolment projections reflect a stable and level trend. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time. With the proposed large scale development proposed along 152nd, it can change the urban landscape of the area and also fuel growth to counteract the previous flat line enrolment trend that sat below or at the school capacity. This catchment will be monitored over the next year to further understand the impact that the new larger residential development currently considered by the Surrey Development Services.

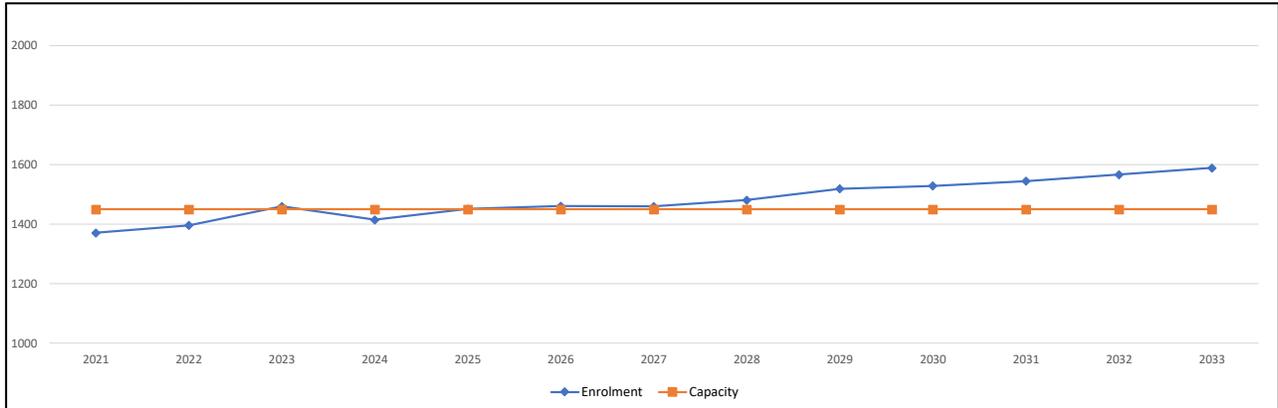
Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Harold Bishop Elementary; stable and level. In September 2023, the school started to operate above capacity seen by the enrolment increases and this trend will likely continue in the future given the Skytrain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

Harold Bishop Elementary



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

Johnston Heights Secondary



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

Population : The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Tree Preservation Summary

Surrey Project No:

Address: 15360,15336, 15346, 15356 101A Avenue, Surrey BC

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio- PR5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	36	Protected Trees Identified	9
Protected Trees to be Removed	34	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	9
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 21 X one (1) = 21	47	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0
- All other species to be removed (2:1) 13 X two (2) = 26		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	27	Replacement Trees Proposed	0
Replacement Trees in Deficit	20	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*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:



(Signature of Arborist)

June 13, 2022

Date

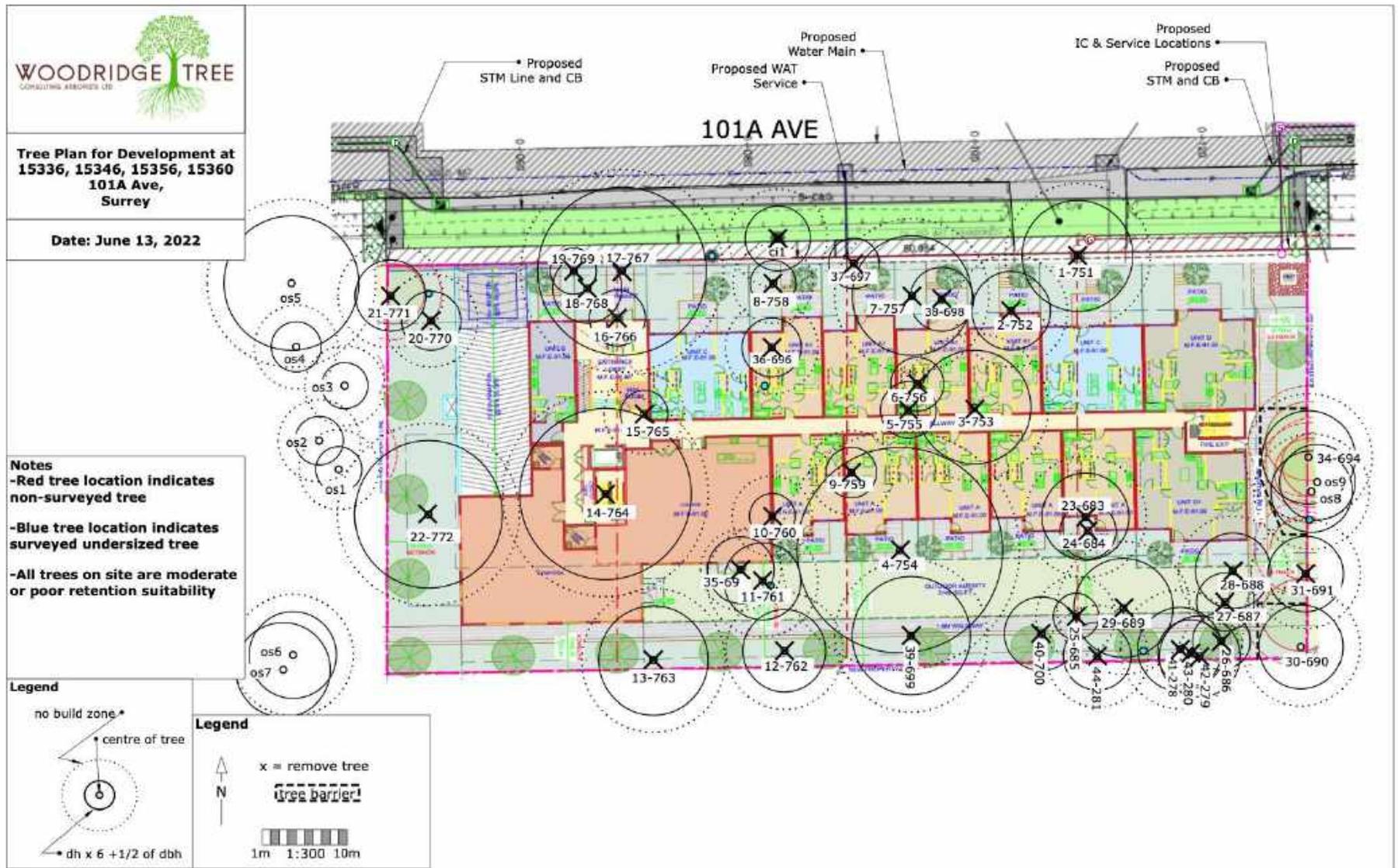
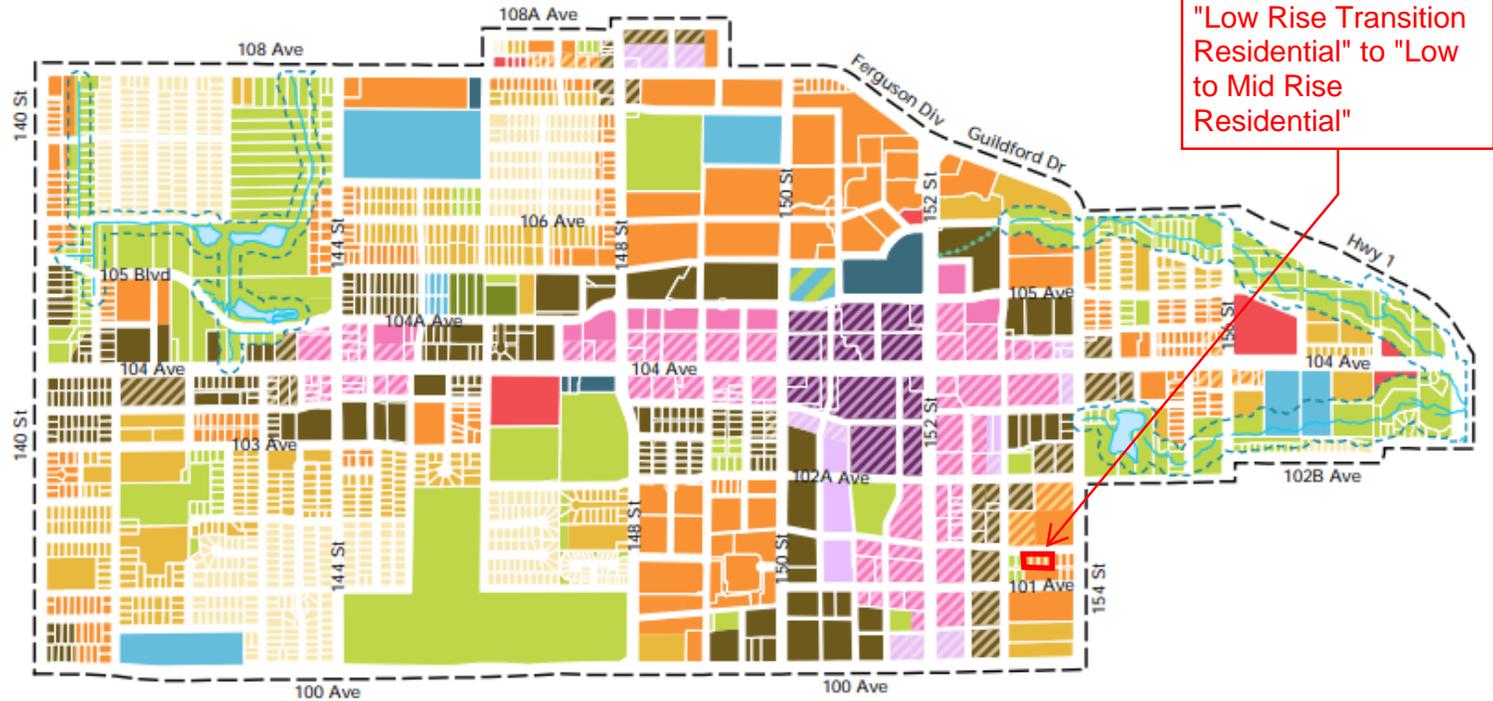




Figure 3.1 Land Use Concept



Town Centre Plan Amendment from "Low Rise Transition Residential" to "Low to Mid Rise Residential"

LEGEND

- | | | | |
|-----------------------|---------------------------------|-------------------------|-------------------------------------|
| Core Mixed Use | Low to Mid Rise Mixed-Use | Urban Residential | Park/School |
| High Rise Mixed-Use | Low to Mid Rise Residential | Commercial | Metro Vancouver Reservoir |
| High Rise Residential | Low Rise Transition Mixed-Use | Civic | Riparian Buffer |
| Mid Rise Mixed-Use | Low Rise Transition Residential | Parks and Natural Areas | Watercourse Daylighting Opportunity |
| Mid Rise Residential | Townhouse | School | |

Note: Additional roads or lanes, not identified on this figure, may be required as determined on a case-by-case basis.