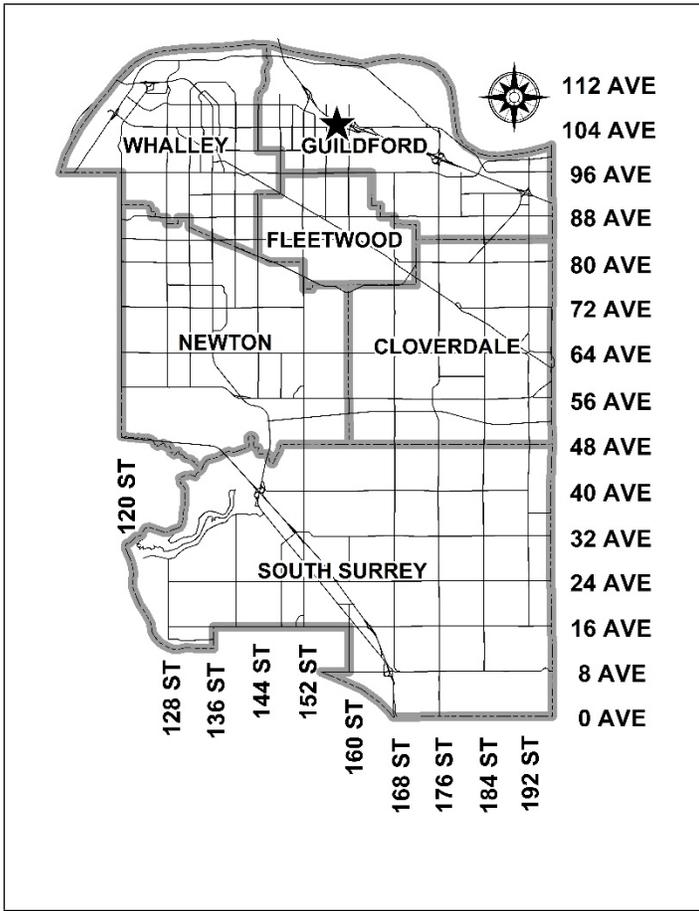


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0147-00

Planning Report Date: June 13, 2022



PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation
- **NCP Amendment** from Townhouse or Row House and Road to Low Rise Apartment and Road
- **Rezoning** from RA to CD (based on RM-70)
- **Housing Agreement**
- **Development Permit**

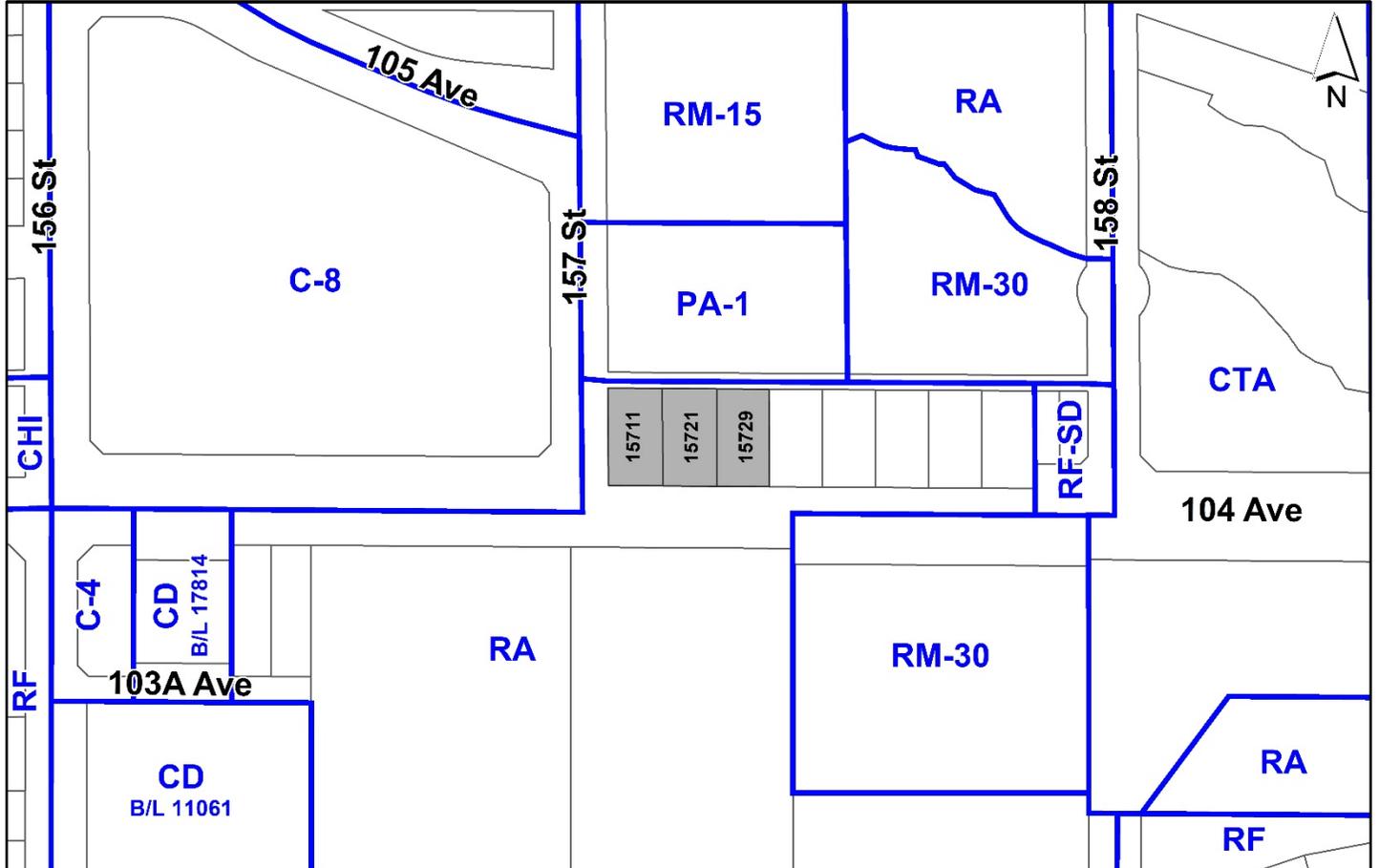
to permit the development of a 5-storey market rental apartment building with underground parking located on a consolidated site in Guildford.

LOCATION: 15711, 15721 and 15729 – 104 Avenue

ZONING: RA

OCP DESIGNATION: Urban

TCP DESIGNATION: Townhouse or Row House and Road



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for:
 - OCP Amendment;
 - OCP Text Amendment;
 - Rezoning; and
 - Housing Agreement
- Bylaw Introduction, First, Second and Third Reading for a Housing Agreement.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" and a text amendment to increase the maximum density permitted in the Multiple Residential designation.
- Proposed amendment to the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) from "Townhouse or Row House" and "Road" to "Low Rise Apartment" and "Road".

RATIONALE OF RECOMMENDATION

- The proposed amendment to the OCP from "Urban" to "Multiple Residential" and proposed text amendment to the OCP is required to achieve the proposed 5-storey apartment building at a density higher than that permitted in the Multiple Residential designation. The amendment is considered to have merit given the proposed tenure of the units is market rental, as well as the proximity of the subject site to the Guildford Village retail centre, located at the intersection of 156 Street and 104 Avenue, and transit service.
- To accommodate the proposed development, an amendment to the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) is required in order to redesignate the subject properties from "Townhouse or Row House" to "Low Rise Apartment".
- The subject site is located within close proximity to a future expansion of the Frequent Transit Network (FTN) along 104 Avenue and roughly 190 metres from an existing bus stop. As such, the proposed density and built form are appropriate for a "Multiple Residential" re-designated site located on 104 Avenue (an arterial road). In addition, this proposal supports the objective of achieving higher-density development along transit corridors and, therefore, is considered appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor Plan.
- The proposal includes a total of 52 market rental dwelling units consisting of one-, two- and two-bedroom adaptable units which offer a range of housing options to meet diverse needs throughout the region. The applicant proposes to enter into a Housing Agreement to allocate all 52 dwelling units proposed on the subject site as rental units. The Housing Agreement will restrict the dwelling units to market rental for a period of 20 years.

- 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:
 - (a) amend the OCP Figure 3: General Land Use Designations from "Urban" to "Multiple Residential"; and
 - (b) amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	15711 104 Avenue Lot 8 Section 22 Block 5 North Range 1 West New Westminster District Plan 13084 15721 104 Avenue Lot 7 Section 22 Block 5 North Range 1 West New Westminster District Plan 13084 15729 104 Avenue Lot 16 Block 31 Section 22 Block 5 North Range 1 West New Westminster District Plan 1832	Density permitted up to 2.40 FAR"

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 subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced authorizing Council to enter into a Housing Agreement for the 52 market rental units proposed on-site and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7921-0147-00, generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption of the subject Rezoning and Housing Agreement Bylaws:
 - (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) input and approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant enter into a Housing Agreement with the City to restrict a total of 52 dwelling units on the subject site to rental housing for a period of twenty (20) years;
 - (i) registration of a Section 219 Restrictive Covenant to reflect the 52 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;
 - (j) submission of an acoustical report for the dwelling units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (k) the applicant ensure that all requirements associated with providing car share vehicles on the subject site are addressed to the satisfaction of the General Manager, Engineering;
 - (l) provision of cash-in-lieu or other transportation demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering; and
 - (m) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP).
7. Council pass a resolution to amend the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1), as follows:
- (a) to re-designate the subject site from “Townhouse or Row House” and “Road” to “Low Rise Apartment” and “Road”.

as illustrated in Appendix VI when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant single family residential lots	Townhouse or Row House	RA
North (Across unconstructed lane allowance):	Kingdom Hall of the Jehovah's Witnesses	Townhouse or Row House	PA-1
East:	Vacant single family residential lot	Townhouse or Row House	RA
South (Across 104 Avenue):	Harold Bishop Elementary School	School	RA
West (Across 157 Street):	Guildford Village retail centre (under construction)	Commercial	C-8

Context & Background

- The subject properties are located on the north side of 104 Avenue, just east of 157 Street.
- The properties are approximately 0.23 hectare in total combined area and presently vacant.
- The properties are designated "Urban" in the Official Community Plan (OCP), "Townhouse or Row House" and "Road" in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) as well as zoned "One-Acre Residential Zone (RA)".

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 for 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.
- However, the subject application involves a proposed amendment to the land-use designation in the Stage 1 Plan from "Townhouse or Row House" to "Low Rise Apartment". As a result, this development application may proceed to Council for consideration and initial approval (Third Reading) but will not proceed to Final Adoption until the Stage 2 component of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) has been completed and approved by Council.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 5-storey market rental apartment building consisting of 52 dwelling units with underground parking on a consolidated site, the applicant proposes the following:
 - OCP Amendment from "Urban" to "Multiple Residential";
 - OCP Text Amendment to allow a higher density of 2.40 FAR in the Multiple Residential designation for this site;
 - TCP Amendment from "Townhouse or Row House" to "Low Rise Apartment";
 - Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone [RM-70]");
 - Development Permit for Form and Character;
 - Subdivision/consolidation from three (3) lots into one (1) lot; and
 - Housing Agreement to secure the 52 market rental units for a period of 20 years.

	Proposed
Lot Area	
Gross Site Area:	2,311.4 sq. m.
Road Dedication:	729.54 sq. m.
Undevelopable Area:	N/A
Net Site Area:	1,581.86 sq. m.
Number of Lots:	3 (existing) 1 (proposed)
Building Height:	18 m.
Unit Density:	N/A
Floor Area Ratio (FAR):	2.40 (Net)
Floor Area	
Residential:	3,887.66 sq. m.
Commercial:	N/A
Total:	3,887.86 sq. m.
Residential Units:	
1-Bedroom:	8 dwelling units
2-Bedroom:	44 dwelling units
Total:	52 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:	<p>The School District has advised that there will be approximately 21 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>8 Elementary students at Harold Bishop Elementary School 8 Secondary students at Johnston Heights Secondary School</p> <p>(Appendix III)</p> <p>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.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March, 2024.</p>
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on January 13, 2022 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

- The proposed apartment building is located within close proximity to a Frequent Transit Network (FTN) expansion area along 104 Avenue and 156 Street as well as 193 metres from an existing bus stop (#501 – Langley Centre/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.

Driveway Access and Dedication Requirements

- As part of the subject application, the applicant is required to dedicate 9.942 metres for 104 Avenue (40 metre ultimate) and 1.942 metres along the west lot line for 157 Street (24 metre ultimate). In addition, the applicant will provide a 5.0 metre by 5.0 metre corner-cut located at the intersection of 157 Street and 104 Avenue as well as a 3.0 metre by 3.0 metre corner-cut at the intersection of 157 Street and the rear lane.

- The proposed development will obtain vehicular access to the underground parkade from the rear lane. No direct vehicle access is permitted from 104 Avenue or 157 Street.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject 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 "Urban" in the Official Community Plan (OCP).
- In accordance with the OCP, the Urban designation will support a maximum unit density of 72 units per hectare (30 units per acre) for sites that abut a Frequent Transit Network and/or where specifically noted in an approved Secondary Plan Area.
- The proposed 5-storey apartment form and density cannot be accommodated under the Urban designation and as such an OCP Amendment from Urban to Multiple Residential is required to accommodate the proposal.
- In addition, the applicant is requesting an increase in the allowable FAR under the Multiple Residential designation from 1.5 to 2.40 (net density) which is required in order to accommodate the form of development proposed as well as the significant road dedication needed to achieve a 40 metre ultimate road allowance for 104 Avenue, as requested by the City.

Amendment Rationale

- The subject site is located within close proximity to a future Frequent Transit Network (FTN) that is proposed to be expanded to serve more of 104 Avenue as well as 156 Street. In addition, the subject site is located within 193 metres of an existing bus stop that provides service from Surrey Central Station to Langley Centre.
- In the OCP, the “Multiple Residential” designation allows a maximum density of 1.5 FAR. For sites located adjacent a Frequent Transit Network (FTN), a maximum density or FAR of 2.0 is permitted. While the site is not directly adjacent an FTN, it is in close proximity (215 metres) of a future expansion of the existing 104 Avenue FTN.

- As such, a higher density multiple residential development on the subject site is supportable given the site is located in close proximity to a future FTN and existing commercial services (Guildford Village Shopping Centre) which promotes walkability, allows for greater housing choice and is consistent with OCP principles that encourage higher-density developments in areas that are served by Frequent Transit Networks. The proposal is also providing secured rental units.

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 will support various policies, outlined in the OCP, including the following:
 - The proposal supports transit-oriented development which includes focusing 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 adjacent to major parks or civic amenities;
 - The proposal supports the development of purpose-built market rental with a variety of unit types to support a diversity of household sizes and composition located within walking distance of existing commercial services (Guildford Village Shopping Centre) and transit routes; and
 - The proposed apartment building fronts onto 104 Avenue, an arterial road, with urban design features (e.g. outdoor balconies, ground-floor patio space, etc.) that promote a safe, welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

- The subject property is designated "Townhouse or Row House" and "Road" in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1).
- In order to accommodate the development proposal, the applicant is required to amend the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) in order to redesignate the site from "Townhouse or Row House" to "Low Rise Apartment".

Amendment Rationale

- The proposed density and building form are considered appropriate for this part of Guildford Town Centre given the subject property is located within close proximity to an expansion area for the existing 104 Avenue Frequent Transit Network (FTN), as well as other neighbourhood amenities. The proposal is also proposing all rental units, secured by a housing agreement.
- As the subject site is located outside the "Guildford Town Centre" or "104 Avenue Frequent Transit Development Area" (FTDA), densities are calculated based on the net (not gross) site area.
- As the proposal involves a market rental building secured through a Housing Agreement, the proposed development is not subject to Capital Project CACs (i.e. Tier 1 or Tier 2) for the proposed increase in density beyond the maximum 1.3 FAR (net density) that would be allowed under the "Townhouse or Row House" designation in the Stage 1 Plan.
- However, the applicant is required to register a Restrictive Covenant on title indicating that proposal both Tier 1 and Tier 2 CAC are applicable and payable to the City should the proposal be converted, in the future, from market rental to market condos, after the term of the Housing Agreement expires.

Themes/Objectives

- The proposal will comply with the proposed "Low Rise Apartment" designation in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) which permits up to 5-storeys on constrained sites.
- 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 proposed development will provide 52 secured market rental units and encourages a greater diversity of housing options for different family sizes, types, and compositions.
- 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 may include requiring minimum percentages of family oriented units in multifamily projects (two or more bedroom and three or more bedrooms 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 policies in the Stage 2 Plan by providing eighty-five percent (85%) of the dwelling units proposed (44 units in total) as two-bedroom units, and allocating all dwelling units as market rental units, which will add more housing options at different price points into the Guildford housing market.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government, that pertain to the occupancy of the housing units.

- The applicant has proposed to enter into a Housing Agreement with the City of Surrey that will allocate all 52 dwelling units created under this development proposal as market rental units for a period of 20 years.
- The applicant will be required to enter into a Housing Agreement, as part of the subject development application (Appendix VIII).

Proposed CD By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on the "Multiple Residential 70 Zone [RM-70]") in order to accommodate the proposed 5-storey apartment building. The proposed CD By-law 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 By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50 (Net)	2.40 (Net)
Lot Coverage:	33%	62%
Yards and Setbacks		
North Yard	7.5 m.	4.0 m.
East Yard	7.5 m.	3.0 m.
South Yard	7.5 m.	4.5 m.
West Yard	7.5 m.	4.0 m.
Principal Building Height:	50 m.	18 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:	156 sq. m.	The proposed 160 sq. m. meets the Zoning By-law requirement.
Outdoor Amenity:	156 sq. m.	The proposed 219 sq. m. exceeds the Zoning By-law requirement.
Parking (Part 5)		Required/Permitted
Number of Stalls		Proposed
Residential:	42 spaces	32 spaces
Residential Visitor:	5 spaces	5 spaces
Carshare Vehicle:	N/A	1 space
Total:	47 spaces	38 spaces

Bicycle Spaces		
Residential Secure Parking:	62 spaces	82 spaces
Residential Visitor:	6 spaces	6 spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, off-street parking requirements and location of the underground parkade relative to the lot lines.
- If calculated based on gross site area, the proposed 5-storey residential building on the subject site will have a floor area ratio (FAR) of 1.61. Given the proximity of the subject site to a future Frequent Transit Network (FTN) expansion area (104 Avenue and 156 Street) and requirement for significant road dedication along 104 Avenue, as shown in the Stage 1 Plan, the proposal to increase the density from 1.50 to 2.40 FAR (Net) in the CD Zone is supportable.
- The maximum lot coverage will be increased from 33% in the RM-70 Zone to a maximum of 62% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for a 5-storey residential building on a smaller site.
- The reduced building setbacks allow for better connectivity between the street and individual dwelling units while providing a more pedestrian-friendly urban streetscape.

On-site Parking and Bicycle Storage

- The proposed development includes a total of 38 parking spaces consisting of 32 resident parking spaces, 5 parking spaces for visitors and 1 Modo carshare vehicle parking space. In addition, the applicant will provide 2 accessible parking stalls. All parking spaces are provided within an enclosed underground parking garage that will be accessed from the rear lane.
- The applicant is proposing to provide a rate of 0.64 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (0.74 per unit in total). The proposed on-site parking rate in the CD Bylaw is less than the required 0.8 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (0.9 per unit in total) for market rental housing projects secured through a Housing Agreement that was previously supported by Council under Corporate Report No. R114;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”). The proposed reduction in the on-site parking rate is supportable given the subject site is located within a Rapid Transit Area (RTA) and the proposal is for a purpose-built market rental building secured through a Housing Agreement.
- Of the 38 parking spaces provided, 12 small car spaces are proposed or 32% of the total number of parking spaces. The Surrey Zoning By-law allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning By-law 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 front and side yard lot lines (104 Avenue and 157 Street). As a result, the proposed CD By-law will permit the underground parking facility to extend to 0.5 metre from the south and west lot lines.

- The development will provide a total of 58 secure bicycle parking spaces in the underground parkade and 24 bicycle parking spaces within the principal building. This will exceed the 62 bicycle parking spaces required under the Zoning By-law.

Alternative Parking Provisions

- According to the reduced parking rates supported by Council in Corporate Report No. R115; 2021 for market rental projects secured through a Housing Agreement in Rapid Transit Areas (RTAs), a total of 47 parking spaces are required on the subject site. The applicant proposes to reduce the minimum required on-site parking by 9 spaces (20% reduction) by employing the following Transportation Demand Management (TDM) measures and cash-in-lieu payment:
 - The proposal includes TDM measures in the form of shared vehicle memberships in Modo for all residents of the building as well as a shared electric vehicle parking stall accessible to residents and all Modo members 7 days a week, 24 hours a day. This measure will allow a reduction in the number of required on-site residential parking spaces by five (5) parking stalls for every shared electric vehicle provided. The applicant has confirmed that Modo is interested in providing one (1) on-site shared electric vehicle within the underground parkade for a minimum of three (3) years and allowing residents of the proposed development to join Modo for free, resulting in the minimum on-site parking requirement being reduced by a total of five (5) spaces (10.5% reduction).
 - A cash-in-lieu payment of \$20,000.00 for each parking space (resident and visitor) proposed to be reduced beyond the minimum on-site parking requirement, up to a maximum of ten percent (10%), that was supported by Council in Corporate Report No. R115;2021, in accordance with the Alternate Transportation Infrastructure Bylaw. The applicant is proposing to provide a cash-in-lieu contribution of \$80,000.00 for the remaining 4 parking space shortfall (8.5% reduction).
- As the provisions allowing applicants to provide TDM measures and cash-in-lieu payments for reduced on-site parking are limited to developments in City Centre, the CD Zone will vary Part 5, Section C. of the Zoning By-law in order to allow these same provisions to apply on the subject site which is located within the Guildford Town Centre – 104 Avenue Corridor Plan. It is anticipated that amendments to the Zoning By-law will be brought forward in Fall, 2022 that will allow TDM measures and cash-in-lieu payments to be applied to projects outside of City Centre. As such, City staff support the proposed variance and interim approach taken in the CD Zone for the subject site.

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.

- The proposed development is comprised entirely of market rental units that will be secured through a Housing Agreement. As such, the development proposal will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs.
- The applicant will be required to register a Section 219 Restrictive Covenant on title specifying that, if there is a future change in tenure, the applicable Tier 1 and Tier 2 CACs will be paid to the City at the rate in effect at the time of final approval.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66;2018) requiring all new rezoning applications for residential development contribute \$1,000 per 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.
- As a market rental project, the proposal is exempt from the City's Affordable Housing Strategy. However, the applicant will be required to register a Section 219 Restrictive Covenant on title that makes the Affordable Housing Contribution payable if there is a future change in tenure, thereby addressing the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- In accordance with the City's Public Art Policy, the Public Art contribution will not be required given that the proposal is entirely market rental and secured through a Housing Agreement. A Section 219 Restrictive Covenant will be required to be registered on title that states the Public Art contribution will be applicable and payable to the City if there is a future change in tenure from market rental residential units.

PUBLIC ENGAGEMENT

Pre-notification letters were sent on November 1, 2021, and the Development Proposal Signs were installed on November 5, 2021. Staff have not received any responses from neighbouring property owners with regard to this development proposal.

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 5-storey low-rise apartment building that includes 52 market rental dwelling units with rooftop amenity space and underground parking.
- The unit mix consists of 5 one-bedroom, 3 one-bedroom plus den and 44 two-bedroom units.
- A total of 8% of the units (4 two-bedroom units in total) are designed to be fully accessible.
- The dwelling units will range in size from 38 square metres for a one-bedroom unit to 66 square metres for the largest two-bedroom apartment.
- The proposed building reflects an urban and contemporary building form with a flat roof.
- The southern and western building façades, fronting onto 104 Avenue and 157 Street, include a variety of materials consisting of painted Hardie panels, Endicott bricks as well as Hardie panel lap siding which provide variation and visual interest.
- The building orientation ensures that 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) 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 have front door access and usable, private/semi-private outdoor space.
- At this time, no signage is proposed on-site. If required, any proposed signage will be considered through a separate application or must comply with the Surrey Sign By-law.

Indoor Amenity Space

- The proposed indoor amenity space is centrally located with direct access to the outdoor amenity space which is similarly located on the building rooftop.
- The indoor amenity space consists of a kitchen and dining area, seating areas, crafts room, entertainment/games room and smaller kitchen/bar area.
- The proposed indoor amenity space is 160 square metres in total area which exceeds the minimum 156 square metres of indoor amenity space required under the Zoning By-law (based upon 3 square metres per dwelling unit).
- On November 18, 2019, Council approved Corporate Report No. R206;2019 (“Updates to Indoor and Outdoor Amenity Space Requirements”). The report identified the minimum requirements for indoor amenity space that must be provided on-site (i.e. no cash-in-lieu). Based upon the minimum requirement for the building type proposed, 74 square metres of indoor amenity space is required.

- Given that the applicant is providing more indoor amenity space than required under the Zoning By-law and the indoor amenity space proposed exceeds 74 square metres, per the Corporate Report, there is no shortfall in indoor amenity space and no cash-in-lieu will be required under the subject development application.

Outdoor Amenity Space

- The outdoor amenity space is centrally located and directly adjacent to the indoor amenity space on the building rooftop. The applicant is proposing to provide a flexible play area with moveable tables, chairs and playground equipment as well as picnic tables, lounge chairs, a dining area and outdoor kitchen.
- As the outdoor amenity space proposed is approximately 219 square metres in total area, the applicant will exceed the minimum outdoor amenity space requirement of 156 square metres, based upon 3 square metres per dwelling unit.

Proposed Landscaping

- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a low metal fence with layered planting that consists of bylaw sized trees, small shrubs, and low-lying groundcover.
- The street fronting units will have a privacy screen and direct access to the adjacent public sidewalk through a separate entryway that will be clearly defined by a small gate.
- 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.
- The applicant further proposes to provide a corner plaza with low-level planting, a bike rack and bench seating where the street frontage intersects at 104 Avenue and 157 Street.

Advisory Design Panel

ADP date: January 13, 2022

The applicant has agreed to resolve the remaining outstanding items from the ADP review to the satisfaction of the Planning and Development Department before Final Adoption (Appendix VII).

Outstanding Items

- City staff will continue to work with the applicant to resolve the following ADP and staff-identified design-related issues prior to Final Adoption:
 - Refinement of the building entry design;
 - Simplification of the massing approach to reduce the appearance of bulk;

- Refinement to the material treatment of the elevations; and
- Refinement to the public realm interface at patios and building services.
- 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

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Cherry	1	1	0
Holly	1	1	0
Paper Birch	1	1	0
Walnut	1	1	0
Coniferous Trees			
Douglas-fir	5	5	0
Western Red Cedar	6	6	0
Total (excluding Alder and Cottonwood Trees)	16	16	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		17	
Total Retained and Replacement Trees		17	
Contribution to the Green City Program		\$11,550.00	

- The Arborist Assessment states that there are a total of 16 mature trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 27% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees could be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 38 replacement trees on the site. Since only 17 replacement trees can be accommodated on the site, the deficit of 21 replacement trees will require a cash-in-lieu payment of \$11,550.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 104 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Vine Maple, Bloodgood Japanese Maple, Paperbark Maple, Allegheny Serviceberry, Southern Magnolia as well as Japanese White Pine.
- In summary, a total of 17 trees are proposed to be retained or replaced on the site with a contribution of \$11,550.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevation Drawings, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Redesignation Map
Appendix VI.	TCP Redesignation Map
Appendix VII.	ADP Comments and Response
Appendix VIII.	Proposed Housing Agreement

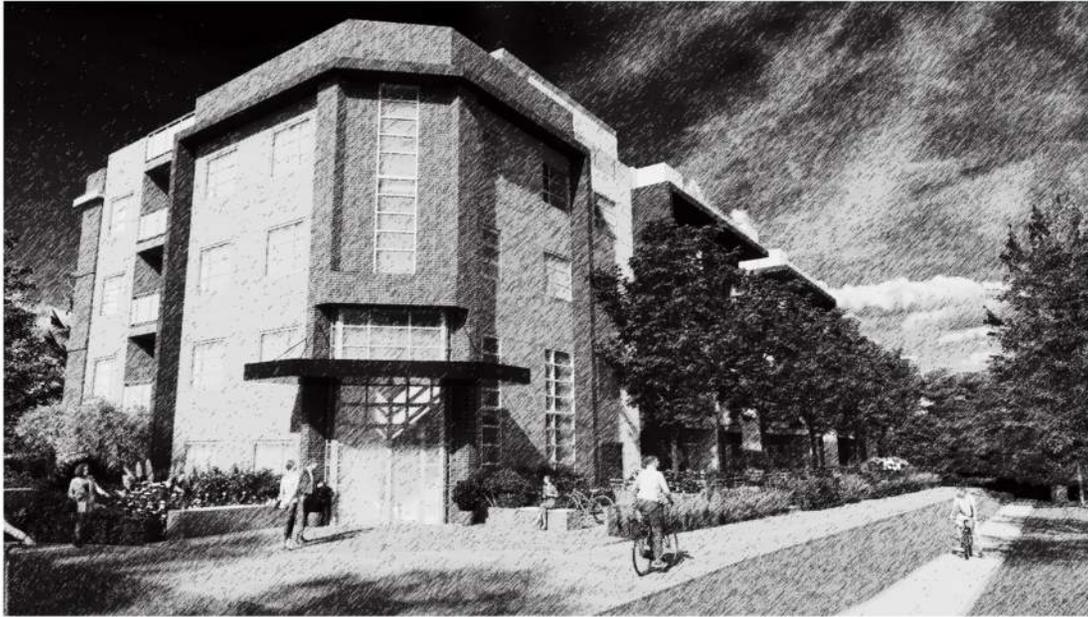
approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

MRJ/cm

MAGNOLIA TERRACES PROPOSED RENTAL APARTMENTS (100%)

15711/15721/15729 104 Ave, Surrey, BC



CONTACT LIST

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LANDSCAPE ARCHITECT	Architecture Panel Inc.	Unit 103, 15505 Marine Dr., White Rock, BC, Canada	Ruchir Dhali	(604) 385 3600
CIVIL CONSULTANTS	Gursamer Design & Mgmt.		Nirvar Bagri	(778) 895 6358
LAND SURVEYOR	Target Land Surveying	112 - 10422 168th St. Surrey, BC V4N 1R9	Adam Fulkerson	(604) 583 6161
PROJECT OWNERS	Lakefield Properties Inc.		Kirpa Garcha	(604) 762 8834
ARBORIST	Mike Fadum & Associates	#105- 8277 129 Street Surrey, V3W 0A6	Mike Fadum	(778) 593 0300
TRAFFIC STUDY CONSULTANTS	Creative Traffic Solutions Ltd.	101A - 1952 Kingsway Avenue Port Coquitlam, BC, V3C 5C2	Gary Vlieg	(250) 404-9094
AHJ	CITY OF SURREY			

DRAWING INDEX - DOCUMENTATION

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	L02	CONCEPT PLAN
	L03	HARDSCAPE PLAN-MAIN FLOOR
	L04	PLANTING PLAN-MAIN FLOOR
	L05	HARDSCAPE/PLANTING PLAN-ROOF TOP
	L06	TREE MANAGEMENT PLAN
	L07	DETAILS
	L08	SOIL CALCULATION PLAN
	L09	SUBDIVISION PLAN

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MAGNOLIA TERRACES

Owner
Lakefield Properties Inc.

Sheet Title
COVER SHEET

Sheet No.
A0.01

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Scale

PROJECT STATISTICS



1 EXPLODED ISOMETRIC VIEW
Scale: 1:128

PROJECT DATA

DEVELOPMENT REPORT		REQUIRED	PROPOSED
AREA CALCULATION			
PROPOSED STORES		4	4
PROPOSED BUILDING HEIGHT			14.75 m
TOTAL PROPOSED UNITS			
			52 UNITS
SITE			
TOTAL BUILT UP AREA (EXCLUDING AMENITY AREA)			1581.86 sq.m
F.A.R (Gross site area)			3727.91 sq.m
NET F.A.R			1.61
			2.36
LOT COVERAGE (GROSS SITE AREA)			40.7 %
LOT COVERAGE (NET SITE AREA)			59.5%
GROSS SITE AREA			
			2311.4 sq.m
NET SITE AREA			1581.86 sq.m
NET DEDICATION			729.54 sq.m
INDOOR AMENITY (3 sq.m per unit)			
	156 sq.m		159.75 sq.m
OUTDOOR AMENITY (3 sq.m per unit)			
	156 sq.m		219.05 sq.m
SETBACKS			
MINIMUM SETBACK PROVIDED		REQUIRED	PROPOSED
NORTH			4.5m (14.76ft)
SOUTH			4.5m (14.76ft)
WEST			4m (13.12ft)
EAST			3m (9.84ft)
PARKING			
TOTAL NUMBER OF PARKING SPOTS		38.48	38
NUMBER OF RESIDENTIAL PARKING SPOTS (0.64 PER DWELLING UNIT)			
		33.28	33
NUMBER OF VISITOR PARKING SPOTS (0.1 PER DWELLING UNIT)			
		5.2	5
NUMBER OF RESIDENTIAL BIKE SPOTS			
		62	62
NUMBER OF VISITOR BIKE SPOTS			
		6	6

PARKING REPORT			
	Num Spaces	Space Length (mm)	Space Width (mm)
PARKING	23	5500	2900
ACCESSIBLE PARKING	2	5500	2500
SMALL CAR	13	4900	2750
38			

GROSS AREA CALCULATION (EXCLUDING PARKING & INDOOR AMENITY)	
LEVEL	AREA
MAIN FLOOR LEVEL	941.4 sq.m
SECOND FLOOR LEVEL	942.01 sq.m
THIRD FLOOR LEVEL	942.01 sq.m
FOURTH FLOOR LEVEL	902.49 sq.m
GROSS AREA	3727.91 sq.m

AREA CALCULATION	UNITS	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	PROPOSED UNIT AREA Sq.m	TOTAL AREA Sq.m
PROPOSED UNITS							52	3094.68
UNIT A (MAIN & 2 FLOOR)	2	1	1	0	0	0	42.45	84.90
UNIT A1 (3 & 4-FLOOR)	2	0	0	1	1	0	68.27	136.54
UNIT A24 (FLOOR)	2	0	0	0	2	0	38.03	76.06
UNIT BA	4	1	1	1	1	0	62.29	249.16
UNIT B1 (MAIN & 2 FLOOR)	16	8	8	0	0	0	59.82	957.12
UNIT B1 (3 & 4 FLOOR)	14	0	0	8	6	0	59.82	837.48
UNIT B2 (MAIN & 2 FLOOR)	4	2	2	0	0	0	66.33	265.32
UNIT B2 (3 & 4 FLOOR)	4	0	0	2	2	0	66.33	265.32
UNIT C (MAIN, 2 & 3)	3	1	1	1	0	0	55.04	165.12
UNIT C1 (4-FLOOR)	1	0	0	0	1	0	57.66	57.66
TOTAL	52	14	14	14	13	0		3094.68

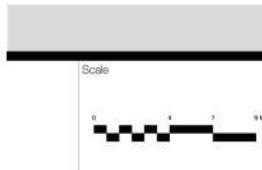


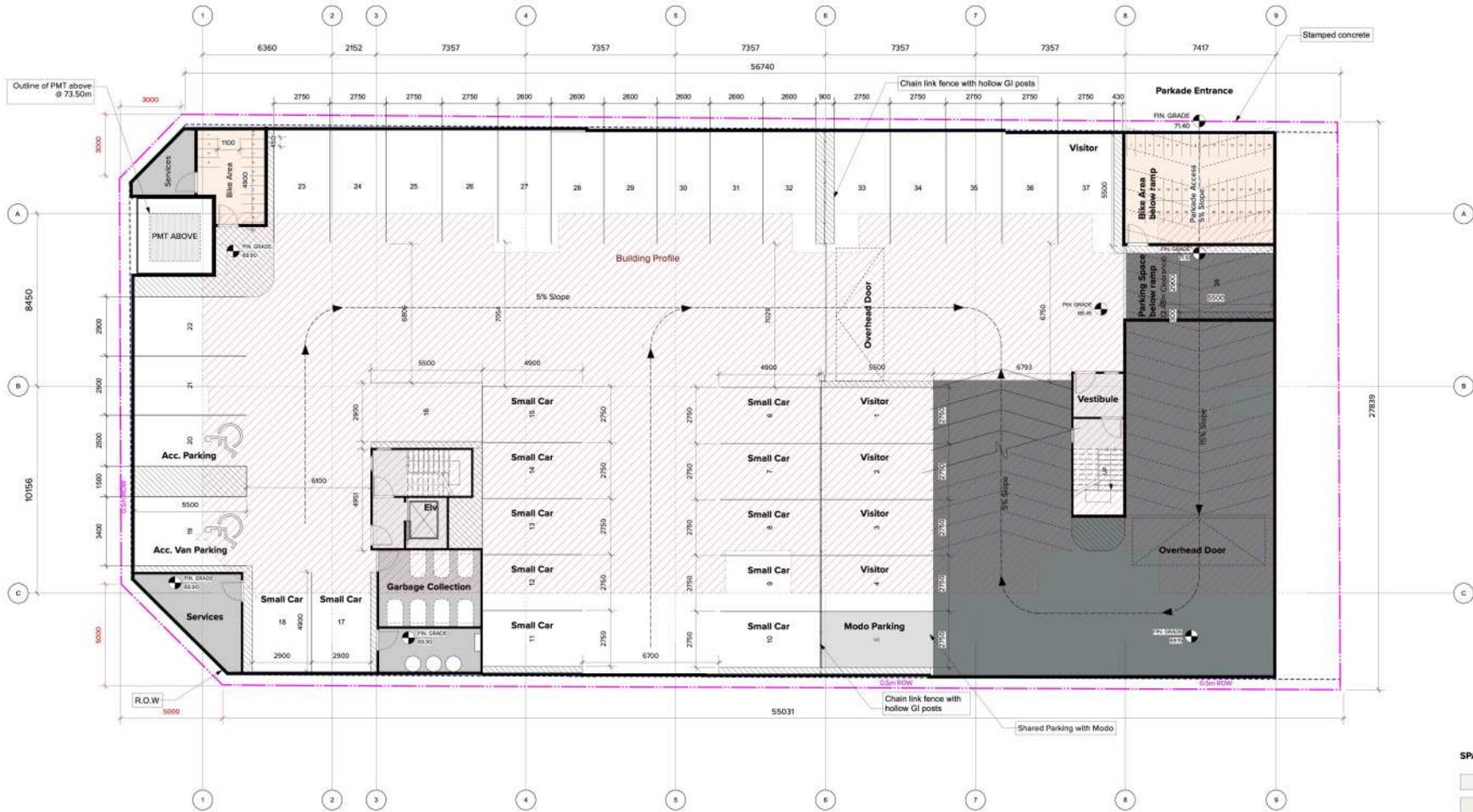
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Project
MAGNOLIA TERRACES
Owner
Lakefield Properties Inc.
Sheet Title
PROJECT STATISTICS

Sheet No. A0.02	Total Sheets 35	Contractors	Consultants Architecture Panel Inc.
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SPACE LEGEND

- Circulation
- Bike Parking
- Vehicular Parking
- Services
- Building Footprint

1 PARKADE PLAN
Scale: 1:96



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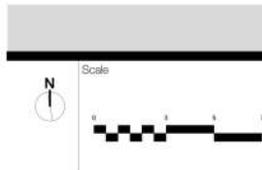
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PARKADE PLAN

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Sheet Title
SITE PLAN/ MAIN FLOOR PLAN

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A1.05

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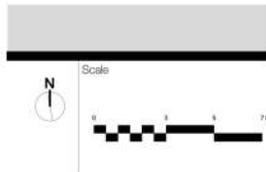
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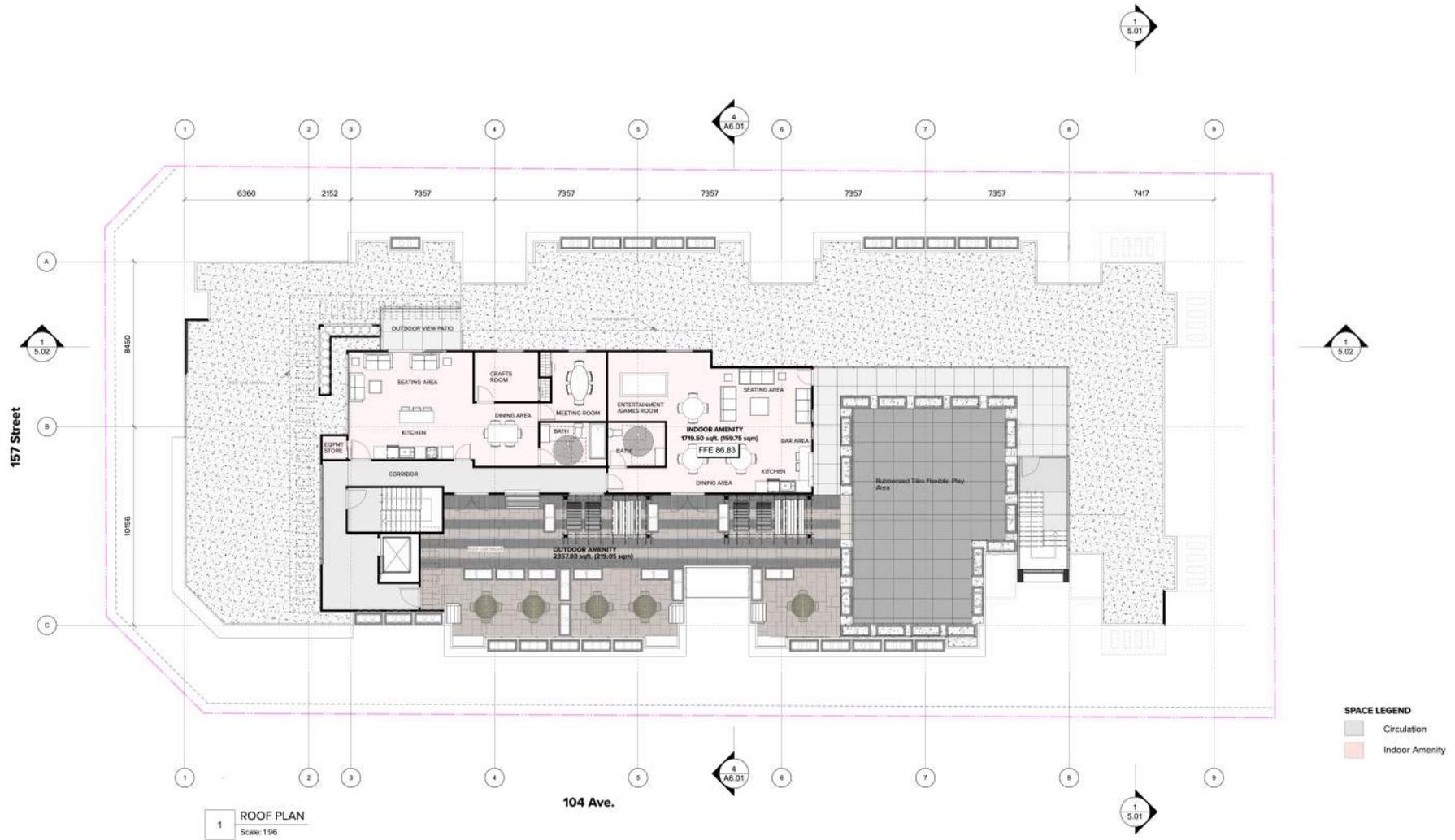
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Sheet Title
ROOF FLOOR LAYOUT

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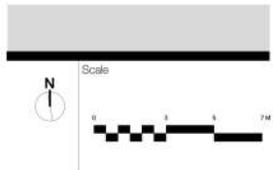
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4 SOUTH ELEVATION
Scale: 1/96

Material Legend

1. James Hardie Panels Painted - SILVER CHAIN (Benjamin Moore)
2. James Hardie Panels - ARCTIC WHITE
3. ENDICOTT BRICKS - DARK SANDSTONE
4. 8" Lap Siding - James Hardie panel - MONTEREY TALPE
5. High-grade extruded Aluminium panels - DARK GRAY (Longboard)
6. PVDF Aluminum Composite Panel - GRAY
7. PVDF Aluminum Composite Panel - DARK GRAY
8. Painted Fascia Projections - BEIGE
9. Metal canopy - BLACK



3 NORTH ELEVATION
Scale: 1/96

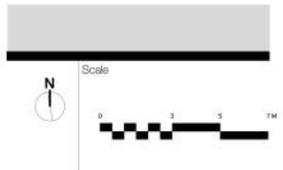


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Sheet Title
NORTH/SOUTH ELEVATION

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1 EAST ELEVATION
Scale: 1/96



2 WEST ELEVATION
Scale: 1/96



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Project
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Sheet Title
EAST/WEST ELEVATION

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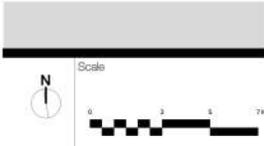
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1 SOUTH ELEVATION - ALONG 104 AVENUE
Scale: 1:128



2 WEST ELEVATION - ALONG 157 STREET
Scale: 1:128



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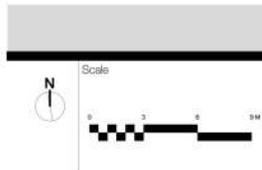
Project
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Owner
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Sheet Title
STREET ELEVATIONS

Sheet No.
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City of Surrey**

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1 VIEW FROM S-WEST-Elements from South wrapped around to West
Scale: NTS



2 VIEW FROM SOUTH- Elements added for weather protections on top balconies
Scale: NTS



3 VIEW FROM SOUTH- Elements added to invoke two-storey townhome expression
Scale: NTS



4 VIEW FROM TOP - SOUTH EAST
Scale: NTS



5 VIEW OF PATIOS- Steps aligned to entry doors for all units along 104 Ave.
Scale: NTS

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Sheet Title
PERSPECTIVE VIEW 1

Sheet No.
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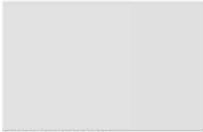
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D	2021-10-15	DP Re-submission
E	2022-01-04	ADP Submission
F	2022-03-31	Coordination
G	2022-05-09	Post ADP Re-submission

Scale

MATERIAL BOARD



1 James Hardie Panels Painted
Color Benjamin Moore
Silver Chain



2 James Hardie Panels
Color Arctic White



3 Face Brick
Endicott
Color Dark Sandstone



4 6" Lap Siding James Hardie panel
Color Monterey Taupe



6 PVDF Aluminum Composite Panel
Color: Gray



7 PVDF Aluminum Composite Panel
Color: Dark Gray



8 Painted Fascia Projections
Color: Beige



Material Legend

1. James Hardie Panels Painted - SILVER CHAIN (Benjamin Moore)
2. James Hardie Panels - ARCTIC WHITE
3. Endicott Bricks - DARK SANDSTONE
4. 6" Lap Siding - James Hardie panel - MONTEREY TAUPE
5. High-grade extruded Aluminum panels - DARK GRAY (Longboard)
6. PVDF Aluminum Composite Panel - GRAY
7. PVDF Aluminum Composite Panel - DARK GRAY
8. Painted Fascia Projections - BEIGE
9. Metal Canopy - BLACK

1 SOUTH ELEVATION
Scale: 1/86

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Project
MAGNOLIA TERRACES

Owner
Lakefield Properties Inc.

Sheet Title
MATERIAL BOARD

Sheet No.
A6.02

Drawn By
SD

Reviewed By
RD

Total Sheets
35

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Surrey

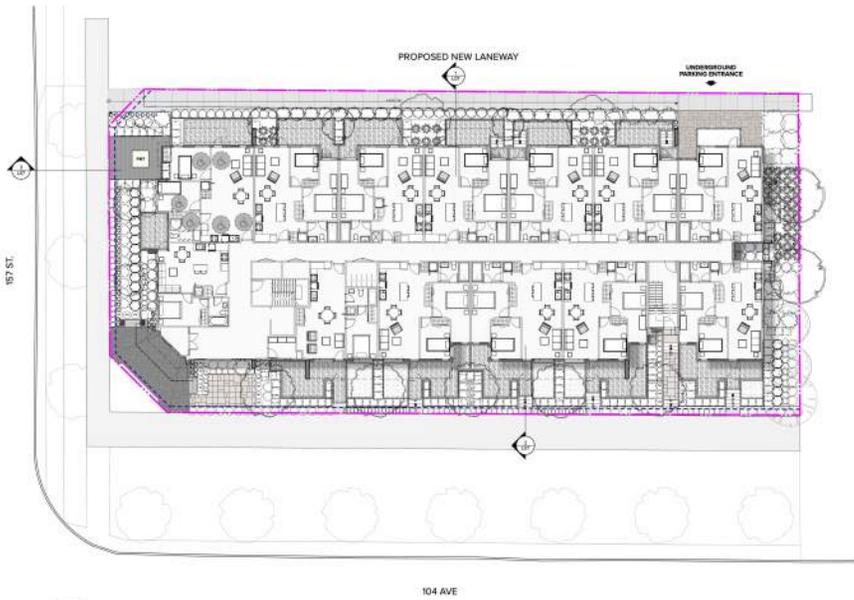
Consultants

Architecture Panel Inc.

Documents
DP Application

No	Date	Issue Notes
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1 KEY PLAN
Scale: 1:200



2 EXAMPLES OF TREES AND SHRUBS PROPOSED
Scale: NTS

DESIGN RATIONALE AND SUMMARY

This is a rental apartment development located on a prominent corridor. It is a contemporary building with flanking green strips lining the boulevard which in ultimate design (provided by the City) to include bicycle lanes. The southern such strip being the wider of the two offers a reasonable width for planting of a couple of rows trees with ample soil volume which will eventually be mandated by the parks department at the City. The trees of choice have been ornamental Acer Palmatum and Magnolia Grandiflora. The weivety M. Grandiflora was chosen to offer year round visual presence along with its rich nature for the frontal presence. These were carefully composed to add color and texture as the foreground elements to an intimately crafted modern building. The hardscape has been conceptualized to be hierarchical. The simple CIP broom finished concrete pedestrian movement surfaces in public realm areas lead to either patterned entrance plaza and/or the integral coloured stamped concrete that are deliberately chosen to not overpower the architecture.

The northern edge of the property interfacing with the lane has a cascading set of planters designed to create a pleasant separation from the building edge and to straddle the difference of levels between the two. The Western edge is well treated with planting for the interface with the above described boulevard with the bicycle path and the remaining boulevard. The southern yards to have an access directly from the sidewalk facing the 104 ave and offering a direct visual access to the entry doors of the ground oriented units. The yards are treated with ample separation from the adjacent units whilst offering a softening set of elements in the way of soft landscaping.

The outdoor amenity offered at the rooftop is conceptualized with a cellular concept, placed south of the indoor amenity, offering garden plots, flexible play area and social spaces with outdoor dining. The cellular scheme offers opportunities for simultaneous use for multiple parties during these difficult COVID times.

All along, a combination of ornamental species is augmented with native species to enable hardy established growth with optimal consumption of water and resources.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per "CNTA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. "Substitutions" must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified "Disease Free" nursery. All plant material must conform to the latest edition of the BC Landscape Standard. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:	
Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground areas', except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be warranted for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.



3 PLAZA AT MAIN ENTRANCE
Scale: NTS



4 TOP FLOOR OUTDOOR AMENITY AREA
Scale: NTS

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Project MAGNOLIA TERRACES

Owner
Lakeland Properties Inc.

Sheet Title
KEY PLAN

Sheet No.
L01

Total Sheets
35

Contractors

Consultants
Architecture Panel Inc.

Drawn By
SD

Checked By
RD

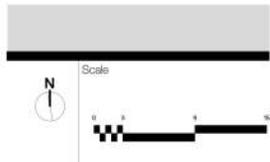
AHJ
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

No	Date	Issue Notes
A	2020-05-21	Pre-Application
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D	2021-10-15	DP Re-submission
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G	2022-05-09	Post ADP Re-submission





1 **CONCEPT PLAN**
Scale: 1:100



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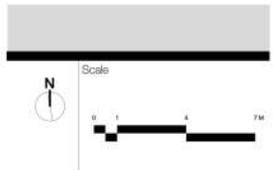
Project
MAGNOLIA TERRACES

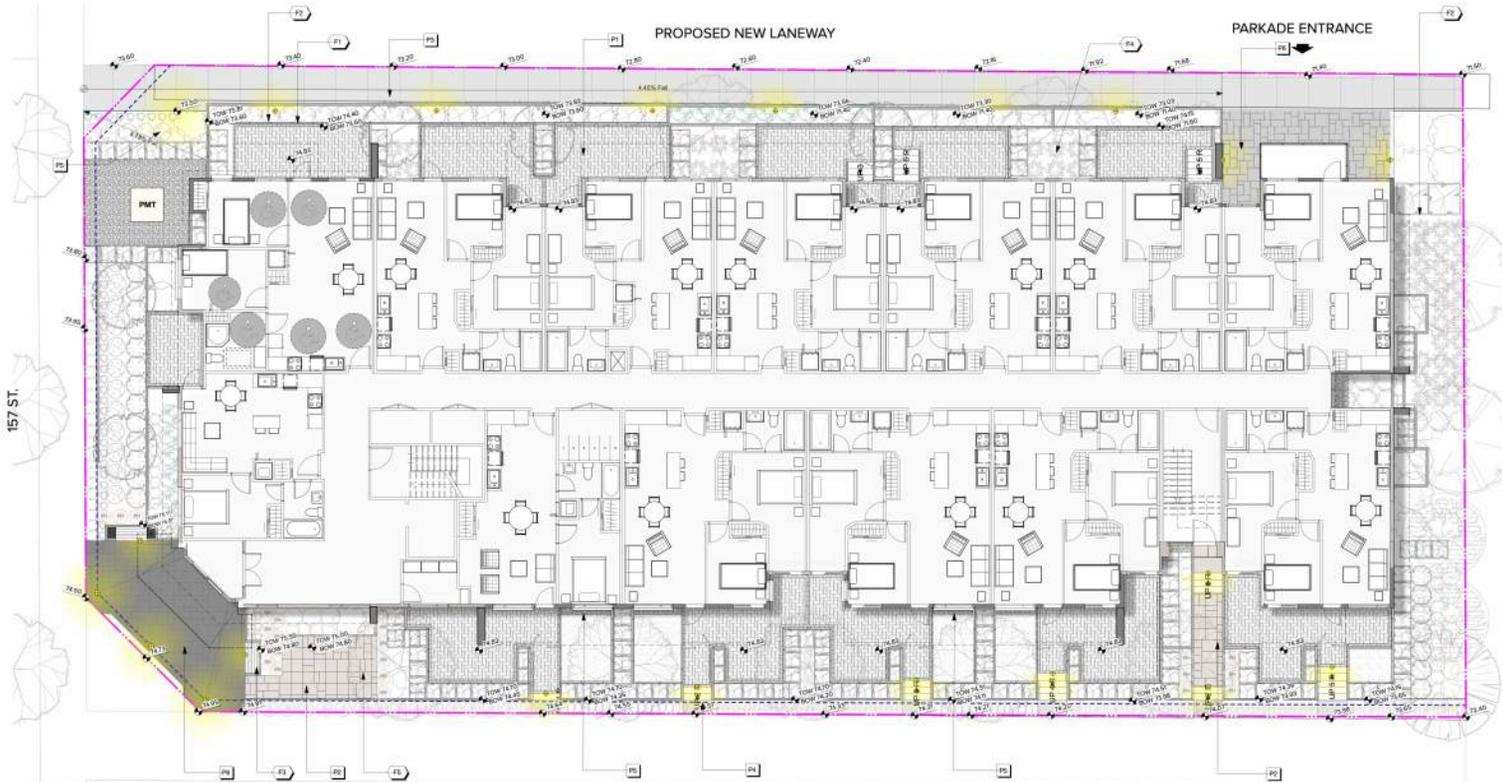
Owner
Lakefield Properties Inc.

Sheet Title
CONCEPT PLAN

Sheet No. L02	Total Sheets 35	Contractors	Consultants Architecture Panel Inc.
Drawn By SD	Checked By RD	AHJ City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2020-05-21	Pre-Application
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G	2022-05-09	Post ADP Re-submission



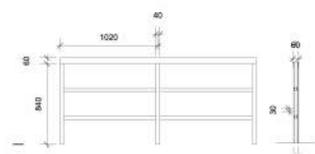


Paving Legend

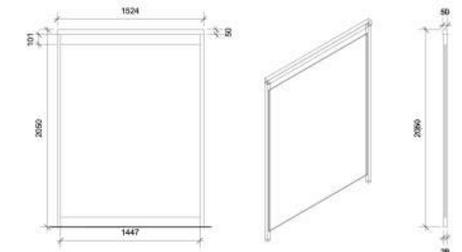
- P1 Patterned CIP Concrete with Integral Colour "Subsided Clay Antique Release" (Herringbone pattern)
- P2 Saw cut CIP Concrete with Integral Colour "Natural Antique Release"
- P3 CIP Concrete Saw Cut Joints, Broom Finish
- P4 CIP Concrete Steps/Natural
- P5 Gravel Strip 10" wide separating the building from soft landscape to enable drainage around perimeter and avoid pooling of water
- P6 Stamped CIP Concrete with Integral Colour "Dark Grey Antique Release" (Flagstone Pattern)

Furnishing Legend

- F1 Black Powder Coated Aluminum Fence
- F2 CIP Sand Blasted Concrete Planter, Natural Colour
- F3 CIP Concrete Bench Bases
- F4 Black Powder Coated Aluminum Frame with Perforated Aluminum Sheet
- F5 Bike Rack



2 METAL FENCE DETAIL (F1)
Scale: NTS

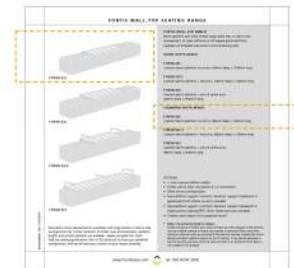


3 PERFORATED METAL SCREEN (F4)
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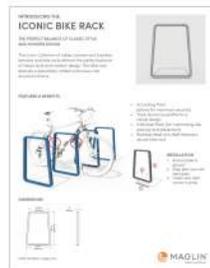
1 HARDSCAPE PLAN (MAIN FLOOR)
Scale: 1:100



4 CONCRETE BENCH BASES
Scale: NTS



5 BENCH ON CONCRETE (F3)
Scale: NTS



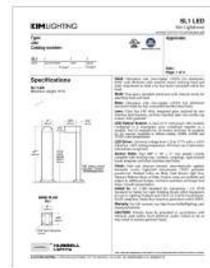
6 BIKE RACK DETAILS (F5)
Scale: NTS



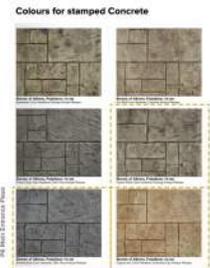
7 STEP LIGHT
Scale: NTS



8 LIGHT BOLLARD
Scale: NTS



8 LIGHT BOLLARD
Scale: NTS



Colours for stamped Concrete

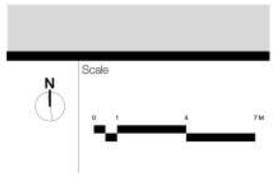


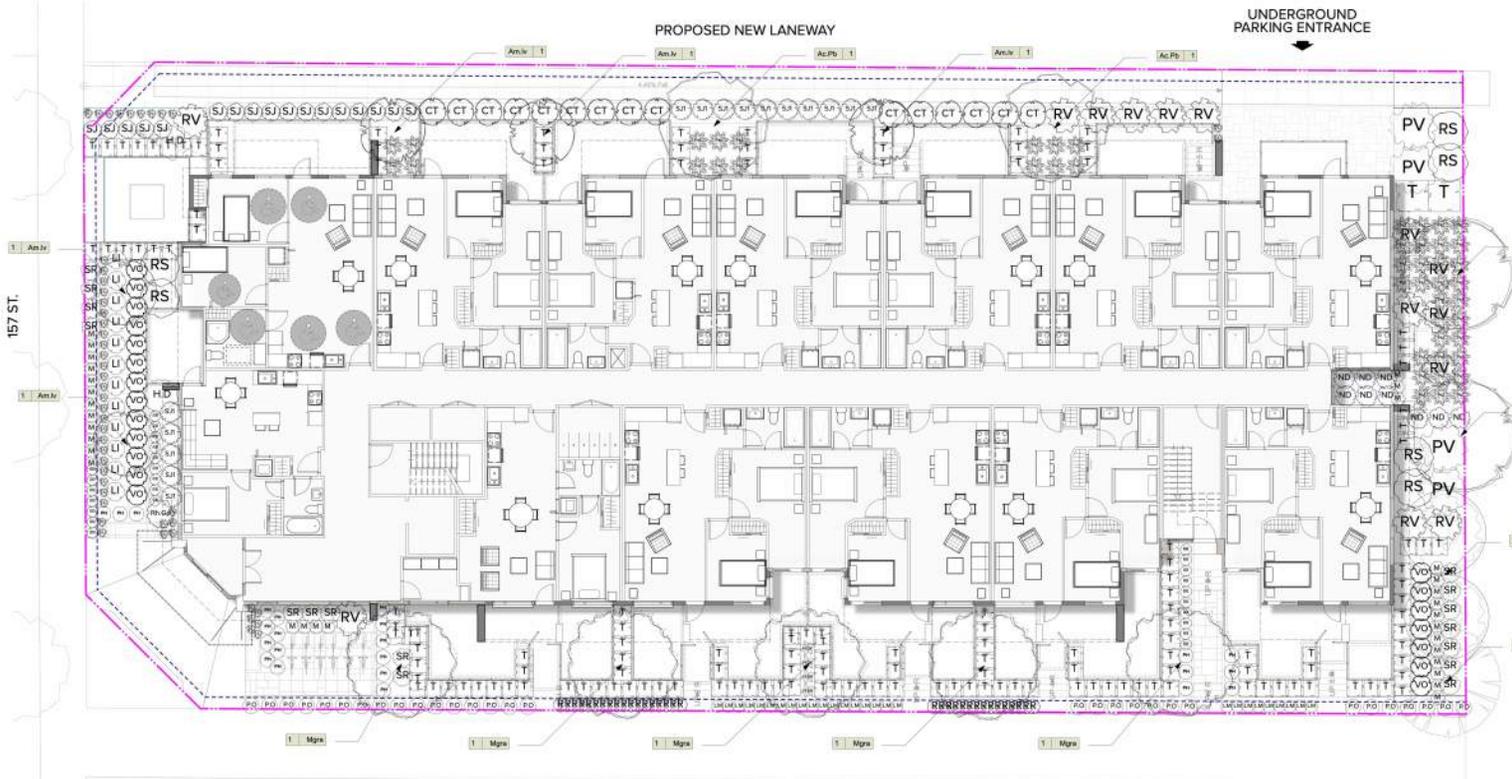
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Project
MAGNOLIA TERRACES
Owner
Lakefield Properties Inc.
Sheet Title
HARDSCAPE PLAN-MAIN FLOOR

Sheet No. L03	Total Sheets 35	Contractors	Consultants Architecture Panel Inc.
Drawn By SD	Checked By RD	AHJ City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2020-05-21	Pre-Application
B	2020-09-04	Pre-Application
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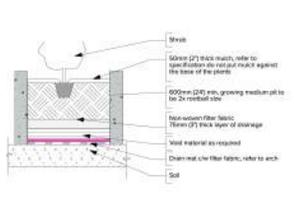




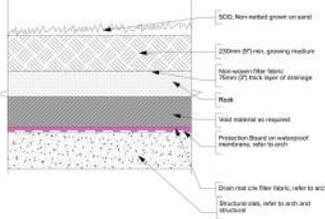
Recommended Shrubs Main Floor

Image ID	Quantity	Latin Name	Common Name	Scheduled Size/Notes
CT	15	Choisya ternata	Mexican Orange Blossom	
Hba	4	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
HD	2	Holodiscus discolor	oceanspray	#3 pot
HL	48	Hemerocallis x 'Lemon Yellow' or var.	Lemon Yellow Daylily	#1 pot
LI	12	Lonicera involucrata	Black Twinberry	#2 pot
LM	27	Litopse muscari	Big Blue Lily Turf	#1 pot
M	31	Mahonia nervosa	Dull Oregon grape	#1 pot
Ndam	9	Nandina domestica	Heavenly Bamboo	
P.O.	30	Pennisetum orientale	Oriental Fountain Grass	#3 pot
PM	47	Polystichum munitum	swordfern	#3 pot
Ph.HD	23	Pennisetum alopecuroides 'Hemeri'	Hemeri Dwarf Fountain Grass	#2 pot
PV	4	Philadelphus x virginialis	Mock Orange	#5 pot
R	33	Rosa Nutkana	Nootka Rose	#2 pot
Rh.Gp	1	Rhododendron 'Gumpo Pink'	Pink Gumpo Azalea	#7 pot
RR	26	Rosa rugosa 'Champlain'	Champlain Hardy Shrub Rose	#2 pot
RS	8	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
RV	14	Rhododendron 'Vulcan'	Red Rhododendron	#7 pot
SJ	17	Skimmia japonica	Japanese Skimmia	#2 pot
SJ.H	15	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#3 pot
SR	16	Sarcococca ruscifolia	Fragrant Sarcococca	#3 pot
T	160	Taxus sp.	Yew, hedge variety	1.5 m. ht.
VO	20	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

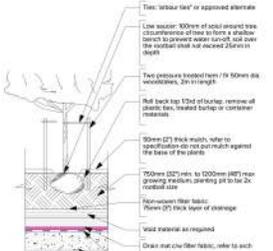
1 PLANTING PLAN (MAIN FLOOR)
Scale: 1:100



2 DETAILS: SHRUB ON SLAB
Scale: NTS



3 DETAILS: SOD ON SLAB
Scale: NTS



4 DETAILS: TREE ON SLAB
Scale: NTS

Recommended Trees Main Floor

Image ID	Quantity	Latin Name	Common Name	Scheduled Size/Notes
Ac.c	2	Acer circinnatum	Vine maple	3.0m ht.
ALPe	2	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	5 cm. Cal.
Agri	2	Acer griseum	Paperbark Maple	
Am.v	5	Ameletocher lewis	Allegheny Serviceberry	
Mgr	5	Magnolia grandiflora	Southern Magnolia	
PPer	1	Pinus pensilvatica 'Simpelhof'	Japanese White Pine	3.5 m. ht.

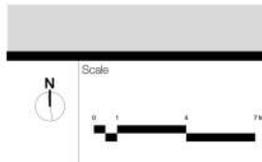


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Project
MAGNOLIA TERRACES
Owner
Lakefield Properties Inc.
Sheet Title
PLANTING PLAN-MAIN FLOOR

Sheet No. L04	Total Sheets 35	Contractors	Consultants Architecture Panel Inc.
Drawn By SD	Checked By RD	AHJ City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

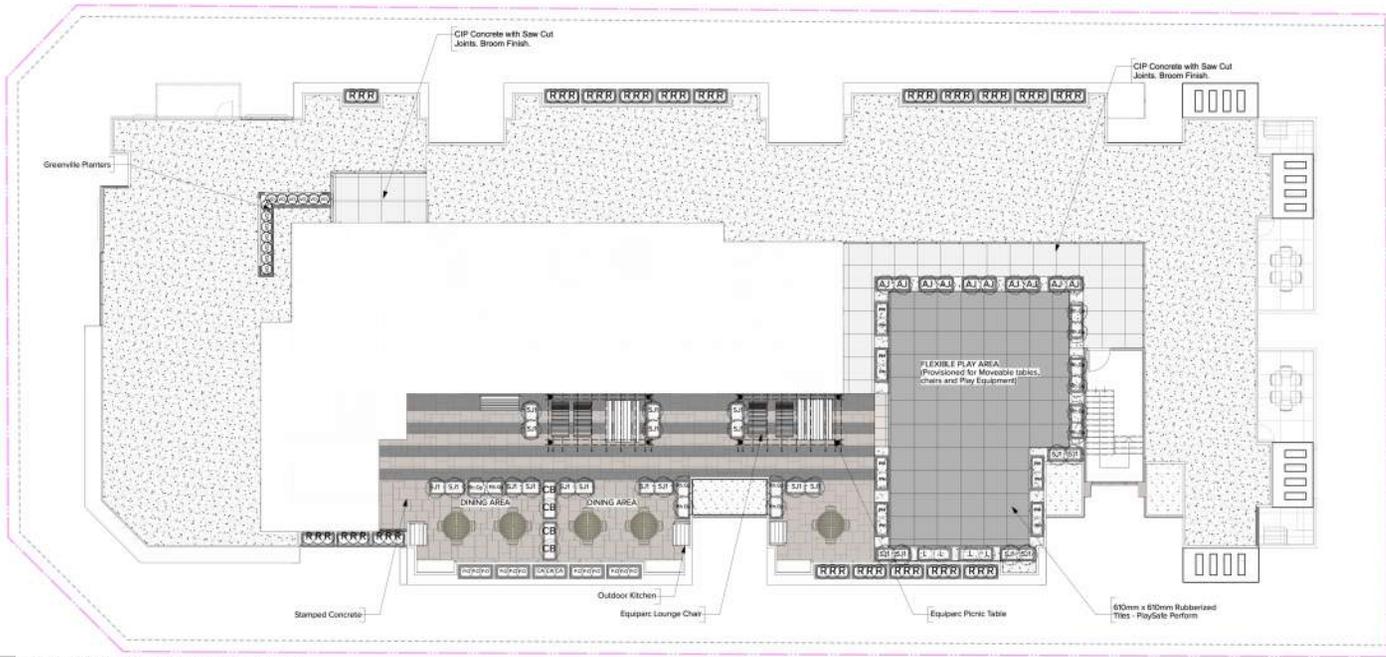
No	Date	Issue Notes
A	2020-05-21	Pre-Application
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F	2022-03-31	Coordination
G	2022-05-09	Post ADP Re-submission



157 ST.

PROPOSED NEW LANEWAY

UNDERGROUND PARKING ENTRANCE



Recommended Shrubs Roof Top

Image	ID	Quantity	Latin Name	Common Name	Scheduled
	AJ	10	Azalea japonica	Japanese azalea	#3 pot
	CA	3	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Gr	#2 pot
	CB	4	Calliopsis bodinieri 'Profusion'	Profusion Beautyberry	#3 pot
	L	4	Lavandula vars	Lavender	#1 pot
	P.O	12	Pennisetum orientale	Oriental Fountain Grass	#3 pot
	PA1	12	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Gr	#2 pot
	R	57	Rosa Nutkana	Nootka Rose	#2 pot
	Rh.Gp	12	Rhododendron 'Gumpo Pink'	Pink Gumpo Azalea	#7 pot
	SJ1	22	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot
	VO	13	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot
		0			

Colours for CIP Paving



Colours for Rubberized Tiles



1 HARDSCAPE/PLANTING PLAN (ROOF TOP)
Scale: 1:100

2 PROPOSED DINING SET (F6)

3 PROPOSED OUTDOOR LOUNGE CHAIR (F3)

4 Greenville Planters. Model Potsdam
Scale: NTS

5 Rooftop Trellis
Scale: NTS

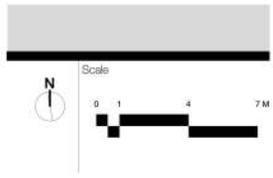


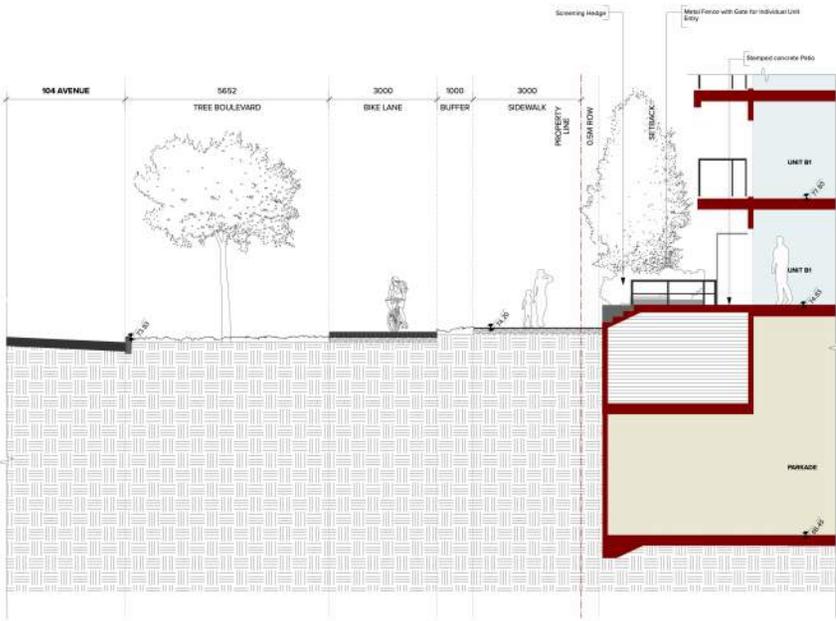
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Project
MAGNOLIA TERRACES
Owner
Lakefield Properties Inc.
Sheet Title
HARDSCAPE/PLANTING PLAN-ROOF TOP

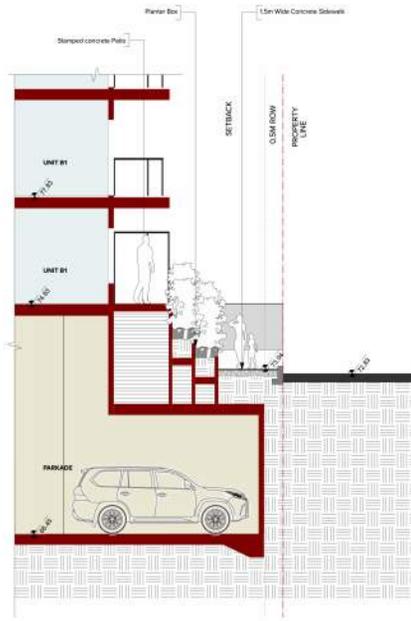
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Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2020-05-21	Pre-Application
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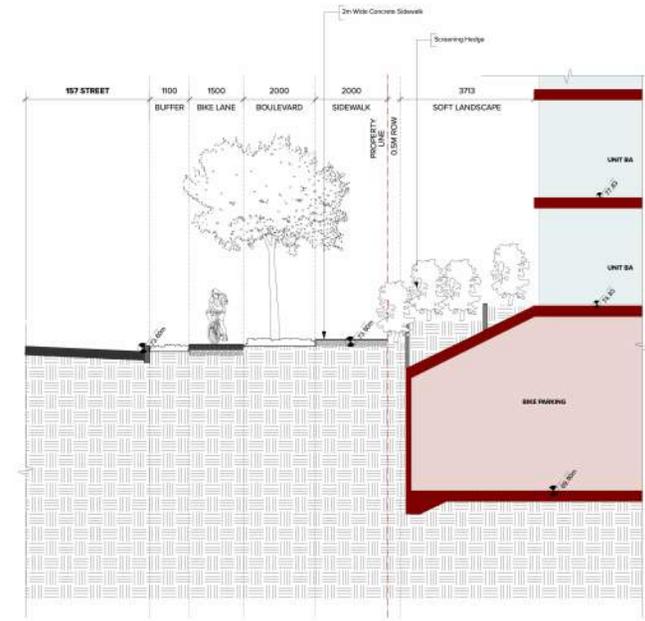




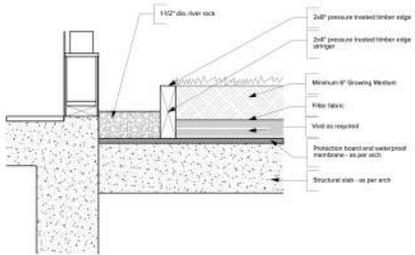
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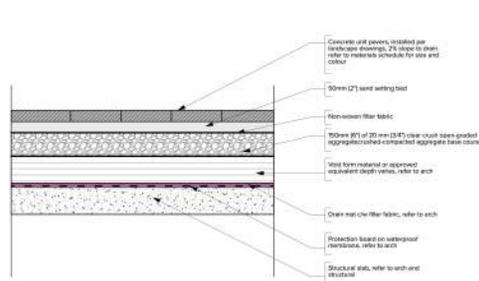
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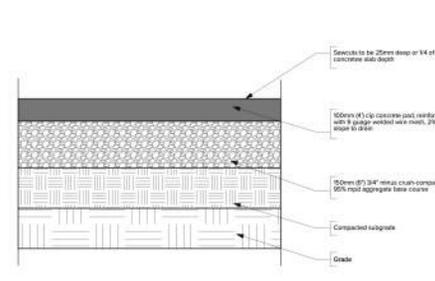
3 SECTION 3 - 157 STREET
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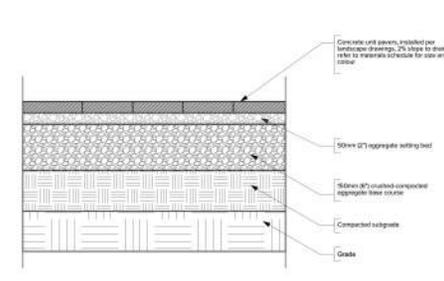
4 DETAIL: DRIP STRIP
Scale: NTS



5 DETAIL: UNIT PAVERS ON SLAB
Scale: NTS



6 DETAIL: CIP CONCRETE AT GRADE
Scale: NTS



7 DETAIL: UNIT PAVERS AT GRADE
Scale: NTS

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Project
MAGNOLIA TERRACES

Owner
Lakefield Properties Inc.

Sheet Title
DETAILS

Sheet No.
L07

Drawn By
SD

Reviewed By
RD

Total Sheets
35

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Surrey

Consultants
Architecture Panel Inc.

Documents
DP Application

No	Date	Issue Notes
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F	2022-03-31	Coordination
G	2022-05-09	Post ADP Re-submission





INTER-OFFICE MEMO

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

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

DATE: **June 08, 2022** PROJECT FILE: **7821-0147-00**

RE: **Engineering Requirements
Location: 15711 104 Ave**

OCP AMENDMENT/NCP AMENDMENT

Submit sanitary catchment analysis to identify any downstream constraints and resolve as required.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 9.942-metres along 104 Avenue
- Dedicate 1.942-metres along 157 Street.
- Dedicate corner cuts as required.
- Register 0.5-metre statutory right-of-way along all frontages.

Works and Services

- Construct concrete sidewalk along 104 Avenue.
- Construct east side of 157 Street, and residential lane.
- Construct sanitary and drainage mains along residential lane.
- Submit SWCP to identify any downstream constraints and resolve as required.
- Submit fire flow calculations to confirm system capacity, resolve constraints as required.
- Register applicable legal documents as determined through detailed design.
- Register applicable legal documents required to accommodate proposed car-share vehicle.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager

NOTE: Detailed Land Development Engineering Review available on file



May 20, 2022

Planning

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Harold Bishop Elementary has been operating just below capacity the past 5 years. With the proposed large scale development proposed along 152nd, it will change the urban landscape of the area and also fuel growth to counteract the previous flat line enrolment trend that sat below 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 Secondary like Harold Bishop has been operating below the school's capacity for the last 5 years and is projected to continue this trend. Enrolment has been declining as it serves many of the maturing neighbourhoods in North Surrey and Guildford. However, with the pending densification around Guildford Mall and the future Skytrain line, these projections should be considered conservative.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0147 00 (updated May 2022)

SUMMARY

The proposed 52 rental lowrise units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	8
Secondary Students:	8

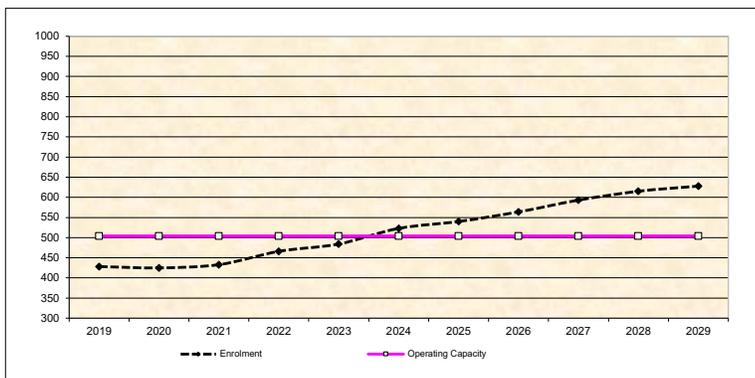
September 2021 Enrolment/School Capacity

Harold Bishop Elementary	
Enrolment (K/1-7):	57 K + 376
Operating Capacity (K/1-7)	38 K + 466
Johnston Heights Secondary	
Enrolment (8-12):	1371
Capacity (8-12):	1450

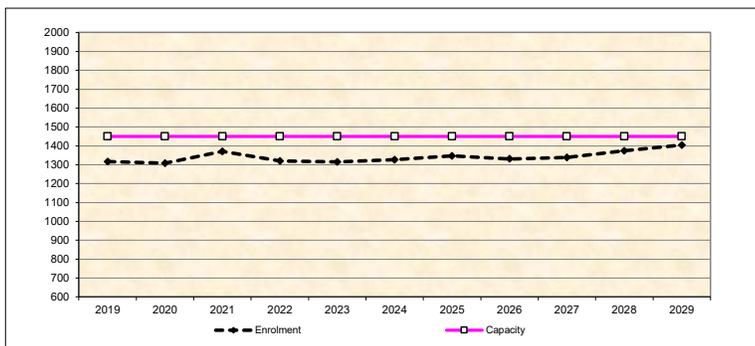
Projected population of school-age children for this development:	21
--	----

Population: The projected population of children aged 0-19 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Harold Bishop Elementary



Johnston Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7921-0147-00

Address: 15711 15721 15729 104 Avenue, Surrey, BC

Registered Arborist: Rhythm Batra PN-8932A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	22
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = <u>6</u> - All other Trees Requiring 2 to 1 Replacement Ratio 16 X two (2) = <u>32</u> 	38
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	5
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

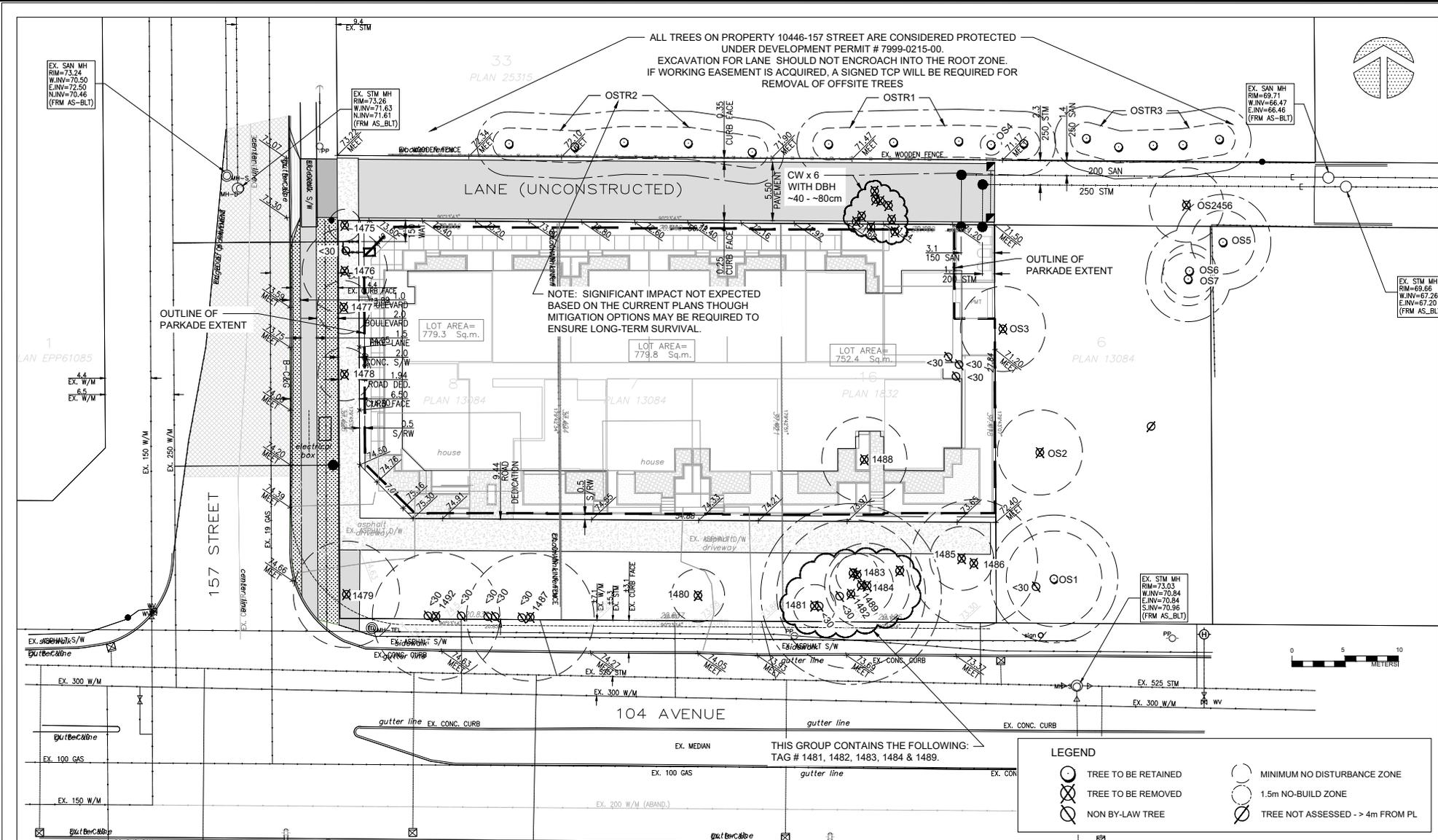


Date: December 10, 2021



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





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED - > 4m FROM PL

NO.	DATE	BY	REVISION
1	SEPT15/21	MK	ADDITIONAL SURVEY ADDED
2	OCT14/21	MK	GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
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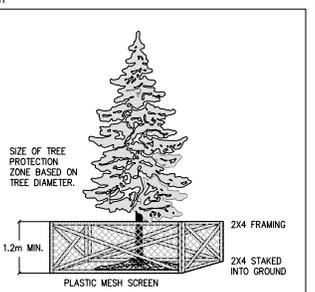
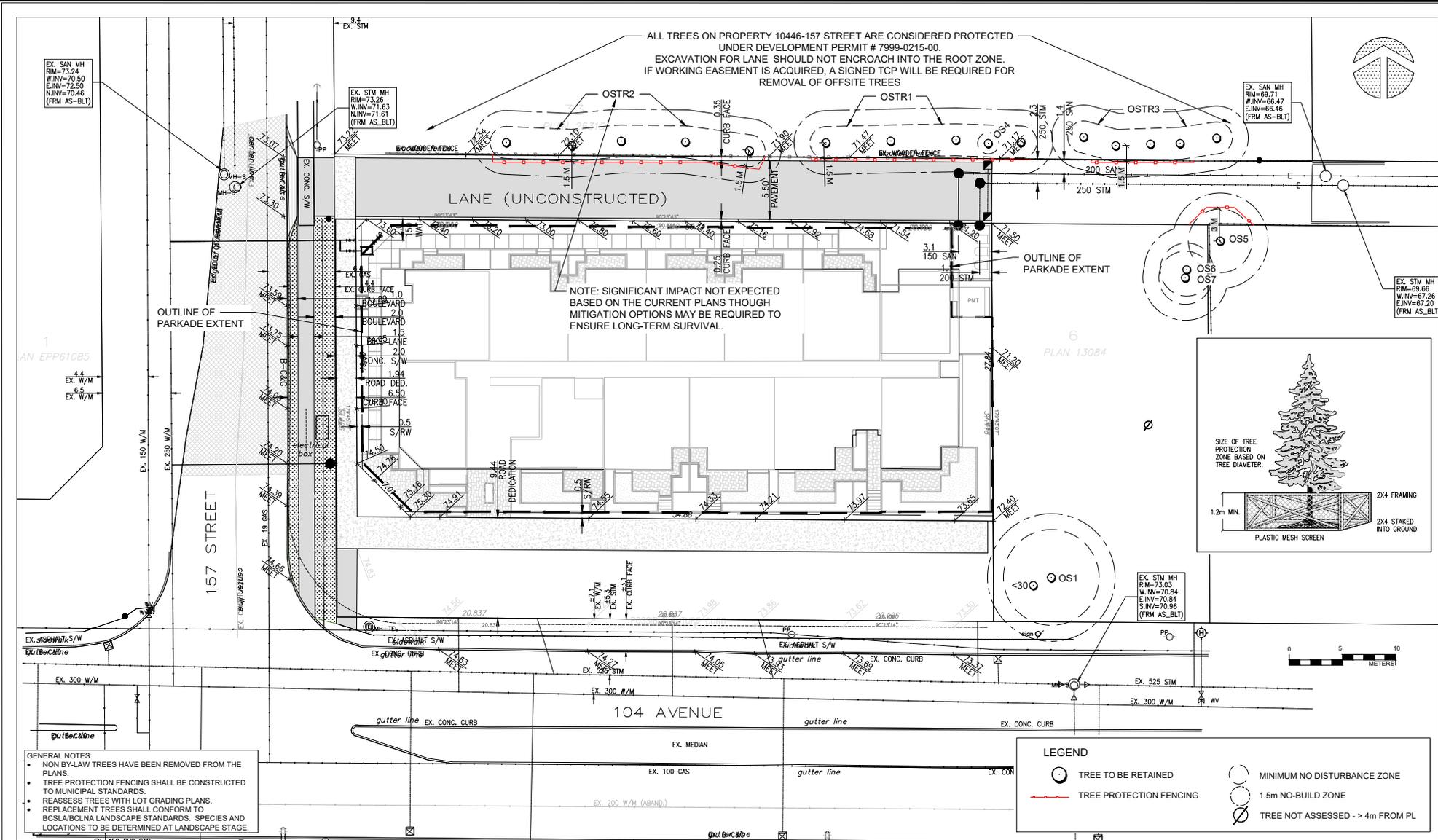
PROJECT TITLE
 15711 15721 15729
 104th AVENUE
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE DECEMBER 07, 2020

T-1
 SHEET 1 OF 2



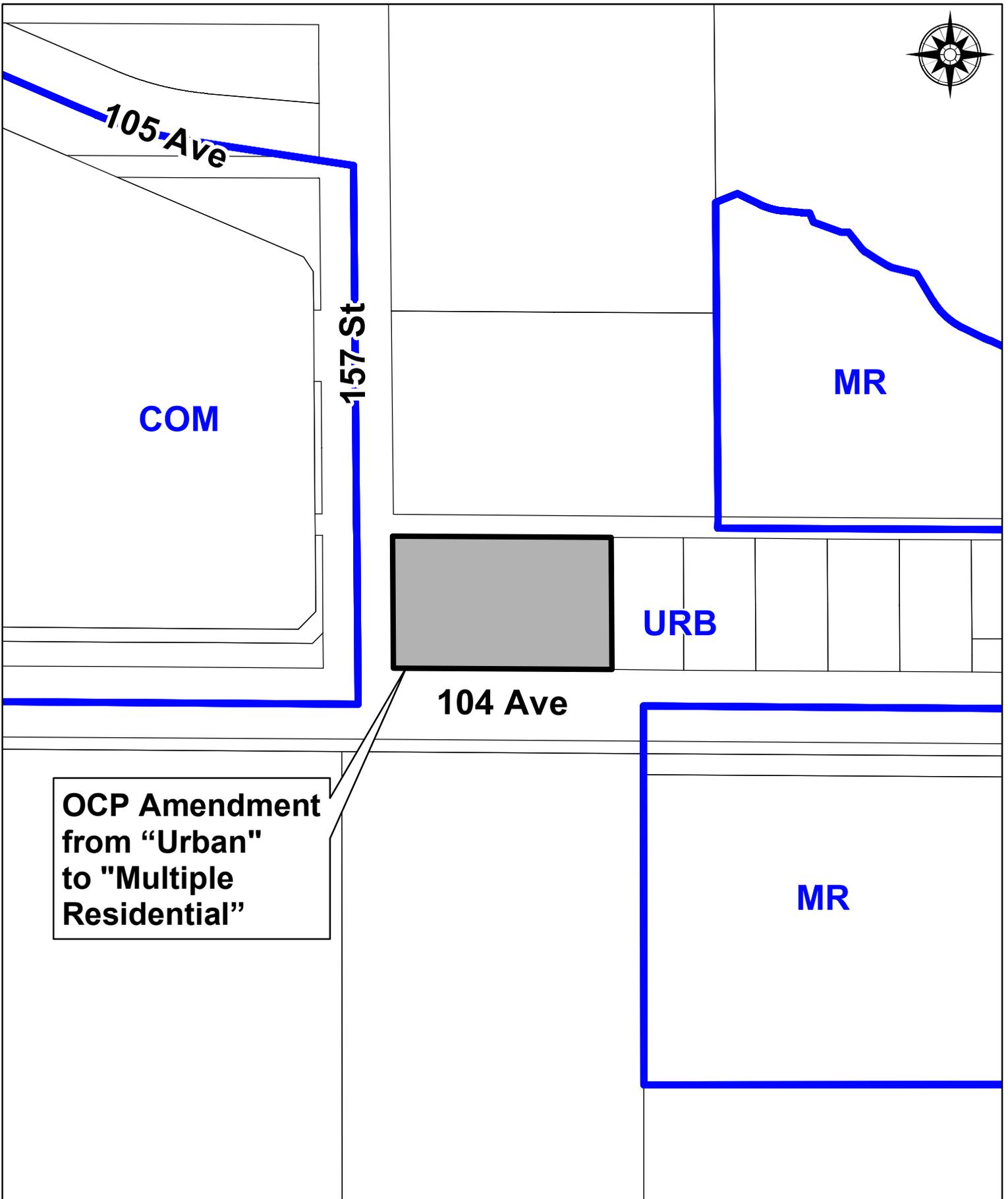
LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE
- TREE NOT ASSESSED - > 4m FROM PL

GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLABCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

STAMP	NO. DATE BY REVISION	#105, 8277 129 St. Surrey, British Columbia V3W 0A6 Ph: (778) 593-0300 Fax: (778) 593-0302 Email: mfadum@fadum.ca	© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.	PROJECT TITLE 15711 15721 15729 104th AVENUE SURREY, B.C.	SHEET TITLE T2 - TREE PROTECTION PLAN	DRAWN MK	T-2 SHEET 2 OF 2
	1 SEPT15/21 MK ADDITIONAL SURVEY ADDED 2 OCT14/21 MK GRADING PLAN				CLIENT	SCALE AS SHOWN	
						DATE DECEMBER 07, 2020	



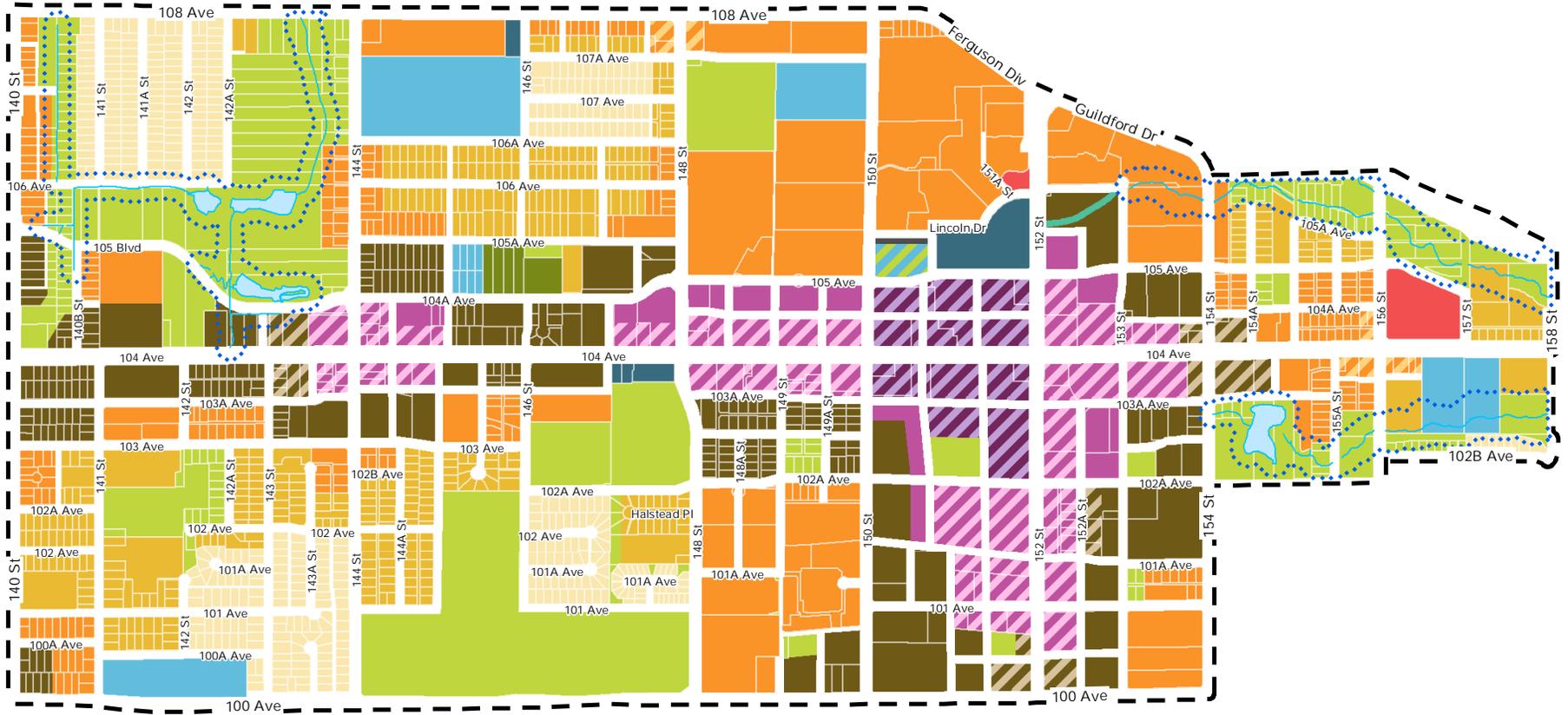
OCP Amendment
from "Urban"
to "Multiple
Residential"



Guildford Town Centre - 104 Avenue Corridor Draft Stage 1 Plan

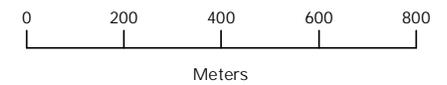
Map 1 - Land Use Concept

For Council consideration July 8, 2019



LEGEND

- | | | | | |
|-------------------------|----------------------------|---------------------------|------------------------|----------------------|
| Single Family or Duplex | Low to Mid Rise Apartment | High Rise Mixed Use | School | Bus Layover Facility |
| Townhouse or Row House | Low to Mid Rise Mixed Use | Commercial | Park/School | Riparian Buffer |
| Low Rise Apartment | Mid to High Rise Apartment | Parks and Natural Areas | Civic | |
| Low Rise Mixed Use | Mid to High Rise Mixed Use | Metro Vancouver Reservoir | Daylighted Watercourse | |





Advisory Design Panel Minutes

Location: Virtual
THURSDAY, JANUARY 13, 2022
Time: 3:00 p.m.

Present:

Panel Members:
R. Drew, Chair
E. Kearns
G. Brumpton
I. MacFadyen
J. Azizi
M. Heeney
M. Patterson
N. Couttie
R. Jenkins

Guests:

Kirpa Garcha, Archstone Projects
Ruchir Dhall – AIBC & BCSLA, Architecture
Panel Inc.
Shehzad Somji, Pacific Reach
Martin Bruckner, IBI Group
Jeff Mok, IBI Group
Kim Solar, IBI Group
Hanna Brus, IBI Group
Wilson Yew, IBI Group

Justin Taylor, dkl
Peter Kreuk, dkl

Staff Present:

A. McLean, City Architect
W. Lee, Recording Secretary

A. RECEIPT OF MINUTES

It was Moved by Ryan Jenkins
Seconded by Robert Drew
That the minutes of the Advisory Design
Panel meeting of December 16, 2021, be received.
Carried

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.: 7921-0147-00
New or Resubmit: New
Last Submission Date: N/A
Description: OCP Amendment from Urban to Multiple Residential;
NCP Amendment from "Townhouses 1.3 FAR" to
Low Rise Apartment 1.6 FAR"; Rezoning from RA to
CD (based on RM-70); Subdivision (Consolidation) from
3 lots to 1 lot; Development Permit for Form and
Character; and a Housing Agreement in order to permit
the development of a 5-storey building containing
52 secured market rental units over one (1) level of
underground parking in the Guildford-104 Avenue
Corridor Plan area.

Address: 15711/15721/15729 – 104 Avenue
Developer: Archstone Projects (Kirpa Garcha)
Architect: Ruchir Dhall – AIBC, Architecture Panel Inc.
Landscape Architect: Ruchir Dhall – BCSLA, Architecture Panel Inc.
Planner: Christopher Lumsden
(Interim: Misty Jorgensen)
Urban Design Planner: Ann McLean, City Architect, for Sam Maleknia

The City Architect advised that staff support the form, use, and siting of the project.

The Panel was asked to comment on the overall form of development including its height in the context, the interfaces with the public realm and neighbouring sites, and the character of the building in the neighbourhood context.

The Project Architect presented an overview of the site planning, streetscapes, building concept, floor plans, and elevations.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by Norm Coultie
Seconded by Emily Kearns
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 further development of the parkade slab-particularly how the main east / west slope meets the lower parkade ramp.
API: Parking layout amended with emphasis on ramp design and circulation.
- Consider further development of the parkade with respect to visitor access, moving, loading, and waste management.
API: We developed the parkade with careful consideration to vehicular and pedestrian circulation in relation to access, loading & waste management. See A2.01
- Consider adding second gate between visitor and resident parking.
API: Overhead gate provided to separate visitor and resident parking. See A2.01
- Consider further design development of the expression of the southwest (chamfered) corner.
API: Expression of the southwest corner is further developed to be more distinctive and aesthetically pleasing. See Elevations and renders on A4.01, A4.02, A6.01 & A6.02

- Consider relocation the exterior bike parking to south yard, adjacent to the lobby.
API: Provided. See Site Plan A1.05
- Reconsider the paving pattern at the main entry to address concerns regarding legibility with people with visual disabilities.
API: Pattern redesigned to be more legible with people with visual disabilities. See Hardscape Plan L03
- Consider further development of the façade vocabulary; rationalize the use of frames.
API: Frame designs carefully considered. See Elevations A4.01 & A4.02
- Consider distilling the material and colour palette and applying them in a more disciplined manner.
API: Done. See material board A6.03
- Consider relocating landscaping notch along north band of landscaping to offer a more contiguous patio space for the residents. Maximize the patio area. Reconsider width of lane walkway.
API: Patio areas maximized. See Main floor/ Site Plan A1.05
- Consider providing more unprogrammed open space at roof top outdoor amenity.
API: Plenty of open spaces are provided at roof top, and the rubberized play area is considered to be flexible.
- Consider providing enclosed access to the amenity floor, either by enclosing the access corridor and/or looking at a rear door on the elevator.
API: Enclosed access to amenity floor is provided by enclosing the access corridor.
- Considering recessing suite entries to help visually break the length of the corridor.
API: Done. See all floor plans A1.05, A2.02, A2.03, & A2.04
- Consider basing your energy modeling on future climate files; provide cooling or at least prepare the building for cooling to be installed at a later date.
API: Noted. Building is prepared for cooling to be installed at a later date.

Site

- Overall siting, landscaping, and building orientation done well.
API: Noted.
- Good townhouse expression.
API: Noted.

Form and Character

- Carefully review the parkade level to make sure that it addresses the functionality of the following:
 - Moving vans (rental projects typically have more frequent turnover)
 - Visitor parking security, access, and second gate.
 - Garbage and recycling pick-upAPI: Parkade level reconfigured to cater for all above. See Parkade Plan A2.01

- Consider flipping the visitor bike parking to the east of the entry on 104th to provide more unit privacy and better public overlook of the bicycles to deter theft.
API: Done. Visitor bike parking is moved to the east. See Site Plan A1.05
- On 157 Street (and east elevation), consider expressing fin walls/ 'portals' elements as larger and more robust, to double as solar shading devices.
API: Fin walls are provided as solar shading devices on the East Elevation (Facing 157 St.) See A4.02
- Consider the addition of larger windows on the elevation along 157 St. to activate this elevation and allow more natural light into suites (especially Unit A1).
API: Larger windows provided.
- Review exiting to 104th from eastern exit stair and introduce an additional landing and stairs to grade, or a separate hallway access next to the stair, to ensure exiting works; revise elevations to suit.
API: Exit door and walkway with steps are provided on the eastern stair, and we ensured the exit works as we reconfigured the exit stair and landing.
- Provide some private outdoor space (i.e.: a balcony) for unit 108 on Level 1, as it appears from the sections/plans there is clearance above the underground parking ramp to provide this space.
API: Balcony provided for unit 108 on Level 1. See section A-A (A5.01) and Site Plan (A1.05)
- Consider reviewing the bedroom windows as they are very close and facing each other, which impacts the privacy of the units.
API: We ensured no windows face each other for privacy and reconsidered window arrangement.
- There is good sun exposure for the rooftop amenity. However, take advantage of the view of the North and North-East. Recommend adjusting the outdoor space or shifting the area to the East and North.
API: We extended the rubberized play area towards the North to have both North and East views, and provided a wider walkway around to the East stairs as well.
- Strengthen the entry expression.
API: Done. See South Elevation (A4.01) and Perspective views (A6.01 & A6.02)
- Consider increasing the depth/length of the entry vestibule and making the entry more welcoming.
API: We arranged and increased the lobby size and made the entrance to be more welcoming. See Main Floor Plan A1.05
- Consider further design development to the lobby to allow for more space and better circulation. Recommend taking the corner as the lobby and shifting the door to 104 Ave.
API: We rearranged the entrance to have a wider lobby inside. See Main Floor Plan A1.05
- Consider adding expanded parcel storage within the lobby.
API: Provided. See Main Floor Plan A1.05
- Recommend recessing unit entries to break up the length of the main corridor.
API: Done for all unit entries.

- Closely review unit plans to ensure that they are functional and maximize natural light.
API: We catered for maximum natural light for the units.
- Consider enlarging the living room window in the units on the west elevation.
API: Windows on the west elevation are enlarged. See A4.02
- Consider further design development to the small balconies on level 2; ensure that they are big enough to be functional.
API: Done
- Consider revisiting rooftop amenity to amend the layout so that access into and out of the space is better coordinated and take advantage of connecting the indoor and outdoor spaces.
API: We reconfigured the rooftop amenity for better access and circulation for both indoor and outdoor spaces. See A2.05
- Consider finish materials closely for interiors to be appropriately selected for purpose built rental.
API: Noted

Landscape

- The project provides a good response to the grade change over the site. Landscape walls along the north edge appear to be well managed with respect to the required stepping. However, the stepping impacts the patio's which are quite small at 5' width. Perhaps consider relocating the notch in the patios for the trees to allow for a larger patio in the notch between units.
API: North-side patios are now wider at 7' as we readjusted the patio steps and landscape walls. See L03
- Consider removing the small strip of planting between the bike parking and the sidewalk and adding the additional planting depth to the planting between the building and the bike parking.
API: We reconfigured the location of the bike parking to be facing 104 St, and provided more planting depth between building and bike parking. See L03
- On the roof deck there appear to be quite a few amenities provided which is commendable. Consider whether the two garden plots are useful or whether this space might be better left open for circulation and gathering.
API: We left the space open for circulation and gathering. See L05
- Provide a design for the children's play area. Could be revised later once resident mix is known.
API: We increased the children's play area size and provided few playground features.
- Recommend that the play area on the roof be designed and better integrated to the rest of the amenity area. Play areas are excellent community building features on rental projects. Playground in the school requires crossing a very busy street so may not be workable for younger children.
API: We allowed for an easier access to the play area from the indoor amenity, and also, we added more windows with a view to the play area to allow better view to the play area for parents or caregivers. See L05

- The planters on the roof edge appear to be quite high, to the height of the guard rail, with planting even higher. Consider dropping the height of the planters to over 2 feet, still providing buffering but not blocking views.
API: Heights of planters are dropped and we changed the parapets along the planters to be railings with glazed panels to allow for better views.
- Tapered sidewalk along lane will look odd. Recommend maintaining a consistent and minimized width to hopefully allow for increased size private patios.
API: We provided a straight sidewalk that goes along the planters and allow for maximum patio sizes.
- Recommend adding trees to planting plan in area on 157th near lane for shading and privacy. These are shown on the model views but not on the plan.
API: Trees and Thick shrubs are added on 157th side for more privacy. See Planting Plan Lo4.
- Good to see some Magnolias on the project. However, the specified tree type is evergreen which can provide good shade in the summer but in the winter the growth habit and leaf type can make the spaces under feel very dark. It is also not clear from the sections that there is adequate soil depth for these trees.
API: We catered for min. 10 cubic metres per tree

CPTED

- The recess on east side may create an unsafe condition. Recommend a careful CPTED review.
API: The recess is in a landscape area with thick shrubs that is protected by a chainlink fence along the property line to prevent unauthorized access. We also added planter walls on the East side recess to further limit any access to it for more safety. See Concept plan and Hardscape Plan (Lo2 & Lo3)

Sustainability

- Consider using future weather files for energy modelling and passive cooling analysis; if no cooling then future proof for its provision.
API: We provided vertical solar control elements used for weather and solar regulation using aluminum longboard panels. Also the retained energy modelling consultants have been advised to base the energy modelling on future climate files. Further, we intend providing mechanical cooling or making ample provisions to include future installation.

Accessibility

- Consider providing an indoor connection to rooftop indoor amenity spaces, including access to the Accessible washroom.
API: We provided an indoor lobby connection to the indoor amenity spaces that is an easy circulation to the Accessible washroom.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:25 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson

CITY OF SURREY
HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the ____ day of May, 2022.

BETWEEN:

CITY OF SURREY, a municipal corporation having its offices at 13450 – 104 Avenue, Surrey, B.C. V3T 1V8

(the “**City**”)

OF THE FIRST PART

AND:

BT157 HOLDINGS LTD., a British Columbia company (Incorporation No. BC1191911), having an office at #800 – 15355 – 24 Avenue, Surrey, B.C. V4A 2H9

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The Owner is the legal and beneficial owner of those certain lands and premises located in the City of Surrey, in the Province of British Columbia, legally described as:

Parcel Identifier: 009-764-992
 LOT 8 SECTION 22 BLOCK 5 NORTH RANGE 1 WEST NEW
 WESTMINSTER DISTRICT PLAN 13084

Parcel Identifier: 009-764-984
 LOT 7 SECTION 22 BLOCK 5 NORTH RANGE 1 WEST NEW
 WESTMINSTER DISTRICT PLAN 13084

Parcel Identifier: 012-386-596
 LOT 16 BLOCK 31 SECTION 22 BLOCK 5 NORTH RANGE 1
 WEST NEW WESTMINSTER DISTRICT PLAN 1832

(collectively, the “**Lands**”);

- B. The Owner submitted an application to the City to rezone the Lands (the “**Rezoning Application**”) from RA (One-Acre Residential Zone) to CD (Comprehensive

Development Zone) based on the RM-70 (Multiple Residential 70 Zone) to permit the development of a Low-Rise Apartment Building (the “**Building**”) on the Lands (the “**Development**”) containing 52 residential apartment units (the “**Dwelling Units**”), together with related improvements;

- C. The Owner must make arrangements to the satisfaction of the City to enter into a housing agreement pursuant to section 483 of the *Local Government Act* to ensure that, during the Term, 52 of the Dwelling Units (the “**Market Rental Units**”) are used only for Market Rental Housing;
- D. The Owner will designate the Dwelling Units as the Market Rental Units;
- E. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements;
- F. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Dwelling Units are rented in accordance with this Agreement; and
- G. As a condition of the Rezoning By-law (defined herein) to permit the development of the Lands in the manner aforesaid, the Owner has agreed to enter into this Agreement with the City.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and \$1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. **DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
 - (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
 - (b) “**Building**” has the meaning given to it in Recital B;
 - (c) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
 - (d) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
 - (e) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and

disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;

- (f) **“Development”** means the development of the Lands described in Recital B in accordance with the Development Permit;
- (g) **“Development Permit”** means Development Permit No. _____ issued by the City authorizing development on the Lands, as amended from time to time;
- (h) **“Dwelling Unit”** means each of the 52 dwelling units to be constructed within the Development;
- (i) **“Lands”** means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;
- (j) **“Market Rental Rate”** means the average rental rate per square foot for the Market Rental Units as determined from time to time by the Owner;
- (k) **“Market Rental Housing”** means the Dwelling Unit that is rented at Market Rental Rates, as the same may be determined from time to time by the Owner;
- (l) **“Market Rental Units”** has the meaning given to it in Recital C;
- (m) **“Owner”** means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;
- (n) **“Rental Units”** means 52 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto;
- (o) **“Rezoning Application”** has the meaning given to it in Recital B;
- (p) **“Rezoning By-law”** means the City of Surrey Zoning Amendment Bylaw No. _____ enacted as a result of the Rezoning Application; and
- (q) **“Term”** means twenty (20) years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.

- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.
- 2.4 All of the Rental Units must be owned by the same Owner(s).
- 2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.
- 2.6 **Notice of Housing Agreement.** The Owner acknowledges that the City may file in the Land Title Office on title to the Lands a notice (the “**Notice**”) of this Agreement and any amendments made thereto from time to time in accordance with Section 5.11.
- 2.7 **Owner’s Covenants.** The Owner covenants and agrees that throughout the Term:
- (a) the Lands and the Market Rental Units will not be used in any way that is inconsistent with the terms of this Agreement;
 - (b) the Market Rental Units must be used only as Market Rental Housing in accordance with the Rezoning By-law, the Development Permit and the requirements of this Agreement;
 - (c) throughout the Term, the Owner will not suffer, cause or permit the beneficial or registered title to or any interest in and to the Market Rental Units or any portion thereof, to be sold or otherwise transferred unless the transferee(s) of the registered and beneficial title or interest, as applicable to the interest transferred, prior to and as a condition of closing enters into an assumption agreement satisfactory to the City whereby such transferee agrees to be and thereafter remain bound by each and every term and condition of this Agreement applicable to the Owner;
 - (d) the Owner will insure, or cause to be insured, the Building, and all parts thereof to the full replacement cost against perils normally insured against in the City by reasonable and prudent owners of similar buildings and lands;
 - (e) unless and until the City consents otherwise in writing by way of an amendment to this Agreement on request of the Owner, the Owner will keep and maintain the Market Rental Units in good repair and in a safe, clean, neat and tidy condition, reasonable wear and tear excepted, and fit for human habitation and consistent with the general standards

required by the *Residential Tenancy Act* and all other applicable statutes, regulations, bylaws, and rules in effect from time to time for residential rental buildings of similar age and character in the City from time to time and will comply with the same, including health and safety standards applicable to the Market Rental Units; and

- (f) the Owner will not demolish the Building or any portion thereof without the prior written consent of the City and, in any case, without a demolition permit therefor issued by the City in the City's sole discretion.

3. **LIABILITY**

- 3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.
- 3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. **NOTICE**

- 4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

- (a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

- (b) As to the Owner:

BT157 HOLDINGS LTD.
#800 – 15355 – 24 Avenue, Surrey, B.C. V4A 2H9

Attention: Contact Name or Title

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

- 4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. **GENERAL**

- 5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

- 5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

- 5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

- 5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

- 5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

- 5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 **Agreement Runs with the Lands.** Following the filing of the Notice in the Land Title Office, this Agreement and, if applicable, any amendments thereto, will be binding on all persons who acquire an interest in the land affected by this Agreement, as amended if applicable. It is further expressly agreed that this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by City Council and thereafter if an amendment is signed by the City and the Owner.
- 5.12 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.13 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.14 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.15 **Owner's Representations and Warranties.** The Owner represents and warrants to and covenants and agrees with the City that:
- (a) the Owner has the full and complete power, authority, and capacity to

enter into, execute and deliver this Agreement and bind all legal and beneficial interests in the title to the Lands with the interests in lands created hereby;

- (b) upon execution and delivery of this Agreement and the filing of the Notice, the interests in land created hereby will encumber all legal and beneficial interests to the title to the Lands;
- (c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and
- (d) the foregoing representations, warranties, covenants, and agreements will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
 Authorized Signatory
 Doug McCallum,
 Mayor
 City of Surrey

By: _____
 Authorized Signatory
 Jennifer Ficocelli,
 City Clerk
 City of Surrey

BT157 HOLDINGS LTD.

By: _____
Authorized Signatory

Name:

Title: