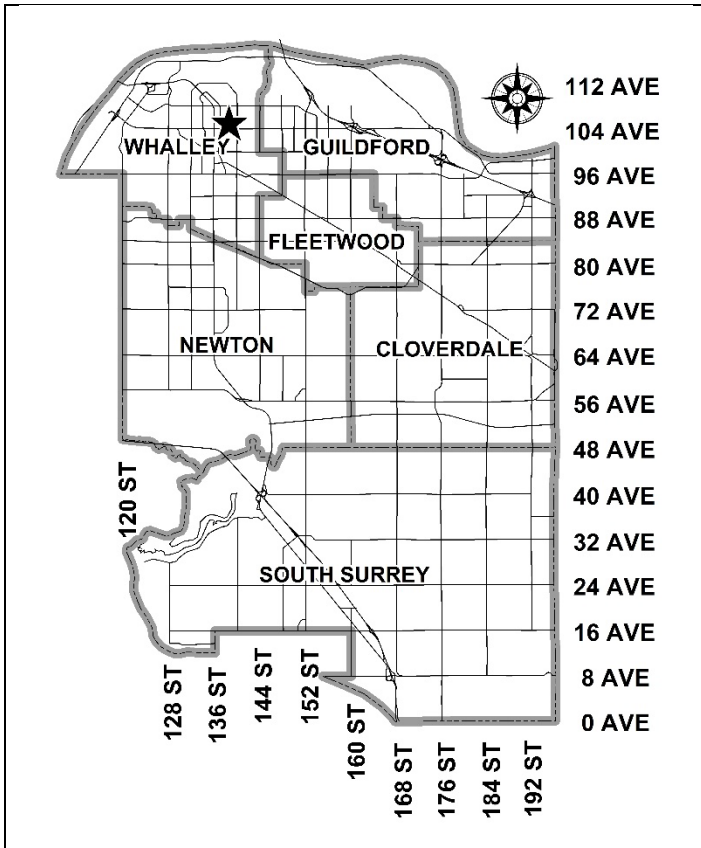


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7919-0091-00

Planning Report Date: May 9, 2022



**PROPOSAL:**

• **Development Variance Permit**

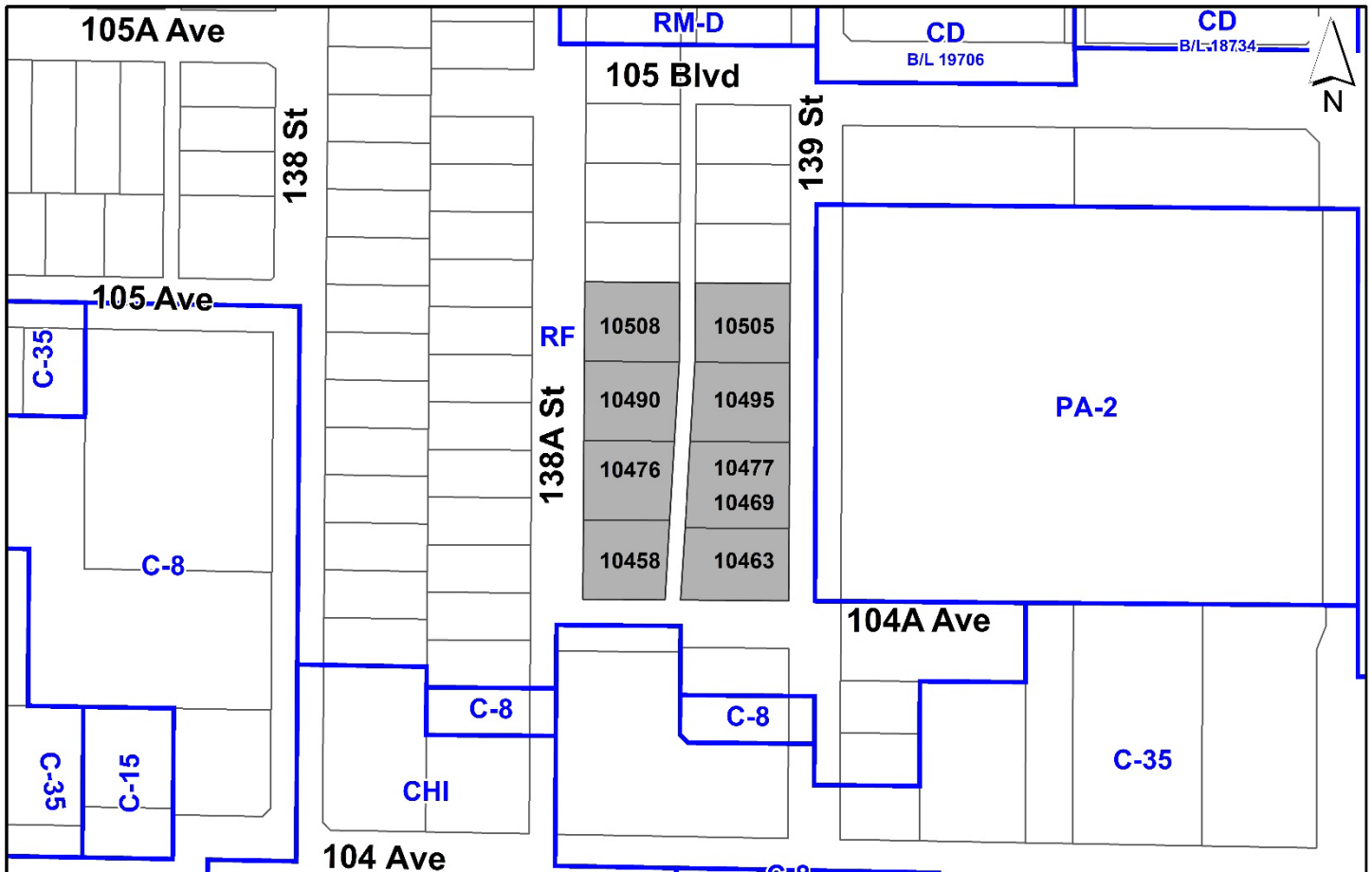
to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed multi-family development on the site.

**LOCATION:** 10458, 10476, 10490 and 10508 - 138A Street  
 10477 - 139 Street  
 (10469 - 139 Street)  
 10463, 10495 and 10505 - 139 Street

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential

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



**RECOMMENDATION SUMMARY**

- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is proposing to vary the definition of "Bond" in the *Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7819-0091-00 and to proceed to Public Notification.

**RATIONALE OF RECOMMENDATION**

- A pilot program was introduced in 2016 for the use of Surety Bonds as an alternate form of security for Servicing Agreements. A Surety Bond is a three-party agreement between the City, the Developer, and the Surety Bond Company, which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development project in the pilot program.
- On September 13, 2021, Council granted Third Reading to Rezoning Bylaw No. 20423 to permit the development of four, 6-storey apartment buildings on the subject site. The current variance will allow for the use of a Surety Bond for the servicing agreement for this proposed development.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7819-0091-00.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0091-00 (Appendix I) to vary the definition of "Bond" in the *Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended*, to include the use of Surety Bond for Servicing Agreement No. 7819-0091-00, and to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant single family lots and single family dwellings, which will be demolished as part of the subject development application, which is currently at Third Reading	Residential Low to Mid Rise up to 2.5 FAR and unopened lane allowance	RF
North (across future green lane):	Single family dwellings.	Residential Low to Mid Rise up to 2.5 FAR	RF
East (across 139 Street):	Our Lady of Good Counsel Church and School.	Mixed-Use 2.5 FAR	PA-2
South (across 104A Avenue):	Parking lot for the two commercial buildings that front 104 Avenue, and a single family dwelling.	Residential Mid to High Rise up to 3.5 FAR	C-35 and RF
West (across 138A Street):	Single family dwellings.	Residential Lot to Mid Rise up to 2.5 FAR	RF

### Context & Background

- The 9,645-square metre (2.4 acre) subject site consists of eight (8) properties and is located between 138A and 139 Street north of 104A Avenue in City Centre. The site is located within the Forsyth District of City Centre.
- The properties are all designated "Multiple Residential" in the Official Community Plan (OCP) and "Low to Mid-Rise up to 2.5 FAR" in the City Centre Plan. All of the lots are zoned "Single Family Residential Zone (RF)".
- On September 13, 2021, Council granted Third Reading to Rezoning Bylaw No. 20423 to permit a 6-storey apartment development on the subject site. The current proposed variance will allow for the use of a Surety Bond for the servicing agreement for this development.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In relation to the proposed redevelopment of the site, the applicant is proposing a Development Variance Permit to vary the definition of "Bond" in the *Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended*, in order to include the use of a Surety Bond for the Servicing Agreement (No. 7817-0091-00) associated with the development application.

### Referrals

Engineering:                      The Engineering Department has no objection to the proposed variance.

## POLICY & BY-LAW CONSIDERATIONS

### Variance to Definition of "Bond"

- The applicant is requesting to vary the definition of "Bond" in the *Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7819-0091-00.
- The pilot program to use Surety Bonds supports the goals of the City's Sustainability Charter to increase housing options and affordability by allowing improved utilization of developers' capital funds for reinvestment. A Surety Bond, which is a three-party agreement between the Developer, Surety Bond Insurer ("Surety") and the City, obligates the Surety to pay the City for the debt or default of the Developer. The Developer's working capital will then be freed for greater liquidity that can then be leveraged for reinvestment into the City.
- The pilot program supports the Sustainability Charter theme of Inclusion, specifically the following Desired Outcomes and Strategic Directions:
  - Housing DO12: Everyone in Surrey has a place to call home;
  - Housing DO13: Appropriate and affordable housing is available to meet the needs of all households in Surrey;
  - Housing SD10: Increase and maintain the supply of affordable and appropriate rental housing across all Surrey communities; and
  - Housing SD11: Ensure development of a variety of housing types to support people at all stages of life.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7819-0091-00.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7919-0091-00
- Appendix II. Planning Report No. 7919-0091-00 dated July 26, 2021

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

DN/cm

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0091-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-987-530

Lot 56 Section 23 Block 5 North Range 2 West New Westminster District Plan 28387

10490 - 138A Street

Parcel Identifier: 008-987-564

Lot 57 Section 23 Block 5 North Range 2 West New Westminster District Plan 28387

10495 - 138A Street

Parcel Identifier: 011-310-472

Parcel "A" (Reference Plan 16339) Lot 5 Section 23 Block 5 North Range 2 West  
New Westminster District Plan 8054

10463 - 139 Street

Parcel Identifier: 008-578-915

Lot "A" Section 23 Block 5 North Range 2 West New Westminster District Plan 18540

10508 - 138A Street

Parcel Identifier: 010-459-014  
Lot "B" Section 23 Block 5 North Range 2 West New Westminster District Plan  
18540

10505 – 139 Street

Parcel Identifier: 010-480-749  
Lot "B" Section 23 Block 5 North Range 2 West New Westminster District Plan  
21647

10477 – 139 Street  
(10469 – 139 Street)

Parcel Identifier: 010-480-765  
Lot "C" Section 23 Block 5 North Range 2 West New Westminster District plan 21647

10476 – 138A Street

Parcel Identifier: 010-480-781  
Lot "D" Section 23 Block 5 North Range 2 West New Westminster District Plan 21647

10458 – 138A Street

(the "Land")

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

Parcel Identifier:

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

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4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Part I – Interpretation – Definitions, "Bond" means cash, an irrevocable Letter of Credit, or a Surety Bond in favour of the City.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE        DAY OF        ,  
2022.

ISSUED THIS        DAY OF        , 2022.

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Mayor – Doug McCallum

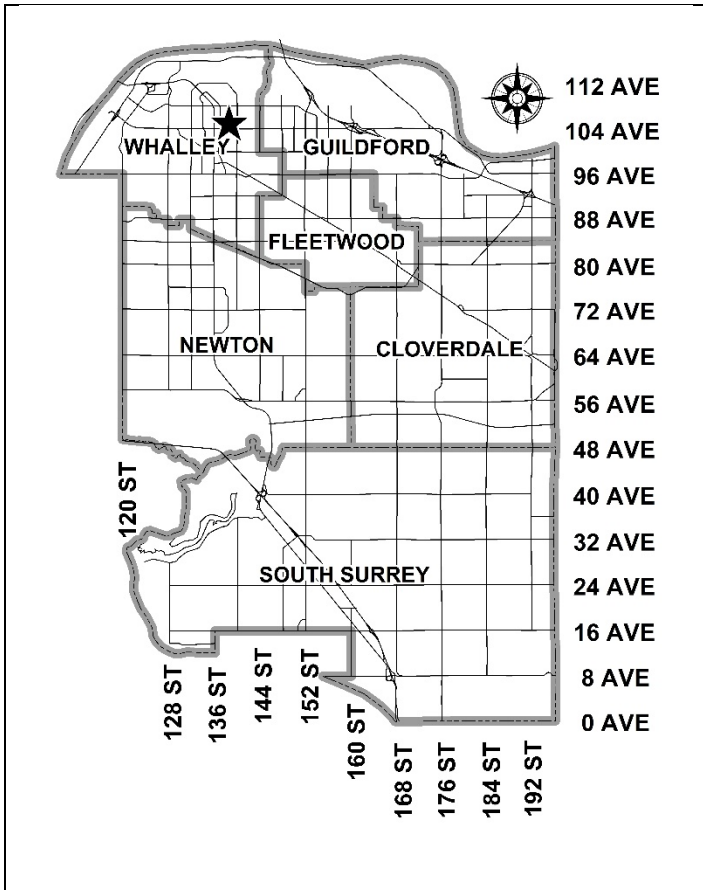
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City Clerk – Jennifer Ficocelli

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0091-00

Planning Report Date: July 26, 2021



**PROPOSAL:**

- **CCP Amendment** to remove an unopened lane allowance
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of four, 6-storey apartment buildings consisting of approximately 299 dwelling units in City Centre.

**LOCATION:**

10458, 10476, 10490 and 10508 - 138A Street  
 10477 - 139 Street  
 (10469 - 139 Street)  
 10463, 10495 and 10505 - 139 Street

**ZONING:**

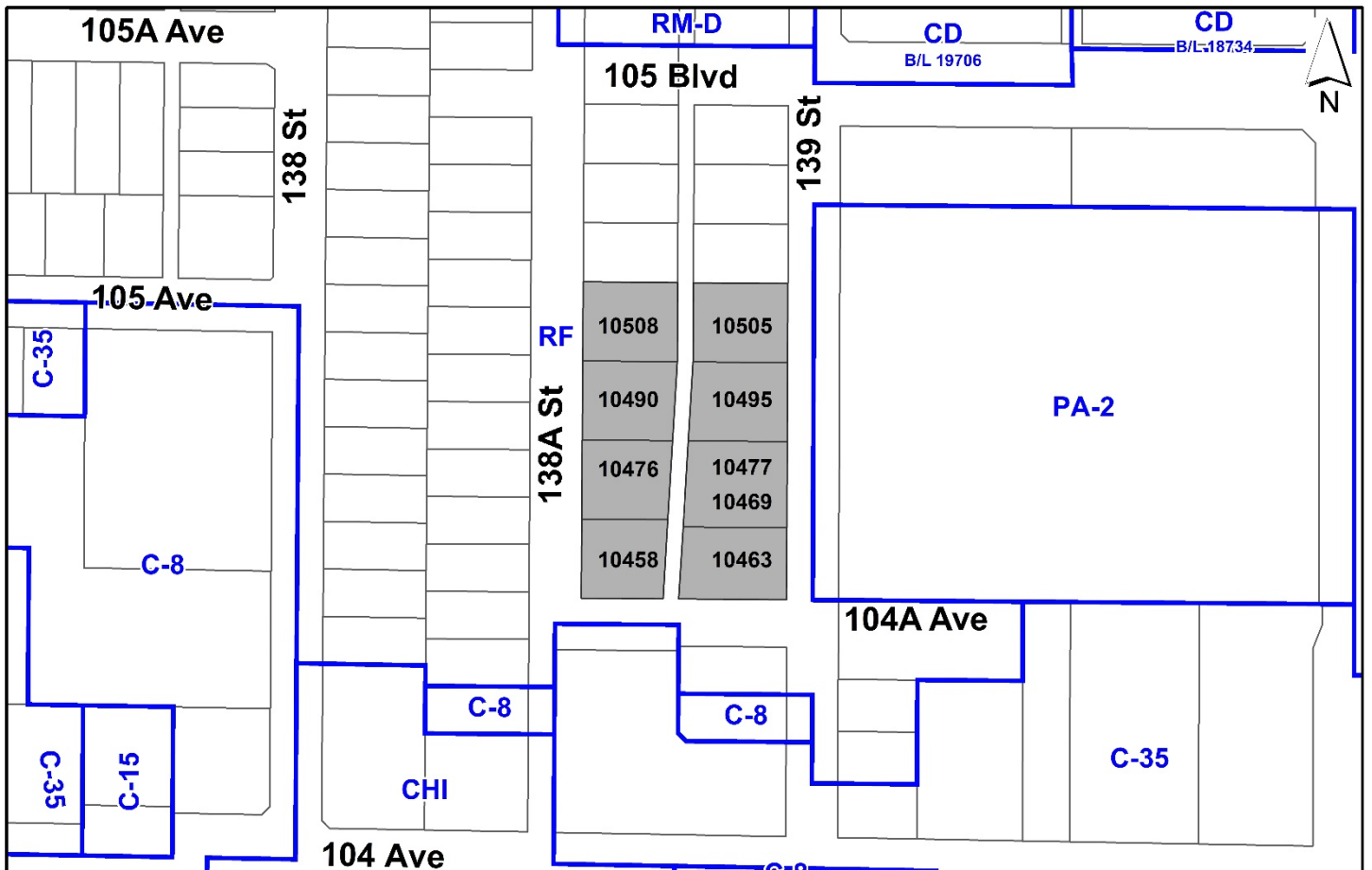
RF

**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 Rezoning.
- Approval to draft Development Permit.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to amend the City Centre Plan to close and acquire the unopened 6.0-metre north/south lane and consolidate the land with the subject site. This requires the 'unopened lane' to be removed and redesignated to 'Residential Low to Mid Rise up to 2.5 FAR'.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The applicant proposes to close, acquire, and consolidate the unopened north/south lane with the eight subject properties in order to create a single development site. The Transportation Engineering Section has confirmed that the unopened north/south lane is not required and can be consolidated with the subject site. If Council grants Third Reading to the subject Rezoning By-law, the applicant may then apply for the lane closure with the City's Realty Division. A Corporate Report will then be forwarded to Council for consideration.
- The proposal generally complies with the 'Residential Low to Mid Rise up to 2.5 FAR' designation in the Surrey City Centre Plan, and the proposed density and building form are appropriate for this part of City Centre.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan, and the proposed density and 6-storey building form are appropriate for this area of City Centre.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- There are ditches located along 138A Street and 139 Street adjacent to the subject site, as well as extensions of the ditch along 138A Street that flow through the western portion of the site. These ditches were assessed by the applicant's environmental consultant, and it was confirmed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) that the one along 138A Street, including its extensions, are yellow-coded 'Class B' watercourses. The applicant has worked with FLNRORD and City staff to propose off-site environmental compensation near Quibble Creek through a P-15 Agreement.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site and the lane allowance, which is to be closed and purchased by the applicant and shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0091-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) input and approval from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development under the Water Sustainability Act regarding the Class B (yellow-coded) ditches originating along 138A Street;
  - (d) submission of a finalized planting plan and completion of a P-15 agreement with the City for maintenance and planting in any off-site riparian areas and open space, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) completion of the lane closure and acquisition of the 6.0-metre (20-ft.) wide unopened north/south lane allowance;
  - (j) registration of a statutory right-of-way for public rights-of-passage for a sidewalk on private property at the northwest corner of the subject site;
  - (k) 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;

- (l) 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;
  - (m) registration of a statutory right-of-way for public rights-of-passage for the proposed corner plazas located at the four (4) corners of the subject site;
  - (n) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (o) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption.
4. Council pass a resolution to amend the City Centre Plan to remove the unopened lane allowance as shown in Appendix IX when the project is considered for final adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant single family lots and single family dwellings, which will be demolished as part of the subject development application	Residential Low to Mid Rise up to 2.5 FAR and unopened lane allowance	RF
North(across future green lane):	Single family dwellings.	Residential Low to Mid Rise up to 2.5 FAR	RF
East (Across 139 Street):	Our Lady of Good Counsel Church and School.	Mixed-Use 2.5 FAR	PA-2
South (Across 104A Avenue):	Parking lot for the two commercial buildings that front 104 Avenue, and a single family dwelling.	Residential Mid to High Rise up to 3.5 FAR	C-35 and RF
West (Across 138A Street):	Single family dwellings.	Residential Lot to Mid Rise up to 2.5 FAR	RF

#### Context & Background

- The 9,645-square metre (2.4 acre) subject site consists of eight (8) properties and is located between 138A and 139 Street north of 104A Avenue in City Centre. The site is located within the Forsyth District of City Centre.



- The properties are all designated "Multiple Residential" in the Official Community Plan (OCP) and "Low to Mid-Rise up to 2.5 FAR" in the City Centre Plan. All of the lots are zoned "Single Family Residential Zone (RF)". Currently, the single family homes on five (5) of the eight (8) properties have been demolished. The three (3) remaining houses (to be demolished as part of the subject Rezoning Application) are located at 10476 and 10490 – 138A Street and 10505 - 139 Street.
- The subject site slopes downward approximately 3 metres from northeast to southwest.
- Various ditches have been identified along the west and east property lines of the subject site, including an extension of the ditch flowing through the site between 10476 and 10490 - 138A Street, as shown on the City of Surrey's Mapping Online System (COSMOS). Through discussions between the applicant's environmental consultant, City staff and representatives at the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD), it was determined that the ditches located along 138A Street (including the extension) are yellow-coded (Class B) watercourses. Additionally, it was confirmed that another extension of the ditch (not shown on COSMOS) is located between 10490 and 10508 - 138A Street and is also classified as yellow-coded (Class B) (see Appendix VI).
- In accordance with Part 7A Streamside Protection of the Zoning By-law, a Class B ditch requires a minimum setback of 7.0 metres on the development site. With support from City staff, the ditches may be culverted, and the applicant is required to provide off-site environmental compensation. A P-15 Agreement is required to secure the environmental compensation (landscape planting plan), which has been preliminarily reviewed by Parks staff and is generally acceptable.
- The preliminary planting plan (Appendix X), which proposes to enhance the Quibble Creek Headwaters (9910 Whalley Boulevard), will include about 1,008 square metres of riparian compensation planting. The goal is to establish native riparian plant communities in this area that are self-sustaining and free of competition from invasive species. If the proposed development is supported by Council, the planting plan and the P-15 Agreement will be finalized prior to Council considering final adoption of the subject Rezoning application.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following, in order to allow the construction of four 6-storey apartment buildings on the subject site:
  - a City Centre Plan Amendment to remove the 6.0-metre wide unopened lane allowance and consolidate with the development site;
  - a Rezoning of the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the RM-70 Zone;
  - a Development Permit for Form and Character; and
  - a Subdivision (lot consolidation).

- The applicant is proposing to consolidate the eight (8) properties, including the 6.0-metre wide unopened lane allowance which will closed, acquired, and consolidated with the subject site.
- The proposal includes 279 apartment units and 20 townhouse units for a total of 299 dwelling units. No micro units (defined as units with a floor area between 30 and 35 square metres in size) are proposed.
- The gross floor area ratio (FAR) proposed for this development is 2.44 (2.77 net), which complies with the "Residential Low to Mid Rise up to 2.5 FAR" Surrey City Centre Plan designation.
- There are two (2) similar apartment developments near the subject site, to the northeast:
  - Development Application No. 7915-0344-00, which involved a rezoning to CD (based on the RM-70 Zone), was granted final adoption by Council on October 24, 2016, and the apartment buildings have been constructed and are occupied; and
  - Development Application No. 7917-0599-00, which is also a rezoning to CD (based on the RM-70 Zone), was granted final adoption by Council on June 24, 2019, and the apartments are under construction (occupancy is expected later this year).

<b>Proposed</b>	
<b>Lot Area</b>	
Gross Site Area (including unopened lane):	9,643 square metres
Road Dedication:	1,124 square metres
Net Site Area:	8,519 square metres
<b>Number of New Lots:</b>	1
<b>Building Height:</b>	21 metres (6 storeys)
<b>Floor Area Ratio (FAR):</b>	2.44 (gross), 2.77 (net)
<b>Floor Area</b>	
Residential:	24,101 square metres
Indoor Amenity Space:	697 square metres
<b>Residential Units:</b>	
Studio:	2 (50 m <sup>2</sup> in size)
1-Bedroom:	65 (45 to 58 m <sup>2</sup> )
1-Bedroom + Den:	118 (55 to 70 m <sup>2</sup> )
2-Bedroom:	88 (68 to 81 m <sup>2</sup> )
2-Bedroom + Den:	2 (88 m <sup>2</sup> )
3-Bedroom:	4 (101 m <sup>2</sup> )
2-Bedroom townhouse (TH):	4 (112 to 143 m <sup>2</sup> )
2-Bedroom + Den TH:	6 (113 to 143 m <sup>2</sup> )
<b>Total:</b>	<b>279 apartment units and 20 townhouse units (no micro units)</b>

- The proposed development will be constructed in four (4) phases, the extents of which have been established based on-site grading and the location of existing services. Phase 1 includes proposed Building A and the southwest portion of the underground parking levels. The second phase will include proposed Building B and the northwest portion of the underground parking levels. In the third phase, all parking levels will be completed as well as proposed Building D, while proposed Building C will be constructed in Phase 4.

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	The School District has advised that there will be approximately 119 of school-age children generated by this development, of which the School District has provided the following expected student enrollment:  43 Elementary students at Forsyth Road Elementary School 34 Secondary students at Kwantlen Park Secondary School  (Appendix IV)  The applicant has advised that Phase 1 of the dwelling units in this project might be constructed and ready for occupancy by Spring/Summer 2023.
Parks, Recreation & Culture:	No concerns.
Ministry of Forests, Lands and Natural Resource Operations and Rural Development (FLNRORD):	FLNRORD confirmed that the ditches along 138A Street meet the definition of a stream as defined in the Water Sustainability Act (WSA). See Appendix VI for location of ditches.
Surrey Fire Department:	No concerns.
Realty Services Division:	No concerns with the proposed lane closure and land acquisition. A Corporate Report will be forwarded to Council for consideration, if Council grants Third Reading to the subject Rezoning By-law.
Advisory Design Panel:	The proposal was considered at the ADP meeting on May 13, 2021, and was supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning bylaw, to the satisfaction of the Planning and Development Department.

### **Transportation Considerations**

- As part of the Rezoning application, the applicant is required to dedicate 12 metres along the north property line for the new east/west green lane, connecting 138A and 139 Street.
- The applicant is also required to dedicate approximately 2.0 metres along the south property line for the widening of 104A Avenue.
- No road dedication is required along the west (138A Street) and east (139 Street) property lines.
- An unopened lane allowance currently separates the western lots (along 138A Street) and the eastern lots (along 139 Street). The applicant proposes to close, acquire, and consolidate the unopened north/south lane allowance with the development site. The Transportation Engineering Section has confirmed that the unopened lane is not required and can be consolidated with the subject site.
- The applicant has been unable to obtain authorization from the owner at 10514 – 138A Street to remove some trees that will be impacted by the construction of the new east/west green lane along the north property line of the subject site. Therefore, the applicant proposes a minor shift to the alignment of the lane (see site plan in Appendix II) at the northwest corner of the site, in order to retain those trees.
- The applicant's architect has adjusted the site plan to accommodate a slight (10:1) taper to the green lane, which results in the patios of Building B (at the northwest corner of the site) be set back further from the property line and a portion of the public sidewalk will be located on private property (secured with a right-of-way). The Transportation Engineering Section is generally supportive of the alignment, and the full 12-metre east/east lane will be secured and constructed as part of the current development application.
- Vehicle access to the underground parking is via the green lane along the north property line.

### **Sustainability Considerations**

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

## **POLICY & BYLAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

## Official Community Plan

### Land Use Designation

- The subject site is designated Multiple Residential in the Official Community Plan (OCP). The proposed development complies with the OCP.
- In accordance with the OCP (Urban Centre), the density for the subject site may be expressed as floor area ratio (FAR) calculated on the basis of the gross site area.

### Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
  - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (OCP Policy A1);
  - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability (A3);
  - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods (A3); and
  - Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3).

## Secondary Plans

### Land Use Designation

- In accordance with the City Centre Plan (CCP), the subject site is designated "Residential Low to Mid Rise up to 2.5 FAR". The proposed development, which proposes a gross FAR of 2.44 (2.77 net FAR), complies with the CCP land designation.

### Amendment Rationale

- The applicant is proposing to amend the City Centre Plan to remove the 6.0-metre wide unopened north/south lane allowance that separates the properties. The closure of the unopened lane will facilitate the applicant's request to acquire and consolidate it with the eight single family lots for one development site.
- The Transportation Engineering Section has confirmed that the unopened north/south lane is not required and can be consolidated with the subject site.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - Encourage Housing Diversity, with a variety of unit types and sizes;
  - Create Vibrant Urban Space, with high quality architectural aesthetics and amenities such as public plazas to encourage people to interact with the public realm; and

- Promoting identity and a sense of place.

### CD Bylaw

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to Comprehensive Development (CD based on the RM-70 Zone)" to accommodate four, 6-storey apartment buildings. The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed.
- The following table provides a comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw:

RM-70 Zone (Part 24)	Permitted and/or Required	Proposed
<b>Floor Area Ratio:</b>	1.5 FAR (net)	2.77 FAR (net)
<b>Lot Coverage:</b>	33%	54%
<b>Yards and Setbacks</b>		
North (rear):	7.5 metres from all lot lines	4.5 metres
East (side):		4.5 metres
South (front):		4.5 metres
West (side):		4.5 metres
<b>Height of Buildings</b>		
Principal buildings:	50 metres	22 metres
Accessory buildings:	4.5 metres	4.5 metres
<b>Amenity Space</b>		
Indoor Amenity:	897 square metres	697 square metres
Outdoor Amenity:	897 square metres	1,375 square metres
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	269 to 329	324
Residential Visitor:	30 to 60	59
Total:	299 to 389	383
<b>Bicycle Spaces</b>		
Residential Secure Parking:	359	359
Residential Visitor:	24	24

- The proposed net floor area ratio (FAR) of 2.77 (2.44 gross FAR) and the proposed lot coverage of 54% will exceed the maximum 1.5 FAR and 33% lot coverage permitted under the RM-70 Zone. However, the proposed development is consistent with the site's land use designation in the City Centre Plan and the proposed lot coverage is also typical for a 6-storey apartment development. Therefore, the proposed density and lot coverage is appropriate for this site.
- The reduced setbacks from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) along all lot lines achieve a more urban, pedestrian-oriented streetscape, consistent with the goals and objectives of the City Centre Plan.

- The proposed CD Bylaw will also allow minor encroachments of decks, roof overhangs, and ground floor risers into the setbacks. These elements are essential to the overall function and design of the proposed development.
- The proposed indoor and outdoor amenity spaces are about 77% and 153% of the minimum requirement, respectively. See Development Permit Section of this report for more information.
- The required parking on the subject site is regulated by minimum and maximum parking rates prescribed for City Centre, as per the Zoning Bylaw. The minimum parking requirement for the proposed development is 269 residential parking spaces and 30 visitor spaces, for a total of 299 parking spaces (based on the City Centre rate of 0.9 parking residential spaces per dwelling unit and 0.1 for visitor spaces). The maximum number of parking spaces permitted on the site (based on a rate of up to 1.1 parking residential spaces per dwelling unit and up to 0.2 for visitor spaces) is 329 residential parking spaces and 60 visitor spaces, for a total of 389 parking spaces. The applicant is currently proposing a total of 383 parking spaces, which meets the requirement.
- The proposed bicycle parking will also comply with the Bylaw requirement.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$1,500 per residential unit, if the Building Permit is ready for issuance by December 31, 2021. The contribution rates were introduced based on a three-phase schedule, with rates increasing again on January 1, 2022. The contribution will be payable at the rate applicable at the time of Building Permit issuance.
- The proposed development is not subject to the Tier 2 Capital Plan Project CACs since the proposed development complies with the permitted density in the Secondary Plan designation ('Residential Low to Mid Rise up to 2.5 FAR' in the City Centre Plan).

### **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 applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

## Public Art Policy

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

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 13, 2019, and the Development Proposal Signs were installed on September 16, 2019. Staff received no responses.

## 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 Surrey 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 Surrey City Centre Plan.
- The proposed 6-storey apartment development incorporates a design and building massing that is generally in accordance with the vision for this part of City Centre. Most of this area is envisioned as a medium density residential neighbourhood of apartments and townhouses, connected to neighbourhood parks and schools with a finer grained street network with green lanes and pathway systems.
- The four (4) residential buildings are situated along the public frontages of the site with the shared indoor and outdoor amenity spaces centrally located in the middle of the site, creating a central courtyard accessible to all four buildings.
- The applicant proposes a contemporary design and incorporates two-storey townhouse units along the east and west street frontages (138A and 139 Street), which make a significant contribution to the public realm and housing choice in the area.
- All ground-oriented townhouse and apartment units will have their own useable, semi-private outdoor patio space with direct access to the street / sidewalk.
- Building materials include hardie panel and metal architectural siding of varying colours, and brick façades that will define the lower two floors.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. For more details, see the Indoor and Outdoor Amenity Space sections in this report.



- The proposed development received ‘support’ from the Advisory Design Panel (ADP) at the May 13, 2021, ADP meeting, and the applicant has worked to address most of ADP’s comments, including comments with respect to the landscaping (Appendix VII). The applicant will complete any outstanding, post-ADP comments to the satisfaction of the City Architect, prior to Final Adoption of the subject rezoning.

### Landscaping

- The new trees on the site will consist of a variety of trees including cypress, ironwood, katsura, maple, snowbell, spruce, and magnolia.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including roses, rhododendrons, laurels, huckleberry, holly, ferns, and decorative grass.

### Indoor Amenity

- Based upon the City’s Zoning Bylaw requirement, the applicant is required to provide 897 square metres of indoor amenity space to serve the residents of the proposed 299 dwelling units. The applicant is currently providing 697 square metres of indoor amenity space within the two buildings, which does not meet the minimum on-site requirement.
- The proposed indoor amenity space, however, does meet the minimum indoor amenity space required before a cash-in-lieu contribution may be considered, in accordance with the General Provisions Section of the Zoning Bylaw. Therefore, the applicant may provide a cash-in-lieu contribution to satisfy the shortfall in the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption.
- The applicant has provided the following justification for a reduced indoor amenity space:
  - The amount of indoor amenity is about 78% of the requirement;
  - More outdoor amenity space has been provided to account for a reduced indoor amenity space, and the indoor and outdoor spaces have been designed to complement each other; and
  - The proposed indoor amenity space is expected to meet the needs of the future residents in the building with fitness space, multi-function rooms, lounge, dog wash station and bicycle repair room.
- The applicant proposes three (3) indoor amenity spaces for the 299-unit apartment building. A lounge and meeting space with a kitchen and bathroom is proposed at the northeast corner of Building A, adjacent to the outdoor amenity space (courtyard).
- A multi-purpose room is proposed at the southeast corner of Building B, which also has direct access to the outdoor courtyard.

- The final component of the indoor amenity space will be constructed under Buildings C and D adjacent to Level P1 of the underground parking. Due to the slope of the site, this indoor amenity space connects directly (flush) with the outdoor courtyard (see Building Elevation and Sections in Appendix I). The indoor space will consist of a lounge, meeting area, kitchen and dining area, multi-purpose room, yoga and fitness areas, dog wash station and a bicycle repair room.
- The indoor amenity spaces will be accessible by all residents of the four (4) proposed apartment buildings.

### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement, the applicant is required to provide 897 square metres of outdoor amenity space to serve the residents of the proposed 299 dwelling units.
- The applicant proposes 1,375 square metres of outdoor amenity space, which exceeds the minimum requirement.
- The proposed outdoor amenity space located on the ground floor between the proposed apartment buildings is designed as a central courtyard. The outdoor space consists of a children's play area, a bocce court and a community garden. There are also patio lounges with seating and a theatre area. A large grass area ('Great Lawn') can be used for picnics or other recreational activities.

### Outstanding Items

- The applicant is required to resolve all outstanding Advisory Design Panel (ADP) comments including urban design, civil and landscaping issues. The applicant has been provided a detailed list identifying these items and will resolve them prior to Final Approval of the Development Permit, should the application be supported by Council. These comments are relatively minor and do not affect the overall character or quality of the project.
- From a general perspective, the outstanding items require the applicant to:
  - Ensure the provision/delivery of the appropriate public realm interfaces, including the lane, to City standards;
  - Clarification of architectural details and material finishes; and
  - Coordinate and refine all drawings for accuracy and clarity.

**TREES**

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The following table provides a summary of the tree retention and removal by tree species (also see Appendix V):

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	6	6	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple sp.	2	2	0
Ash, Mountain	4	4	0
Cherry sp.	11	11	0
Holly sp.	1	1	0
Locust, Black	2	2	0
Magnolia	1	1	0
Maple, Japanese	1	1	0
Pear sp.	1	1	0
Willow, Sitka	2	2	0
Walnut, Black	1	1	0
<b>Coniferous Trees</b>			
Cedar, Western Redcedar	12	12	0
Deodar Cedar	2	2	0
Douglas-fir	2	2	0
Falsecypress, Lawson	1	1	0
Fir, Grand	1	1	0
Pine, Western White	1	1	0
Spruce sp.	1	1	0
Spruce, Norway	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>47</b>	<b>47</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>90</b>	
<b>Total Retained and Replacement Trees</b>		<b>90</b>	
<b>Contribution to the Green City Program</b>		<b>\$4,000</b>	

- The Arborist Assessment states that there is a total of 47 mature trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 11% of the total trees on the site, 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 building footprints, underground parking, and the road dedication.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 100 replacement trees on the site. Since only 90 replacement trees can be accommodated on the site, the deficit of 10 replacement trees will require a cash-in-lieu payment of \$4,000, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 90 trees are proposed to be replaced on the site with a contribution of \$4,000 to the Green City Program.

## CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System Bylaw" (see Appendix VIII for location). The District Energy (DE) System consists of three primary components:
  - Community energy centres, City-operated facilities that generate thermal heat 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 B with a build-out floor area ratio (FAR) between 1.0 and 2.5 (such as the subject development) will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g., boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the DE 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 City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System Bylaw".

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Survey Plan
Appendix II.	Plans, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Aerial Photo & Ditch Locations
Appendix VII.	ADP Comments and Responses
Appendix VIII.	District Energy Service Area Map
Appendix IX.	NCP Plan
Appendix X.	Preliminary Off-site Landscape Compensation Plan

*approved by Ron Gill*

Rémi Dubé  
Acting General Manager  
Planning and Development

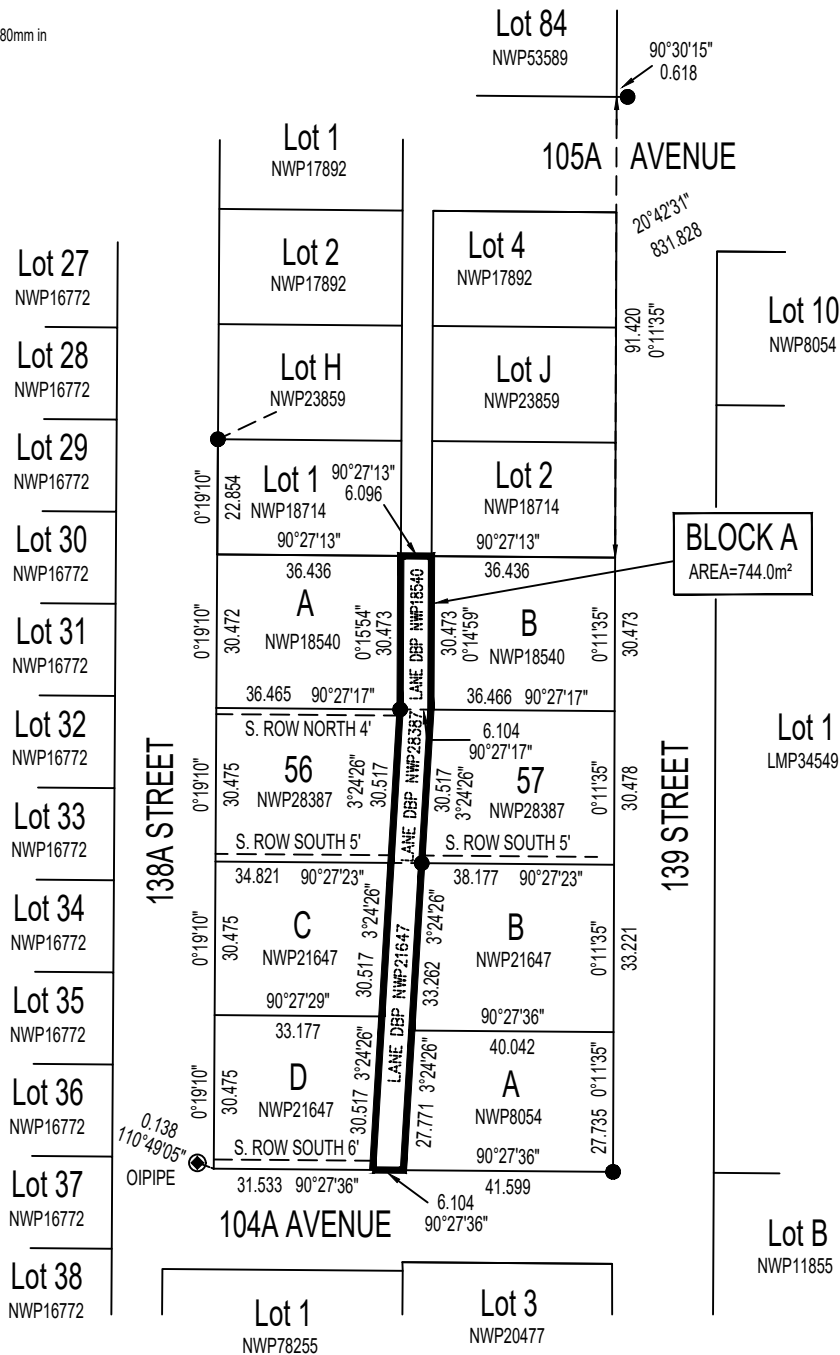
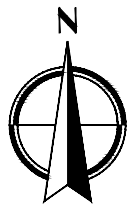
DN/cm

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_ OF: LANE DEDICATED ON PLANS NWP18540, NWP21647, AND NWP28387 OF SECTION 23, BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT



The intended plot size of this is 210mm in width 280mm in height (A Size) when plotted at a scale of 1:1500

Surrey File No. 19-0091



GRID BEARINGS ARE DERIVED FROM GROUND SURVEY

LEGEND

- INDICATES OLD IRON POST FOUND
- ⊙ " OLD CONTROL MONUMENT FOUND
- ha. " HECTARES
- DBP " DEDICATED BY PLAN

OLSEN & ASSOCIATES  
 BRITISH COLUMBIA LAND SURVEYORS  
 204-15585 24th AVENUE, SURREY, B.C. V4A 2J4  
 PHONE : 604-531-4067 Fax : 604-531-5811  
 email: info@olsensurveying.ca  
 File No 18019 BLOCK LANE

CERTIFIED CORRECT

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED. ©

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studioonearchitecture.ca  
Tomas Wolf Architect ABC



ISSUED ON JUNE 16 2021 IN RESPONSE TO ADP COMMENTS  
SURREY FILE # : 19-0091

**138 & 139 SURREY**

**138 AVENUE & 139 STREET | SURREY, B. C.**

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ARBORIST

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**SITE STATISTICS**

PROJECT ADDRESS:	138A STREET & 104A AVENUE, SURREY, BC			
ZONING:	RF, REZONE TO CD			
LEGAL DESCRIPTION:	LOTS 56 AND 57, PLAN 28387; LOT 5 PARCEL "A" (REF PLAN 16339), PLAN 8054; AND LOTS C AND D, PLAN 21647; LOTS A AND B, PLAN 18540; ALL OF SECTION 23, BLOCK 5 NORTH, RANGE 2 WEST, NEW WESTMINSTER (LOT 56) PID: 008-987-530 (LOT 57) PID: 008-987-564 (LOT 5) PID: 011-310-472 (LOT A) PID: 008-578+915 (LOT B) PID: 010-459-014 (LOT C) PID: 010-480-765 (LOT D) PID: 010-480-781 PLAN 21647 PID: 010-480-749			
GROSS SITE AREA:	103,793.2 SF	9,642.7 SQM	0.96 ha	2.38 acres
NET SITE AREA:	91,692.2 SF	8,518.5 SQM	0.85 ha	2.11 acres
AREA OF ROAD DEDICATIONS:	12,101.0 SF	1,124.2 SQM		
LOT COVERAGE (IN % OF NET SITE AREA)	47,734.2 SF	4,434.6 SQM	52.06%	
LOT COVERAGE (IN % OF GROSS SITE AREA)	47,734.2 SF	4,434.6 SQM	45.99%	

**REZONING RATIONALE STATEMENT**

		EXISTING ZONE (RF)		PROPOSED ZONE (CD-1)	
HEIGHT	Building A	30.0 FT	9.1 M	65'-2"	19.9 M
	Building B			64'-6"	19.7 M
	Building C			69'-1"	21.1 M
	Building D			68'-3"	20.8 M
FRONT YARD SETBACK (104A AVE)		25.0 FT	7.6 M	14'-9 1/4" min	(4.5M min)
SIDE YARD SETBACK (138A ST)		12.0 FT	3.7 M	14'-9 1/4" min	(4.5M min)
SIDE YARD SETBACK (139 ST)		12.0 FT	3.7 M	14'-9 1/4" min	(4.5M min)
REAR YARD SETBACK (105 AVE)		25.0 FT	7.6 M	14'-9 1/4" min	(4.5M min)
FSR				2.50	
				253,743.3 SF	23,573.5 SQM

**F.A.R CALCULATION**

	Building A	Building B	Building C	Building D	Total
<b>GROUND FLOOR</b>	10,666.37	11,302.05	11,159.68	11,037.26	44,165.35
<b>2nd FLOOR</b>	11,487.12	11,147.79	11,157.34	11,487.12	45,279.37
<b>3rd FLOOR</b>	11,340.52	11,028.31	11,036.31	11,353.66	44,758.80
<b>4th FLOOR</b>	11,348.14	11,028.64	11,036.31	11,353.66	44,766.75
<b>5th FLOOR</b>	11,348.14	11,028.64	11,036.31	11,357.90	44,770.99
<b>6th FLOOR</b>	9,524.34	9,228.67	9,228.67	9,524.34	37,506.02
<b>SUBTOTAL (SF)</b>	<b>65,714.6 SF</b>	<b>64,764.1 SF</b>	<b>64,654.6 SF</b>	<b>66,113.9 SF</b>	<b>261,247.3 SF</b>
<b>SUBTOTAL (SQM)</b>	<b>6,105.1 SQM</b>	<b>6,016.8 SQM</b>	<b>6,006.6 SQM</b>	<b>6,142.2 SQM</b>	<b>24,270.7 SQM</b>
<b>AMENITY</b>	883.8 SF	963.7 SF	5,656.5 SF		7,504.0 SF
	82.1 SQM	89.5 SQM	525.5 SQM		697.1 SQM
<b>TOTAL</b>					<b>253,743.3 SF</b>
					<b>23,573.5 SQM</b>

\*Total buildable area: 261,247.2797 SF

<b>GROSS FLOOR AREA</b>		253,743.3 SF	23,573.5 SQM
<b>SITE AREA</b>	<b>GROSS</b>	103,793.2 SF	9,642.7 SQM
	<b>NET</b>	91,692.2 SF	8,518.5 SQM
<b>PROVIDED FAR</b>	<b>GROSS</b>	<b>2.44</b>	
	<b>NET</b>	<b>2.77</b>	
<b>DENSITY</b>	<b>GROSS</b>	310 UNITS/HA	125 UNITS/AC
	<b>NET</b>	351 UNITS/HA	142 UNITS/AC

- 6 Jun. 15, 2021 Response to ADP Comments
- 5 May. 04, 2021 Issued for ADP
- 4 Feb. 05, 2021 Reissued for Rezoning/DP
- 3 AUG. 23, 2019 Issued for Rezoning/DP
- 2 July 10, 2019 Issued for Rezoning/DP
- 1 Mar 22, 2019 Issued for Rezoning/DP

no.: date: description:  
revisions:

project title:  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
138A & 139 SURREY  
drawing title:  
**PROJECT STATISTICS OVERALL**

project no.: 18002  
drawn by: SOA  
checked by: ST  
date: June 15 2021  
scale: N.T.S.

drawing no.:  
**A0.2**



**INDOOR AMENITY AREA**

	# Of Units	Required		Provided PHASE 1	Provided PHASE 2	Provided PHASE 3	Provided PHASE 4	Total Proposed		
BUILDING A	74	9,655.3 SF	897.0 SQM	883.8 SF				883.8 SF	82.1 SQM	
BUILDING B	74				963.7 SF				963.7 SF	89.5 SQM
BUILDING C	75						5,656.5 SF		5,656.5 SF	525.5 SQM
BUILDING D	76									
<b>Total</b>	<b>299</b>					<b>883.8 SF</b>	<b>963.7 SF</b>	<b>5,656.5 SF</b>	<b>0.0 SF</b>	<b>7,504.0 SF</b>
				82.1 SQM	89.5 SQM	525.5 SQM	0.0 SQM		<b>77 %</b>	

**OUTDOOR AMENITY AREA**

	# Of Units	Required		Provided PHASE 1	Provided PHASE 2	Provided PHASE 3	Provided PHASE 4	Total Proposed		
BUILDING A	74	9,655.3 SF	897.0 SQM	3045.12				3,045.1 SF	282.9 SQM	
BUILDING B	74				1859.06				1,859.1 SF	172.7 SQM
BUILDING C	75						4019		4,019.0 SF	373.4 SQM
BUILDING D	76							4598.28	4,598.3 SF	427.2 SQM
<b>Total</b>	<b>299</b>					<b>3,045.1 SF</b>	<b>1,859.1 SF</b>	<b>4,019.0 SF</b>	<b>8,923.2 SF</b>	<b>14,801.2 SF</b>
				282.9 SQM	172.7 SQM	373.4 SQM	829.0 SQM			

**UNIT COUNT**

Unit Type	Proposed Size (SF)	Proposed Size (SQ.M)	Building A	Building B	Building C	Building D	Total
Studio	538 SF	49.9 SQM	0	1	1	0	2
1 BR Unit	483-624 SF	44.9-58.0 SQM	13	19	19	14	65
1 BR + Den Unit	594-754 SF	55.2-70.0 SQM	34	25	25	34	118
<b>Total 1BR &amp; Studio</b>			<b>47</b>	<b>45</b>	<b>45</b>	<b>48</b>	<b>185</b>
2BR Unit	739-877 SF	68.6-81.4 SQM	21	22	23	22	88
2BR + Den Unit	953.0 SF	88.5 SQM	0	1	1	0	2
<b>Total 2BR</b>			<b>21</b>	<b>23</b>	<b>24</b>	<b>22</b>	<b>90</b>
3BR Unit	1,088.0 SF	101.1 SQM	1	1	1	1	4
<b>Total 3BR</b>			<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>4</b>
2BR + Den TH	1222-1543 SF	3.5-143.3 SQM	4	4	4	4	16
2BR TH	1207-1263 SF	2.1-117.3 SQM	1	1	1	1	4
<b>Total TH</b>			<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>20</b>
<b>T O T A L</b>			<b>74</b>	<b>74</b>	<b>75</b>	<b>76</b>	<b>299</b>

6 Jun. 15, 2021	Response to ADP Comments
5 May. 04, 2021	Issued for ADP
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3 AUG. 23, 2019	Issued for Reasoning/DP
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1 Mar 22, 2019	Issued for Reasoning/DP
no.:	date: description:
revisions:	

project title: <b>PROPOSED RESIDENTIAL DEVELOPMENT          138A &amp; 139 SURREY</b>
drawing title: <b>PROJECT STATISTICS          UNIT COUNT AND AMENITY</b>

project no.:	18002
drawn by:	SOA
checked by:	ST
date:	June 15 2021
scale:	N.T.S.

drawing no.:	<b>A0.3</b>
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**PARKINGSUMMARY**

	Required		Provided
	Min.	Max.	
Residential	269	329	324
Visitor	30	60	59
<b>Total</b>	299	389	383

**PARKING BREAKDOWN**

	P3	P2	P1	Total
Standard	62	119	45	226
Small Car	23	58	11	92
accessible*	0	6	0	6
<b>Total Residential</b>	85	183	56	324
Visitor*	14	29	16	59
<b>Total Provided</b>				383

**Note:** an energized electrical outlet will be provided for each residential parking stall as per the City of Surrey Zoning Bylaw, (100% EV)

**Note:** Maximum 35% of the required parking spaces are allowed to be "Small Car" as per the City of Surrey Zoning Bylaw (Proposed Small Cars: 31%)

**\*Note:** 50% of accessible parking spaces will be provided as van-accessible parking spaces as per the City of Surrey Zoning Bylaw

**\*\*Note:** an energized electrical outlet will be provided for 50% of the visitor parking stalls as per the City of Surrey Zoning Bylaw, (50% EV)

**VISITOR BICYCLE SPACES**

	Required by Zoning Bylaw (6 Visitor bike space per Building)	Proposed
BUILDING A	6	6
BUILDING B	6	6
BUILDING C	6	6
BUILDING D	6	6
<b>TOTAL</b>	24	24

**PARKING REQUIRED & PROVIDED**

	Required Parking Per Building				Provided Parking Per Phase			
	Building A	Building B	Building C	Building D	Phase 1	Phase 2	Phase 3	
Residential	67	67	68	68	86	77	161	
Visitor	7.4	7.4	7.5	7.6	13	14	32	
<b>Total Per Building/ Phase</b>	<b>74</b>	<b>74</b>	<b>75</b>	<b>76</b>	<b>99</b>	<b>91</b>	<b>193</b>	
	<b>Total Parking Required</b>				<b>299</b>		<b>Total Parking Provided</b>	<b>383</b>

**RESIDENTIAL BICYCLE SPACES**

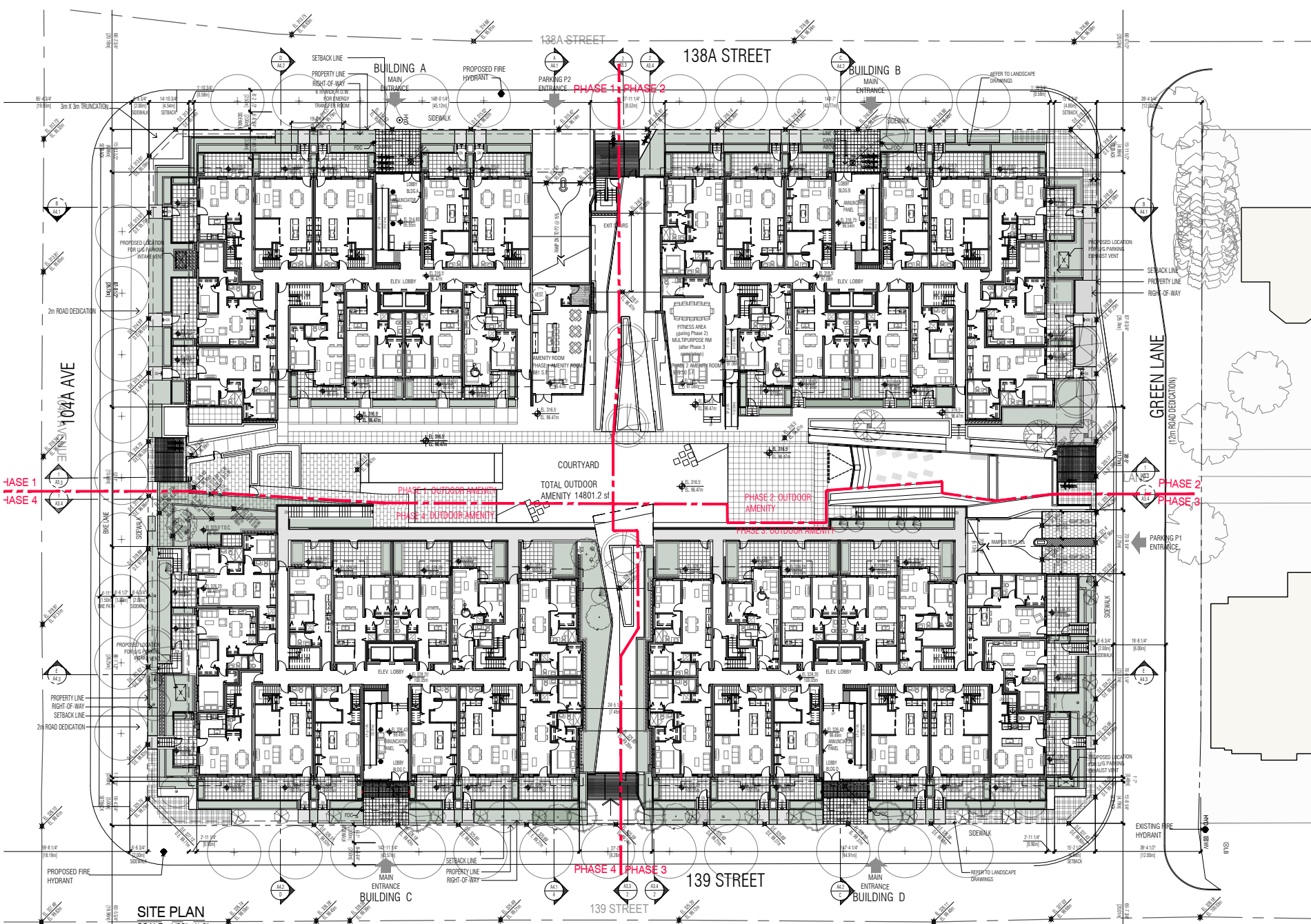
	# OF UNITS	Required 1.2/unit	Provided PHASE 1	Provided PHASE 2	Provided PHASE 3	Total Proposed
BUILDING A	74	89	93			93
BUILDING B	74	89		30		30
BUILDING C	75	90			57	57
BUILDING D	76	91			179	179
<b>TOTAL</b>	<b>299</b>	<b>359</b>	<b>93</b>	<b>30</b>	<b>236</b>	<b>359</b>


6 Jun. 15, 2021 Response to ADP Comments
5 May. 04, 2021 Issued for ADP
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3 AUG. 23, 2019 Issued for Re-zoning/DP
2 July 10, 2019 Issued for Re-zoning/DP
1 Mar 22, 2019 Issued for Re-zoning/DP
no.: date: description:
revisions:

project title: PROPOSED RESIDENTIAL DEVELOPMENT 138A & 139 SURREY
drawing title:  PROJECT STATISTICS PARKING

project no.: 18002
drawn by: SOA
checked by: ST
date: June 15 2021
scale: N.T.S.

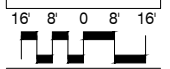
drawing no.:  A0.4
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240 - 388 West 8th Ave.  
 Vancouver, B.C. V5Y 3K2  
 Tel: 604-731-3966  
 Fax: 604-734-1121  
 studiosonearchitecture.ca

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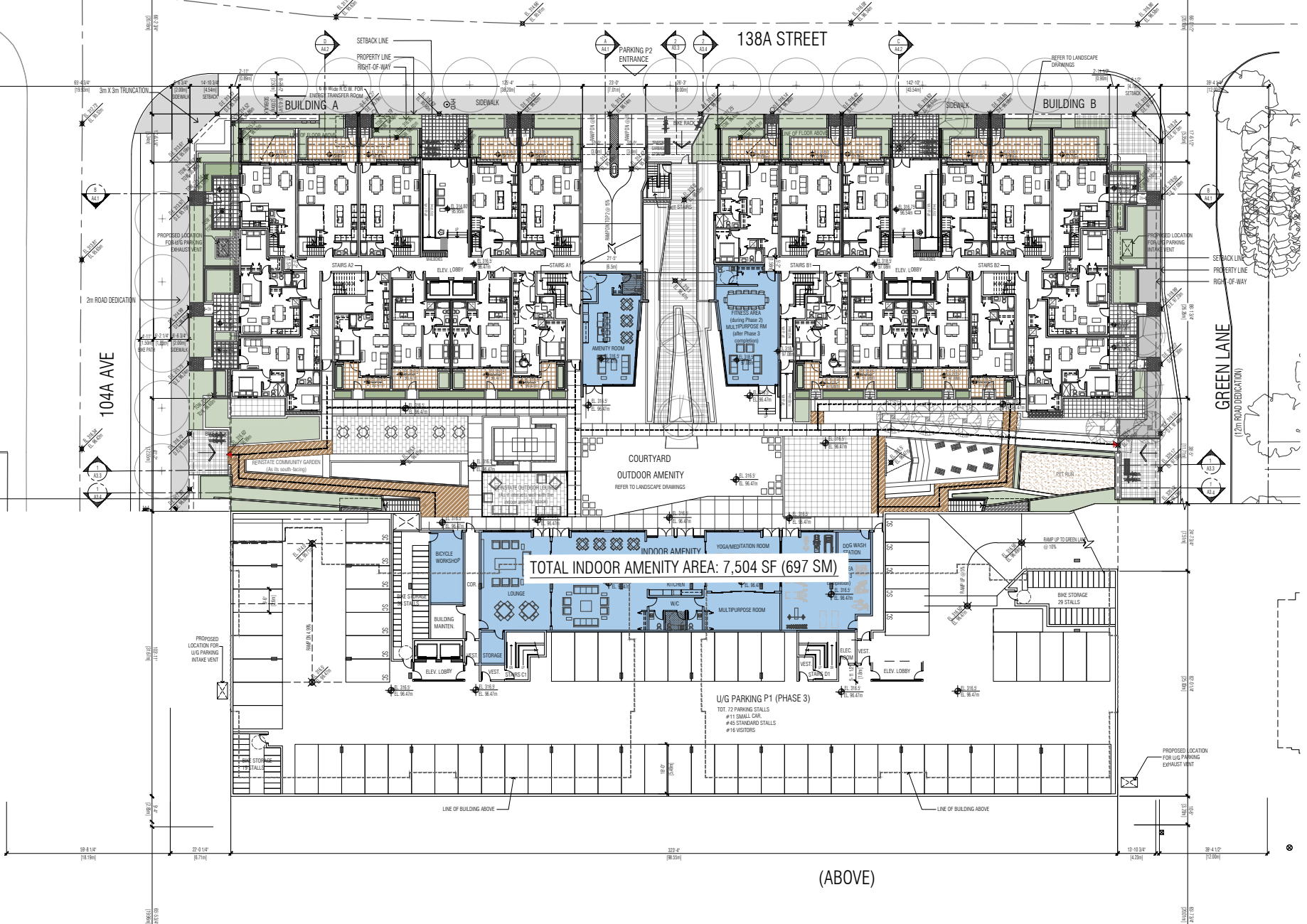
- 6 Jun. 15, 2021 Response to ADP Comments
  - 5 May. 04, 2021 Issued for ADP
  - 4 Feb. 05, 2021 Reissued for Rezoning/CP
  - 3 AUG. 23, 2019 Issued for Rezoning/CP
  - 2 July 10, 2019 Issued for Rezoning/CP
  - 1 Mar. 22, 2019 Issued for Rezoning/CP
- no. : date: description:  
 revisions:

project title:  
**PROPOSED RESIDENTIAL  
 DEVELOPMENT  
 138A & 139  
 SURREY**  
 Drawing title:  
**SITE PLAN**

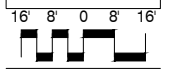
project no.: 18002  
 drawn by: SOA  
 checked by: ST  
 date: June 15 2021  
 scale: 1/32" = 1'-0"

drawing no.:  
**A1.1**





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  - 3 Aug 23 2019 Issued for Rezoning DP
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  - 1 Mar 22 2019 Issued for Rezoning DP
- no. : date : description :
- REVISIONS

project title:  
**PROPOSED RESIDENTIAL DEVELOPMENT  
 138A & 139  
 SURREY**

drawing title:  
**PARKING P1 FLOOR PLAN  
 BUILDINGS A & B  
 GROUND FLOOR PLAN**

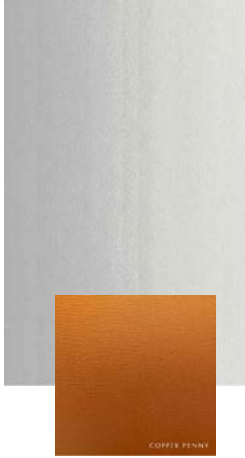
project no.: 18002  
 drawn by: SGA  
 checked by: ST  
 date: MAY 04 2021  
 scale: 1/32" = 1'-0"

drawing no.:  
**A1.4**

**PARKING P1 FLOOR PLAN - GROUND FLOOR PLAN BUILDINGS A&B**  
 SCALE 1/32" = 1'-0"

(ABOVE)

HARDIE PANEL SMOOTH FINISH COLOR : ARCTIC WHITE



HARDIE PANEL SMOOTH FINISH COLOR : AGED PEWTER



BRICK SMOOTH FINISH - MUTUAL MATERIALS COLOR: PEWTER



METAL ARCHITECTURAL SIDING: COPPER PENNY



HARDIE PANEL SMOOTH FINISH COLOR : ARCTIC WHITE



HARDIE PANEL SMOOTH FINISH COLOR : IRON GREY



BRICK SMOOTH FINISH - MUTUAL MATERIALS COLOR: PEWTER



METAL ARCHITECTURAL SIDING: CHAMPAGNE METALLIC



MATERIALS LIST:

- 1 HARDIE PANEL SMOOTH FINISH  
 COLOR: ARCTIC WHITE (COLORPLUS)  
 HARDIE SIDING - ARTISAN
- 2a COLOR: BUILDING A - IRON GREY
- 2b BUILDING B - AGED PEWTER
- 3 BRICK SMOOTH FINISH - MUTUAL MATERIALS  
 COLOR: PEWTER
- 4a METAL ARCHITECTURAL SIDING  
 COLOR: BUILDING A - CHAMPAGNE METALLIC
- 4b BUILDING B - COPPER PENNY
- 4c BUILDING C - COPPER PENNY
- 4d BUILDING D - CHAMPAGNE METALLIC
- 5 SMOOTH FACED WOOD FASCIA BOARD - COLOR: WHITE
- 6 VINYL WINDOWS, COLOR: STANDARD SILVER
- 7 PRE-PAINTED METAL FLASHING  
 COLOR: ZINC GREY (CASCADIA COLOURS)
- 8 ALUMINUM GUARDRAILS WITH GLASS PANELS  
 COLOR: METALLIC GREY
- 9 ALUMINUM PICKET FENCE
- 10 BALCONY SOFFITS - ALUMINIUM STRIPS  
 COLOR - STANDARD ASH
- 11 METAL FRAME WITH FROSTED GLASS PRIVACY SCREEN  
 COLOR - CHARCOAL GREY
- 12 STOREFRONT ALUMINIUM WINDOW - COLOR: METALLIC GREY
- 13 LOBBY ENTRANCE METAL CANOPY  
 COLOR: CHARCOAL GREY
- 14 LOBBY ENTRANCE - SOFFIT  
 COLOR: BUILDING A - CHAMPAGNE METALLIC
- 14a BUILDING B - COPPER PENNY
- 14b BUILDING C - COPPER PENNY
- 14c BUILDING D - CHAMPAGNE METALLIC
- 15 PAINTED CONCRETE - PARKING ENTRANCE & AMENITY
- 16 RETAINING WALLS - ALLAN BLOCK

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- 2 July 10 2019 Issued for Rezoning/DP
- 1 Mar 22 2019 Issued for Rezoning/DP

no.: date: description:  
 revisions:

Project site:  
 PROPOSED RESIDENTIAL  
 DEVELOPMENT  
 138A & 139  
 SURREY  
 drawing title:  
 RATIONALE  
 MATERIALS  
 EAST ELEVATION - 139 ST

project no.: 18002  
 drawn by: SOA  
 checked by: ST  
 date: JUN 11 2021  
 scale: N.T.S.

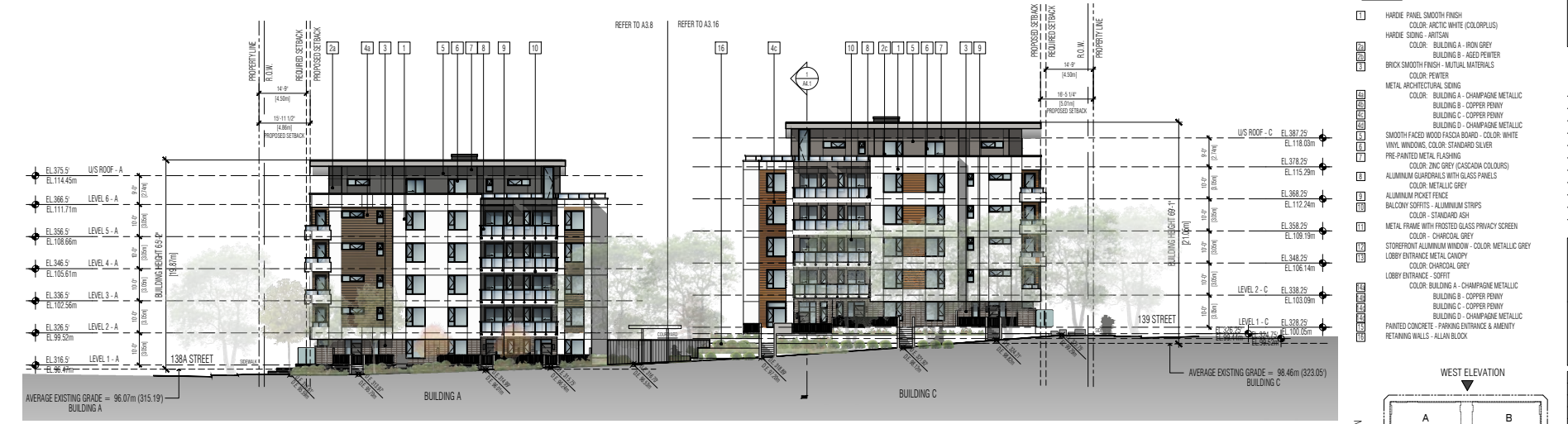
drawing no.:

A0.9

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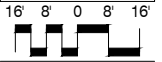
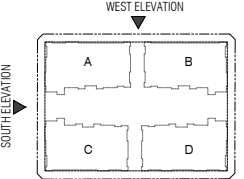


**WEST ELEVATION - 138A STREET**  
 SCALE 1/32"=1'-0"



**SOUTH ELEVATION - 104A AVENUE**  
 SCALE 1/32"=1'-0"

- MATERIALS LIST:**
- 1 HARDBE PANEL SMOOTH FINISH  
 COLOR: ARCTIC WHITE (COLORPLUS)
  - 2 HARDBE SIDING - ARTISAN  
 COLOR: BUILDING A - IRON GREY  
 BUILDING B - AZEO PEWTER
  - 3 BRICK SMOOTH FINISH - NATURAL MATERIALS  
 COLOR: PEWTER
  - 4 METAL ARCHITECTURAL SIDING  
 BUILDING A - CHAMPAGNE METALLIC  
 BUILDING B - COPPER PENNY  
 BUILDING C - COPPER PENNY
  - 5 SMOOTH FACED WOOD FASCIA BOARD - COLOR: WHITE
  - 6 VINYL WINDOWS, COLOR: STANDARD SILVER
  - 7 PRE-PAINTED METAL FLASHING  
 COLOR: ZINC GREY (CASCAIDA COLOURS)
  - 8 ALUMINUM QUADRAL'S WITH GLASS PANELS  
 COLOR: METALLIC GREY
  - 9 ALUMINUM PICKET FENCE
  - 10 BALCONY GOFFITS - ALUMINUM STRIPS  
 COLOR: STANDARD AZEO
  - 11 METAL FRAME WITH FROSTED GLASS PRIVACY SCREEN  
 COLOR: CHARCOAL GREY
  - 12 STOREFRONT ALUMINUM WINDOW - COLOR: METALLIC GREY
  - 13 LOBBY ENTRANCE METAL CANOPY  
 COLOR: CHARCOAL GREY
  - 14 LOBBY ENTRANCE - SOFFIT  
 COLOR: BUILDING A - CHAMPAGNE METALLIC  
 BUILDING B - COPPER PENNY  
 BUILDING C - COPPER PENNY
  - 15 BUILDING D - CHAMPAGNE METALLIC
  - 16 PAINTED CONCRETE - PARKING ENTRANCE & AMENITY
  - 17 RETAINING WALLS - ALLAN BLOCK



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  - 4 Feb. 05, 2021 Reissued for Rezoncing DP
  - 3 AUG. 23, 2019 Issued for Rezoncing DP
  - 2 July 10, 2019 Issued for Rezoncing DP
  - 1 Mar. 22, 2019 Issued for Rezoncing DP
- no. : date: description:  
 revisions:

project title:  
**PROPOSED RESIDENTIAL  
 DEVELOPMENT  
 138A & 139  
 SURREY**

drawing title:  
**WEST ELEVATION  
 SOUTH ELEVATION**

project no.: 18002  
 drawn by: SGA  
 checked by: ST  
 date: June 15 2021  
 scale: 1/32"=1'-0"

drawing no.:  
**A3.2**



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3D RENDERINGS - 138 STREET

6 Jun 15 2021	Response to ADP Comments
5 May 04 2021	Issued for ADP
4 Feb 05 2021	Reissued for Reasoning/DP
3 AUG 23 2019	Issued for Reasoning/DP
2 July 10 2019	Issued for Reasoning/DP
1 Mar 22 2019	Issued for Reasoning/DP
no.:	date: description:
revisions:	

project title:  
 PROPOSED RESIDENTIAL  
 DEVELOPMENT  
 138A & 139  
 SURREY

drawing title:  
 3D VIEWS

project no.:	18002
drawn by:	SOA
checked by:	ST
date:	June 15 2021
scale:	N.T.S.



drawing no.:

# A6.2

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3D RENDERINGS - 104A AVE & 138 STREET

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  - 4 Feb. 05, 2021 Reissued for Rezoning/DP
  - 3 AUG. 23, 2019 Issued for Rezoning/DP
  - 2 July 10, 2019 Issued for Rezoning/DP
  - 1 Mar 22, 2019 Issued for Rezoning/DP
- | no.        | date | description |
|------------|------|-------------|
| revisions: |      |             |

project title:  
 PROPOSED RESIDENTIAL  
 DEVELOPMENT  
 138A & 139  
 SURREY  
 drawing title:  
 3D VIEWS

project no.: 18002	
drawn by: SOA	
checked by: ST	
date: June 15 2021	
scale: N.T.S.	

drawing no.:  
A6.5



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
11	22 JUN 25	UPDATE PER COMMENTS & NEW SITE PLAN	CLG
10	21 JUN 25	UPDATE PER RFP COMMENTS	CLG
11	21 APR 23	UPDATE PER NEW SITE PLAN	CLG
10	21 APR 23	UPDATE PER NEW SITE PLAN	CLG
9	18 SEP 25	UPDATE PER NEW SITE PLAN	CLG
8	18 SEP 23	DELETE ENTRY STONE/RESURFACE	CLG
7	18 AUG 20	UPDATE ENTRY PLANTING / FRODOG	CLG
6	18 AUG 20	UPDATE PER NEW SITE PLAN/PROPOSE	CLG
5	18 JUL 22	UPDATE PER NEW SITE PLAN	CLG
4	19 JUL 12	UPDATE PER PHASE LINES	CLG
3	18 JUL 20	UPDATE PER CITY COMMENTS	CLG
2	18 MAR 23	ROUND FOR SUBMISSION	CLG
1	18 MAR 23	UPDATE PER NEW SITE PLAN	CLG

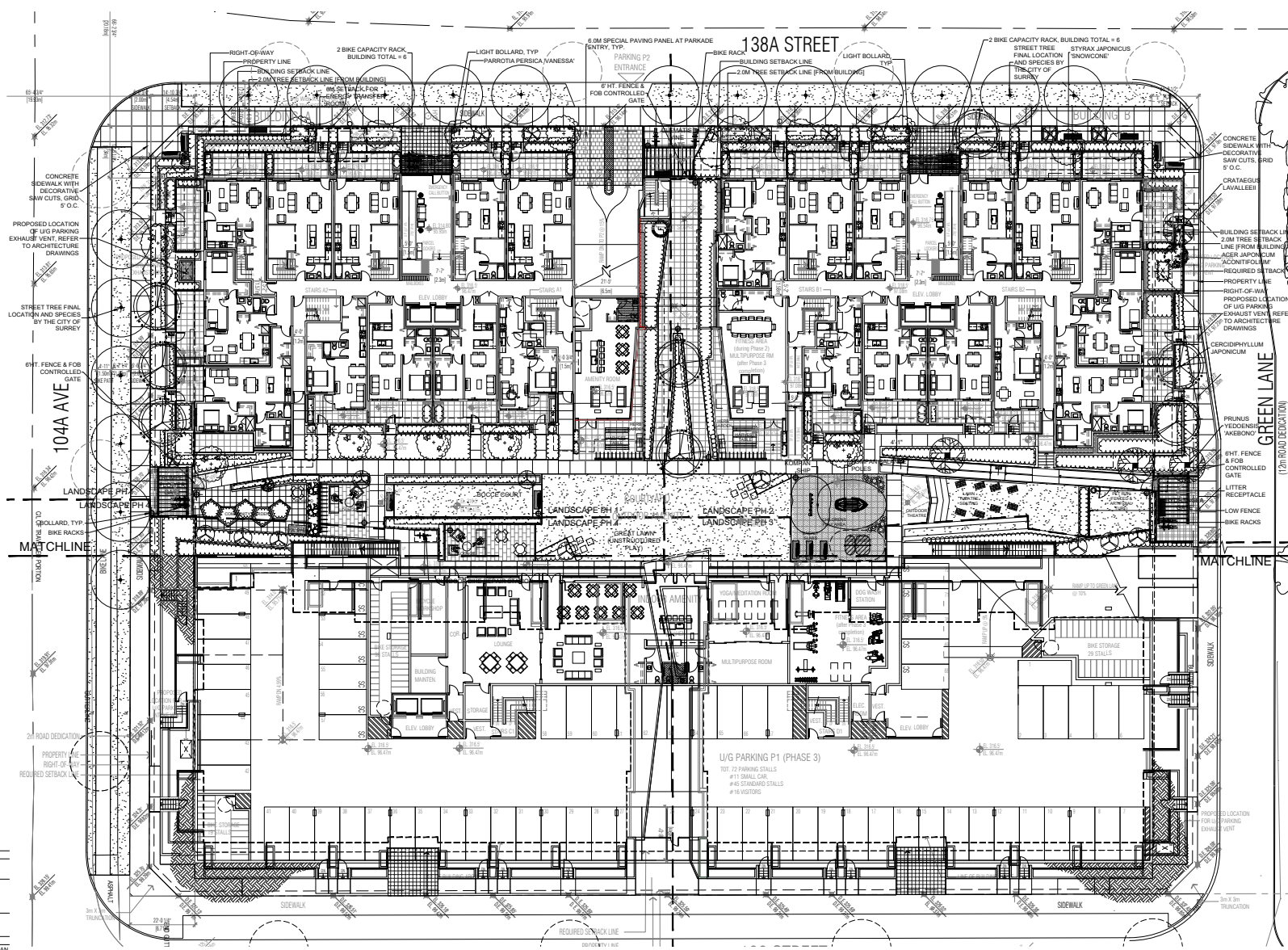
NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
138A & 139 SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN LOWER LEVEL**

DATE: 19.FEB.07 DRAWING NUMBER:  
SCALE: 1/16" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PCM OF 8



**Lighting Legend**

Symbol	Model
	LIGHTING BOLLARD
	STEP LIGHT

**Hardscape Legend**

Symbol	Model
	CONCRETE UNIT PAVERS: TARTAN PATTERN
	CONCRETE UNIT PAVERS: LARGE RECTANGULAR, RUNNING BOND
	CONCRETE UNIT PAVERS PERMEABLE SQUARE, RUNNING BOND
	HYDRAPRESSED SLABS, NATURAL COLOUR
	STRUCTURAL SOIL BREAKOUT TRENCH
	RUBBER PLAY SAFETY TILES

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
11	22 JUN 25	UPDATE PER COMMENTS & NEW SITE PLAN	CLG
12	22 JUN 25	UPDATE PER CITY COMMENTS	CLG
13	21 APR 23	UPDATE PER NEW SITE PLAN	CLG
10	21 APR 20	UPDATE PER NEW SITE PLAN	CLG
9	19 SEP 20	UPDATE PER NEW SITE PLAN	CLG
8	19 SEP 03	DELETE ENTRY STONE/RESOLVE	CLG
7	19 AUG 20	UPDATE ENTRY PLANTING / PRODUCE	CLG
6	19 AUG 20	UPDATE PER NEW SITE PLAN/RESOLVE	CLG
5	19 JUL 22	UPDATE PER NEW SITE PLAN	CLG
4	19 JUL 22	UPDATE PHASE LINES	CLG
3	18 JUL 20	UPDATE PER CITY COMMENTS	CLG
2	19 MAR 20	REMOVE PER SUBMISSION	CLG
1	19 MAR 20	UPDATE PER NEW SITE PLAN	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**PROPOSED RESIDENTIAL DEVELOPMENT**

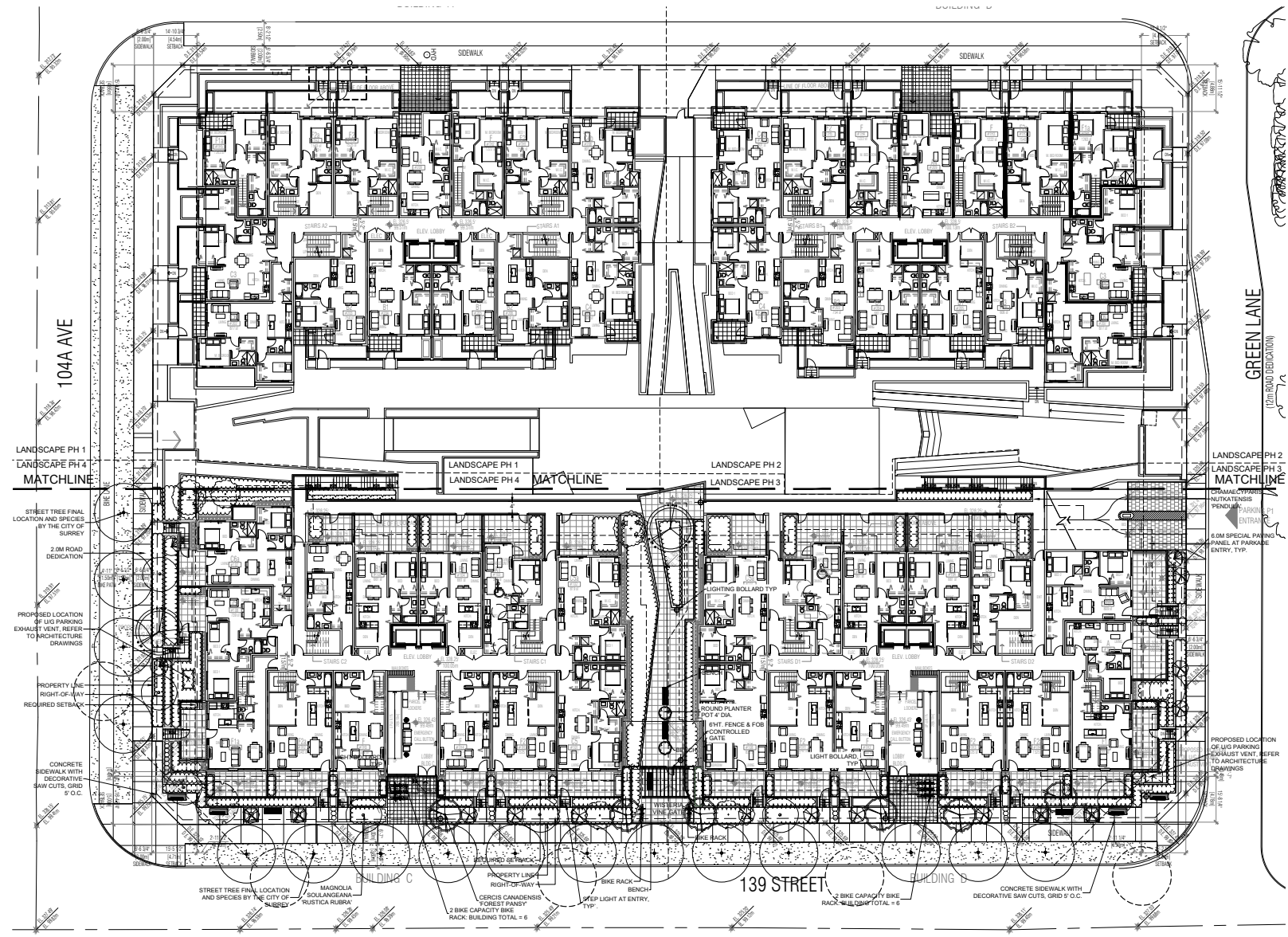
**138A & 139 SURREY**

DRAWING TITLE:  
**LANDSCAPE PLAN UPPER LEVEL**

DATE: 19 FEB 07 DRAWING NUMBER:  
SCALE: 1/16" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PCM

**L2**

OF 8



**Lighting Legend**

Symbol	Model
	LIGHTING BOLLARD
	STEP LIGHT

**Hardscape Legend**

Symbol	Model
	CONCRETE UNIT PAVERS: TARTAN PATTERN
	CONCRETE UNIT PAVERS: LARGE RECTANGULAR, RUNNING BOND
	CONCRETE UNIT PAVERS PERMEABLE, SQUARE, RUNNING BOND
	HYDRAPRESSED SLABS, NATURAL COLOUR
	STRUCTURAL SOIL BREAKOUT TRENCH
	RUBBER PLAY SAFETY TILES

## INTER-OFFICE MEMO

---

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

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

DATE: **Jul 15, 2019** PROJECT FILE: **7819-0091-00**

---

RE: **Engineering Requirements  
Location: 10463/69/77/95 & 10505 - 139 St., 10458/76/90 & 10508 - 138A St.**

### REZONE/SUBDIVISION

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

- Dedicate 1.942m along 104A Avenue for the ultimate 24.0m collector road standard.
- Dedicate 12.0m for east-west Green Lane for a total ultimate 12.0m width.
- Dedicate required corner cuts.
- Provide 0.5m wide SROW along 138A Street, 139 Street and 104A Avenue and Green Lane.

#### *Works and Services*

- Construct east side of 138A Street to City Centre local road standard.
- Construct west side of 139 Street to City Centre local road standard.
- Construct north side of 104A Avenue to City Centre collector road standard.
- Construct Green Lane including road drainage to City Centre standards.
- Construct storm main along 139 Street and 104A Avenue.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Construct 375mm sanitary main along 138A Street.
- Construct 450mm sanitary main along 139 Street.
- Construct 250mm water main along 138A Street, 139 Street and 104A Avenue frontages.
- Provide water, storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Secure off-site working easement and tree cutting permits, if applicable.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Development Services Manager

HB4

NOTE: Detailed Land Development Engineering Review available on file



June 21, 2021

Planning

**School Enrolment Projections and Planning Update:**  
 Forsyth Road Elementary was built in 2001. It is in an inner city neighbourhood with significantly higher student support needs which affects class size and composition.  
 Over the next 10 years our projections are indicating continued growth. The future Guildford 104th Corridor NCP and the City Center Plan have and will impact enrolment. The District's Long Range Facility Plan 2020/21 has identified this school as one of four that particularly supports the City Center Plan. Straddling King George Boulevard around the Surrey Civic Center, KB Woodward, Old Yale Road, Lena Shaw, and Forsyth Road are the four existing schools in this family to currently serve the towers and surrounding neighbourhoods. Tracking enrolment growth indicates that growth is moving in a counterclockwise motion starting at KB Woodward elementary.  
 Forsyth Road elementary will begin to show growth towards the end of the decade and is anticipated to be the last of the family of schools to experience a strong growth trend due to new high rise apartments and multi-family unit construction. The LRFP has identified a future addition at the school as part of a long-term strategy to accommodate growth post 2030. Until then, growth can be managed by four portables or less.  
 Kwantlen Park Secondary is currently operating at 125% and is projected to grow by 300 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In March 2020, the Ministry of Education approved funding for the district to prepare an in-depth feasibility report on the project. The addition would increase the capacity of the school from 1200 to 1500. The project is targeted to open in 2025.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0091 00 Updated June 2021

**SUMMARY**

The proposed 20 townhouse units and 279 highrise units are estimated to have the following impact on the following schools:

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

Elementary Students:	43
Secondary Students:	34

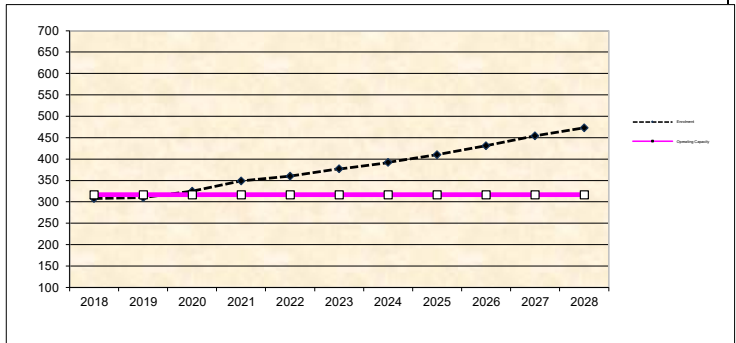
September 2020 Enrolment/School Capacity

<b>Forsyth Road Elementary</b>	
Enrolment (K/1-7):	51 K + 274
Operating Capacity (K/1-7)	38 K + 279
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1501
Capacity (8-12):	1200

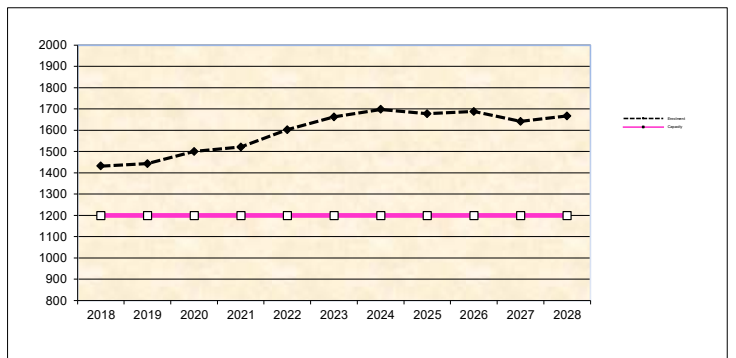
<b>Projected population of school-age children for this development:</b>	<b>119</b>
--	------------

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

Forsyth Road 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: 7919-0091-00

Address: 10458 - 10508 138A Street and 10463 - 10505 139 Street, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

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)	53
<b>Protected Trees to be Removed</b>	52
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = <u>6</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 47 X two (2) = <u>94</u>	100
<b>Replacement Trees Proposed</b>	90
<b>Replacement Trees in Deficit</b>	10
<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>	1
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
<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: April 29, 2021



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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	6	6	0
<b>Deciduous Trees</b>			
Cherry sp.	11	11	0
Apple sp.	2	2	0
Ash, Mountain	4	4	0
Walnut, Black	1	1	0
Maple, Japanese	1	1	0
Locust, Black	2	2	0
Pear sp.	1	1	0
Holly sp.	1	1	0
Willow, Sitka	2	2	0
Magnolia	1	1	0
<b>Coniferous Trees</b>			
Pine, Western White	1	1	0
Cedar, Western Redcedar	12	12	0
Deodar Cedar	2	2	0
Spruce sp.	1	1	0
Spruce, Norway	1	1	0
Fir, Grand	1	1	0
Douglas-fir	2	2	0
Falsecypress, Lawson	1	1	0
<b>Total (Not including Alder and Cottonwood)</b>	47	47	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>		90	
<b>Total Retained and Replacement Trees</b>		90	

**\*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](mailto:mfadum@fadum.ca)

CLIENT

FILE NO.

**PROJECT TITLE**  
**TREE PRESERVATION AND PROTECTION PLAN**

10508 10490 10476 10458  
138A STREET  
10505 10495 10477/10469 10463  
139 STREET  
SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	FEB22/19	MK	PRELIMINARY SERVICING/GRADING PLAN
2	MAR04/19	MK	PRELIMINARY SERVICING/GRADING PLAN
3	DEC09/19	MK	PRELIMINARY SERVICING/GRADING PLAN
4	MAR31/21	MK	SITE & CIVIL PLAN
5	MAY05/21	MK	REVISIONS
6	JUN17/21	MK	SITE PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.

**SHEET TITLE**

**T2 - TREE PROTECTION PLAN**

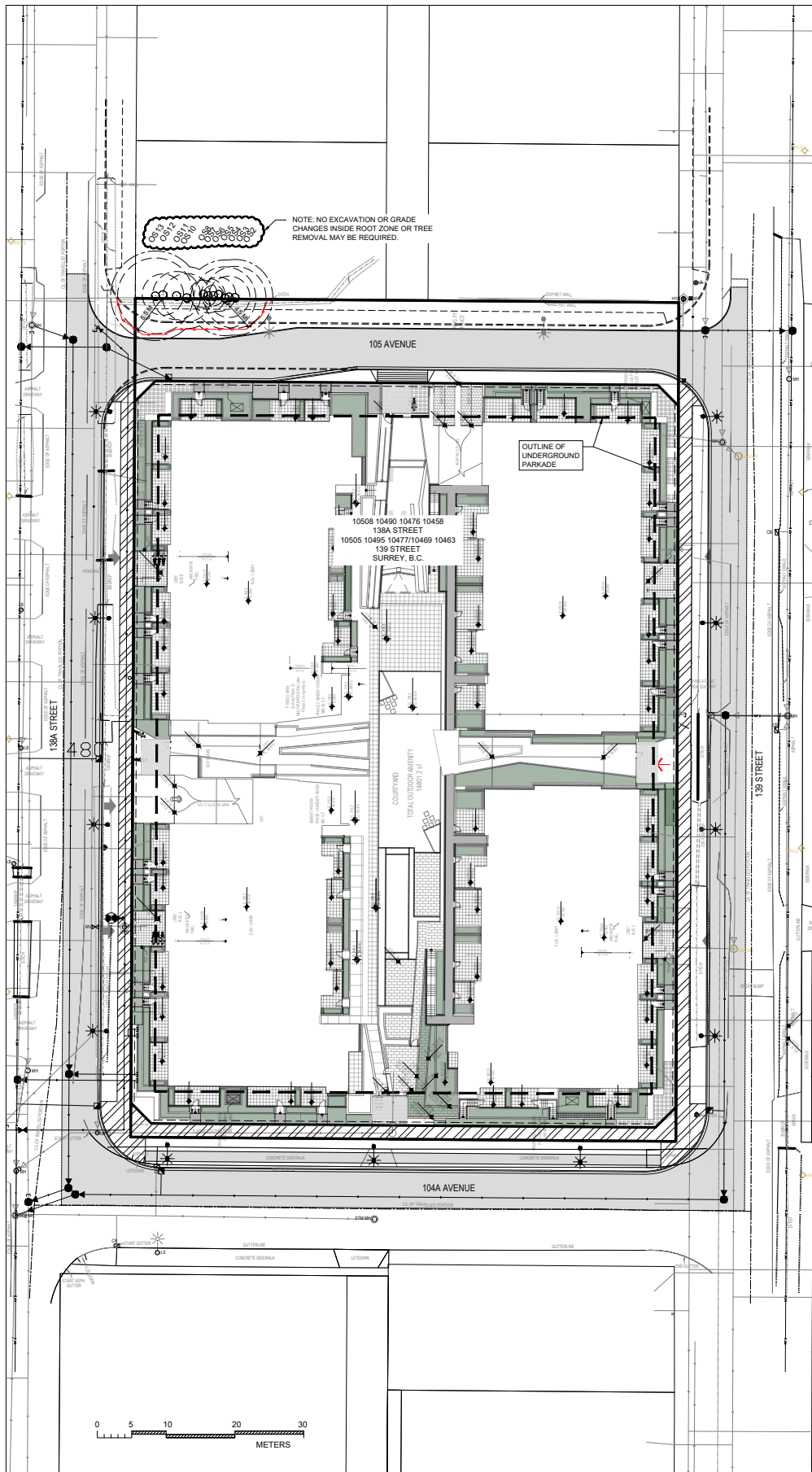
© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

**DRAWN**  
MK

**SCALE**  
AS SHOWN

**DATE**  
OCTOBER 19, 2018

**T-2**  
SHEET 2 OF 2

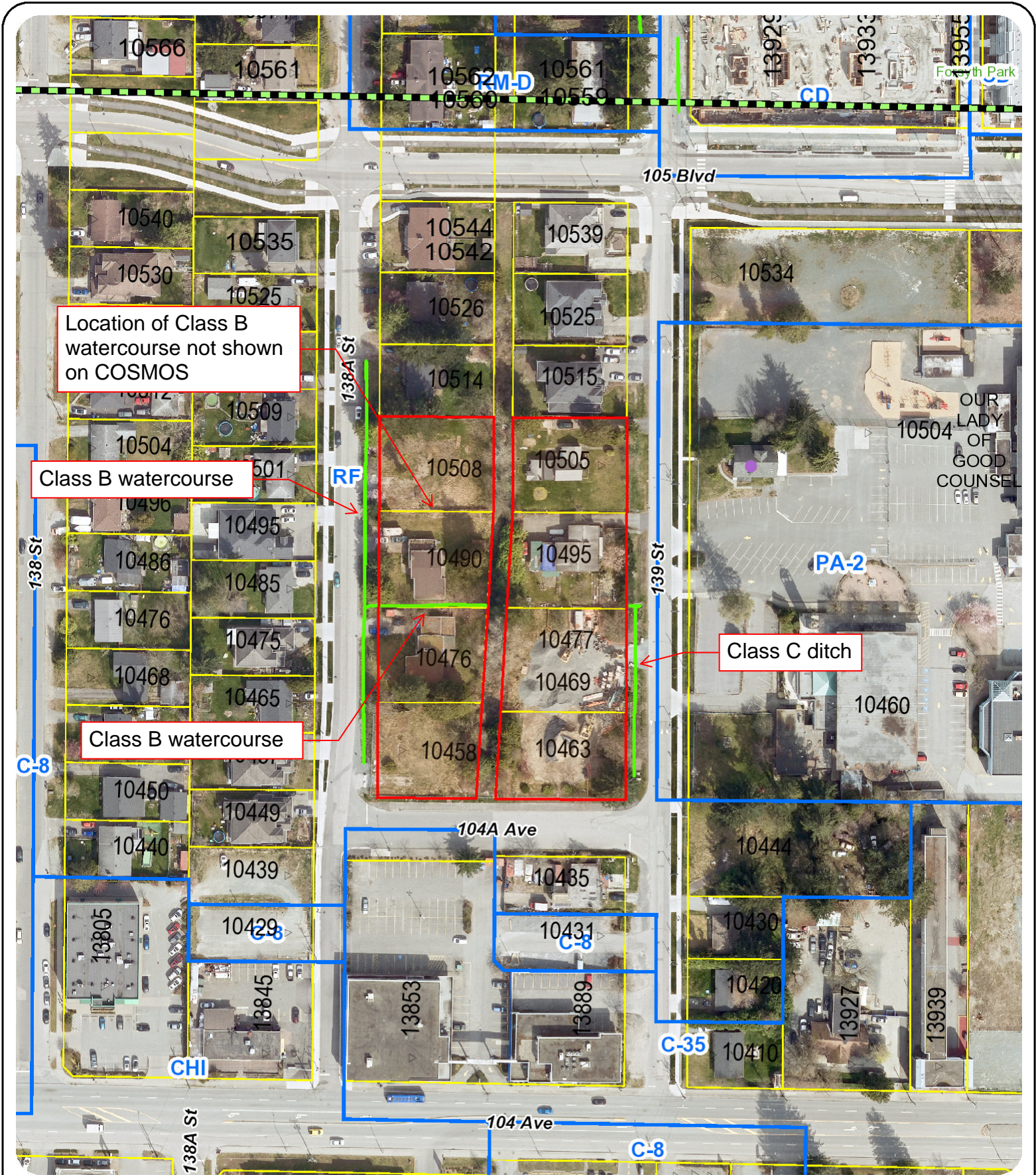


**LEGEND**

-  TREE TO BE RETAINED
-  TREE PROTECTION FENCING
-  MINIMUM NO DISTURBANCE ZONE
-  1.0M NO-BUILD ZONE



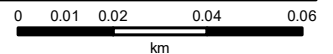




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# Advisory Design Panel Minutes

Location: Virtual  
Thursday, May 13, 2021  
Time: 3:00 pm

**Present:**

**Panel Members:**

R. Drew, Chair  
B. Wieb  
I. MacFadyen  
L. Mickelson  
M. Heeney  
M. Patterson  
N. Couttie  
R. Dhall  
R. Jenkins  
W. Chong

**Guests:**

Caelan Griffiths, PMG Landscape Architects  
Craig Marcyniuk, Porte Communities  
Martin Liew, Architect AIBC, Martin Liew Architecture Inc.  
Shoghig Tutunjian, Studio One Architecture  
Will Wong, Cheer Real Estate Development  
Yong Xu Yu, BCSLA, Point Landscape Studio Inc.

**Staff Present:**

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

**A. RECEIPT OF MINUTES**

It was Moved by R. Dhall  
Seconded by L. Mickelson  
That the minutes of the Advisory Design  
Panel meeting of April 22, 2021 be received.  
Carried

**B. NEW SUBMISSIONS**

**1. Time 3:00 p.m.**

File No.: 7919-0091-00  
Address: 10458/76/90, 10508 - 138A Street, 10463/77/95, 10505 - 139 Street  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Rezoning, Development Permit and Subdivision (lot consolidation) in order to construct four, 6-storey apartment buildings consisting of 299 dwelling units.  
Developer: Craig Marcyniuk, Porte Communities  
Architect: Shoghig Tutunjian, Studio One Architecture  
Landscape Architect: Caelan Griffiths, PMG Landscape Architects  
Planner: Donald Nip  
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff worked closely with the applicant to advance the concept and support the project. The Panel was asked to comment on the public realm interfaces, landscaping, and architectural expression of the building.

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

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

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Heeney  
Seconded by R. Jenkins  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and

Recommend that the landscaping submission return to staff for further development.

Carried

In general, the Panel supported the project.

Key Points:

- Consider increasing the corner roof “tilt up” expression (3D views look more appropriate).  
*(The roof ‘tilt up’ has been extended to the extent where it lines up with the party walls for structural feasibility. See dwgs A2.5, A2.6, A3.1, A3.2)*
- Consider further development to reduce privacy issues between units in the courtyard and upper corner units.  
*(We have introduced planters between the units on the Ground floor to increase privacy. See A1.1-Site Plan. For the units facing each other along the east west interior courtyards, the bedroom windows will be offset.)*
- Consider adjusting phasing lines for further outdoor amenity at phase 1,2.  
*(We will adjust to increase amenity offering in first phases. Consideration needs to be made for construction staging as the next phases get under construction)*
- Consider further development of courtyard and soil depths to accommodate more trees.  
*(We have consolidated planter beds and reduced hardscape to increase quantity of proposed trees and growing medium volumes)*
- Recommend reducing the amount of hardscape in the courtyard.  
*(We have reduced the hardscape in the courtyard and specified more continuous, tree-bearing planter beds. Where possible, we have reduced sidewalk circulations that duplicate similar pathways and we have removed the ping pong table as it requires a large hardscape surface for a single-use.)*
- Consider further development of parcel delivery, amazon room, etc.  
*(Parcel Delivery is indicated in the lobby of each building. this will be further developed after coordination with parcel delivery companies. See dwg A1.4 & A1.5)*

- Consider relocation the central stair to the sides/ potentially having a stair at each end.  
*(The central stairs have been removed. Two stairs on each side of the courtyard are proposed. The stairs have intermittent landings for leisurely travel. See drawings A1.1, A1.4, A1.5)*
- Consider further simplifying the interlock expression above entry lobbies.  
*(The interlock expression has been simplified at each of the main entrances of the buildings. The accent color frames the building entrance and is separated from the white floating volume above. The brick cladding is continuous. See elevations A3.1 & A3.2)*

#### Site

- The ground public realm is well handled with good size planters for separation of patio and sidewalk.  
*(noted – will maintain)*
- Reconsider the construction phasing to allow the courtyard to be built as part of phase 1 and 2 and further design development.  
*(we are examining ways of ensuring maximum amenity use can be available in the earliest phases)*
- Consider relocating the stairwell away from the centre site or break up the staircase into two.  
*(The central stairs have been removed. Two stairs on each side of the courtyard are proposed. The stairs have intermittent landings for leisurely travel. See drawings A1.1, A1.4, A1.5, A3.4)*
- Consider test-fitting your assembly thicknesses through the outdoor amenity spaces.  
*(During Design development, we will work closely with Landscape and Structural consultants to optimize the slab-to finished exterior grade assemblies to ensure paving will be accommodated)*
- Consider further development to reconcile possible privacy issues between suite in the east/west mews (courtyard).  
*(The bedroom windows have been offset so they do not face each other. The corner bedroom windows are high windows and have no impact on privacy)*
- Recommend further design development to the east-west corridor facing units and review privacy overlook issues (east side).  
*(The bedroom windows have been offset so they do not face each other. The corner bedroom windows are high windows and have no impact on privacy)*

## Form and Character

- The scheme is well thought out.  
*(Noted and will be maintained)*
- The end elevations are well resolved.  
*(Noted and will be maintained)*
- Consider strengthening the corner expression by bringing the masonry up on the architectural expression.  
*(The design intent was to accentuate the corners to ground the building and reduce the horizontal scale of the building with vertical elements at the corners. We believe the proposed design achieves this).*
- Recommend further design development to tilt up roofs. The two elevators are supported.  
*(The roof 'tilt up' has been extended to the extent where it lines up with the party walls for structural feasibility. See dwgs A2.5, A2.6, A3.1, A3.2)*
- Consider adding transom glazing under the tilt up roof feature to take advantage of extra height and more natural light.  
*(The windows/doors of the living rooms have been extended to the underside of the tilt up roof. See drawings A3.1, A3.2)*
- Consider expanding parcel delivery room.  
*(Parcel Delivery is indicated in the lobby of each building. this will be further developed after coordination with parcel delivery companies. See dwg A1.4 & A1.5)*
- Consider plumbing design as sinks are in the kitchen island.  
*(We will review with mechanical consultant during design development stage)*
- Consider other ways on venting so the exhaust fans do not impact the white panels.  
*(This will be further explored during design development. The intent is to have the exhaust vents in the soffits of the balconies. Where this is not achievable, they will be designed with intent and not randomly placed.)*
- Consider further development of the material use, particularly the use of the metal panel at the interlock.  
*(The interlock expression has been simplified at each of the main entrances of the buildings. The accent color frames the building entrance and is separated from the white floating volume above. The brick cladding is continuous. See elevations)*

## Landscape

- Consider corner plaza paving to try to blur the property line corner cut.  
*(We have adjusted the corner plazas to blur the property line. The paving pattern has been changed to a decorative saw cut concrete, continuous from onsite to offsite, allowing a seamless transition across the public realm.)*

- Recommend the code consultant review for the private patios as a landing is likely required at the top of the stairs before the gate. This may affect the design and layout of the stairs or impact the size of patios.  
*(We have a code consultant on board and will review during design development)*
- There is a lack of trees provided in the central court area, consider consolidating some planters.  
*We have extended the planters to allow for additional trees in the courtyard. In one unique case, with the stair at the northeast corner of Building 'B' we have had to delete trees for the placement of a stairway that is part of the fire exit path. These trees have been replaced by distributing them throughout the west portion of the courtyard. Additional columnar trees are added to define the central lawn, and east side of the courtyard. We have maintained the community orchard adjacent to the community garden beds.*
  - Consider further development of courtyard to increase the soil depths to accommodate more trees.  
*(PMG has coordinated with the architect to show unified planters to allow for greater numbers of trees at the boundary of courtyard-facing units.)*
- Consider separation of dog run and lawn theatre area.  
*(We have changed the position of the dog run, in order to separate it from lounging and outdoor cinema functions. Further we have indicated that this will be artificial turf to accommodate special mineral additives that neutralize urea.)*
- Consider reducing the hardscape or changing the hardscape to soft area.  
*(We have reduced the overall hardscape area, by making circulation more efficient and by unifying planters)*
- Consider making the planter on the top level more substantial.  
*(We have expanded planters wherever possible)*
- Consider reducing the amount of hardscaping in the courtyard.  
*(We have reduced the overall hardscape area).*
- The trellis elements are a prominent part of the street expression, encourage that these be included on the elevations and massing model.  
*(the trellis elements are incorporated in the elevations, plans and 3D renderings)*
- Consider a thoughtful lighting plan for the courtyard.  
*We will include more details of the landscape lighting plan. Already we have shown specific location for lighting bollards and step lights, but this will be demonstrated on a separate layout. Please refer to the L9 Landscape Lighting Plan.*
- Encourage simplification of the courtyard.  
*As above, we have reduced the program elements in the courtyard to simplify the uses, hardscape and increase planting and trees. We have removed the ping pong table as it requires a large area of hardscape for a single use, and such a way as to prohibit other uses.*

- Consider integrating the trellis with the overall architectural expression.  
*(The trellis design is coordinated with the canopy of the buildings and the overall architectural expression. See 3D rendering)*
- Show the privacy screen details.  
*(Privacy screen details are shown on drawing L11 Landscape Details layout.)*

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider utilizing the energy model to inform design process and use future climate files to best understand the resiliency of the project.  
*(Noted)*
- Consider shading strategies for the windows.  
*(Window shades will be provided for each unit)*
- The EV charging stations are appreciated.  
*(Noted)*
- Consider cooling strategy for the mechanical system.  
*(The provision of cooling will be provided as an add on option for homebuyers)*
- Consider adding electrical bicycle infrastructure in the bicycle storage areas.  
*(Note has been added on all parking plans to add electrical infrastructure in all bicycle rooms. Location and number will be determined during design development stage)*
- Recommend engaging with other consultants for electrical room.  
*(Electrical consultant will be on board and we will coordinate the size and location of the electrical room accordingly. The number of parking stalls can be adjusted if more space required for the room)*
- Ensure the venting is well coordinated.  
*(This will be further explored during design development. The intent is to have the exhaust vents in the soffits of the balconies. Where this is not achievable, they will be designed with intent and not randomly placed.)*
- Consider adding electrical bicycle charging facilities.  
*(Note has been added on all parking plans to add electrical infrastructure in all bicycle rooms. Location and number will be determined during design development stage)*
- Consider Low flow fixtures and fittings, consider LEED as a guideline, etc.  
*(Low-flow fixtures and fittings will be considered)*

Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.  
*(5% of units are designed to be adaptable)*
- Recommend emergency call button panel in the elevator and lobby.  
*(Note has been added in the lobbies)*
- Recommend that the amenity restrooms be according to code.  
*(Accessible washroom is provided in the indoor amenity area. See dwg A1.4)*
- Recommend that the entrance door be power operated.  
*(Note has been added to entrance lobby doors to be power operated)*
- Consider further development of the parcel pick-up and drop off facility.  
*(Parcel Delivery is indicated in the lobby of each building. this will be further developed after coordination with parcel delivery companies)*

**C. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, May 27, 2021.

**D. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:12 p.m.

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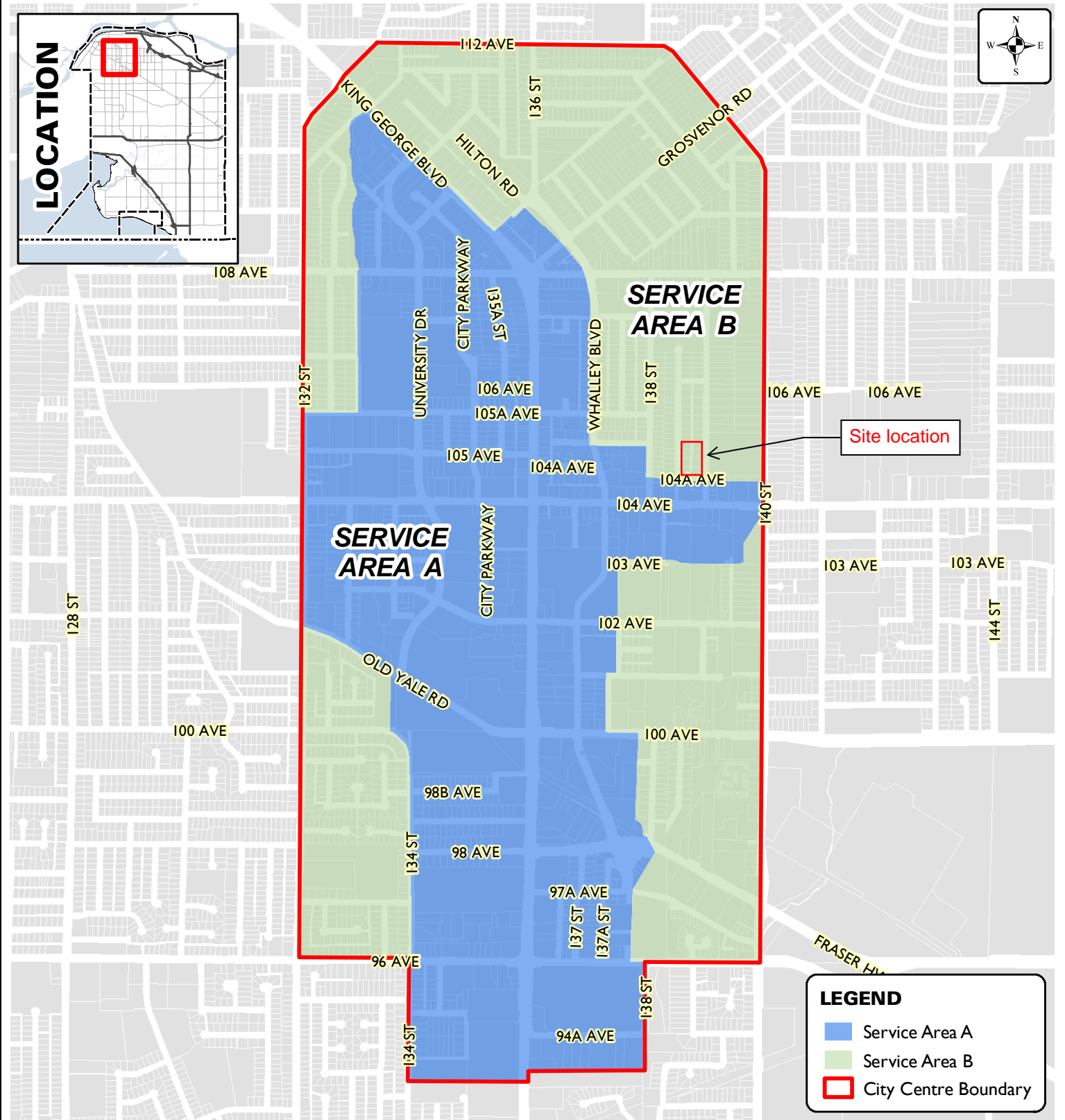
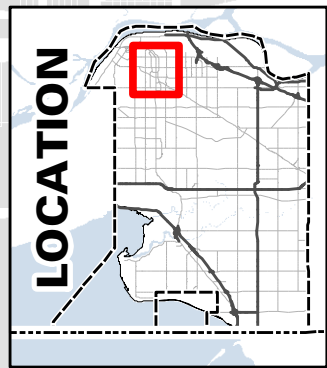
Jennifer Ficocelli, City Clerk

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Robert Drew, Chair



# FIGURE 1



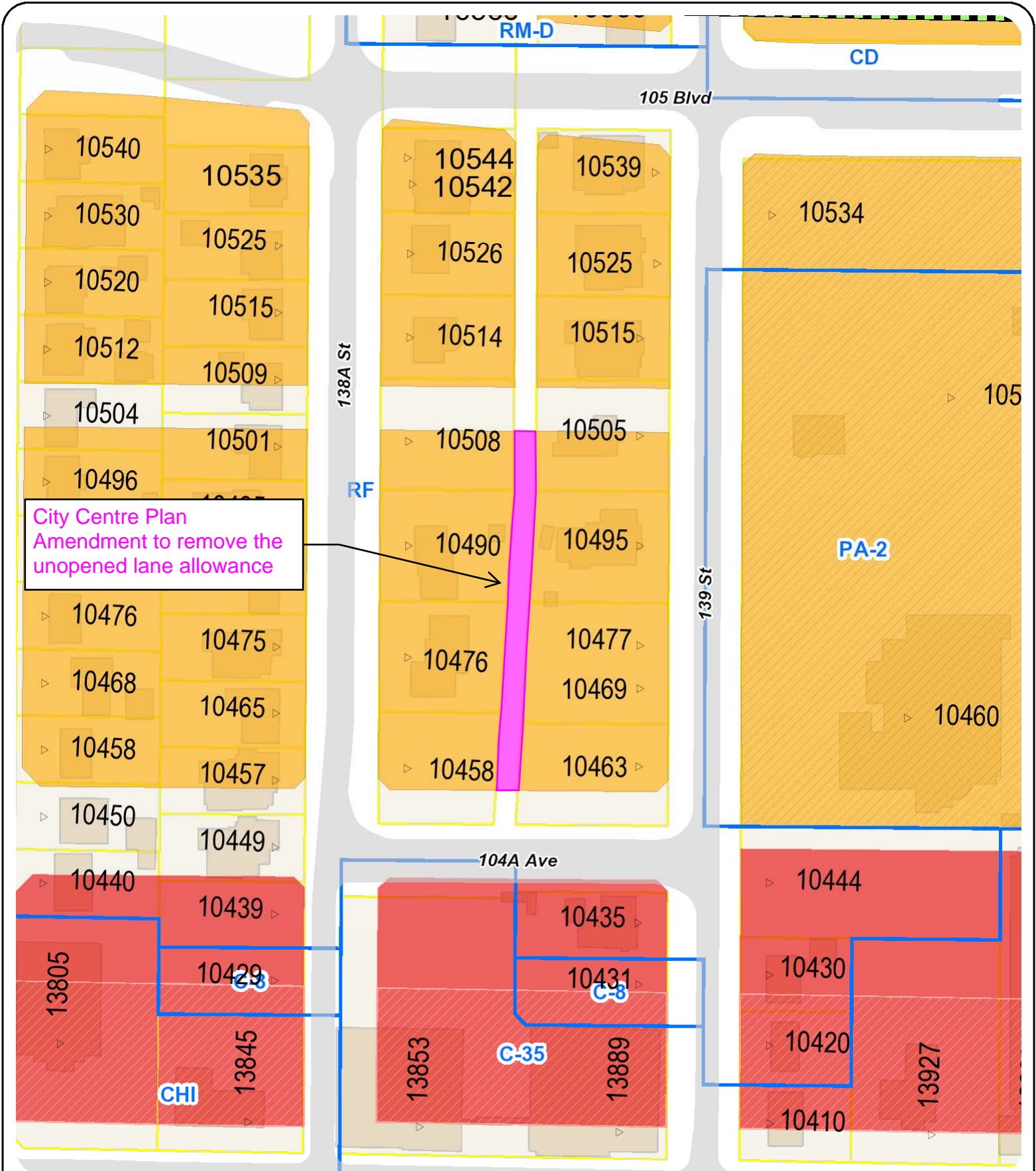
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## DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

## ENGINEERING DEPARTMENT

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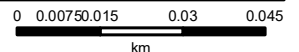


City Centre Plan Amendment to remove the unopened lane allowance

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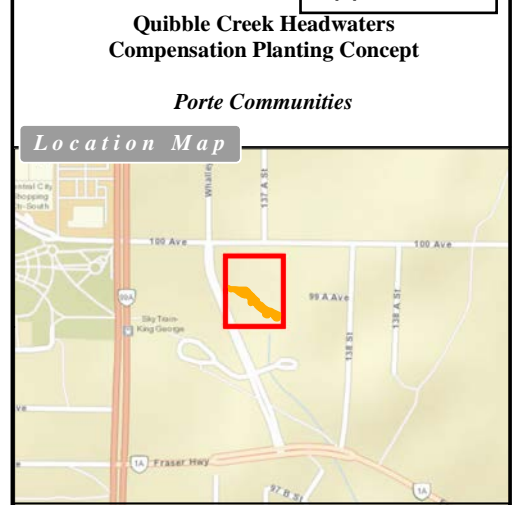
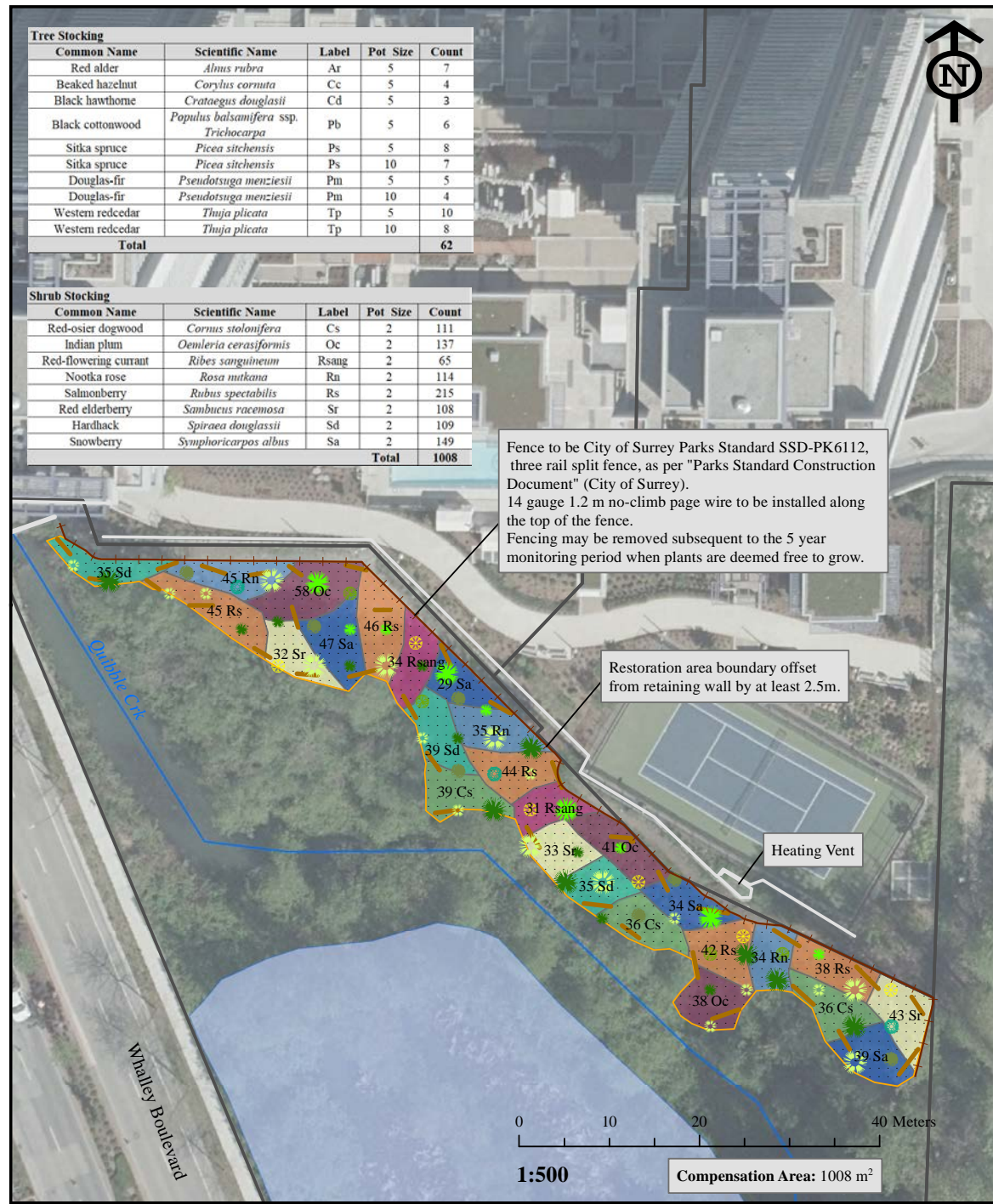


**Planting Specifications**

- 1.) ENKON to meet with landscaper for a preconstruction meeting. Layout may need to be adjusted to meet site specific conditions.
  - 2.) All planted stock shall be guaranteed nursery stock per BCLNA standards. Stock shall be inspected and approved by ENKON prior to installation. Packing slips shall be retained and provided to ENKON to assess compliance with the planting plan.
  - 3.) All invasive species plant material (including roots and rhizomes) within or adjacent to the planting area (within 1m of the boundary) shall be removed using an excavator. Existing native vegetation within the planting areas shall be maintained in good condition.
  - 4.) A total of 62 #5 and #10 pot trees to be installed at approximately 4m centres. A total of 1008 #2 pot shrubs to be installed at 1m spacing.
  - 5.) All works shall be conducted in accordance with sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" (DFO/MoE).
  - 6.) Planting areas are to be amended with a 300mm depth of BCLNS 3P top soil (with 10-15% OM and min. 15% Fines under 2 mm ). Soil test results are to be provided for review in advance of planting. Existing surface is to be scarified at a depth of 200 mm prior to application of soil amendment.  
Total Volume Required : 302 m<sup>3</sup>
  - 7.) Trees are to be offset from road edge, retaining walls, or fencelines by 3 m. Shrubs are to be offset from the retaining wall by 2.5 m, and offset 1 m from fencelines.
  - 8.) Large pieces of Coarse Woody Debris (CWD) may be spread around all areas, with spacing of approximately 1 piece of CWD per 30 m<sup>2</sup> (5.5m X 5.5m). A total of 34 CWD stems will be required for this planting area. CWD Pieces are to be 2 to 4 m in length, and minimum 0.15 m in diameter. Pieces may be sourced from development site, however, conifer pieces are preferred.
- Ongoing Maintenance**
- 1.) Emerging invasive species shall continue to be treated from the planting area as necessary for 5 years. Emerging blackberry will require removal of roots and shoots 3 times during the growing season (April 1st to October 15th).
  - 2.) Water all planted stock 3 times weekly during dry periods from May 1 to September 30.
  - 3.) Plant survival monitoring shall be conducted for a period of five (5) years to ensure survival and vigor. Species survivorship shall achieve 90% survival for shrubs and trees. Replacement planting of dead stock may be required on an annual basis to satisfy this specification. Survival of replacement stock is subject to survival criteria as specified above.
  - 4.) Planted stock shall be inspected by the Owner or Owner's Representative to the end of the warranty period to assess requirements for watering and maintenance/weeding of non-native invasive plant species.

Tree Stocking				
Common Name	Scientific Name	Label	Pot Size	Count
Red alder	<i>Alnus rubra</i>	Ar	5	7
Beaked hazelnut	<i>Corylus cornuta</i>	Cc	5	4
Black hawthorne	<i>Crataegus douglasii</i>	Cd	5	3
Black cottonwood	<i>Populus balsamifera</i> ssp. <i>Trichocarpa</i>	Pb	5	6
Sitka spruce	<i>Picea sitchensis</i>	Ps	5	8
Sitka spruce	<i>Picea sitchensis</i>	Ps	10	7
Douglas-fir	<i>Pseudotsuga menziesii</i>	Pm	5	5
Douglas-fir	<i>Pseudotsuga menziesii</i>	Pm	10	4
Western redcedar	<i>Thuja plicata</i>	Tp	5	10
Western redcedar	<i>Thuja plicata</i>	Tp	10	8
<b>Total</b>				<b>62</b>

Shrub Stocking				
Common Name	Scientific Name	Label	Pot Size	Count
Red-osier dogwood	<i>Cornus stolonifera</i>	Cs	2	111
Indian plum	<i>Oemleria cerasiformis</i>	Oc	2	137
Red-flowering currant	<i>Ribes sanguineum</i>	Rsang	2	65
Nootka rose	<i>Rosa nutkana</i>	Rn	2	114
Salmonberry	<i>Rubus spectabilis</i>	Rs	2	215
Red elderberry	<i>Sambucus racemosa</i>	Sr	2	108
Hardhack	<i>Spiraea douglasii</i>	Sd	2	109
Snowberry	<i>Symphoricarpos albus</i>	Sa	2	149
<b>Total</b>				<b>1008</b>



**Legend**

**Tree species**

- #5 pot Ar
- #5 pot Cc
- #5 pot Cd
- #5 pot Pb
- #5 pot Pm
- #10 pot Pm
- #5 pot Tp
- #10 pot Tp
- #5 pot Ps

**Shrub species**

- Rn
- Cc
- Cs
- Oc
- Sa
- Rs
- Rsang
- Sd
- Sr

**Other symbols:**

- CWD
- Fenceline
- Retaining wall
- Stream
- Shrub planting location
- Water bodies
- Restoration area
- Property boundary

**Figure 1**

Updated: December 2020  
Projection: NAD 83, UTM Zone 10