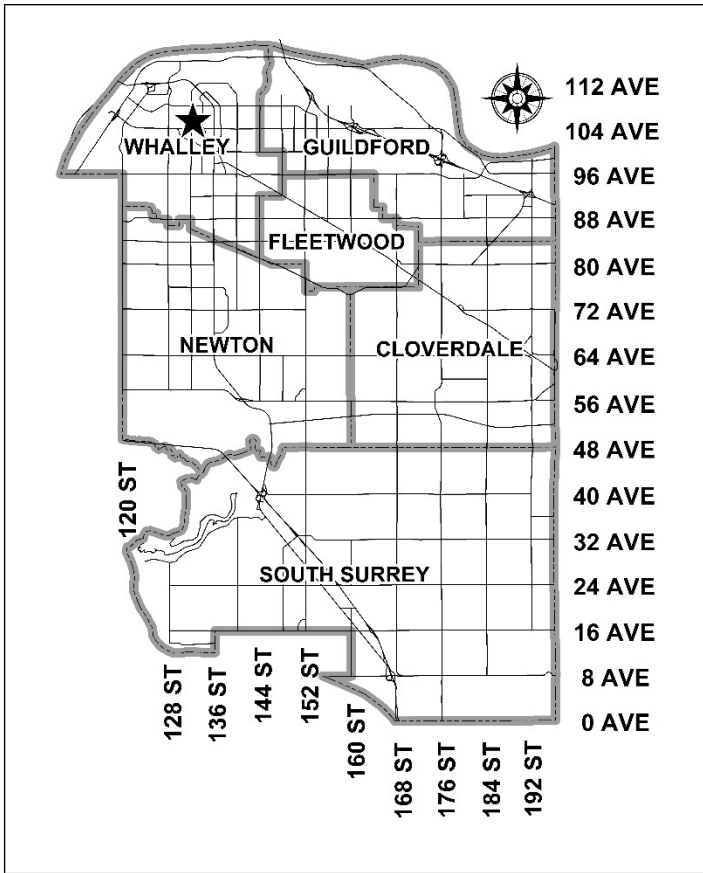


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7918-0393-00**

Planning Report Date: July 27, 2020



**PROPOSAL:**

- **OCP Amendment** from Multiple Residential to Central Business District and to Figure 16: Central Business District Densities to permit a density of 3.5 FAR
- **NCP Amendment** from Residential Low to Medium Rise up to 2.5 FAR to Mid to High Rise Residential 3.5 FAR
- **Rezoning** from RM-45 to CD (based on RM-135)
- **Development Permit**

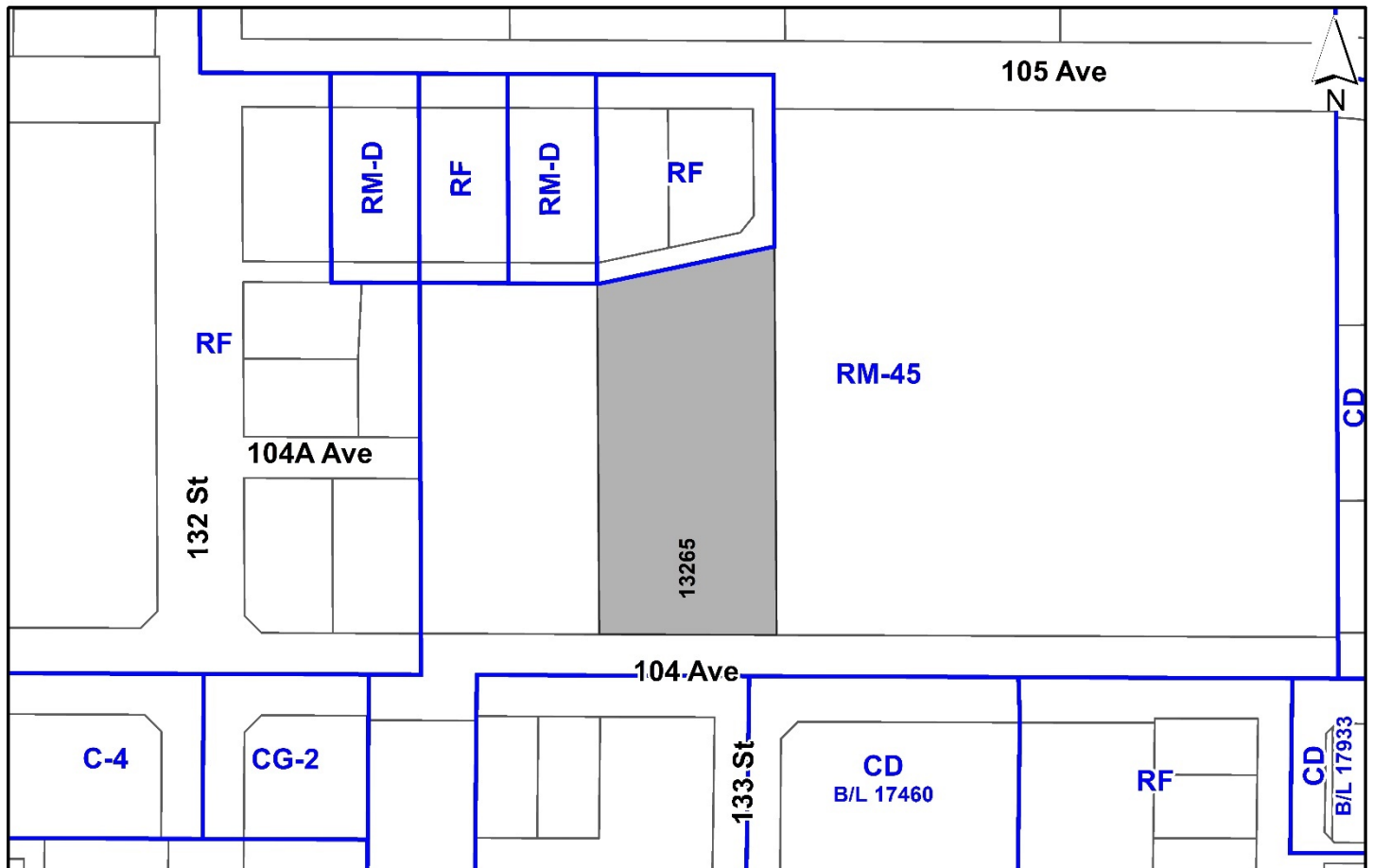
to permit the development of a 21-storey rental apartment building and 26-storey market apartment building in City Centre.

**LOCATION:** 13265 – 104 Avenue

**ZONING:** RM-45

**OCP DESIGNATION:** Multiple Residential

**CCP DESIGNATION:** Residential Low to Mid Rise up to 2.5 FAR



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment;
  - OCP Text Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Official Community Plan (OCP) and City Centre Plan to permit a higher density.
- The proposal partially complies with Policy O-61 Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance. Existing rental housing units are proposed to be replaced at a higher than 1:1 replacement ratio, however, the 175 proposed rental replacements units are proposed to be provided at rents above the affordable rental rates for low to moderate income households (defined as 10% below current Canadian Market and Housing Corporations (CMHC) average rents) as specified in the Policy.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- Although the proposed density on the subject site is higher than that prescribed in the OCP and City Centre Plan, the proposed mix of rental housing (proposed Building A) and residential market housing (proposed Building B) aligns with the goals and objectives for the West Village District of the City Centre Plan. These housing options will also support and complement the Central Downtown District, which includes the growing Kwantlen Polytechnic University and Simon Fraser University campuses.
- The proposed development will provide an appropriate transition from the high-density core to the east and the future medium-density residential developments to the west.
- The site is within a walking distance of bus transit along 104 Avenue and is about 650 metres (10 minute walk) from Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving high-rise, high density development near public transit options.



- The applicant will provide 175 rental units in Building A in support of the requested increased density. All these rental units will comply with the Canada Mortgage and Housing Corporation (CMHC) definition of affordable housing (when a household spends less than 30% of its gross income on shelter), but the majority do not comply with the definition of affordable housing in City Policy No. O-61 which is 10% lower than the CMHC rate.
- The applicant has provided a Tenant Assistance and Relocation Program (see Appendix X), as required under City Policy No. O-61, outlining the relocation strategy for the existing rental tenants on the subject site. The applicant's assistance and proposed relocation efforts for the existing residents meets the requirements of Surrey's City Policy No. O-61.
- In partial accordance with the rental replacement requirements of Surrey's City Policy No. O-61, the applicant is proposing to replace all 57 existing rental units by providing 175 new rental units in proposed Building A.
- The applicant has agreed to offer the units within the proposed new rental building to residents of the existing apartment building at affordable rental rates as defined under City Policy O-61. For low to moderate income households, this is defined as a maximum of 10% below current Canadian Market and Housing Corporations (CMHC) average rents.
- However, the applicant is not proposing to secure this rate against the individual units for any future residents that are not being relocated as part of the applicant's proposed Tenant Relocation Strategy. For all other future residents, the units will be provided at rental rates higher than the prescribed affordable rental rates in Policy No. O-61.
- The applicant proposes to enter into a Housing Agreement to allocate the 175 dwelling units located in the 21-storey high-rise (Building A) on the subject site as market rental. The proposed Housing Agreement will restrict the dwelling units to rental for a period of 20 years. The Housing Agreement will be forwarded for Council consideration at a future Council meeting and is a requirement of Final Adoption.
- The proposed development includes high-quality building materials including brick, metal panels and spandrel glass, which provide strong design elements to the buildings and add more visual interest to the public realm.
- The proposed buildings also include two-storey, street-oriented ground floor townhouse units along the street frontages. The townhouse units have individual entries and low-level planting to separate the public and private space, while still actively engaging with the street and providing a strong urban edge and street wall.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. An OCP By-law be introduced to:
  - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from Multiple Residential to Central Business District and include the subject site in OCP Figure 16: Central Business District Densities at a density of "3.5 FAR"; and
  - (b) amend "Figure 42: Major Employment Areas" by adding the Central Business District designation to the subject site,  
  
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 By-law be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0393-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant enter into a Housing Agreement with the City to secure 175 dwelling units in proposed Building A, to rental housing for a period of twenty (20) years, at rental rates as outlined in the Planning & Development report;

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- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (j) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement.
  - (k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
  - (l) provision of cash-in-lieu or other demand management measures (including car sharing) to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
  - (m) registration of a volumetric statutory right-of-way for public rights-of-passage over the publicly accessible plazas within the site;
  - (n) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (o) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
  - (p) registration of a shared access easement for the proposed parking ramp and drive aisle within the site;
  - (q) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (r) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from " Residential Low to Mid Rise 2.5 FAR " to "Mid to High Rise Residential 3.5 FAR" as shown in Appendix V, when the project is considered for final adoption.

**SITE CONTEXT & BACKGROUND**

<b>Direction</b>	<b>Existing Use</b>	<b>City Centre Plan Designation</b>	<b>Existing Zone</b>
Subject Site	Existing 3-storey apartment building.	Residential Low to Mid Rise up to 2.5 FAR	RM-45
North (Across lane):	Single family lots.	Residential Low to Mid Rise up to 2.5 FAR	RF
East:	Existing 4-storey apartment buildings.	Residential Mid to High Rise up to 3.5 FAR	RM-45
South (Across 104 Avenue):	Single family lots, under Development Application 7918-0443-00 for a 12-storey residential building.	Residential Low to Mid Rise up to 2.5 FAR	RF
West:	Existing 4-storey apartment building, under Development Application No. 7918-0443-00, currently pre-Council, for a 12-storey residential building on the north portion of the site (Phase 1).	Residential Low to Mid Rise up to 2.5 FAR	RM-45

**Context & Background**

- The subject site is approximately 5,720 square metres in size and zoned "Multiple Residential 45 Zone (RM-45)".
- The site is designated "Multiple Residential" in the Official Community Plan (OCP) and "Residential Low to Mid Rise up to 2.5 FAR" in the City Centre Plan. A portion of new 20-metre north/south road (133 Street) is shown along the east property line, as per the City Centre Plan.
- Currently, a 3-storey rental apartment building with surface parking is situated on the subject site.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes the following, in order permit the development a 21-storey rental building (Building A on the northern portion of the site) and a 25-storey market residential building (Building B on the southern portion):
  - OCP Amendment to redesignate the subject site from "Multiple Residential" to "Central Business District" and include the site within Figure 16: Central Business District Densities with a permitted density of "3.5 FAR";
  - City Centre Plan Amendment to increase the allowable density from "Residential Low to Mid Rise up to 2.5 FAR" to "Residential Mid to High Rise 3.5 FAR" and to shift a portion of the new north/south road along the east property line further east;
  - Rezoning from RM-45 to a CD Zone based on the RM-135 Zone for the entire site;
  - Development Permit (Form and Character DP); and
  - Subdivision to subdivide the property into two lots.
- The proposed gross density for the site is 5.2 FAR, with a proposed net density of 7.6 FAR (average). The proposed development will consist of the following units:
  - 175 rental units in Building A; and
  - 249 market residential units in Building B.
- The rental component (Building A) of the development is to be provided in conjunction with BC Housing and follows the guidelines of the BC Housing "Housing Hub" Affordable Rental Supply Program, in order to satisfy the Provincial Government's Rental Supply Initiative.
- Under the BC Housing Program, such projects will be subject to a minimum 10-year covenant that establishes the following criteria for the rental units:
  - The Canada Mortgage and Housing Corporation (CMHC) defines housing as affordable when a household spends no more than 30% of its gross income on acceptable shelter. All 175 proposed rental units comply with the CMHC definition of affordable; and
  - All tenants must be income tested to ensure that the 'affordable' rental units are rented to qualified households. The declarations of income are submitted to BC Housing for review.
- Although the proposed rental units are positive aspect of the proposed development, they do not fully comply with the City Policy O-61 as it relates to the City's Affordable Housing Strategy. For low to moderate income households, the policy defines affordable rental units to be rented at a rate that is 10% below current Canadian Market and Housing Corporations (CMHC) average rents, in order to reflect local rental conditions.
- The applicant has agreed to offer the units within the proposed new rental building at these affordable rental rates to those residents of the existing apartment building eligible to be relocated as per the Tenant Relocation Strategy.

- However, the applicant is not proposing to secure this rate against the individual units for any future residents that are not eligible for the applicant's proposed Tenant Relocation Strategy. For all other future residents, the units will be provided at rental rates higher than the prescribed affordable rental rates in Policy O-61.
- As noted above, these rates will meet the CMHC definition of affordable, where a household spends no more than 30% of its gross income on acceptable shelter. The applicant's proposes the following rental rates:

APPLICANT'S PROPOSED RENTAL RATES (BUILDING A)		
Unit Type	Rental Rates	Income Required
Studio	\$1,450	\$58,000
One-bedroom	\$1,500	\$60,000
Junior two-bedroom	\$1,640	\$65,600
Two-bedroom	\$1,750	\$70,000
Townhouse Three-bedroom	\$2,600	\$104,000

- In comparison, City Policy O-61 requires lower rents for replacement rental units, based on a maximum of 10% below current CMHC average rents for the applicable unit size in Surrey. The following table indicates the CMHC rental rates for Surrey and Policy O-61:

RENTAL RENTS ACCORDING TO CITY POLICY O-61			
	CMHC average rent in Surrey (2019)	10% below CMHC average rent in Surrey (Policy O-61)	Income Required
Studio	\$891	\$802	\$32,080
One-bedroom	\$1,020	\$918	\$36,720
Two-bedroom	\$1,214	\$1,093	\$43,720
Three-bedroom	\$1,346	\$1,211	\$48,440

- As indicated on the two tables, the difference between the applicant's proposed rental rates and rental rates that comply with Policy O-61 is as follows:
  - The applicant's proposed starting rental rates for one-bedroom units is \$1500, which is \$582 more than rental rates required under Policy o-61 (\$918); and
  - The applicant's proposed starting rental rates for two-bedroom units are \$1,640 to \$1,750. This is \$547 to \$657 more than rental rates required under the policy (\$1,093).
- The applicant acknowledges that the proposed affordable rental rates do not comply with Policy O-61 but has also indicated their concern regarding the feasibility of the proposed development if rental rates were further lowered. Therefore, the applicant has requested that the project be forwarded to Council for consideration.
- Housing Agreements in order to secure rental units are typically for a 20-year period, which varies from BC Housing's minimum requirement that the applicant register a covenant to secure the affordable rental units for a 10-year period. A representative from BC Housing has indicated that this requirement should not preclude the City establishing its own criteria with respect to the duration of any agreements securing rental or affordable housing to the benefit of the City.

- A Housing Agreement will be required to secure the 175 rental units for a period of 20 years. The applicant and City staff are currently working on preparing the Housing Agreement, which will be submitted in the near future for Council consideration.
- The following table includes the project statistics for the proposed development:

Project Statistics	Proposed	
<b>Lot Area</b>		
Gross Site Area:	5,270 square metres	
Road Dedication:	1,172 square metres	
Net Site Area:	3,928 square metres	
<b>Number of Lots:</b>	2	
<b>Building Height:</b>	66 metres (Building A), 82 metres (Building B)	
<b>Floor Area Ratio (FAR):</b>	5.2 gross FAR / 7.6 net FAR (average) – 7.1 in Block A and 7.9 in Block B.	
<b>Floor Area</b>		
Residential:	12,243 square metres (Building A) 17,713 square metres (Building B) 29,656 square metres (overall total)	
<b>Residential Units:</b>		
	Building A (rental)	Building B (condo)
Studio:	5	46
1-Bedroom:	101	96
2-Bedroom:	64	94
3-bedroom:	0	6
3-Bedroom townhouse:	5	7
Total:	175	249

## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: **The School District has provided the following projections for the number of students from this development:**

11 Elementary students at KB Woodward Elementary S School  
4 Secondary students at Kwantlen Park Secondary School

(Appendix III)

The applicant has advised that the dwelling units in Building A are expected to be constructed and ready for occupancy by Spring 2023, while the dwellings units in Building B are expected to be ready by Spring of 2024.

Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The proposal was considered at the ADP meeting on April 30, 2020 and was supported. The applicant has resolved most of the outstanding items from the ADP review (Appendix VIII). 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 applicant will provide the following road dedication, as part of the current rezoning application:
  - 2.8 metres along the south property line for the widening of 104 Avenue;
  - 3.0 metres along the north property line to widen the existing lane; and
  - Varying widths along the east property line for a new 133 Street, from 11.5 metres at the north end to provide for the half-road standard, and 17.5 metres at the south end to align with the existing 133 Street to the south. Ultimately, 133 Street is planned to be 20 metres, which will be achieved as part of future development.
- Vehicle access to the subject site is from the lane at the north property line and will provide access to both sites (Buildings A and B). A shared access easement will be registered on the subject site.
- The applicant has provided a preliminary Transportation Impact Assessment ("TIA") to assess the site-generated traffic impacts and proposed parking rates. Based on the findings of the TIA, the applicant will be required to contribute towards a future signalized intersection at 104 Avenue and 133 Street.
- As indicated in the TIA, the applicant is proposing reduced parking rates for both proposed Building A (rental) and Building B (market condo). The proposed parking rate for the dwelling units in Building A is 0.6 parking space per dwelling unit and 0.1 parking space for visitors, while proposed parking rate for the dwelling units in Building B is 0.7 parking space per dwelling unit and 0.1 parking space for visitors. The Zoning By-law requires a minimum of 0.9 and a maximum of 1.1 parking spaces per dwelling unit, plus 0.1 parking space per unit for visitors, in City Centre. Staff can support the proposed reductions in parking rates, based on a demonstrated lower parking demand for the rental use and provided that the shortfall is accounted through the provision of any combination of:
  - Provision of transportation demand management measures such as shared vehicles, shared vehicle memberships, additional and/or enhanced bicycle parking beyond the Zoning Bylaw requirements, bicycle maintenance facilities, and electric vehicle charging stations; and
  - Payment to the City of \$20,000 for each parking space proposed to be reduced from the minimum requirements, in accordance with the Off-Street Parking Reserve Fund By-law, and/or the Alternative Transportation Infrastructure Reserve Fund By-law.



### **Sustainability Considerations**

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

### **School Capacity Considerations**

- The School District has advised in their memo dated May 8, 2020 that the two schools (KB Woodward Elementary School and Kwantlen Park Secondary School) in the catchment area of the subject site are over capacity.
- At this time, enrollment space at KB Woodward Elementary School is addressed through portables and will continue to do so in the near future. The Ministry of Education, however, has approved funding to prepare feasibility studies to possibly construct a 200-capacity addition to the school to relieve short-term pressure.
- Portables are also used at Kwantlen Park Secondary School. The School District has requested a 300-capacity addition to relieve enrollment pressure and is awaiting Provincial funding.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated Multiple Residential in the OCP.
- The proposed development does not comply with the OCP. Therefore, the applicant has proposed an OCP Amendment to redesignate the subject site from "Multiple Residential" to "Central Business District" and to amend Figure 16 for the site from 2.5 FAR to 3.5 FAR.

#### Amendment Rationale

- The subject site is located just outside of the "Central Business District" of Surrey's City Centre, as shown in Figure 16 of the OCP. The minimum permitted density in the "Central Business District" is 3.5 FAR, which is more consistent with the proposed density of 5.2 gross FAR on the subject site.
- The site is also located near public transit options, including bus service along 104 Avenue, 132 Street and University Drive, as well as SkyTrain to the southeast. The Surrey Central SkyTrain Station is located about a 10 minute walk from the subject site.

- Based on the above rationale, there is merit to consider a higher-density, multiple residential development on the subject site.
- The proposed development will include 175 affordable rental units, as defined by the Canada Mortgage and Housing Corporation (CMHC), as partial justification for the proposed increase in density. Rental units are in demand in City Centre.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation, as described in the Community Amenity Contribution section of this report. Affordable housing units secured through a Housing Agreement are not subject to Capital Project CACs.

#### 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 proposed development is consistent with the following OCP Themes and Policies:
  - Growth Management
    - Accommodating Higher Density: Direct residential development into Surrey's City Centre at densities sufficient to encourage commercial development and transit services expansion.
  - Centres, Corridors and Neighbourhoods:
    - Dynamic City Centre: Concentrate the highest density of residential and mixed-use development within Surrey's City Centre in areas near existing and planned rapid transit stations.
    - Dynamic City Centre: Create an interconnected, short-block, finer-grained network of public streets and green lanes in Surrey's City Centre to support direct, pleasing, and safe pedestrian and cycle movements and to distribute traffic efficiently.
    - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
    - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
    - Housing types: Support a balanced demographic community in City Centre by maintaining a diversity of housing types and unit sizes.
  - Ecosystems
    - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

## Secondary Plans

### Land Use Designation

- The subject site is designated "Residential Low to Mid Rise up to 2.5 FAR" in the City Centre Plan. The applicant is proposing to redesignate the site to "Residential Mid to High Rise 3.5 FAR" and to shift a portion of the new north/south road along the east property line further east.

### Amendment Rationale

- Although the proposed density on the subject site is higher than that prescribed in the City Centre Plan, the proposed residential buildings will be a beneficial addition to the West Village area of City Centre, while supporting and complementing the Central Downtown District. The proposed development will provide an appropriate transition from the high-density core to the east and the future medium-density residential developments to the west.
- The site is within a walking distance of 650 metres from the Surrey Central SkyTrain station. The proposed development conforms to the goal of achieving higher density development near public transit, particularly SkyTrain Stations.
- As noted above, the applicant is proposing to provide 175 affordable rental units.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - Build Density and Mixed-Use, by providing a mix of commercial, office and residential space;
  - Encourage Housing Diversity, with a variety of unit types and sizes; and
  - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as plazas and street furniture to encourage people to interact with the public realm.

### **Proposed CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a 21-storey rental building (Building A) and a 25-storey market residential building (Building B). The proposed CD Bylaw for the proposed development identifies the land uses, densities and setbacks proposed, and will have provisions based on the "Multiple Residential 135 Zone (RM-135)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-135 Zone (Part 26)	Proposed CD Zone
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<b>Zoning</b>	<b>RM-135 Zone (Part 26)</b>	<b>Proposed CD Zone</b>
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio (Net FAR):</b>	2.50	7.6 average (7.1 Block A and 7.9 Block B).
<b>Lot Coverage:</b>	33%	50%
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings</li> <li>Ground-oriented multiple unit residential buildings</li> <li>Child care centres</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings</li> <li>Ground-oriented multiple unit residential buildings</li> </ul>
<b>Yards and Setbacks</b>		
<b>Lot A (Building A)</b>	7.5 metres	North: 4.3 metres East: 4.3 metres South: 4.8 metres West: 5.3 metres
<b>Lot B (Building B)</b>	7.5 metres	North: 4.3 metres East: 4.3 metres South: 4.3 metres West: 5.5 metres
<b>Height of Buildings</b>		
Building A:	N/A	66 metres
Building B:	N/A	82 metres
<b>Amenity Space</b>		
<b>Indoor Amenity:</b>		
Building A:	525 sq.m.	464 sq.m.
Building B:	620 sq.m.	688 sq.m.
<b>Outdoor Amenity:</b>		
Building A:	525 sq.m.	736 sq.m.
Building B:	747 sq.m.	852 sq.m.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
<b>Building A</b>		
Residential:	123	126
Residential Visitor:	<u>18</u>	<u>18</u>
Total:	140	144
<b>Building B</b>		
Residential:	224	228
Residential Visitor:	<u>25</u>	<u>25</u>
Total:	249	253
<b>Bicycle Spaces</b>		

Zoning	RM-135 Zone (Part 26)	Proposed CD Zone
Building A	210	232
Residential Secure Parking:	6	6
Residential Visitor:		
Building B	299	300
Residential Secure Parking:	6	6
Residential Visitor:		

- The proposed floor area ratio (FAR) of the development is 7.6 net (average) FAR (5.2 gross FAR), and the lot coverage is proposed to be 50%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone. Given the site's location in City Centre and proximity to public transit options, the proposed density is appropriate, and the proposed lot coverage is consistent with other similar high rise developments.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD By-law. The reduction in building setbacks is supportable as they allow for more active engagement of the streets, which is desirable for the City Centre area and consistent with the City Centre Plan design guidelines.
- The proposed indoor amenity space for Building A does not meet the minimum required indoor amenity space of the CD Bylaw, while the proposed indoor amenity space for Building B exceeds the minimum requirement. The applicant will provide a cash-in-lieu contribution for the deficiency (see Amenity Spaces section of this Report).

### 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 will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/unit, if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Building Permit issuance.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP and City Centre Plan designations.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan. If approved by December 31, 2020, the rate will be \$20/sq.ft. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Rezoning Final Adoption and required to be paid prior to the issuance of the Building Permit.

- The applicant is providing 175 rental units in proposed Building A. These units will be exempt from Capital Plan Project CACs .

### **Public Art Policy**

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

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 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.
- The proposed purpose-built rental units are exempt from this contribution, provided they are secured with a Housing Agreement (for a minimum of 20 years) .
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy as a condition of Final Adoption.

### City Policy O-61

#### (Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance

- On April 9, 2018, Council approved Corporate Report No. Ro66; 2018 which outlined City Policy O-61 - Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance Policy as part of Surrey's Affordable Housing Strategy: A Focus on Rental Housing.
- The Surrey Affordable Housing Strategy includes specific strategies to prevent the loss of purpose-built rental housing and strengthen protection for tenants. The Rental Housing Redevelopment Policy (City Policy O-61) sets out requirements for redevelopment of purpose-built rental housing and provision of assistance to tenants when redevelopment occurs.
- The following illustrates the rental replacement requirements and the applicant's response (Staff's comments in italics):
  - Redevelopment of a purpose-built rental site requires replacement of the existing rental units within the new development.
    - There are currently 57 rental units the existing apartment building on the subject site. The applicant is proposing to replace the 57 units with 175 purpose-built 'affordable' rental units in Building A.

*(The applicant is proposing 175 market rental units, exceeding the 57 rental units required to replace the number of existing rental units.)*

- Replacement of purpose-built rental units shall include, at a minimum, the same number of total bedrooms as in the original development.
  - A total of 244 bedrooms will be provided in 175 rental units.

*(The applicant is proposing 244 bedrooms exceeding the requirement to replace the existing 64 bedrooms.)*

- Replacement units are required to be ‘affordable rental’ for low to moderate income households, rented at a maximum of 10% below current Canadian Market and Housing Corporation (CMHC) average rents for the applicable unit size in the City of Surrey. Current average rental rates for Surrey are provided in CMHC’s Rental Market Report: Vancouver CMA, which is released annually in the fall.
  - The applicant is proposing to replace the existing 57 rental units in the aging, wood frame building with a new, durable concrete building on the north portion of the site. The proposal is in conjunction with BC Housing and follows the guidelines of the BC Housing "Housing Hub" Affordable Rental Supply Program. However, the recommendations of City Policy O-61 to provide new replacement units at 10% below CMHC rental rates represents an undue burden on this new development. The applicant has advised that these reduced rental rates would have an impact on their construction financing and result in an unviable project if they are to provide rental replacement units at these further reduced rental rates.
  - The applicant has agreed to offer the units within the proposed new rental building at these affordable rental rates to those residents of the existing apartment building eligible to be relocated as per the Tenant Relocation Strategy.
  - However, the applicant is not proposing to secure this rate against the individual units for any future residents that are not eligible for the applicant’s proposed Tenant Relocation Strategy. For all other future residents, the units will be provided at rental rates higher than the prescribed affordable rental rates in Policy O-61.

*(The applicant acknowledges that the proposed affordable housing rental rates do not comply with Policy O-61 but has opted to proceed as proposed and not consider providing any rental units that meet City Policy O-61, aside from the units being offered to existing residents eligible to be relocated as per the Policy.)*

- Affordable rental replacement rental units shall be secured as rental with a Housing Agreement. In addition to tenure, the Housing Agreement shall specifically target households (low to moderate income households, with reference to BC Housing's Housing Income Limits), rental rates, and administration and management of the units, and the requirement of annual reporting to the City on the operations of the affordable rental replacement units.
  - All 175 proposed rental units will be secured with a Housing Agreement for a period of 20 years. The applicant will submit the Housing Agreement, which will be forwarded to Council for consideration in the near future and prior to final adoption of the subject Rezoning application.
- The affordable rental replacement units must be managed by a non-profit organization or a nonprofit / social enterprise property management firm as approved by the City.
  - The management of market rate rental homes falls outside the typical area of specialization of non-profit property management firms. The applicant has hired an experienced community relations company that specializes in tenant engagement, assistance, relocation and benefits.
- Replacement rental units shall be located on the same development site as the original units. In special cases, replacement units off-site may be considered, at a location in the same neighbourhood.
  - All proposed replacement units are proposed to be located on the same development site as the original units at 13265 – 104 Avenue.
- A proposal acceptable to the City shall be provided by the Proponent with the development application. The proposal shall outline how the Proponent's application meets the rental replacement requirements of the Policy.
  - *(The applicant submitted an updated Tenant Assistance and Relocation Program on July 15, 2020. (See Appendix X - Tenant Assistance and Relocation Program.)*
- In accordance with Policy O-61, the applicant has taken the following actions:
  - Provided a Current Occupancy Summary that includes number of units, unit size and bedroom type, rental rates for each unit, vacancy and occupancy rates, demographic profiles, and length of tenancy;
  - Provided a Communications Plan illustrating when and how residents are notified of the application process and opportunities for input.
  - Appointed a Tenant Relocation Coordinator to facilitate communications with the tenants throughout the development proposal process; and
  - Provided a Tenant Relocation and Assistance Plan (Appendix X) that outlines financial compensation, relocation assistance and right of first refusal.



- The applicant has adhered to most of the requirements in City Policy O-61, including providing a Tenant Relocation and Assistance Plan for the existing residents, as well as a Housing Agreement for a 20-year period in order to secure the 175 rental units in proposed Building A.
- The proposal is deemed to partially comply with City Policy O-61, and therefore staff are supportive of the proposal proceeding to a Public Hearing.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 26, 2020, and the Development Proposal Signs were installed on May 11, 2020. Staff received six (6) responses from nearby residents / property owners, with four (4) of the respondents requesting additional information. The information was provided, and no follow-up was required. The following comments/concerns were expressed by the other respondents (with staff comments in *italics*):
- A resident within the existing building on the subject site expressed concern about how their family will be able to find new accommodations if this development is approved and concerned with affording (higher) current rental rates. The resident asked if the application has been suspended due to the COVID-19 situation.

*(Staff explained that the applicant must provide a tenant relocation and replacement program, as per City Policy O-61, which includes providing assistance to relocate. Staff explained that the application has not been suspended as a result of COVID-19, and as requested, the development drawings were mailed to the respondent.)*

- A resident indicated that the applicant does not have an appropriate relocation plan or a way to provide affordable rental rates, and that the City should be protecting affordable housing.

*(The applicant has provided a Tenant Relocation Program that is generally in compliance with City Policy O-61. The applicant is providing more than the minimum requirement of rental replacement units, however, the rental rates for the affordable units are not in full compliance with the City Affordable Housing Strategy.)*

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the City Centre Plan.

- The proposed development includes two high-rise residential towers (21-storey rental and 26-storeys market condo).
- The applicant has worked with staff to develop a design that incorporates City Centre urban design guidelines and principles, namely, the tower and podium placements and height, and street and lane interfaces have been well-developed.
- Furthermore, staff has worked closely with the applicant to ensure the appropriate tower separation within site, and to the neighbouring sites in the area.
- The proposal includes two-storey, street-oriented townhouse units along the new north/south road (133 Street) and along 104 Avenue. The townhouse units have individual entries and low-level planting, which actively engage with the street and provide a strong urban edge and active street wall.
- The proposed development received 'support' from the Advisory Design Panel (ADP) at the April 30, 2020 ADP meeting, and the applicant has done well in addressing the Advisory Design Panel (ADP) comments (Appendix VIII). The Panel indicated that the tower design is strong, and that the development has a good choice of building materials and composition.
- The two high-rise towers are located on opposite corners, framing the site, and with coordination with the westerly development site (File No. 7918-0443-00), created a full-block development with a large central open space and courtyard.
- At the base of each building, indoor amenity spaces are oriented internal to the site and open to the outdoor amenity space (courtyard).
- Brick, metal panels and spandrel glass (mainly yellow and red) are proposed as exterior materials for both proposed buildings to add more visual interest to the public realm.
- The proposed development will incorporate publicly accessible corner plazas at the northeast and southeast corners of the site with landscaping and benches, providing a point of interest and respite for pedestrians.

### Landscaping

- The landscape design is centered around the interaction between public and private space embracing the idea that permeable landscape encourages activity and living in an informal and organic manner that is safe and well used.
- Along the street interfaces and at the corner plaza, landscaping treatments consist of hardscaping with bench seating and planters.
- The ground floor residential interface along Whalley Boulevard consists of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".

## Indoor Amenity

### *Proposed Building A*

- Based upon the City's revised Zoning By-law requirement, proposed Building A must provide 525 square metres of indoor amenity space to serve the residents of the proposed 175 rental units. The applicant is currently providing 464 square metres of indoor amenity space, which is approximately 88% of the minimum requirement. The remaining indoor amenity space requirement can be addressed through cash-in-lieu, in accordance with Council Policy No. O-48 (Indoor and Outdoor Amenity Space), as amended.
- The proposed indoor amenity is divided into three (3) areas of the building as follows:
  - Ground level: this space is located at the southwest corner of the building adjacent to the outdoor amenity space. The indoor amenity space includes a large lounge and a fitness area;
  - Level 7: a lounge area is adjacent to two (2) outdoor amenity spaces; and
  - Level 21 rooftop: a large lounge and games area with a full kitchen is proposed. An outdoor deck area is located off of the indoor amenity space.

### *Proposed Building B*

- Based upon the City's revised Zoning By-law requirement, proposed Building B must provide 620 square metres of indoor amenity space to serve the residents of the proposed 249 market units. The applicant is currently providing 688 square metres of indoor amenity space, which exceeds the minimum requirement.
- The proposed indoor amenity is divided into three (3) areas of the building as follows:
  - Ground level: this space is located along a portion of the west edge of the building adjacent to an outdoor patio area. The indoor amenity space includes a yoga space, gym, games room and an arts & craft room / makers lab (tools and space provided for creating and building items);
  - Level 7: a social lounge and dining area that is adjacent to a large outdoor amenity space; and
  - Level 26: a lounge space, large party room and reading/study room. An outdoor deck area is located off of the indoor amenity space.

## Outdoor Amenity

### *Proposed Building A*

- The applicant proposes 736 square metres of outdoor amenity space, which exceeds the minimum 525 square metres required as per the Zoning By-law.

- The proposed outdoor amenity space is divided into three (3) areas, as follows:
  - Ground level: a patio is located at the southwest corner of the site with landscaping and seating areas;
  - Level 7: two outdoor amenity spaces are proposed – a large patio area along the west side of the building and a play area and lounge space along the south side of the building; and
  - Level 21: an outdoor deck area located along the north side of the building.

#### *Proposed Building B*

- The applicant proposes 852 square metres of outdoor amenity space, which exceeds the minimum 747 square metres required as per the Zoning By-law.
- Similar to Building A, the proposed outdoor amenity space is divided into three (3) areas, as follows:
  - Ground level: a large patio is located along the west side of the building;
  - Level 7: a large patio area with seating and a BBQ area, as well as a children’s play space; and
  - Level 26: an outdoor deck area located along the south side of the building.

#### **TREES**

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associated 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Oak	1	1	0
<b>Coniferous Trees</b>			
Austrian Pine	20	20	0
Norway Spruce	2	2	0
Western Hemlock	2	2	0
Western Red Cedar	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>28</b>	<b>28</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>36</b>	
<b>Total Retained and Replacement Trees</b>		<b>36</b>	
<b>Contribution to the Green City Program</b>		<b>\$8,000 + \$13,600 = \$21,600 (see below)</b>	

- The Arborist Assessment states that there is a total of 28 mature trees on the site. None of them are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and underground parking, and road dedication.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 56 replacement trees on the site. Since only 36 replacement trees can be accommodated on the site, the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees proposed on the site will consist of a variety including maple, hornbeam, ironwood, spruce, aspen and magnolia.
- Additionally, the applicant proposes to remove 17 shared or off-site trees as part of the proposed development, which will require 34 replacement trees. The applicant will be required to secure authorization from the abutting property owners in order to remove any shared / off-site trees, and is required to provide a cash-in-lieu of \$13,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total contribution of \$21,600 to the Green City Program is required for the deficit of 54 replacement trees.

## CITY ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix IX for location). The District Energy System consists of three primary components:
  - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
  - distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system and is used to meter the amount of energy used.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.

- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	City Centre Plan Amendment
Appendix VI.	OCP Redesignation Map
Appendix VII.	Aerial Photos
Appendix VIII.	ADP Comments and Response
Appendix IX.	District Energy Service Area Map
Appendix X.	Tenant Assistance and Relocation Program

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DN/cm

PLAN SHOWING PROPOSED SUBDIVISION FOR  
LOT 174, SECTION 22, BLOCK 5 NORTH,  
RANGE 2 WEST, NEW WESTMINSTER DISTRICT  
PLAN 39842

B.C.G.S. 92G.016

CIVIC: #13265 104 AVENUE, SURREY, B.C.

SCALE: 1:500

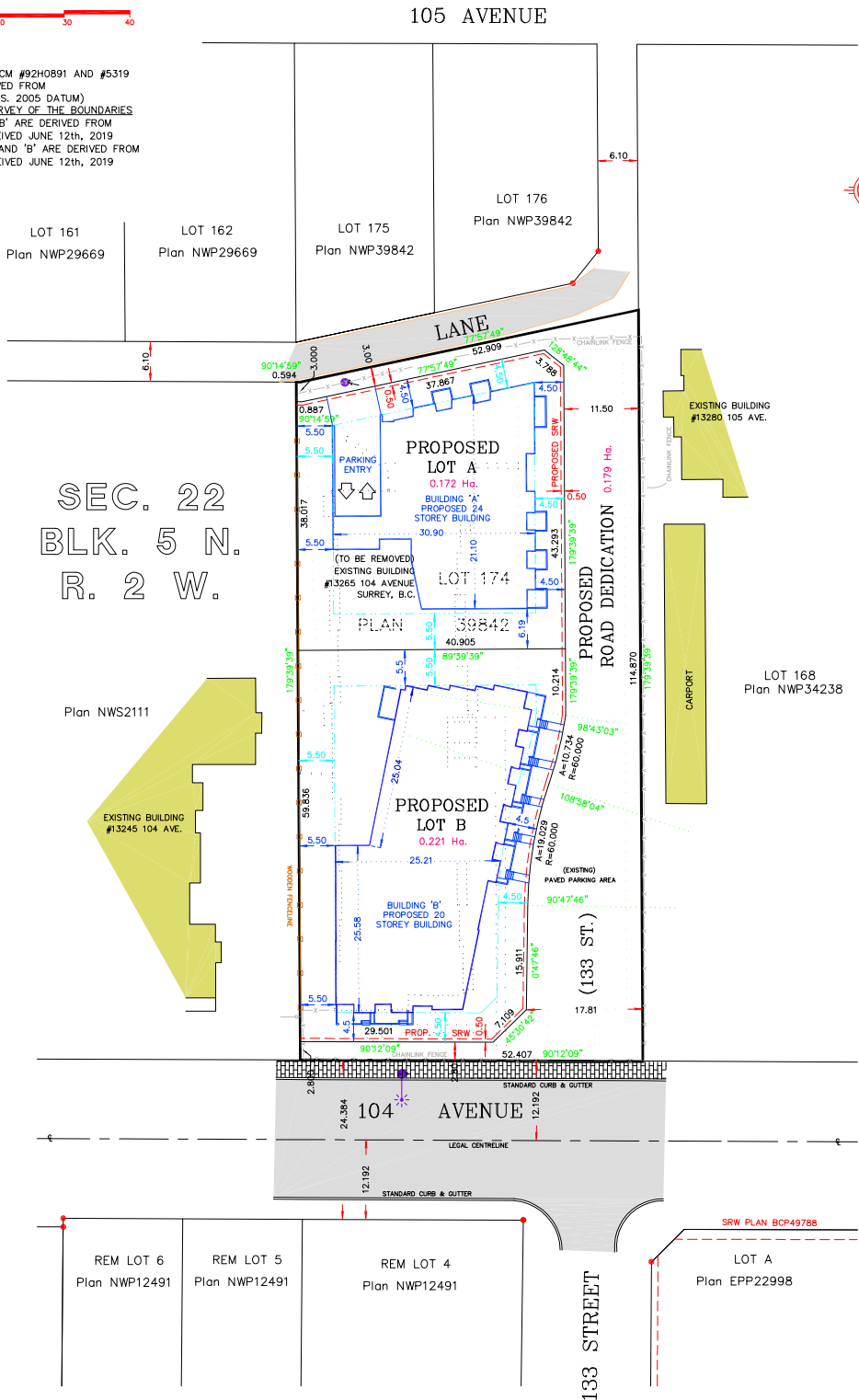
NOTES:

- ALL DIMENSIONS ARE METRIC
- BEARINGS ARE GRID BEARINGS AND DERIVED FROM OCM #92H0891 AND #5319
- ELEVATIONS ARE GEODETIC, SHOWN IN METRES, DERIVED FROM OCM #92H0891 ELEVATION = 88.543m (NAD83 C.S.R.S. 2005 DATUM)
- LOT DIMENSIONS ARE SUBJECT TO CHANGE UPON SURVEY OF THE BOUNDARIES
- LOT CONFIGURATIONS FOR PROPOSED LOTS 'A' AND 'B' ARE DERIVED FROM "BINGHAM + HILL" ARCHITECTURAL DRAWINGS - RECEIVED JUNE 12th, 2019
- BUILDING FOOTPRINTS FOR PROPOSED BUILDINGS 'A' AND 'B' ARE DERIVED FROM "BINGHAM + HILL" ARCHITECTURAL DRAWINGS - RECEIVED JUNE 12th, 2019

LEGEND:

- OCM DENOTES CONTROL MONUMENT FOUND.
- OIP DENOTES IRON BAR POST FOUND.
- CB DENOTES CATCHBASIN.
- SAN.MH DENOTES SANITARY SEWER MANHOLE.
- STM.MH DENOTES STORM SEWER MANHOLE.
- LB DENOTES LAWN BASIN.
- PP DENOTES POWERPOLE.
- HYD DENOTES HYDRANT.
- WV DENOTES WATER VALVE.
- GV DENOTES GAS VALVE.
- EB DENOTES ELECTRICAL BOX.
- LS DENOTES LIGHT STANDARD.
- 2.10 DENOTES EXISTING ELEVATION
- 2.10 DENOTES PROPOSED ELEVATION
- PL DENOTES PROPERTY LINE
- I.C. DENOTES INSPECTION CHAMBER
- Ha DENOTES HECTARES

SEC. 22  
BLK. 5 N.  
R. 2 W.



CURRENT ZONING: RM-45  
PROPOSED ZONING: CD

THIS 16th DAY OF JANUARY, 2019.

CONNOR R. EMBLETON (982) B.C.L.S.

WATSON & BARNARD  
B.C. LAND SURVEYORS  
1524-56th STREET  
DELTA, B.C. V4L 2A8  
TEL: 943-9433 FAX: 943-0421

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT  
CITY OF SURREY

FILE: 25291PSD2  
PLOT: 2019\_06/14  
MAP: SURREY





**PROJECT INFO**

CIVIC ADDRESS	13265 104 Avenue
LEGAL DESCRIPTION	STRATA LOT PLAN NW2111 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT
CURRENT ZONING	RM-45 - MULTIPLE RESIDENTIAL 45 ZONE
PROPOSED ZONING	CD- COMPREHENSIVE DEVELOPMENT ZONE
EXISTING USE	3 STOREY RENTAL
PROPOSED USE	<b>BUILDING A</b> - 21 STOREY RENTAL HOUSING <b>BUILDING B</b> - 26 STOREY MARKET RESIDENTIAL

**SITE INFO PROJECT TOTAL**

PROPERTY AREA	GROSS SITE AREA	5,720.0 m <sup>2</sup>
NET SITE AREA (AFTER ROAD DEDICATIONS)	<b>BUILDING A</b>	1,716.18 m <sup>2</sup>
	<b>BUILDING B</b>	2,211.52 m <sup>2</sup>
	<b>TOTAL</b>	3,927.7 m <sup>2</sup>

	BUILDING A		BUILDING B	
	REQUIRED METERS	PROPOSED METERS	REQUIRED METERS	PROPOSED METERS
NORTH (LANE ) LOT LINE	4.5 m	4.39 m	-	-
EAST (133 STREET) LOT LINE	4.5 m	4.39 m	4.5 m	4.32 m
SOUTH (104 AVENUE) LOT LINE	-	-	4.5 m	4.36 m
WEST LOT LINE	5.5 m	5.39 m	5.5 m	5.52 m

**BUILDING HEIGHT**

BUILDING	AVERAGE GRADE	PROPOSED ROOF ELEVATION	PROPOSED HEIGHT	ALLOWABLE HEIGHT
<b>BUILDING A</b>	AVERAGE GRADE - NORTH	85.28 m	65.23 m	64.05 [21 storeys @ 3.05m]
	AVERAGE GRADE - EAST	85.63 m		
	AVERAGE GRADE - WEST	85.48 m		
	AVERAGE GRADE - SOUTH	85.88 m		
	AVERAGE GRADE	85.57 m	150.8 m	
<b>BUILDING B</b>	AVERAGE GRADE - NORTH	86.19 m	81.7 m [variance required due to sloped site]	76.25 m [25 storeys @ 3.05m]
	AVERAGE GRADE - EAST	86.77 m		
	AVERAGE GRADE - WEST	87.18 m		
	AVERAGE GRADE - SOUTH	87.2 m		
	AVERAGE GRADE	86.84 m	168.54 m	

NO. OF STORIES	<b>BUILDING A</b>	21 STOREYS
	<b>BUILDING B</b>	26 STOREYS

\* NOTE: ORIGINAL SITE AREA USED FOR FAR CALCULATIONS

**AREA SUMMARY PROJECT TOTAL**

	a	b	c	d	e	f=a+b+c+d	g=a+b	h	i=g/h
	RESIDENTIAL	COMMON	SERVICE	AMENITY INDOOR	AMENITY OD	GROSS AREA (BUILDABLE)	TOTAL F.A.R. AREA	SITE AREA (GROSS)	FAR RATIO
BUILDING A	10,002.74 m <sup>2</sup>	2,240.09 m <sup>2</sup>	.m <sup>2</sup>	464.35 m <sup>2</sup>	723.05 m <sup>2</sup>	12,707.18 m <sup>2</sup>	12,242.83 m <sup>2</sup>	-	2.14
BUILDING B	14,494.83 m <sup>2</sup>	2,918.13 m <sup>2</sup>	.m <sup>2</sup>	688.45 m <sup>2</sup>	852.22 m <sup>2</sup>	18,101.41 m <sup>2</sup>	17,412.96 m <sup>2</sup>	-	3.04
<b>TOTAL [m<sup>2</sup>]</b>	<b>24,497.57 m<sup>2</sup></b>	<b>5,158.22 m<sup>2</sup></b>	<b>.m<sup>2</sup></b>	<b>1,152.8 m<sup>2</sup></b>	<b>1,575.27 m<sup>2</sup></b>	<b>30,808.59 m<sup>2</sup></b>	<b>29,655.79 m<sup>2</sup></b>	<b>5,720. m<sup>2</sup></b>	<b>5.18</b>

**DENSITY PROJECT TOTAL**

F.A.R.	OGP ALLOWABLE	ALLOWED*	PROPOSED
BUILDING A	-	-	2.14
BUILDING B	-	-	3.04
<b>SITE TOTAL</b>	<b>2.5 +20%**</b>	<b>3.50+20%**</b>	<b>5.18</b>

AREA IN F.A.R.	
BUILDING A	12,242.83 m <sup>2</sup>
BUILDING B	17,412.96 m <sup>2</sup>
<b>SITE TOTAL</b>	<b>29,655.79 m<sup>2</sup></b>

# UNITS /ha	
BUILDING A	175/0.572ha = 305.94 /ha
BUILDING B	249/0.572ha = 435.31 /ha
<b>SITE TOTAL</b>	<b>424/527ha = 741.26 /ha</b>

NET SITE AREA	
BUILDING A	175/0.172ha = 1019.71 /ha
BUILDING B	249/0.221ha = 1125.92 /ha
<b>SITE TOTAL</b>	<b>424/0.393ha = 1079.51 /ha</b>

NOTES:  
 \*AS DISCUSSED WITH SURREY PLANNING (EMAIL- MAY 16/2018)  
 \*\* CITY CENTRE INCREASE

**PARKING REQUIRED PROJECT TOTAL**

	REQUIRED*	PROPOSED*
<b>BUILDING A</b>		
<b>RESIDENTIAL PARKING</b>	# OF UNITS	RATIOS TOTAL TOTAL
STUDIOS	5	0.7 3.5 4
1 BEDROOM UNITS	101	0.7 70.7 68
2 OR MORE BEDROOM DWELLING UNIT	69	0.7 48.3 54
SUBTOTAL	175	123 126
<b>VISITOR PARKING</b>		
EVERY DWELLING UNIT	175	0.1 18 18
<b>BUILDING A TOTAL</b>		140 144
<b>BUILDING B</b>		
<b>RESIDENTIAL PARKING</b>	# OF UNITS	RATIOS TOTAL TOTAL
STUDIOS	46	0.9 41.4 42
1 BEDROOM UNITS	96	0.9 86.4 87
2 OR MORE BEDROOM DWELLING UNIT	107	0.9 96.3 99
SUBTOTAL	249	224 228
<b>VISITOR PARKING</b>		
EVERY DWELLING UNIT	249	0.1 25 25
<b>BUILDING B TOTAL</b>		249 253
<b>PROJECT TOTAL</b>		
<b>TOTAL</b>		389 397

ACCESSIBLE PARKING	RATIOS	TOTAL	TOTAL**	TOTAL
VAN-ACCESSIBLE	.5 of ACC. STALLS	5	5	5
TYPICAL ACCESSIBLE		3	3	3
SUBTOTAL	0.02 OF REQ.STALLS	8	8	8

\* VARIANCE REQUIRED: PROPOSED BUILDING A RENTAL RESIDENT PARKING RATE REDUCTION TO 0.7/UNIT

**AMENITY AREAS PROJECT TOTAL**

INDOOR AMENITY AREA	UNITS	REQUIRED	PROPOSED
<b>BUILDING A</b>			
MICRO UNITS	4 m <sup>2</sup> x 0	.m <sup>2</sup>	
NON-MICRO UNITS	3 m <sup>2</sup> x 175	525. m <sup>2</sup>	
<b>SUB TOTAL</b>		175 525. m <sup>2</sup>	464.35 m <sup>2</sup>
<b>BUILDING B</b>			
MICRO UNITS	4 m <sup>2</sup> x 0	.0 m <sup>2</sup>	
NON-MICRO UNITS	3 m <sup>2</sup> x 249	747.0 m <sup>2</sup>	
<b>SUB TOTAL</b>		249 747.0 m <sup>2</sup>	688.45 m <sup>2</sup>
<b>SITE TOTAL</b>		424 1,272. m <sup>2</sup>	1,152.8 m <sup>2</sup>

OUTDOOR AMENITY AREA	UNITS	REQUIRED	PROPOSED
<b>BUILDING A</b>			
MICRO UNITS	4 m <sup>2</sup> x 0	.m <sup>2</sup>	
NON-MICRO UNITS	3 m <sup>2</sup> x 175	525. m <sup>2</sup>	
<b>SUB TOTAL</b>		175 525. m <sup>2</sup>	736.51 m <sup>2</sup>
<b>BUILDING B</b>			
MICRO UNITS	4 m <sup>2</sup> x 0	.m <sup>2</sup>	
NON-MICRO UNITS	3 m <sup>2</sup> x 249	747. m <sup>2</sup>	
<b>SUB TOTAL</b>		249 747. m <sup>2</sup>	852.22 m <sup>2</sup>
<b>SITE TOTAL</b>		424 1,272. m <sup>2</sup>	1,588.73 m <sup>2</sup>

NOTE:  
 MICRO UNIT: >320SF <375SF (>29.73m<34.84m)

**BICYCLE SPACES PROJECT TOTAL**

BICYCLE SPACES AT GRADE	# OF UNITS	RATIO	REQUIRED	PROPOSED
<b>BUILDING A</b>	-	-	6	6
<b>BUILDING B</b>	-	-	6	6
<b>TOTAL</b>	-	-	12	12

SECURE BICYCLE SPACES	# OF UNITS	RATIO	REQUIRED	PROPOSED
<b>BUILDING A</b>	175	1.2	210	232
<b>BUILDING B</b>	249	1.2	299	300
<b>TOTAL</b>	424	1.2	509	532

**13265 104 AVENUE**  
 Western Canadian Properties Group XII Limited Partnership Ltd  
 CITY OF SURREY - BRITISH COLUMBIA

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**PROJECT INFORMATION OVERALL**  
 Phase 1 1/23 2/2024  
 Phase 2 1/23 2/2024  
 Phase 3 1/23 2/2024  
**A1.01**

**SUITE SUMMARY- BUILDING A**

FLOOR LEVEL	# OF STOREYS	FLOOR TO FLOOR HT.	STUDIO	1 BED JUNIOR UNITS	1 BED + DEN UNITS	1 BED UNITS	2 BED JUNIOR UNITS	2 BED + DEN UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	3 BED + DEN UNITS	3 BED TOWNHOUSE	TOTAL
			S	1BJ	1BD	1B	2BJ	2BD	2B	3B	3BD	TH	
LEVEL 1	1	3.0 m	0	0	0	0	0	0	1	0	0	5	6
LEVEL 2	1	3.0 m	1	0	0	4	1	0	1	0	0	5	7
LEVEL 3	1	3.0 m	1	0	0	10	1	0	1	0	0	-	13
LEVEL 4	1	3.0 m	1	0	0	10	1	0	1	0	0	0	13
LEVEL 5	1	3.0 m	1	0	0	10	1	0	1	0	0	0	13
LEVEL 6	1	3.3 m	1	0	0	10	1	0	1	0	0	0	13
LEVEL 7	1	3.0 m	0	0	0	5	0	0	1	0	0	0	6
TYP FLOOR	3.0 m	*	0	0	0	4	0	0	4	0	0	0	8
LEVEL 8-20	13		0	0	0	52	0	0	52	0	0	0	104
LEVEL 21	1	4.0 m	0	0	0	4	0	0	4	0	0	0	8
ROOF LEVEL	0	0											0
TOTAL	21		5	0	0	101	5	0	59	0	0	5	175
%			3%	0%	0%	58%	3%	0%	34%			3%	100%

\* LEVEL 20 TO HAVE 3.3m FLOOR TO FLOOR HT

**AREA SUMMARY-BUILDING A**

FLOOR LEVEL	# OF STOREYS	a	b	c	d	e	f	g+h+i+j+k+l	h+a+b
		RESIDENTIAL	COMMON	SERVICE	AMENITY ID	AMENITY OD	STORAGE	GROSS AREA (BUILDABLE)	TOTAL F.A.R. AREA
LEVEL 1	1	302.34 m2	227.46 m2	.0 m2	152.59 m2	138.06 m2	.0 m2	682.39 m2	529.80 m2
LEVEL 2	1	626.23 m2	135.90 m2	.0 m2	.0 m2	.0 m2	.0 m2	762.13 m2	762.13 m2
LEVEL 3	1	641.46 m2	136.81 m2	.0 m2	.0 m2	.0 m2	.0 m2	778.27 m2	778.27 m2
LEVEL 4	1	686.94 m2	136.83 m2	.0 m2	.0 m2	.0 m2	.0 m2	823.77 m2	823.77 m2
LEVEL 5	1	686.94 m2	137.07 m2	.0 m2	.0 m2	.0 m2	.0 m2	824.01 m2	824.01 m2
LEVEL 6	1	686.94 m2	136.83 m2	.0 m2	.0 m2	.0 m2	.0 m2	823.77 m2	823.77 m2
LEVEL 7	1	310.38 m2	109.58 m2	.0 m2	61.12 m2	331.99 m2	.0 m2	481.08 m2	419.96 m2
LEVEL 8-20	TYP FLOOR	466.27 m2	89.28 m2	.0 m2	.0 m2	.0 m2	.0 m2	555.55 m2	555.55 m2
	13	6,061.51 m2	1,160.64 m2	.0 m2	.0 m2	.0 m2	.0 m2	7,222.15 m2	7,222.15 m2
L21 AMENITY	1	.0 m2	.0 m2	.0 m2	250.64 m2	266.46 m2	.0 m2	250.64 m2	.0 m2
ROOF LEVEL	0	.0 m2	58.97 m2	.0 m2	.0 m2	.0 m2	.0 m2	58.97 m2	58.97 m2
TOTAL		<b>10,002.74 m2</b>	<b>2,240.09 m2</b>	<b>.0 m2</b>	<b>464.35 m2</b>	<b>736.51 m2</b>	<b>.0 m2</b>	<b>12,707.18 m2</b>	<b>12,242.83 m2</b>
% OF GROSS AREA		78.7%	17.6%	0.0%	3.7%	5.8%	0.0%	100.0%	96.3%
% OF F.A.R. AREA		<b>81.7%</b>	18.3%	0.0%	3.8%	6.0%	0.0%	103.8%	100.0%
EFFICIENCY									<b>78.7%</b>

**DENSITY - BUILDING A**

	OCF ALLOWABLE	ALLOWED*	PROPOSED
F.A.R.		3.50+ 20%**	
OVERALL SITE			2.14
BUILDING A SITE ONLY			7.13
AREA IN F.A.R.			12,242.83 m2
# UNITS /ha	GROSS OVERALL SITE	175/0.572ha =	305.94
NET SITE AREA			
NET OVERALL SITE	175/0.393ha =		445.55
NET BUILDING A SITE	175/0.172ha =		1019.71

NOTES:

\*AS DISCUSSED WITH SURREY PLANNING (EMAIL- MAY 16,2018)

\*\* CITY CENTRE INCREASE

**AMENITY AREAS - BUILDING A**

INDOOR AMENITY AREA	UNITS	REQUIRED	PROPOSED
		sm	sm
MICRO UNITS	4 m <sup>2</sup> x 0	.0 m2	
NON-MICRO UNITS	3 m <sup>2</sup> x 175	525.0 m2	
TOTAL	175	525.00 m2	<b>464.35 m2</b>
OUTDOOR AMENITY AREA			
MICRO UNITS	4 m <sup>2</sup> x 0	.0 m2	
NON-MICRO UNITS	3 m <sup>2</sup> x 175	525.0 m2	
SITE TOTAL	175	525.00 m2	<b>736.51 m2</b>

**NOTE**

MICRO UNIT: >320SF <375SF (>29.73m<34.84m)

**PARKING SUMMARY - BUILDING A**

	# OF UNITS	RATIOS	TOTAL	REQUIRED*	PROPOSED
RESIDENTIAL PARKING					
STUDIOS	5	0.7	3.5		4
1 BEDROOM UNITS	101	0.7	70.7		68
2 OR MORE BEDROOM DWELLING UNIT	69	0.7	48.3		54
SUBTOTAL	175		123		126
VISITOR PARKING					
EVERY DWELLING UNIT	175	0.1	18		18
GRAND TOTAL				140	144

\* VARIANCE REQUIRED: PROPOSED BUILDING A RENTAL RESIDENT PARKING RATE REDUCTION TO 0.7/UNIT

ACCESSIBLE PARKING	RATIOS	TOTAL	TOTAL
VAN-ACCESSIBLE	.5 OF ACC. STALLS	2	2
TYPICAL ACCESSIBLE		1	1
SUBTOTAL		0.02 OF REQ STALL!	3

**BICYCLE SPACES - BUILDING A**

	# OF UNITS	RATIO	REQUIRED	PROPOSED
BICYCLE SPACES AT GRADE				
TOTAL	-	-	6	6
SECURE BICYCLE SPACES				
TOTAL	175	1.2	210	232

Monday, June 29, 2022

**SUITE SUMMARY- BUILDING B**

FLOOR LEVEL	# OF STOREYS	FLOOR TO FLOOR HT.	STUDIO	1 BED JUNIOR UNITS	1 BED + DEN UNITS	1 BED UNITS	2 BED JUNIOR UNITS	2 BED + DEN UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	3 BED + DEN UNITS	TOWNHOUSE	TOTAL
				1BJ	1BD	1B	2BJ	2BD	2B	3B	3BD	TH	
LEVEL 1	1	3m	0	0	0	1	0	0	0	0	0	7	8
LEVEL 2	1	3m	2	0	2	2	1	0	0	0	0	0	7
LEVEL 3	1	3m	3	0	4	7	1	0	2	0	0	-	17
LEVEL 4	1	3m	2	0	4	8	1	0	2	0	0	0	17
LEVEL 5	1	3m	2	0	4	8	1	0	2	0	0	0	17
LEVEL 6	1	3.3 m	2	0	4	8	1	0	2	0	0	0	17
LEVEL 7	1	3m	2	0	0	1	1	0	2	0	0	0	6
LOWER TYP	3m	3	0	1	2	1	0	3	0	0	0	0	10
LEVEL 8-18	11	33	0	11	22	11	0	33	0	0	0	0	110
UPPER TYP	3m	0	0	0	2	1	2	3	0	0	0	0	8
LEVEL 19-23	5	0	0	0	10	5	10	15	0	0	0	0	40
LEVEL 24	1	3m	0	0	0	0	0	2	3	0	0	0	5
LEVEL 25	1	3m	0	0	0	0	0	2	3	0	0	0	5
LEVEL 26	1	4m	0	0	0	0	0	0	0	0	0	0	0
ROOF LEVEL	0	-											0
TOTAL	25		46	0	29	67	22	10	62	6	0	7	249
%			18%	0%	12%	27%	9%	4%	25%				100%

**AREA SUMMARY- BUILDING B**

FLOOR LEVEL	# OF STOREYS	RESIDENTIAL	COMMON	SERVICE	AMENITY ID	AMENITY OD	STORAGE	GROSS AREA (BUILDABLE)	TOTAL F.A.R. AREA
LEVEL 1	1	422.43 m2	316.55 m2	.0 m2	265.34 m2	176.0 m2	.0 m2	1,004.32 m2	738.98 m2
LEVEL 2	1	730.0 m2	151.77 m2	.0 m2	.0 m2	.0 m2	.0 m2	881.77 m2	881.77 m2
LEVEL 3	1	892.47 m2	154.87 m2	.0 m2	.0 m2	.0 m2	.0 m2	1,047.34 m2	1,047.34 m2
LEVEL 4	1	936.44 m2	154.92 m2	.0 m2	.0 m2	.0 m2	.0 m2	1,091.36 m2	1,091.36 m2
LEVEL 5	1	936.45 m2	154.92 m2	.0 m2	.0 m2	.0 m2	.0 m2	1,091.37 m2	1,091.37 m2
LEVEL 6	1	936.44 m2	154.92 m2	.0 m2	.0 m2	.0 m2	.0 m2	1,091.36 m2	1,091.36 m2
LEVEL 7	1	322.16 m2	98.30 m2	.0 m2	160.52 m2	521.47 m2	.0 m2	580.98 m2	420.46 m2
LEVEL 8-18	LOWER TYP	530.82 m2	91.53 m2	.0 m2	.0 m2	.0 m2	.0 m2	622.35 m2	622.35 m2
11	5,839.02 m2	1,006.83 m2	.0 m2	.0 m2	.0 m2	.0 m2	.0 m2	6,845.85 m2	6,845.85 m2
LEVEL 19-23	UPPER TYP	531.42 m2	90.55 m2	.0 m2	.0 m2	.0 m2	.0 m2	621.97 m2	621.97 m2
5	2,657.10 m2	452.75 m2	.0 m2	.0 m2	.0 m2	.0 m2	.0 m2	3,109.85 m2	3,109.85 m2
LEVEL 24	1	411.16 m2	85.87 m2	.0 m2	.0 m2	.0 m2	.0 m2	497.03 m2	497.03 m2
LEVEL 25	1	411.16 m2	85.87 m2	.0 m2	.0 m2	.0 m2	.0 m2	497.03 m2	497.03 m2
LEVEL 26	1	.0 m2	41.38 m2	.0 m2	262.59 m2	154.75 m2	.0 m2	303.97 m2	41.38 m2
ROOF LEVEL	0	.0 m2	59.18 m2	.0 m2	.0 m2	.0 m2	.0 m2	59.18 m2	59.18 m2
TOTAL		14,494.83 m2	2,918.13 m2	.0 m2	688.45 m2	852.22 m2	.0 m2	18,101.41 m2	17,412.96 m2
% OF GROSS AREA		80.1%	16.1%	0.0%	3.8%	4.7%	0.0%	100.0%	96.2%
% OF F.A.R. AREA EFFICIENCY		83.2%	16.8%	0.0%	4.0%	4.9%	0.0%	104.0%	100.0%
									80.1%

**DENSITY - BUILDING B**

	OCF ALLOWABLE	ALLOWED*	PROPOSED
F.A.R.		3.50+ 20%**	
OVERALL SITE			3.04
BUILDING B SITE ONLY			7.87
AREA IN F.A.R.			17,412.96 m2

# UNITS /ha	GROSS OVERALL SITE	249/0.572ha =	435.31 /ha
<b>NET SITE AREA</b>			
NET OVERALL SITE	249/0.393ha =		633.96 /ha
NET BUILDING B SITE	249/0.221ha=		1125.92 /ha

NOTES:

\*AS DISCUSSED WITH SURREY PLANNING (EMAIL- MAY 16,2018)

\*\* CITY CENTRE INCREASE

**AMENITY AREAS BUILDING B**

INDOOR AMENITY AREA	UNITS	REQUIRED	PROPOSED
		sm	sm
MICRO UNITS	4 m <sup>2</sup> x 0	.0 m2	
NON-MICRO UNITS	3 m <sup>2</sup> x 249	747.0 m2	
<b>TOTAL</b>	<b>249</b>	<b>747.00 m2</b>	<b>688.45 m2</b>
<b>OUTDOOR AMENITY AREA</b>			
MICRO UNITS	4 m <sup>2</sup> x 0	.0 m2	
NON-MICRO UNITS	3 m <sup>2</sup> x 249	747.0 m2	
<b>SITE TOTAL</b>	<b>249</b>	<b>747.00 m2</b>	<b>852.22 m2</b>

NOTE:

MICRO UNIT: >320SF <375SF (>29.73m<34.84m)

**PARKING SUMMARY- BUILDING B**

RESIDENTIAL PARKING	# OF UNITS	RATIOS	REQUIRED	PROPOSED
			TOTAL	TOTAL
STUDIOS	46	0.9	41.4	42
1 BEDROOM UNITS	96	0.9	86.4	87
2 OR MORE BEDROOM DWELLING UNIT	107	0.9	96.3	98
<b>SUBTOTAL</b>	<b>249</b>		<b>224</b>	<b>227</b>
<b>VISITOR PARKING</b>				
EVERY DWELLING UNIT	249	0.1	25	25
<b>GRAND TOTAL</b>			<b>249</b>	<b>252</b>
<b>ACCESSIBLE PARKING</b>				
VAN-ACCESSIBLE		.5 of ACC. STALLS	3	3
TYPICAL ACCESSIBLE			2	2
<b>SUBTOTAL</b>		0.02 OF REQ. STALLS	5	5

**BICYCLE SPACES - BUILDING B**

BICYCLE SPACES AT GRADE	# OF UNITS	RATIO	REQUIRED	PROPOSED
<b>TOTAL</b>	<b>-</b>	<b>-</b>	<b>6</b>	<b>6</b>
<b>SECURE BICYCLE SPACES</b>				
<b>TOTAL</b>	<b>249</b>	<b>1.2</b>	<b>299</b>	<b>300</b>

Monday, June 29, 2021

**DEVELOPMENT DATA SHEET**

Proposed/Existing Zoning **CD/RF**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	<b>5,720.0 m2</b>	
Road Widening area		<b>1,792.3 m2</b>
Undevelopable area		
Net Total		<b>3,927.7 m2</b>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		<b>47.07%</b>
Paved & Hard Surfaced Areas		<b>18.07%</b>
Total Site Coverage		<b>65.14%</b>
<b>SETBACKS</b> (in metres)		
Front		
Rear	<b>SEE MULTIPLE BUILDING DATA SHEET</b>	
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA GROSS AREA:</b>	<b>A: 12,707.18m2 B: 18,101.41m2</b>	

\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		<b>741.26/ha : 328.16/acre</b>
# of units/ha /# units/acre (net)		<b>1070.51/ha : 437.11/acre</b>
FAR (gross)	<b>4.20</b>	<b>5.18</b>
FAR (net)		<b>7.55</b>
<b>AMENITY SPACE</b> (area in square metres)		
Indoor	<b>A: 525m2 B: 747m2</b>	<b>A: 464.35m2 B: 688</b>
Outdoor	<b>A: 525m2 B: 747m2</b>	<b>A: 736.51m2 B: 852</b>
<b>PARKING</b> (number of stalls)		
Commercial	<b>N/A</b>	
Industrial	<b>N/A</b>	
Residential Bachelor + 1 Bedroom	<b>A:71 B:128</b>	<b>A:72 B:128</b>
2-Bed	<b>A:48 B:85</b>	<b>A:49 B:86</b>
3-Bed	<b>A:4 B:12</b>	<b>A:5 B:13</b>
Residential Visitors	<b>A:18 B:25</b>	<b>A:18 B:25</b>
Institutional	<b>N/A</b>	
<b>Total Number of Parking Spaces</b>	<b>A:140 B:249</b>	<b>A:144 B:252</b>
Number of disabled stalls	<b>A:3 B:5</b>	<b>A:3 B:5</b>
Number of small cars	<b>A:49 B:89</b>	<b>A:19 B:33</b>
Tandem Parking Spaces: Number / % of Total Number of Units	<b>N/A</b>	
Size of Tandem Parking Spaces width/length	<b>N/A</b>	

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
---------------	--------	---------------------------------	--------

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.

Owner/Agent *[Signature]* **Doug Nelson**  
Signature Name: (Please Print)

**MULTIPLE BUILDINGS DATA SHEET**

Proposed/Existing Zoning **CD/RF**

Required Development Data	Building #1 A-NORTH	Building #2 B-SOUTH	Building #3
<b>SETBACK</b> (in metres)			
Front	<b>E) 4.5 m / 4.39 m</b>	<b>S) 4.5 m / 4.38m</b>	
Rear			
Side #1 (N,S,E, or W)	<b>(N) 4.5 m / 4.39 m</b>	<b>E) 4.5 m / 4.32m</b>	
Side #2 (N,S,E, or W)	<b>(W) 5.5 m / 5.39m</b>	<b>(W) 5.5 m / 5.52m</b>	
Side #3 (N,S,E, or W)	<b>(S) 5.5 m / 4.8 m</b>	<b>(N) 5.5m / 4.33m</b>	
<b>Building Height</b> (in metres/storeys)	<b>65.23m / 21 storeys</b>	<b>81.7 m /26 storeys</b>	
<b>NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE</b>			
Bachelor	5 40.65 m2	46 34.86 - 37.10m2	
One Bedroom	96 39.97- 63.42 m2	96 42.60 - 60.77m2	
Two Bedroom	69 66.38 - 76.07 m2	94 59.99- 82.11m2	
Three Bedroom +	5 88.35 - 98.43 m2	13 83.77- 116.82m2	
<b>TOTAL FLOOR AREA FAR AREA:</b>	<b>12,242.83 m2</b>	<b>17,412.96 m2</b>	

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and not the Planning & Development Department.

Owner/Agent *[Signature]* **Doug Nelson**  
Signature Name: (Please Print)

**13265 104 AVENUE**

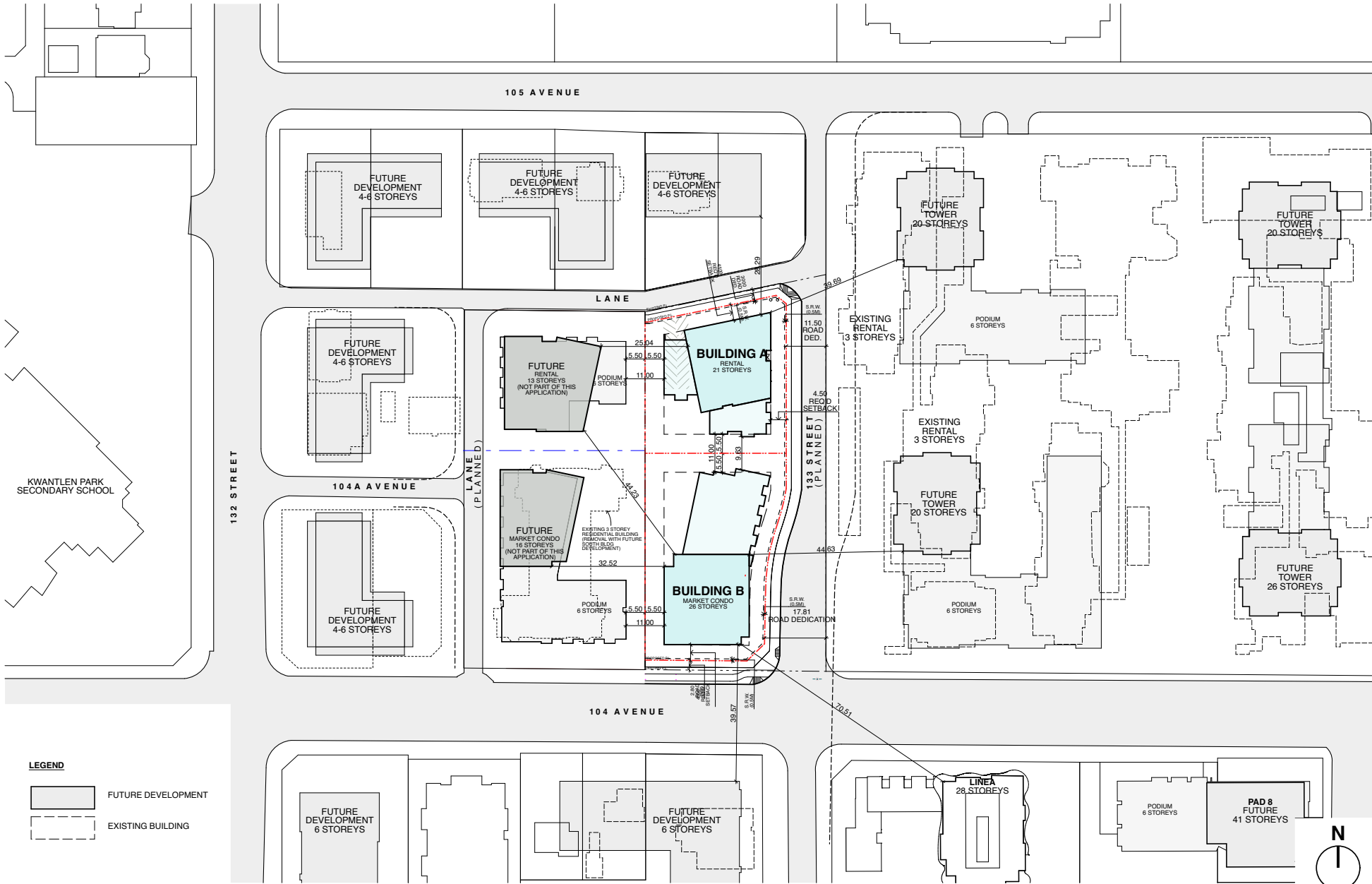
Western Canadian Properties Group XII Limited Partnership Ltd  
CITY OF SURREY - BRITISH COLUMBIA

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**PROJECT DATA SHEET**

Sheet No. 1 of 1  
Date: 2024-08-24  
Project: 13265 104 AVENUE  
A1.04





KWANTLEN PARK SECONDARY SCHOOL

- LEGEND**
- FUTURE DEVELOPMENT
  - EXISTING BUILDING

**CONTEXT PLAN**



**13265 104 AVENUE**  
 Western Canadian Properties Group XII Limited Partnership Ltd  
 CITY OF SURREY, BRITISH COLUMBIA

NO.	DESCRIPTION	DATE
1	PROPOSED	2024
2	REVISION	2024
3	REVISION	2024
4	REVISION	2024
5	REVISION	2024
6	REVISION	2024
7	REVISION	2024
8	REVISION	2024
9	REVISION	2024
10	REVISION	2024

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SIGNED & SEALED BY ARCHITECT  
 PROJECT NO. 240000010001  
 DATE: 2024-06-28

Sheet No.	1252
Scale	1:1000
Project No.	240000010001
Revision	

**A1.11**

**CONTEXT PLAN  
PROPOSED  
DEVELOPMENT**

LANE  
(A1) (A2) (A3) (A4) (A5)

**BUILDING A**  
RENTAL HOUSING  
21 STOREYS

**BUILDING B**  
MARKET CONDO  
25 STOREYS

133 STREET  
(PLANNED)

104 AVENUE

13265 104 AVENUE

Western Canadian Properties Group XII Limited Partnership Ltd  
CITY OF SURREY, BRITISH COLUMBIA

- LEGEND**
- PROPOSED CIVIL GRADE
  - PROPOSED GRADE (INTERPOLATED)
  - EXISTING GRADE

**SITE PLAN  
(SUBJECT SITE)**



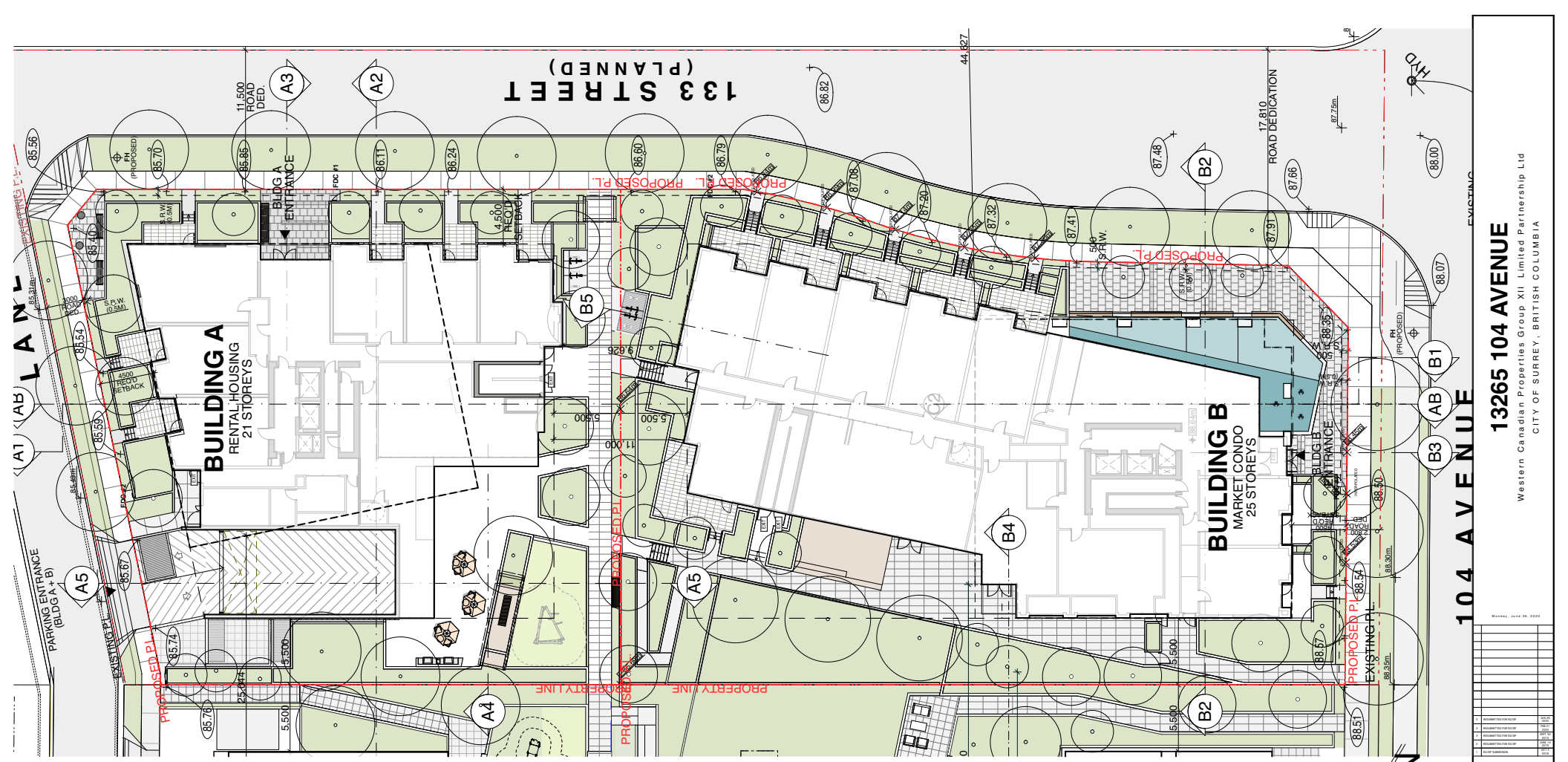
NO.	DATE	DESCRIPTION
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2	12/12	ISSUED FOR PERMIT
3	12/12	ISSUED FOR PERMIT
4	12/12	ISSUED FOR PERMIT
5	12/12	ISSUED FOR PERMIT
6	12/12	ISSUED FOR PERMIT
7	12/12	ISSUED FOR PERMIT
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10	12/12	ISSUED FOR PERMIT

**A3.02**

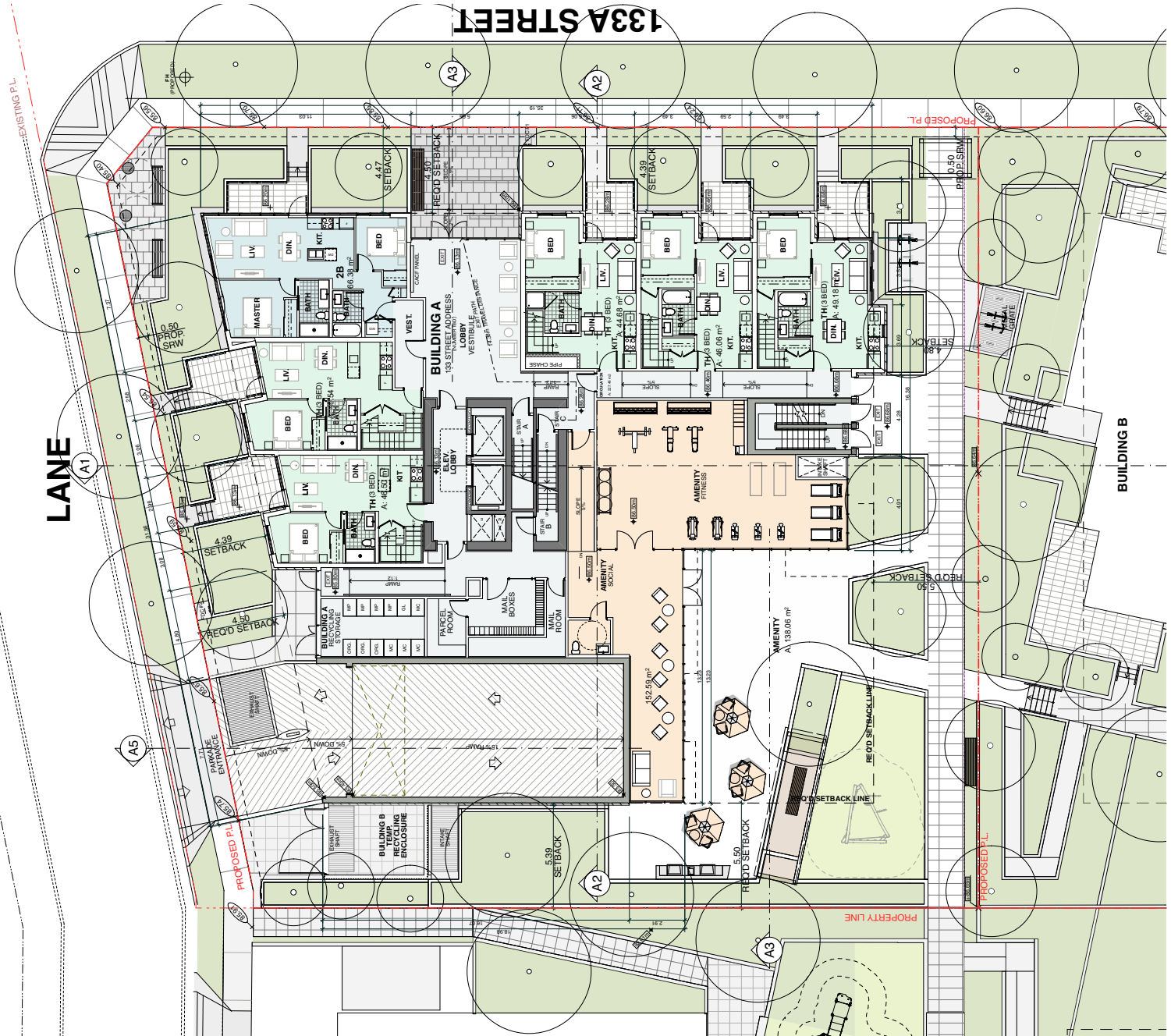
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www.binghamhill.ca

DATE: JUNE 08, 2024

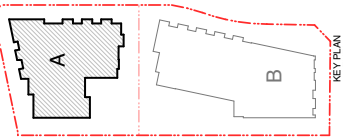
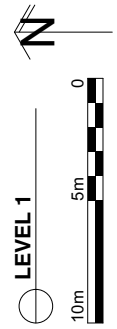






**LEGEND**

SECTION LINE	---
SETBACK LINE	---
SRW LINE	---
PROPOSED PROPERTY LINE	---
EXISTING PROPERTY LINE	---



<p><b>13265 104 AVENUE</b>          Western Canadian Properties Group XII Limited Partnership Ltd          CITY OF SURREY, BRITISH COLUMBIA</p>	
<p>DATE: 12/23/2023          DRAWN: 1200          PROJECT: 13265 104 AVENUE</p>	<p>DATE: 12/23/2023          DRAWN: 1200          PROJECT: 13265 104 AVENUE</p>
<p><b>Building A</b>          LEVEL 1</p>	
<p>13265 104 AVENUE          WESTERN CANADIAN PROPERTIES GROUP XII LIMITED PARTNERSHIP LTD          10000 104 AVENUE, SURREY, BC V3W 2G9          TEL: (604) 273-2244          FAX: (604) 273-2244          WWW.BINGHAMHILLARCHITECTS.COM</p>	



ENLARGED 1 A9.02

ENLARGED 1 A6.02



EAST ELEVATION (OVERALL)



**13265 104 AVENUE**  
 Western Canadian Properties Group XII Limited Partnership Ltd  
 CITY OF SURREY, BRITISH COLUMBIA

Worksheet: June 29, 2024

NO.	DESCRIPTION	DATE
1	PROPOSED ELEVATION	2024
2	REVISION	2024
3	REVISION	2024
4	REVISION	2024
5	REVISION	2024
6	REVISION	2024

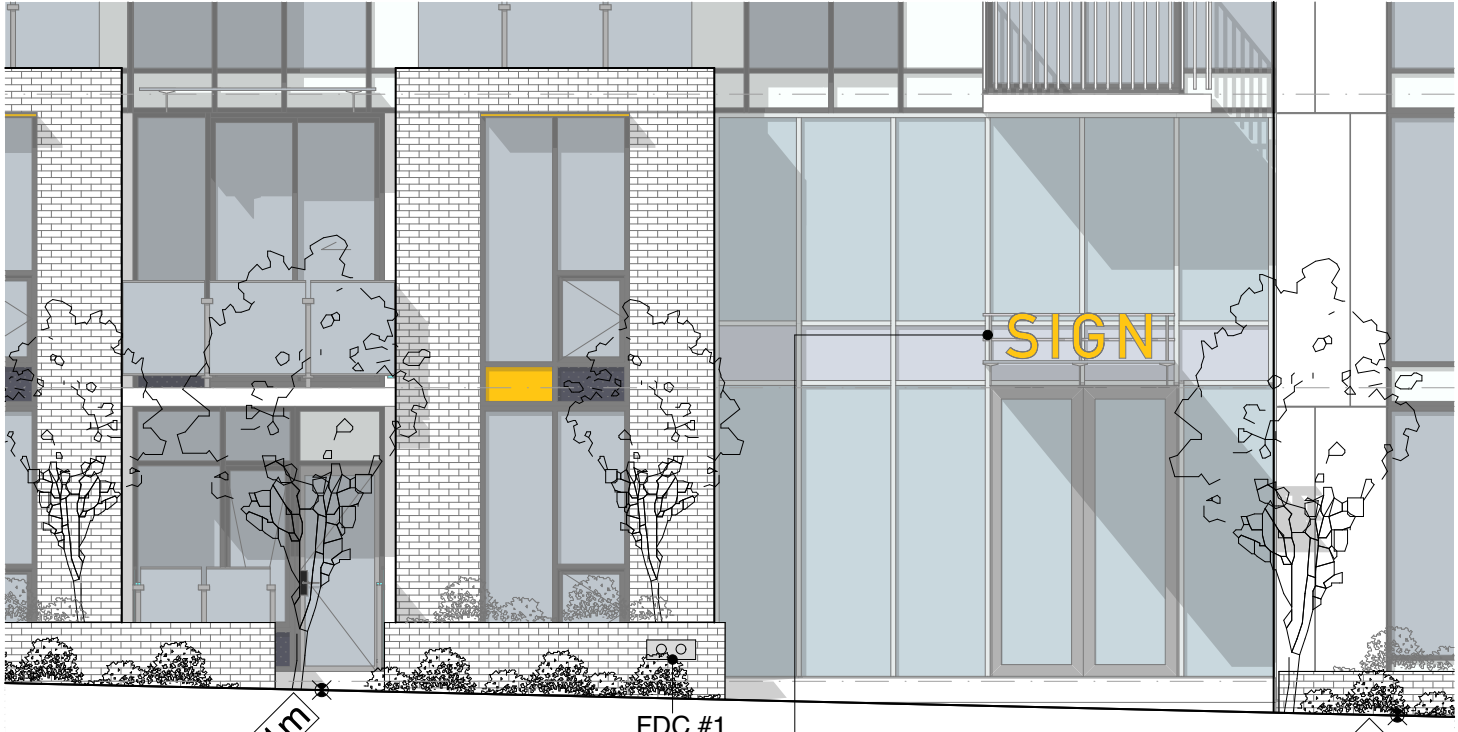
**bingham-hill**  
 architects

221-1445 Pender Street  
 Vancouver, British Columbia  
 Canada V6C 2P4  
 Tel: (604) 686-2224  
 Fax: (604) 686-2225  
 www.bingham-hill.ca

OVERALL EAST ELEVATION

NO.	DATE	DESCRIPTION
1	2024	PROPOSED ELEVATION
2	2024	REVISION
3	2024	REVISION
4	2024	REVISION
5	2024	REVISION
6	2024	REVISION

A4.01



86.11m

FDC #1

85.85m

- LETTERING COLOUR/FINISH TO MATCH 7c METAL PANEL ACCENT
- FINAL BUILDING NAME TO BE DETERMINED AND LETTERING HEIGHT/WIDTH TO ADJUST TO SUIT
- LETTERING MOUNTED ABOVE ENTRY CANOPY ON ALUMINUM STRUCTURE BEHIND

**1 SIGNAGE (BUILDING B)**  
1:50

**13265 104 AVENUE**  
Western Canadian Properties Group XII Limited Partnership Ltd  
CITY OF SURREY, BRITISH COLUMBIA

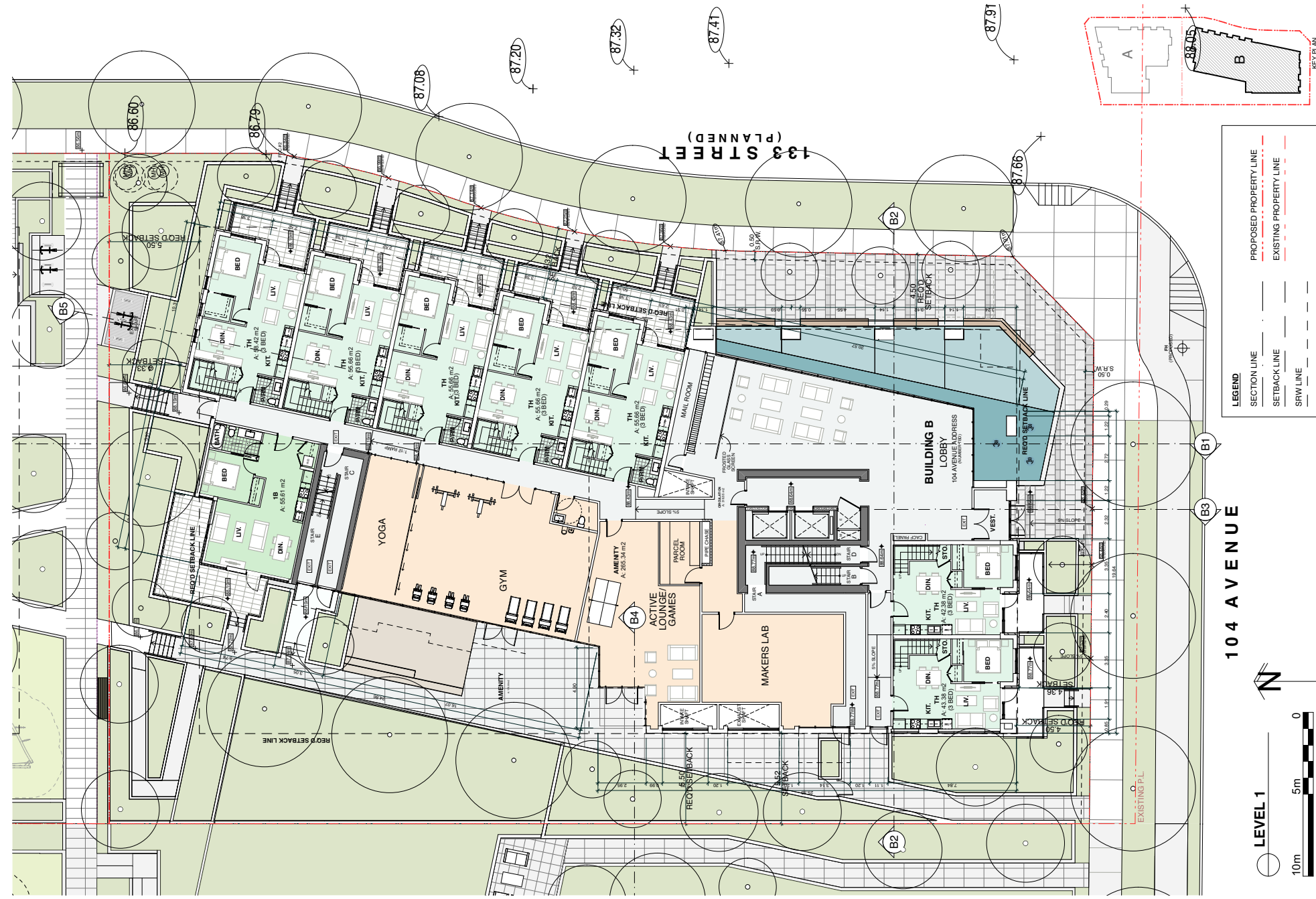
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6	ISSUED FOR PERMIT	2024
7	ISSUED FOR PERMIT	2024
8	ISSUED FOR PERMIT	2024
9	ISSUED FOR PERMIT	2024
10	ISSUED FOR PERMIT	2024

**bingham-hill**  
architects  
221-1443 Alton Road  
Vancouver, British Columbia  
Canada V6C 2V4  
Tel: (604) 688-3224  
Fax: (604) 688-2223  
www.binghamhill.ca

**BUILDING A SIGNAGE PLAN**

NO.	DATE	REVISION
1	2024	ISSUED FOR PERMIT

**A7.07**



LEVEL 1  
 10m 5m 0



104 AVENUE

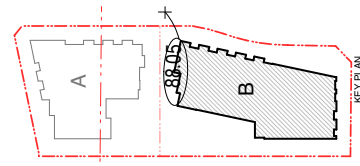
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 (PLANNED)

**LEGEND**

SECTION LINE ——— PROPOSED PROPERTY LINE ———

SETBACK LINE - - - - - EXISTING PROPERTY LINE - - - - -

SRW LINE - - - - -



**13265 104 AVENUE**

Western Canadian Properties Group XII Limited Partnership Ltd  
 CITY OF SURREY, BRITISH COLUMBIA

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**bingham-hill**  
 architects

11711 142nd Avenue, Surrey, BC V3R 4Y9  
 Tel: (604) 244-2244  
 Fax: (604) 244-2242  
 www.binghamhill.ca

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**BUILDING B LEVEL 1**

Scale: 1:200

**A8.06**

**EXTERIOR FINISH SCHEDULE**

1. GLAZING IN ALUMINUM WINDOW WALL
  - 1 TYPICAL VIEW GLASS - Match Guardian AG 43
  - FRAME - SILVER - Match Starline Grey Metallic AAMA 2605
  - 1b ACCENT GLASS - MATCH General Paint CL 1327N Merlot
  - 1c ACCENT GLASS - MATCH General Paint CL 14372N Hot Spot
  - 1d ACCENT GLASS - MATCH General Paint CL 1436A Chateau
2. SPANDREL GLASS IN ALUMINUM FRAME
  - 2a - WHITE - Match OpacoCoat #0-1619 Snow Angel
  - 2b - BLACK - Match General Paint CL 3167N Crow's Head
  - 2c - YELLOW - Match General Paint CL 1735A Shine
  - 2d - LIGHT BLUE - Match General Paint CL 2341W Low Voltage
  - 2e - GREY - Match General Paint CL 3171W Silver Lining
  - 2f - DEEP RED - Match General Paint CL 1327N Merlot
  - 2g - MID RED - Match
  - 2h - LIGHT RED - Match General Paint CL 1436A Chateau
3. SPANREL PANEL IN ALUMINUM FRAME
  - 3a - BLACK - MATCH Alucobond Dusty Charcoal
  - 3b - SILVER - MATCH Starline Grey Metallic
4. PAINTED CONCRETE
  - 4 EYEBROWS & BALCONY GLASS - GREY - Match General Paint CL 3162W Ivanhoe
  - 4c UPSTANDS & PLANTERS - GREY - Match General Paint CL 3162W Ivanhoe
  - 4d SOFFITS - WHITE - Match General Paint CL 3211W Wash Basin
5. ALUMINUM CURTAINWALL
  - GLASS - Match Guardian AG 43
  - FRAME - SILVER - Clear Anodized
6. METAL LOUVRES, SOLAR SCREENS & MISCELLANEOUS METALS
  - Match associated wall system colour
7. ALUMINUM GUARDRAILS - CLEAR
  - GLASS - Clear
  - FRAME - SILVER - Match WINDOW FRAME
  - 7b TRANSLUCENT GLASS ACCENT - Clear with White Translucent Laminated Interlayer
  - 7c METAL PANEL ACCENT - "Y" - Match General Paint CL 1735A Shine
  - 7d METAL PANEL ACCENT - "W" - MATCH Alucobond Arctic Frost
  - 7e METAL PANEL ACCENT - "D" - MATCH Alucobond Dusty Charcoal
  - 7f METAL PANEL ACCENT - "R" - MATCH General Paint CL 14372N Hot Spot
8. GLAZED CANOPIES
  - GLASS - Clear with White Translucent Laminated Interlayer
  - COLOURED GLASS - Clear with RED Laminated Interlayer (Refer to plan for locations)
    - R1 - Match General Paint CL 1327N Merlot
    - R2 - Match General Paint CL 14372N Hot Spot
    - R3 - Match General Paint CL 1436A Chateau
  - PAINTED STEEL - SILVER - Match Window Frame
9. PRIVACY SCREEN - TRANSLUCENT
  - GLASS - Clear with White Translucent Laminated Interlayer
    - Match Lam Glass Pure White
  - FRAME - SILVER - Match Window Frame
  - 9b TRANSLUCENT GLASS ACCENT - Clear with Red Translucent Laminated Interlayer
    - Red to match 2g
10. METAL PANEL
  - 10a - WHITE GLOSS - Alucobond White Gold (or similar)
  - 10b - WHITE MATTE - Alucobond Arctic Frost (or similar)
  - 10c - BLACK - Alucobond Dusty Charcoal (or similar)
11. BRICK
  - 11a WHITE - Match Spice White Modular (or similar)
  - 11b GREY - Match Glen-Gery Stone Grey Modular (or similar)
12. METAL SOFFIT
  - 12a SILVER - Match Window Frame
  - 12b BLACK - Match Alucobond Dusty Charcoal
  - 12c WHITE - Match Fundermax white gloss
13. VERTICAL METAL PICKETS
  - TYPICAL - SILVER
  - 13b INCLUDES PERFORATED MESH SCREEN BEHIND
14. ALUMINUM CANOPY
  - Match General Paint CL 1735A Shine



**SOUTH ELEVATION (BUILDING B)**

10m 5m 0

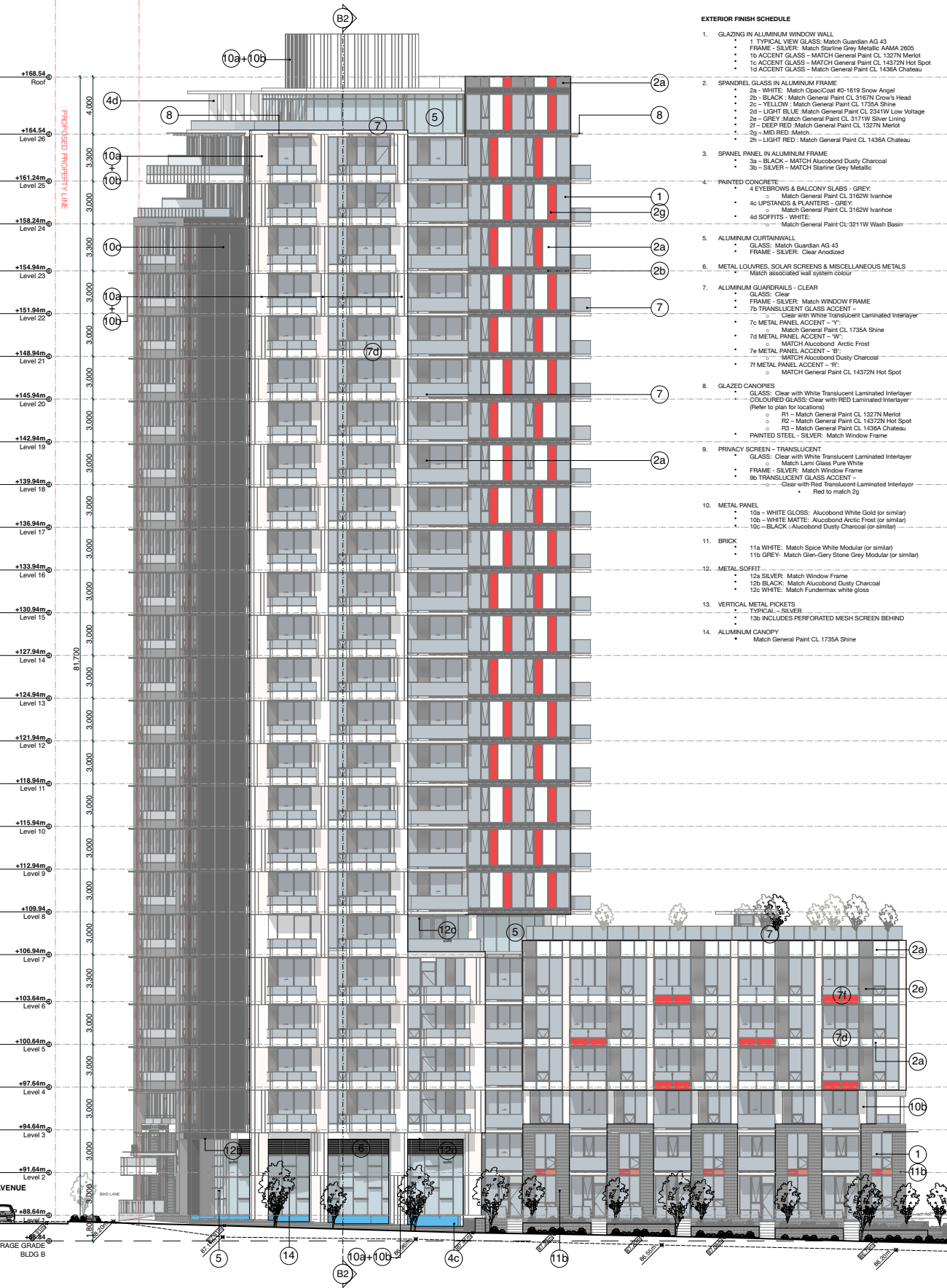
**LEGEND**

— PROPOSED GRADE

- - - EXISTING GRADE

<p><b>BUILDING B SOUTH ELEVATION</b></p> <p>AS 01</p>	<p><b>13265 104 AVENUE</b></p> <p>Western Canadian Properties Group XII Limited Partnership Ltd</p> <p>CITY OF SURREY, BRITISH COLUMBIA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHECKED</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>2024-08-01</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>9</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>10</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>11</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>12</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>13</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>14</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>15</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>16</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>17</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>18</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>19</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> <tr> <td>20</td> <td>REVISED</td> <td></td> <td></td> <td></td> </tr> </table>	NO.	DESCRIPTION	DATE	BY	CHECKED	1	ISSUED FOR PERMIT	2024-08-01			2	REVISED				3	REVISED				4	REVISED				5	REVISED				6	REVISED				7	REVISED				8	REVISED				9	REVISED				10	REVISED				11	REVISED				12	REVISED				13	REVISED				14	REVISED				15	REVISED				16	REVISED				17	REVISED				18	REVISED				19	REVISED				20	REVISED			
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**EXTERIOR FINISH SCHEDULE**

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  - 2e - GREY - Match General Paint CL 3171W Silver Lining
  - 2f - DEEP RED - Match General Paint CL 1527N Merlot
  - 2g - MID RED - Match
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  - Match General Paint CL 1735A Shine

**LEGEND**

- PROPOSED GRADE
- EXISTING GRADE

**EAST ELEVATION (BUILDING B)**

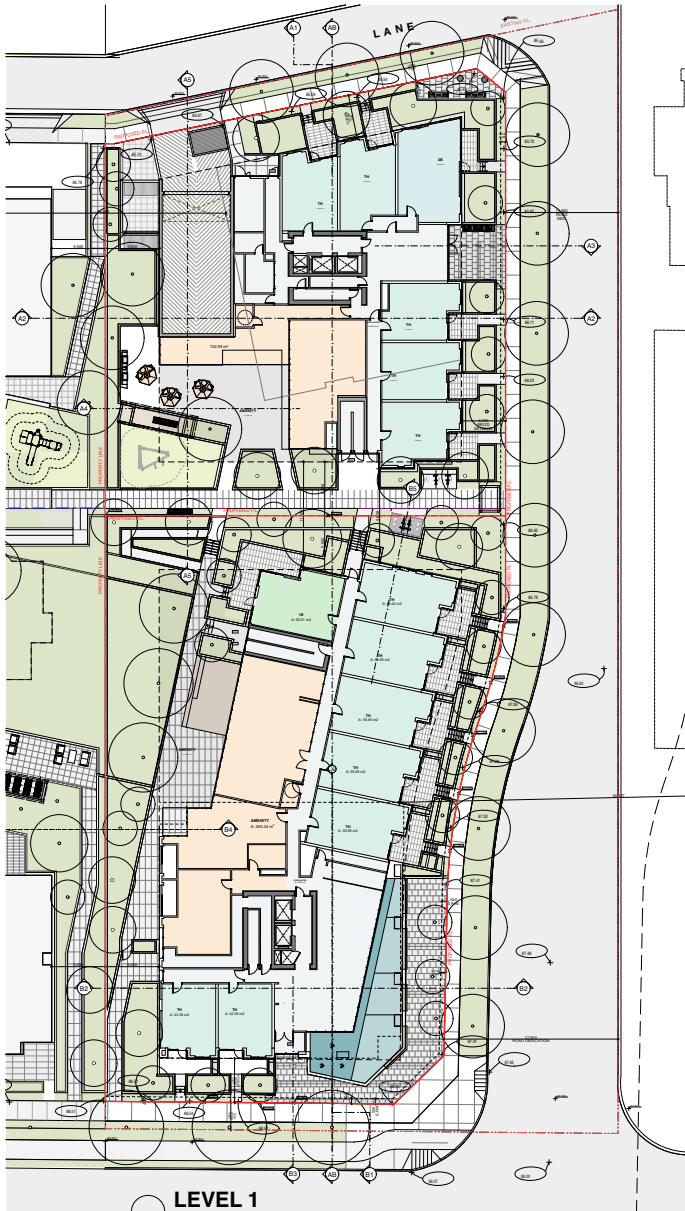


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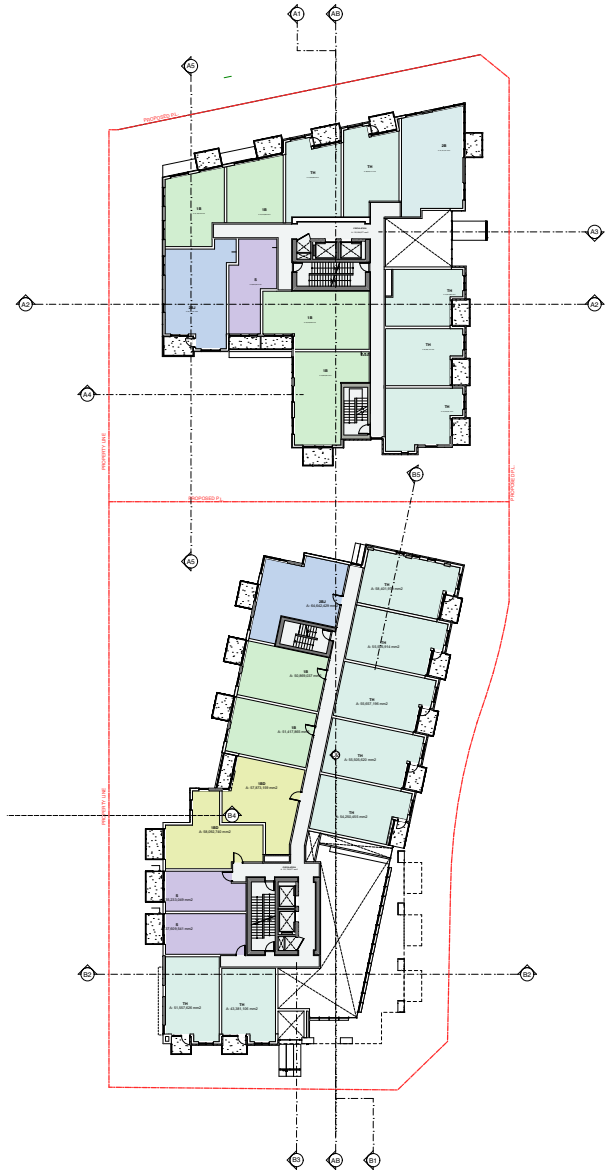
**13265 104 AVENUE**

Western Canadian Properties Group XII Limited Partnership Ltd  
 CITY OF SURREY, BRITISH COLUMBIA

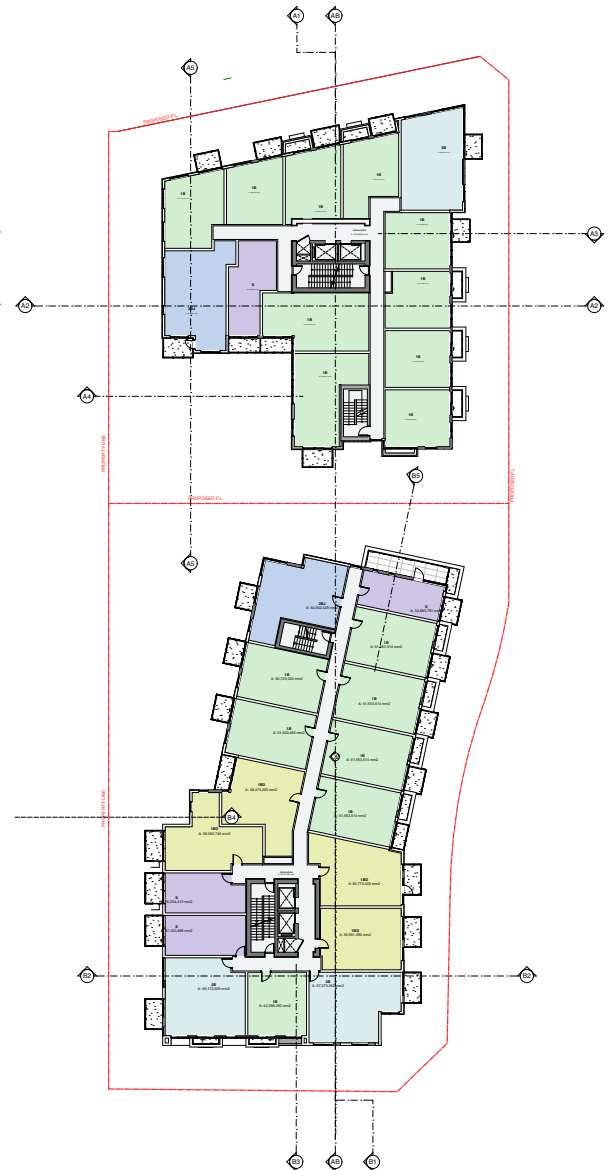




**LEVEL 1**



**LEVEL 2**



**LEVEL 3**



**13265 104 AVENUE**  
 Western Canadian Properties Group XII Limited Partnership Ltd  
 CITY OF SURREY, BRITISH COLUMBIA

Thursday, June 30, 2011

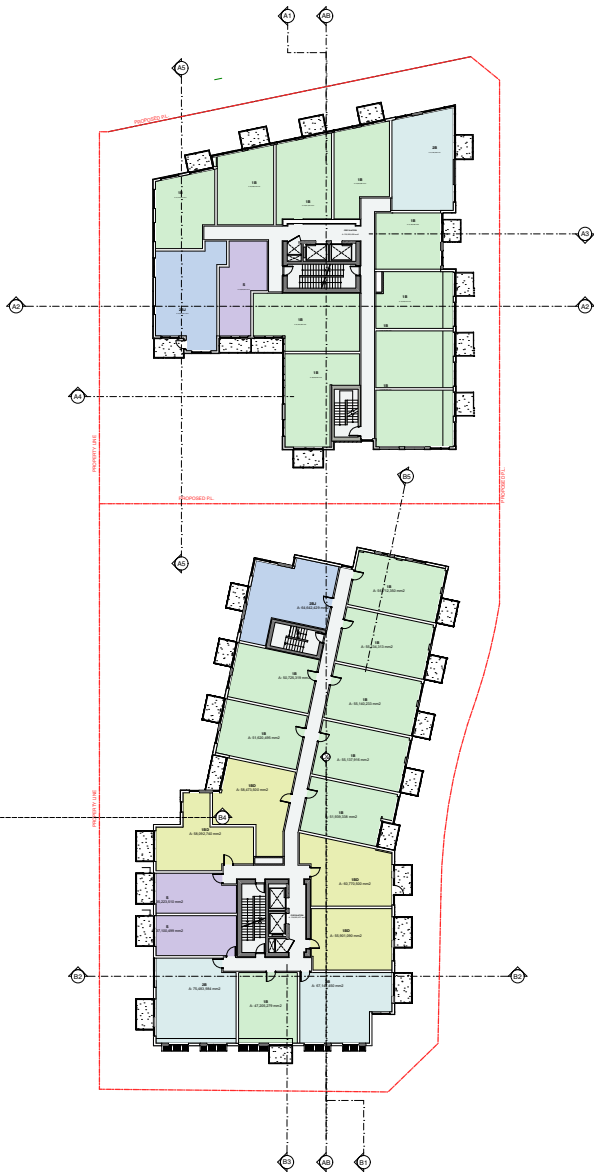
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**bingham-hill**  
 architects

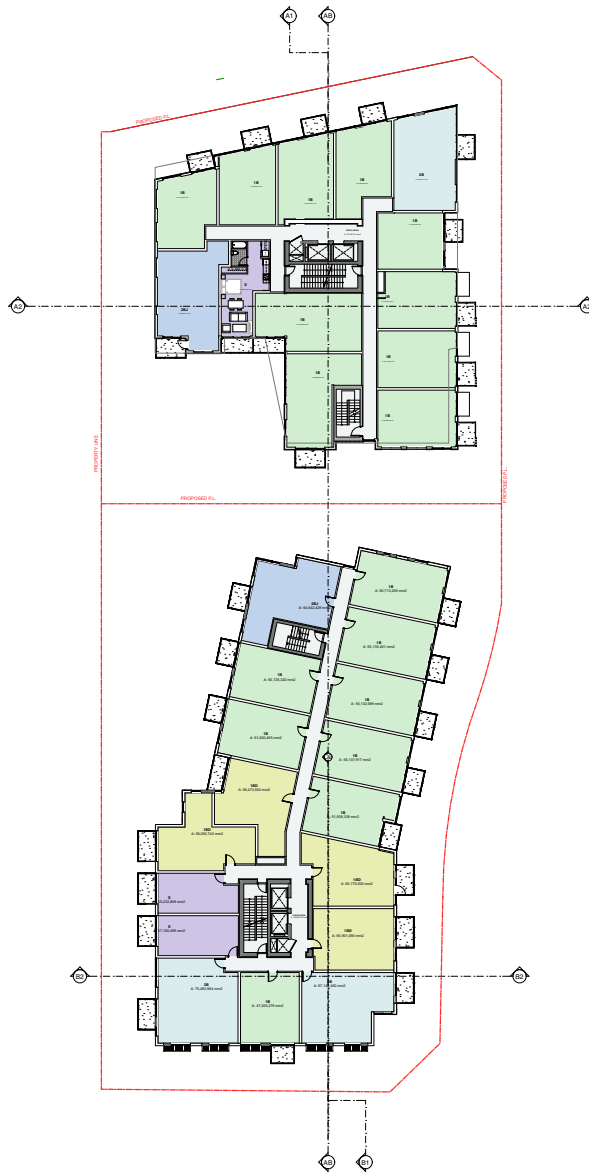
221-1445 Pender Street  
 Vancouver, British Columbia  
 Canada V6G 2P4  
 Tel: (604) 686-2224  
 Fax: (604) 686-2222  
 www.bingham-hill.ca

**OVERALL LEVEL 1 to 3 OVERALL**

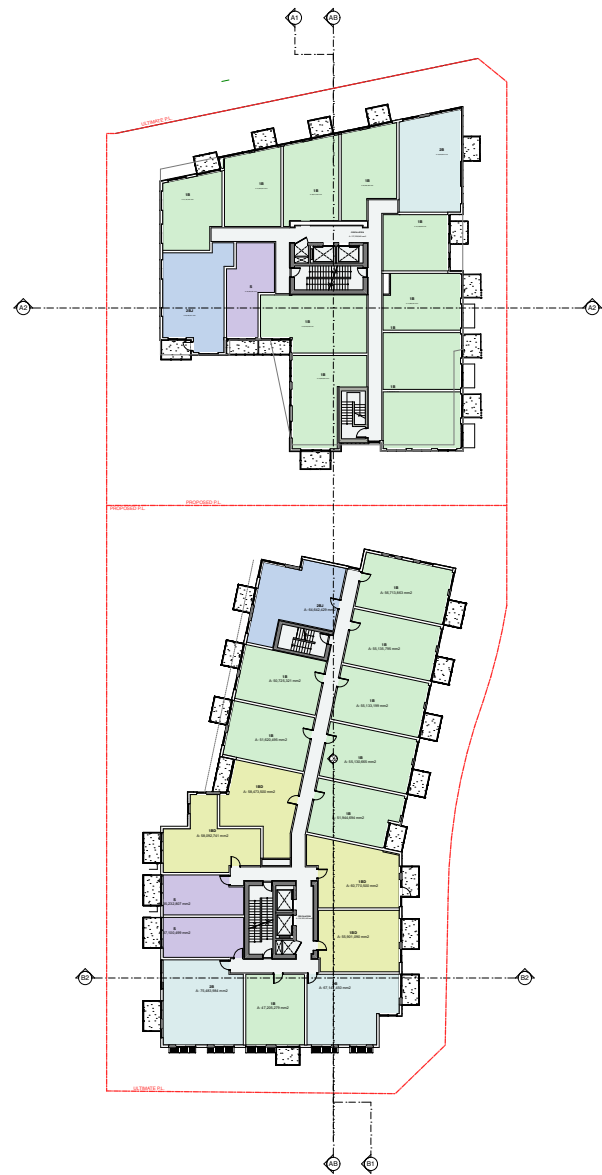
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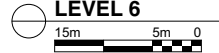
**LEVEL 4**



**LEVEL 5**



**LEVEL 6**



**13265 104 AVENUE**  
Western Canadian Properties Group XII Limited Partnership Ltd  
CITY OF SURREY, BRITISH COLUMBIA

Tuesday, June 03, 2020

REVISIONS	
No.	Description

**bingham-hill**  
architects

221-1440 Avenue Canada  
Vancouver, British Columbia  
Canada V6C 2C4  
Tel: (604) 688-2224  
Fax: (604) 688-2222  
www.bingham-hill.ca

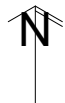
**13265 104 AVENUE**  
PROPOSED FLOOR PLAN  
LEVEL 4 TO 6

**OVERALL LEVELS 4  
to 6**

NO.	DATE	BY	DESCRIPTION

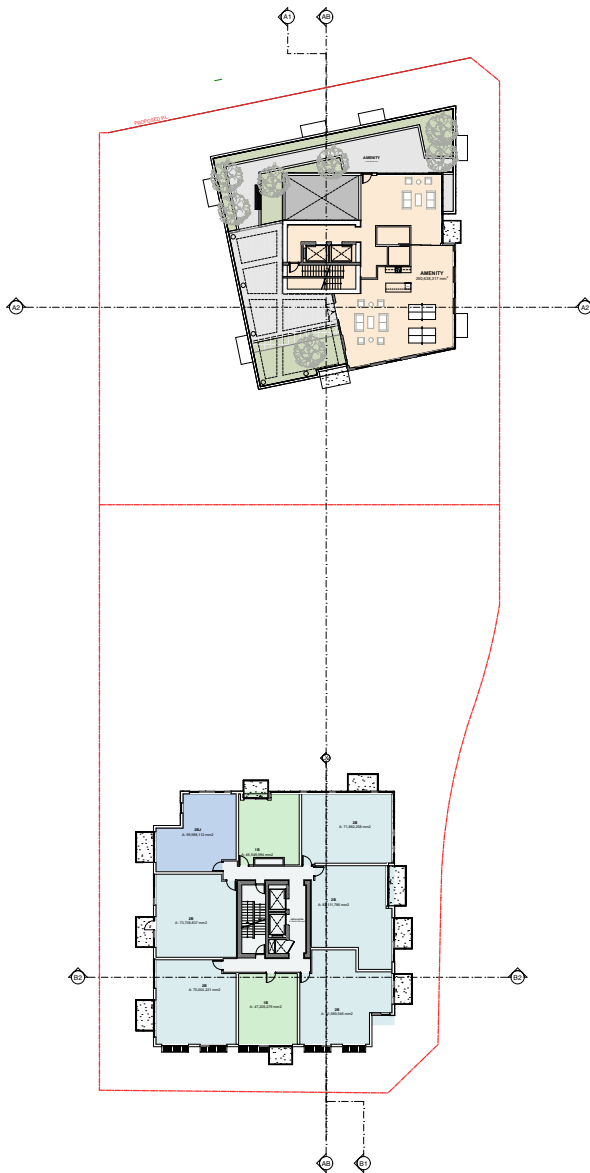
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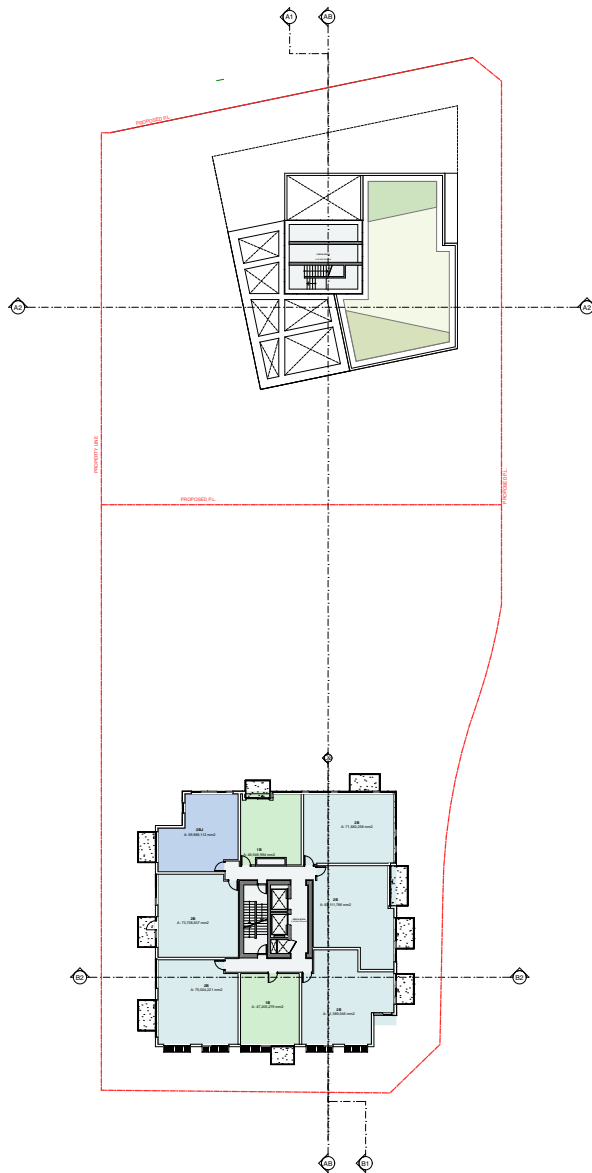




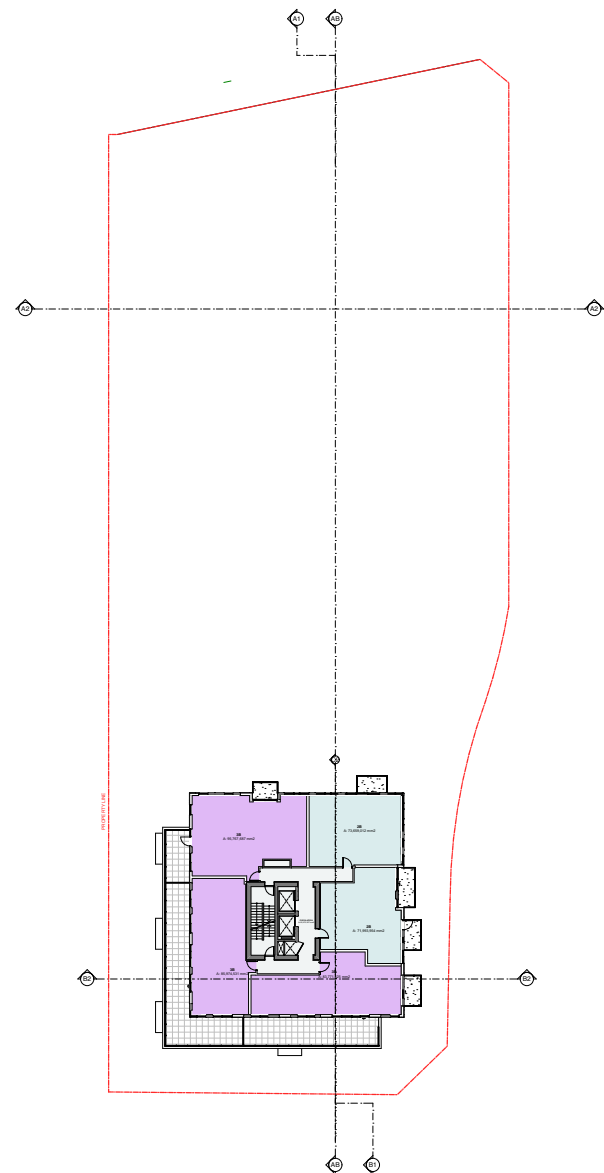




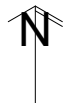
LEVEL 21  
 15m 5m 0



LEVEL 22-23  
 15m 5m 0



LEVEL 24  
 15m 5m 0



**13265 104 AVENUE**  
 Western Canadian Properties Group XII Limited Partnership Ltd  
 CITY OF SURREY, BRITISH COLUMBIA

Monday, June 29, 2021

NO.	REVISION	DATE
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2	PROPOSED PLANT	2021
3	PROPOSED PLANT	2021
4	PROPOSED PLANT	2021
5	PROPOSED PLANT	2021

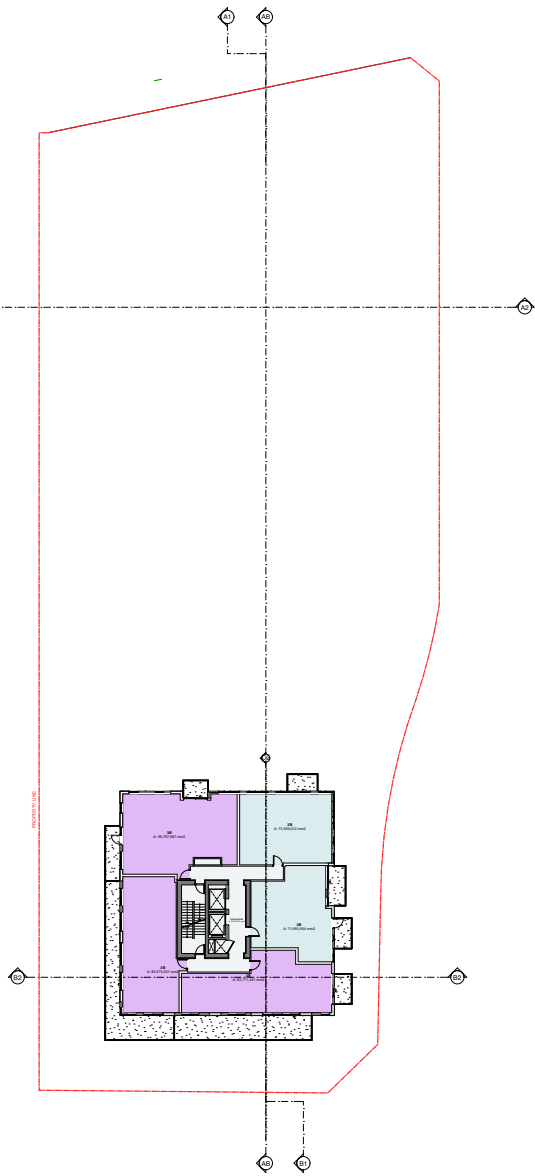
**bingham-hill architects**

221-1445 Alouette Street  
 Vancouver, British Columbia  
 Canada V6C 2T4  
 Tel: (604) 688-3224  
 Fax: (604) 688-2222  
 www.bingham-hill.ca

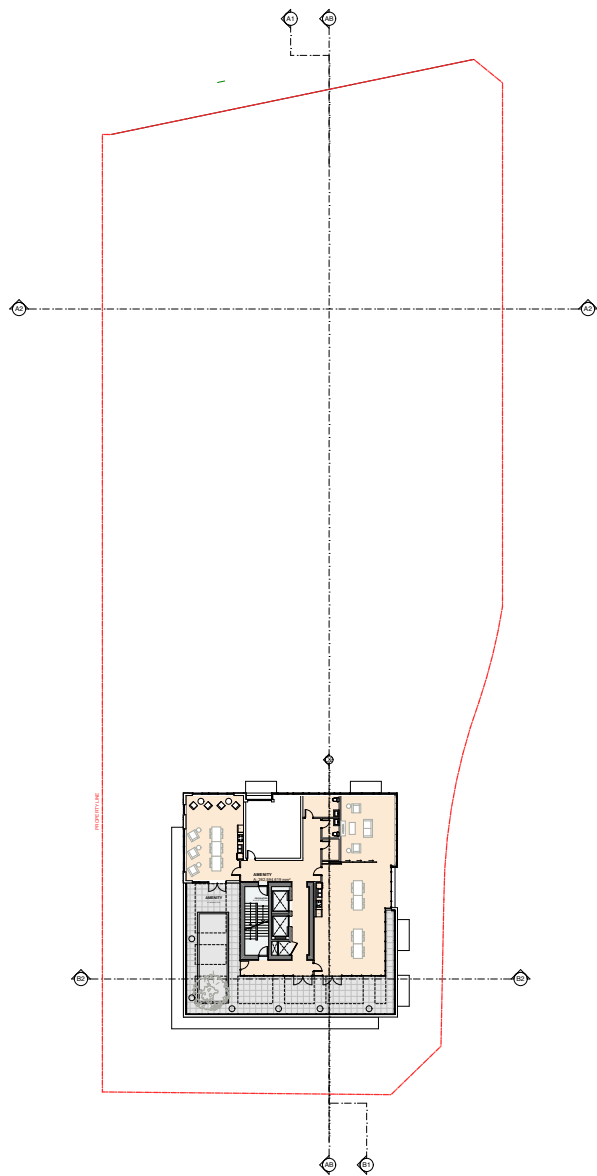
**OVERALL LEVEL 21 TO 24**

NO. 1 1723 PROJECT NUMBER  
 DATE  
 DRAWN  
 CHECKED  
 APPROVED

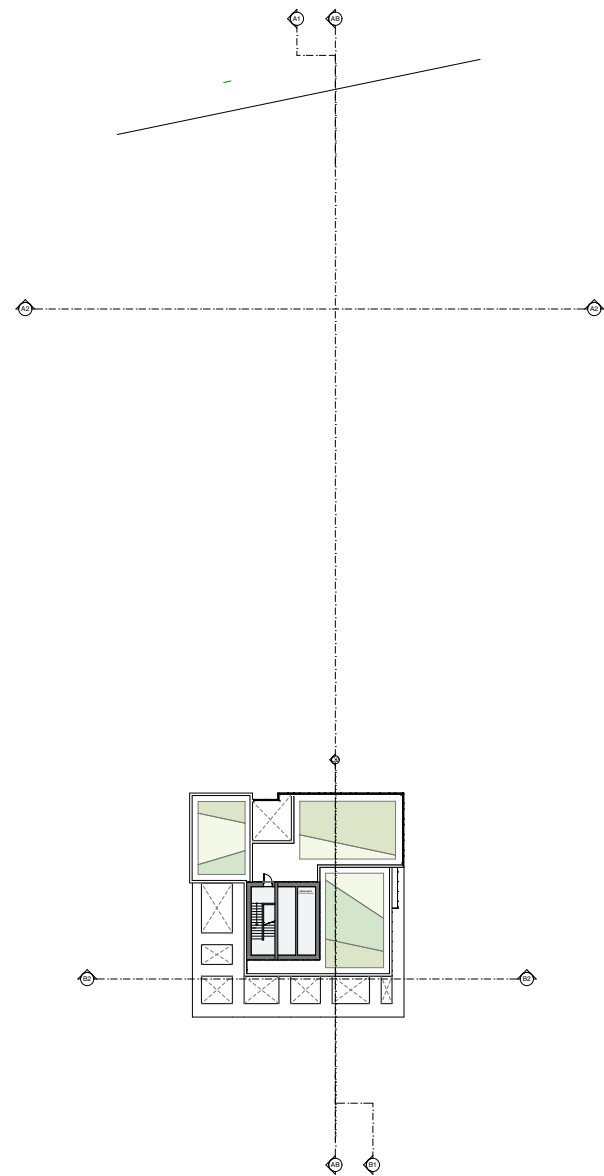
**A3.09**



LEVEL 25  
 15m 5m 0



LEVEL 26  
 15m 5m 0



ROOF LEVEL (BUILDING B)  
 15m 5m 0

**13265 104 AVENUE**  
 Western Canadian Properties Group XII Limited Partnership Ltd  
 CITY OF SURREY, BRITISH COLUMBIA

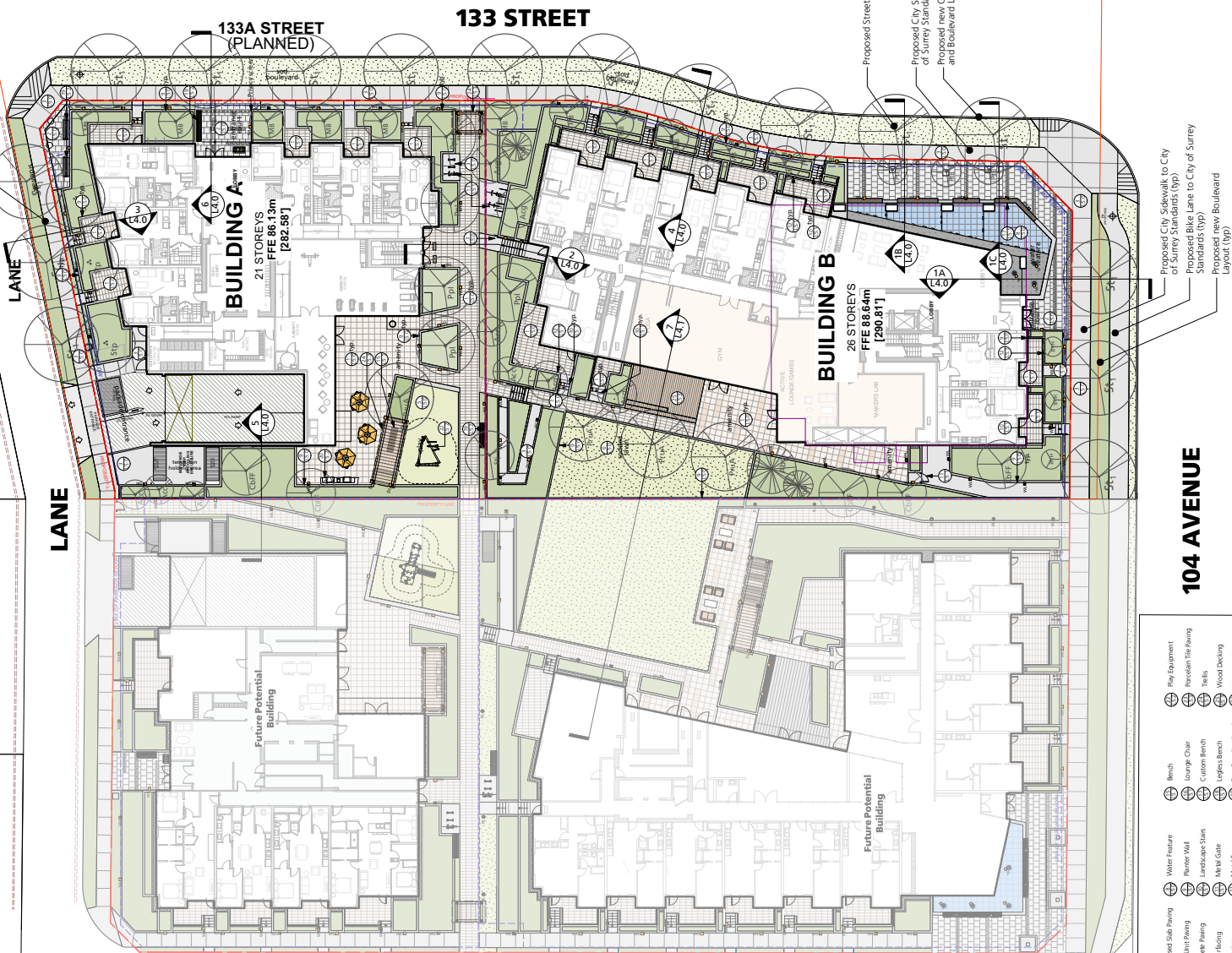
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 architects

221-1445 Avenue Canada  
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 Canada V6C 2P4  
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OVERALL LEVEL 25  
 TO ROOF

A3.10

Proposed City Sidewalk to City of Surrey Standards (typ)



**LEGEND**

Hydroseeded Silt Paving	Water Feature	Play Equipment
Concrete Silt Paving	Plastic Mulch	Precast Tile Paving
Rubber Surfing	Metal Gate	Terrace
Floor Surfing	Metal Fence	Wood Decking
Sodded Lawn	Bike Rack	Green Roof
Artificial Turf	Picnic Table	
	Bench	
	lounge Chair	
	Custom Bench	
	Loggia Bench	
	Free Standing Bench	
	Barbecue Area	
	Drill/Wood Ball	

6	Re-issued for RZ / DP	2020/06/26
5	Re-issued for DP	2020/02/20
4	Re-issued for DP	2019/09/30
3	Re-issued for DP	2019/06/14
2	Re-issued for RZ / DP	2018/12/03
1	Issued for RZ / DP	2018/10/05
Revision No.		Date

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 Client:

**Western Canadian Properties Group XII Limited Partnership Ltd.**

Project Title:  
**13245 104 Avenue**

Drawing Title:  
**Landscape Plan - Ground Floor**

Project North:  
  
 Drawn By: JP/TT  
 Checked By: MP

Scale: 1:200  
 Job No.: 18-012  
 Sheet No.:

**L1.0A**

## INTER-OFFICE MEMO

---

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

**FROM: Development Engineer, Engineering Department**

**DATE: Feb 14, 2019**                      **PROJECT FILE: 7818-0393-00**

---

**RE: Engineering Requirements  
Location: 13265 - 104 Avenue**

### **OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT/DEVELOPMENT PERMIT**

There are no engineering requirements relative to the OCP Amendment/City Centre Plan Amendment and the Development Permit beyond those noted below.

### **REZONE/SUBDIVISION**

#### ***Property and Right-of-Way Requirements***

- Dedicate 2.808m along 104 Avenue for the ultimate 30.0m arterial road standard.
- Dedicate varying dedication from 11.5m to 17.5m for new 133 Street for a total of 20.0m.
- Dedicate 3.0m along east-west lane for the ultimate 12.0m Green Lane.
- Dedicate 3.0m x 3.0m corner cut at the intersection of 133 Street and the Green Lane.
- Dedicate 5.0m x 5.0m corner cut at the intersection of 133 Street and 104 Avenue.
- Provide 0.5m wide SROW along 104 Avenue, 133 Street and the Green Lane.

#### ***Works and Services***

- Construct north side of 104 Avenue to the City Centre arterial road standard.
- Construct 133 Street to the half road standard.
- Construct Green Lane per City Centre lane standard.
- Construct traffic signal at 133 Street and 104 Avenue intersection if recommended by Traffic Impact Study (TIS).
- Construct storm main along 133 Street.
- Complete drainage catchment analysis to determine capacities. Resolve downstream constraints, if identified.
- Construct 250mm sanitary main along 133 Street, 104 Avenue and the Green Lane.
- Complete sanitary catchment analysis to determine capacities. Resolve downstream constraints, if identified.
- Construct 300mm water main along 133 Street
- Provide metered water, storm and sanitary service connections.
- Register applicable legal documents, working easements and tree cutting permits, as determined through detailed design.
- Pay applicable sanitary latecomer charges.
- Pay amenity charge for undergrounding existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager  
HB4

NOTE: Detailed Land Development Engineering Review available on file

**Planning** May 8, 2020

**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.

KB Woodward Elementary is operating at 138% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey.

As for September 2019, there are currently 10 portables on site used for enrolling space. Any immediate future growth will need to be addressed by bringing on portables.

There is potential for significant redevelopment located along King George Boulevard, in particular, with the current building form potentially changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall. As of March 2019, the Ministry of Education approved funding to prepare a feasibility study to build a 200 capacity addition at this site to relieve the short term pressure at the school.

As of September 2019, Kwantlen Park Secondary is currently operating at 119% with 11 portables on site used for enrolling classes. As part of the 2020/2021 Five Year Capital Plan submission, the District is requesting a 300 capacity addition to relieve enrolment pressure in the catchment. The Ministry has **not approved any funding for this project.**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 18 0393 00

**SUMMARY**

The proposed 424 highrise units are estimated to have the following impact on the following schools:

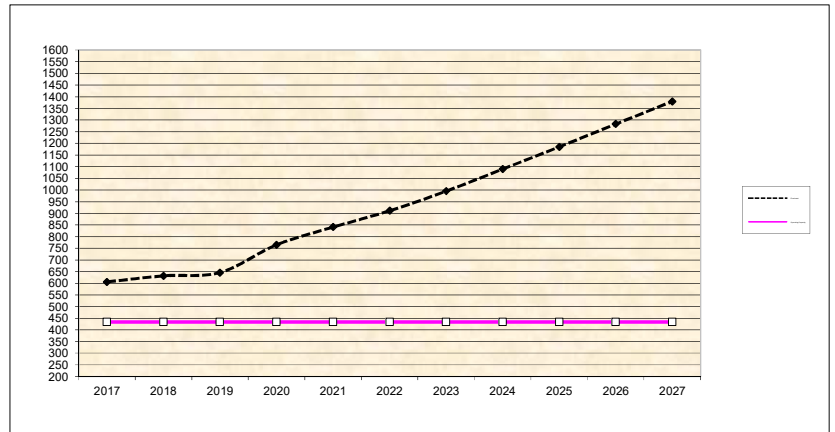
**Projected # of students for this development:**

Elementary Students:	11
Secondary Students:	4

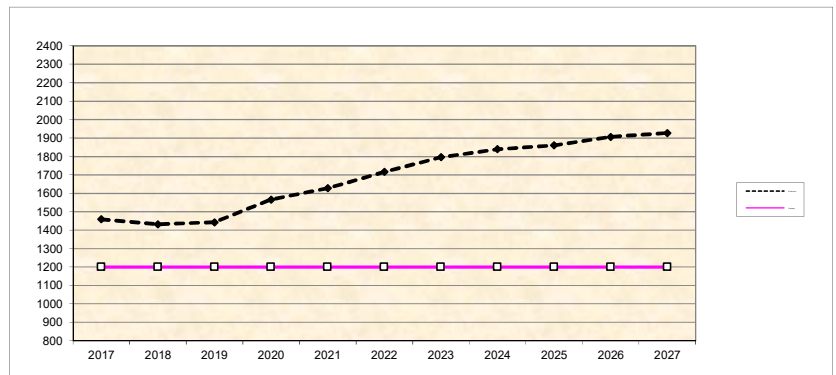
**September 2019 Enrolment/School Capacity**

<b>K.B. Woodward Elementary</b>	
Enrolment (K/1-7):	80 K + 566
Operating Capacity (K/1-7)	38 K + 396
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1443
Capacity (8-12):	1200

**K.B. Woodward Elementary**



**Kwantlen Park 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: 18-0393-00


Address: 13265 – 104 Avenue, Surrey, BC

Registered Arborist: Corey Plester

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	28
<b>Protected Trees to be Removed</b>	28
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = 56</li> </ul>	<b>56</b>
<b>Replacement Trees Proposed</b>	36
<b>Replacement Trees in Deficit</b>	<b>20</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	17
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = 34</li> </ul>	<b>34</b>
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist: 	Date: February 11, 2020
--	-------------------------





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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Oak	1	1	0
<b>Coniferous Trees</b>			
Pine, Austrian	20	20	0
Hemlock, Western	2	2	0
Spruce, Norway	2	2	0
Cedar, Western Red	3	3	0
<b>Total (Not including Alder and Cottonwood)</b>	28	28	0
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		36	
<b>Total Retained and Replacement Trees</b>		36	

**\*TOTALS DO NOT INCLUDE OFFSITE TREES**





**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

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

CLIENT

FILE NO.

PROJECT TITLE

**TREE PRESERVATION AND PROTECTION PLAN**

13265 104 AVENUE  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAY07/18	MK	REVISIONS
2	MAY30/19	MK	SITE PLAN
3	JUN13/19	MK	SITE PLAN
4	JUN13/19	MK	CIVIL PLAN
5	FEB10/20	MK	SITE PLAN

SHEET TITLE

**T1 - TREE PRESERVATION AND REMOVAL PLAN**

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DRAWN

MK

SCALE

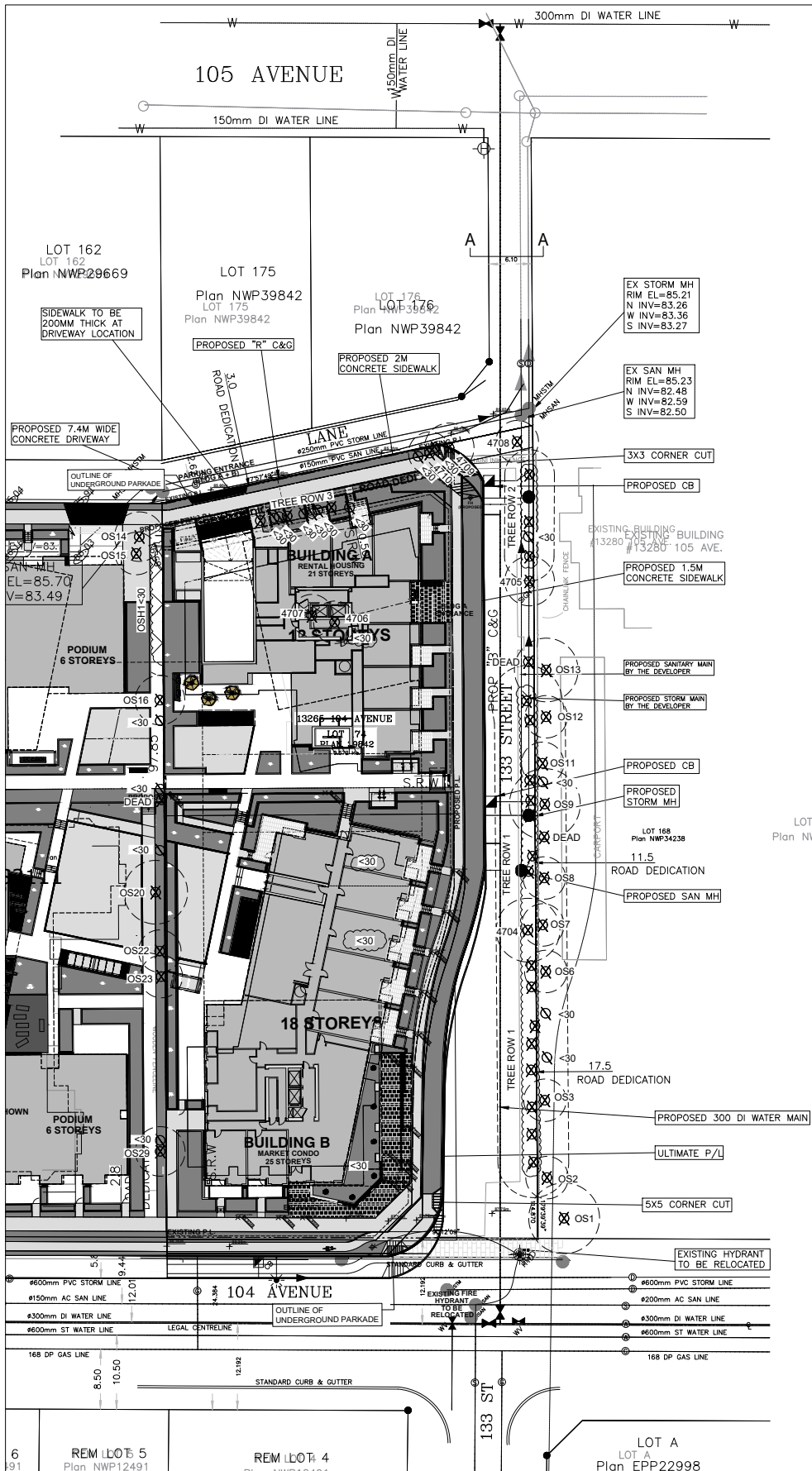
AS SHOWN

DATE

MARCH 6, 2018

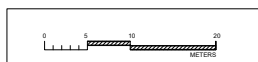
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SHEET 1 OF 2

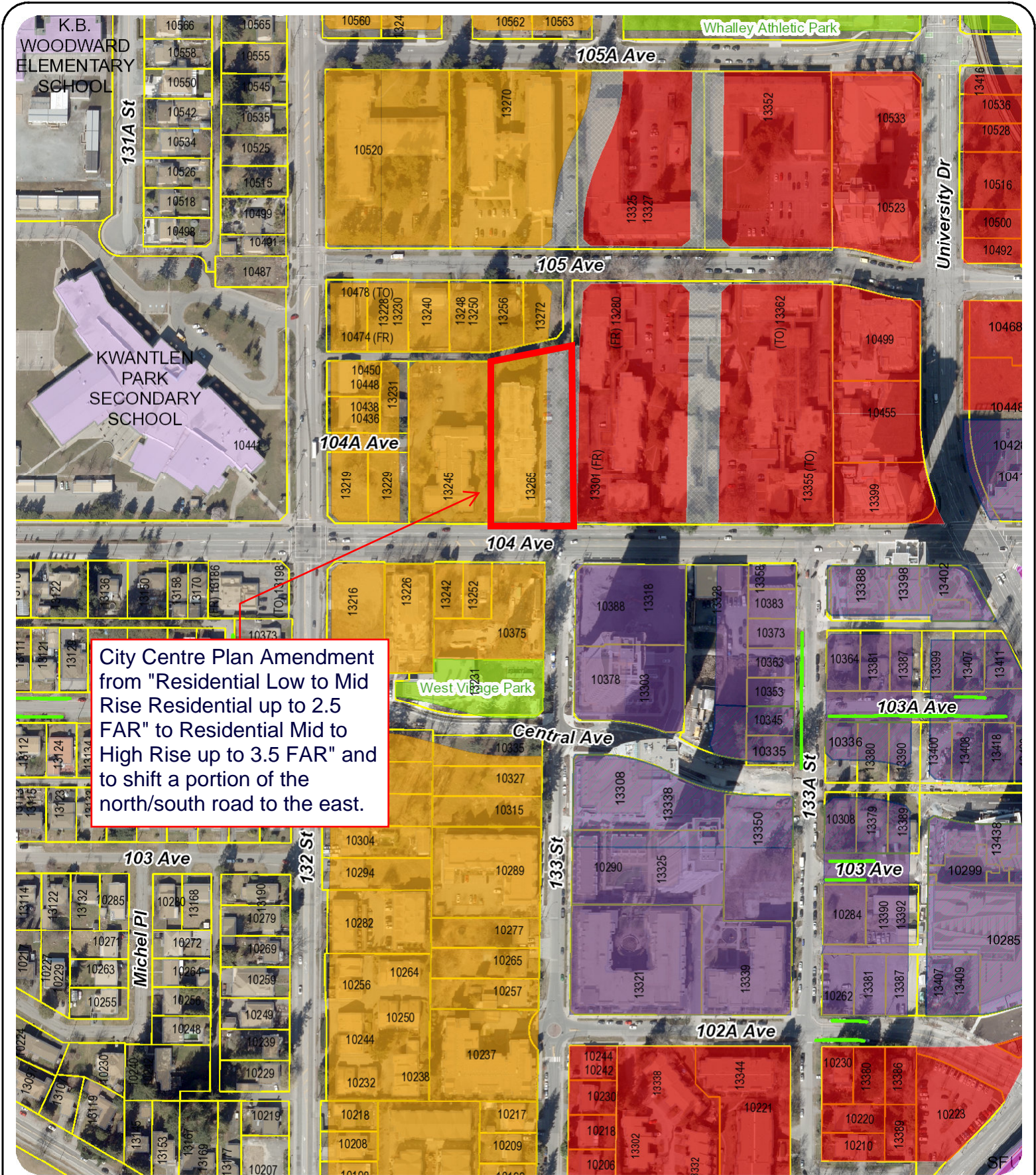


**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

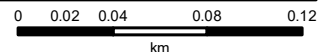






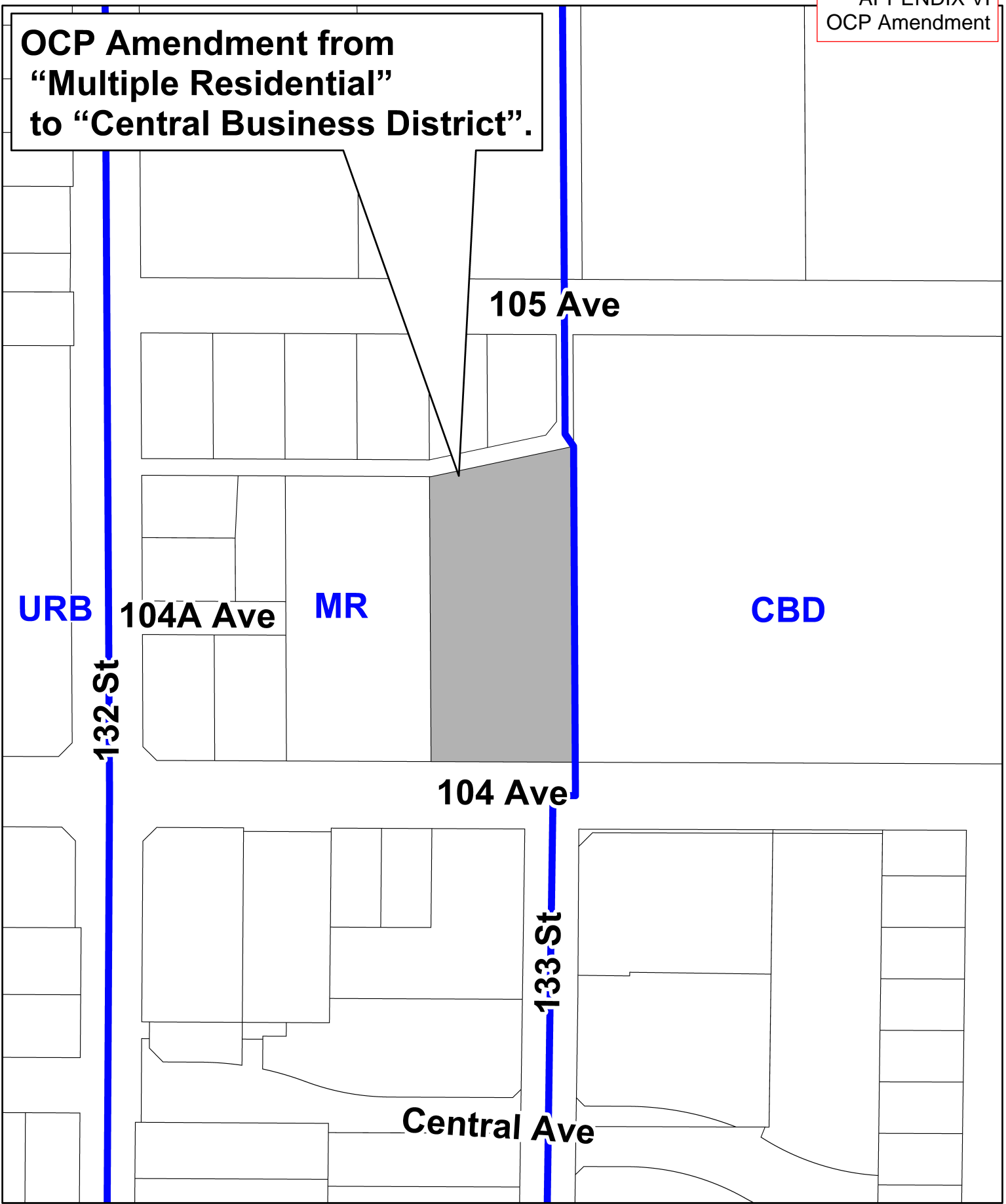
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**OCP Amendment from  
“Multiple Residential”  
to “Central Business District”.**




**LEGEND**

 Central Business District designation

 7.5 FAR

 5.5 FAR

 3.5 FAR

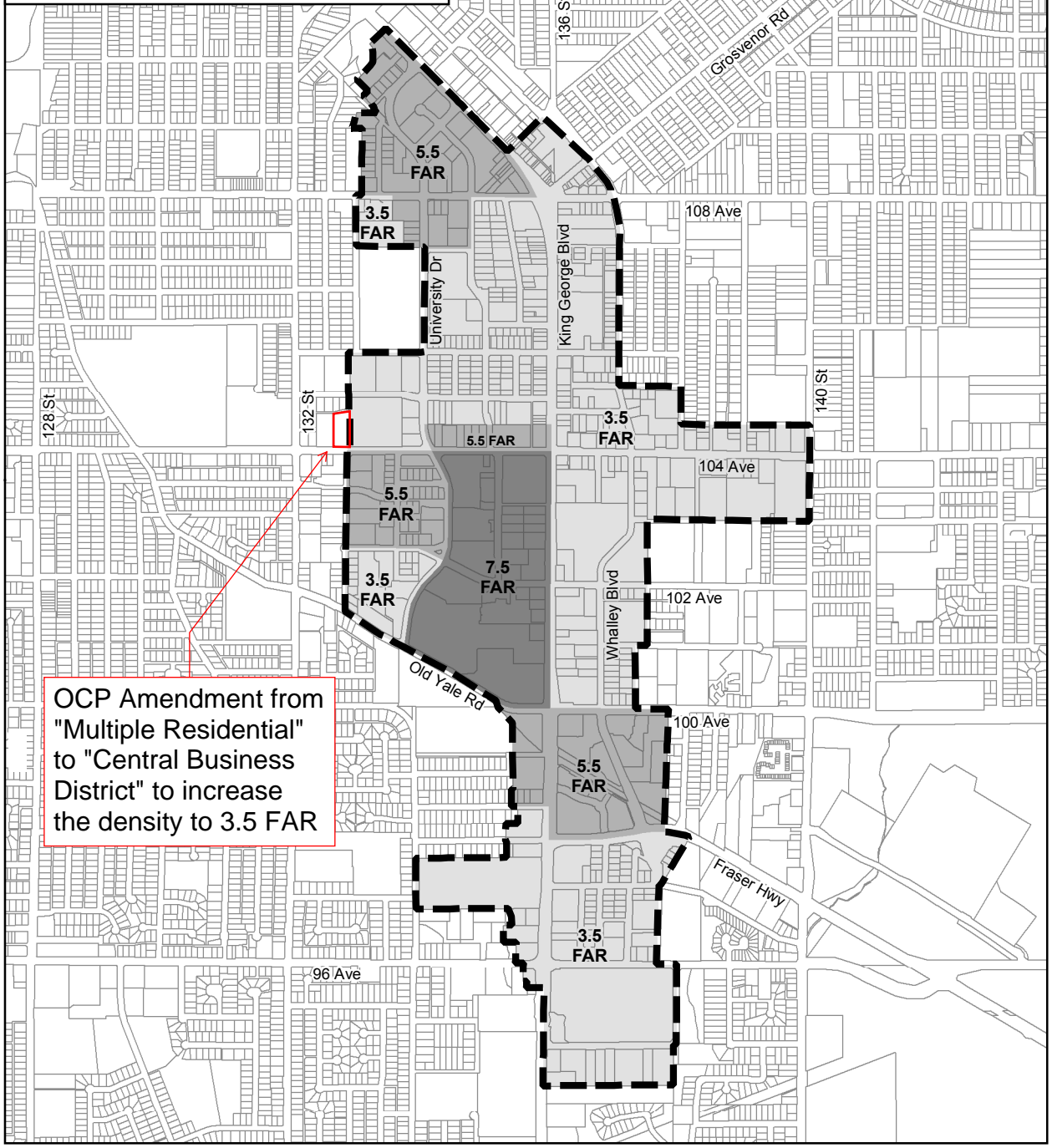
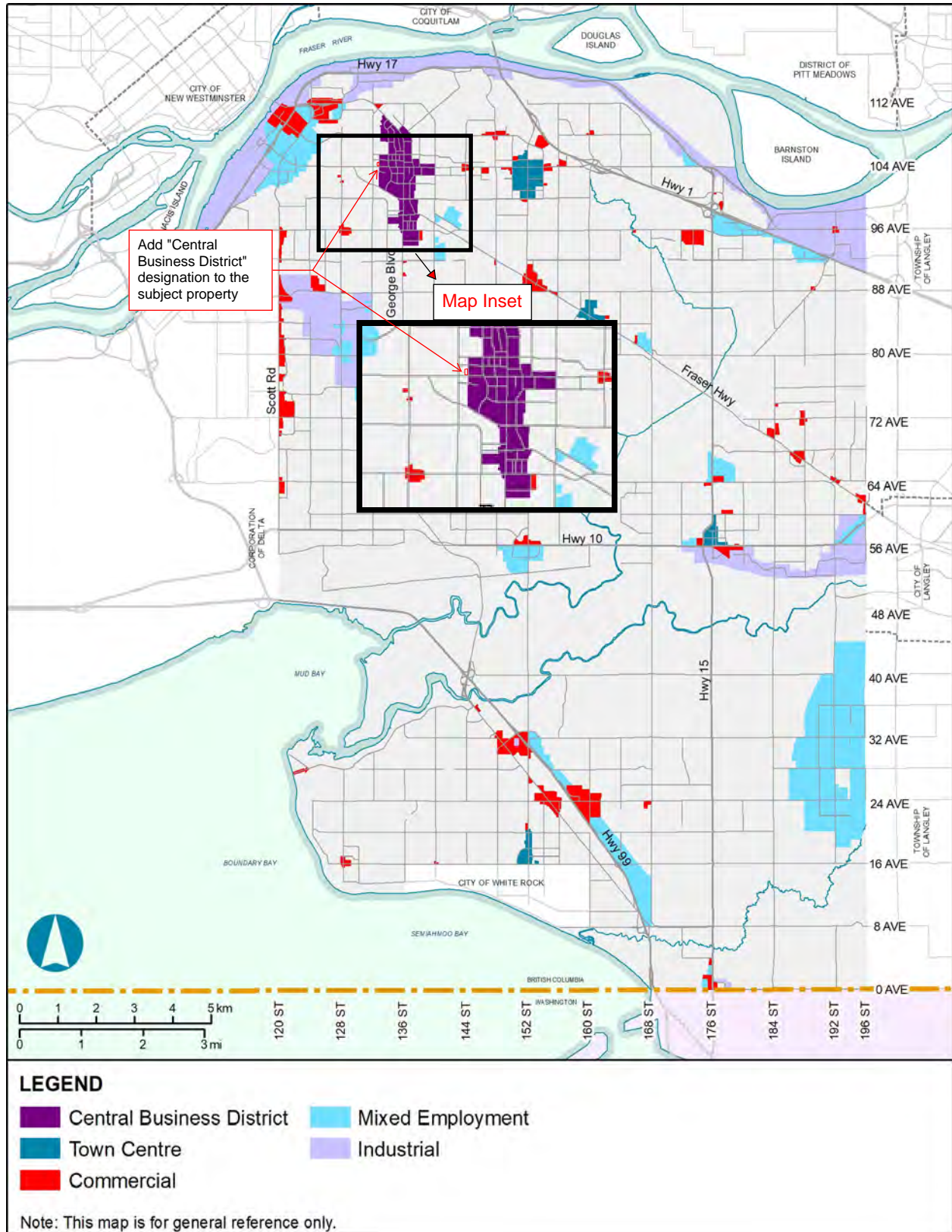
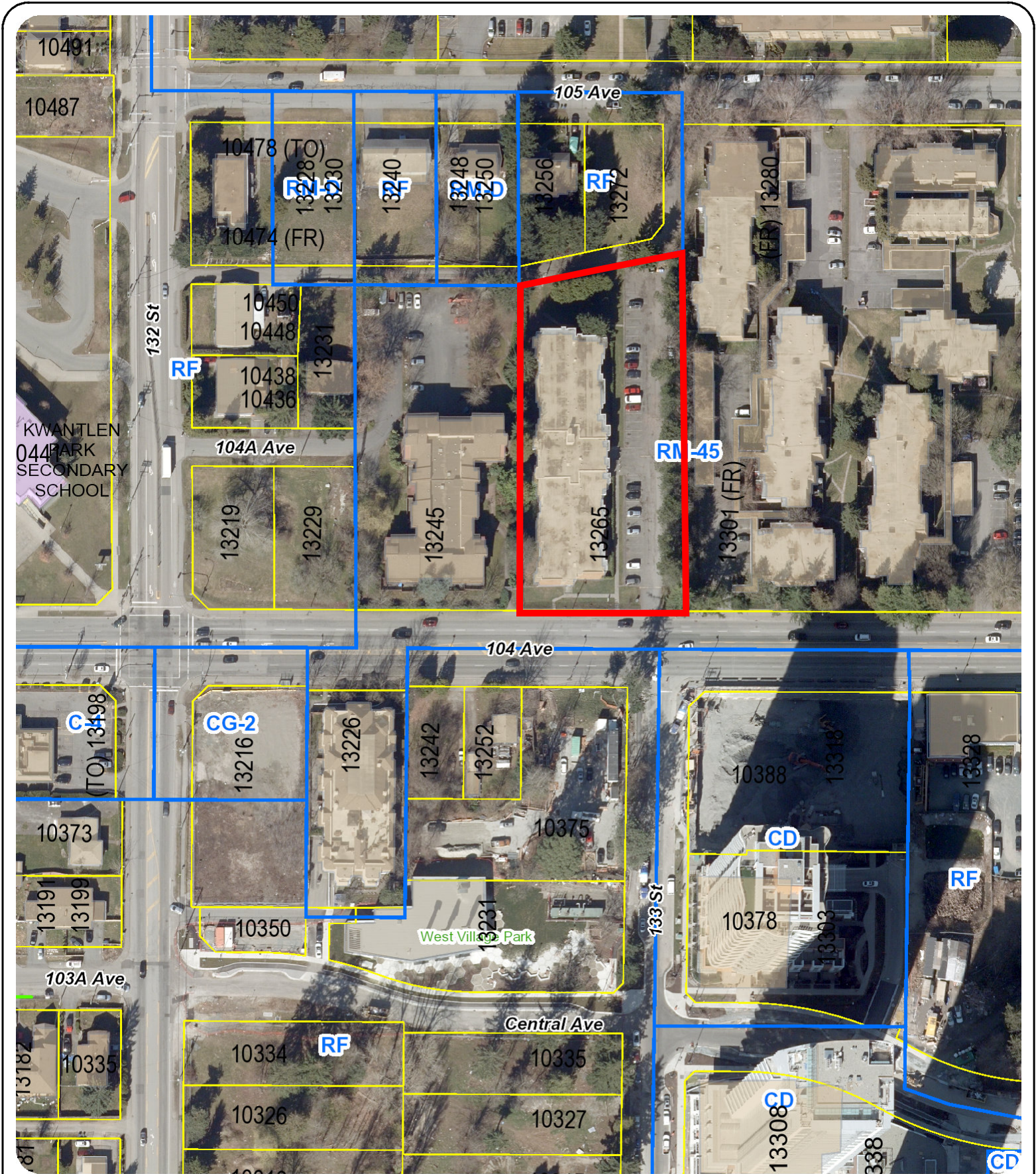


Figure 42: Major Employment Areas



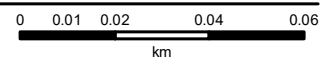
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- BL 18787
- BL 19364
- BL 19296
- BL 19996
- BL 20008





Scale: 1:1,600

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# Advisory Design Panel Minutes

Location: Virtual  
Thursday, April 30, 2020  
Time: 3:00 pm

**Present:**

**Panel Members:**

- R. Drew, Chair
- A. Llanos
- A. Politano
- B. Howard
- G. Borowski
- I. MacFadyen
- L. Mickelson
- R. Sethi
- W. Chong

**Guests:**

- Doug Nelson, Bingham Hill Architects
- Edward Archibald, Western Canadian Properties Group
- Jim Ferrie
- Kim Maust
- Michael Patterson, Perry + Assoc
- Ravi Sandhu, West Fraser Holdings Ltd.
- Ross Yamaguchi
- Will Blair, Bingham Hill Architects

**Staff Present:**

- A. McLean, City Architect
- N. Chow, Urban Design Planner
- S. Maleknia, Urban Design Planner
- C. Eagles, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was Moved by R. Sethi  
 Seconded by I. MacFadyen  
 That the minutes of the Advisory Design  
 Panel meeting of April 16, 2020 be received.  
Carried

**B. NEW SUBMISSIONS**

**2. Time: 5:00 p.m.**

File No.: 7918-0393-00  
 Address: 13265 – 104 Avenue  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: OCP Amendment, City Centre Plan Amendment, Rezoning, and Detailed Development Permit to permit the development of a 21-storey rental apartment building the northern portion of the site and a 25 storey market apartment tower on the southern portion.  
 Developer: Edward Archibald, Western Canadian Properties Group  
 Architect: Will Blair, Bingham Hill Architects  
 Landscape Architect: Michael Patterson, Perry + Assoc  
 Planner: Christopher Atkins  
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues.

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

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

R. Sethi left the meeting at 5:15 p.m.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by B. Howard  
Seconded by A. Llanos  
That the Advisory Design Panel (ADP):

1. SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and
2. Recommend that the landscaping submission return to staff for further development.

### Carried

#### Key Points:

- The provision of amenity space is appreciated. Consider providing the amenity at the roof top of Building B  
*(Amenity indoor and outdoor space has been added at Building B.)*
- Consider privacy overlook at inside corner suites.  
*(Building A inside (courtyard) suites are revised to improve privacy.)*
- Consider running an energy model as soon as possible.  
*(Preparation of an energy model is underway. Conformance with Energy Code Step 2 is not expected to be a problem, given the ratio of window-to-wall has been considered through the design development of both buildings.)*
- Ensure the pre and post stormwater matches.  
*(Required stormwater retention will be provided.)*
- Recommend further development of the facades.  
*(Building B facades have been refined, through enhanced form-definition.)*
- Consider further use of colour on Building B. The colour reinforces the grid character of the field. Consider a more playful strategy.  
*(Building B accent colour has been simplified and strengthened, with more focused application to reinforce the more refined massing revisions.)*
- Success of the design will come from considered detailing.  
*(Noted/agreed.)*
- Consider a loading bay and parcel room.  
*(A loading bay has been considered, but not implemented due to negative impact on site planning. Mailroom areas are revised to add a dedicated room for secure temporary storage of delivered parcels.)*
- Confirm Firefighting requirements regarding annunciator panels.  
*CACF panels will be located to suit Surrey Fire department requirements.*
- The provision of daylight light at the end of the longer corridor is appreciated.  
*(Noted.)*



- Consider relocating suite entry doors away from elevator lobbies.  
*(Building A suite entry door at elevator lobby is shifted to improve unit privacy.)*
- Consider 5% Adaptable units.  
*(Provision of adaptable units has been considered, but not implemented for the subject buildings.)*
- Consider Accessibility to the balconies.  
*(Balcony thresholds will be kept as low/flush as feasible.)*

#### Site

- It was noted there is logic to the vehicular and pedestrian circulation.  
*(Noted.)*

#### Form and Character

- The use of colour on Building B is rich.  
*(Noted, the applicant suggests reference is meant to be Building 'A')*
- Reconsider the distance between buildings and livability.  
*(Building separations generally follow Planning Department setback and separation requirements. Tower A south and west facades are oriented (in part) to improve views past adjacent buildings.)*
- Consider a loading bay for moving.  
*(A loading bay has been considered, but not implemented due to negative impact on site planning.)*
- Consider a caretaker suite or a concierge for the rental building.  
*(This suggestion is under consideration by the client.)*
- Recommend an elevator study.  
*(An elevator study is underway.)*
- Recommend a parcel delivery room be incorporated with the mail room.  
*(A parcel delivery room has been integrated into each building.)*
- The mix of unit sizes is supported.  
*(Noted.)*
- Consider increasing amount of interior amenity space especially for Building B where a modest interior room could be placed on the roof.  
*(An amenity facility is added to the roof of Building B, which includes both indoor and outdoor spaces.)*
- Consider privacy screening between balconies in close proximity to each other.  
*(Coloured translucent glass privacy screens are added where balconies are close to one another. The glass colour strengthens the provision of accent colour to the building.)*
- Consider further development of west elevation of Building A.  
*(The west elevation (and associated unit layouts) are modified to increase glazing and provide increased rigour to the composition. The increase glazing also contributes to improved visual overview of the adjacent common pathway.)*
- The massing for Building B feels appropriate.  
*(Massing remains essentially the same, with some refined adjustment to*

- strengthen the east and north facades.)*
- Consider further development of the entry sequencing.  
*(Building B entry street presence is increased by extension of the entrance canopy.)*
- The interlocking squares do not read as properly.  
*(The visual contrast of Building B is strengthened by relocation of unit balconies away from the point of connection between black and white forms.)*
- Consider relocating the annunciator panels to a less “busy” location as per recent fire department input on other projects.  
*(CACF panels are repositioned into the Lobby space in order to reduce potential congestion within the entry vestibule.)*
- Consider enhancing the “specks” of red to give it more punch.  
*(Red accents on the black form facade are significantly increased in size.)*
- It was noted that the tower design is strong with a good choice of materials and composition.  
*(Noted.)*

#### Landscape

- Consider a coherent landscape plan between projects, and a more unified landscape courtyard design. The South building water feature placement is a great feature.  
*(Courtyard design is refined to strengthen and unify the design.)*

#### CPTED

- No specific issues were identified.  
*(Noted.)*

#### Sustainability

- Recommend energy model and emphasis the need to consider cooling based on climate change.  
*(Preparation of the energy model is underway (see previous comment under ‘Key Points’.)*
- Ensure that the pre and post storm water rates match.  
*(Required stormwater retention will be provided.)*
- Consider getting energy modeler onboard early.  
*(Preparation of energy model is underway.)*

#### Accessibility

- Recommend 4 designated disabled parking stalls in Building A and a minimum of 7 in Building B.  
*(Plans provide minimum number of accessible parking spaces as required by the Zoning Bylaw. The applicant will pursue the potential to increase the number of accessible stalls as the drawing coordination process continues.)*

- Recommend that the entrance door be power operated.  
*(Automatic door operators will be provided at main entrances and at primary accessible access points throughout the building.)*
- Consider the elevator and entrance call button panel to be placed horizontally.  
*(This item will be considered as documentation proceeds.)*
- Consider emergency call buttons in the parking lobbies.  
*(This item will be considered as documentation proceeds.)*

**C. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, May 14, 2020.

**D. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:30 p.m.

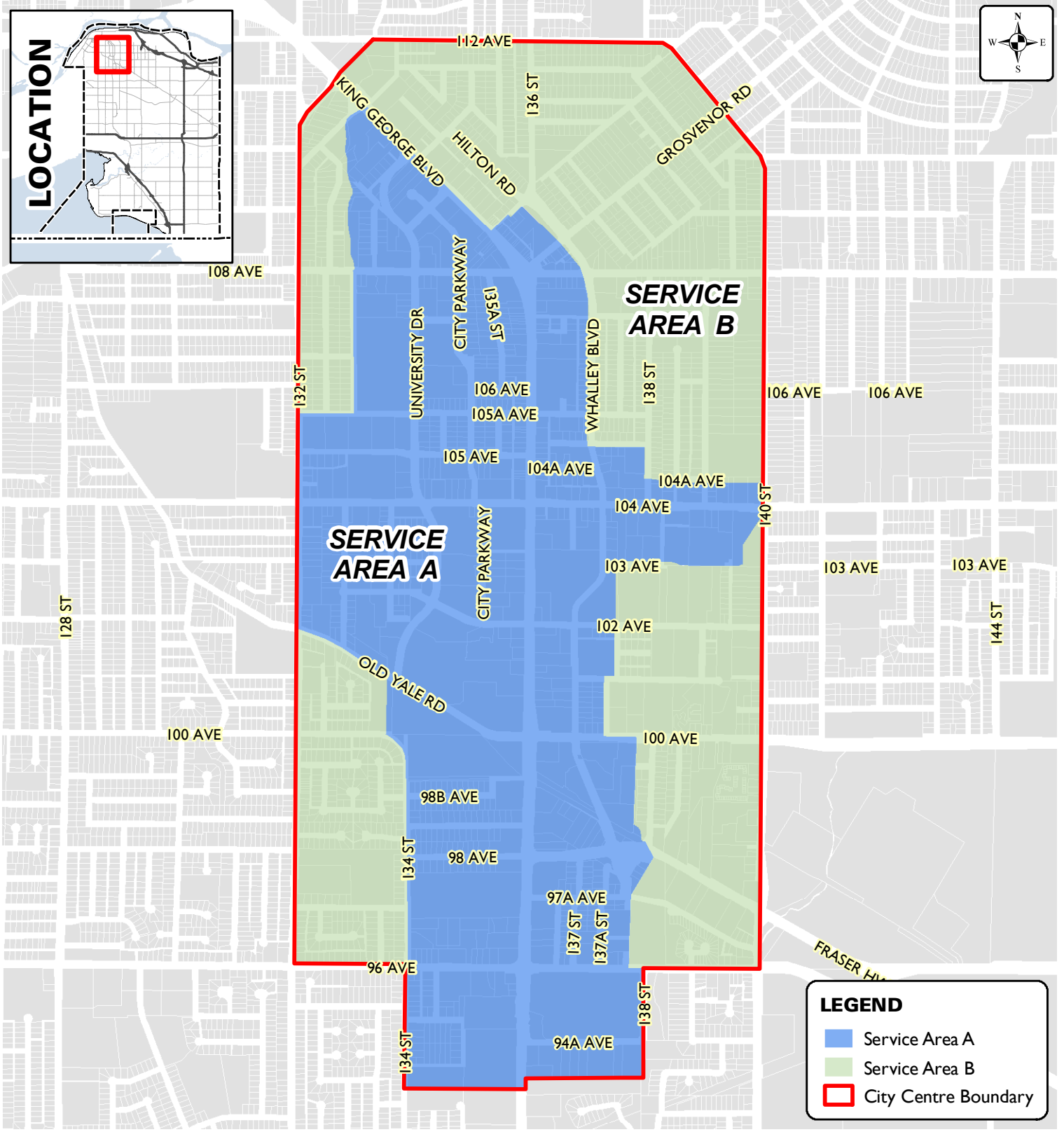
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Jennifer Ficocelli, City Clerk

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R. Drew, Chair

FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA  
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

**Updated July 20, 2020**

**City of Surrey Policy No. O-61**

**Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance**

**& Relocation Assistance to Tenants when Redevelopment Occurs for**

**Elizabeth Manor Apartments**

**13265 14 Ave. Surrey BC**

**Re: Tenant Relocation Plan**

**Prepared by Sommerville Community Relations on behalf of**

**Western Canadian Properties Group**

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- 1. INTRODUCTION**
- 2. METHODOLOGY**
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**END OF TENANT RELOCATION PLAN**

## 0. Introduction & Contents

The redevelopment of 13265 14<sup>th</sup> Avenue, Surrey, BC will include new market residential housing and affordable housing in partnership with BC Housing's Housing Hub program with 175 units of affordable rental housing defined as Affordable under the CMHC. Of the affordable rental housing a component will be set aside for current tenants for first-right-of refusal to return at 10% below the current market rental CMHC report for average rents for the neighbourhood.

The Tenant Relocation Plan focuses on the step-by-step process between The City of Surrey Staff, Western Canadian Properties Group and Sommerville Community Relations (Sommerville) in our role as the designated Tenant Relocation Coordinator for 13265 14<sup>th</sup> Avenue (Elizabeth Manor Apartments) for the Relocation of Tenants.

## 1. Methodology

Our general approach is an assurance that our entire staff and everyone we work with use communication in every medium with Tenants from a place of proactiveness, openness, de-escalation, and mutual respect. Our process is transparent, informative, and consistent across all communication. We provide services to each and every Tenant in the way in which we would want these services to be provided and presented to ourselves.

## 2. Financial Compensation

Each tenant shall be provided, at a minimum, the equivalent of at least 3 month's rent. This could be provided as a lump sum payment, or free rent or a combination, at the discretion of the Tenant. Through the Communications Plan enactment options will be presented to each Tenant and confirmed in advance of the final notice to end tenancy.

## 3. Relocation Assistance

Sommerville Community Relations, in its role as Tenant Relocation Coordinator will enact the Communications Plan and Tenant Relocation Plan. All tenants will be offered assistance in relocating. Tenants that want assistance in relocated will be provided with:

- Assistance in finding a minimum of 3 options of comparable units in the City of Surrey, with at least one option in the same neighbourhood where possible, unless otherwise agreed to by the Tenant.
- The 3 options should be no more than 10% above the Canadian Mortgage and Housing Corporation (CMHC) average rent for the applicable unit size in the City of Surrey, unless agreed to by the tenant. Note: CMHC's Annual Rental Market Report for Vancouver CMA is issued each fall. The report contains average rents by number of bedrooms for each municipality in Metro Vancouver, including the City of Surrey. The most recent

CMHC Report will be used to determine the City of Surrey Average Rents at the time of relocation. Sommerville will therefore use the average rents for the most current year.

- In cases where the tenant's current rent is more than 10% above the CMHC average rent, options should be provided at a maximum of the tenant's current rent.
- The tenant needs and requirements will be considered including affordability, accessibility, household size, and need for pet friendly accommodations.
- For vulnerable tenant with additional requirements, the Sommerville in its role as Tenant Relocation Coordinator works with in-house Social Workers who work with non-profit housing providers, health and social service agency to meet the Tenant's needs. These tenants are aimed to be identified early in the process as it takes additional time to in our experience to provide full services to these Tenants.
- Tenants who do not want to be provided with relocation assistance shall be required to provide written notice to the proponent, Sommerville will not be held to provide services under this Tenant Relocation Plan to those specific Tenants. Once notified that a tenant does not want to be provided with relocation assistance, Sommerville will immediately respond with a confirmation letter and will notify City Staff and the Applicant.

#### **4. First Right of Refusal**

The Proponent will provide all eligible tenants with the right of first refusal to rent a unit in the redevelopment, at no more than 10% below the CMHC average rent for the applicable unit size in the City of Surrey.

#### **5. Reporting Requirements**

The Proponent will submit to City Staff regular status updates showing evidence that the Communication Plan and Tenant Relocation Plan are being implemented.

Status updates will provide information updating the Planner on all aspects of implement of the Tenant Relocation and Communications Plan, including:

- For each tenant, the results of relocation assistance, including options provided, location and monthly rent in the new unit, move out date, and details of any additional assistance for vulnerable tenants.
- Total compensation provided for each Tenant.
- Whether the tenant will be exercising the right of first refusal to rent in the new building, and if so, the unit type and starting rent.
- Samples of communications with Tenants.
- Final Tenant Relocation Report to follow the City of Surrey Final Tenant Relocation Report Template plus all back-up information and correspondence



**END OF TENANT RELOCATION PLAN**