

## INTER-OFFICE MEMO

**Regular Council - Land Use**  
**Item B.9: 7919-0245-00**  
**Monday, May 31, 2021**  
**Supplemental Information - Page Replacements**

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TO: City Clerk

FROM: **Manager, Area Planning & Development – North Division**  
**Planning & Development Department**

DATE: **May 31, 2021** FILE: **7919-0245-00**

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RE: **Item B.9 - May 31, 2021 Regular Council Land Use Agenda**  
**Replacement Appendix**  
**Development Application No. 79 19-0245-00**

Please replace Appendix V, Draft Development Drawings, attached to the Planning Report for Development Application No. 7919-0245-00 with the attached drawings. The reason for the change is to include additional building elevations and renderings of the project that were inadvertently excluded from the initial Appendix.



Ron Gill  
Manager  
Area Planning & Development – North Division

IP1

CLERKS DEPT.  
MAY 31, 2021  
7919-0245-00  
B.9 RCLU May 31, 21

**DEVELOPMENT DATA**

GROSS SITE AREA	59,671 S.F.±	5,544 M <sup>2</sup>	0.55 Ha
ROAD DEDICATION	9,098 S.F.±	845 M <sup>2</sup>	0.08 Ha
NET SITE AREA	50,573 S.F.±	4,698 M <sup>2</sup>	0.47 Ha

BUILDING AREAS			# of Units
1st Floor	23,923 S.F.	2,223 M <sup>2</sup>	23 Residential
2nd Floor	24,860 S.F.	2,310 M <sup>2</sup>	16 Residential
3rd Floor	24,860 S.F.	2,310 M <sup>2</sup>	32 Residential
4th Floor	24,860 S.F.	2,310 M <sup>2</sup>	32 Residential
5th Floor	22,588 S.F.	2,098 M <sup>2</sup>	28 Residential
TOTAL:	121,091 S.F.	11,250 M <sup>2</sup>	131 Residential

OUTDOOR AMENITY	Required:	4,230 S.F.	393 M <sup>2</sup>
	Provided:	5,328 S.F.	495 M <sup>2</sup>
INDOOR AMENITY	Required:	4,230 S.F.	393 M <sup>2</sup>
	Provided:	3,384 S.F.	314 M <sup>2</sup>

FAR ALLOWABLE (Gros 2.0)	119,342 S.F.	11,087 M <sup>2</sup>	Excluding Indoor Amenity
FAR PROVIDED (Gross)	117,707 S.F.	10,935 M <sup>2</sup>	Excluding Indoor Amenity
FAR PROVIDED (net)	2.33	117,707 S.F.	10,935 M <sup>2</sup>

LOT COV. (Gross)	47.8%	28,512 S.F.	2,649 M <sup>2</sup>
LOT COV. (Net)	56.4%	28,512 S.F.	2,649 M <sup>2</sup>

BUILDING HEIGHT 18.7m 5 storey

DENSITY 131 / 0.47 = 279 UPH 113 UPA

**PROPOSED BUILDING FACE SETBACKS**

North - 105 Boulevard	3.7m
West - 140B Street	4.5m
South - 104A Avenue	4.5m
East	5.8m

**PROPOSED BALCONY SETBACKS**

North - 105 Boulevard	3.1m
West - 140B Street	3.9m
South - 104A Avenue	3.9m
East	N/A (5.8m)

**PARKING**

REQUIRED:	80	1 BED	x	1.30	=	104.0 SPACES MIN.
	51	2+ BED	x	1.50	=	76.5 SPACES MIN.
	131	UNITS	x	0.20	=	26.2 VISITOR SPACES MIN.
TOTAL REQUIRED:						206.7 SPACES MIN.

PROVIDED:	16	U/G VISITOR SPACES	(INCL. 2 H/C)
	166	U/G RESIDENTIAL SPACES	(INCL. 3 H/C & 32 S/C)
	182	SPACES	

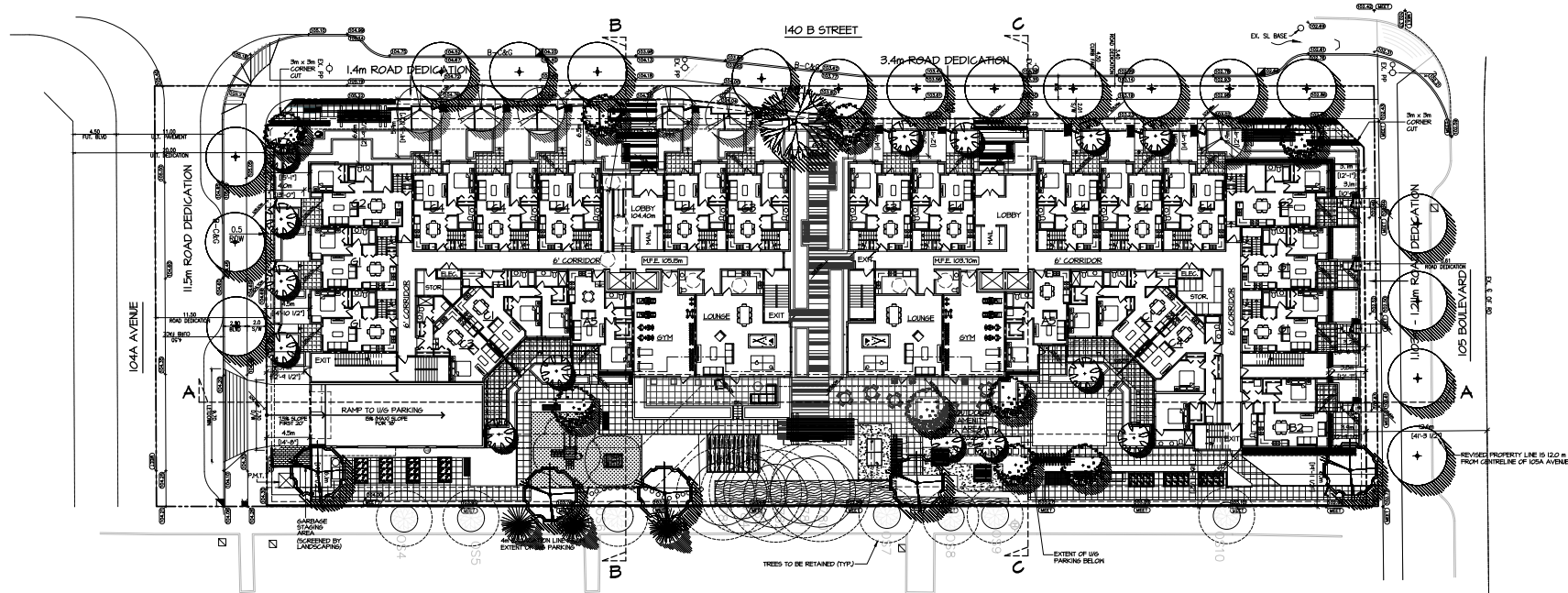
BIKE PARKING: 163 SPACES

**UNIT BREAKDOWN**

UNIT A1	1BED	527 S.F.±	x	12 UNITS	=	6,324 S.F.	587.52 M <sup>2</sup>
UNIT A2	2BED	749 S.F.±	x	4 UNITS	=	2,996 S.F.	278.34 M <sup>2</sup>
UNIT A3	1BED / DEN	597 S.F.±	x	8 UNITS	=	4,776 S.F.	443.70 M <sup>2</sup>
UNIT A4	1BED / DEN	612 S.F.±	x	4 UNITS	=	2,448 S.F.	227.43 M <sup>2</sup>
UNIT A5	1BED	591 S.F.±	x	10 UNITS	=	5,910 S.F.	549.06 M <sup>2</sup>
UNIT A7	1BED / DEN	608 S.F.±	x	8 UNITS	=	4,864 S.F.	451.88 M <sup>2</sup>
UNIT A8	1BED	494 S.F.±	x	6 UNITS	=	2,964 S.F.	275.36 M <sup>2</sup>
UNIT A9	1BED / DEN	608 S.F.±	x	6 UNITS	=	3,648 S.F.	338.91 M <sup>2</sup>
UNIT A10	1BED	618 S.F.±	x	8 UNITS	=	4,944 S.F.	459.31 M <sup>2</sup>
UNIT A11	1BED	665 S.F.±	x	1 UNITS	=	665 S.F.	61.78 M <sup>2</sup>
UNIT A12	1BED (H/C)	600 S.F.±	x	8 UNITS	=	4,800 S.F.	445.93 M <sup>2</sup>
UNIT B1	2BED	915 S.F.±	x	8 UNITS	=	7,320 S.F.	680.05 M <sup>2</sup>
UNIT B2	2BED	813 S.F.±	x	2 UNITS	=	1,626 S.F.	151.06 M <sup>2</sup>
UNIT B3	2BED	824 S.F.±	x	4 UNITS	=	3,296 S.F.	306.21 M <sup>2</sup>
UNIT C1	2BED	879 S.F.±	x	8 UNITS	=	7,032 S.F.	653.29 M <sup>2</sup>
UNIT C2	1BED	627 S.F.±	x	6 UNITS	=	3,762 S.F.	349.50 M <sup>2</sup>
UNIT C3	STUDIO	529 S.F.±	x	1 UNITS	=	529 S.F.	49.15 M <sup>2</sup>
UNIT C4	2BED	1,000 S.F.±	x	1 UNITS	=	1,000 S.F.	92.90 M <sup>2</sup>
UNIT C5	2BED	848 S.F.±	x	2 UNITS	=	1,696 S.F.	157.56 M <sup>2</sup>
UNIT C6	2BED	864 S.F.±	x	2 UNITS	=	1,728 S.F.	160.54 M <sup>2</sup>
UNIT E1	2BED	821 S.F.±	x	2 UNITS	=	1,642 S.F.	152.55 M <sup>2</sup>
UNIT E3	2BED	822 S.F.±	x	2 UNITS	=	1,644 S.F.	152.73 M <sup>2</sup>
UNIT E4	1BED / DEN	778 S.F.±	x	2 UNITS	=	1,556 S.F.	144.56 M <sup>2</sup>
UNIT G1	3BED T/H	1,198 S.F.±	x	4 UNITS	=	4,792 S.F.	445.19 M <sup>2</sup>
UNIT G2	3BED T/H	1,498 S.F.±	x	2 UNITS	=	2,996 S.F.	278.34 M <sup>2</sup>
UNIT G3	3BED T/H	1,230 S.F.±	x	2 UNITS	=	2,460 S.F.	228.54 M <sup>2</sup>
UNIT G4	3BED T/H	1,220 S.F.±	x	8 UNITS	=	9,760 S.F.	906.73 M <sup>2</sup>
<b>TOTAL UNITS</b>				<b>131 UNITS</b>	=	<b>97,178 S.F.</b>	<b>9,028.13 M<sup>2</sup></b>

**RESIDENTIAL UNIT MIX**

STUDIO	1	0.76%
1 BED	51	38.93%
1 BED / DEN	28	21.37%
2 BED	35	26.72%
3 BED T/H	16	12.21%
<b>TOTAL UNITS</b>	<b>131</b>	<b>100.00%</b>



**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 20'-0"

ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
BY	
DATE	
BY	
DATE	

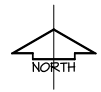
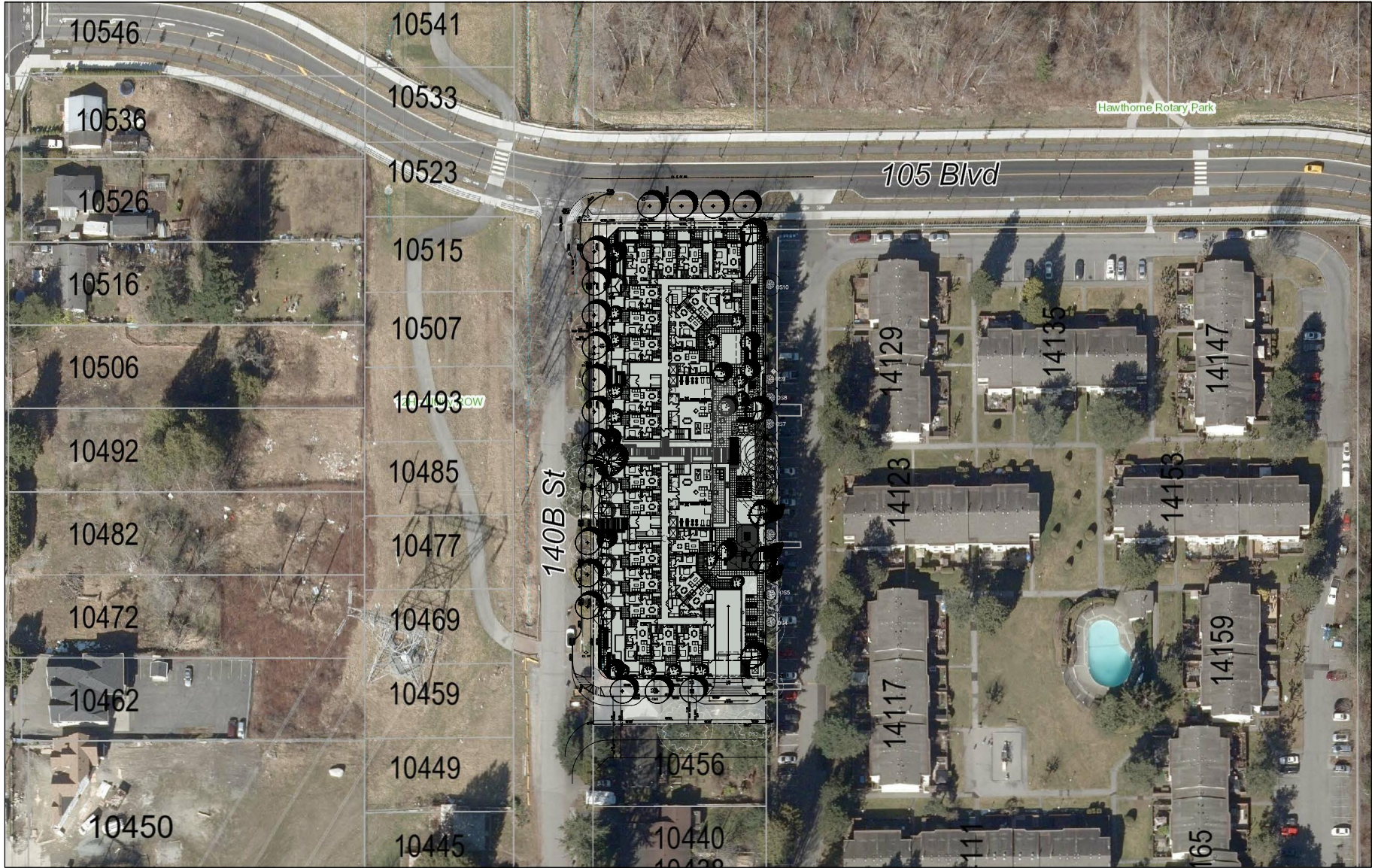
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CLIENT: 1162530 BC LTD.			
PROJECT: CONDOMINIUM DEVELOPMENT 10466-10516 - 140B STREET, SURREY			
SHEET CONTENTS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA			

**barnett dembek**  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@darklitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18026	AC-1.01

A.D.P. REVISION



**CONTEXT PLAN**  
SCALE: 1" = 40'-0"

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REV. NO.	DATE	BY	ISSUE FOR



DESIGN: L.F.B.	DRAWN: [Signature]
CLIENT: 1162590 BC LTD.	DATE: May 29 21
PROJECT: CONDOMINIUM DEVELOPMENT 10466-10516 - 140B STREET, SURREY	SCALE: 1" = 40'-0"
SHEET CONTAINS: CONTEXT PLAN	

**barnett dembek**  
ARCHITECTS INC.  
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18026	AC-1,02

A.D.P. REVISION

VIEW 1



STREET VIEW ALONG 104B St. FACING EAST

VIEW 4



STREET VIEW ALONG 104B St. FACING NORTH

VIEW 2



STREET VIEW ALONG 104B St. FACING WEST

VIEW 5

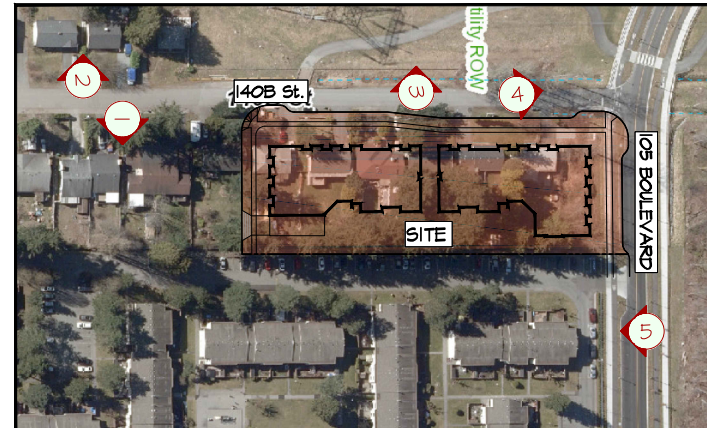


STREET VIEW ALONG 105 BOULEVARD FACING SOUTH

VIEW 3



STREET VIEW ALONG 104B St. FACING WEST



SITE CONTEXT



A.D.P. REVISION

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ISSUE NO.	ISSUED FOR	BY	DATE	ISSUE

DESIGN / L.F.B.	DRAWN	DATE / FILE #	SCALE

CLIENT: 1162508 BC LTD.	PROJECT: CONDOMINIUM DEVELOPMENT
	10466-10516 - 104B STREET, SURREY
	SHEET CONTENTS: SITE CONTEXT

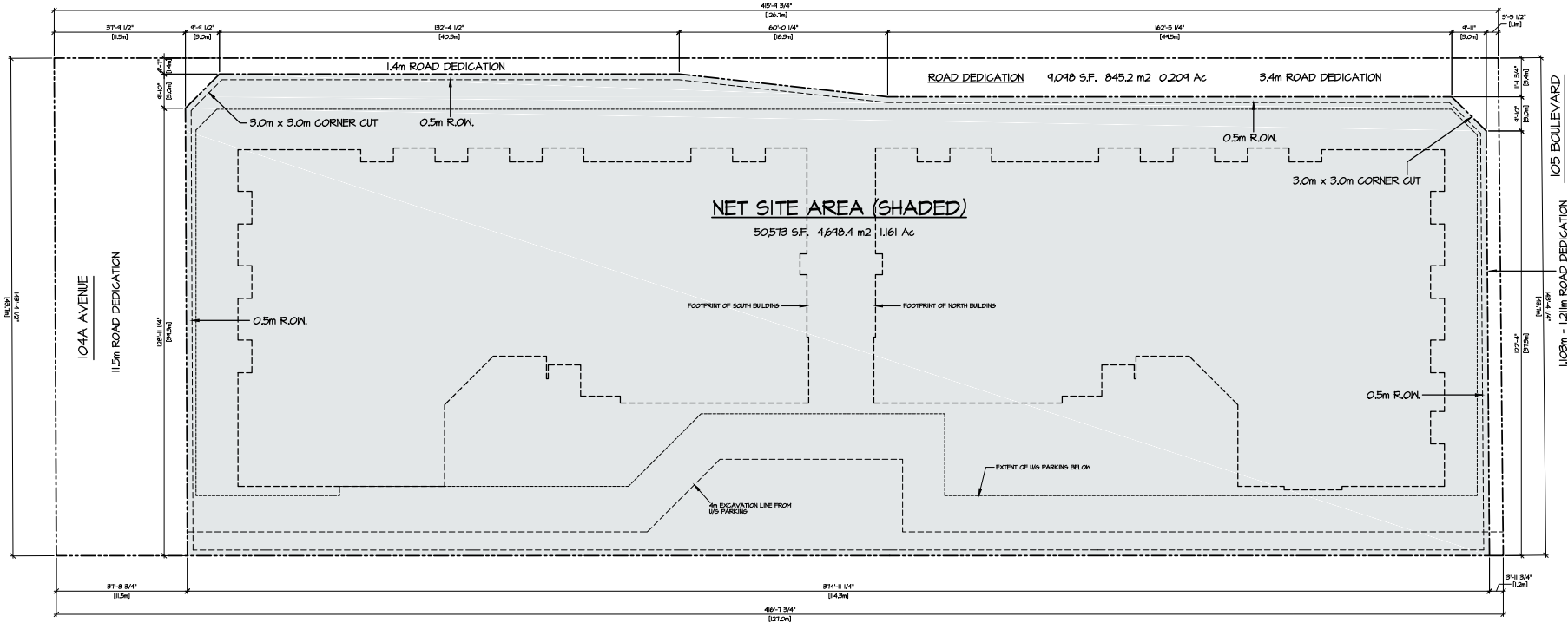
<b>barnett dembek</b>	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE: (604) 597-7100	FAX: (604) 597-2099
EMAIL: mail@barnettdembek.com	
CLIENT NO.:	SHEET NO. AC-1.03
PROJECT NO. 18026	REV. NO.

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### GROSS SITE AREA

59671 S.F. 5543.6 m2 1.310 Ac

140 B STREET



ISSUE	DATE	BY	ISSUED FOR



CSB-EN1.dwg

CLIENT : 1162559 BC LTD.	DESIGN : L.P.F.	DRAWN : DATE : 10/2/21	SCALE : 1/8" = 1'-0"
PROJECT : CONDOMINIUM DEVELOPMENT 10466-10516 - 140B STREET, SURREY	SHEET CONTENTS : BASE PLAN		



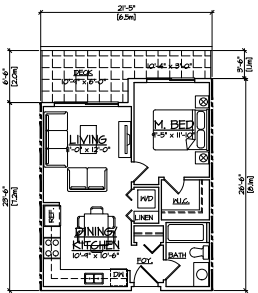
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1T8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@barnett-dembek.com

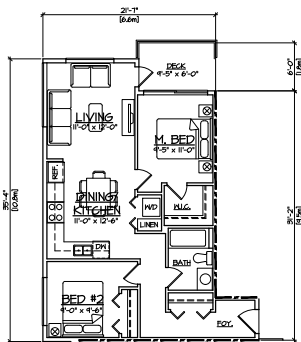
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PROJECT NO.	REV. NO.
18026	AC-1.04

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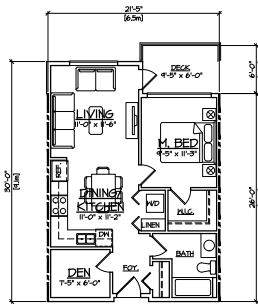
**BASE PLAN**  
SCALE: 1/8" = 1'-0"



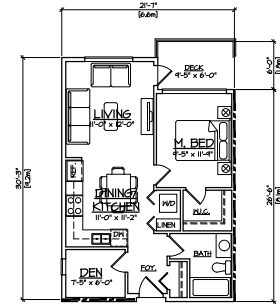
UNIT TYPE 'A1' | 1 BED  
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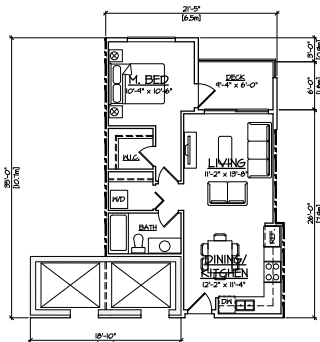
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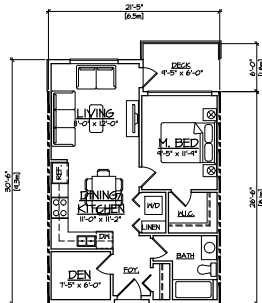
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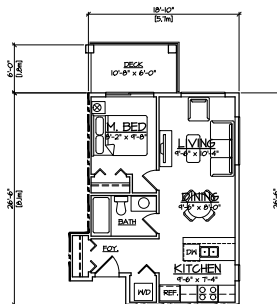
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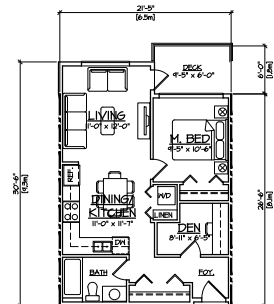
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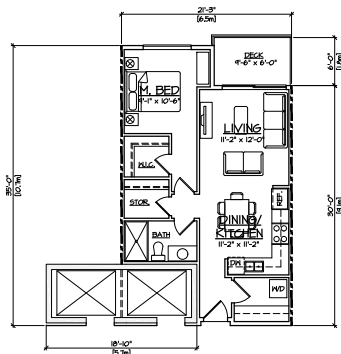
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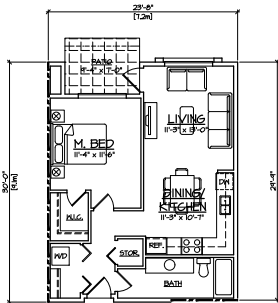
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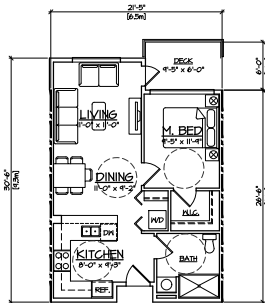
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SCALE: 1/8" = 1'-0" 608 S.F.



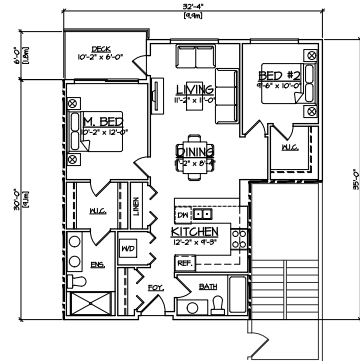
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SCALE: 1/8" = 1'-0" 618 S.F.



UNIT TYPE 'A11' | 1 BED  
SCALE: 1/8" = 1'-0" 665 S.F.



UNIT TYPE 'A12' | 1 BED  
SCALE: 1/8" = 1'-0" 600 S.F.  
HC ADAPTABLE



UNIT TYPE 'B1' | 2 BED  
SCALE: 1/8" = 1'-0" 415 S.F.

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ISSUE	DATE	BY	ISSUED FOR

DESIGN :	L.P.E.
DRAWN :	
DATE :	Feb. 1 21
SCALE :	1/8" = 1'-0"

CLIENT : 1162559 BC LTD.  
PROJECT : CONDOMINIUM DEVELOPMENT  
10466-10916 - 1140B STREET, SURREY  
SHEET CONTENTS : UNIT PLANS

**barnett dembek**  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

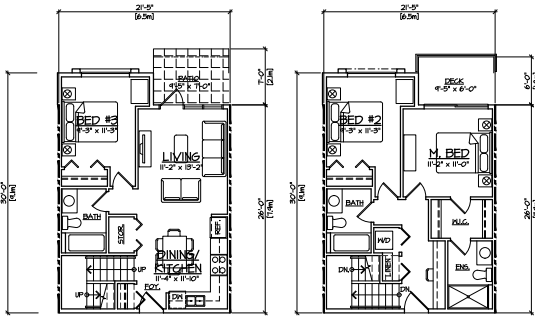


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EMAIL: mol@darklitex.com

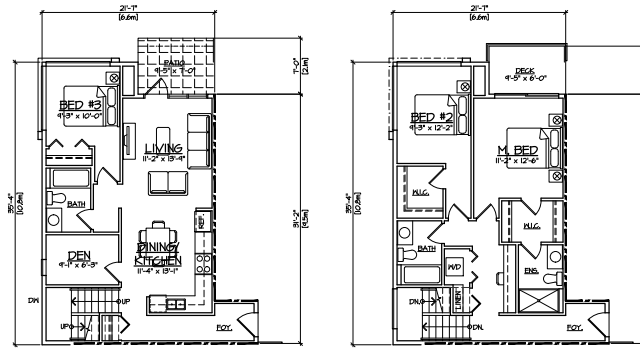
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18026	AC-2.01

A.D.P. REVISION

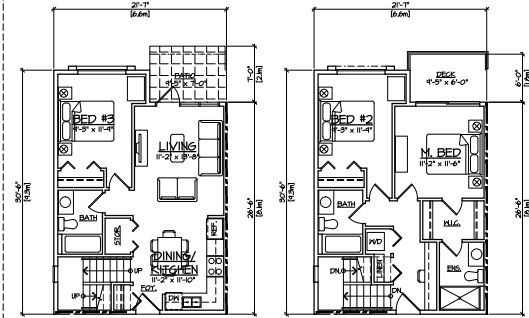




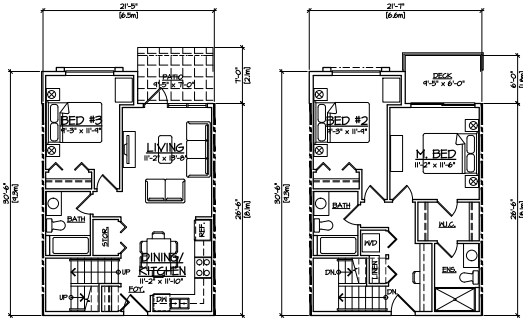
**UNIT TYPE 'G1'** 3 BED T/H  
 SCALE: 1/8" = 1'-0"  
 LOWER LEVEL: 549 S.F.  
 UPPER LEVEL: 549 S.F.  
 TOTAL: 1,198 S.F.



**UNIT TYPE 'G2'** 3 BED & DEN T/H  
 SCALE: 1/8" = 1'-0"  
 LOWER LEVEL: 744 S.F.  
 UPPER LEVEL: 744 S.F.  
 TOTAL: 1,488 S.F.



**UNIT TYPE 'G3'** 3 BED T/H  
 SCALE: 1/8" = 1'-0"  
 LOWER LEVEL: 615 S.F.  
 UPPER LEVEL: 615 S.F.  
 TOTAL: 1,230 S.F.



**UNIT TYPE 'G4'** 3 BED T/H  
 SCALE: 1/8" = 1'-0"  
 LOWER LEVEL: 610 S.F.  
 UPPER LEVEL: 610 S.F.  
 TOTAL: 1,220 S.F.

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REV#	DATE	BY	ISSUE

DESIGN :	L.P.B.
DRAWN :	
DATE :	Feb. 12
SCALE :	1/8" = 1'-0"

CLIENT : 1162550 BC LTD.  
 PROJECT : CONDOMINIUM DEVELOPMENT  
 10466-10316 - 140B STREET, SURREY  
 SHEET CONTENTS :  
 UNIT PLANS

**barnett dembek**

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mol@barnett-dem-bek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18026	AC-2.03

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ISSUE	DATE	BY	ISSUED FOR



DESIGN : 1162589 BC LTD.  
 L.P.E.  
 DRAWN :  
 DATE : May 26, 21  
 SCALE : 1/8" = 1'-0"

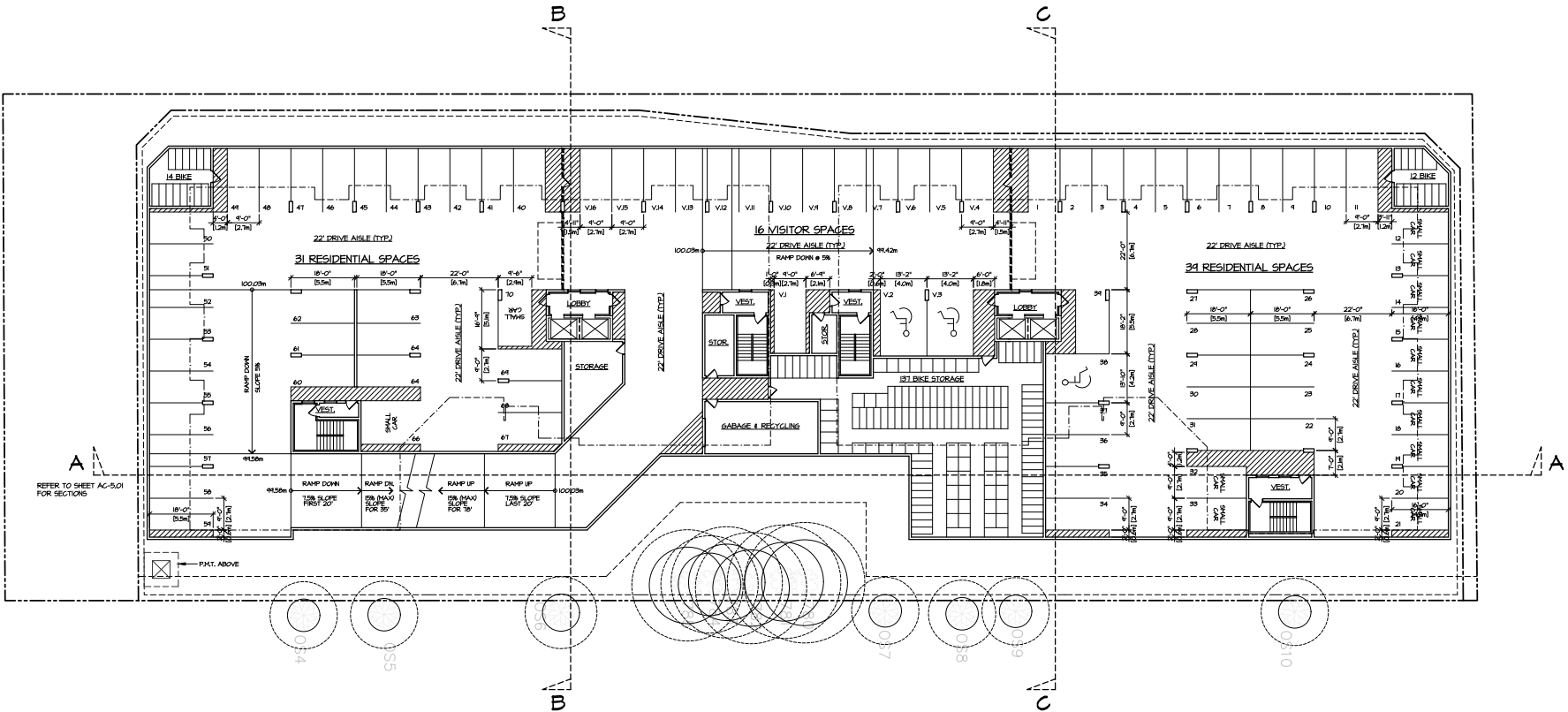
PROJECT : CONDOMINIUM DEVELOPMENT  
 10466-10316 - 140B STREET, SURREY  
 SHEET CONTENTS :  
 BUILDING PLANS

**barnett dembek**

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mol@barnett.com

CLIENT NO. SHEET NO.  
 PROJECT NO. REV. NO.



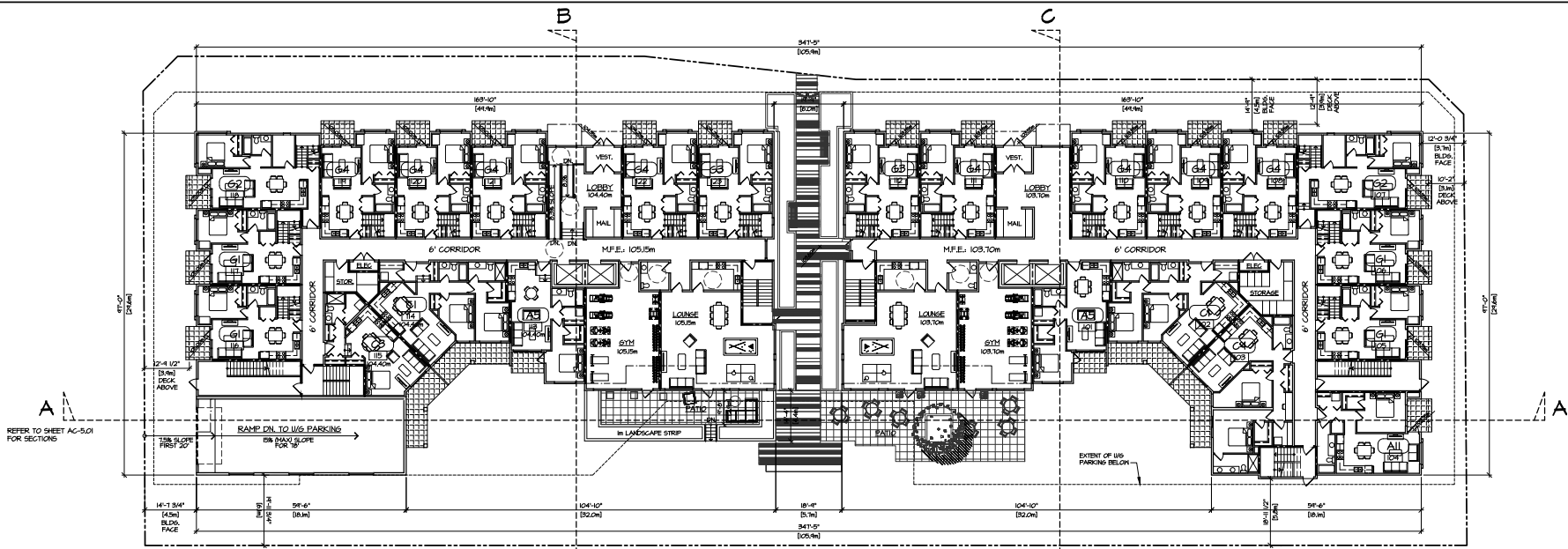
**UNDERGROUND PARKING LEVEL 1**  
 SCALE : 1/8" = 1'-0"

- 16 VISITOR SPACES
- 31 RESIDENTIAL SPACES
- 63 BIKE STORAGE LOCKERS
- 14 SMALL CAR SPACES

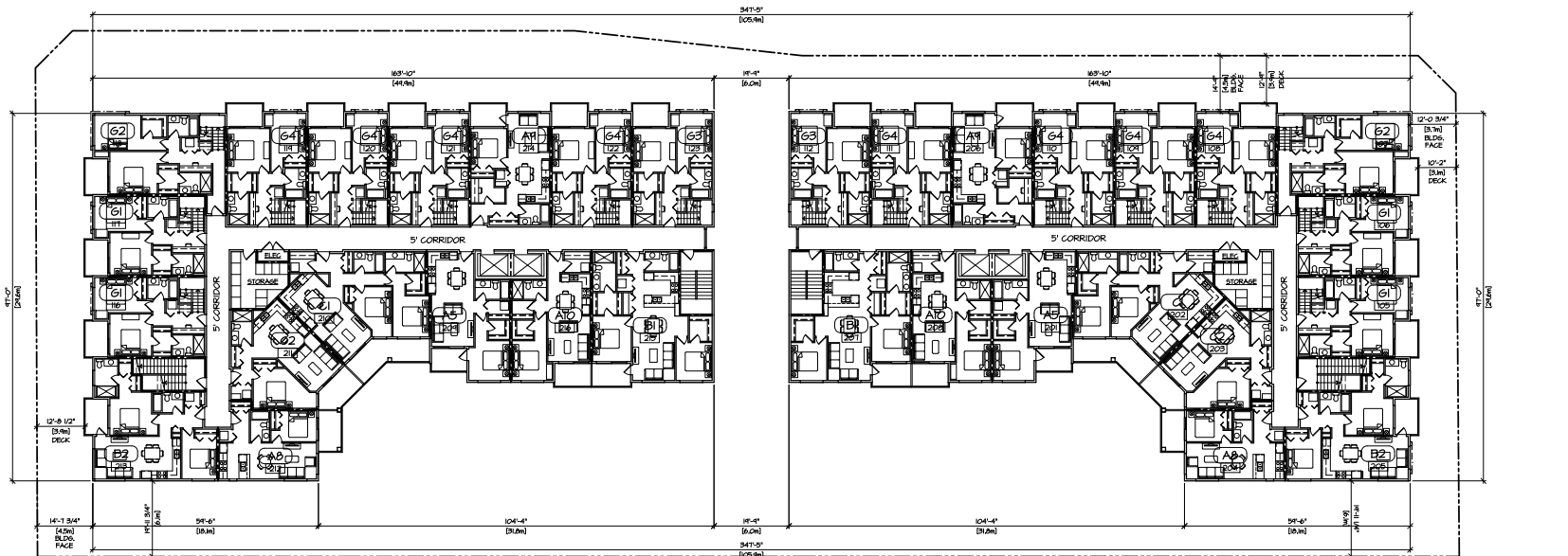


A.D.P. REVISION

REV.	DATE	BY	ISSUED FOR



**1st FLOOR PLAN** 28,423 S.F. (2,222.5 m<sup>2</sup>) - 28 UNITS  
 SCALE: 1/8" = 1'-0"  
 NORTH BUILDING: 12,815 S.F. (1,171.6 m<sup>2</sup>) - 12 UNITS  
 SOUTH BUILDING: 13,507 S.F. (1,250.7 m<sup>2</sup>) - 11 UNITS  
 AMENTY PORTION (NORTH): 1,642 S.F. (151.2 m<sup>2</sup>)  
 AMENTY PORTION (SOUTH): 1,642 S.F. (151.2 m<sup>2</sup>)



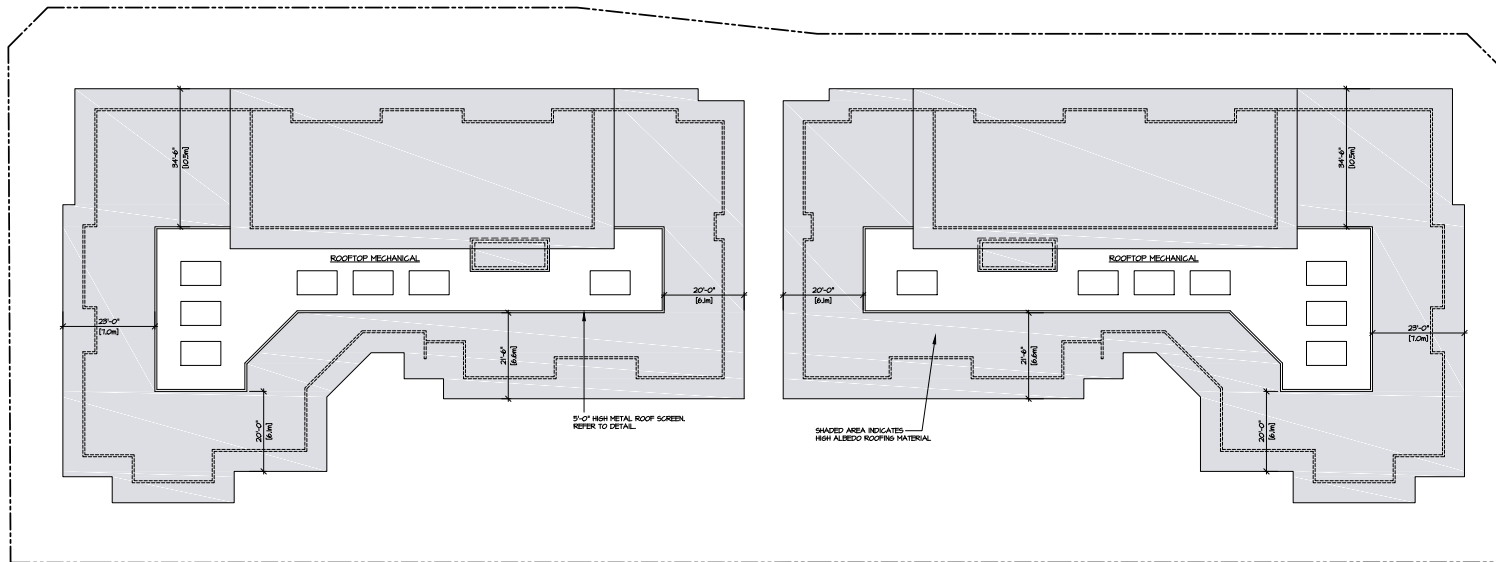
**2nd FLOOR PLAN** 24,860 S.F. (2,304.5 m<sup>2</sup>) - 16 UNITS  
 SCALE: 1/8" = 1'-0"  
 NORTH BUILDING: 12,431 S.F. (1,154.8 m<sup>2</sup>) - 8 UNITS  
 SOUTH BUILDING: 12,429 S.F. (1,154.7 m<sup>2</sup>) - 8 UNITS

CLIENT : 116,255@ BC LTD.		DESIGN : L.P.F.	
PROJECT : CONDOMINIUM DEVELOPMENT 10466-10316 - 140B STREET, SURREY		DRAWN : HOG-24-21	
SHEET CONTENTS : BUILDING PLANS		DATE : 10/04/21	
		SCALE : 1/8" = 1'-0"	
<b>barnett dembek</b>			
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8			
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mol@barnett.com			
CLIENT NO. 18026	SHEET NO. AC-3.03	REV. NO.	

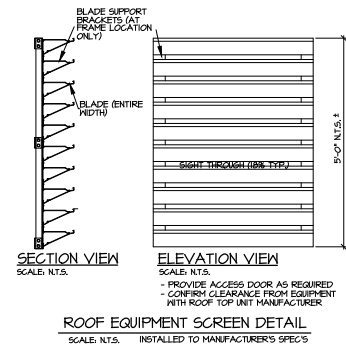
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**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**ROOF EQUIPMENT SCREEN DETAIL**  
SCALE: N.T.S. INSTALLED TO MANUFACTURER'S SPECS

REV#	DATE	BY	ISSUE

CLIENT :	1162559 BC LTD.
PROJECT :	CONDOMINIUM DEVELOPMENT 10466-10516 - 140B STREET, SURREY
SHEET CONTENTS :	BUILDING PLANS
DESIGN :	L.P.B.
DRAWN :	L.P.B.
DATE :	10/21/21
SCALE :	1/8" = 1'-0"

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [mail@barnett.com](mailto:mail@barnett.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

A.D.P. REVISION



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"

**SCHEDULE OF FINISHES**

- ① 24" HARDIE-PANEL VERTICAL SIDING (FASCIA) C/M HARDIE REVEAL SYSTEM AND 2x4 WOOD TRIM  
COLOR: ARCTIC WHITE
- ② CEDAR RENDITIONS ALUMINUM PLANK SIDING AND SOFFITS  
THIRERLINE FINISH - OR APPROVED EQUAL
- ③ HARDIE-PANEL VERTICAL SIDING C/M HARDIE REVEAL SYSTEM  
COLOR: ARCTIC WHITE
- ④ 2x6 HORIZONTAL WOOD TRIM (COLOR TO MATCH HARDIE PANEL SIDING SYSTEM)  
COLOR: LIGHT HEST
- ⑤ 12" HARDIE PANEL C/M HARDIE REVEAL SYSTEM (BOX-OUT AROUND WINDOWS)  
COLOR: ARCTIC WHITE
- ⑥ VINYL FRAMED WINDOWS  
COLOR: GREY
- ⑦ 3'-6 1/8" HIGH POWDER COATED ALUMINUM GUARDRAIL  
W/ TEMPERED GLAZING PANELS  
COLOR: BLACK
- ⑧ 2x10 FASCIA AT DECKS (COLOR TO MATCH HARDIE PANEL)  
COLOR: ARCTIC WHITE
- ⑨ WOOD FRAMED OVERHANG CLAD W/ HARDIE PANEL VERTICAL SIDING C/M HARDIE REVEAL SYSTEM  
COLOR: BOOBYWAY BLUE
- ⑩ PREFINISHED METAL PRIVACY SCREEN
- ⑪ STOREFRONT ALUMINUM FRAMED WINDOWS W/ CLEAR ANODIZED ALUMINUM AND FIXED TEMPERED GLAZING
- ⑫ CEDAR RENDITIONS V-GROOVE SOFFIT PANELS  
THIRERLINE FINISH - OR APPROVED EQUAL (TO MATCH SIDING)
- ⑬ HARDIE PANEL VERTICAL SIDING C/M HARDIE REVEAL SYSTEM  
COLOR: BOOBYWAY BLUE
- ⑭ HARDIE PANEL VERTICAL SIDING C/M HARDIE REVEAL SYSTEM  
COLOR: LIGHT HEST
- ⑮ EXPOSED CONCRETE FOUNDATION  
WITH CLEAR PENETRATING CONCRETE SEALER

**MATERIAL COLOURS**

SEE MATERIALS BOARD



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

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REV.	DATE	BY	ISSUE



CMYK-COLORLAB

DESIGN :	11625509 BC LTD.
DATE :	Feb. 4 21
DRAWN :	10466-10916 - 140B STREET, SURREY
SCALE :	3/32" = 1'-0"
PROJECT : CONDOMINIUM DEVELOPMENT	
SHEET CONTENTS : SOUTH BUILDING ELEVATIONS	

**barnett dembok**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnettde.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

AC-4.01  
18026

A.D.P. REVISION

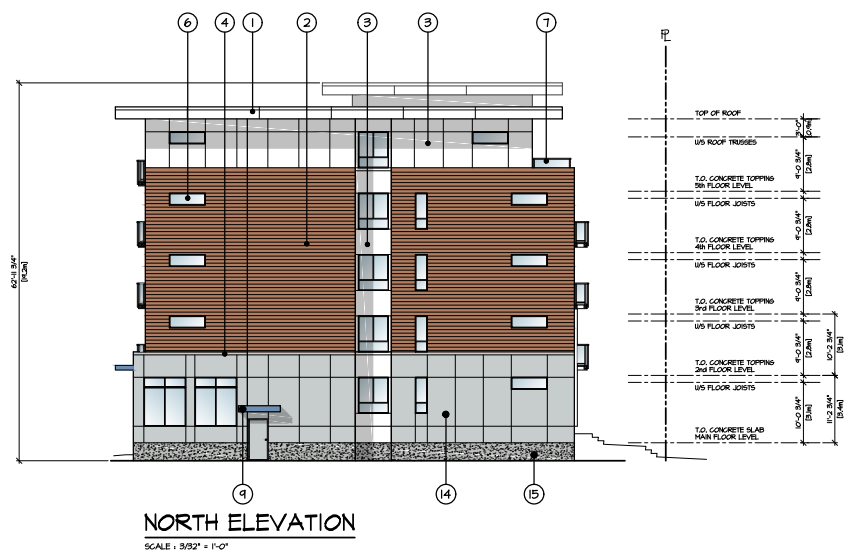
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REV#	DATE	BY	ISSUE

SCHEDULE OF FINISHES

- ① 24\"/>



DESIGN : L.P.E. DRAWN : DATE : Feb. 1 21 SCALE : 3/32\"/>

CLIENT : 1162559 BC LTD. PROJECT : CONDOMINIUM DEVELOPMENT 10466-10916 - 140B STREET, SURREY SHEET CONTENTS : SOUTH BUILDING ELEVATIONS

MATERIAL COLOURS

SEE MATERIALS BOARD

**barnett dembok**

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

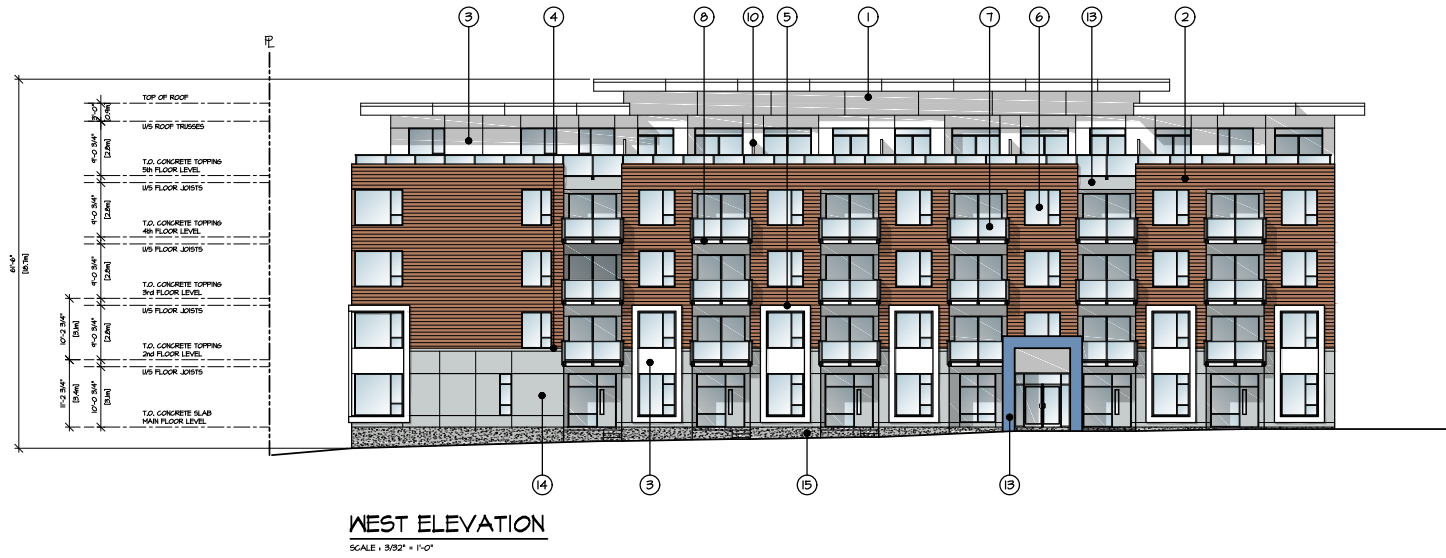
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@barnettde.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

AC-4.02  
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ISSUE FOR			
BY			
DATE			
ISSUE			
REV	DATE	BY	DATE



### SCHEDULE OF FINISHES

- ① 24\"/>

### MATERIAL COLOURS

SEE MATERIALS BOARD



<small>           CLIENT : 1162550 BC LTD.            PROJECT : CONDOMINIUM DEVELOPMENT            10466-10316 - 140B STREET, SURREY            SHEET CONTENTS : NORTH BUILDING ELEVATIONS         </small>	
DESIGN : LFE:	DRAWN : FEB 1 21
SCALE : 3/32\"/>	SCALE : 3/32\"/>

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett-dembek.com

CLIENT NO. 18026	SHEET NO. AC-4.03
PROJECT NO.	REV. NO.

A.D.P. REVISION



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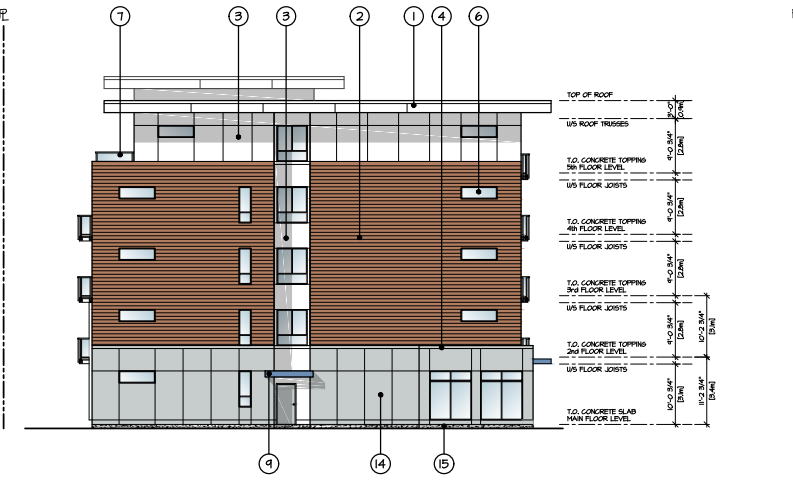
**EAST ELEVATION**  
SCALE : 3/32" = 1'-0"

**SCHEDULE OF FINISHES**

- ① 24" HARDIE-PANEL VERTICAL SIDING (FASCIA) C/M HARDIE REVEAL SYSTEM AND 2x4 WOOD TRIM  
COLOR: ARCTIC WHITE
- ② CEDAR RENDITIONS ALUMINUM PLANK SIDING AND SOFFITS  
TIMBERLINE FINISH - OR APPROVED EQUAL
- ③ HARDIE-PANEL VERTICAL SIDING C/M HARDIE REVEAL SYSTEM  
COLOR: ARCTIC WHITE
- ④ 2x6 HORIZONTAL WOOD TRIM (COLOR TO MATCH HARDIE PANEL SIDING SYSTEM)  
COLOR: LIGHT HST
- ⑤ 12" HARDIE PANEL C/M HARDIE REVEAL SYSTEM (BOX-OUT AROUND WINDOWS)  
COLOR: ARCTIC WHITE
- ⑥ VINYL FRAMED WINDOWS  
COLOR: GREY
- ⑦ 3'-6 1/8" HIGH POWDER COATED ALUMINUM GUARDRAIL  
W/ TEMPERED GLAZING PANELS  
COLOR: BLACK
- ⑧ 2x10 FASCIA AT DECKS (COLOR TO MATCH HARDIE PANEL)  
COLOR: ARCTIC WHITE
- ⑨ WOOD FRAMED OVERHANG GLAD W/ HARDIE PANEL VERTICAL SIDING C/M HARDIE REVEAL SYSTEM  
COLOR: BOONBYAY BLUE
- ⑩ PREFINISHED METAL PRIVACY SCREEN
- ⑪ STOREFRONT ALUMINUM FRAMED WINDOWS W/ CLEAR ANODIZED ALUMINUM AND FIXED TEMPERED GLAZING
- ⑫ CEDAR RENDITIONS V-GROOVE SOFFIT PANELS  
TIMBERLINE FINISH - OR APPROVED EQUAL (TO MATCH SIDING)
- ⑬ HARDIE PANEL VERTICAL SIDING C/M HARDIE REVEAL SYSTEM  
COLOR: BOONBYAY BLUE
- ⑭ HARDIE PANEL VERTICAL SIDING C/M HARDIE REVEAL SYSTEM  
COLOR: LIGHT HST
- ⑮ EXPOSED CONCRETE FOUNDATION  
WITH CLEAR PENETRATING CONCRETE SEALER

**MATERIAL COLOURS**

SEE MATERIALS BOARD



**SOUTH ELEVATION**  
SCALE : 3/32" = 1'-0"

CSH-L-COLORING.dwg

DESIGN : L.P.E.	DRAWN :	DATE : Feb. 1 21	SCALE : 3/32" = 1'-0"
CLIENT : 1162559 BC LTD.		PROJECT : CONDOMINIUM DEVELOPMENT 10466-10516 - 140B STREET, SURREY	
SHEET CONTENTS : NORTH BUILDING ELEVATIONS			

**barnett dembok**

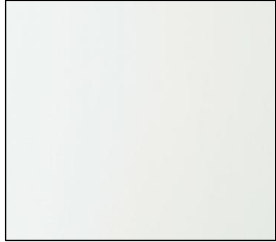
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@darklitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18026	AC-4.04

A.D.P. REVISION

MATERIALS BOARD



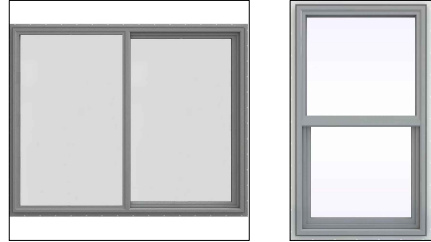
HARDIE-PANEL VERTICAL SIDING W/ HARDIE REVEAL SYSTEM

COLOR: ARCTIC WHITE, SMOOTH FINISH  
ELEVATIONS FINISH SCHEDULE NO: 1, 3, 8



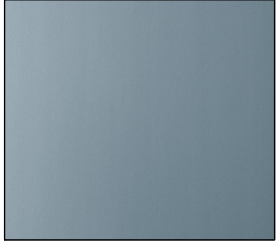
HARDIE REVEAL PANEL SYSTEM

APPLICABLE TO ALL HARDIE PANEL VERTICAL SIDING



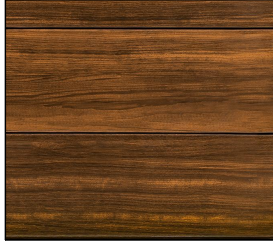
VINYL FRAMED WINDOWS

GREY FRAME WITH CLEAR GLAZING  
ELEVATIONS FINISH SCHEDULE NO: 6



HARDIE-PANEL VERTICAL SIDING W/ HARDIE REVEAL SYSTEM

COLOR: BOOTHBAY BLUE, SMOOTH FINISH  
ELEVATIONS FINISH SCHEDULE NO: 9, 13



CEDAR RENDITIONS ALUMINUM PANK SIDING & SOFFITS

"TIMBERLINE" FINISH  
ELEVATIONS FINISH SCHEDULE NO. 2, 12



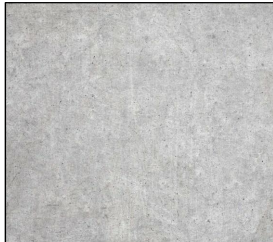
STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS

CLEAR ANODIZED ALUMINUM & FIXED TEMPERED GLAZING  
ELEVATIONS FINISH SCHEDULE NO: 11



HARDIE-PANEL VERTICAL SIDING W/ HARDIE REVEAL SYSTEM

COLOR: LIGHT MIST, SMOOTH FINISH  
ELEVATIONS FINISH SCHEDULE NO. 4, 14



EXPOSED CONCRETE FOUNDATION WALLS

CLEAR PENETRATING CONCRETE SEALER  
ELEVATIONS FINISH SCHEDULE NO. 15



POWDER COATED ALUMINUM GUARDRAILS WITH TEMPERED GLAZING PANELS

BLACK ALUMINUM WITH CLEAR GLAZING  
ELEVATIONS FINISH SCHEDULE NO: 17

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BY							
DATE							
ISSUE							
REV							
DATE							
BY							



DESIGN :	DATE :
L.P.I.:	DATE :
DRAWN :	DATE :
DATE :	Scale :
Scale :	Scale :

CLIENT : 1162550 BC LTD.  
PROJECT : CONDOMINIUM DEVELOPMENT  
10466-10516 - 140B STREET, SURREY  
SHEET CONTAINS : MATERIALS BOARD

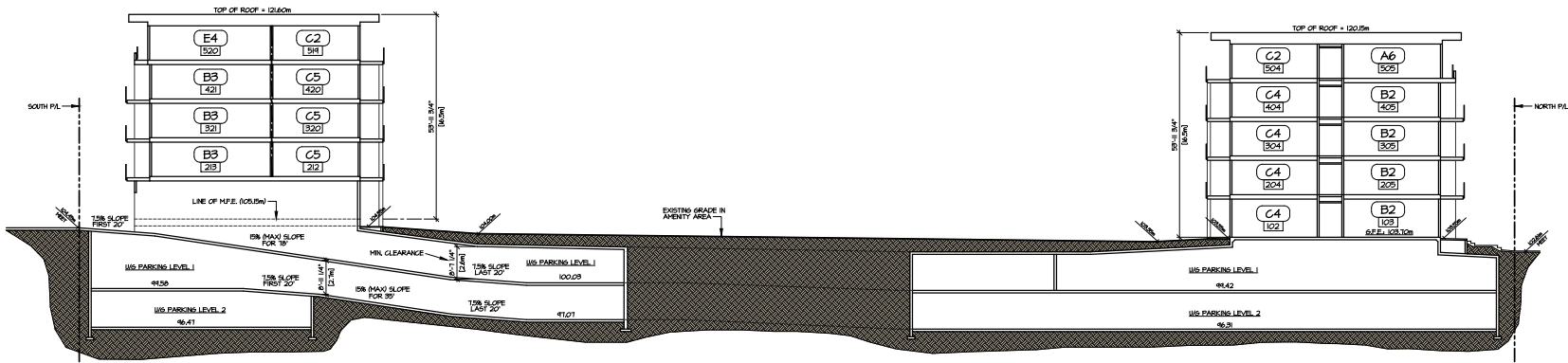
**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

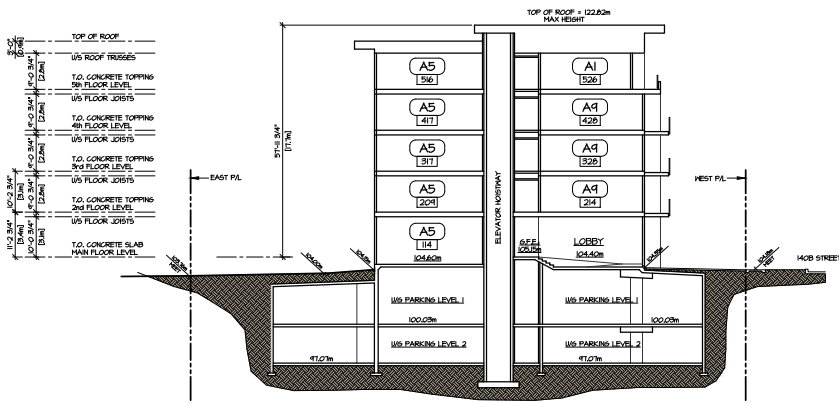
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: molib@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

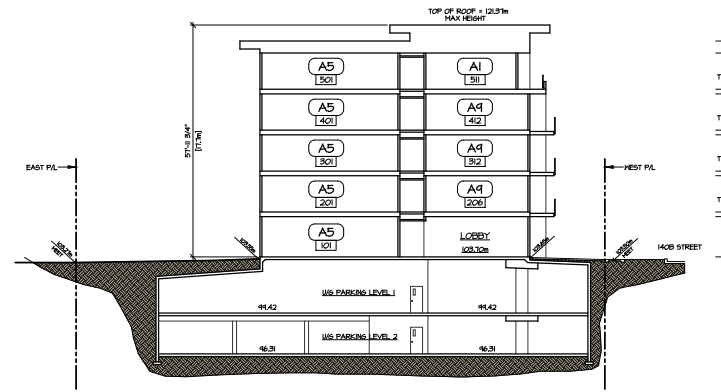
A.D.P. REVISION



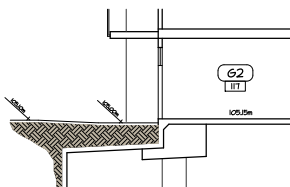
**SECTION A-A**  
SCALE: 1/8" = 1'-0"



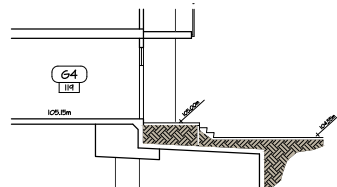
**SECTION B-B**  
SCALE: 1/8" = 1'-0"



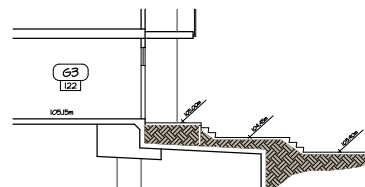
**SECTION C-C**  
SCALE: 1/8" = 1'-0"



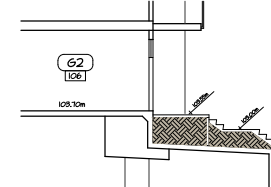
**SECTION Aa-Aa**  
SCALE: 1/8" = 1'-0"



**SECTION Ba-Ba**  
SCALE: 1/8" = 1'-0"



**SECTION Ca-Ca**  
SCALE: 1/8" = 1'-0"



**SECTION Da-Da**  
SCALE: 1/8" = 1'-0"

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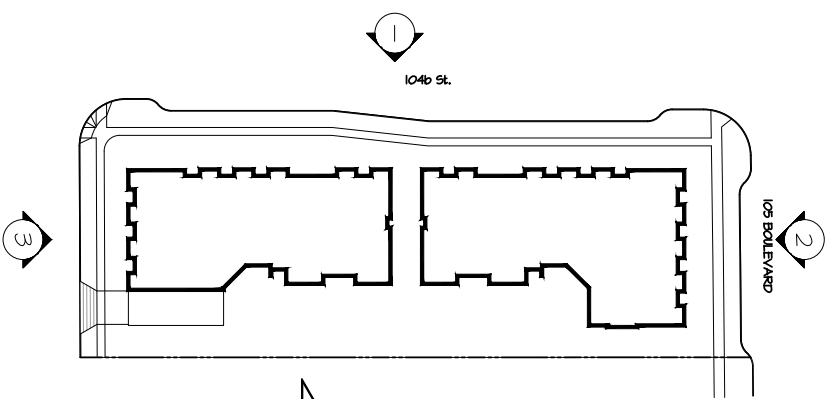
REV	DATE	BY	ISSUE



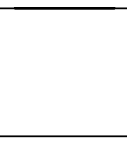
STREETSCAPE ALONG 105 BOULEVARD (VIEW 2)  
SCALE: 1/8" = 1'-0"



STREETSCAPE ALONG SOUTH OF LOT (VIEW 3)  
SCALE: 1/8" = 1'-0"



KEY PLAN  
N.T.S.  
NORTH



CGI-STREETSCAPE.jpg

DESIGN :	DATE :
DATE :	SCALE :
PROJECT :	SHEET CONTAINS :
CLIENT :	

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

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EMAIL: mol@darklitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

A.D.P. REVISION



VIEW FROM NORTHWEST

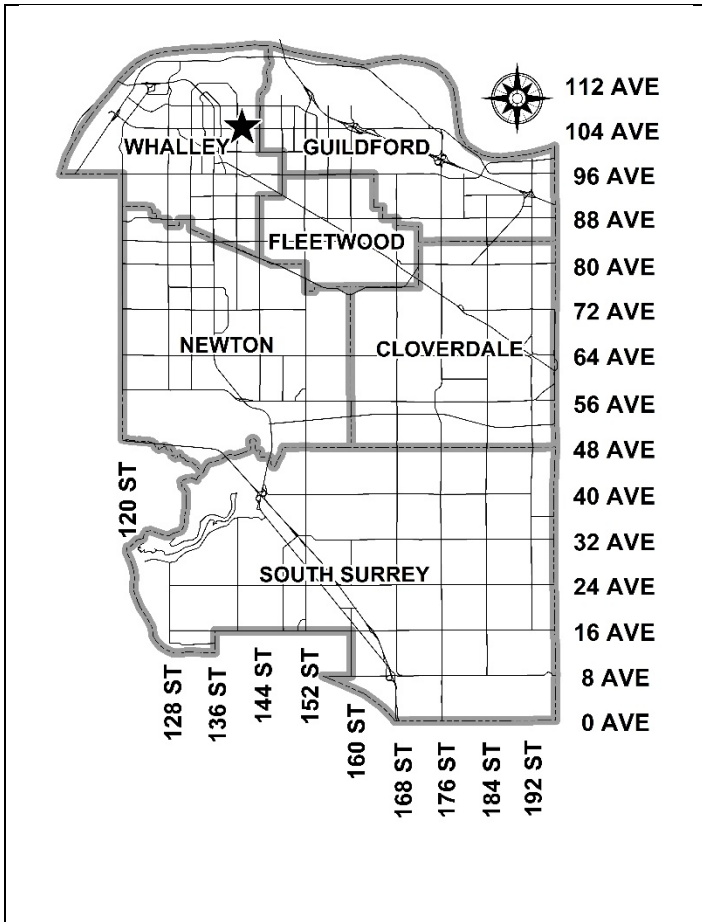


VIEW FROM SOUTHWEST

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0245-00

Planning Report Date: May 31, 2021



**PROPOSAL:**

- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit Form and Character and Sensitive Ecosystems**
- **TCP Amendment** from Low Rise 1.6 FAR to Low-Mid 2.5 FAR

to permit the development of two, 5-storey apartment building consisting of 131 residential dwelling units.

**LOCATION:**

- 10466 - 140B Street
- 10476 - 140B Street
- 10486 - 140B Street
- 10496 - 140B Street
- 10506 - 140B Street
- 10516 - 140B Street
- 10522 - 140B Street

**ZONING:**

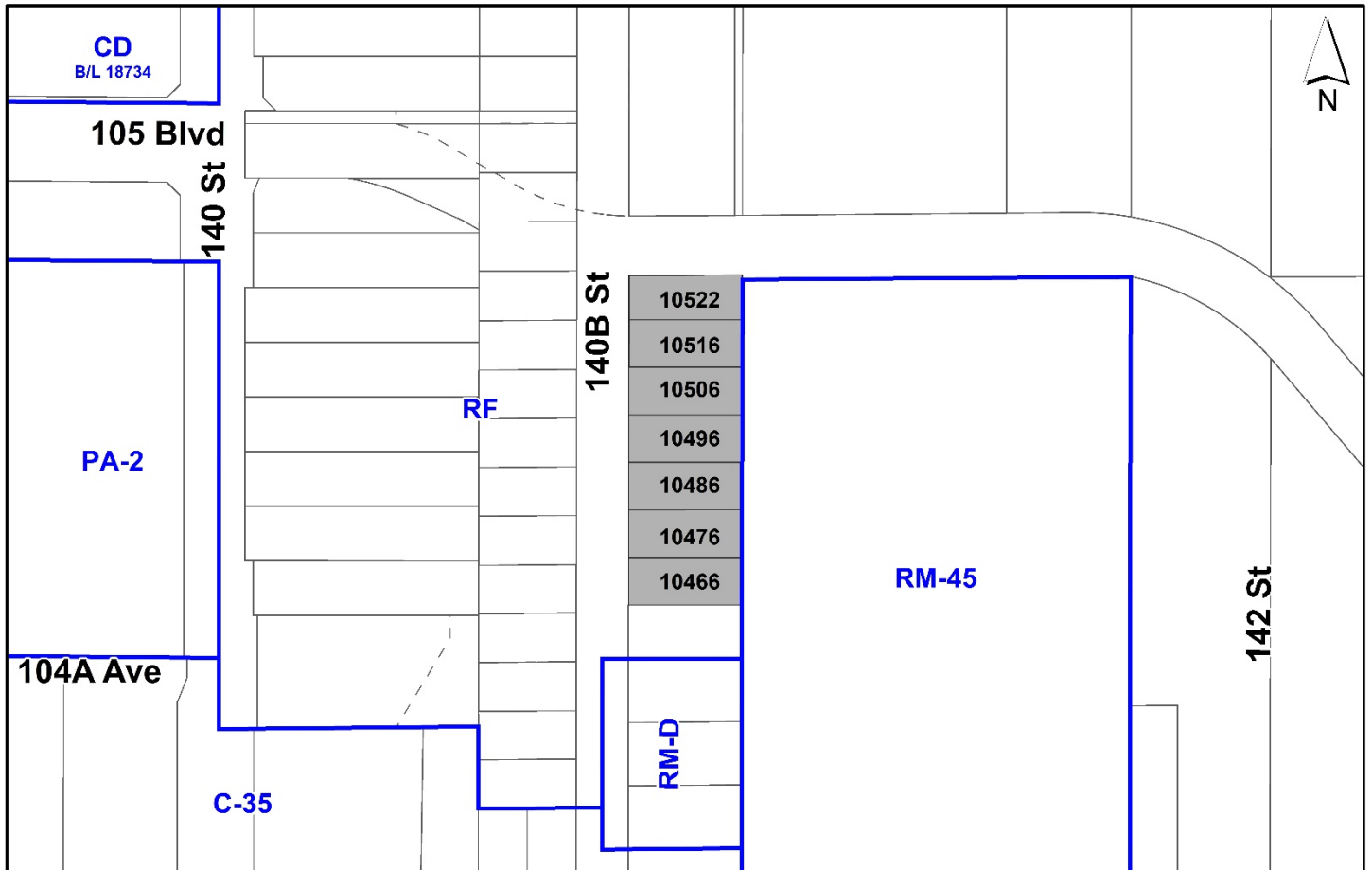
RF

**OCP DESIGNATION:**

Multiple Residential

**TCP DESIGNATION:**

Low Rise 1.6 FAR



## RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, and Sensitive Ecosystems.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Stage 1 Guildford Town Centre - 104 Avenue Corridor plan from Low Rise Apartment 1.6 FAR to Low-Mid Rise Apartment 2.5 FAR to accommodate the proposed density of 1.97 FAR.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) was approved by Council on July 8, 2019. The subject properties are designated "Low Rise Apartment up to 1.6 FAR" and "Riparian Buffer" in the TCP.
- The proposal does not comply with the Low-Rise Apartment 1.6 FAR designation in the Stage 1 Guildford Town Centre & 104 Avenue Corridor. The development is proposing an amendment to "Low-Mid Rise Apartment up to 2.5 FAR" in order to accommodate the proposed density of 1.97 FAR.
- The proposed density and building form are appropriate in this location of the Stage 1 Guildford Town Centre & 104 Avenue Corridor Plan and will interface with the existing "Low-Mid Rise Apartment up to 2.5 FAR" designation to the south of future 104B Avenue.
- The proposed development is within a Frequent Transit Development Area (FTDA) and conforms to the goal of achieving higher density development near a transit corridor.
- In accordance with the Interim Implementation Strategy of the Stage 1 TCP, development applications in the plan area that comply with the Stage 1 Plan (such as the subject application) may proceed to Council for consideration and initial approvals (Third Reading) but will not proceed to final approval until the Stage 2 component of the TCP is complete and approved by Council.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems Streamside Areas.



- 
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Guildford Town Centre & 104 Avenue Corridor plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The proposed building setback along 105 Boulevard is less than the typical 4.5 metre setback due to the short street frontage, and increased setback along the east property line to accommodate tree retention.
  - The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
  - The proposed buildings achieve 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.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site 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. 7919-0245-00 generally in accordance with the attached drawings (Appendix V) and the finalized Ecosystem Development Plan (Appendix VII).
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 plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect and permissions for the proposed off-site tree removal;
  - (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) 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
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) acquisition of the City-owned property, at 10522 140B Street, and forming part of this application;
  - (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) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) and corresponding Official Community Plan (OCP) Amendments to support the densities envisioned in the TCP; and
  - (n) final approval from Fortis BC to ensure excavation does not impact their infrastructure.
4. Council pass a resolution to amend the Guildford Town Centre & 104 Avenue Corridor to redesignate the land from 'Low-Rise Apartment up to 1.6 FAR' to 'Low-Mid Rise Apartment up to 2.5 FAR' when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Single family residential houses	Low-Rise Apartment up to 1.6 FAR/Riparian Buffer	RF
North (Across 105 Boulevard):	Hawthorne Rotary Park	Parks and Natural Areas/Riparian Buffer	RF
East:	Townhouses	Low-Rise Apartment up to 1.6 FAR	RM-45
South (Across future 104A Avenue):	Single family residential house	Low-Mid Rise Apartment up to 2.5 FAR	RF
West (Across 140B Street):	City-owned Park land and Quibble Creek Greenway	Parks and Natural Areas/Riparian Buffer	RF

## Context & Background

- The subject site consists of seven properties, located at 10466 - 140B Street, 10476 - 140B Street, 10486 - 140B Street, 10496 - 140B Street, 10506 - 140B Street, 10516 - 140B Street and 10522 - 140B Street in Whalley, north of 104 Avenue and along 105 Boulevard, with a gross site area of 5,544 square metres (1.37 ac.).
- The subject site is designated 'Multiple Residential' in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF). The site is located within the Frequent Transit Development Area (FTDA) along 104 Avenue, between City Centre and Guildford Town Centre.

- The subject site is located within the Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan, which received Stage 1 approval by Council on July 8, 2019. This Plan outlines the expected land use and densities for the Guildford Town Centre/104 Avenue Corridor area. The subject properties are designated ‘Low Rise Apartment up to 1.6 FAR’ in the Stage 1 Plan.
- The eastern portion of the development site is also designated ‘Riparian Buffer’, with Class B and Class C ditches located within the 140B Street road allowance. 140B Street alignment has been designed to accommodate the required setbacks from the Class B ditch. A Development Permit for Sensitive Ecosystems (Streamside) is required and is attached to this report as Appendix (VII).
- An amendment from "Low-Rise Apartment up to 1.6 FAR" to "Low-Mid Rise Apartment up to 2.5 FAR" is proposed in order to accommodate the proposed density of 1.97 FAR (based on the gross site area before road dedications).
- The subject site is near the western edge of the TCP, which is envisioned as a medium density residential area consisting of apartments and townhouses, connected via Green Connector networks that link plazas, parks, and natural areas together.
- In accordance with the Interim Implementation Strategy of the Stage 1 TCP, development applications for properties in the plan area that comply with the Stage 1 Plan (such as the subject application) may proceed to Council for consideration and initial approvals (Third Reading). However, such applications may not proceed to final approval until the Stage 2 component of the TCP is complete and approved by Council, which is expected to be late fall, 2021.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing two, 5-storey apartment buildings containing 131 dwelling units. The proposal requires the following:
  - Rezoning the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the "Multiple Residential 70 Zone (RM-70)";
  - Form and Character Development Permit; and
  - Sensitive Ecosystem (Streamside Area) Development Permit.
- The applicant proposes to consolidate the properties to create one lot.
- The proposed net density (excluding road dedication) is 2.33 Floor Area Ratio (FAR), and the proposed gross density is 1.97 FAR. The proposed FAR complies with the ‘Multiple Residential’ OCP designation and requires an amendment to the Stage 1 Guildford Town Centre – 104 Avenue Plan, from ‘Low Rise Apartment up to 1.6 FAR’ to ‘Low-Mid Rise Apartment up to 2.5 FAR’. The Guildford TCP permits density to be considered on the gross site area.
- The proposed use, density, and building massing are in accordance with the long-term vision for Guildford Town Centre and the 104 Avenue Corridor as described in the Stage 1 Plan.

- In order to accommodate the proposed density and other site-specific aspects of the project, the applicant has applied to rezone the site to a CD Zone. Density in the CD Zone is based on the net site area.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	5,544 square metres
Road Dedication:	845 square metres
Undevelopable Area:	N/A
Net Site Area:	4,698 square metres
<b>Number of Lots:</b>	7
<b>Building Height:</b>	5-storeys (18.7 metres)
<b>Unit Density:</b>	N/A
<b>Floor Area Ratio (FAR):</b>	2.33
<b>Floor Area</b>	
Residential:	11,250 square metres
<b>Residential Units:</b>	
Studio:	1
1-Bedroom:	51
2-Bedroom:	28
3-Bedroom:	35
Total:	16
	131

**Referrals**

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

School District: The School District has advised that there will be approximately 10 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

7 Elementary students at Mary Jane Shannon School  
 3 Secondary students at Guilford Park School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2024.

Parks, Recreation & Culture: No concerns

Surrey Fire Department: No concerns subject to Fire comments.

- Advisory Design Panel: The proposal was considered at the ADP meeting on October 29, 2020 and was conditionally supported. The applicant has resolved all of the outstanding items from the ADP review [as outlined in the Development Permit section of this report]. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.
- Fortis BC: Applicant to provide detailed excavation drawings and approval from Fortis BC.

### Transportation Considerations

- The subject site is proposed to be accessed via future 104A Avenue along the south of the site. The applicant is required to dedicate and construct the 11.5 metre half-road for 104A Avenue, and access to the underground parking will be from 104A Avenue.
- There are two (2) levels of underground parking proposed, with no surface parking. While there are two (2) buildings proposed, the underground parking will be shared by both buildings. A total of 182 parking spaces will be provided underground, as well as bicycle storage, and a garbage and recycling room.
- A total of 182 parking spaces are provided on the site, with 166 spaces for residents and 16 for visitors. This represents a reduction of 25 stalls, or 12%, below the required 207 stalls outlined in Part 5 of the Zoning Bylaw.
- The proposed parking rates are 1.27 spaces per residential dwelling unit and 0.12 visitor spaces per residential dwelling unit.
- The proposed parking reduction is supported because of the site's location within the 104 Avenue FTDA, and proximity to the R1 RapidBus along 104 Avenue.

### Riparian Area Considerations

- A portion of the subject site is within the 'Riparian Buffer' designation in the TCP.
- The dedication and alignment of 140B Street has been designed to accommodate the setback requirements for the Class B watercourse along the east side of 140B Street.
- The GIN corridor adjacent to the subject lands to the west, is City-owned, and contains the Quibble Creek Greenway, a pedestrian pathway which connects Guildford's green spaces.
- The Sensitive Ecosystems (Streamside Areas) Development Permit is discussed later in this report.

### Sustainability Considerations

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

- In addition, the applicant has highlighted the following additional sustainable features:
  - building envelope design will meet Energy Step Code 3;
  - double insulated windows with argon gas and low-E coating are proposed; and
  - landscaping will maximize winter sun and summer shading.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is located within and complies with the 'General Urban' Land Use Designation of Metro Vancouver's Regional Growth Strategy.

### Official Community Plan

#### Land Use Designation

- The subject site is designated 'Multiple Residential' in the OCP, which is intended to support higher-density residential development in neighbourhoods typically located adjacent to Commercial, Town Centre, Central Business District Designations or along Frequent Transit Corridors to support the vitality of these areas.
  - *The proposed development complies with the Multiple Residential OCP designation.*

#### Themes/Objectives

- The proposed development complies with the following themes and policies in the OCP:
  - A1.3 – Accommodate urban land development according to the following order of growth management priorities:
    - d. – Comprehensively-planned new neighbourhoods within approved Secondary Plan areas.

*The proposed development is located within a Stage 1 Secondary Plan Area that was endorsed by Council in July 2019.*

- A2.1 – Direct residential and mixed-use development into Surrey's City Centre, Town Centres, Urban Centres, LRT Corridor Planning Areas along Frequent Transit Corridors and Secondary Plan areas, at densities to encourage commercial development and transit service expansion.

*The proposed development is within a Secondary Plan area, along a Frequent Transit Corridor, and is at an appropriate density to encourage transit expansion.*

- B4.2 – Direct higher residential densities to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent the major parks or civic amenities.

*The proposed development is within 120 metres of 104 Avenue, a major arterial road with several transit routes, and is adjacent to park infrastructure, including the Quibble Creek Greenway, which provides pedestrian access to Hawthorne Park and other green spaces in Guilford.*

## **Secondary Plans**

### Land Use Designation

- The subject site is currently designated as 'Low Rise Apartment up to 1.6 FAR' in the Stage 1 Guilford Town Centre – 104 Avenue Plan and an amendment to 'Low to Mid Rise Apartment up to 2.5 FAR' is proposed.
- The proposed density and building form are appropriate in this location of the Stage 1 Guildford Town Centre & 104 Avenue Corridor Plan and will interface with the existing Low-Mid Rise Apartment up to 2.5 designation to the south of future 104B Avenue. As well, there are increased setbacks, in order to accommodate tree preservation, along the eastern portion of the site, that interfaces with existing townhouses.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

### **CD By-law**

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate two (2) 5- storey apartment buildings on the subject site. The proposed CD Bylaw identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, and the proposed CD Bylaw is illustrated in the following table:



Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Unit Density:</b>	N/A	UPA (net) NA
<b>Floor Area Ratio:</b>	1.5 FAR	FAR (net) 2.3
<b>Lot Coverage:</b>	33%	57%
<b>Yards and Setbacks</b>	7.5 metres from all lot lines	Side (East)- 5.8 m Front (North)- 3.7 m South (South)- 4.5 m Side (West)- 4.5 m
<b>Principal Building Height:</b>	50 metres	18.7 m
<b>Permitted Uses:</b>	Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings	Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings
Indoor Amenity:	3 m <sup>2</sup> /dwelling unit, or 393 m <sup>2</sup>	314 m <sup>2</sup>
Outdoor Amenity:	3 m <sup>2</sup> /dwelling unit, or 393 m <sup>2</sup>	495 m <sup>2</sup>
Parking (Part 5)		Proposed
<b>Number of Stalls</b>		
Residential:	181	166
Residential Visitor:	26	16
Total:	207	182
<b>Bicycle Spaces</b>		
Residential Secure Parking:	163	163

- The main differences between the RM-70 Zone and the proposed CD By-law are as follows:
  - The FAR density is increased in the CD By-law to allow up to 2.3 FAR net, in accordance with the Stage 1 TCP with proposed amendment;
  - The setbacks in the CD By-law are designed to meet current urban design standards, and to accommodate a smaller net developable site area; and
  - The principle building height in the CD By-law is significantly lower than that of the RM-70 zone, to limit the proposed building heights to 5 storeys.
- Parking
  - The proposed development includes 182 parking stalls, consisting of 166 resident parking stalls and 16 visitor parking stalls.
    - All the visitor parking stalls are located underground.
- The applicant is requesting a reduction in indoor amenity space:
  - A reduction to the required indoor amenity area is proposed from 393 square metres to 314 square metres.
  - The applicant has demonstrated that a functional area for indoor amenity is provided for a building consisting of 131 units.
  - The minimum required indoor amenity area of 74 square metres, as outlined in the General Provisions of the Zoning Bylaw, has been provided.
  - The applicant will be required to pay cash-in-lieu amount for the 79 square metre shortfall in the provided indoor amenity area in accordance with City Policy.
- Staff support the requested reduction in indoor amenity space to proceed for consideration.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit (\$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022).
- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Guildford Town Centre Plan designation. The applicant will pay the flat rate of the Guildford Community Area, in accordance with Schedule G of the Zoning By-law, calculated at the time of Final Adoption of the proposed rezoning by-law.

### **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 new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

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

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on April 21, 2021, and the Development Proposal Signs were installed on December 19, 2019. Staff received one response from a neighbouring property owner in support of the proposed development.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse across 140B Street and adjacent to the City-owned parkland, which flows north. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks in the Zoning By-law, a Class B (yellow-coded) ditch requires a minimum streamside setback of 7.0 metres, as measured from the top of bank, for a proposed development, and is required to comply with the Riparian Areas Regulation, BC, for the proposed road, which is 2.0 metre setback. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The confirmed Class C (green-coded) watercourse, located immediately adjacent to the site and within the 140B Street road allowance, has no setback requirements and is intended to be infilled. The east portion of 140 Street is required to be constructed to Local Road Standard, including a sidewalk.
- An Ecosystem Development Plan, prepared by Kyla Milne, *R.P. Bio.*, of Pacific Land Group and dated May 25, 2021 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### 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 Guildford Town Centre & 104 Avenue Corridor.
- The proposed development generally complies with the draft Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to retain trees along the eastern edge of the subject site, reconfigure indoor amenity spaces, reconfigure corner units to consider privacy and light, and final design resolutions following ADP comments.
- The street frontage along 140B is extensive, and in order to address this, the buildings, and street fronting massing, have been broken up into two (2) buildings.
- The proposed architectural form incorporates 2-storey ground oriented two-level townhomes facing 140B Street with apartments above. Above the townhouse units, a mix of one, two, and three bedroom apartments comprise the remaining storeys. The 5<sup>th</sup> floors step back from the lower storeys on the North, South and West sides to reduce the vertical scale of the building.

- Building materials for the townhouses interfacing the street include aluminum siding in wood grain, framed with white coloured hardie reveal for a contemporary residential expression. The cladding materials and façade articulation create a coherent design on all sides of the building. The ADP was generally supportive of the architectural form.
- A continuous pedestrian pathway is proposed on site, connecting the main entrances of the buildings, with the outdoor amenity space. This will ensure a safe and convenient circulation for pedestrians throughout the site.

### Landscaping

- The landscape plan incorporates landscaping and tree planning along all three road frontages with raised private patios attached to the at-grade street fronting units.
- The landscaping has been designed to respond to neighbourhood elements, including the natural spaces to the west and north of the site.
- A hardscaped public corner plaza is proposed at the southwest corner of the site. The corner plaza opens out toward the sidewalk and surrounding neighbourhood and provides opportunity for seating and feature planting.
- Both main lobby entrances are located along 140B Street and located central to the buildings.
- Site furnishings include chairs, benches, garbage receptacles and bike racks.
- Urban ecology and biodiversity are enhanced through the use of native and non-invasive species that provide full season flowering for urban insects, bees, and birds.

### Indoor Amenity

- The indoor amenity areas in both buildings are located within the east portions of both buildings and adjacent to the outdoor amenity space.
- The area includes separate lounge, meeting and gathering spaces, as well as indoor exercise areas.

### Outdoor Amenity

- The outdoor amenity area is centrally located, along the east portion the site, with a social node and group seating area incorporated. The proposed outdoor amenity area complies with the requirements of the Zoning Bylaw, with a total of 495 square metres.
- A variety of spaces and activities, targeted at different age groups, have been incorporated and include: a children's play area, pint-pong table, outdoor exercise area, garden pots, and BBQ and lounge area.

- The landscape materials include a variety of hardscape materials including grey and charcoal stone slabs, composite decking, and concrete. Soft-scaping includes lawn, planting, a variety of trees including Japanese Maple, Ginkgo Tree, Columnar Magnolia and Limber Pine, and low planting including Winter Gem, Sister Theresa, Valley Fire and Morning Light.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and do not affect the overall character or quality of the project.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### TREES

- Andrew Booth, ISA Certified Arborist of Stickleback Environmental prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	1	1	0
Catalpa	1	1	0
<b>Coniferous Trees</b>			
Yellow Cedar	2	2	0
Douglas Fir	44	38	6
Sitka Spruce	10	10	0
Western Red Cedar	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>62</b>	<b>56</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>36</b>	
<b>Total Retained and Replacement Trees</b>		<b>42</b>	
<b>Contribution to the Green City Program</b>		<b>\$30,000</b>	

- The Arborist Assessment states that there are a total of 62 mature trees on the site, excluding Alder and Cottonwood trees. Two of the existing trees, approximately 3% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 114 replacement trees on the site. Since only 36 replacement trees can be accommodated on the site the deficit of 78 replacement trees will require a cash-in-lieu payment of \$30,000 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted along 104A Avenue, 105 Boulevard and 140B Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Ginkgo Tree, Columnar Magnolia and Limber Pine.
- In summary, a total of 42 trees are proposed to be retained or replaced on the site with a contribution of \$30,000 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Draft Development Drawings
Appendix VI.	ADP Comments and Response
Appendix VII.	Draft Sensitive Ecosystem Development Site Plan

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

IM/cm

# Appendix I

**SUBDIVISION PLAN OF LOTS 100 TO 105 AND 106, EXCEPT PLAN EPP84206, SECTION 24 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 54581**

PURSUANT TO SECTION 67 LAND TITLE ACT  
BCGS MAP SHEET 92G.016



"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 560mm in height by 664mm in width (0 size) when plotted at a scale of 1:500

**NOTE:**

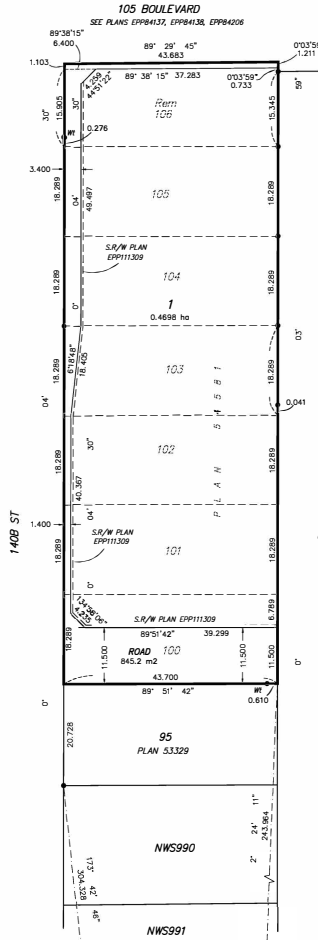
This plan shows one or more witness posts which are not set on the true corner(s).  
Witness exaggerated for clarity.

**LEGEND**

- standard iron post found
- standard iron post placed
- ⊙ Control Monument found
- W Denotes Witness



15  
14  
13  
12  
11  
10  
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PLAN 16807



SECTION 24  
BLOCK 5 NORTH  
RANGE 2 WEST

PRELIMINARY

**INTEGRATED SURVEY AREA NO.1, SURREY**

NAD83(CRS) 4.0 D.B.C. (MVD)

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8676 AND 8654 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASSOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 8676 AND 8654

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AIRMASS COMBINED FACTOR OF 0.9995883 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 8676 AND 8654

SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 10552 60th AVENUE  
SURREY, B.C. V2S 3M2  
TELEPHONE: 604 599-1888  
FAX: 18121520

UTM ZONE 10 NORTH COORDINATES  
DATA: NAD83(CRS) 4.0 D.B.C. (MVD)  
NORTHING: 5448574.00  
EASTING: 512276.646  
ESTIMATED ABSOLUTE ACCURACY: ± 0.02  
COMBINED FACTOR: 0.9995883

UTM ZONE 10 NORTH COORDINATES  
DATA: NAD83(CRS) 4.0 D.B.C. (MVD)  
NORTHING: 5448574.00  
EASTING: 512276.646  
ESTIMATED ABSOLUTE ACCURACY: ± 0.02  
COMBINED FACTOR: 0.9995883

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

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY  
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 27th DAY OF MAY, 2021  
GENE PAUL NIKULA BOLS (803)

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

**FROM: Development Engineer, Engineering Department**

**DATE: May 25, 2021**                      **PROJECT FILE: 7819-0245-00**  
**Supersedes May 21, 2020**

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**RE: Engineering Requirements  
Location: 10466/76/86/96 & 10506/16/22 140B Street**

### **REZONE/SUBDIVISION**

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

- Dedicate from 1.103 m to 1.211 m along 105 Boulevard toward Collector Road (ultimate 24.0 m) allowance.
- Dedicate varying width along 140B Street to accommodate riparian setback.
- Dedicate 11.5 m toward 104A Avenue.
- Dedicate required corner cuts.
- Register 0.5 m Statutory Right-of-Way (SRW) along 140B Street and 104A Avenue frontages.

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

- Construct east side of 140B Street.
- Construct north side of 104A Avenue.
- Submit geotechnical report addressing the road work requirements.
- Construct storm main along 104A Avenue and 140B Street.
- Construct minimum 300 mm water main along 140B Street.
- Upgrade existing sanitary main along 140B street to minimum 250 mm.
- Provide storm, sanitary, and metered water service connections to the lot.
- Register applicable legal documents as determined through detailed design.
- Complete a sanitary sewer capacity analysis downstream of the site and resolve any downstream pipe capacity constraints as required.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$47,197.50 is required.

### **TCP AMENDMENT/DEVELOPMENT PERMIT**

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



Jeff Pang, P.Eng.  
Development Engineer

AY

NOTE: Detailed Land Development Engineering Review available on file





December 10, 2019

Planning

**School Enrolment Projections and Planning Update:**  
 Mary Jane Shannon Elementary is a school that services lower income families. The school's future capacity will be impacted by the future densification along 104th due to the LRT line and potential recommendations for action from the City's Affordable Housing Strategy (AHS).  
 As of September 2019, Mary Jane Shannon Elementary is operating at 91% and will continue to stay around this utilization over the next 5 years. Mary Jane Shannon has been undergoing seismic mitigation work which will effect all areas of the school. This work will be done while school is in session, which will mean, upwards of 10 portables have been placed on site and used as classrooms as work is being done to the school. This project is intended to be completed in the early New Year. As of the next 5 years there are student's spaces available in the school.  
 Kwantlen Park Secondary is currently operating at 122% and is projected to grow by 700 students over the next 10 years. This school will also be impacted by timing of future high rise development in the area. As per the District's Five Year 2020/2021 Capital Plan, the District is requesting a 300 capacity addition at Kwantlen Park and the another 450 addition at Guildford Park to manage the secondary seat shortfall in the Guildford/City Centre communities. Both projects are targeted to open September 2025. The Ministry of Education has not approved capital funding for either request.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 19 0245 00

**SUMMARY**

The proposed 16 townhouse units and 118 highrise units are estimated to have the following impact on the following schools:

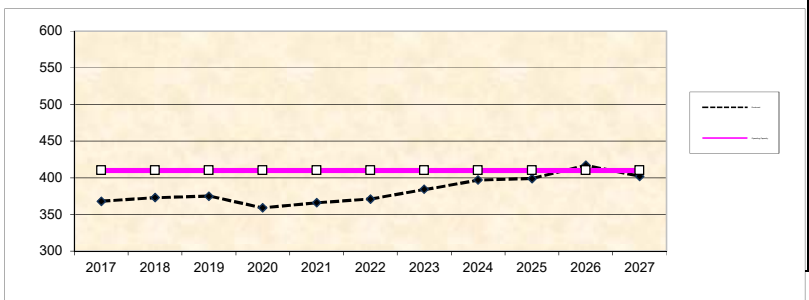
**Projected # of students for this development:**

Elementary Students:	7
Secondary Students:	3

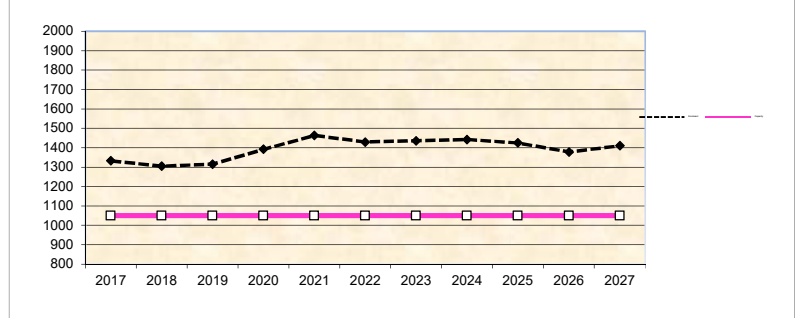
September 2019 Enrolment/School Capacity

<b>Mary Jane Shannon Elementary</b>	
Enrolment (K/1-7):	54 K + 321
Operating Capacity (K/1-7)	38 K + 372
<b>Guildford Park Secondary</b>	
Enrolment (8-12):	1315
Capacity (8-12):	1050

**Mary Jane Shannon Elementary**



**Guildford 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.

## Tree Preservation Summary

Surrey Project No: 18-1668

Address: 10466,10476,10486,10496,10506 &10516-140B Street, Surrey

Registered Arborist: Andrew Booth

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)	64
<b>Protected Trees to be Removed</b>	58
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	6
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>two (2) X one (1) = 2</u>  - All other Trees Requiring 2 to 1 Replacement Ratio <u>Fifty-six (56) X two (2) = 112</u>	114
<b>Replacement Trees Proposed</b>	36
<b>Replacement Trees in Deficit</b>	78
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	11
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>zero (0) X one (1) = 0</u>  - All other Trees Requiring 2 to 1 Replacement Ratio <u>eleven (11) X two (2) = 22</u>	22
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	22

Summary, report and plan prepared and submitted by:

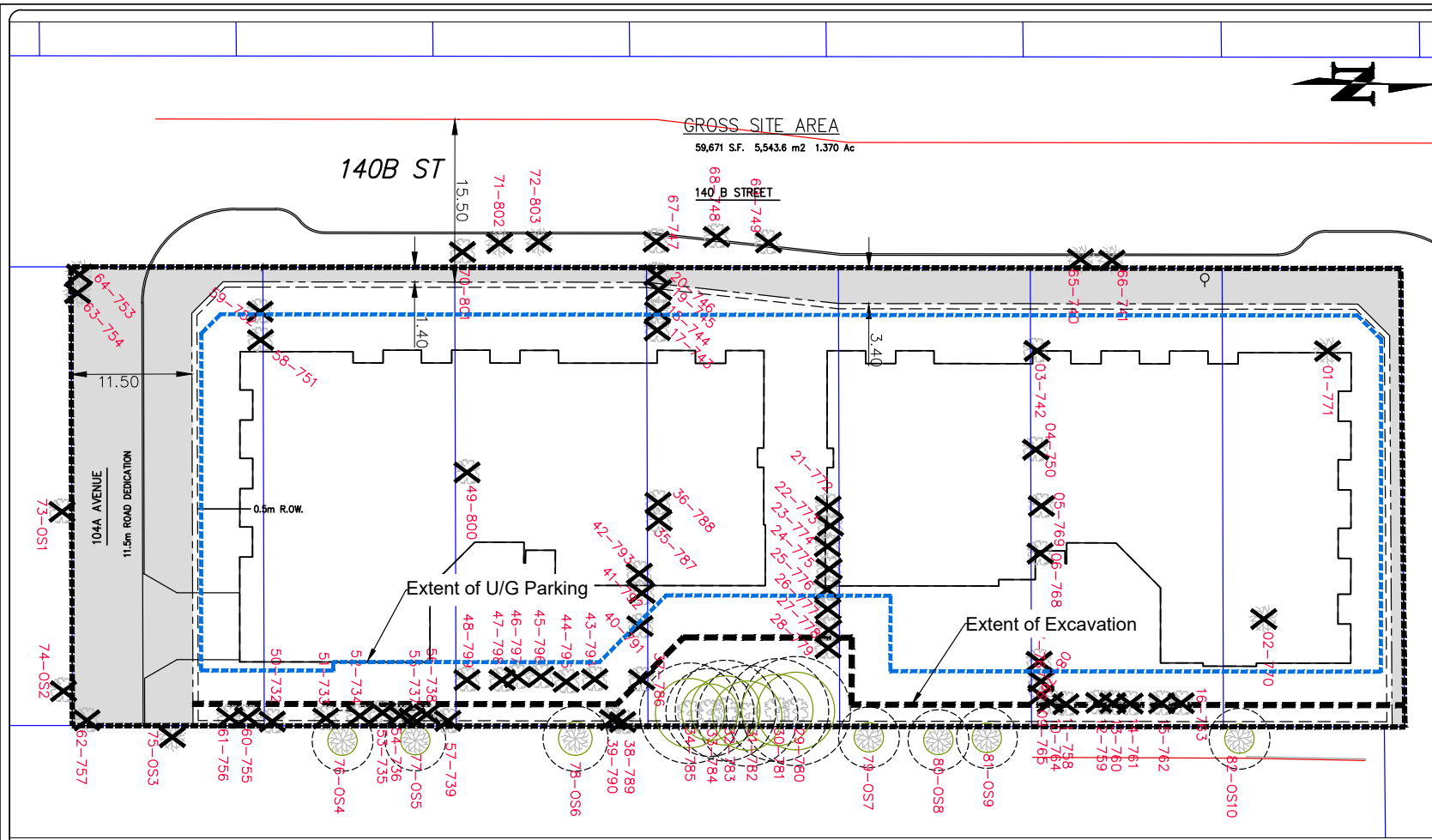
  
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April 29, 2021

Summary of Tree Preservation by Tree Species:

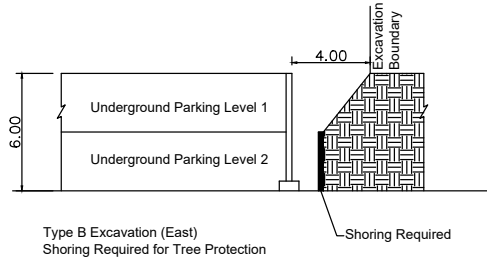
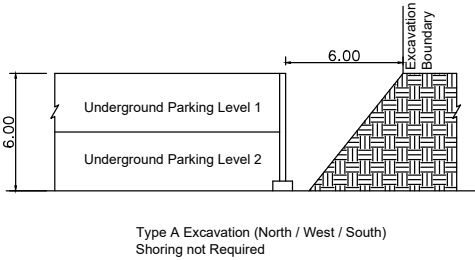
<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	2	2	0
<b>Deciduous Trees (Excluding Alder/Cottonwood)</b>			
Paper birch	1	1	0
Catalpa	1	1	0
<b>Coniferous Trees</b>			
Western red cedar	4	4	0
Sitka spruce	10	10	0
Yellow cedar	2	2	0
Douglas-fir	44	38	6
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>64</b>	<b>58</b>	<b>6</b>
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	-	-	-
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		36	
<b>Total Retained and Replacement Trees</b>		42	

\*Trees within the Riparian Area are to be assessed by Surrey's Parks and Recreation and Culture Department.



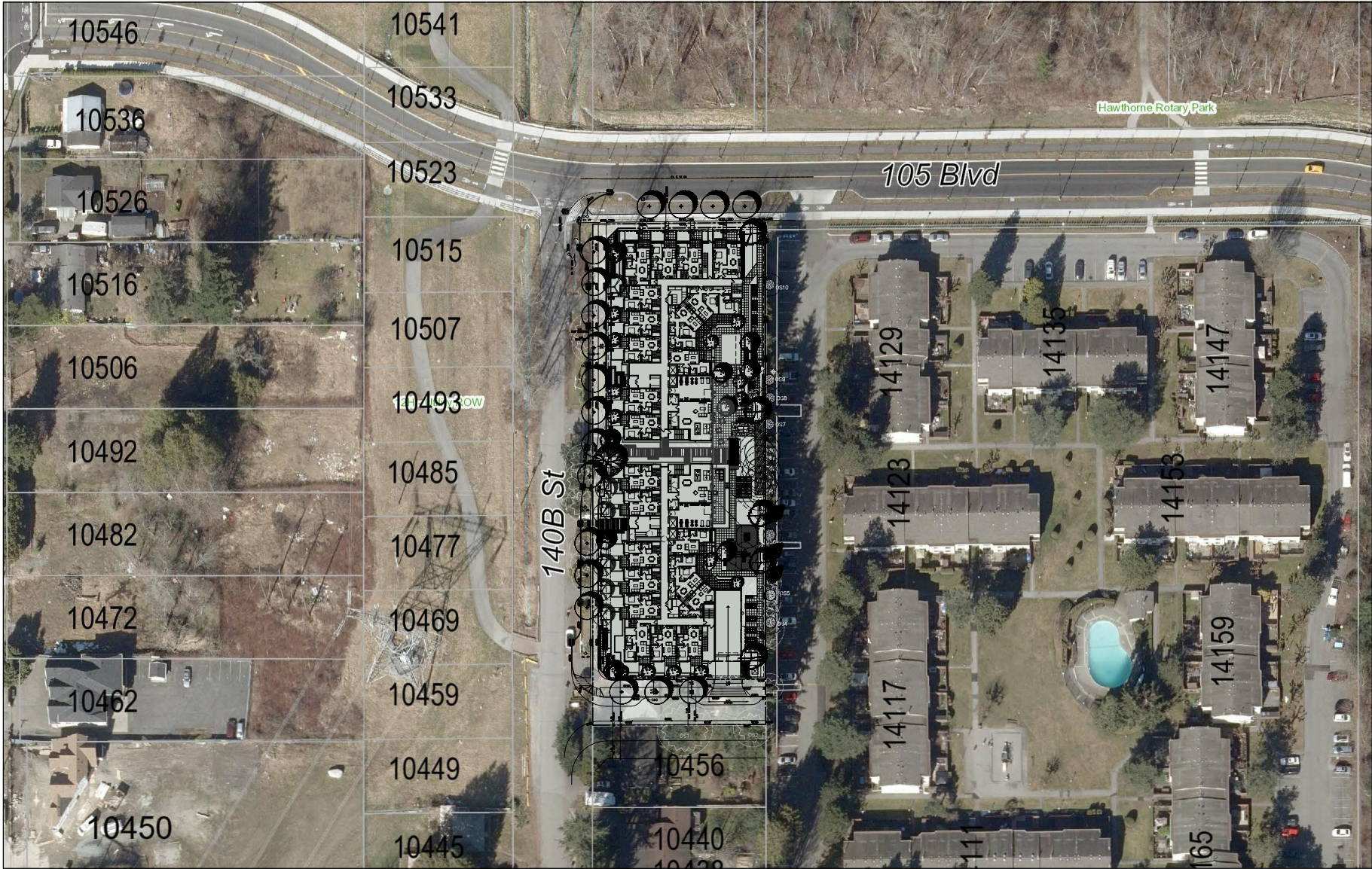
- LEGEND**
- ⊙ Existing on-site Trees to be retained (6)
  - ⊗ Existing off-site Trees to be retained (7)
  - ✕ Existing on-site Trees to be removed (58)
  - ✕ Existing off-site Trees to be removed (11)

- Tree Protection Zone
- ⊖ No Build Zone
- ▬ Underground Parking Wall
- ▬ Excavation Boundary





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REV	DATE	BY	ISSUED FOR

CLIENT : 1162580 BC LTD.	DESIGN : L.F.B.	CDX-CONTEXT.dwg
PROJECT : CONDOMINIUM DEVELOPMENT 10466-10516 - 140B STREET, SURREY	DRAWN : M.D.	
SHEET CONTAINS : CONTEXT PLAN	DATE : May 29 21	SCALE : 1" = 40'-0"

 NORTH  
**CONTEXT PLAN**  
 SCALE: 1" = 40'-0"

**barnett dembek**  
 ARCHITECTS INC.

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18026	AC-1,02

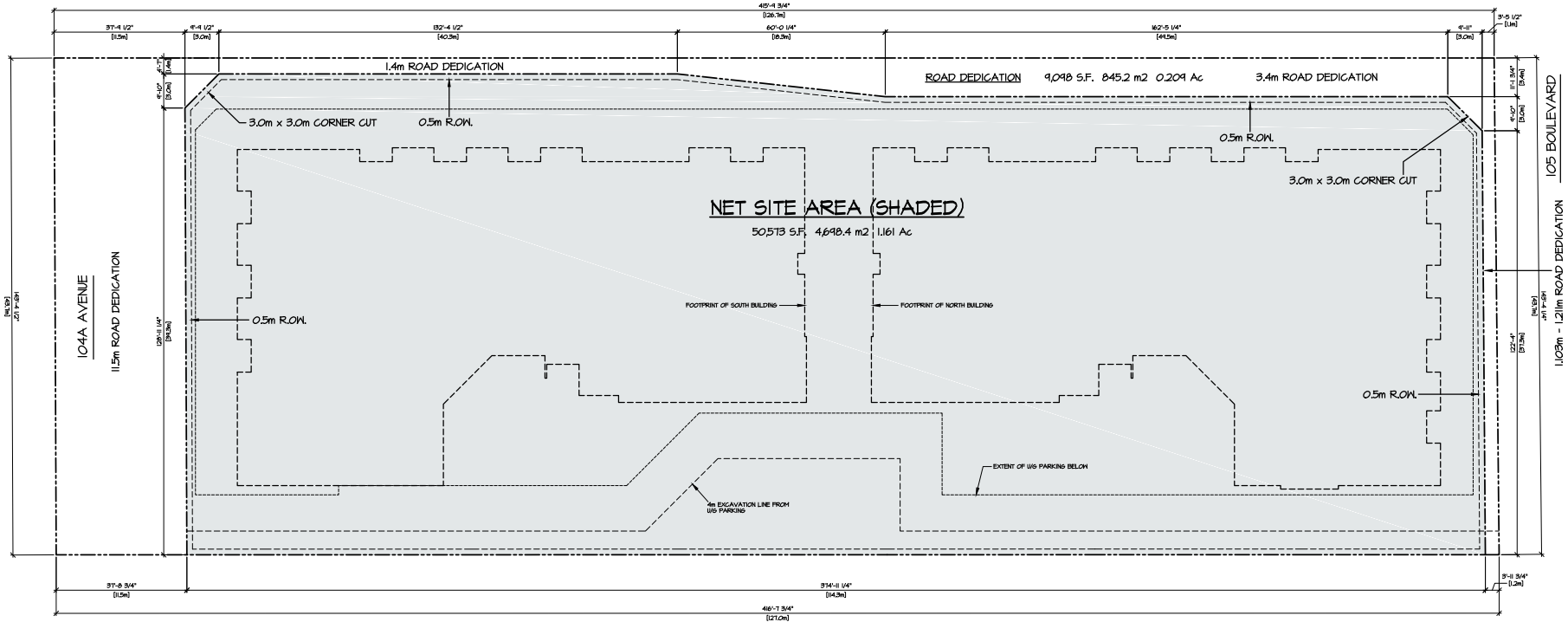
A.D.P. REVISION

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### GROSS SITE AREA

59671 S.F. 5543.6 m2 1.310 Ac

140 B STREET



ISSUE	DATE	BY	ISSUED FOR

DESIGN : L.P.E.	DRAWN : 	DATE : May 21 '21	SCALE : 1/8" = 1'-0"
CLIENT : 1162550 BC LTD.		PROJECT : CONDOMINIUM DEVELOPMENT 10466-10516 - 140B STREET, SURREY	
SHEET CONTENTS : BASE PLAN			

**BASE PLAN**  
 SCALE : 1/8" = 1'-0"

**barnett dembek**  
 ARCHITECTS INC.

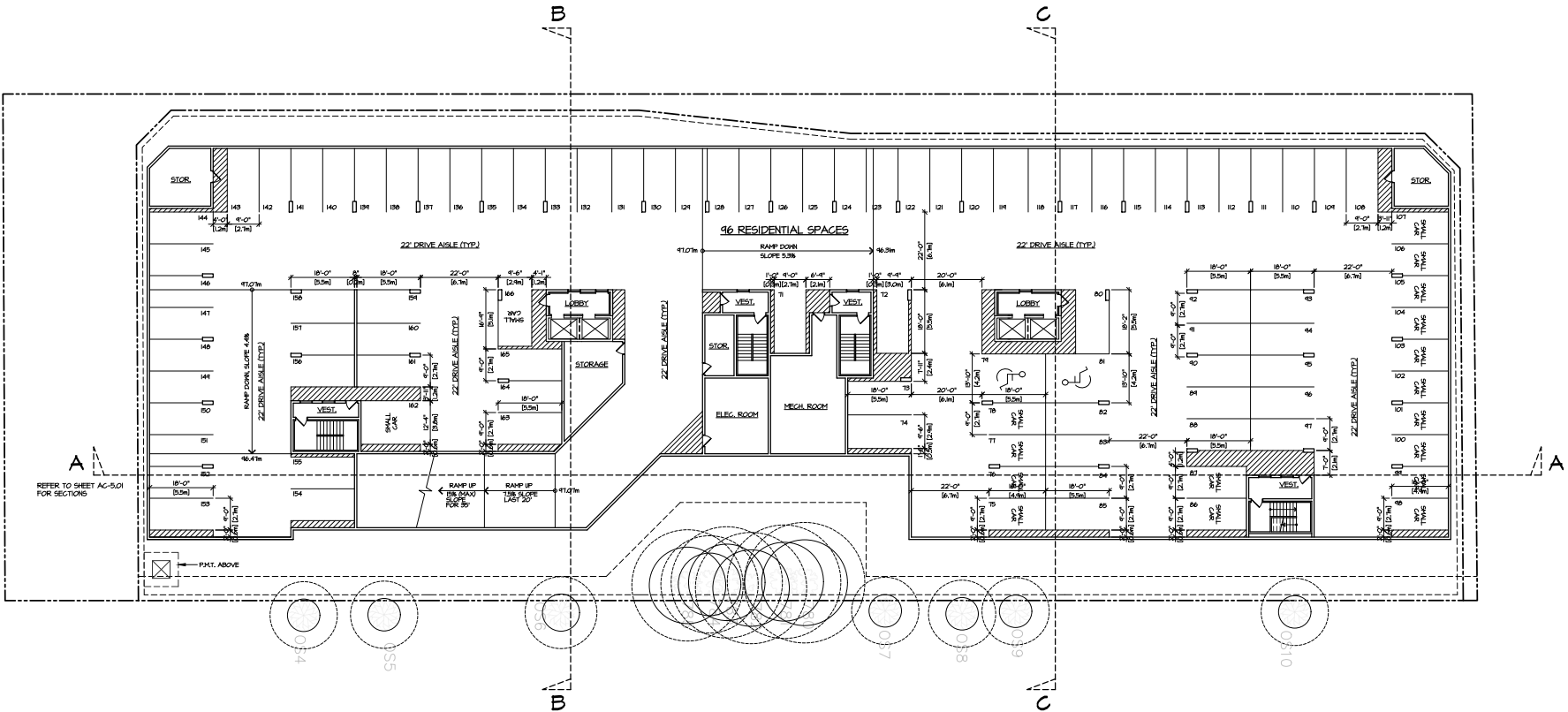
UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mol@barnett-dem-bek.com

CLIENT NO. SHEET NO.  
 PROJECT NO. REV. NO.  
 18026 AC-1.04

A.D.P. REVISION

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**UNDERGROUND PARKING LEVEL 2**  
 SCALE: 1/8" = 1'-0"  
 96 RESIDENTIAL SPACES  
 18 SMALL CAR SPACES

ISSUE NO.	DATE	BY	ISSUED FOR

DESIGN: 1162559 BC LTD.	DRAWN: 10/11/21
PROJECT: CONDOMINIUM DEVELOPMENT	SCALE: 1/8" = 1'-0"
10466-10516 - 140B STREET, SURREY	
SHEET CONTENTS:	
BUILDING PLANS	

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
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 EMAIL: mol@barnett.com

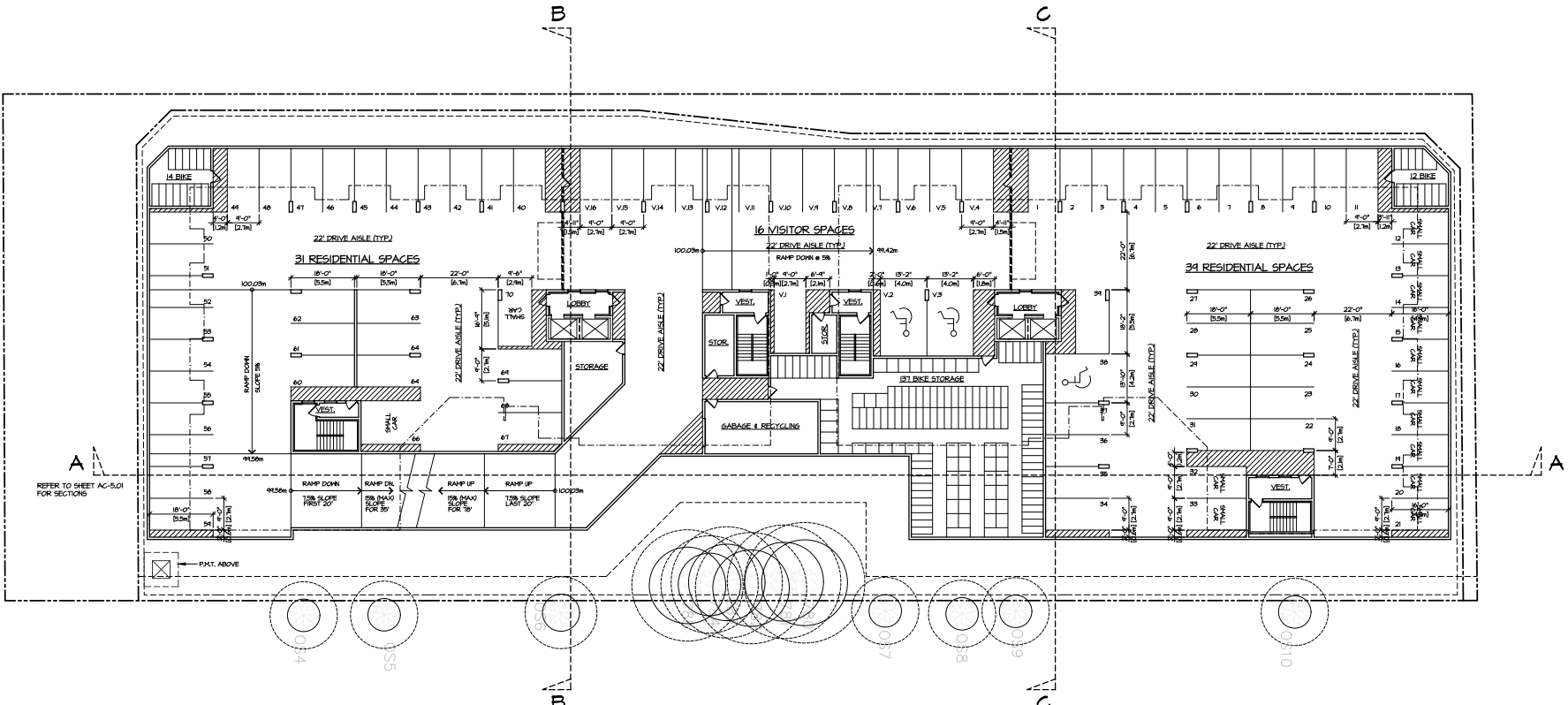
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.01
18026	REV. NO.

A.D.P. REVISION



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ISSUE	DATE	BY	ISSUED FOR



**UNDERGROUND PARKING LEVEL 1**  
 SCALE: 1/8" = 1'-0"  
 16 VISITOR SPACES  
 31 RESIDENTIAL SPACES  
 63 BIKE STORAGE LOCATIONS  
 14 SMALL CAR SPACES

car-ent.dwg

<b>CLIENT :</b> 1162509 BC LTD.	<b>DESIGN :</b> L.F.B.
<b>PROJECT :</b> CONDOMINIUM DEVELOPMENT 10466-10316 - 140B STREET, SURREY	<b>DRAWN :</b> H.M. 201
<b>SHEET CONTENTS :</b> BUILDING PLANS	<b>DATE :</b> May 26, 21
	<b>SCALE :</b> 1/8" = 1'-0"

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@darklitter.com

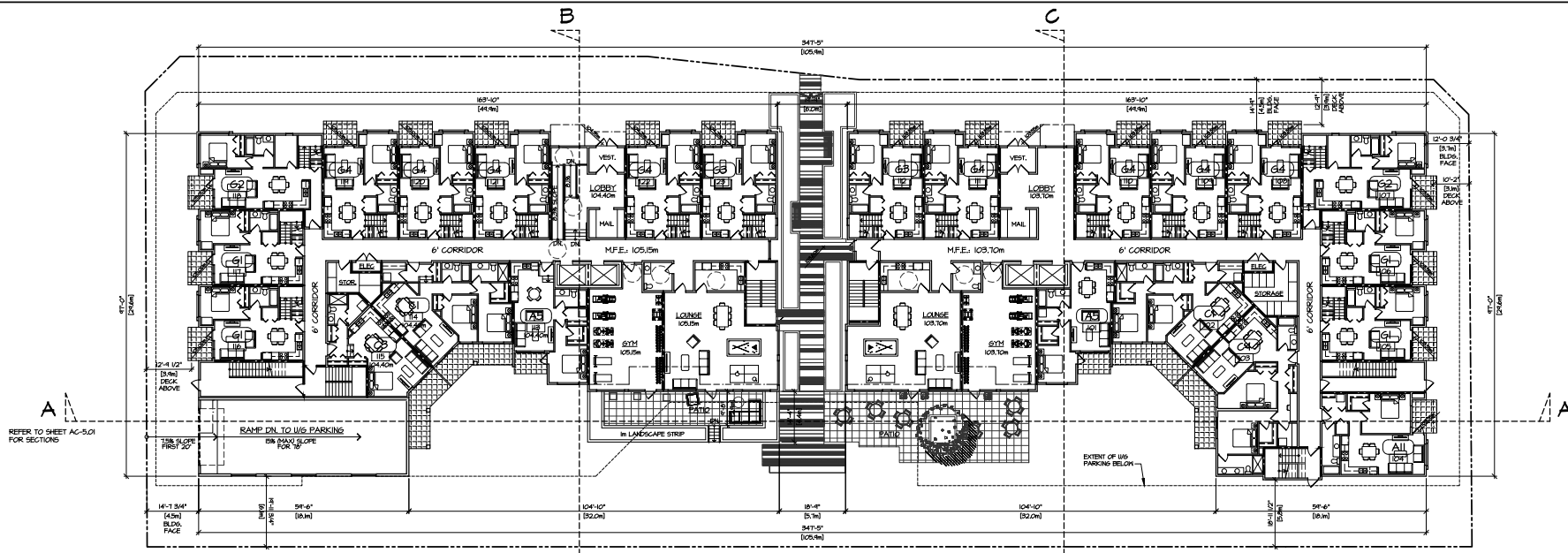
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

AC-3.02  
18026

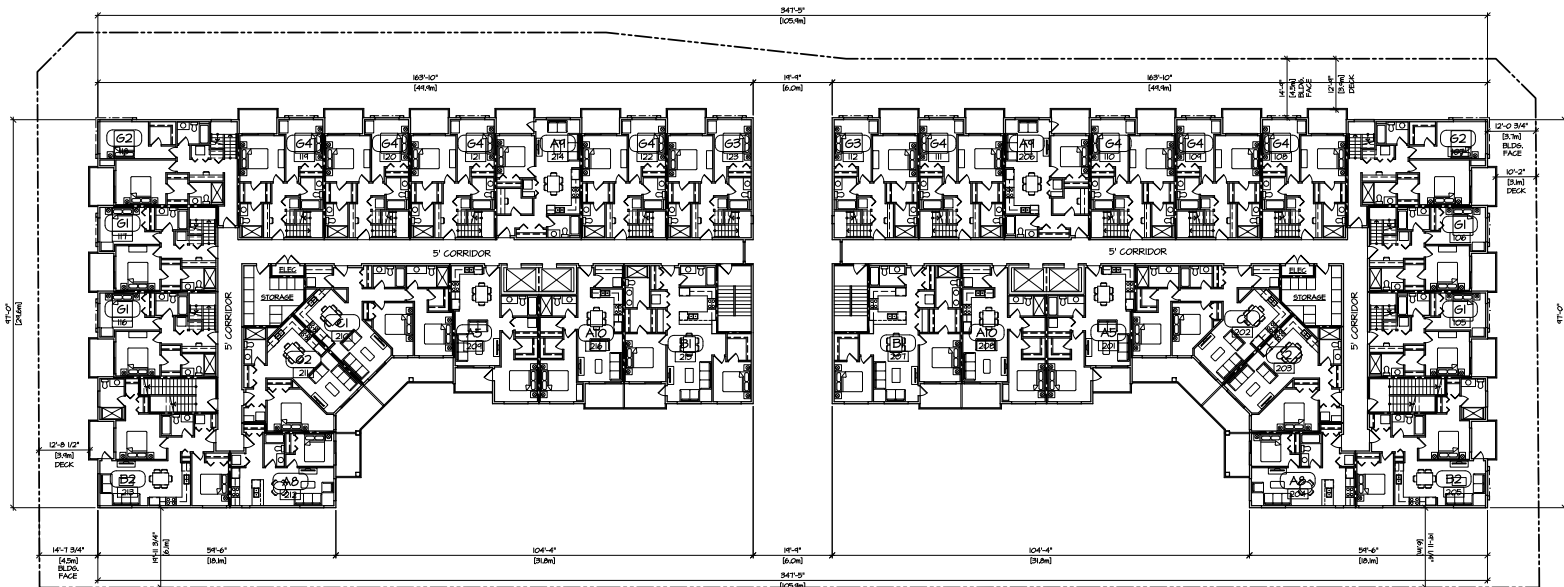
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REV.	DATE	BY	ISSUED FOR



**1st FLOOR PLAN** 28,423 S.F. (2,222.5 m<sup>2</sup>) - 23 UNITS  
 SCALE: 1/8" = 1'-0"  
 NORTH BUILDING: 12,615 S.F. (1,171.6 m<sup>2</sup>) - 12 UNITS  
 SOUTH BUILDING: 11,302 S.F. (1,050.7 m<sup>2</sup>) - 11 UNITS  
 AMENTY PORTION (NORTH): 1,642 S.F. (152.2 m<sup>2</sup>)  
 AMENTY PORTION (SOUTH): 1,642 S.F. (152.2 m<sup>2</sup>)



**2nd FLOOR PLAN** 24,860 S.F. (2,304.5 m<sup>2</sup>) - 16 UNITS  
 SCALE: 1/8" = 1'-0"  
 NORTH BUILDING: 12,431 S.F. (1,154.8 m<sup>2</sup>) - 8 UNITS  
 SOUTH BUILDING: 12,429 S.F. (1,154.7 m<sup>2</sup>) - 8 UNITS

COB-ENL.dwg

DESIGN :	CLIENT :	DATE :	SCALE :
L.P.E.	116,2559 BC LTD.	1999-04-21	1/8" = 1'-0"
DRAWN :	PROJECT :		
	CONDOMINIUM DEVELOPMENT		
	10-466-10316 - 140B STREET, SURREY		
	SHEET CONTENTS :		
	BUILDING PLANS		

**barnett dembek**

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mol@darkitex.com

CLIENT NO.	SHEET NO.
18026	AC-3.03
PROJECT NO.	REV. NO.
18026	

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REV.	DATE	BY	ISSUE FOR

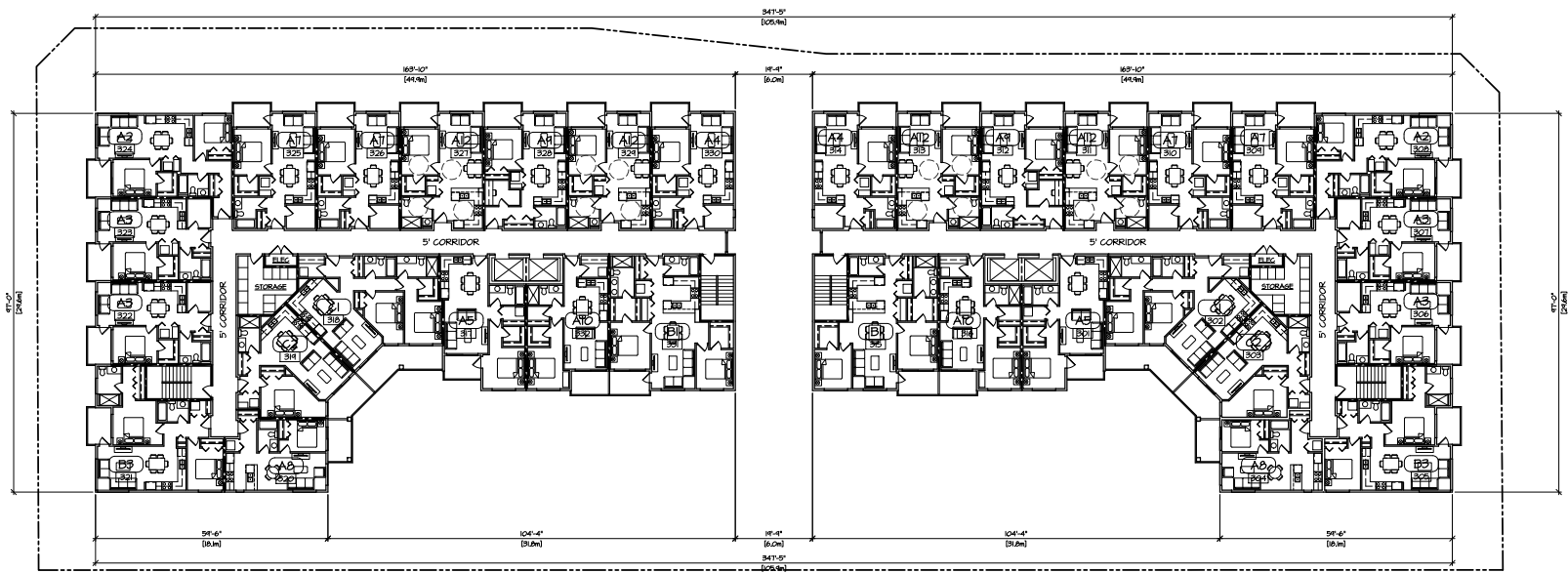
DESIGN :	DATE :
L.P.E.	1992/2/21

CLIENT :	PROJECT :	SHEET CONTENTS :
1162559 BC LTD.	CONDOMINIUM DEVELOPMENT 10466-10516 - 140B STREET, SURREY	BUILDING PLANS

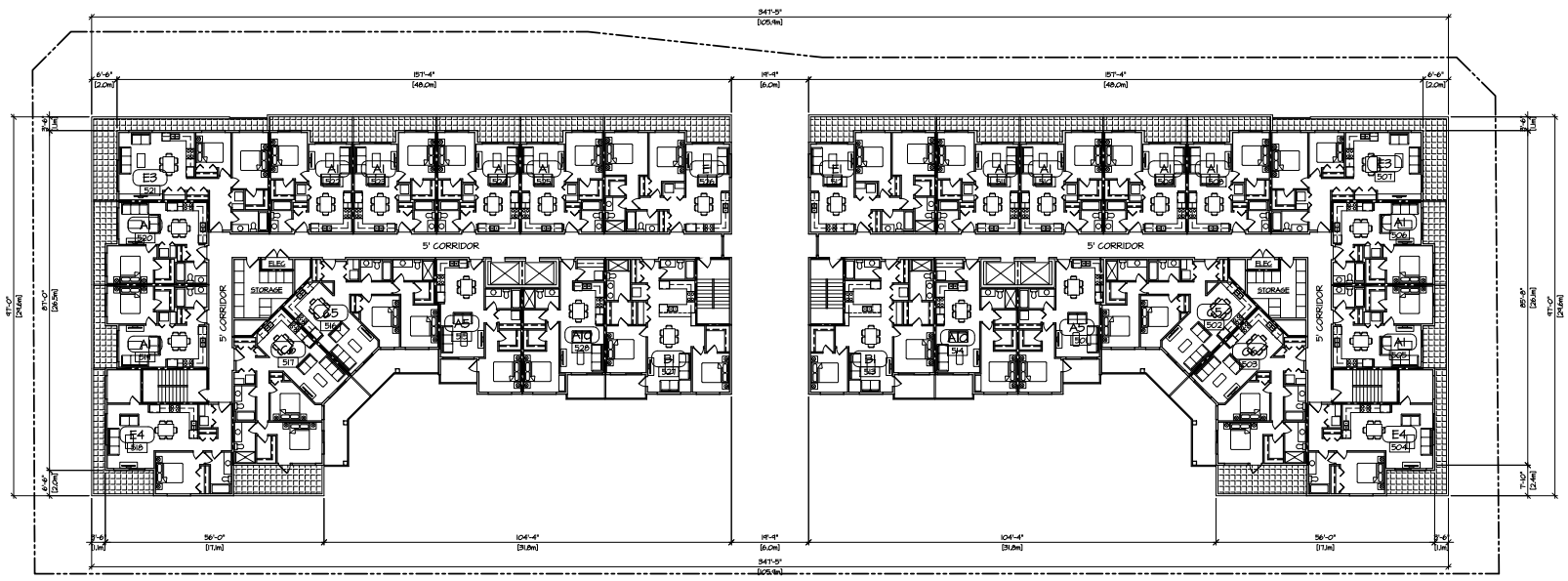
**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

CLIENT NO.	SHEET NO.
18026	AC-3.04



**3rd & 4th FLOOR PLANS** 24260 S.F. (2201.5 m<sup>2</sup>) - 32 UNITS  
 SCALE : 1/8" = 1'-0"  
 NORTH BUILDING: 12431 S.F. (1154.8 m<sup>2</sup>) - 16 UNITS  
 SOUTH BUILDING: 12424 S.F. (1154.7 m<sup>2</sup>) - 16 UNITS



**5th FLOOR PLAN** 22560 S.F. (2098.6 m<sup>2</sup>) - 28 UNITS  
 SCALE : 1/8" = 1'-0"  
 NORTH BUILDING: 11294 S.F. (1044.3 m<sup>2</sup>) - 14 UNITS  
 SOUTH BUILDING: 11294 S.F. (1044.3 m<sup>2</sup>) - 14 UNITS

A.D.P. REVISION







Unit 135 - 7536 - 130 Street, Surrey, BC V3W 1H8  
 (604) 597-7100 Fax: (604) 597-2099 email: mail@bdarkitex.com

Principal: Lance Barnett, Architect, AAA, Architect AIBC, RA (AZ), LEED®  
 Principal: Maciej Dembek, Architect, AAA, Architect AIBC, LEED®

February 16, 2021

BDA File: 18026

City of Surrey  
 Planning & Development Department  
 13450 – 104 Avenue  
 Surrey, BC V3T 1V8

Attention: Christopher Wilcott

**Re: Response to Advisory Design Panel Comments from October 29, 2020 Presentation**  
**10466 – 10516 – 140B Street**

**Key Points:**

- Reorganizing the suite layout at the inside corners to minimize potential privacy conflicts and more natural light.  
 The suites were re-organized at the inside corners to reduce the number of units from 3 to 2. This allows for more exterior wall for each unit in the corners.
- Aggregating the indoor amenity spaces and lobbies to the bays framing the mid-site E-W pathway.  
 The indoor amenity spaces were relocated from the inside corners to the edges adjacent to the E-W pathway. Additional storefront windows have been incorporated facing the courtyard and the pathway to liven up the area.
- Reorganizing courtyard to provide interest, or social node, at the east termination of the mid-site path.  
 The relocation of the indoor amenity spaces and amenity patios will help to liven up the east end of the pathway.  
 Social node at the east termination of the mid-site path has been proposed – Trellis structure with seating. Patio for North Indoor Amenity Room has been designed to be open to mid-site path. Landscape plan has been designed to provide different activities for people of different age group as Play area for younger one, ping-pong table and outdoor exercise patio, garden plots for growing vegetables and herbs, outdoor dining area with BBQ, Lounge area and sitting area close to indoor rooms. Please see L1 for your reference.
- Further consider the location and orientation of benches in the mid-site East West pathway to ensure that privacy of adjacent units is not compromised.  
 Seating in the mid - site east west pathway does not compromise privacy of adjacent units.
- Provide spaces for outdoor exercise.  
 Spaces for outdoor exercise have been provided- ping-pong table and outdoor exercise patio.

- Ample space is provided within the indoor amenity areas to provide a wide use of indoor fitness amenities. Large storefront windows at the east end of the indoor fitness areas provide a strong visual connection to the exterior patios and create more of a connection with the outdoors.
- Consider connectivity to the public amenity spaces around, and near the site.  
Sidewalks within the site and around the perimeter of the property will provide the city with ample opportunity to create connections to local amenity spaces near the site.
- Review specifying smaller trees along property line, in coordination with city trees.  
Smaller / columnar trees have been proposed along PL- MAGNOLIA KOBUS STELLATA 'ROYAL STAR', ACER PALMATUM, FAGUS SYLVATICA 'DAWYCK GOLD'.
- Providing screening if mechanical equipment is installed on rooftop.  
Rooftop mechanical equipment is proposed. A screening detail is provided on the roof plan included with the latest submission.
- Specifying another colour in lieu of the blue at the upper panel.  
The blue has been removed and replaced with the light grey colour of the adjacent Hardie-panels.
- Consider the outside corner at the townhouses and the use of the frames to demark the two-level nature of the townhouses.  
Corner townhouses have been given a “wrap-around” treatment similar to the 2-storey design elements proposed on the other townhouse units.
- Consider specifying darker framed windows in lieu of white frames.  
Grey windows are proposed instead of white.
- Consider utilizing the energy model and thermal comfort models to inform your design.  
An energy modelling consultant will be engaged during the preparation of building permit documents to assist in design strategies to meet step code requirements.
- Consider engaging with an elevator consultant to confirm elevator demands.  
A consultant will be engaged during the building permit process.
- Consider providing auto-operators at all key doors.  
This recommendation will be passed along to the project owner.

#### Site:

- Consider outdoor exercise space.  
Ping-pong table and outdoor exercise patio have been proposed.  
This comment was addressed in the “key points” section. Refer to previous comment for response.
- Consider optimizing the outdoor space as it is relatively small.  
Outdoor space has been optimized to provide different activities for residents -play area for younger one, ping-pong table and outdoor exercise patio, garden plots for growing vegetables and herbs, outdoor dining area with BBQ, Lounge area and sitting area close to indoor rooms.

#### Form & Character:

- Review the internal elevations facing the courtyard.  
The re-location of the indoor amenity spaces is providing additional visual interest to the east elevations. Addition of storefront windows and an additional weather protection canopy will act as a visual base to the building.
- Recommend further Design Development to the inside corner units to allow for more natural light to the units. Consider removing the blue trim on the upper panel.  
Inside corner units revised. Blue trim at upper level removed (see previous comments & response)
- The amenity spaces should have a dumbbell space. Consider further design development for amenity.  
Enough space is provided within the gym spaces to allow for a dumbbell station.

- The amenity space and entry could be located along the central pathway.  
The amenity spaces are now located along the central pathway. The entrances have been located on the east side of the indoor amenity space on the patios rather than opening onto the central pathway.
- The window frames are noted as white; however, the renderings are darker and more visually appealing. Review using darker frames.  
Grey window frames are now proposed.
- Consider rooftop screening for HVAC equipment.  
Rooftop screening details are provided on the roof plan.

#### Landscape:

- The streetscape is successful.  
No comment.
- Reconsider the tree species to work with city trees the secondary street tree is too large. Given that the street trees will likely be a larger size tree, consider a more columnar or smaller variety of secondary street trees.  
Smaller / columnar trees have been proposed along PL- MAGNOLIA KOBUS STELLATA 'ROYAL STAR', ACER PALMATUM, FAGUS SYLVATICA 'DAWYCK GOLD'.
- The central courtyard patten works well with the paving, Reconsider the placement of the benches and their view.  
Proposed benches have been placed in a way to not overlook on private patios/ Unit windows and to be as much as possible further from Buildings.
- Reconsider plants and trees between the buildings as the natural lighting is limited. Consider reorganizing the courtyard for a stronger social node.  
Trees between the buildings have been removed.
- Consider expanding the exterior patio of the amenity spaces and make them more open, so to draw in users on the two ends of the development.  
Since the amenity spaces have been re-located, larger and more function patios are now proposed.
- Consider investigating the hard-edged ramp on the south and see where it can further be distributed across the lawn.  
The ramp has been removed.

#### CPTED:

No specific issues were identified.

No comment.

#### Sustainability:

- Recommend energy modeling as early as possible.  
An energy modelling consultant will be engaged early in the building permit process.
- Consider visual cue towards and opportunity to look at liveability of connecting to Creek Greenway.  
There is potential for off-site connections from the perimeter sidewalk around the 3 sides of the property (north, south & west).
- Consideration to heating / cooling at this stage – overheating analysis will be needed if no cooling/ high density of units / provided to show that the space does not overheat.  
These issues will be addressed with the energy modelling consultant.



**Accessibility:**

- Recommend that the entrance door be power operated.  
This recommendation will be passed on to the project owner. The entry will meet or exceed all minimum requirements of BCBC 2018 regarding accessibility.
- Consider the elevator and entrance call button panel to be placed horizontally.  
This recommendation will be passed along to the project owner and applicable members of the consultant team during the building permit stage.
- Recommend the hallway be 2 metres wide.  
The proposed hallway is 6' wide (1.8m) which is wider than minimum code requirements.
- Consider an elevator study; consider a secondary elevator.  
A second elevator has been added for each building.

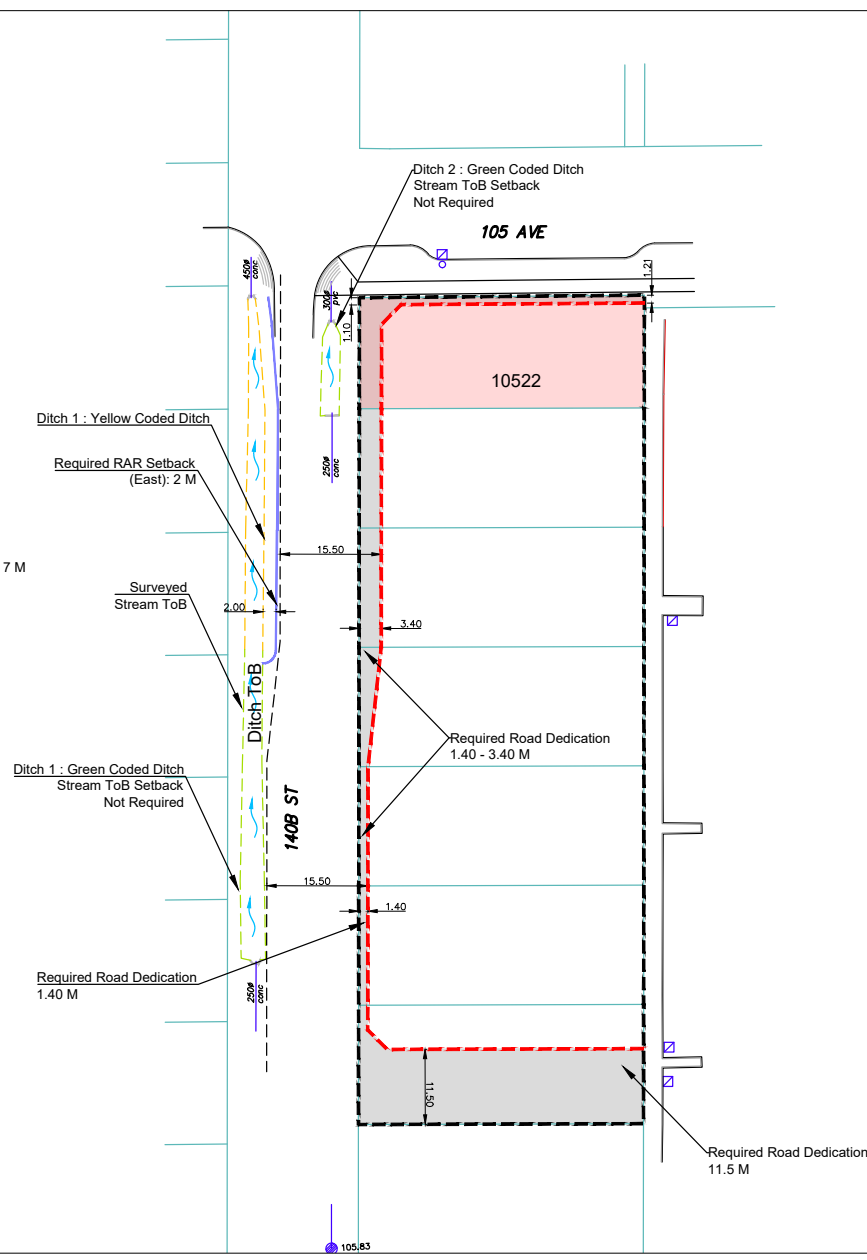
Trusting this adequately addresses your concerns.

Yours truly,  
Barnett Dembek Architects Inc.



Lance Barnett, Architect AIBC

LFB:tjd



**STATISTICS**  
 Subject Property: 5543 M<sup>2</sup>  
 Estimated Road Dedication: 845 M<sup>2</sup>  
 Developable Land Area: 4698 M<sup>2</sup>  
 OCP Designation: Multiple Residential Use  
 Draft Guildford Area Plan Designation: Low Rise Apartment  
 Existing Zone: Single Family Residential (RF)  
 Required RAR Setback:  
 - Class B Ditch: Minimum 2 M (East)  
 Required Streamside Setback (Ditch 1 yellow coded portion): 7 M  
 Proposed RAR Setback: 2 -2.5 M

- LEGEND**
- Class B Yellow Coded Ditch ToB
  - Class C Green Coded Ditch ToB
  - Required RAR Setback (2 M)
  - Required Road Dedication
  - City Owned Property (10522 140B Street)

**PROJECT:**  
  
**10466 -10522 140 B Street,  
 Surrey**

**DRAWING TITLE:**  
  
**Stream Setback / Road  
 Dedication Plan**

**PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES**

**CLIENT:**  
  
**1162538 Ltd.**

**SCALE:**  
  
**1:750**

**DATE:**  
  
**May 25, 2021**

**PROJECT No:**  
  
**18-1668**

**DRAWING No:**  
  
**01**

<b>DESIGNED BY:</b>  <b>EW</b>	<b>CHECKED BY:</b>  <b>OV</b>
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