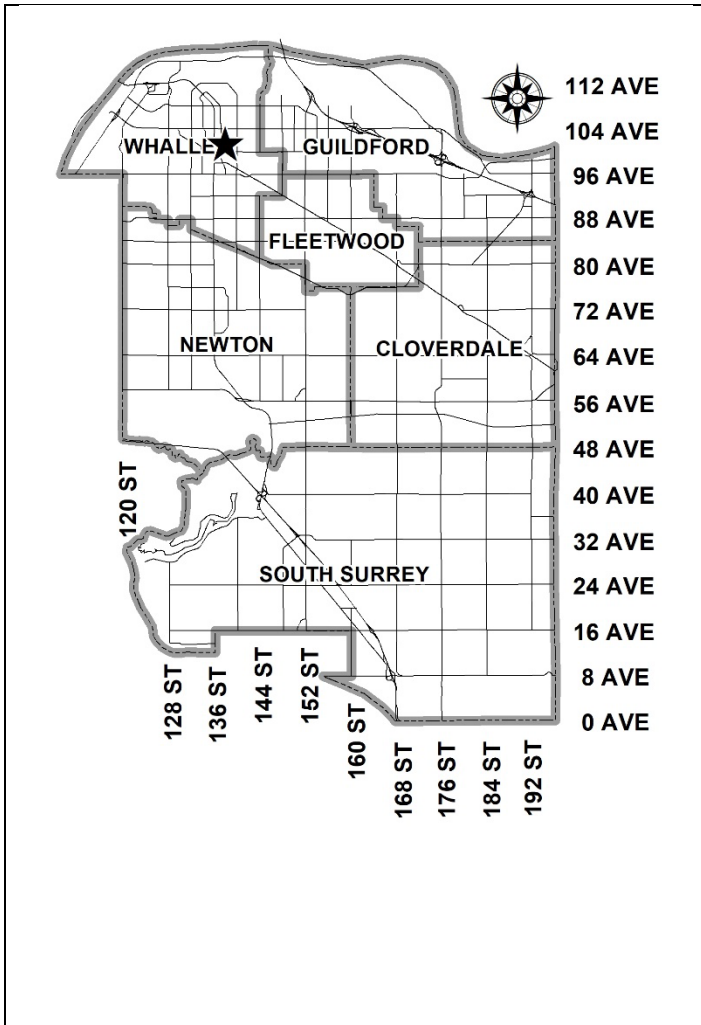


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0085-00

Planning Report Date: April 22, 2024



PROPOSAL:

- **OCP Amendment** to Figures 3 and 16 from Multiple Residential to Downtown 3.5 FAR
- **City Centre Plan Amendment** from Low to Mid Rise Residential to Mid to High Rise Residential
- **Rezoning** from RF to CD
- **Development Permit**
- **Housing Agreement**

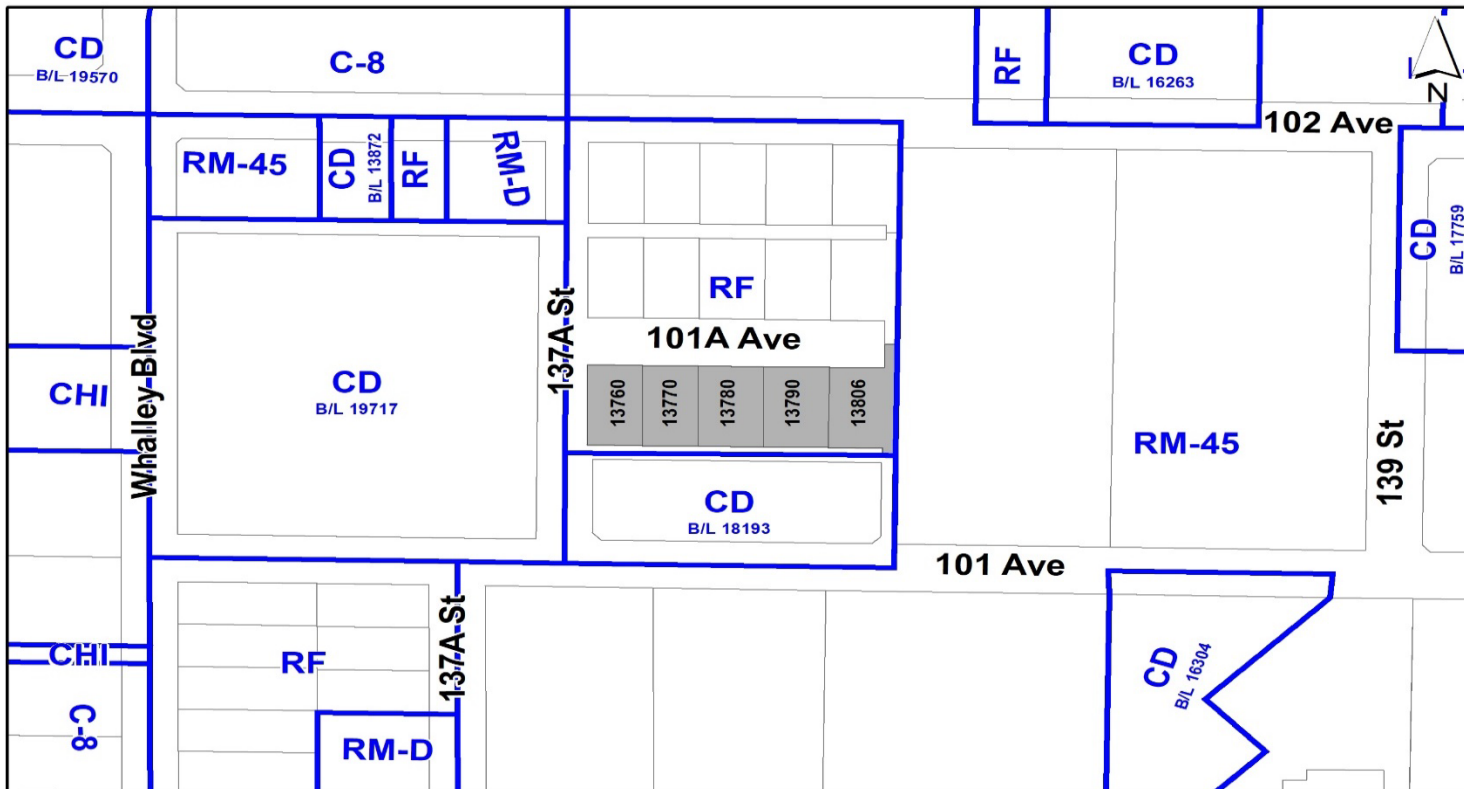
to permit the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

LOCATION: 13760 101A Avenue, 13770 101A Ave,
 13780 101A Ave, 13790 101A Ave,
 13806 101A Ave

ZONING: RF

OCP DESIGNATION: Multiple Residential

CITY CENTRE PLAN DESIGNATION: Low to Mid Rise Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with the Multiple Residential designation in the Official Community Plan (OCP). Proposing an amendment to the Official Community Plan (OCP) from Multiple Residential to Downtown
- The proposal does not comply with the Low to Mid Rise Residential designation in the Surrey City Centre Plan. Proposing an amendment to the Surrey City Centre Plan from Low to Mid Rise Residential to Mid to High Rise Residential.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging medium to high-density hub that will be complementary to the Green Timbers Neighbourhood.
- The provincial legislation introduced in December 2023, designates the site within a Skytrain Station Transit Oriented Area (TOA), Tier 3, which allows for a minimum FAR of 3.0 and a minimum height of 8-storeys.
- The proposed development conforms to the goal of achieving higher-density development nodes around SkyTrain Stations. The proposed residential tower with 5-storey podium and 6-storey purpose-built rental apartment building are located approximately 550 metres (approximately 7 minutes) from both the Surrey Central and King George Skytrain Stations.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm, including the future park north across 101A Avenue, with a publicly accessible plaza space.

- The proposed buildings achieve an attractive architectural built form, which utilizes high quality 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.
- The proposal includes 58 purpose-built rental units, which will be secured through a Housing Agreement for a minimum 40-year duration.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Multiple Residential to Downtown 3.5 FAR and to Figure 16: Downtown Densities to include the site and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw 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.
4. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VI).
5. Council authorize staff to draft Development Permit No. 7922-0085-00 generally in accordance with the attached drawings (Appendix I).
6. 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;
 - (f) the applicant enter into a Housing Agreement with the City to restrict a total of 58 dwelling units on the subject site to rental housing for a period of forty (40) years;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement at the rate in effect at the time of Final Adoption;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant for the residential tower to adequately address the City's needs with respect to public art, to the satisfaction of

the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;

- (j) registration of a Section 219 Restrictive Covenant to reflect the 58 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;
 - (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces;
 - (l) registration of easement agreements for shared amenity spaces, vehicular access and underground space;
 - (m) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department; and
 - (n) 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.
7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Low to Mid-Rise Residential" to "Mid to High Rise Residential" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	Single family homes	Low to Mid-Rise Residential	RF
North (Across 101A Avenue):	Single family homes	Park	RF

Direction	Existing Use	City Centre Designation	Existing Zone
East (Across future long-term road):	Two-storey townhouses	Low to Mid-Rise Residential	RM-45
South (Across the lane):	6-storey apartment buildings	Low to Mid-Rise Residential	CD (Bylaw No. 18193)
West (Across 137A Street):	3-storey rental apartment buildings with an approved mixed-use development (Application No. 18-0289-00) consisting of multiple high-rise, mid-rise and low rise buildings.	High-Rise Mixed Use Type I	CD (Bylaw No. 19717)

Context & Background

- The subject site is located at 13760 to 13806 101A Avenue in the City Centre Plan. The subject site is approximately 3,817 square metres in area with existing single-family homes.
- The subject site is zoned "Single Family Residential Zone (RF)" and is designated "Low to Mid Rise Residential" in the City Centre Plan and "Multiple Residential" in the Official Community Plan (OCP).
- The applicant has applied for an OCP Amendment, a rezoning from RF to "Comprehensive Development Zone (CD)", a Housing Agreement and a Development Permit (Form and Character), to permit the phased development of two residential buildings including a 22-storey tower with 5-storey podium and a 6-storey low-rise building, with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - Rezoning from RF to CD Zone based on the RM-70 and RM-135 Zones;
 - OCP Amendment to Figures 3 and 16 from Multiple Residential to Downtown;
 - Detailed Development Permit for Form and Character; and
 - Housing Agreement to secure 58 market rental units for a period of 40 years.

to permit the phased development of two residential buildings including a 22-storey tower with 5-storey podium and a 6-storey low-rise with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

- Development data is provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	3,817 square metres
Road Dedication:	323 square metres
Net Site Area:	3,492 square metres
Number of Existing/Proposed Lots:	5 existing/1 proposed
Building Height:	80 metres
Gross Floor Area Ratio (FAR):	5.3 FAR
Floor Area	
Residential:	20,279 square metres
Total:	20,279 square metres
Residential Units:	
<u>Building 1 (Rental)</u>	
Studio:	9
1-Bedroom:	6
1-Bedroom + Den	26
2-Bedroom:	11
3-Bedroom:	<u>6</u>
Total:	58
<u>Building 2 (Strata)</u>	
Studio:	37
1-Bedroom:	97
1-Bedroom + Den	43
2-Bedroom:	70
2-Bedroom:	1
3-Bedroom:	<u>12</u>
Total:	260

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District: The School District has advised that there will be approximately 31 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

18 Elementary students at Lena Shaw School
8 Secondary students at Guildford Park School

(Appendix III)

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

Parks, Recreation & Culture:

Parks has no concerns for the proposed development and recommends the retention of City tree C7.

Green Timbers is the closest park with natural area and is 675 metres walking distance from the site. Future active parkland is proposed within 20 metres walking distance of the development as part of the Surrey City Centre Plan.

Surrey Fire Department:

The Fire Department has no concerns with the proposed development application. There are items required to be addressed as part of the final Development Permit and Building Permit application.

Advisory Design Panel:

At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) and enabled multi-family proposals that are greater than 6-storeys or commercial proposals that are greater than 3-storeys, to proceed to Council for By-law introduction, prior to review and/or comment from the ADP, provided that the proposal is generally supported by City staff.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve the outstanding items identified by staff in this report and the forthcoming ADP, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

- The applicant will be providing the following road improvements to service the subject proposal:
 - Construction of the south side of 101A Avenue to the City’s local road standard;
 - Dedication and construction of 137A Street to the City’s local road standard;

- Dedication towards the future 138 Street and construction of the west side sidewalk; and
 - Construction of the lane along the south side of the subject site.
- The subject proposal is anticipated to generate approximately one vehicle per minute in the peak hour, based on industry standard rates. A site-specific transportation impact assessment (“TIA”) was not required as the number of trips anticipated to be generated is below the City’s requirement for a TIA. In addition, an area-wide TIA was conducted as part of the City Centre Plan to inform the required infrastructure improvements for the Plan area based on a comprehensive analysis of ultimate redevelopment.
 - Access to the subject site is proposed via the lane.

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:
 - Proximity to the Skytrain and multiple bus stops will reduce the number of vehicular trips to and from the building.
 - The proposed development is also located within close proximity to King George Hub, grocery stores, shopping, playgrounds and parks, schools and community services and amenities that are easily accessible via walking and cycling as healthy transportation options.
 - The building will be connected to the City’s District Energy system.
 - Maximizing indoor and outdoor amenity areas, development density and community connectivity.
 - Reduction of waste to landfill through access to recycling and organic waste on-site.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is located within, and complies with, the Urban Centres (Surrey Metro Centre) 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 Official Community Plan, with a permitted maximum density of 2.5 FAR, as noted in Figure 3 of the OCP.
- The applicant is proposing to amend Figures 3 and 16 from Multiple Residential to Downtown 3.5 FAR.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging mid to high-density neighbourhood within the Green Timbers District in City Centre.
- The proposed development conforms to the goal of achieving high density development around the three SkyTrain Stations. The King George and Surrey Central Skytrain Stations are located less than 600 metres and 800 metres walking distance, respectively, from the subject site.
- The proposed tower forms are appropriate within the context of the approved mixed-use development inclusive of high, mid and low-rise buildings to the west (Application No. 18-0289-00) and the with the existing 6-storey buildings south across the lane.
- The application will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which was endorsed by Council at the December 16, 2019, Regular Council - Land Use Meeting.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Growth Management
 - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre.
 - Centres, Corridors and Neighbourhoods:
 - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core.
 - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas.
 - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods.
 - Urban Design: Encourage beautiful and sustainable urban design.
 - Ecosystems
 - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment.
 - Economy
 - Employment, Investment and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities.

Secondary Plans

Land Use Designation

- The subject site is designated Low to Mid Rise Residential in the City Centre Plan.
- The application proposes to amend the City Centre Plan from Low to Mid Rise Residential to Mid to High Rise Residential.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre and will complement higher density developments nearby to the south and west.
- The applicant will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which received final adoption from Council at the December 16, 2019, Regular Council – Land Use Meeting.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:
 - Build Density and Mixed Use, by providing a mix of commercial, office and residential space.
 - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.
 - Promote Identity and Sense of Place, with a unique blend of interconnected, amenity and residential spaces.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government, that pertain to the occupancy of the housing units.
- The applicant has proposed to enter into a Housing Agreement with the City of Surrey that will allocate all 58 dwelling units within the low-rise building (Building 1) created under this development proposal as market rental units for a period of 40 years.
- The applicant will be required to enter into a Housing Agreement, as part of the subject development application (Appendix VI).

CD By-law

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a new "Comprehensive Development Zone (CD)" to accommodate:
 - one 22-storey residential tower with a 5-storey podium and 260 dwelling units; and
 - one, 6-storey purpose-built rental apartment building consisting of 58 rental dwelling units.

- The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD Bylaw is illustrated in the following table.

Zoning	RM-135 Zone (Part 25)	Proposed CD Zone
Floor Area Ratio:	2.5 FAR	5.8 FAR
Lot Coverage:	33%	63%
Yards and Setbacks	7.5 metres or 50% the height of the building	North: 5.0 metres East: 4.5 metres South: 4.5 metres West: 4.5 metres
Principal Building Height:	N/A	80 metres/22-storeys
Permitted Uses:	The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.	The proposed uses are consistent with the RM-135 Zone.
Indoor Amenity:	Building 1: 185 square metres	The proposed 150 m ² [+ CIL of \$32,000] meets the Zoning By-law requirement.
	Building 2: 740 square metres	
Outdoor Amenity:	Building 1: 185 square metres	
	Building 2: 816 square metres	
		The proposed 500 m ² [+ CIL of \$240,000] meets the Zoning By-law requirement.
		The proposed 190 square metres exceeds the requirement.
		The proposed 820 square metres exceeds the requirement
Parking (Part 5)		Proposed
Building 1 Residential: 38 Residential Visitor: 6 Building 2		Building 1 Residential: 38

Residential: 234	Residential Visitor: 6
Residential Visitor: 26	Building 2
Total: 304	Residential: 268
	Residential Visitor: 26
	Total: 338
Residential Secure Bike Parking: 394	418

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone.
- The proposed floor area ratio (FAR) of the development is 5.8 net FAR (5.3 gross FAR), and the lot coverage is proposed to be 63%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.
- Given the site’s location in City Centre and proximity to Skytrain stations and public transit options, the proposed density is supportable, and the proposed lot coverage is consistent with other similar high-rise developments in City Centre.
- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for a more urban and active engagement of the streets, which is desirable for the City Centre area, and the setbacks are consistent with the City Centre Plan design guidelines as well as the Development Permit (Form and Character) design guidelines in the Official Community Plan.
- The proposed building height is consistent with other existing and proposed high-rises and 6-storey apartments in the area.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- The proposed development includes 58 market rental units that will be secured through a Housing Agreement. As such, these units within the development proposal will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs.
- The applicant will be required to register a Section 219 Restrictive Covenant on title specifying that, if there is a future change in residential tenure, the applicable Tier 1 and Tier 2 CACs will be paid to the City at the rate in effect at the time of final approval.
- The proposed market strata residential use 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 issuance. The current rate is \$2,227.85 per new unit.

- The proposed development is seeking an overall gross density of 5.3 FAR. Purpose-built market rental units (when secured through a Housing Agreement) are exempt from the density bonus amenity provisions of the policy.
- The market strata building represents a gross density of 4.2 FAR, which exceeds the allowable 2.5 FAR by 1.7 FAR.
- Therefore, the proposed development will be subject to the Tier 2 Capital Plan Project CACs as the proposal does not comply with the densities in the Secondary Plan designation for the portion of the site developed as market, non-rental, strata residential.

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 \$113.92 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 for the proposed 22-storey tower.
- As secured rental, the proposed 6-storey building is exempt from the provisions in this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, 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.
- The Public Art contribution will not be required for the proposed 58 purpose-built market rental units. A Section 219 Restrictive Covenant will be required to be registered on title that states the Public Art contribution will be applicable and payable to the City if there is a future change in tenure from market rental residential units.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 5, 2024, and the Development Proposal Signs were installed on April 5, 2024. Staff received two responses from a neighbouring owner with concerns regarding the additional traffic within the existing lane adjacent to the south. The owner also expressed concern regarding the additional vehicle access within the lane to the future buildings.

- *(As per the City's Engineering Design Criteria Manual, access is to be taken from the lowest classified road, which in this case is the lane, with the primary function of a lane being to provide direct access to properties. The additional traffic generated from the subject site is anticipated at approximately one vehicle per minute in the afternoon peak hour, based on industry standard rates, and less during other times of the day).*

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 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 in terms of form, however changes to the character of the building are anticipated.
- The applicant has worked with staff towards developing a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, and street interface, and grading considerations, however further design development is required.
- This application is required to proceed to Advisory Design Panel (ADP) for review. However, as noted earlier in this report, this application is being brought forward to Council for consideration and bylaw introductions in advance of ADP. The application is required to proceed to ADP for review and comment and to respond to ADP comments in advance of final adoption.
- The applicant is aware that if changes to the proposed CD Bylaw are required to address ADP comments, the application will need to be reconsidered by Council.
- The applicant and staff will continue to work on the following items prior to final adoption of the development:
 - General design refinements to address ADP and staff comments;
 - Provision of additional drawing details to illustrate intent;
 - Coordination of all drawings to accurately describe the design intent;
 - Refinement of the tower material and fenestration arrangements in particular to improve the relationship to the podium and sloping ground plane;
 - Designing interface improvements between the public realm, landscape design and ground floor activities and programs;
 - Reviewing and refining the balcony expressions considering their significance as features of the tower appearance;
 - Further tapering the tower's uppermost storeys to create interest, integrating mechanical structures and reducing shadowing of the future park;
 - Continuing to refine the low-rise building's main lobby's sense of identity, reflecting the scale of the development.

- Provision of design development of the publicly accessible open spaces and coordination of services at the ground plane that do not negatively impact the public realm .
- The proposed tower is located on the mid-west portion of the site towards the westerly neighbour's approved tower development. The tower maintains a 50-metre separation from that future westerly tower for adequate privacy, light, air circulation and distribution of massing in the neighbourhood. It is also sited to avoid the courtyard opening on the south neighbour's development.
- The tower rises both from the ground and the lower storeys of the podium. This arrangement of two origins simultaneously plants the tower to the ground while also connecting its massing to the podium, which staggers along the sloped site, giving balance to the massing.
- The tower is composed of glass curtain wall and long vertical bands of solid cladding to sculpt the form differently on its different sides.
- The purpose-built 6-storey rental building is located on the east portion of the site and has recessed 5th and 6th floors along the east portion of the building to respond to the existing 2-storey townhouses to the east.
- There are separate lobbies for each building, both located along 101A Avenue. The tower has a through-lobby design with the primary lobby located along 101A Avenue and the secondary lobby from the lane. This lobby design adds functionality, light, and increased opportunities for social interaction.
- The massing responds to the neighbouring easterly townhouses as it creates a strong line with its 4-storey expression which steps back from 138 street at the 5th and 6th storey.
- The buildings have a separation above the lowest level of 6 meters which increases to 10 m in width above the 4th level. This permits a view cone and sunlight through these storeys which benefits the subject development and the south neighbour.
- Both buildings on the site anchor the development at the base by having 2-storey townhouses along the streets and lane to present a stronger pedestrian oriented relationship. It also helps the building respond to the steep grade by stepping each unit along its own frontage. These units are expressed in a light-coloured grey brick cladding for durability and visual weight and are organized with individual front doors with weather protection canopy that bolsters the focus of the townhouse appearance and enlivens the streetscape.
- On the lane side, building separations of 16 m to 20 m are provided, depending on the unit orientations, to allow adequate privacy separation from each other.

Landscaping

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space. The overall design considers the relationship between the buildings and their location, and incorporates an inclusive interface between the public and private realm.

- Each individual ground-oriented unit will have a small private patio enclosed by an individual gate with layered planting and a tree.
- Edge landscaping, seating, low retaining walls and specialty paving are proposed along the periphery at the base of the site.
- Additional landscaping is proposed in all the outdoor amenity spaces, both podium and roof levels.

Indoor Amenity Space

High-Rise Tower

- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, high-rise towers must provide 3 square metres of indoor amenity space per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.
- Based upon the City's Zoning Bylaw requirement, the proposed high-rise tower must provide a total of 740 square metres of indoor amenity space for the proposed 260 residential units.
- The applicant is proposing 500 square metres of indoor amenity space located throughout the building, which is a shortfall of 240 square metres as required under the Zone.
- The proposed indoor amenity space exceeds the minimum requirement of 330 square metres before cash-in-lieu can be provided, as outlined under general provisions of the Zoning Bylaw.

- The applicant will be required to address the cash-in-lieu contribution in advance of final adoption.
- Indoor amenity spaces are proposed on level 7 and on the roof (level 23). The indoor spaces are intended to provide for a wide range of activities and include a meeting room, co-working/study room, lounge and a fitness area. Some of the indoor spaces are connected and open onto outdoor amenity spaces with their own programs/functions.
- Indoor amenity spaces are proposed to be shared between the high-rise and low-rise buildings with appropriate easement agreements secured as a condition of final adoption. 6-storey Rental Apartment
- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, low rise residential buildings must provide 3 square metres of indoor amenity space per unit and 4 square metres for each micro unit.
- Based upon the City's Zoning Bylaw requirement, the proposed 6-storey apartment building must provide a total of 185 square metres of indoor amenity space for the proposed 58 residential units.
- The applicant is proposing 150 square metres of indoor amenity space located throughout the development, which is below the total indoor amenity space required under the Zone but exceeds the minimum requirement of 118 square metres before cash-in-lieu can be provided, as outlined under general provisions of the Zoning Bylaw.
- The applicant will be required to pay cash-in-lieu for the shortfall of square metres of indoor amenity space prior to final adoption in accordance with City policy.
- The indoor amenity space proposed on the main floor, level 1, faces the lane and will include a lounge room with a kitchen and a fitness room. The indoor space is connected to an outdoor amenity deck spaces with its own programing. There is additional amenity space on level 5 connected to an outdoor area.

Outdoor Amenity Space

High-Rise Tower

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit of outdoor amenity space, a total of 816 square metres of outdoor amenity space is required for the proposed residential high-rise tower.
- The applicant is proposing 820 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.
- Outdoor amenity spaces are proposed on level 7 and on the roof (Level 23). The Level 7 outdoor amenity area consists of a turf and paving surfaces, lounge seating, dining tables and covered areas.

- The outdoor amenity space proposed on the rooftop (Level 23) includes turf and paving surfaces, seating area with table and chairs as well as bench seating area and community garden space.

6-storey Rental Apartment

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres for each micro unit of outdoor amenity space, a total of 185 square metres of outdoor amenity space is required for the proposed 6-storey apartment building.
- The applicant is proposing 190 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.
- The outdoor amenity space proposed on the main floor (Level 1) is adjacent to the lane and the indoor amenity area. The outdoor patio is proposed for lounge and table and chair seating.
- The outdoor space on level 5 includes a children's play area, lounge seating and workstations and open and shaded spaces.
- Outdoor amenity spaces are proposed to be shared between the high-rise and low-rise buildings with appropriate easement agreements secured as a condition of final adoption.

TREES

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

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

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, Paper	1	1	0
Maple, Japanese	1	1	0
Cherry	4	4	0
Lilac, Common	1	1	0
Coniferous Trees			
Spruce, Dwarf	1	1	0
Pine, Shore	1	1	0
Sawara, False Cypress Plumosa	1	1	0
Sawara, False Cypress	1	1	0
Lawson, False Cypress	1	1	0
Douglas-Fir	7	7	0
Cedar, Western Redcedar	6	6	0
Hemlock, Western	1	1	0
Spruce, White	1	1	0

Total (excluding Alder and Cottonwood Trees)	27	27	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	44		
Total Retained and Replacement Trees Proposed	44		
Estimated Contribution to the Green City Program	\$5,500		

- The Arborist Assessment states that there are a total of 27 mature trees on the site, excluding Alder and Cottonwood trees. Of the 27 existing trees, none (0 %) of the total trees on the site are Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement. This will require a total of 54 replacement trees on the site. Forty-four (44) replacement trees can be accommodated and will require an estimated cash-in-lieu payment of \$5,500 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 101A Avenue and 137A 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 Paperbark Maple and Japanese Stewartia.
- In summary, a total of 44 trees are proposed to be replaced on the site with an estimated contribution of \$5,500 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 By-law" (see Appendix VII for location). The District Energy System consists of three primary components:
 - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;
 - distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.

- These Aervice Area B buildings will not be connected to District Energy system at the time of building completion. However, this building is considered as a future DE connection and the building would require:
 - Dedicated district energy room (ideally fronting 137A Street);
 - Site servicing plan to reflect District Energy alignment; and
 - 6 metre District Energy statutory-right-of-way and Section 219 covenant.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	Proposed Housing Agreement By-law and Housing Agreement
Appendix VII.	District Energy Location

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

IM/ar



FLAT7 ARCHITECTURE
INC

DP APPLICATION FOR TWO BUILDINGS :
29-01-2024



PROPOSED RESIDENTIAL TOWER DEVELOPMENT AT 13760,70,80,90,13806 101A AVENUE

SITE STATISTICS				
CIVIC ADDRESS:	13760,70,80,90 13806 101 Ave Surrey BC			
LEGAL DISCRPTION				
ZONING	RF TO CD BASED ON RF 135			
GROSS SITE AREA:	41096 ft2	3817 m2	.943 Acre	
ROAD DEDICATIONS:	3477 ft2	323 m2		
NET AREA	37618 ft2	3494 m2	.88 Acre	
ZONING CD BASED OB RM 135				
	BUILDING HEIGHT	ALLOWED	PROVIDED	
			80m	
	SETBACKS			
	NORTH - 101 a st			5.0 m
	SOUTH - LANE			4.5 m
	EAST:			4.5 m
	WEST			4.5 m
LOT COVERAGE				
	PROPOSED		62%	
DENISTY				
	PROPOSED FSR	5.30 on gross		
		5.80 on net		
BUILDING FLOOR AREA (EXCLUDING PARKING)				
MIX USE BUILDING			RESIDNETIAL	
	RESIDNETIAL	RESIDNETIAL		
LEVELS	BUILDING 2 WITH TOWER	UNITS	BUILDING 1	UNITS
LEVEL 1	981 m2	16 UNITS	604 m2	6 UNITS
LEVEL 2 A	569 m2	3 UNITS		
LEVEL 2	1240 m2	17 UNITS	750 m2	6 UNITS
LEVEL 3	1157 m2	18 UNITS	767m2	12 UNITS
LEVEL 4	1157 m2	18 UNITS	767 m2	12 UNITS
LEVEL 5	181.31 m2	3 UNITS	620m2	11 UNITS
			620m2	11 UNITS
LEVEL 6-18 (tower)	8450 m2	143 UNITS		
LEVEL 19- 22 (tower)	2416 m2	42 UNITS		
	16151.31 m2	260 UNITS	4128 m2	58 UNITS
TOTAL AREA	20279.31 m2			
TOWER PLATE	650 m2	620 m2		
AMENITY SPACE				
	INDOOR AMENITY	REQUIRED	PROVIDED	
BUILDING 1	58 x 3sq. m + 4 sq. m per micro unit x 11 = (185 sq.mt.)	185 Sq.mt.	150 Sq.mt.	variance required
BUILDING 2	186 x 3sq. m + 4 sq. m per micro unit x 36 + 38 x 1sq. mt.= 740 sq.mt.	740 Sq.mt.	500 Sq.mt	variance required
	OUTDOOR AMENITY	741 Sq.mt.		
BUILDING 1		185 Sq.mt.	190 Sq.Mt.	
BUILDING 2		816 Sq.mt.	820 Sq.Mt.	
PARKING				
	BUILDING 1 (RENTAL)	CALCULATING ON THE BASIS THEIR OF	PROVIDED	
	TOTAL UNITS 58	.65 PER UNIT = 38 STALLS	38 STALLS	
	BUILDING 2 (PODIUM C/W TOWER)			
	TOTAL UNITS : 260	.90 PER UNIT = 234 STALLS	268 STALLS	
VISITOR PARKING,HANDICAP AND BIKE PARKING				
		REQUIRED	PROVIDED	
TOTAL UNITS : 281	TOTAL VISITOR PARKING	318 X .1 = 32 STALLS	32 STALLS	
	H/C 2% of total parking	240x 2% = 7	7 STALLS	
	BIKE PARKING @ 1.2 PER UNIT	318X 1.2 = 382	406 STALLS	
	BIKE PARKING PER BUILDING 6	2 X 6 = 12	12 STALLS	

1 SITE STATISTICS
A.002 N.T.S.



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101 A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE
05/02/23

PROJECT NO.
22-238

SCALE: DRAWN BY:
12" = 1'-0" U.S.

DATE	
BY	
REVISION	
DATE	
BY	
REVISION	

DATA SHEET

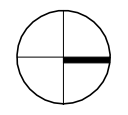
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DATE	
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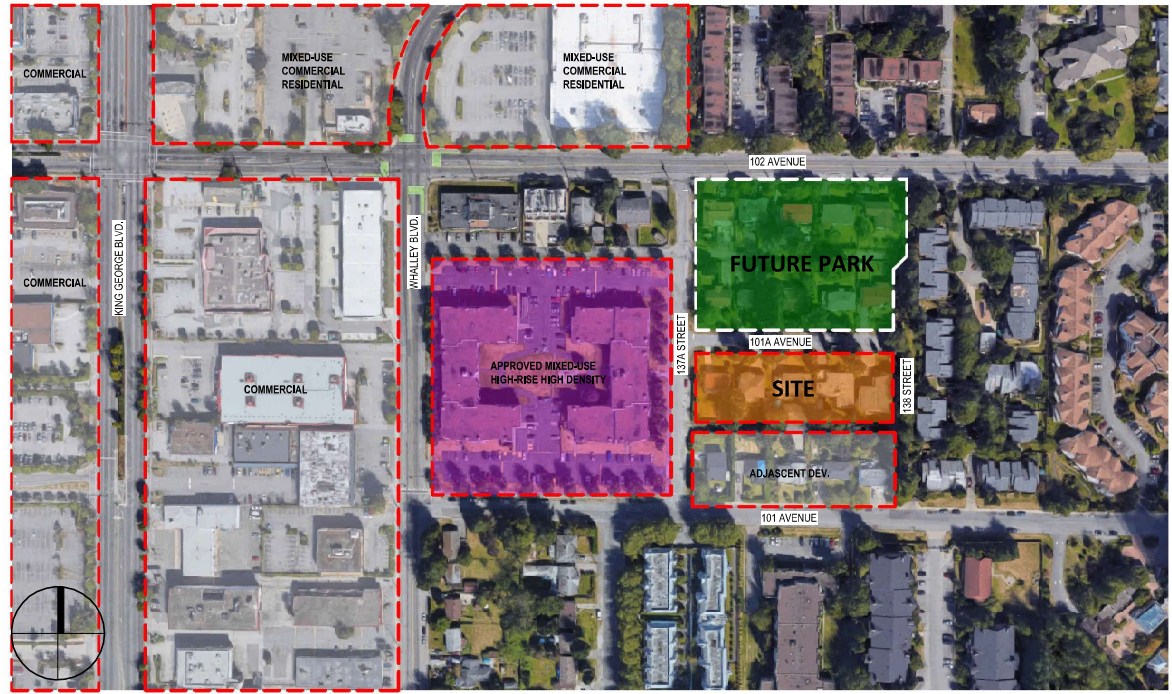
LEVELS	1	2A	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	TOTAL
BUILDING 1																								
1 BED UNIT	0		2	1	1	1	1																	6
1 BED + DEN UNIT	0		2	7	7	6	4																	26
2 BED UNIT	0		1	2	2	3	3																	11
2BED + DEN UNIT	0		0	0	0	0	0																	0
3BED /TH/LU	6		0	0	0	0	0																	6
STUDIO	0		1	2	2	1	3																	9
	6		6	12	12	11	11																	58
BUILDING 2																								
1 BED UNIT	1		7	8	8	0	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	6	3	97
1 BED + DEN UNIT	5		6	6	6	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	43
2 BED UNIT	2	2	2	2	2	0	4	4	4	4	4	4	4	4	4	4	4	4	4	2	2	2	2	70
2BED + DEN UNIT	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3BED /TH/LU	8	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
STUDIO	0		1	1	1	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	37
	16	3	17	18	18	3	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	9	260
TOTAL NUMBER OF UNITS	22	3	23	30	30	14	22	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	9	318

1 UNIT MATRIX
A.003 N.T.S.





1 **CONTEXT SITE PLAN**
SCALE: 1" = 60'-0"



2 **CONTEXTUAL AERIAL VIEW**
SCALE: 3" = 1'-0"

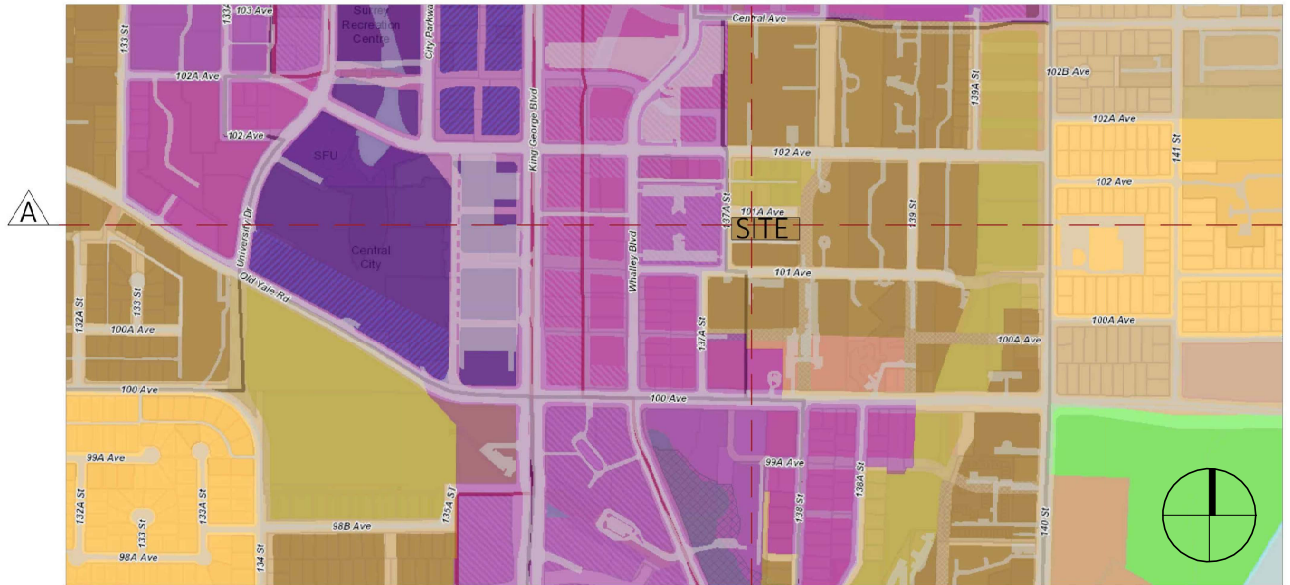
LOCATION

- THE SITE IS LOCATED AT THE GREEN TIMBERS NEIGHBORHOOD IN THE JURISDICTION OF CITY OF SURREY.
- THE SITE IS LOCATED IN A TRANSITIONING NEIGHBORHOOD. AS THE URBAN FABRIC TRANSITIONS TO HIGHER DENSITY , HIGH RISE . THE SITE OFFERS A POTENTIAL TO DEVELOP A PROPOSAL ,THAT ACTS AS AN ANCHOR TO NEIGHBORHOOD FABRIC. AS A TRANSITIONING PROJECT. THAT HUMANIZES THE SCALE OF THE BUILT ENVIRONMENT.
- THE SITE LOCATED NEAR TRANSIT HUB AND OTHER CONVENIENCES ,IT IS AN APT. LOCATION FOR HIGHER DENSITY.
- IN ADDITION THE SITE IS LOCATED IN CLOSE PROXIMITY TO THE PROPOSED GREEN INFRASTRUCTURE. PROVIDING A BALANCED URBAN FABRIC

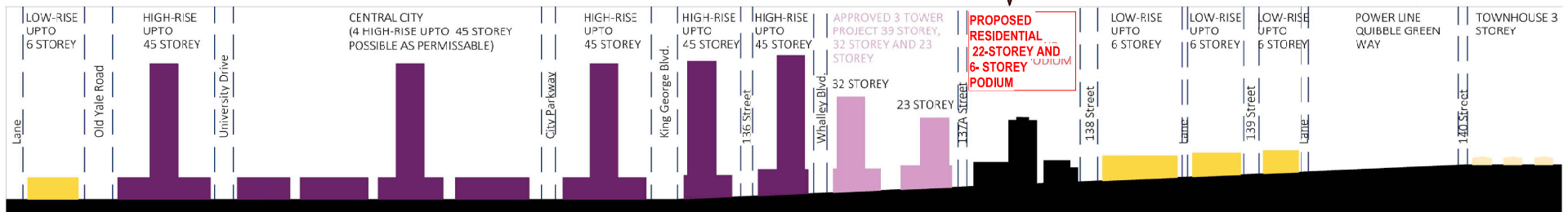


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02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	
04	DEVELOPMENT APPLICATION TO THE CITY	
05	DEVELOPMENT APPLICATION TO THE CITY	
06	DEVELOPMENT APPLICATION TO THE CITY	
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09	DEVELOPMENT APPLICATION TO THE CITY	
10	DEVELOPMENT APPLICATION TO THE CITY	

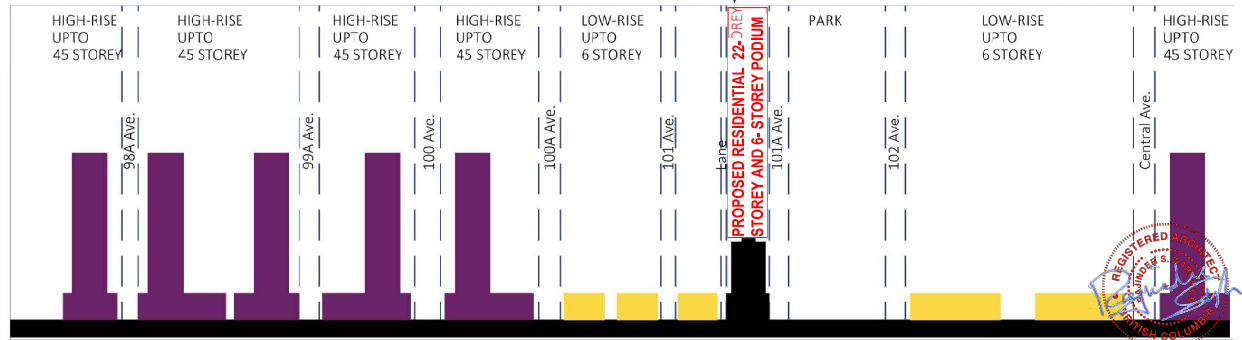
NO.	REVISION	DATE
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02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	



1 CITY CENTRAL PLAN
NT.S

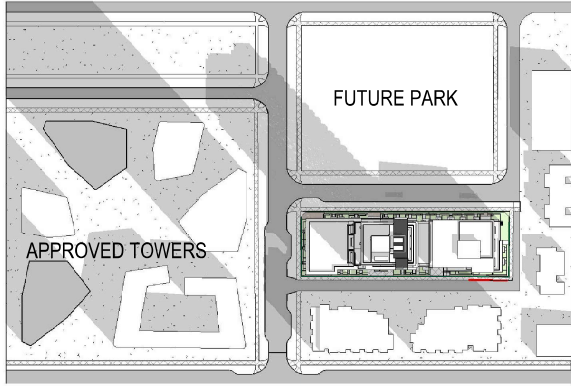


2 SECTION A
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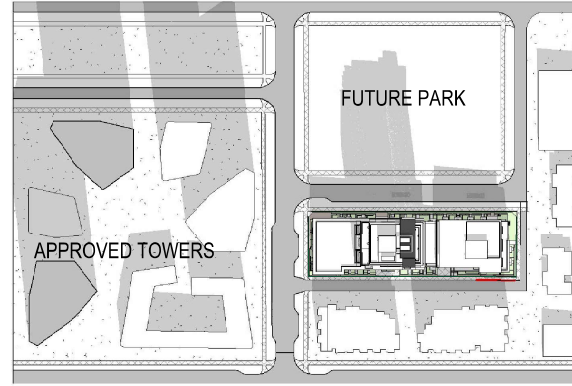


3 SECTION B
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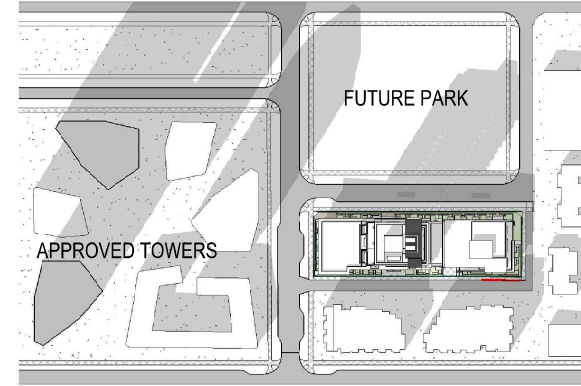




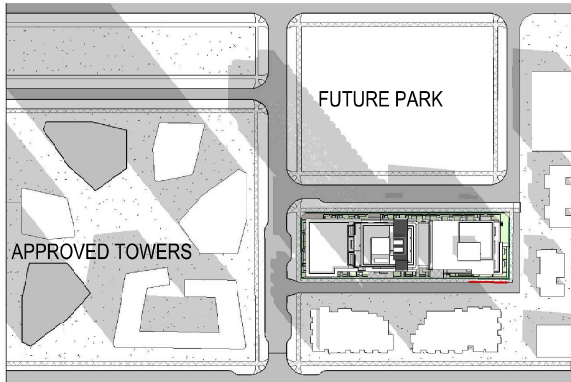
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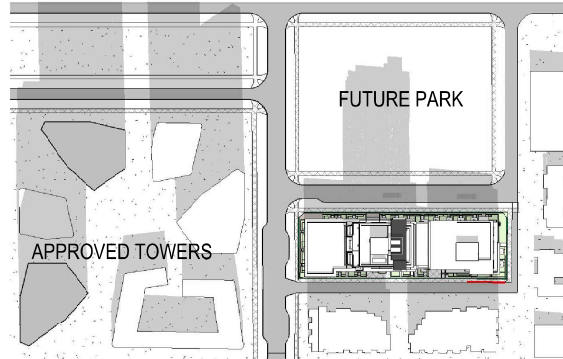
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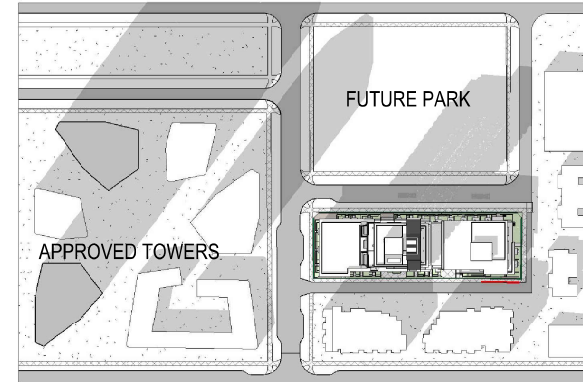
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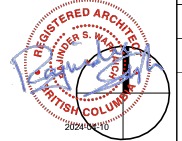
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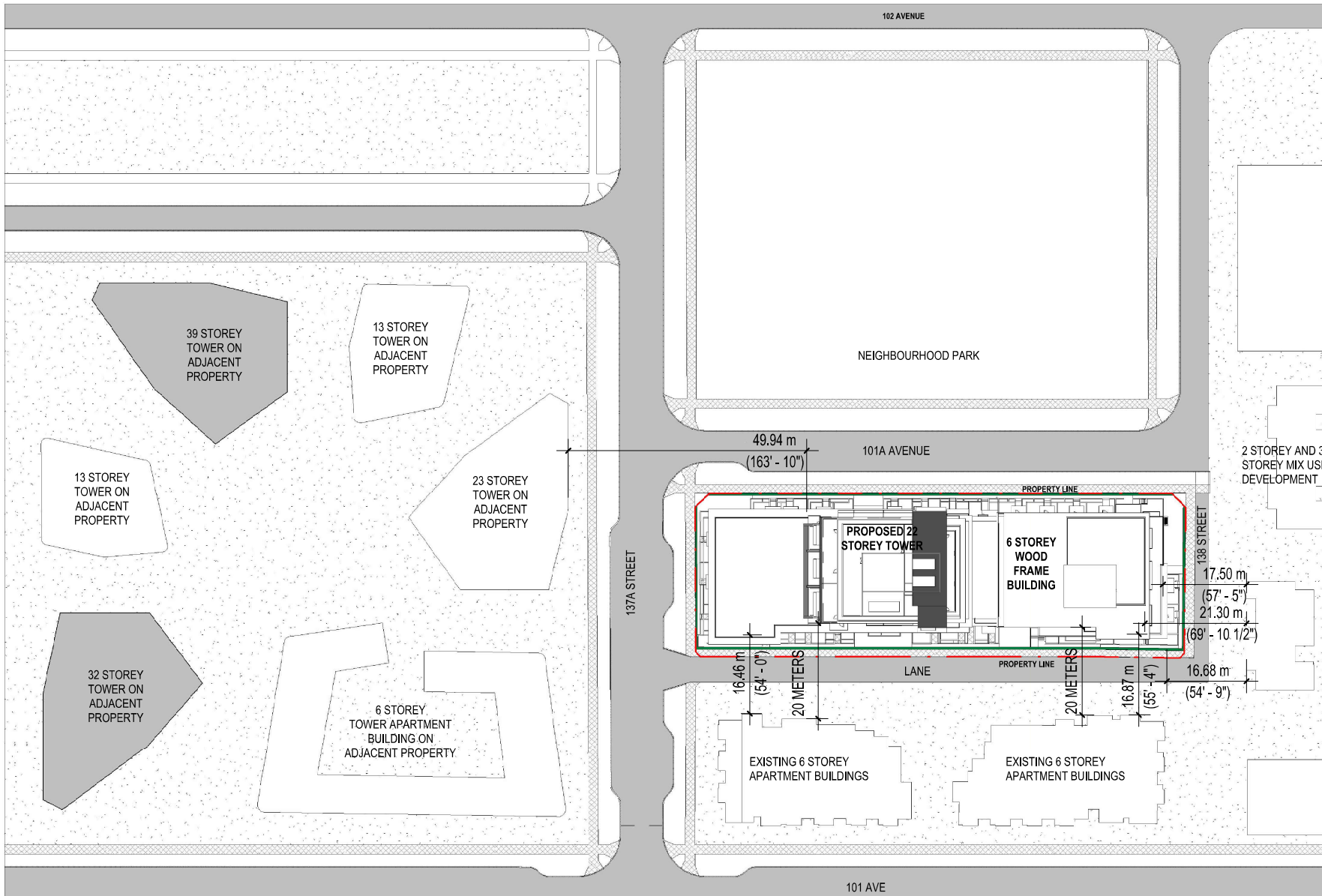
5 **22 SEP 12 PM**
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6 **22 SEP 2 PM**
SCALE: 1" = 200'-0"



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02	DEVELOPMENT APPLICATION TO THE CITY	USL	2023-09-26



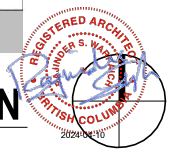
PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE:
29/01/2024

PROJECT NO:
22-238

SCALE: 1/64" = 1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	DATE	BY
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01	DEVELOPMENT APPLICATION TO THE CITY		



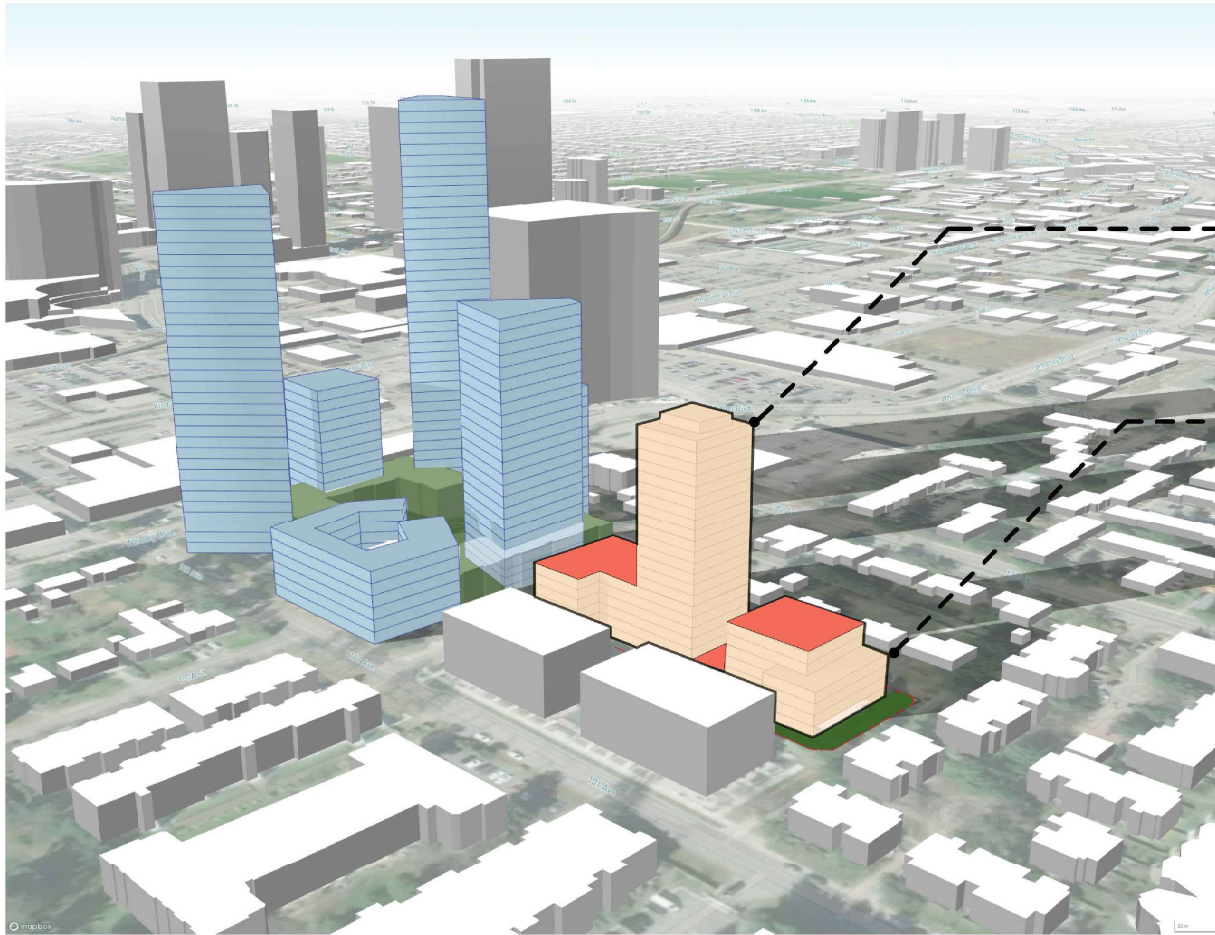
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A 012

TOWER SEPRATION PLAN

1/64" = 1'-0"

TOWER SEPRATION

A 012



**5-STORY PODIUM AND
22 STOREY TOWER**

6 -STOREY WOOD BUILDING

- RESIDENTIAL BUILDING
- OUTDOOR AMENITY
- APPROVED ADJACENT TOWER CLUSTER

1 MASSING AND PROGRAMMING
SCALE: 6" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

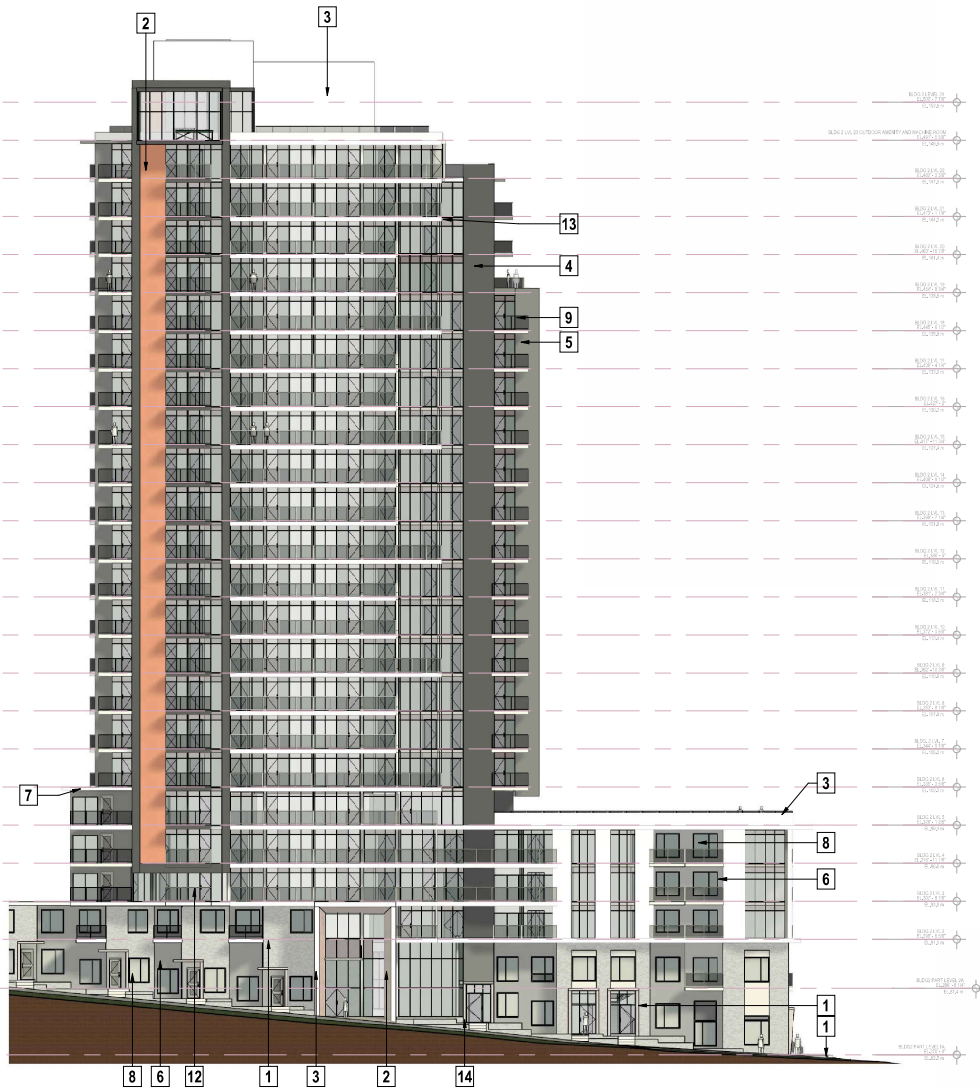
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29/01/2024

PROJECT NO.:
22-238








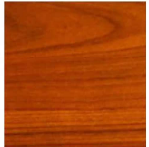
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DRAWN BY: R.W.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	

PROGRAMMING AND MASSING



1 BUILDING 2 101A AVENUE ELEVATION
SCALE: 1" = 30'-0"

		
<p>1 CERAMIC BRICK- FINISH: DUAL TONE GREY CLINKER, Size: 238x115x47cm</p>	<p>2 METAL PANEL- COLOR: DARK BROWN WOOD SIDING</p>	<p>12 WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT</p>
		
<p>17 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE</p>	<p>14 CONCRETE SAND BLASTED FINISH</p>	<p>19 SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82</p>
		
<p>18 METAL PANEL- COLOR: COOPER TONE</p>	<p>19 METAL PANEL- COLOR: DARK BROWN WOOD PANEL</p>	

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



NO.	REVISION	DATE	BY



1 101A AVE. AND 137A STREET CLOSE UP
N.T.S.



2 101A AVE. RENTAL BUILDING CLOSE UP
N.T.S.



3 101A AVE. TOWER BUILDING CLOSE UP
N.T.S.

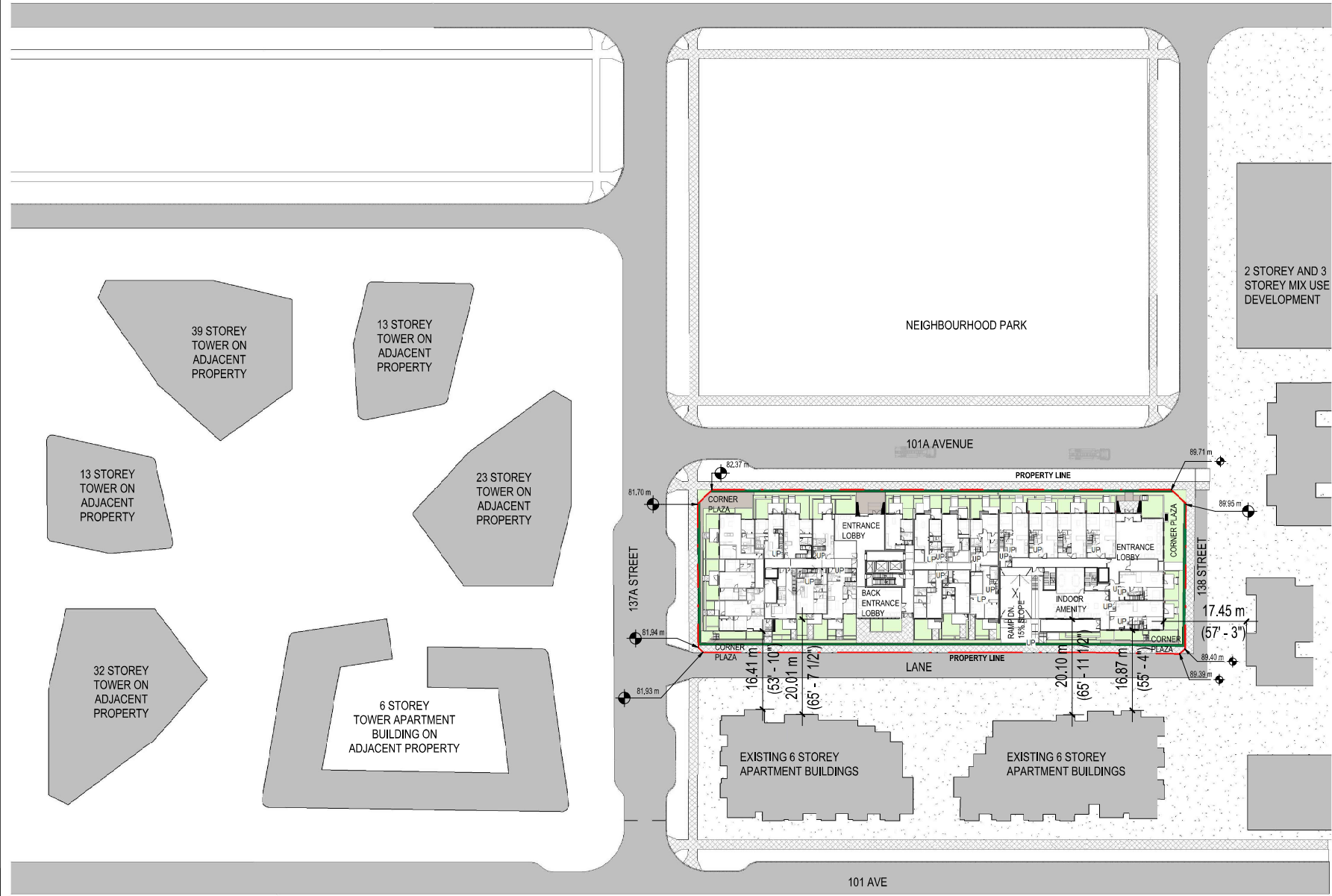
MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
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17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



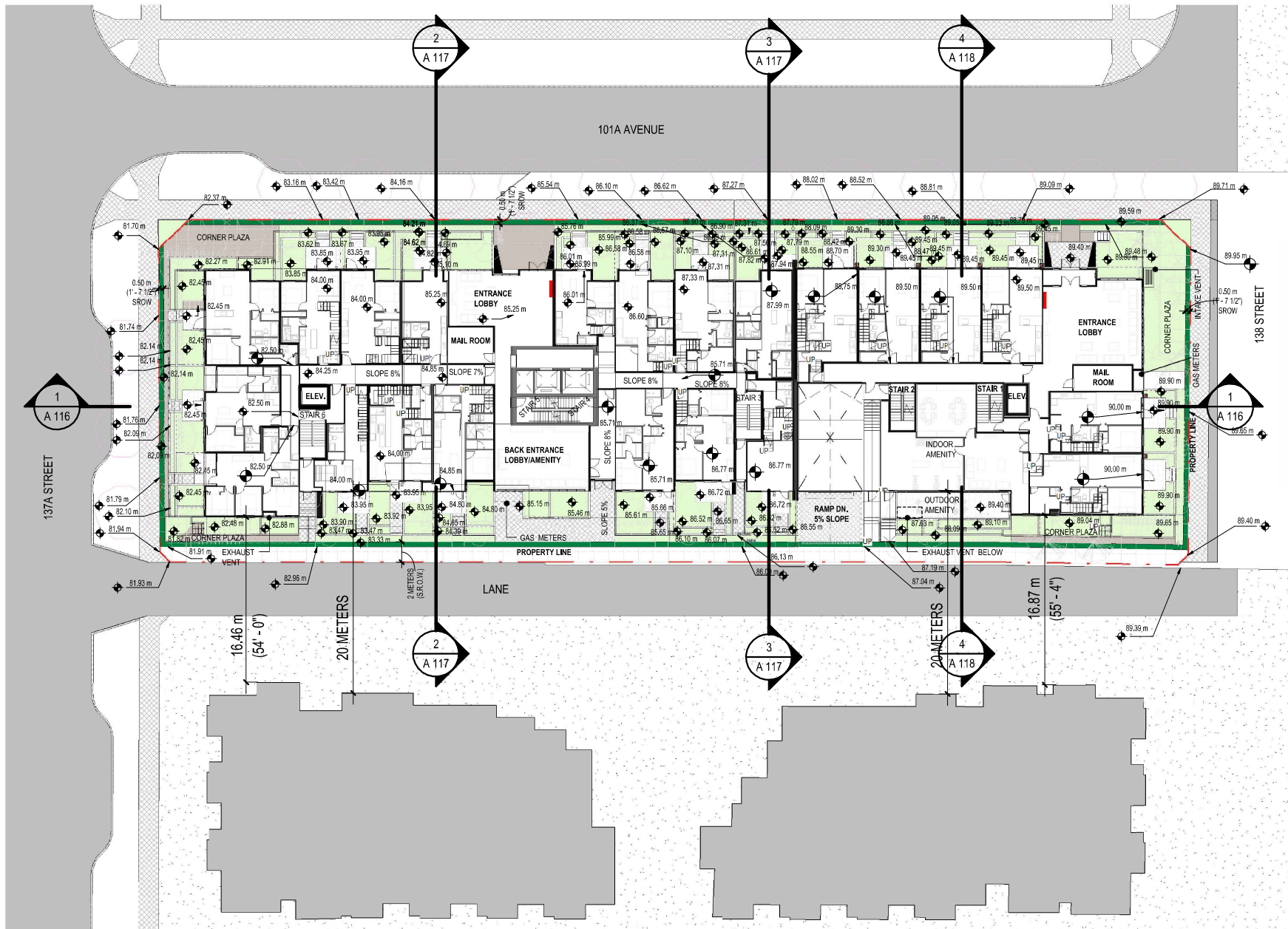
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REV	DESCRIPTION	BY	DATE
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02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	01/2024



1 CONTEXT PLAN
SCALE: 1/64" = 1'-0"





1 SITE PLAN
SCALE: 1" = 30'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE:
29/01/2024

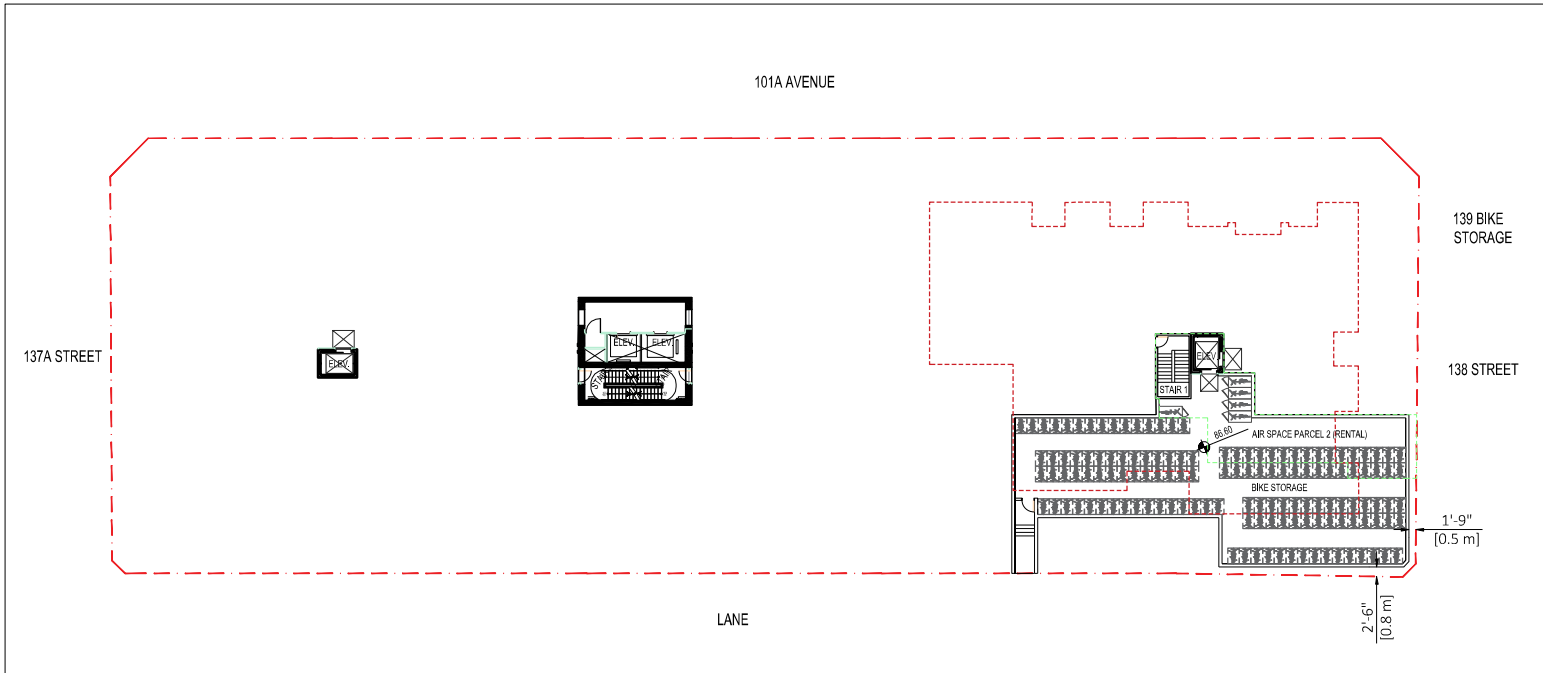
PROJECT NO:
22-238

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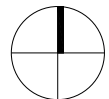
REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	

SITE PLAN

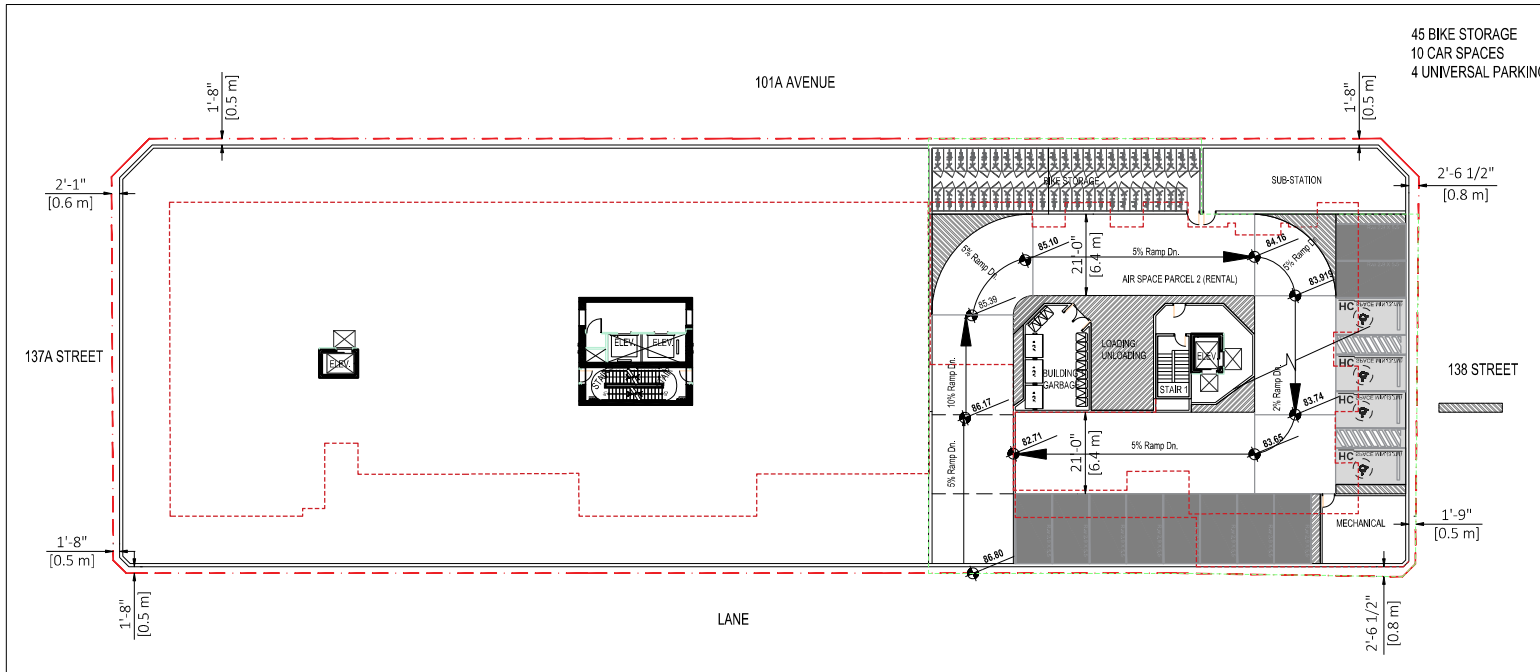
REV.	DESCRIPTION	BY	DATE



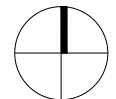
UPPER PARKADE P1
1/32"=1'



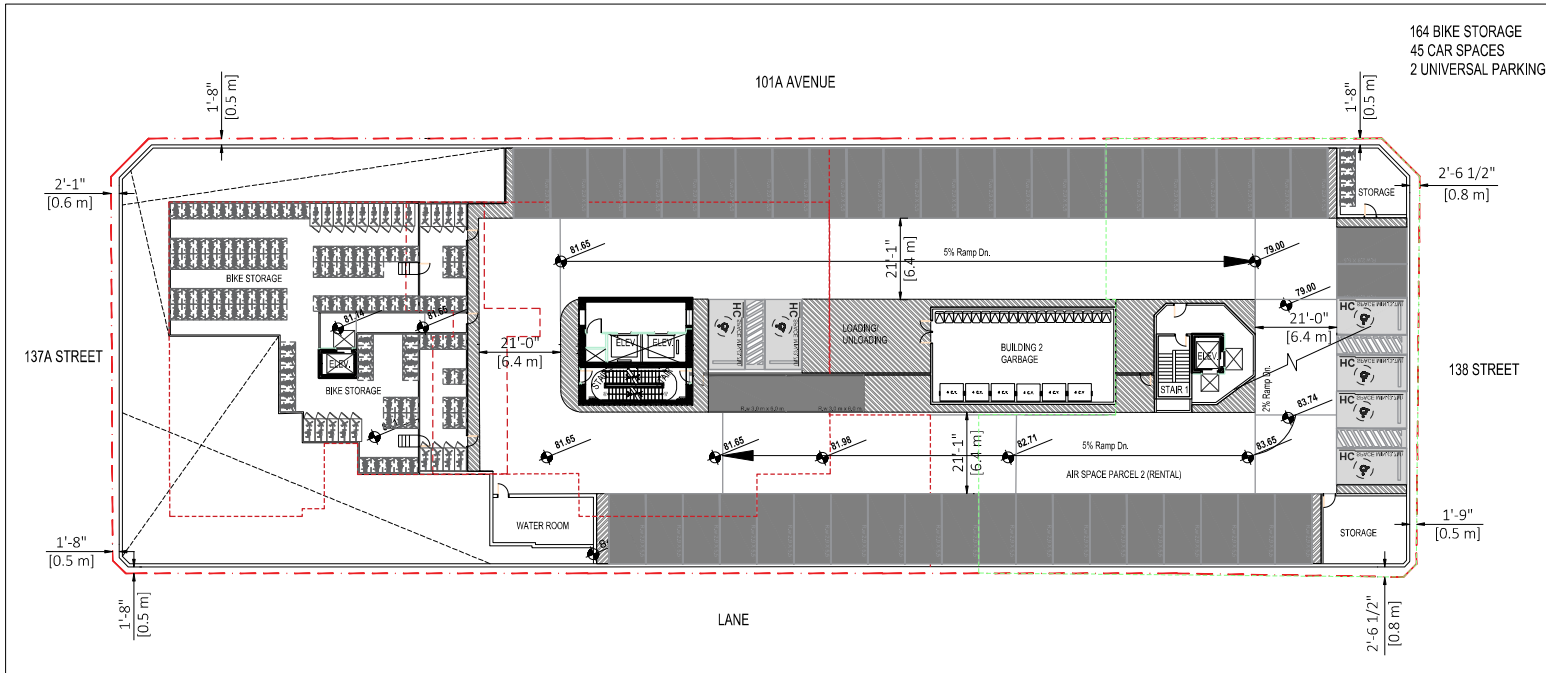
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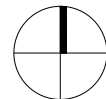
⊕ PARKADE P1
1/32"=1'

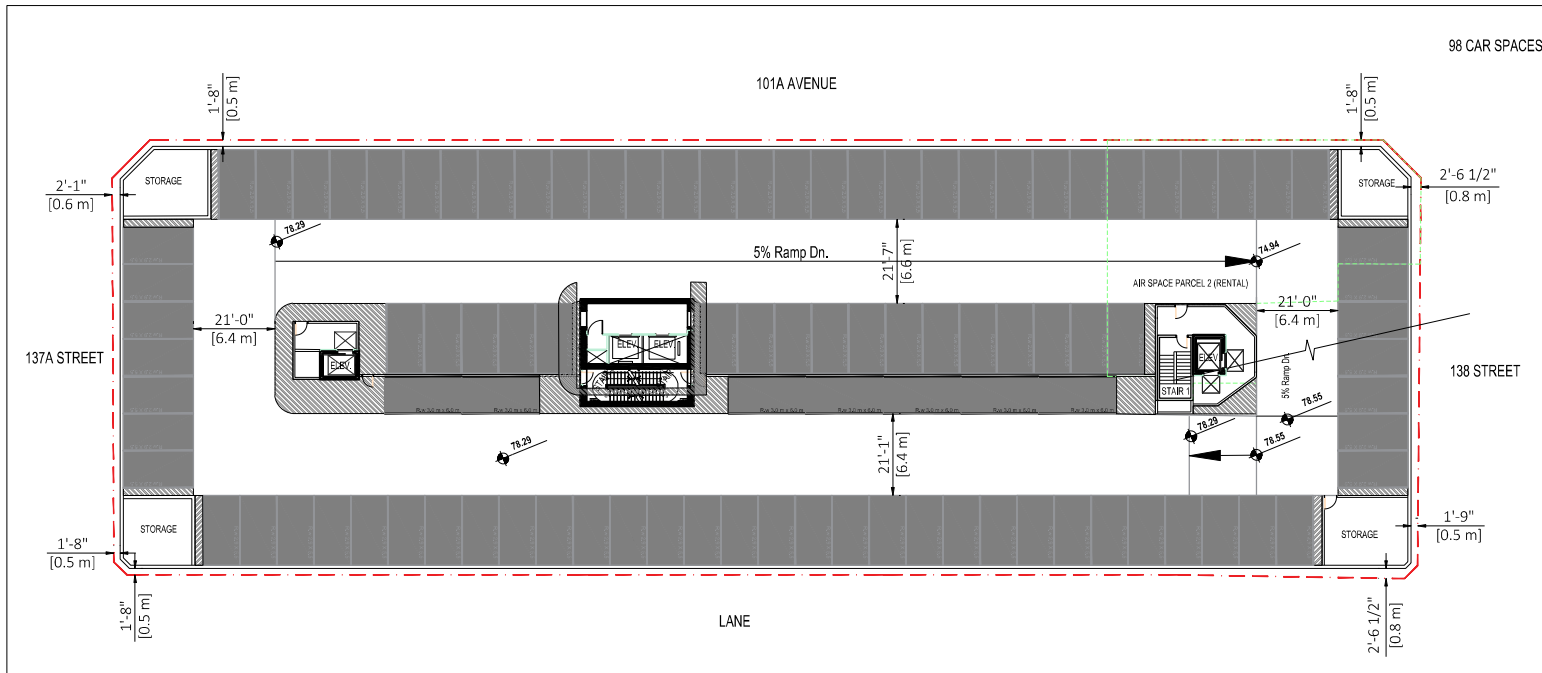


REV.	DESCRIPTION	BY	DATE

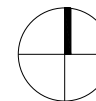


1/32"=1'
PARKADE P2





1
A-105
PARKADE P3
1/32" = 1'



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

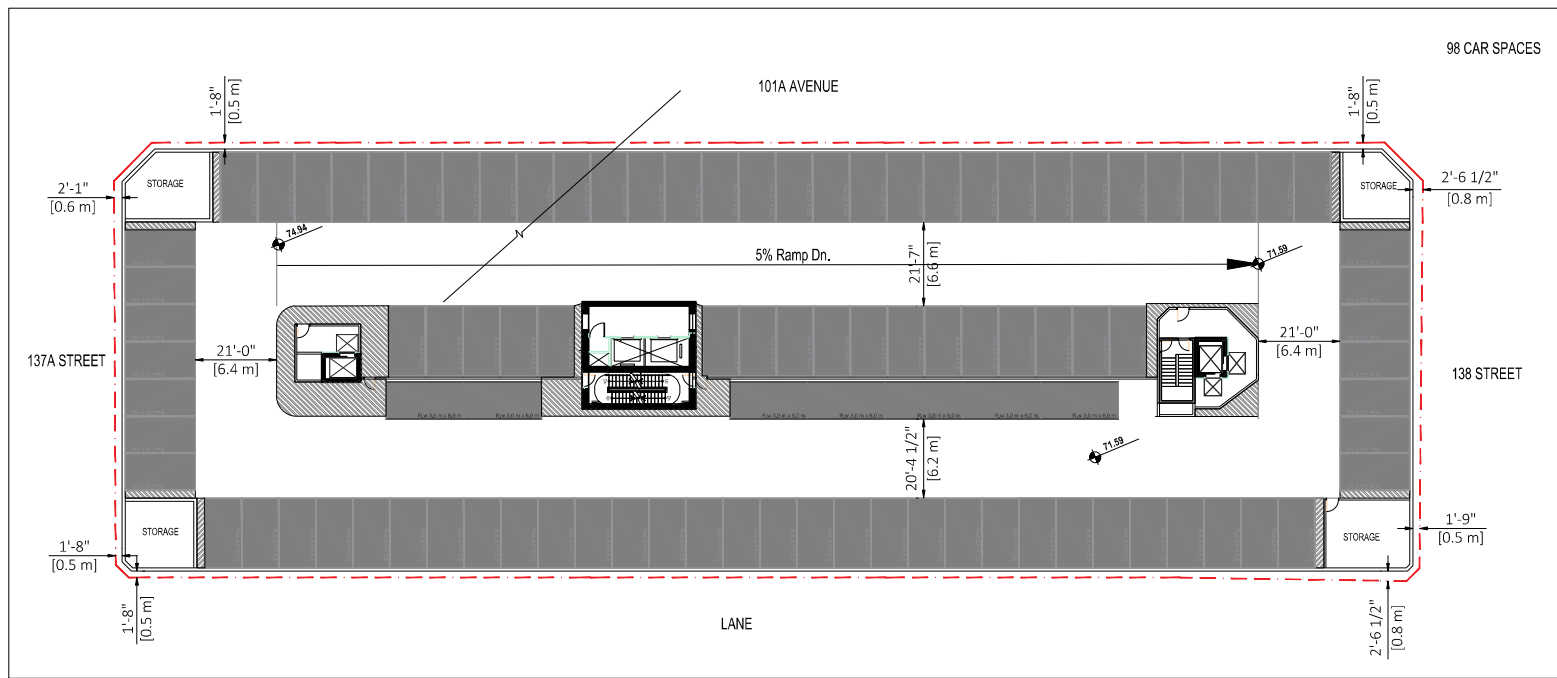
DATE:
05/02/23

PROJECT NO.:
22-238

SCALE: DRAWN BY:
U.S.

REV.	DESCRIPTION	BY	DATE

U/G PARKADE P3



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
05/02/23

PROJECT NO.:
22-238

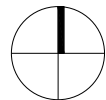
SCALE: DRAWN BY:
R.J.W.

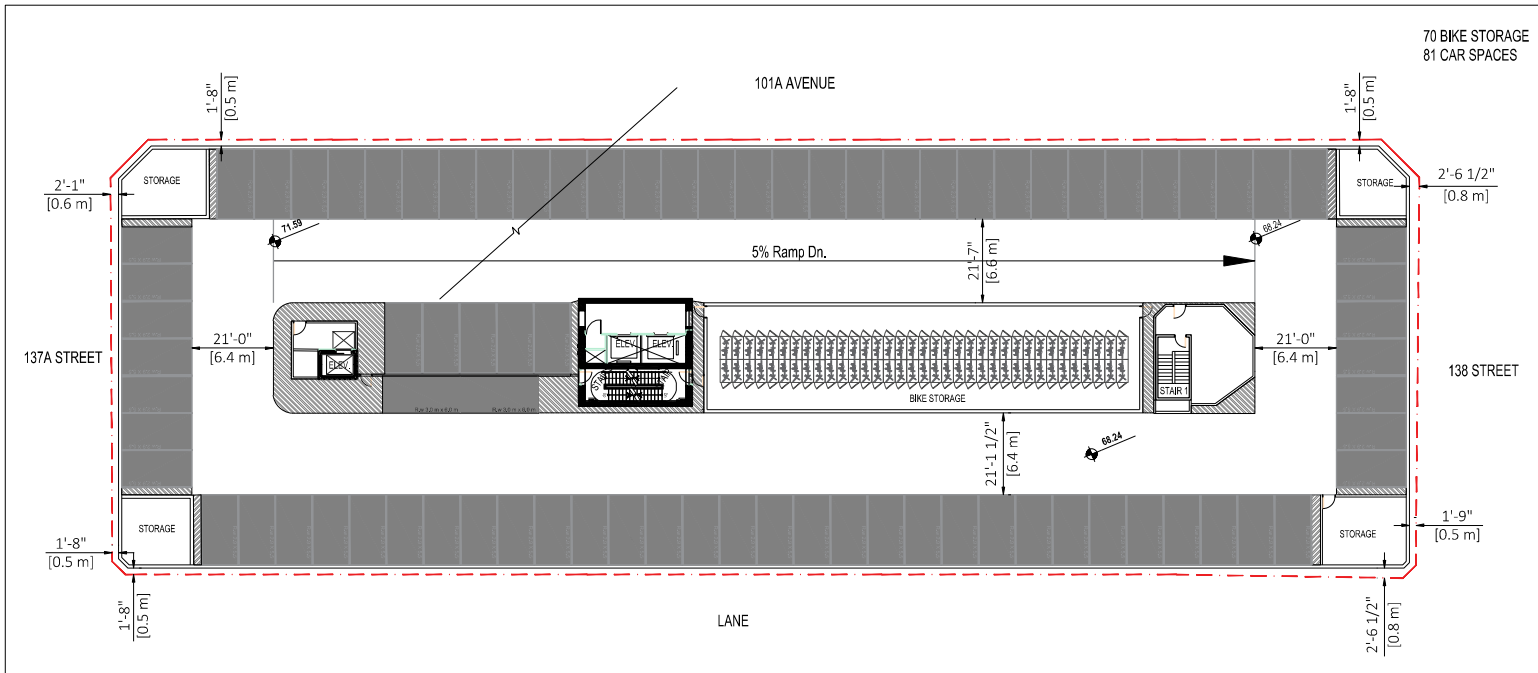
REV.	DESCRIPTION	BY	DATE

U/G PARKADE P4

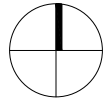
A 106

1
4 1/8" = 1'
PARKADE P4
1/32"=1'





1 UPPER PARKADE P5
1/32"=1'



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
05/02/23

PROJECT NO.:
22-238

SCALE: DRAWN BY:
U.S.

REV.	DESCRIPTION	BY	DATE

U/G PARKADE P5

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

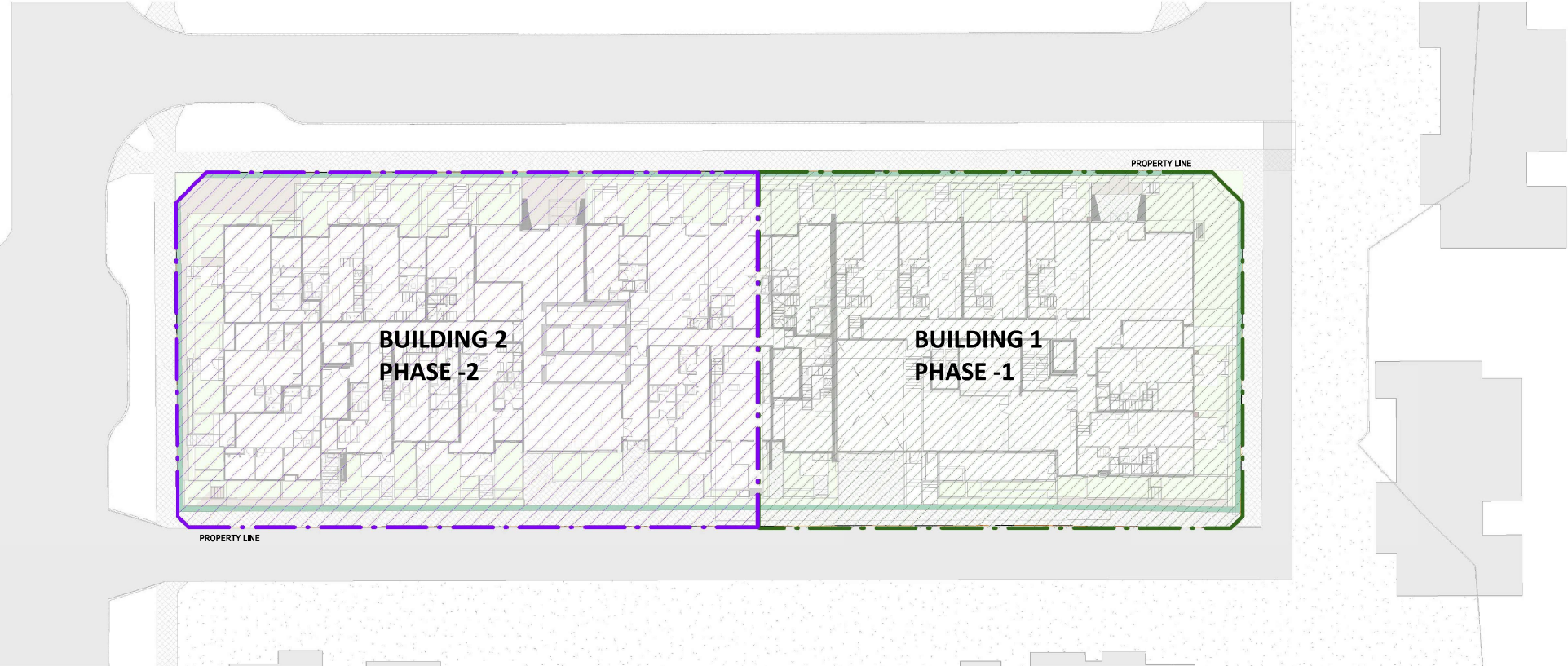
PROJECT NO.:
22-238

SCALE: 1/32" = 1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	DATE
02	DEVELOPMENT APPLICATION TO THE CITY	2024-04-10
01	DEVELOPMENT APPLICATION TO THE CITY	

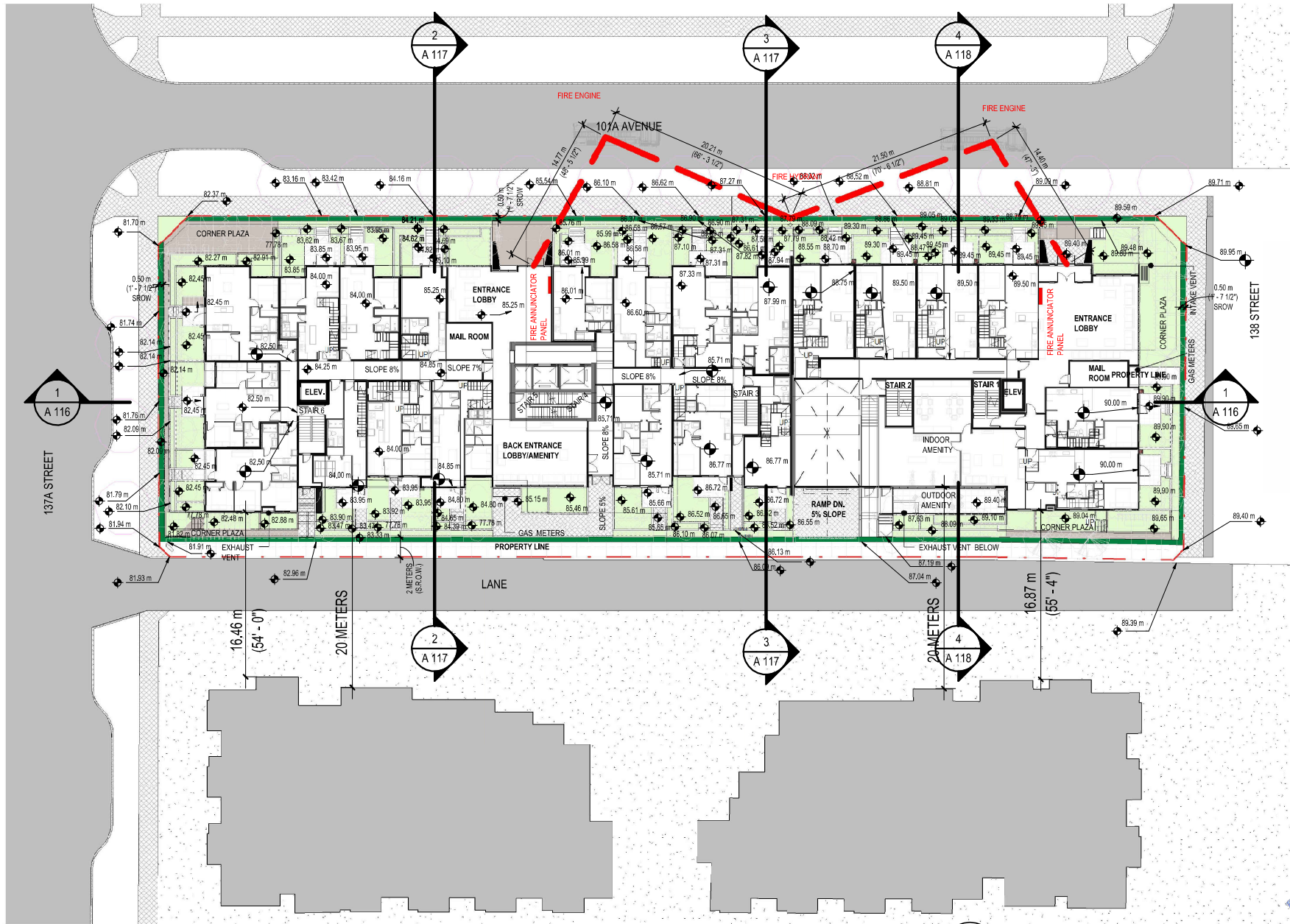
PHASING PLAN

A 108

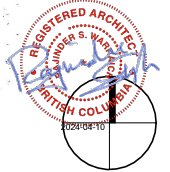


1 PHASING PLAN
SCALE: 1/32" = 1'-0"

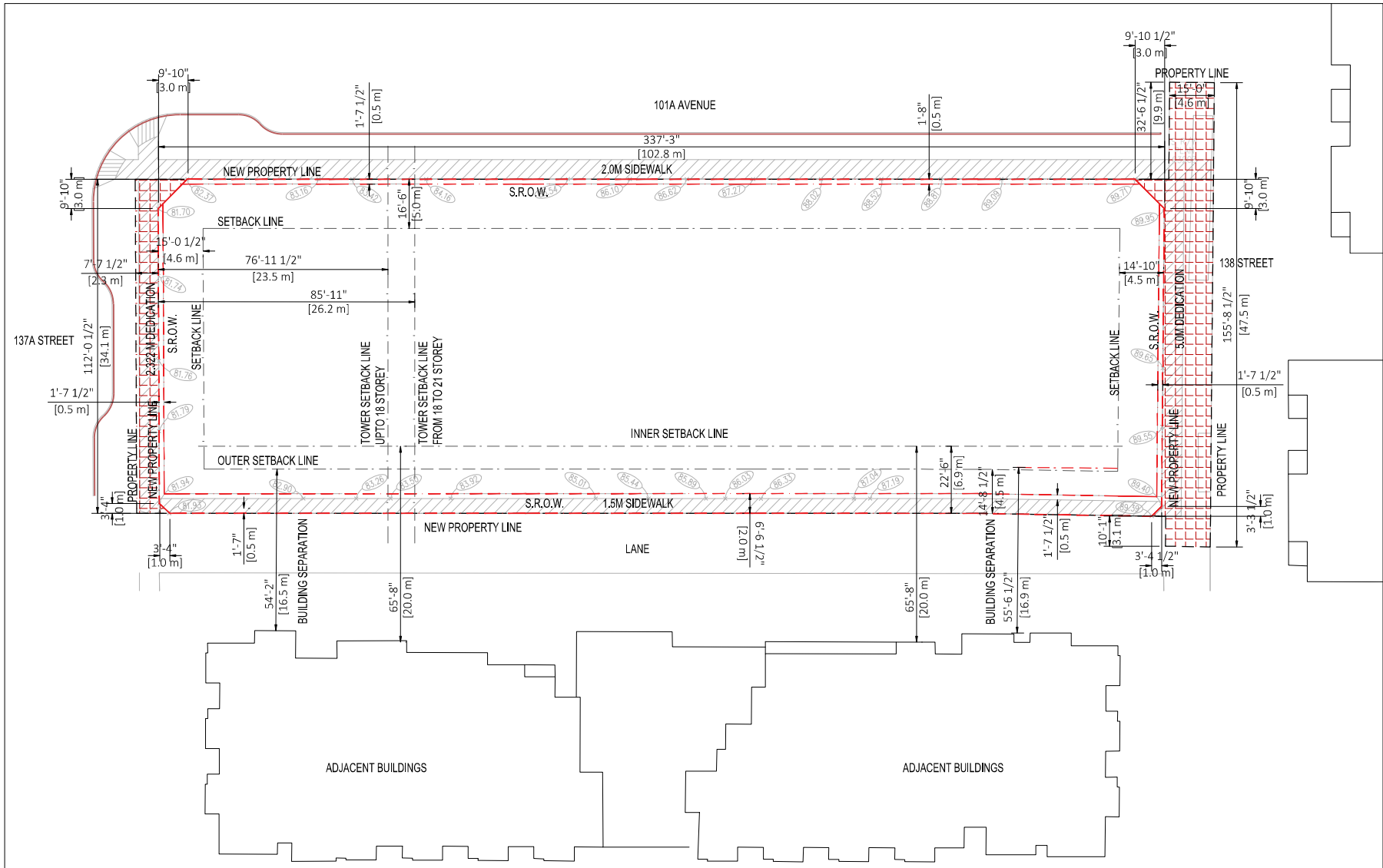




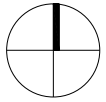
1 SITE PLAN - FIRE PLAN
SCALE: 1" = 30'-0"



NO.	REV.	DESCRIPTION	DATE
01		DEVELOPMENT APPLICATION TO THE CITY	
02		DEVELOPMENT APPLICATION TO THE CITY	
03		DEVELOPMENT APPLICATION TO THE CITY	
04		DEVELOPMENT APPLICATION TO THE CITY	
05		DEVELOPMENT APPLICATION TO THE CITY	
06		DEVELOPMENT APPLICATION TO THE CITY	
07		DEVELOPMENT APPLICATION TO THE CITY	
08		DEVELOPMENT APPLICATION TO THE CITY	
09		DEVELOPMENT APPLICATION TO THE CITY	
10		DEVELOPMENT APPLICATION TO THE CITY	

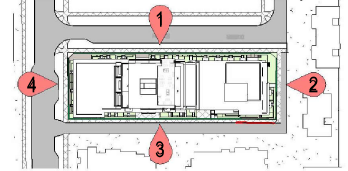


BASE PLAN
1/32"=1'



NO.	DATE

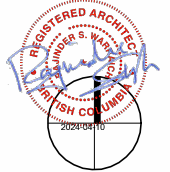
NO.	DESCRIPTION	DATE	BY
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	DEVELOPMENT APPLICATION TO THE CITY		
04	REVISION		

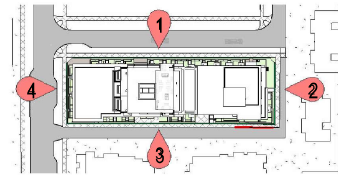


KEY PLAN

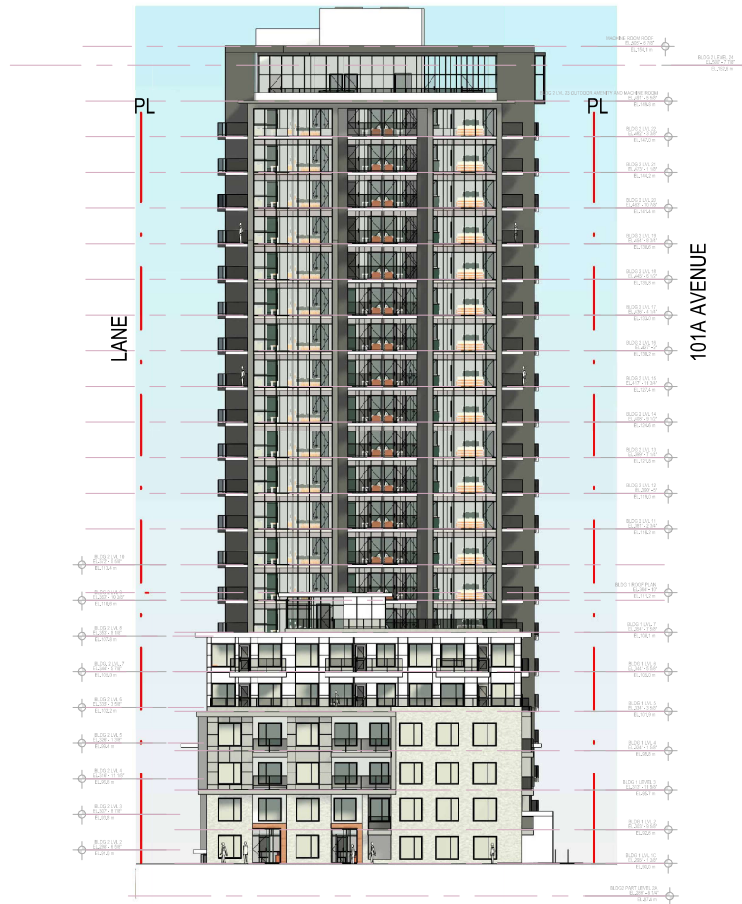


1 ELEVATION - 101A AVENUE(NORTH)
SCALE: 1/32" = 1'-0"





KEY PLAN



2 ELEVATION - 138 STREET (EAST)
SCALE: 1/32" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

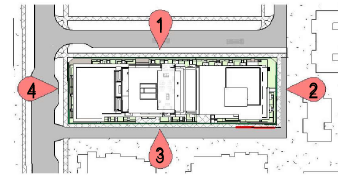
DATE:
29/01/2024

PROJECT NO.:
22-238

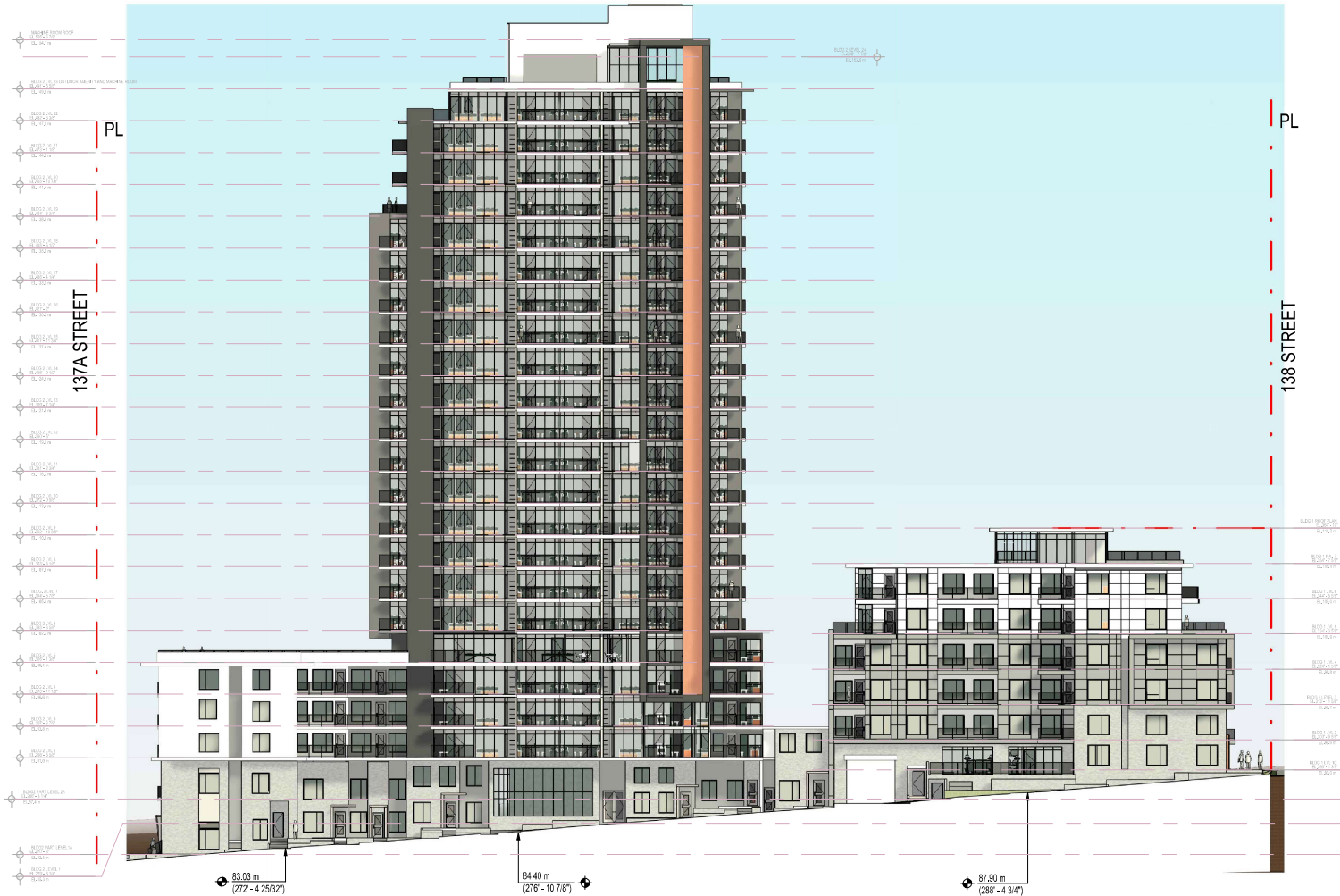
SCALE: As indicated
DRAWN BY: U.S.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	

SITE ELEVATION



KEY PLAN



3
A 114

ELEVATION - LANE (SOUTH)

1/32" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: U.S.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	

SITE ELEVATION

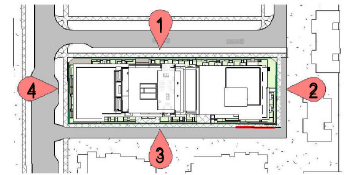
A 114



4
A 115

ELEVATION - 137A STREET (WEST)

1/32" = 1'-0"



KEY PLAN

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: As indicated
DRAWN BY: U.S.

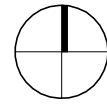
REV	DESCRIPTION	DATE	BY
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	DEVELOPMENT APPLICATION TO THE CITY		



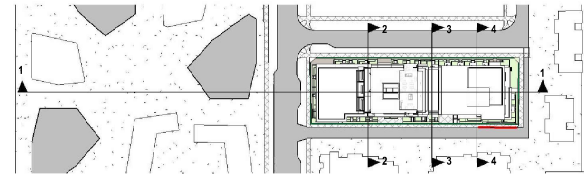
SITE ELEVATION

A 115

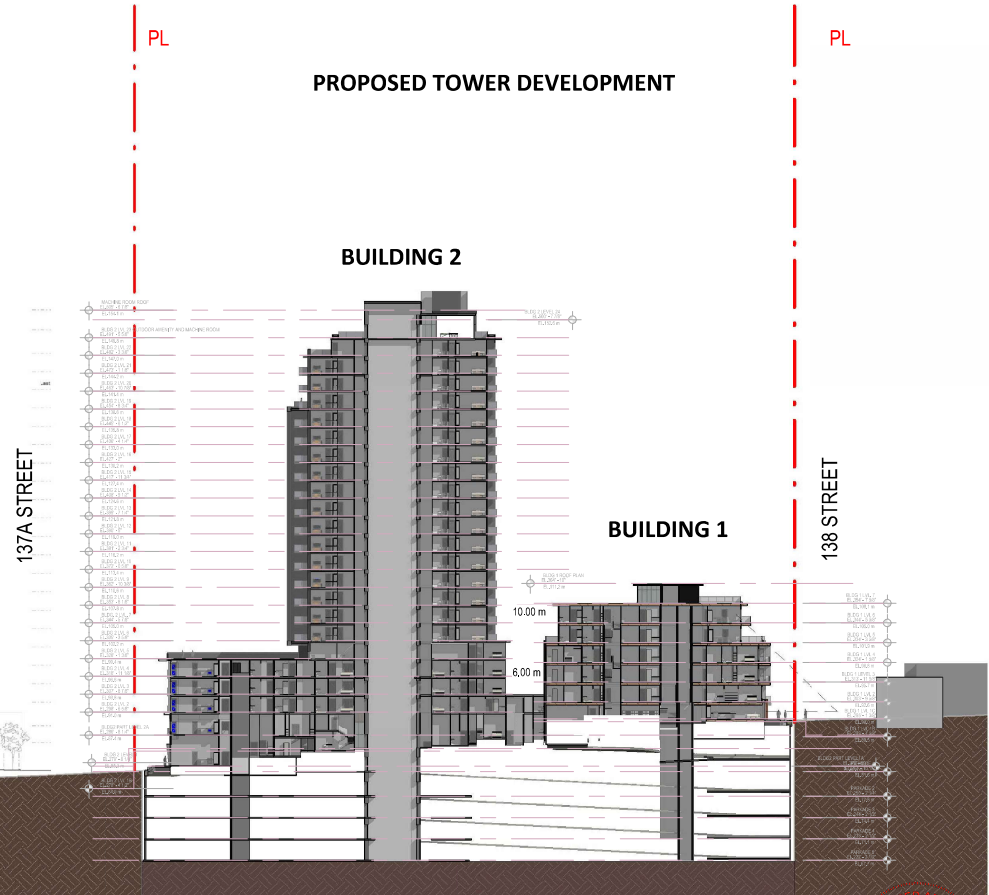
WHALLEY BLVD.



KEY PLAN



PROPOSED TOWER DEVELOPMENT



1 SITE SECTION
 SCALE: 1/4" = 1'-0"



PROJECT INFO:
 Apartment Building at 13760, 70, 80,
 90 13806 101A AVE. SURREY B.C.
 CLIENT:
 Amarjeet Ubhi

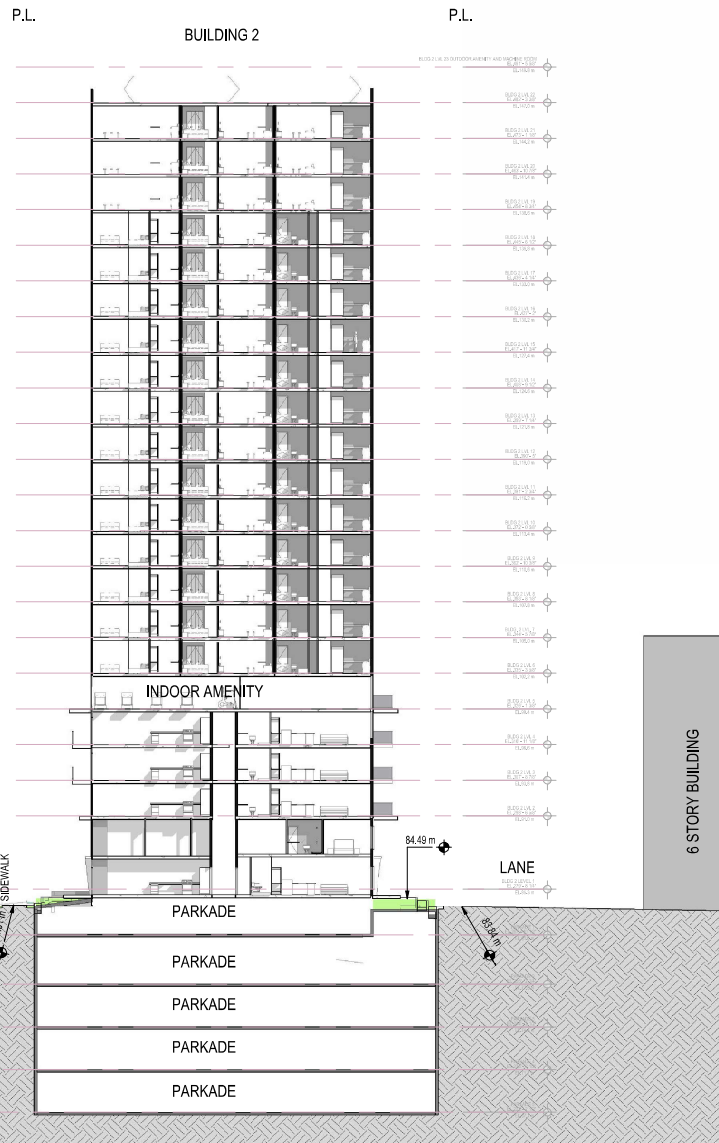
DATE
 29/01/2024

PROJECT NO:
 22-238

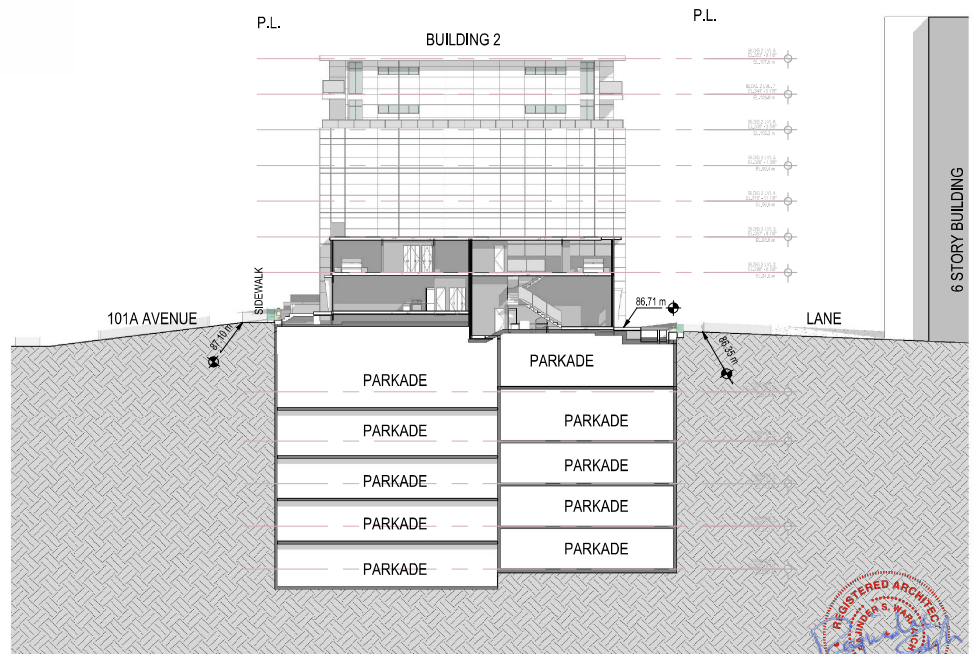
SCALE: As indicated
 DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE	BY
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	AMARJEET
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	AMARJEET

SITE SECTION



2 **BLDG. 2 SECTION 2**
SCALE: 1/32" = 1'-0"



3 **BLDG. 2 SECTION 3**
SCALE: 1/32" = 1'-0"



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
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90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubbi

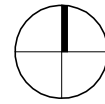
DATE:
29/01/2024

PROJECT NO:
22-238

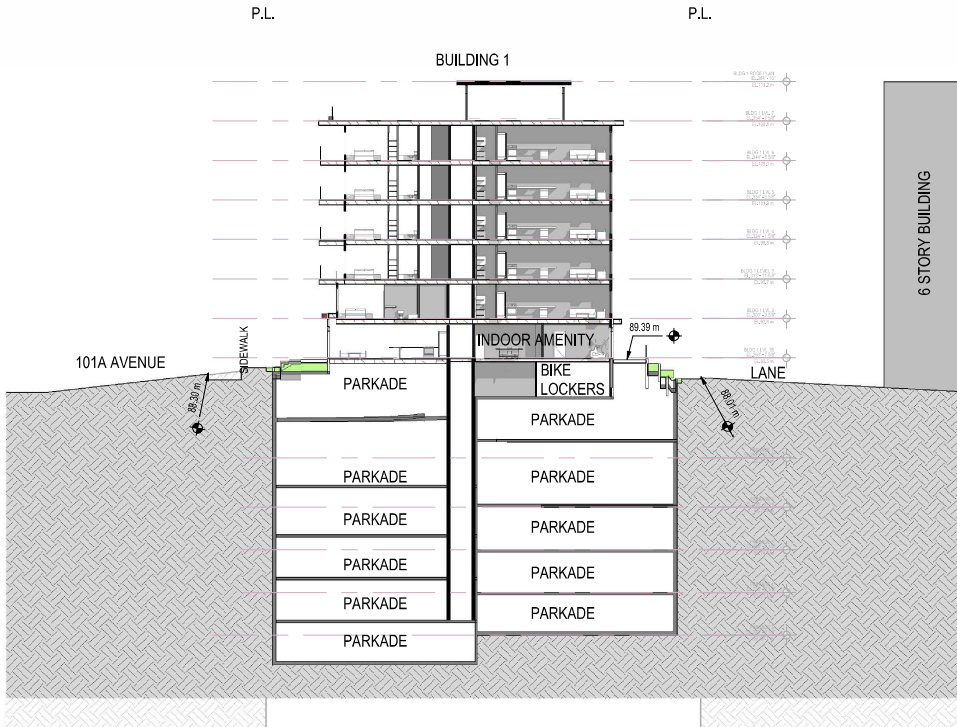
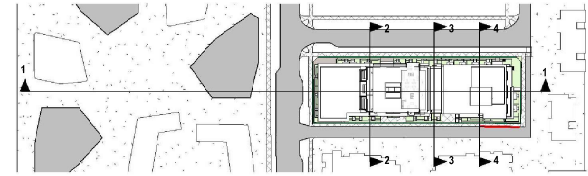
SCALE: As indicated
DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE	BY
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		

SITE SECTION



KEY PLAN



4 BLDG. 1 SECTION 4
SCALE: 1/32" = 1'-0"

PROJECT INFO:
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CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: As indicated
DRAWN BY: A.R.C.

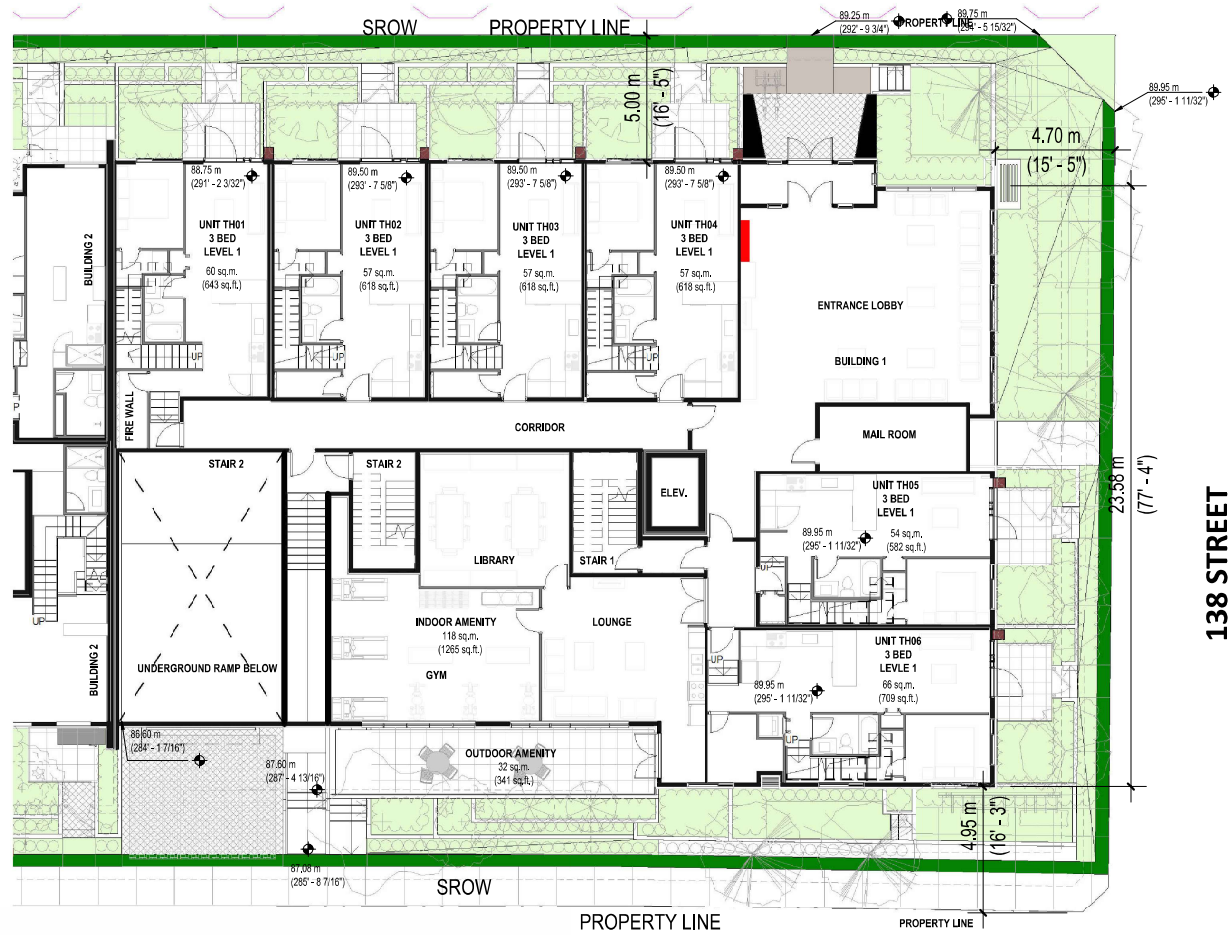
NO.	DATE	BY	DESCRIPTION
01			REVISION
02			REVISION
03			REVISION
04			REVISION
05			REVISION
06			REVISION
07			REVISION
08			REVISION
09			REVISION
10			REVISION



SITE SECTION

A 118

101A AVENUE

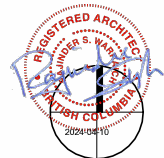


LANE

1
AB1 201

BLDG 1 LVL. 1 FLOOR PLAN

1/16" = 1'-0"



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Surrey BC, V3X 1G1
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contact@flatarchitecture.ca

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PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

NO.	DATE	BY	DESCRIPTION
01			DEVELOPMENT APPLICATION TO THE CITY
02			DEVELOPMENT APPLICATION TO THE CITY
03			DEVELOPMENT APPLICATION TO THE CITY

BUILDING 1 LEVEL 1
FLOOR PLAN

AB1 201



1
AB1 202

BLDG 1 LVL. 2 FLOOR PLAN

1/16" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
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CLIENT:
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DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	

**BUILDING 1 LEVEL 2
FLOOR PLAN**

AB1 202

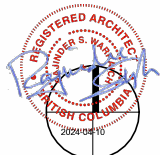
101A AVENUE



1
AB1 203

BLDG 1 LEVEL 3 TO LEVEL FLOOR PLAN

1/16" = 1'-0"



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Surrey BC, V3X 1G1
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Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

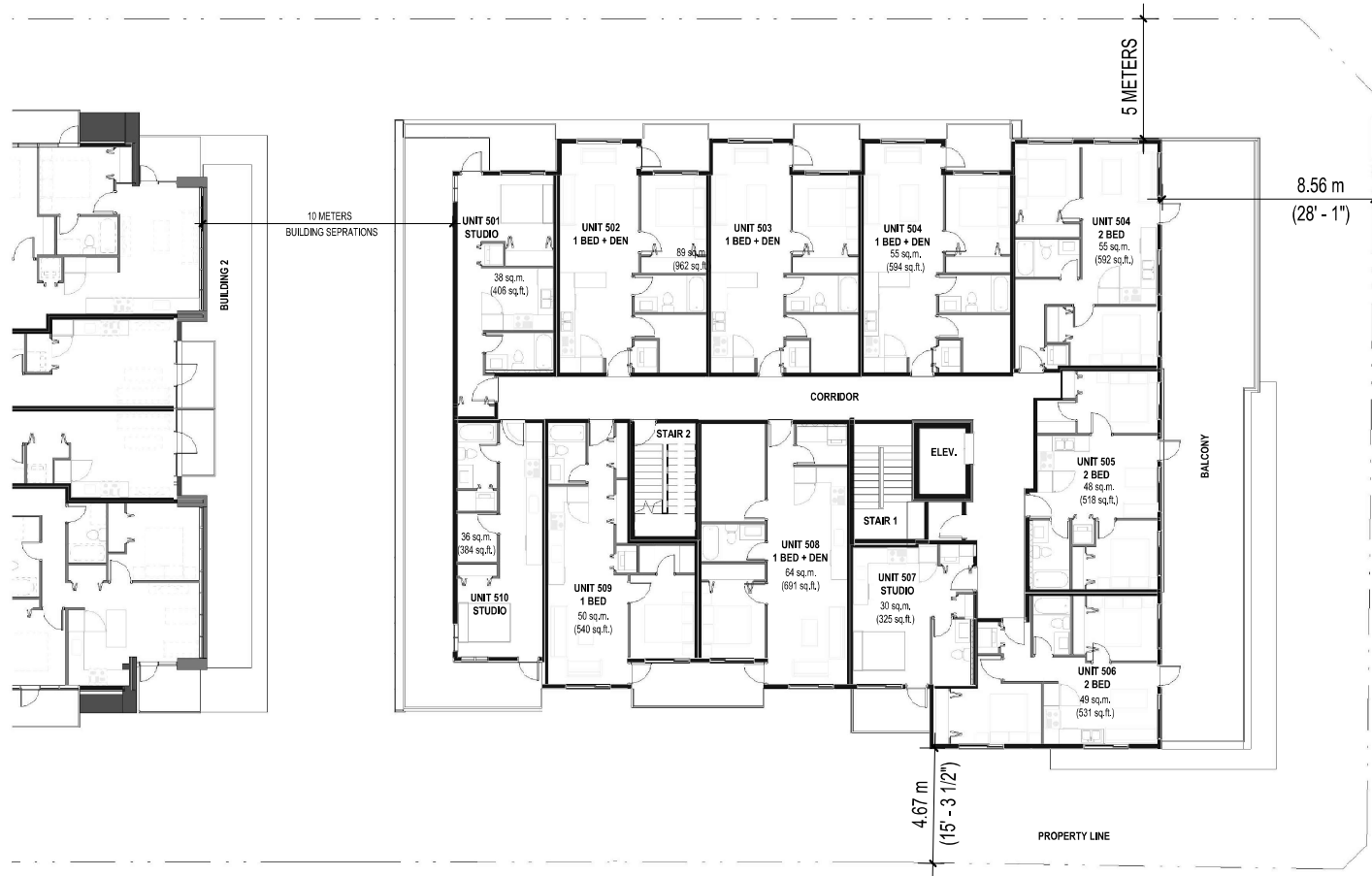
PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0" **DRAWN BY:** U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	DEVELOPMENT APPLICATION TO THE CITY		

**BUILDING 1 LEVEL 3
TO LEVEL 4 FLOOR
PLAN**

AB1 203



1
AB1 204

BLDG 1 LVL. 5 FLOOR PLAN

1/16" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	DATE
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2024-04-10
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2024-04-10

**BUILDING 1 LEVEL 5
FLOOR PLAN**

AB1 204



1
AB1 205

BLDG 1 LVL. 6 FLOOR PLAN

1/16" = 1'-0"



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Surrey BC, V3X 1G1
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contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE
29/01/2024

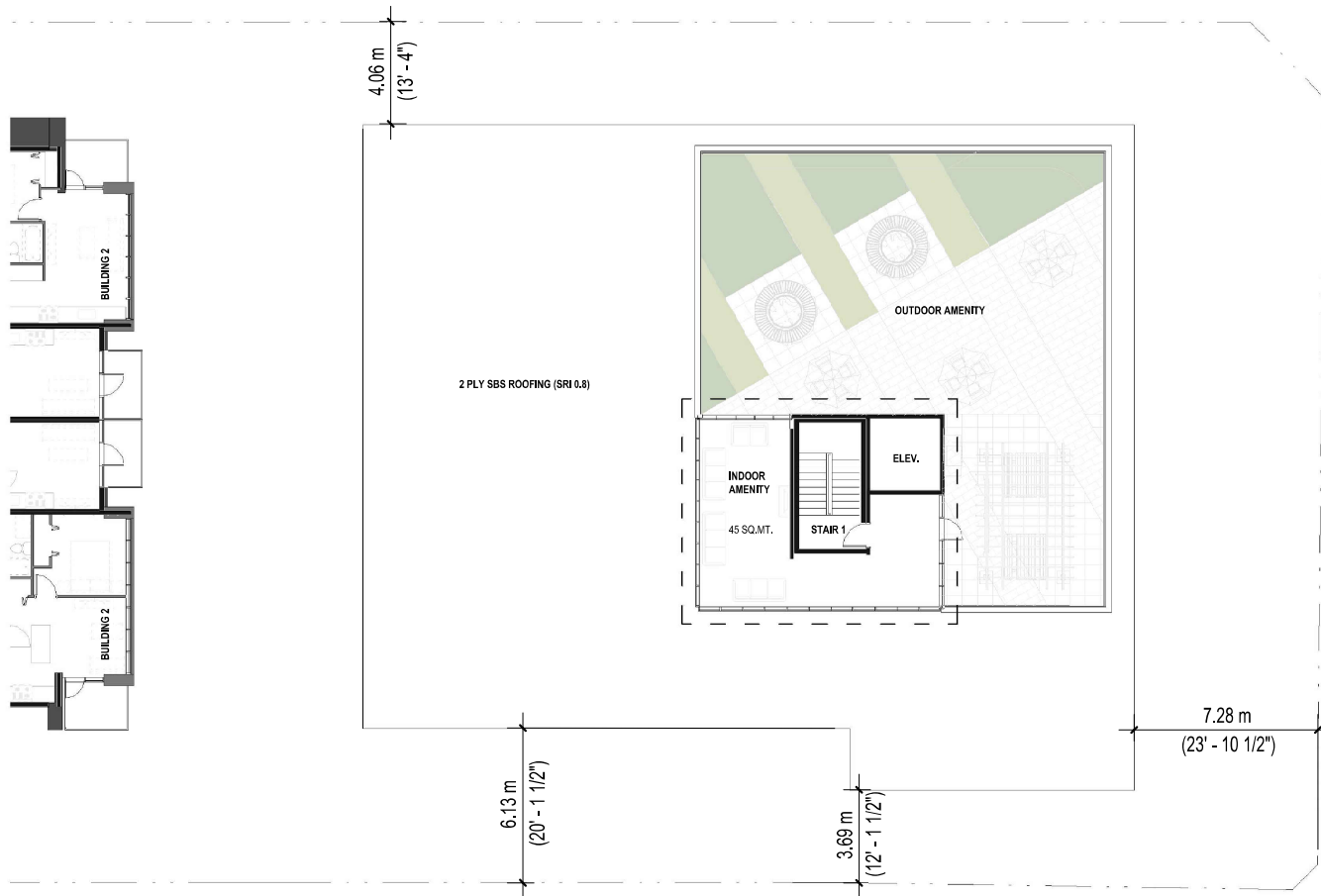
PROJECT NO:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	
04	DEVELOPMENT APPLICATION TO THE CITY	
05	DEVELOPMENT APPLICATION TO THE CITY	
06	DEVELOPMENT APPLICATION TO THE CITY	
07	DEVELOPMENT APPLICATION TO THE CITY	
08	DEVELOPMENT APPLICATION TO THE CITY	
09	DEVELOPMENT APPLICATION TO THE CITY	
10	DEVELOPMENT APPLICATION TO THE CITY	

**BUILDING 1 LEVEL 6
FLOOR PLAN**

AB1 205



1
AB1 206

BLDG 1 LVL. 7 FLOOR PLAN

1/16" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

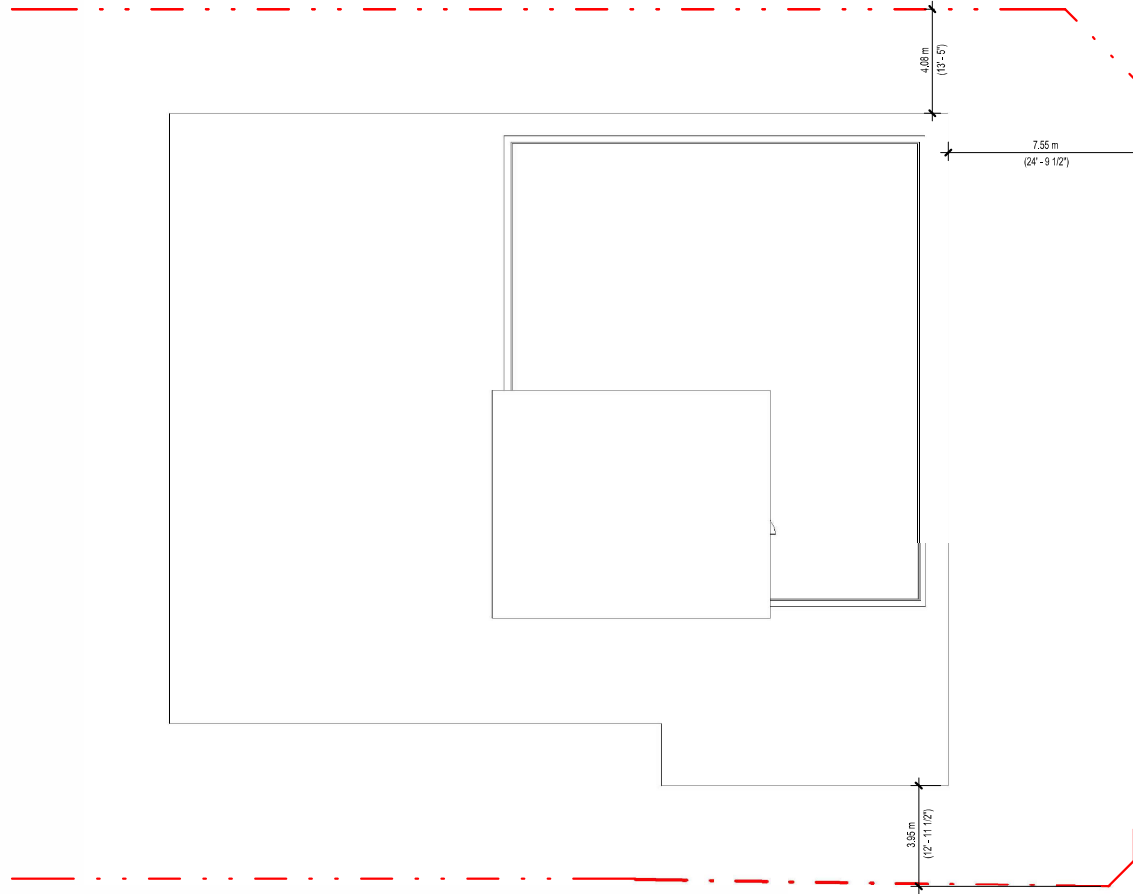
PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	DATE
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2024-01-29
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2024-01-29

**BUILDING 1 LEVEL 7
FLOOR PLAN**

AB1 206



1
AB1 207

BLDG 1 ROOF PLAN

1/16" = 1'-0"



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO.:
22-238

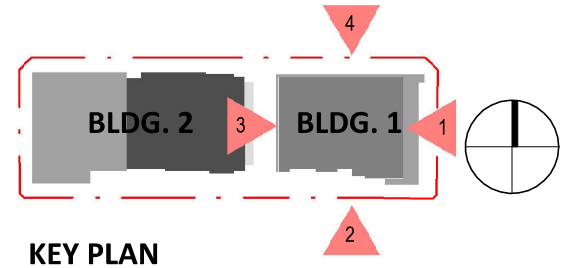
SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	DATE
02	DEVELOPMENT APPLICATION TO THE CITY - U.S.		
01	DEVELOPMENT APPLICATION TO THE CITY - U.S.		

BUILDING 1 LEVEL
ROOF FLOOR PLAN

AB1 207

NO.	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	



KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

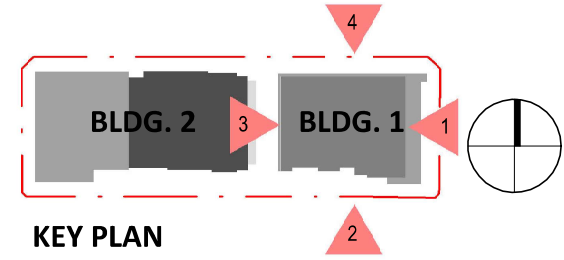


1 BUILDING 1 ELEV. 138 ST.(EAST)

SCALE: 1/16" = 1'-0"

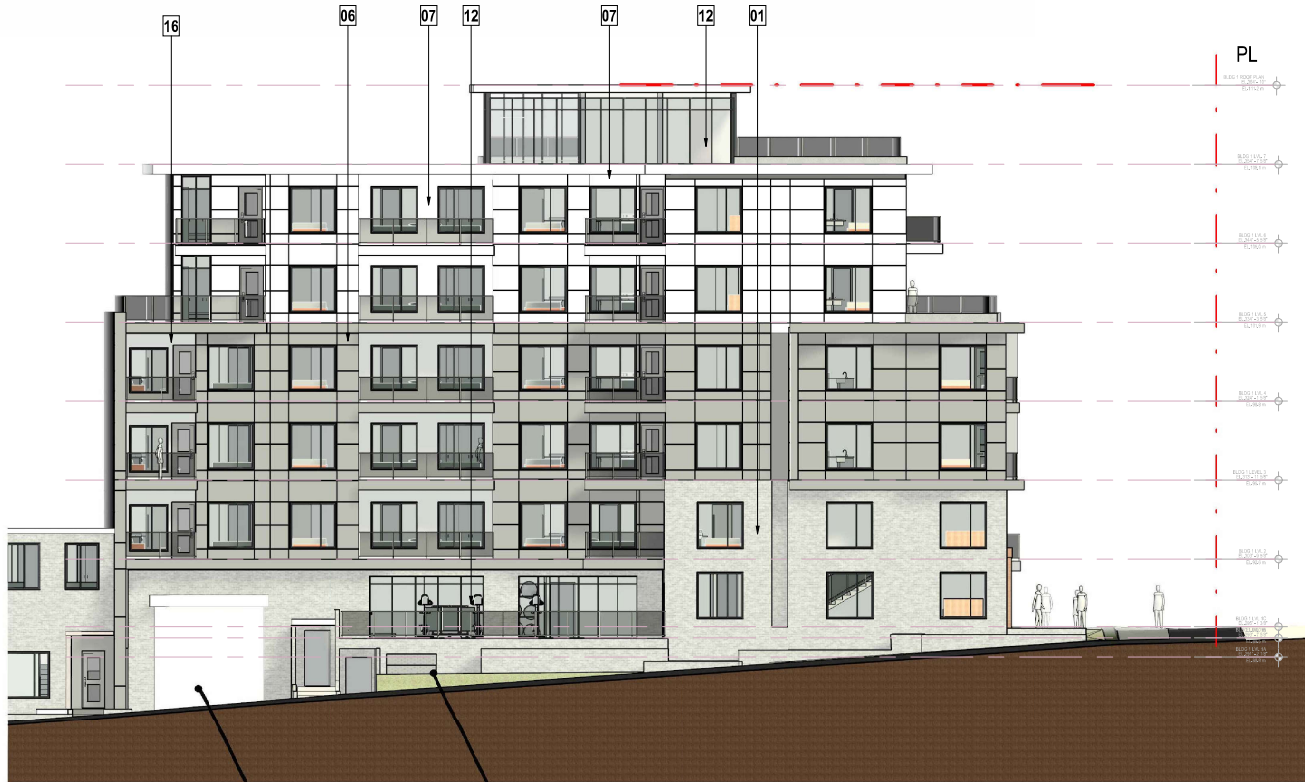


NO.	DATE	BY	DESCRIPTION
01			DEVELOPMENT APPLICATION TO THE CITY
02			DEVELOPMENT APPLICATION TO THE CITY
			DEVELOPMENT APPLICATION TO THE CITY
			DEVELOPMENT APPLICATION TO THE CITY



KEY PLAN

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



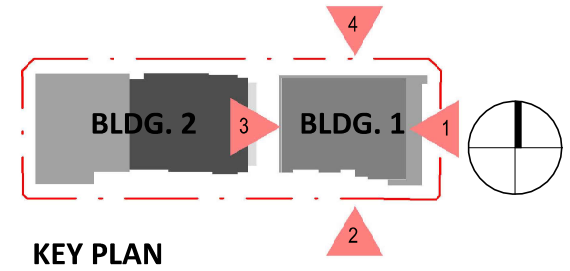
RAMP TO PARKADE

EXHAUST VENT

2 BUILDING 1 ELEV. LANE(SOUTH)
SCALE: 1/16" = 1'-0"

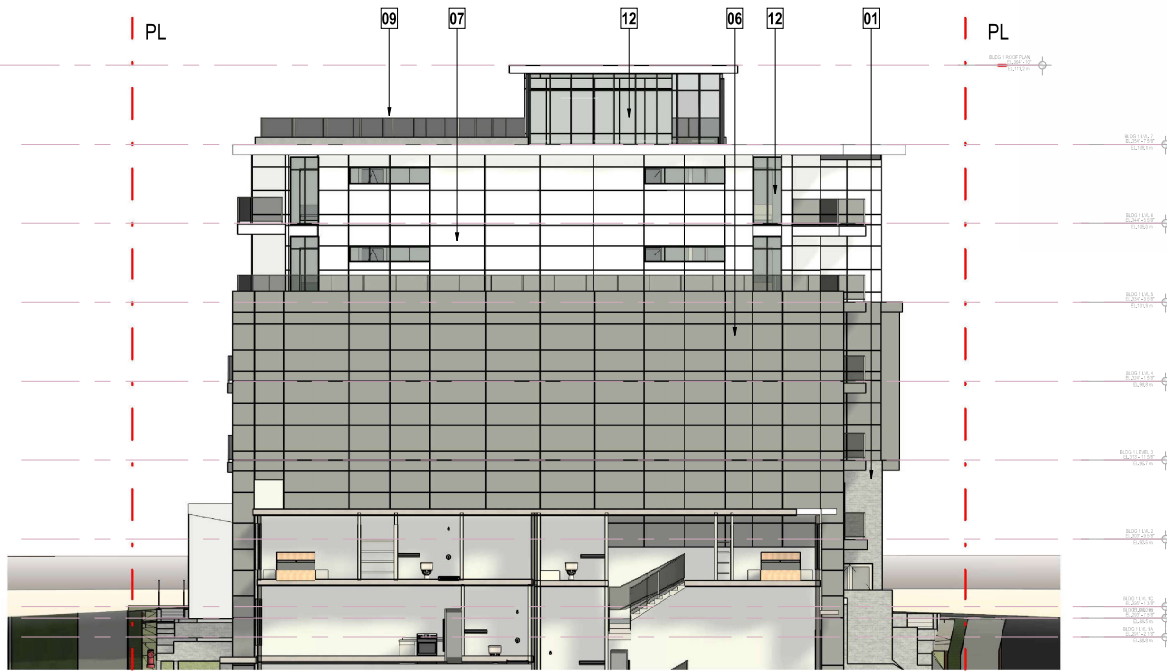


REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	



MATERIAL LEGEND:

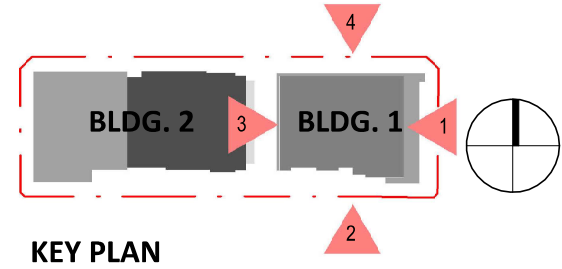
1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



3 BUILDING 1 ELEVATION FIRE WALL(WEST)
SCALE: 1/16" = 1'-0"



NO.	REVISION	DATE
01	REVISION	
02	REVISION	
03	REVISION	
04	REVISION	
05	REVISION	
06	REVISION	
07	REVISION	
08	REVISION	
09	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	



MATERIAL LEGEND:

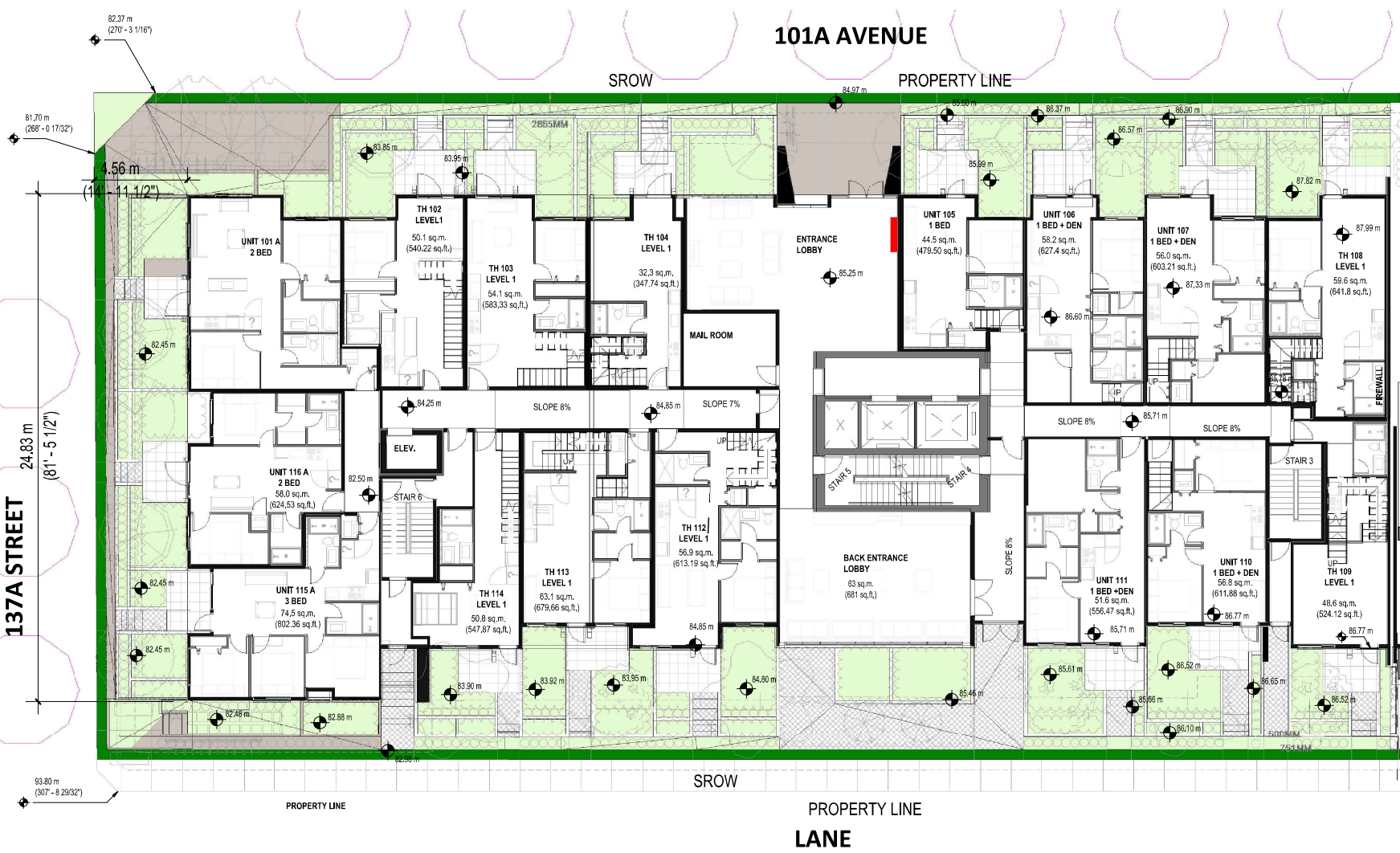
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2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTITION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



4 BUILDING 1 ELEV. 101A AVENUE(NORTH)
SCALE: 1/16" = 1'-0"



REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	



1
AB2 201

BLDG 2 LEVEL 1 FLOOR PLAN

1/16" = 1'-0"





1
AB2 202

BLDG2 PART LEVEL 2A

1/16" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	

BUILDING 2 LEVEL 2A
FLOOR PLAN

AB2 202



1 BLDG 2 LVL. 2 FLOOR PLAN
SCALE: 1/16" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE

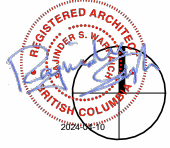
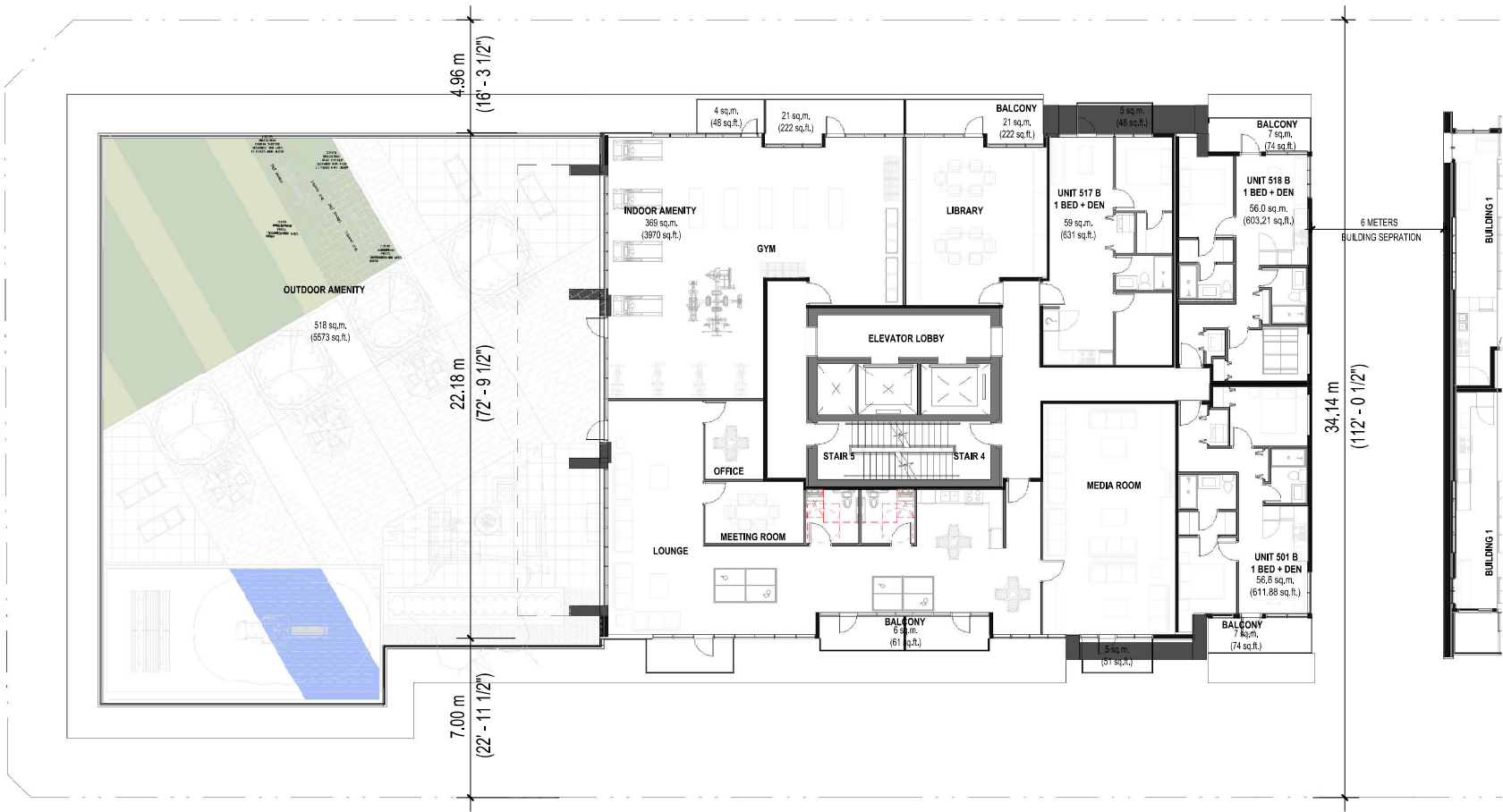
BUILDING 2 LEVEL 2
FLOOR PLAN



1 TYPICAL BLDG. 2 LVL. 3 TO LVL. 4 FLOOR PLAN
SCALE: 1/16" = 1'-0"



REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2023-09-16
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2023-09-16



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.

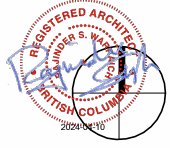
REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	10/04/2023
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	10/04/2023

**BUILDING 2 LEVEL 5
FLOOR PLAN**

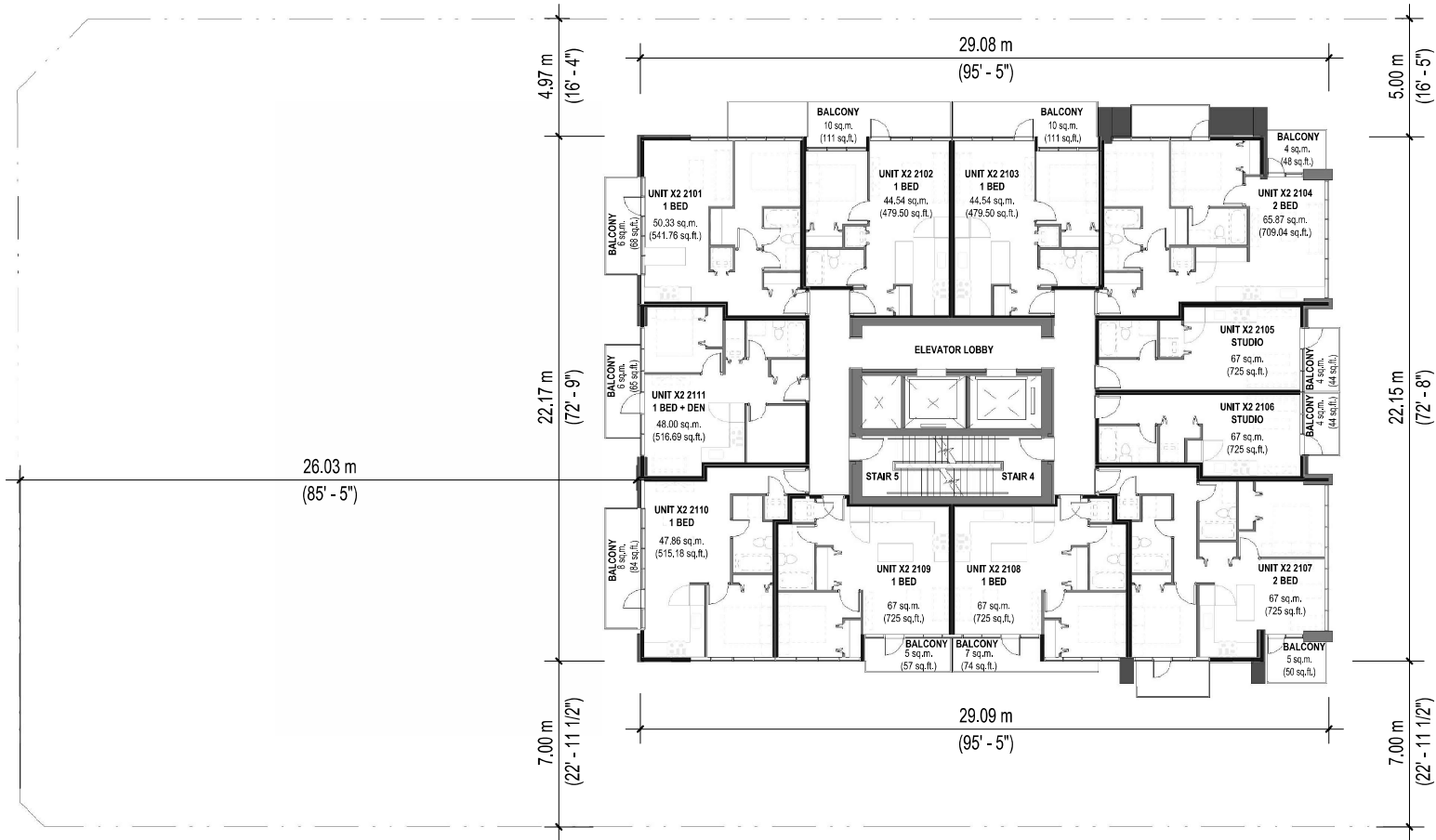
AB2 205



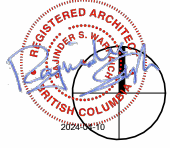
1 TYPICAL BLDG. 2 LVL. 6 TO LVL. 18 FLOOR PLAN
SCALE: 1/16" = 1'-0"



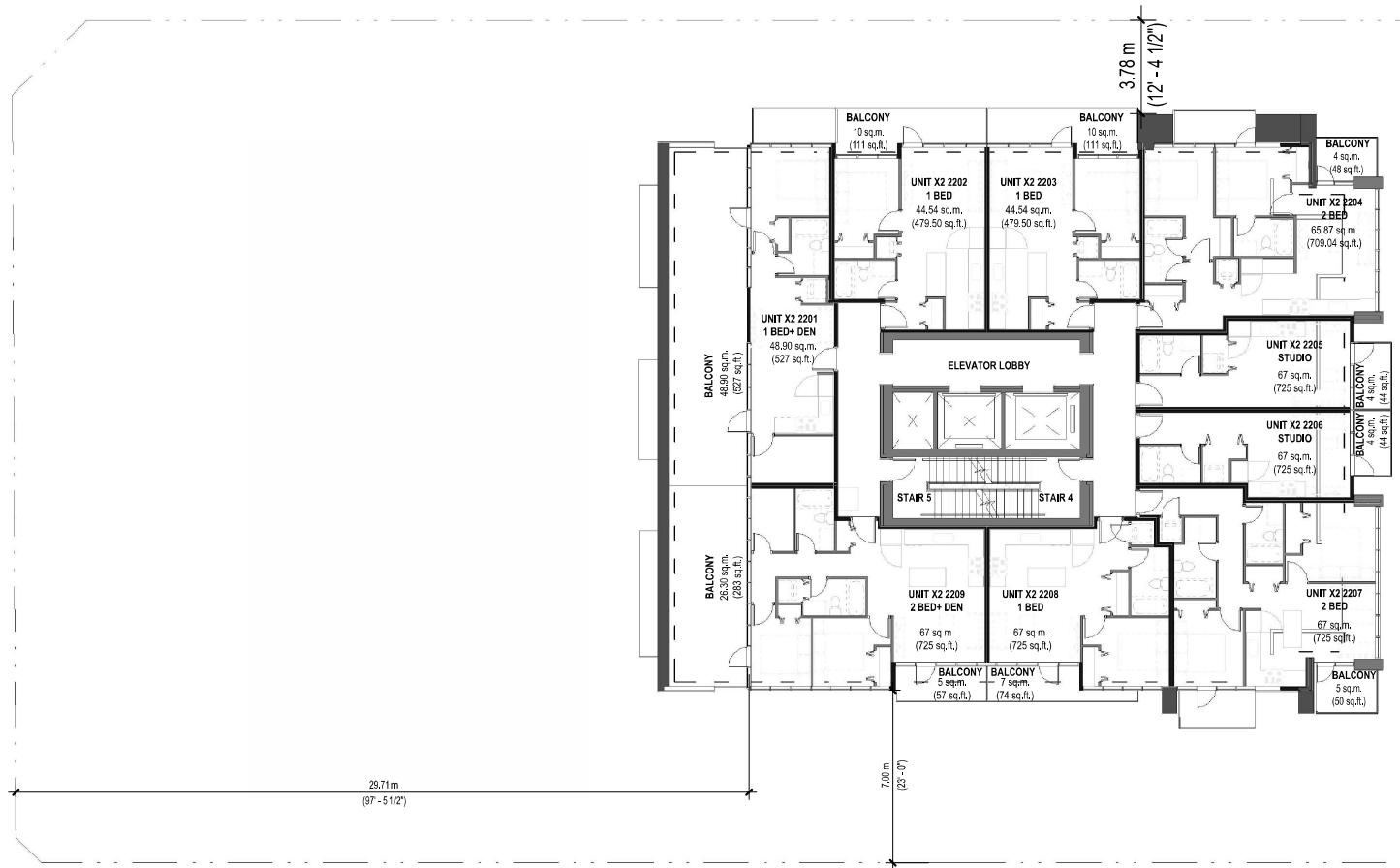
REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	DEVELOPMENT APPLICATION TO THE CITY		



1 TYPICAL BLDG. 2 LVL. 19 TO LVL. 21 FLOOR PLAN
SCALE: 1/16" = 1'-0"



REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2023-04-16
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2023-04-16



1
AB2 208

BLDG 2 LVL 22 FLOOR PLAN

1/16" = 1'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE:
29/01/2024

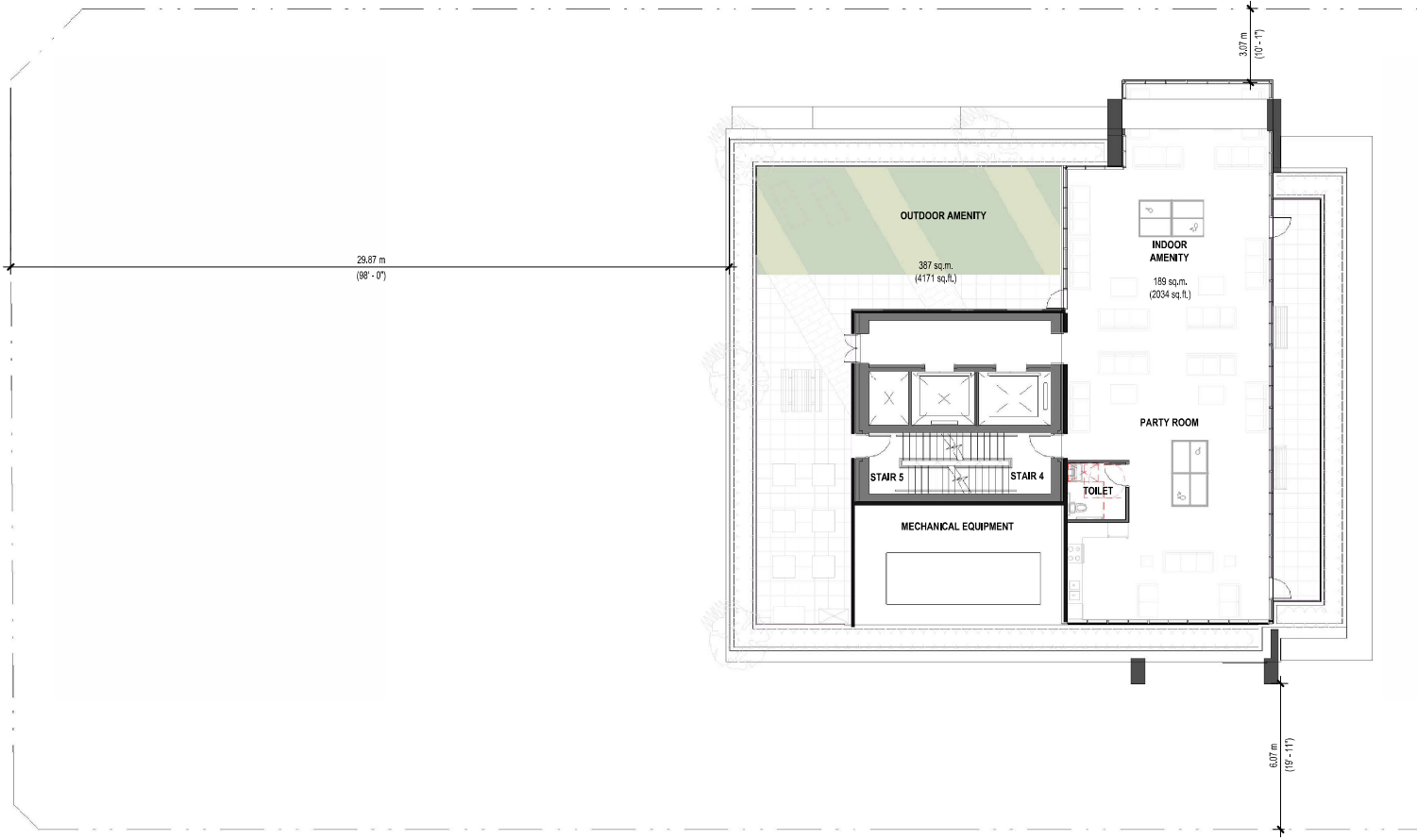
PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	
03	DEVELOPMENT APPLICATION TO THE CITY	U.S.	

**BUILDING 2 LEVEL 22
FLOOR PLAN**

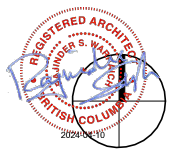
AB2 208



1
AB2 209

BLDG 2 LVL 23 OUTDOOR AMENITY AND MACHINE ROOM

1/16" = 1'-0"



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

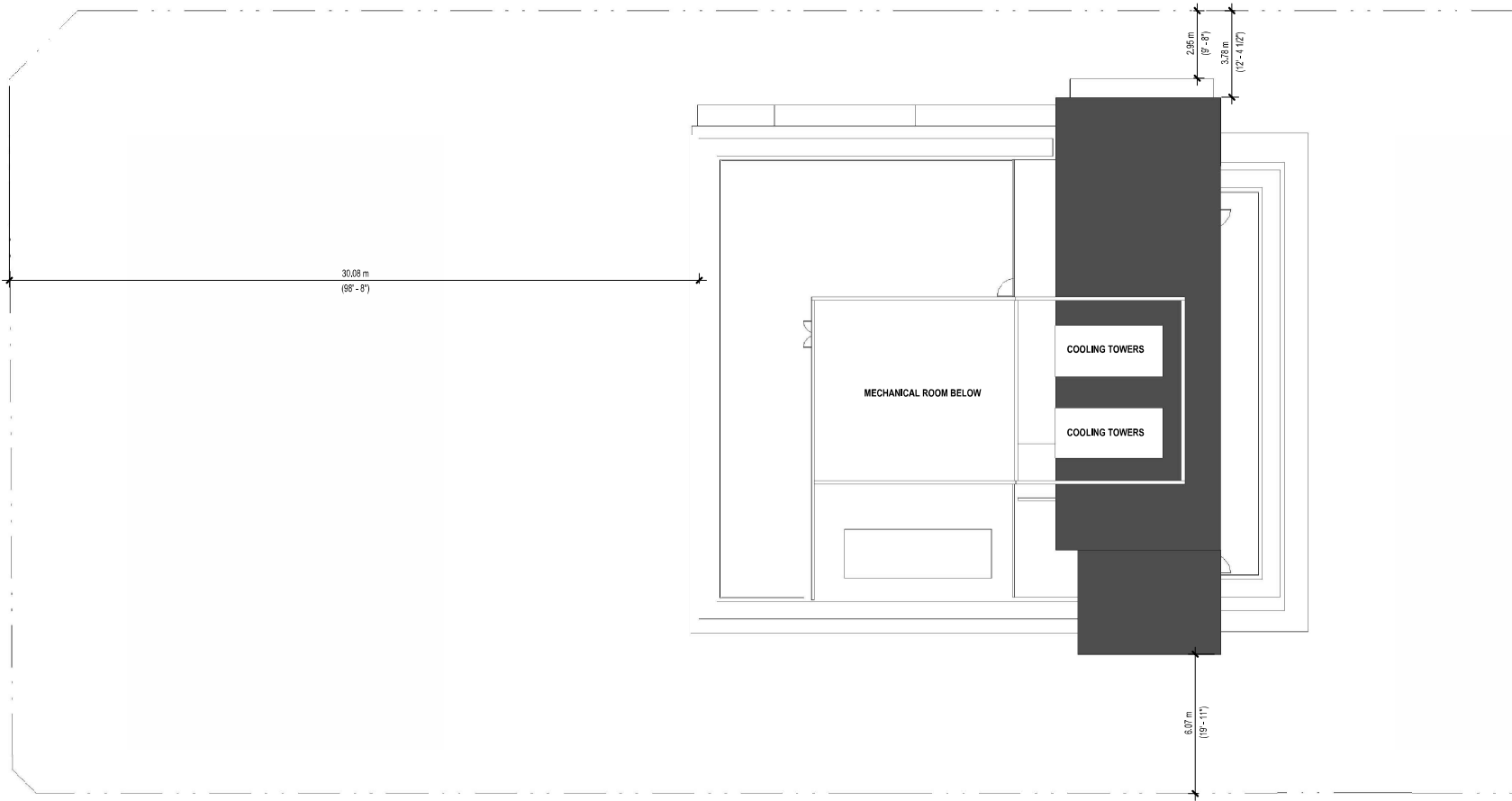
PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2023-02-10
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2023-02-10

BUILDING 2 LEVEL 23
OUTDOOR AMENITY
FLOOR PLAN

AB2 209



1
AB2 210

MACHINE ROOM ROOF

1/16" = 1'-0"



Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

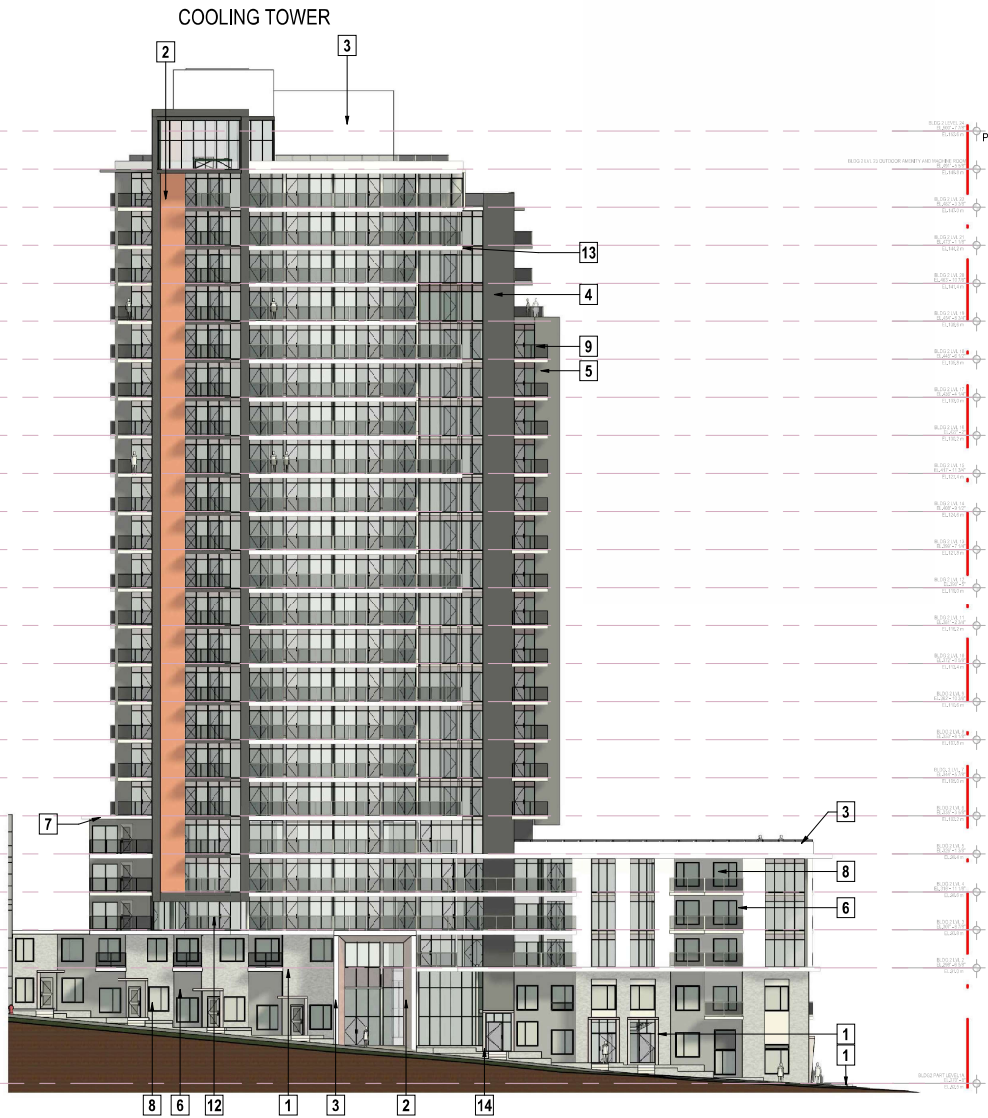
PROJECT NO.:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.

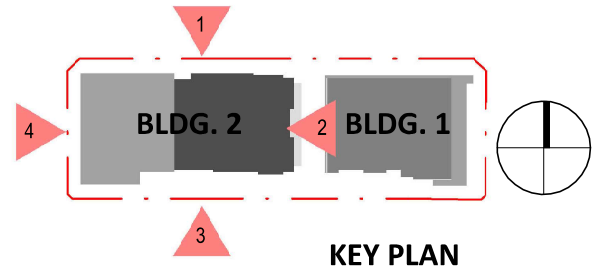
REV	DESCRIPTION	BY	DATE
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	10/04/2024
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	10/04/2024

BUILDING 2 ROOF
LEVEL PLAN

AB2 210



1 **BLDG. 2 ELEVATION ALONG 101A AVENUE (NORTH)**
SCALE: 1" = 30'-0"



- MATERIAL LEGEND:**
1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
 2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
 3. METAL PANEL; COLOR: WHITE
 4. METAL PANEL; COLOR: BLACK
 5. METAL PANEL; COLOR: GREY
 6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
 7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
 8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
 9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
 10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
 11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
 12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
 13. SPANDREL GLASS PANEL; COLOR: GREY
 14. CONCRETE SAND BLASTED FINISH
 15. SOPREMA SPOPRSTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
 16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
 17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
 18. METAL PANEL; COLOR: COOPER TONE
 19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO:
22-238

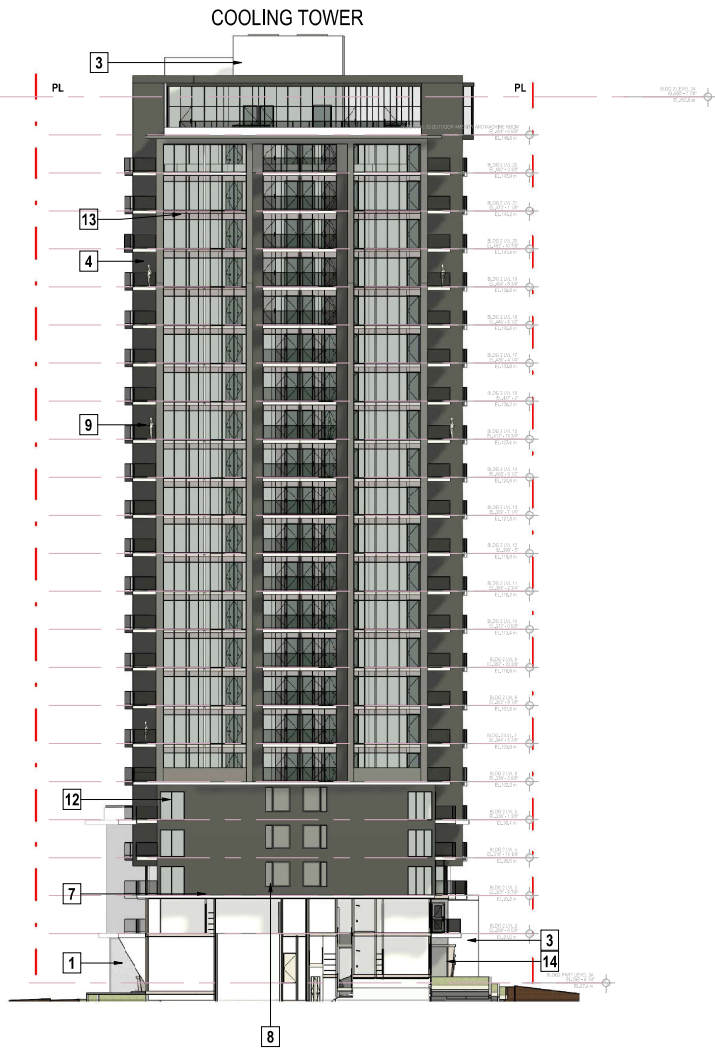
SCALE: As indicated
DRAWN BY: A.R.C.

NO.	DATE	BY	REVISION

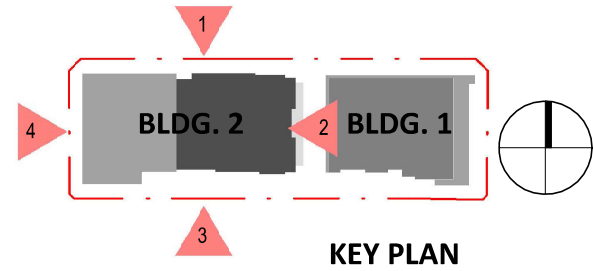
BUILDING 2
ELEVATION



AB2 301



2 BLDG. 2 ELEVATION FIRE WALL (EAST)
SCALE: 1" = 30'-0"

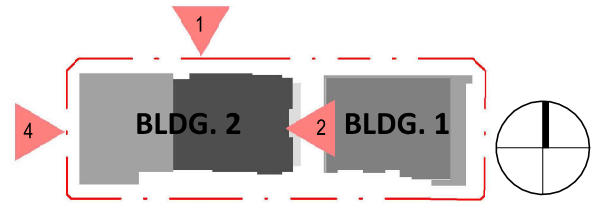
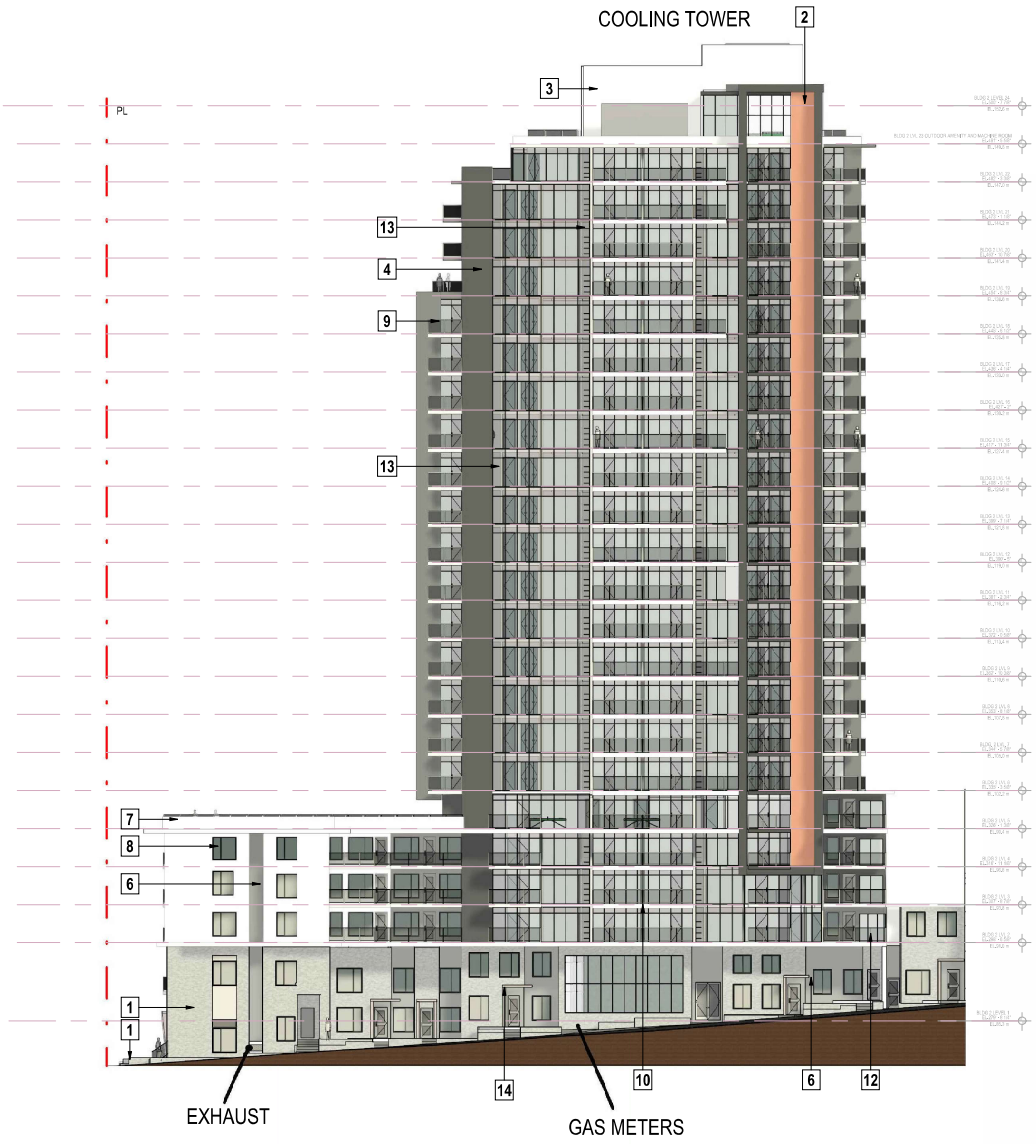


MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRSTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

NO.	DATE	BY	DESCRIPTION
01			DEVELOPMENT APPLICATION TO THE CITY
02			DEVELOPMENT APPLICATION TO THE CITY
03			DEVELOPMENT APPLICATION TO THE CITY





KEY PLAN

- MATERIAL LEGEND:**
1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
 2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
 3. METAL PANEL; COLOR: WHITE
 4. METAL PANEL; COLOR: BLACK
 5. METAL PANEL; COLOR: GREY
 6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
 7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
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 12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
 13. SPANDREL GLASS PANEL; COLOR: GREY
 14. CONCRETE SAND BLASTED FINISH
 15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
 16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
 17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
 18. METAL PANEL; COLOR: COOPER TONE
 19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: As indicated
DRAWN BY: A.R.C.

NO.	DATE	BY	DESCRIPTION
01			DEVELOPMENT APPLICATION TO THE CITY
02			DEVELOPMENT APPLICATION TO THE CITY

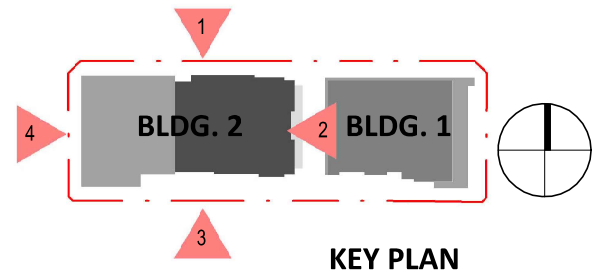


BLDG. 2 LANE ELEVATION (SOUTH)

SCALE: 1" = 30'-0"

**BUILDING 2
ELEVATION**

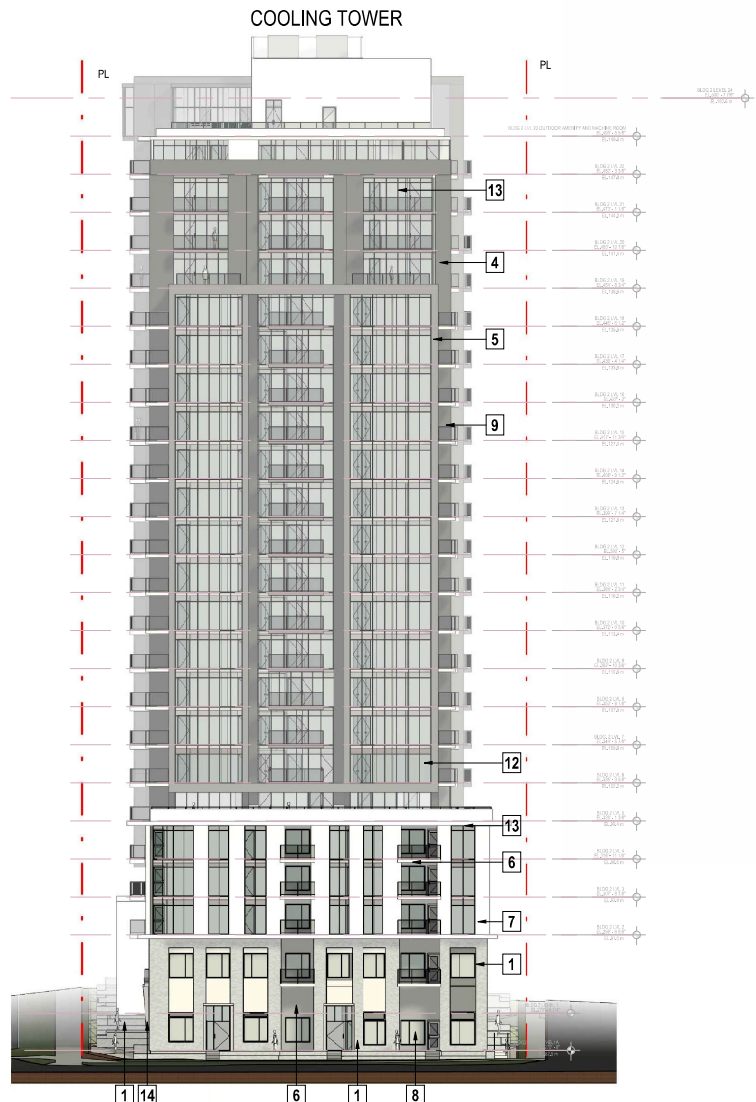
AB2 303



KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
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9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINIUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRSTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL



4 BLDG. 2 137A STREET ELEV.(WEST)
SCALE: 1" = 30'-0"

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO.:
22-238

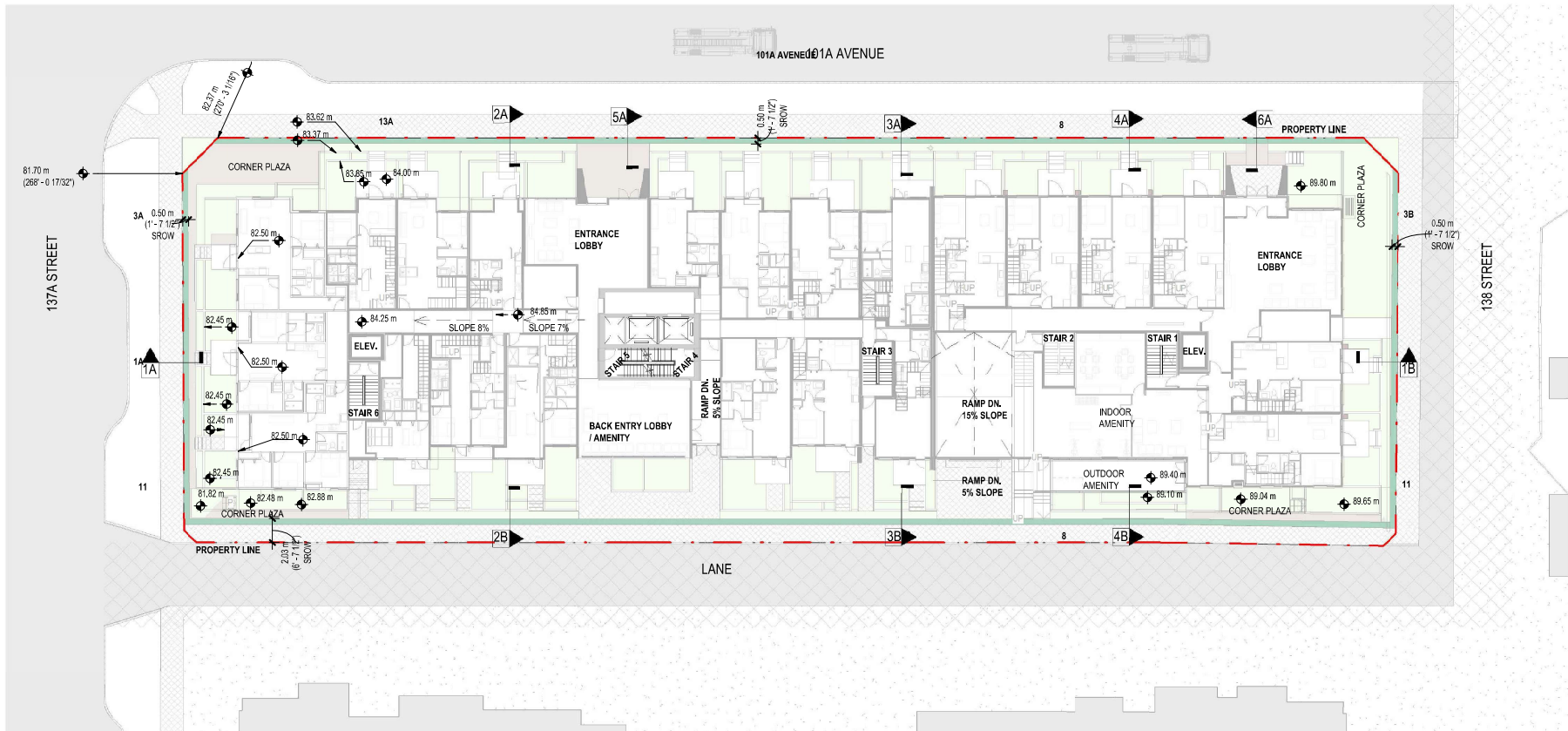
SCALE: As indicated
DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE	BY
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		



BUILDING 2
ELEVATION

AB2 304



1
A 501

PART SECTION KEY PLAN

1" = 30'-0"



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

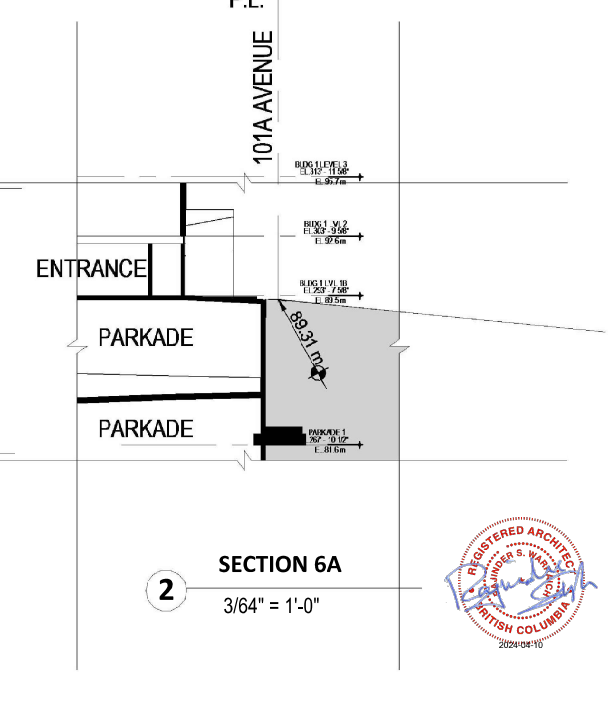
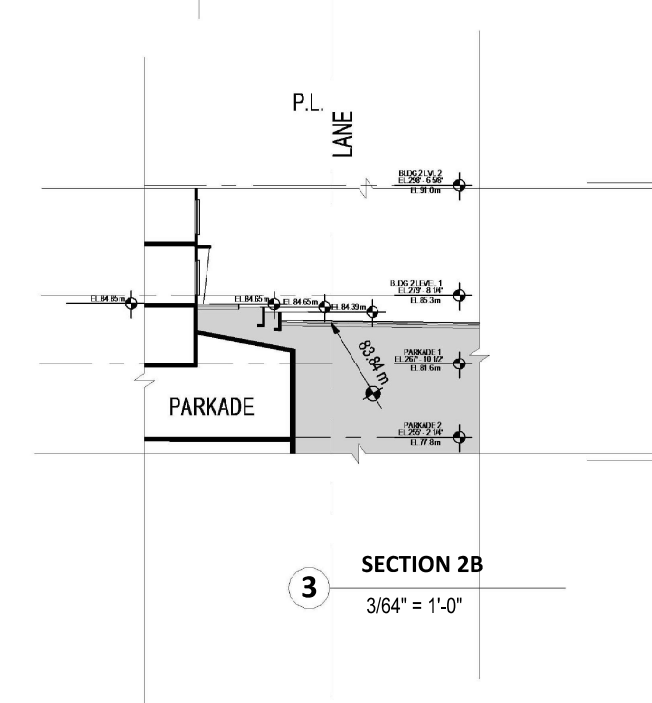
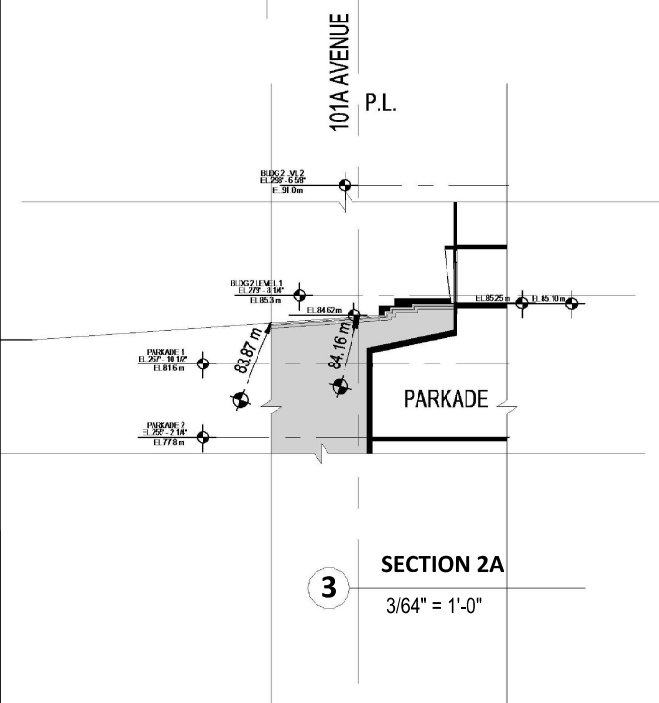
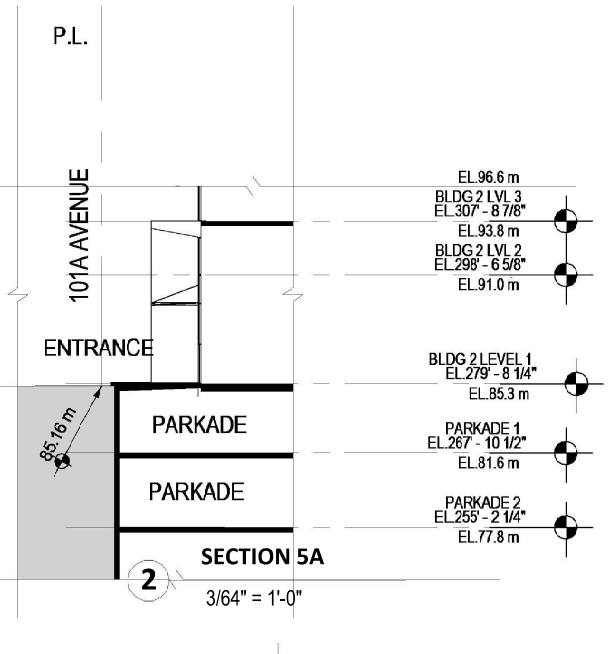
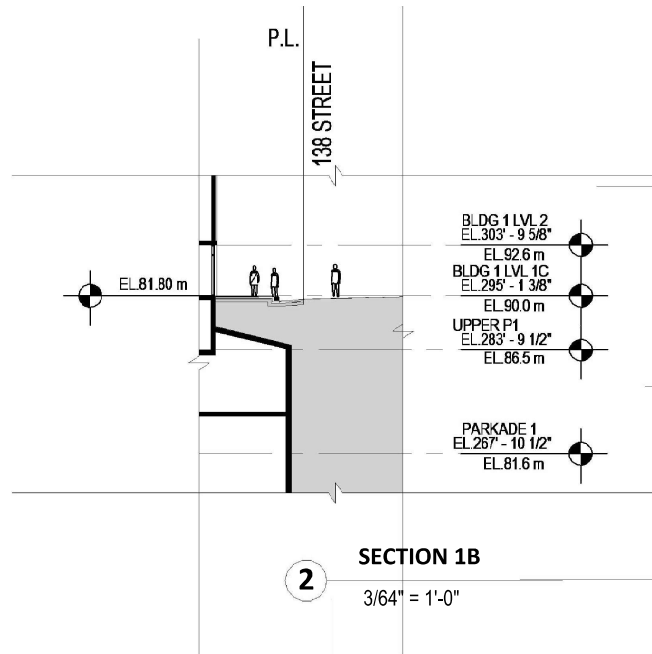
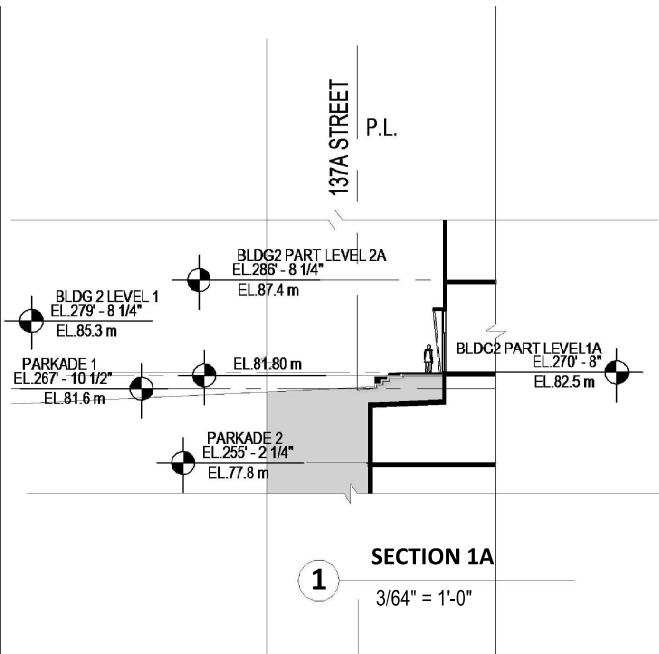
PROJECT NO:
22-238

SCALE: 1" = 30'-0"
DRAWN BY: R.W.

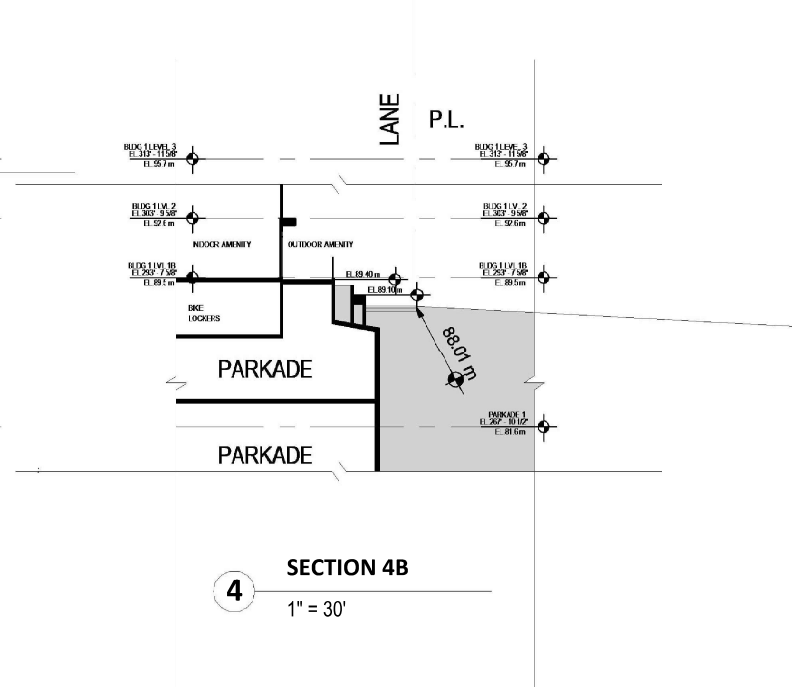
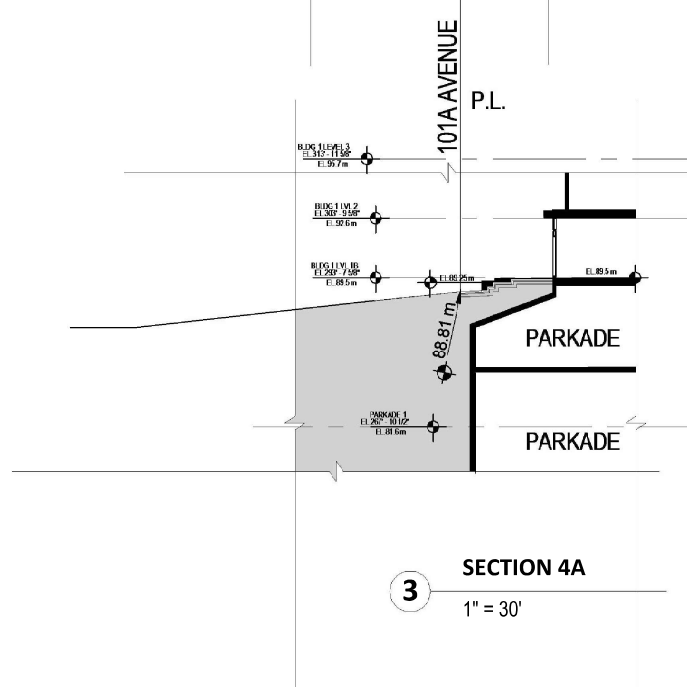
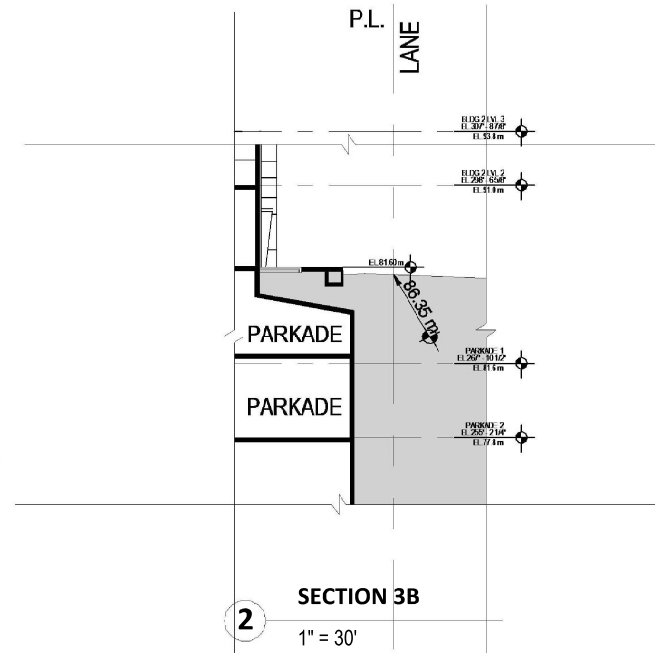
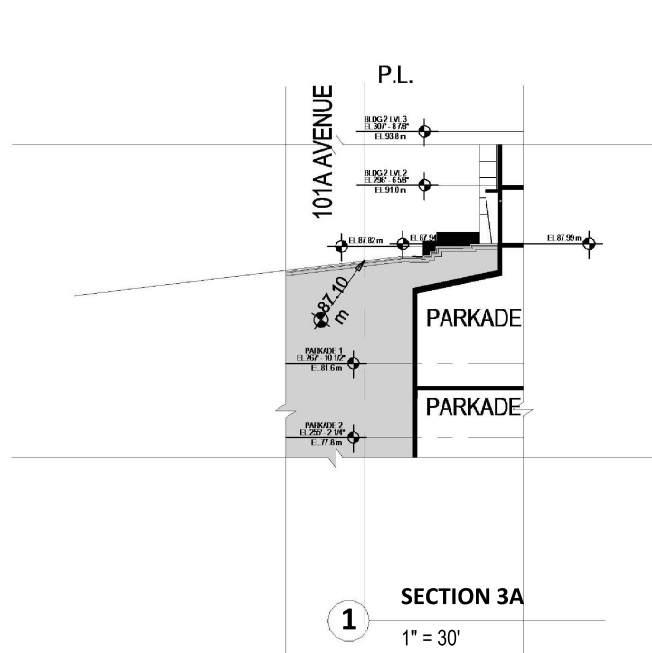
REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2024-04-10
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2024-04-10
03	DEVELOPMENT APPLICATION TO THE CITY	U.S.	2024-04-10

SECTION KEY PLAN

A 501



REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE: 3/64" = 1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	

PART-SECTIONS

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE:
29/01/2024

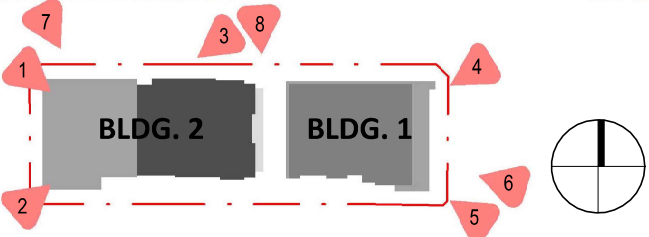
PROJECT NO.:
22-238

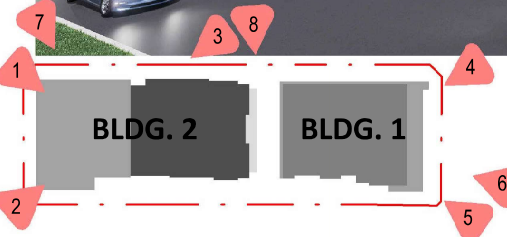
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DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	
04	DEVELOPMENT APPLICATION TO THE CITY	
05	DEVELOPMENT APPLICATION TO THE CITY	
06	DEVELOPMENT APPLICATION TO THE CITY	
07	DEVELOPMENT APPLICATION TO THE CITY	
08	DEVELOPMENT APPLICATION TO THE CITY	

CONCEPTUAL 3D
ILLUSTRATION

A 601





PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1" = 100'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	DEVELOPMENT APPLICATION TO THE CITY		

CONCEPTUAL 3D
ILLUSTRATION

A 602



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

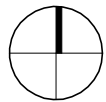
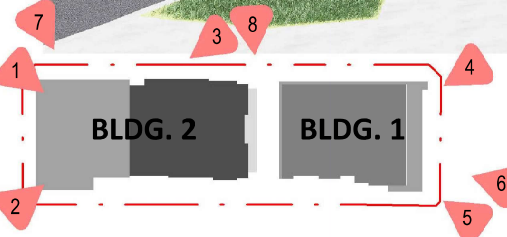
PROJECT NO.:
22-238

SCALE: 1" = 100'-0"
DRAWN BY: A.R.C.

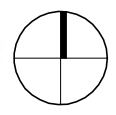
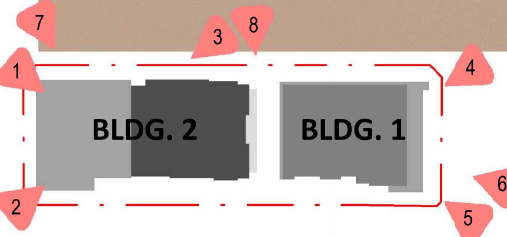
REV	DESCRIPTION	DATE	BY	CHKD
01	DEVELOPMENT APPLICATION TO THE CITY			
02	DEVELOPMENT APPLICATION TO THE CITY			
03	DEVELOPMENT APPLICATION TO THE CITY			

CONCEPTUAL 3D
ILLUSTRATION

A 603



3



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1" = 100'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	
02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	
04	DEVELOPMENT APPLICATION TO THE CITY	
05	DEVELOPMENT APPLICATION TO THE CITY	
06	DEVELOPMENT APPLICATION TO THE CITY	
07	DEVELOPMENT APPLICATION TO THE CITY	
08	DEVELOPMENT APPLICATION TO THE CITY	

CONCEPTUAL 3D
ILLUSTRATION



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

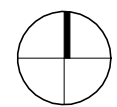
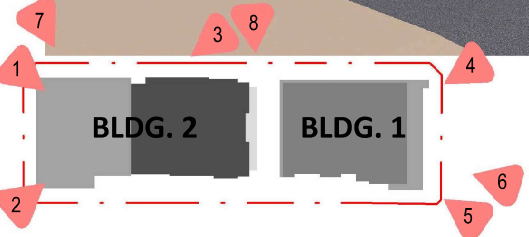
DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1" = 100'-0"
DRAWN BY: A.R.C.

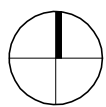
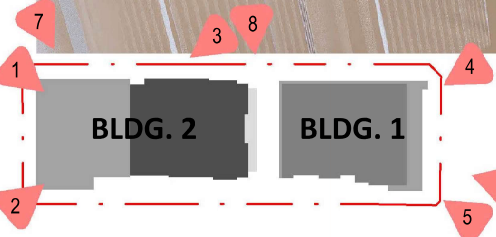
NO.	DESCRIPTION	DATE
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02	DEVELOPMENT APPLICATION TO THE CITY	
03	DEVELOPMENT APPLICATION TO THE CITY	
04	DEVELOPMENT APPLICATION TO THE CITY	
05	DEVELOPMENT APPLICATION TO THE CITY	
06	DEVELOPMENT APPLICATION TO THE CITY	
07	DEVELOPMENT APPLICATION TO THE CITY	
08	DEVELOPMENT APPLICATION TO THE CITY	
09	DEVELOPMENT APPLICATION TO THE CITY	
10	DEVELOPMENT APPLICATION TO THE CITY	

5



CONCEPTUAL 3D
ILLUSTRATION

A 605



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubbi

DATE:
29/01/2024

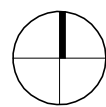
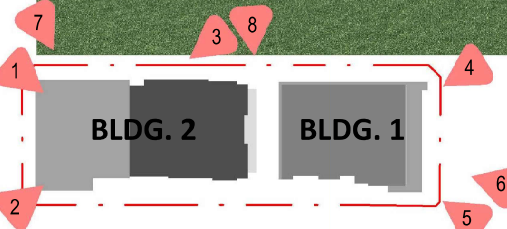
PROJECT NO.:
22-238

SCALE: 1" = 100'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE	BY
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	DEVELOPMENT APPLICATION TO THE CITY		

CONCEPTUAL 3D
ILLUSTRATION

A 606



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Uphi

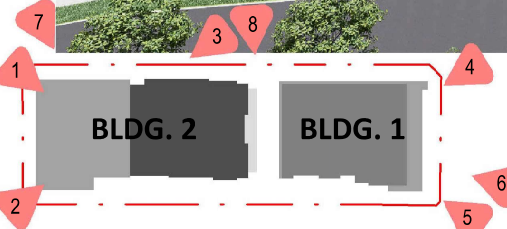
DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1" = 100'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE	BY
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		

CONCEPTUAL 3D
ILLUSTRATION



PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO.:
22-238

SCALE: 1" = 100'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	DATE	BY
01	DEVELOPMENT APPLICATION TO THE CITY		
02	DEVELOPMENT APPLICATION TO THE CITY		
03	DEVELOPMENT APPLICATION TO THE CITY		

CONCEPTUAL 3D
ILLUSTRATION

A 608

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	23 JUN 21	NEW SITE PLAN	RI
2	24 MAR 22	NEW SITE PLAN	RI
3	24 JAN 23	NEW SITE PLAN	RI/VE
4	23 SEP 23	UPDATE PER COMMENTS	CG

CLIENT:

PROJECT:

RESIDENTIAL/COMMERCIAL TOWER

13760/70/80 23860 101A AVENUE SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 23 JUL 23 DRAWING NUMBER:

SCALE: 1:200

DRAWN: RI

DESIGN: RI

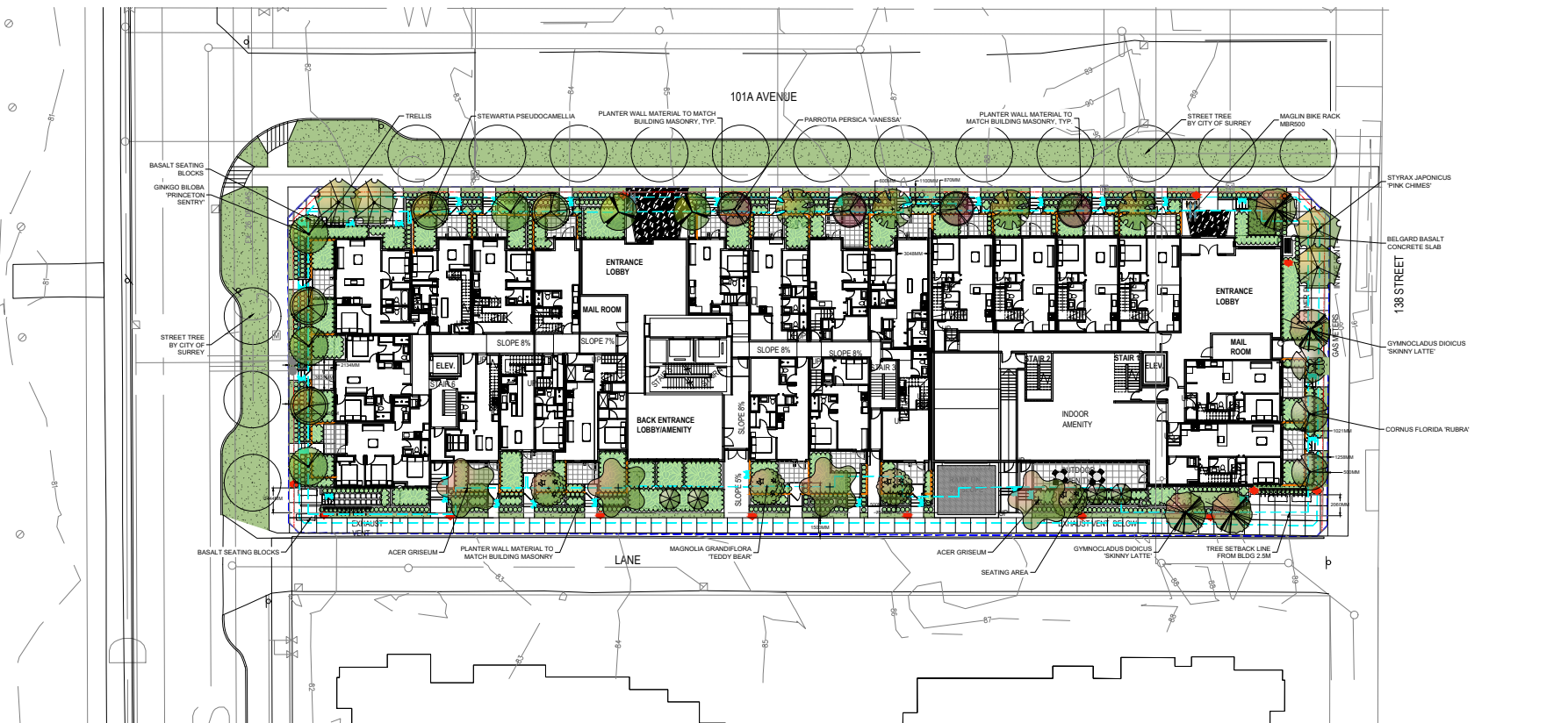
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L1

OF 5

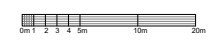
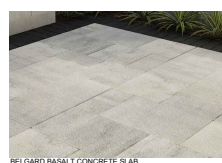
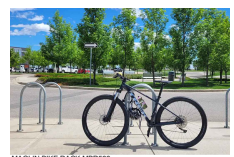
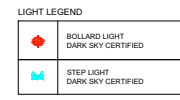
PMG PROJECT NUMBER:

23-137

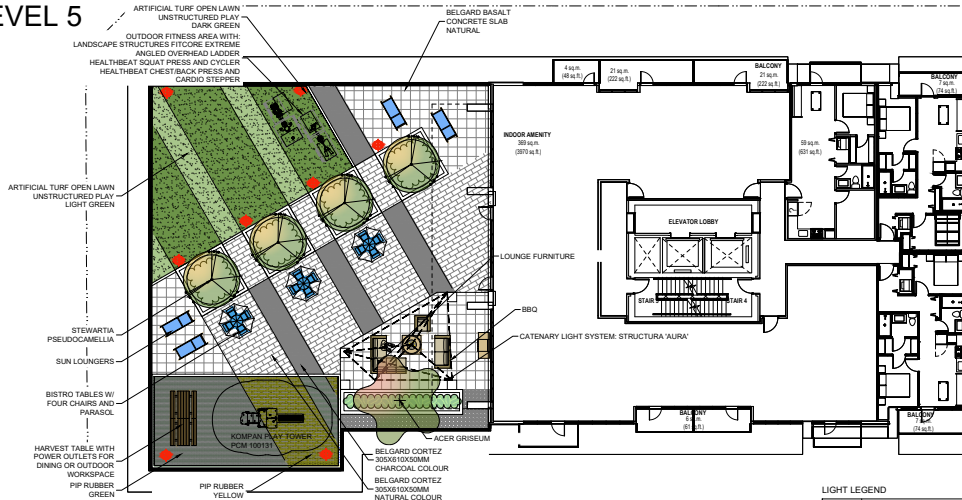


TREE SCHEDULE				PMG PROJECT NUMBER: 23-137	
KEY	QTY	%	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	4	10%	ACER GRISELUM	PAPERBARK MAPLE	SCM CAL; B&B; CLIMATE RESILIENT
2	10%	10%	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	SCM CAL; B&B; CLIMATE RESILIENT
3	7%	7%	CHAMAECYPARIS ORTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	3M HT; B&B; CLIMATE RESILIENT
4	10%	10%	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	SCM CAL; 2.5M HT; B&B; CLIMATE RESILIENT
5	10%	10%	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	SCM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
6	10%	10%	GYMNOCALDIUS DIOICUS 'SKINNY LATTE'	COLUMBIAN KENTUCKY COFFEE BEAN TREE	SCM CAL; B&B; CLIMATE RESILIENT
7	10%	10%	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAGNOLIA	SCM CAL; B&B; CLIMATE RESILIENT
8	10%	10%	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	SCM CAL; B&B; CLIMATE RESILIENT
9	10%	10%	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	SCM CAL; B&B; CLIMATE RESILIENT
10	4	5%	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	SCM CAL; B&B; CLIMATE RESILIENT
11	4	5%	SYRINGA PEKINENSIS 'GREAT WALL'	CHINESE TREE LILAC GREAT WALL	SCM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
41				TOTAL	

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR SPECIFIC CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. *SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. *SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. *ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

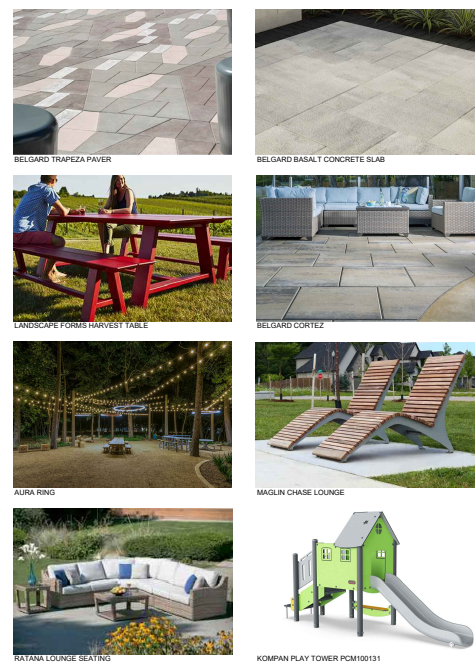
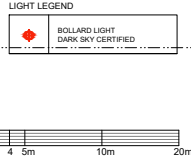


LEVEL 5

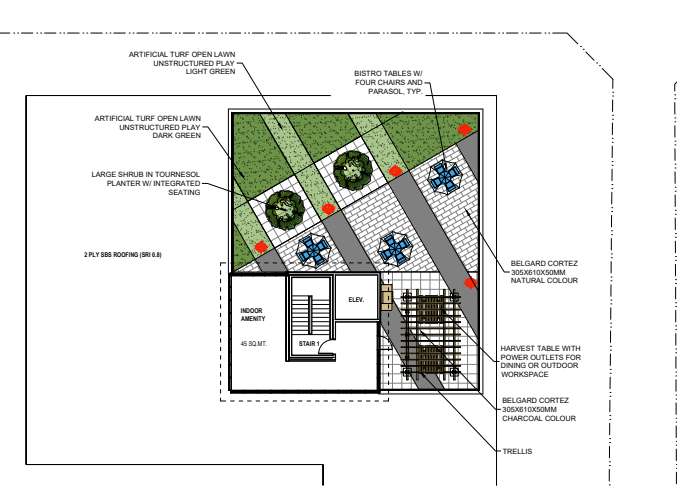


PLANT SCHEDULE - LEVEL 5				PMG PROJECT NUMBER: 23-137
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER GRISEUM	PAPERBARK MAPLE	7CM CAL. B&B
TREE	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	7CM CAL. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



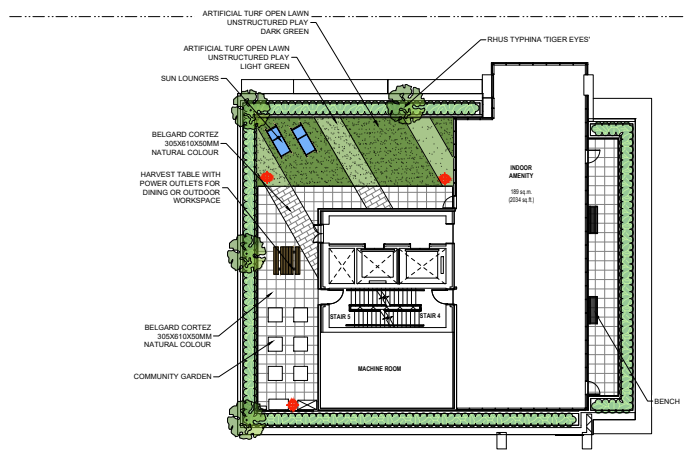
LEVEL 7



PLANT SCHEDULE - LEVEL 7				PMG PROJECT NUMBER: 23-137
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	2M HT. B&B; 3 STEM OR MORE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

LEVEL 23



PLANT SCHEDULE - LEVEL 23				PMG PROJECT NUMBER: 23-137
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	2M HT. B&B; 3 STEM OR MORE

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G8
p. 604 294-0111, f. 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	28 APR 21	NEW SITE PLAN	RI
2	24 JUN 21	NEW SITE PLAN	RI
3	24 JUN 23	NEW SITE PLAN	RE/VE
4	23 SEP 19	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:
RESIDENTIAL/COMMERCIAL TOWER

13760/70/80 23860 101A AVENUE SURREY, BC

DRAWING TITLE:
ROOF TOP LANDSCAPE PLAN

DATE: 23 JUL 18 DRAWING NUMBER:

SCALE: 1:150

DRAWN: RI

CHECKED: RI

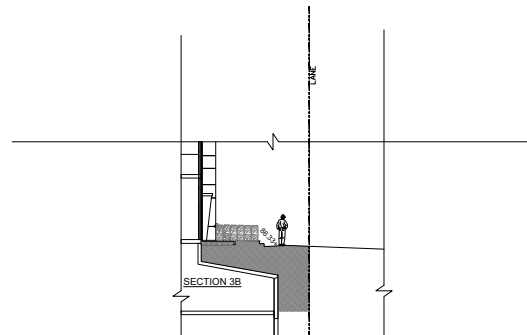
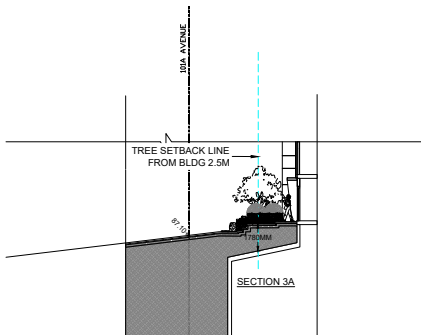
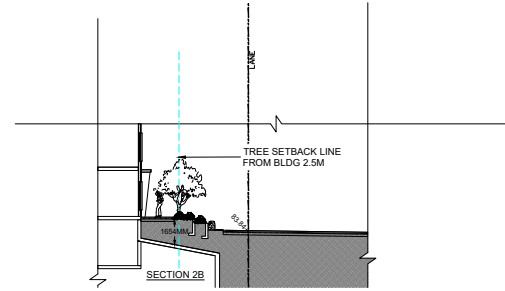
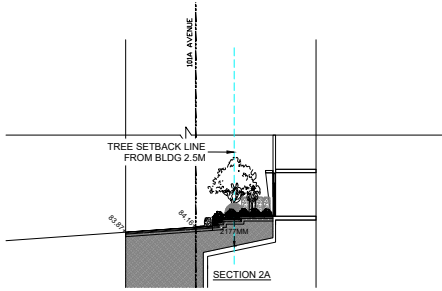
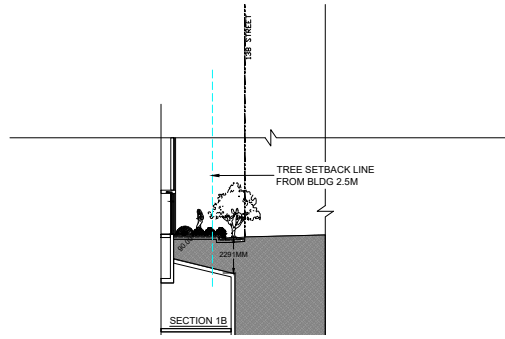
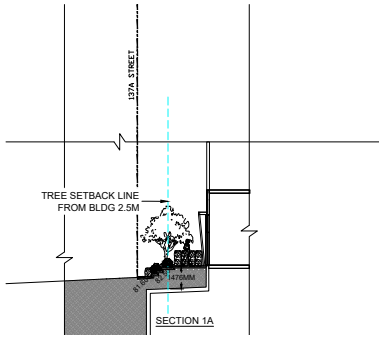
DATE: CG

PMG PROJECT NUMBER: 23-137

L3

OF 5

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	26 APR 06	NEW SITE PLAN	RJ
3	24 MAR 04	NEW SITE PLAN	RJ
2	24 JAN 03	NEW SITE PLAN	RJ/WZ
1	23 SEP 02	UPDATE PER COMMENTS	CG

CLIENT:

PROJECT:
RESIDENTIAL/COMMERCIAL TOWER

**13760/70/80 23860 101A AVENUE
SURREY, BC**

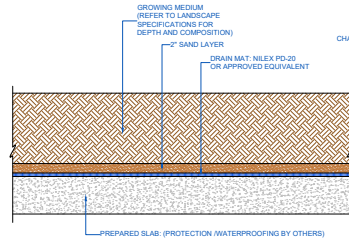
DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 23 JUL 18 DRAWING NUMBER:
SCALE: 1:150
DRAWN: RJ
DESIGN: RJ
CHKD: CG OF 5

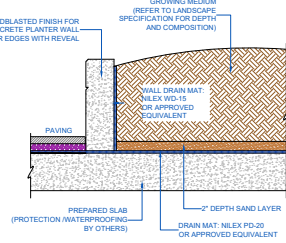
L4



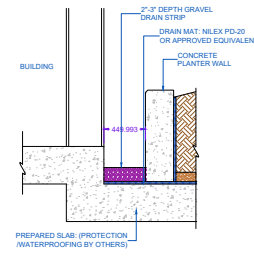
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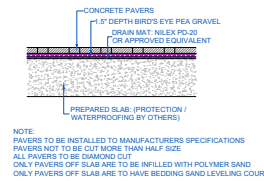
1 PLANTING ON SLAB
1:25



2 PLANTER WALL ON SLAB
1:25

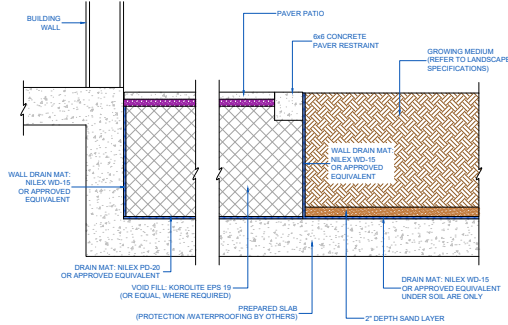


3 DRAIN ROCK STRIP AT BUILDING ON SLAB
1:25

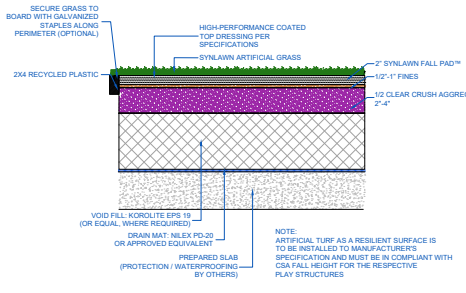


NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS. PAVERS NOT TO BE CUT MORE THAN HALF SIZE. ALL PAVERS TO BE DIAMOND CUT. ONLY PAVERS OFF SLAB ARE TO BE FILLED WITH POLYMER SAND. ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE.

4 PAVERS OVER SLAB
1:25

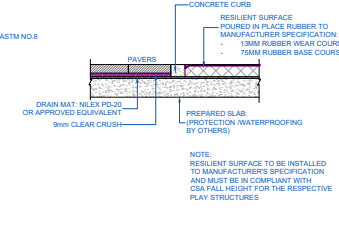


5 PATIO/LANDSCAPE AT SLAB DROP
1:25



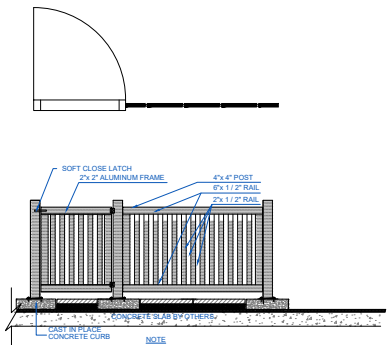
NOTE: ARTIFICIAL TURF AS A RESILIENT SURFACE IS TO BE INSTALLED TO MANUFACTURERS SPECIFICATION AND MUST BE IN COMPLIANT WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES.

6 ARTIFICIAL TURF ON SLAB
1:25



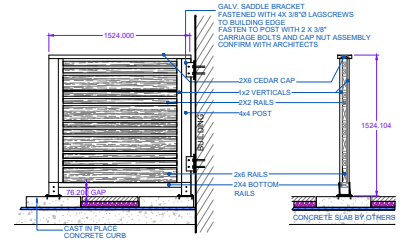
NOTE: RESILIENT SURFACE TO BE INSTALLED TO MANUFACTURERS SPECIFICATION AND MUST BE IN COMPLIANT WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES.

7 POURED PLAY SURFACE EDGE
1:25



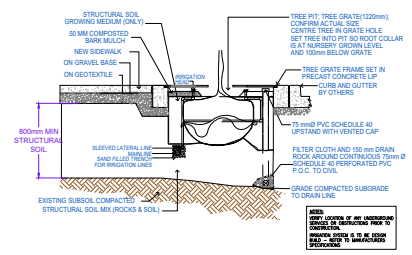
NOTE:
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER.
INSTALL PER MANUFACTURER'S INSTRUCTIONS.

8 ALUMINUM PICKET FENCE ON SLAB
1:25



1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE GRADING CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

9 PATIO SCREEN ON SLAB
1:25



NOTE:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE GRADING CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

10 STRUCTURAL SOIL, TREE GRATE
N.T.S.

NO.	DATE	REVISION DESCRIPTION	DR.
4	28 APR 21	NEW SITE PLAN	RI
3	24 MAR 21	NEW SITE PLAN	RI
2	24 JAN 21	NEW SITE PLAN	RI/WZ
1	23 SEP 19	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:
RESIDENTIAL/COMMERCIAL TOWER

13760/70/80 23860 101A AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 23 JUL 18 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RI
DESIGN: RI
CHKD: CG
N.T.S. OF 5

SEAL:
CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
4	28 APR 21	NEW SITE PLAN	RJ
3	24 MAR 21	NEW SITE PLAN	RJ
2	24 JAN 21	NEW SITE PLAN	RE/WZ
1	23 SEP 19	UPDATE PER COMMENTS	CG

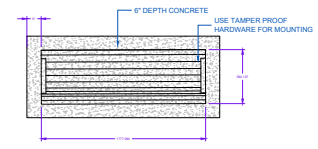
PROJECT:
RESIDENTIAL/COMMERCIAL TOWER
13760/70/80 23860 101A AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

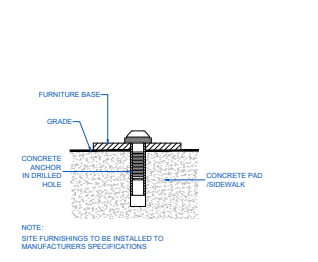
DATE: 23 JUL 18 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHKD: CG

L6

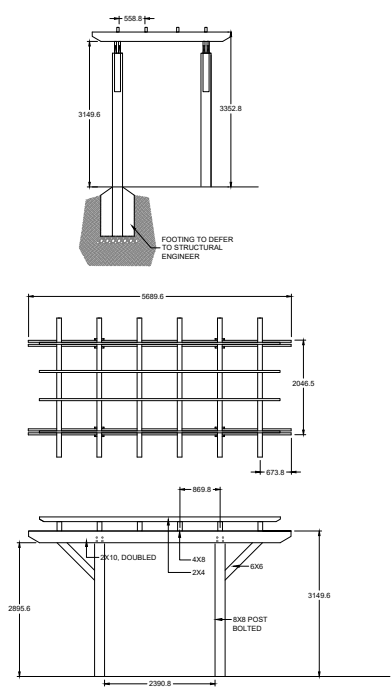
OF 5



1 BENCH ON CONCRETE PAD
1:25

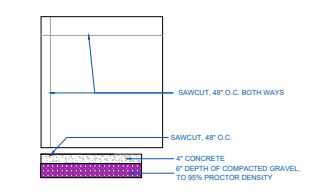


2 SITE FURNITURE MOUNTING
N.T.S



NOTES:
1. ALL WOOD TO BE CEDAR 34S
2. STAIN TO MATCH ARCHITECTURE. TWO COATS PREMIUM WEATHERPROOFING STAIN. COLOUR TO BE PREAPPROVED BY OWNER. PROVIDE COLOUR SAMPLE TO OWNER.
3. CONCRETE FOOTING TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. ALL HARDWARE GALVANIZED STAINLESS.
5. PROVIDE SHOP DRAWINGS.

4 STRUCTURAL SOIL, TREE GRATE
1:50



3 CONCRETE SAW CUTS
N.T.S

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

FROM: Manager, Development Services, Engineering Department

DATE: April 16, 2024 PROJECT FILE: **7822-0085-00**

**RE: Engineering Requirements
Location: 13760 101A Ave**

NCP AMENDMENT/ OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

The following issues are to be addressed as a condition of the NCP Amendment:

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.00 m along 138 Street;
- Dedicate 2.322 m along 137A Street;
- Dedicate 1.0 m x 1.0 m corner cut at 137A Street and E-W lane;
- Dedicate 1.0 m x 1.0 m corner cut at 138 Street and E-W lane;
- Dedicate 3.0 m x 3.0 m corner cut at 101A Avenue and 137A Street;
- Dedicate 3.0 m x 3.0 m corner cut at 101A Avenue and 138 Street; and
- Register 0.5 m statutory right-of-way along 137A Street, 138 Street, and 101A Avenue.

Works and Services

- Construct all road and lane frontages;
- Construct proposed driveway access;
- Construct an adequately-sized service connections (drainage, water and sanitary), complete with inspection chambers and water meter, to service the site;
- Construct/upgrade fronting mains as required to service the proposed development;
- Construct on-lot stormwater mitigation features;
- Provide stormwater control plan and resolve any downstream constraints; and
- Register legal documents as applicable.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Janelle Frank, P.Eng.
Development Review Manager

M51

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**
 Date: **April 10, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:
 Application #: **22-0085**

The proposed development of **259** High Rise Apartment units and **58** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	31
---	----

Projected Number of Students From This Development In:	
Elementary School =	18
Secondary School =	8
Total Students =	26

Current Enrolment and Capacities:	
Lena Shaw Elementary	
Enrolment	664
Operating Capacity	569
# of Portables	5
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

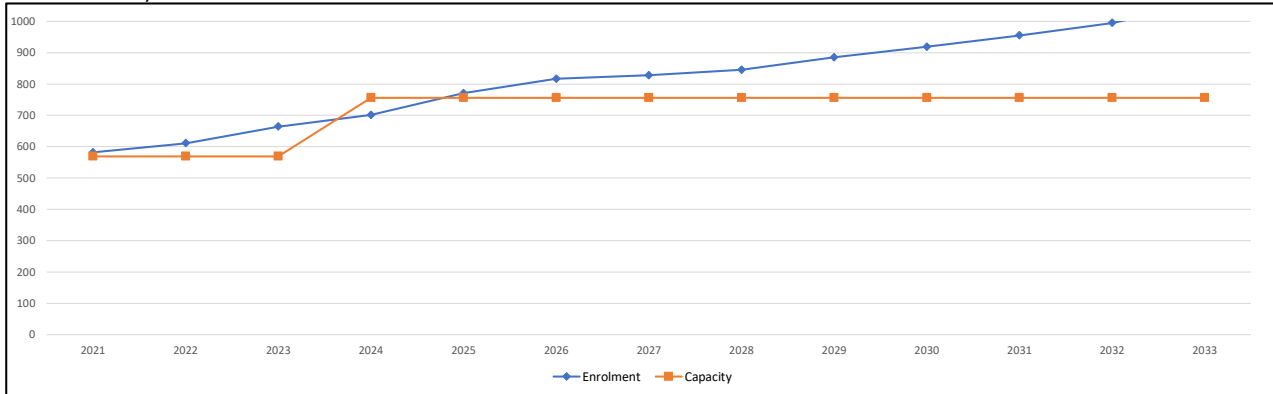
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Significant redevelopment in this neighbourhood is expected with the approval of Skytrain and Transit Oriented Development. The timing of these future developments could impact the enrolment growth upwards even more from the projections below.

Lena Shaw operates at or slightly above the school's capacity. Post 2023, the projected growth trend begins to get stronger finishing at end of the decade to around 830 students. In anticipation of further growth associated with the proposed transit oriented housing mentioned above, the Ministry approved in November 2023 the installation of 8 modulars to open in September 2024 tentatively. Additional projects to relieve capacity have been requested, but are as of yet unapproved.

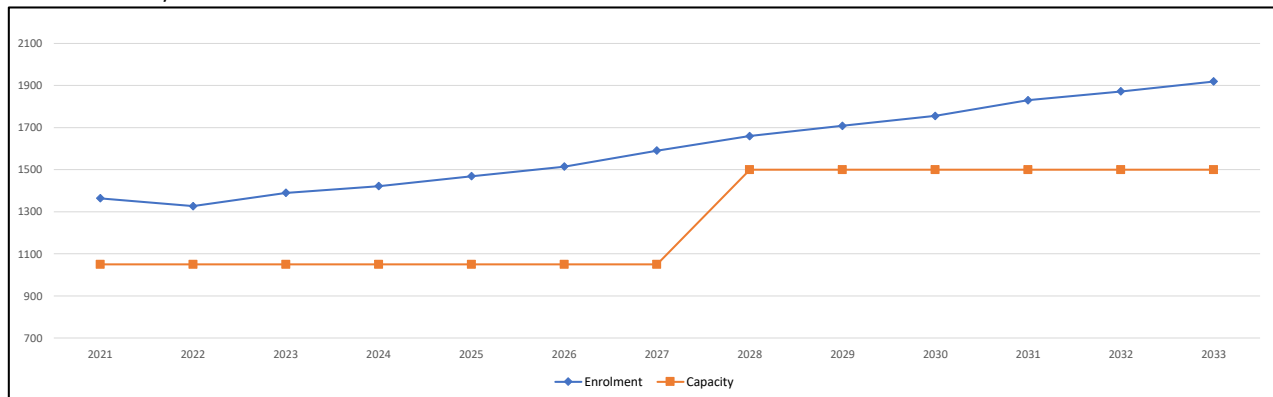
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

Lena Shaw Elementary



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

Guildford Park Secondary



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

Population: The projected population of children aged 0-17 Impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 13760 13770, 13780, 13790, 13806 101A Avenue Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	27
Protected Trees to be Removed	27
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = <u>54</u> 	54
Replacement Trees Proposed	44
Replacement Trees in Deficit	10
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist:

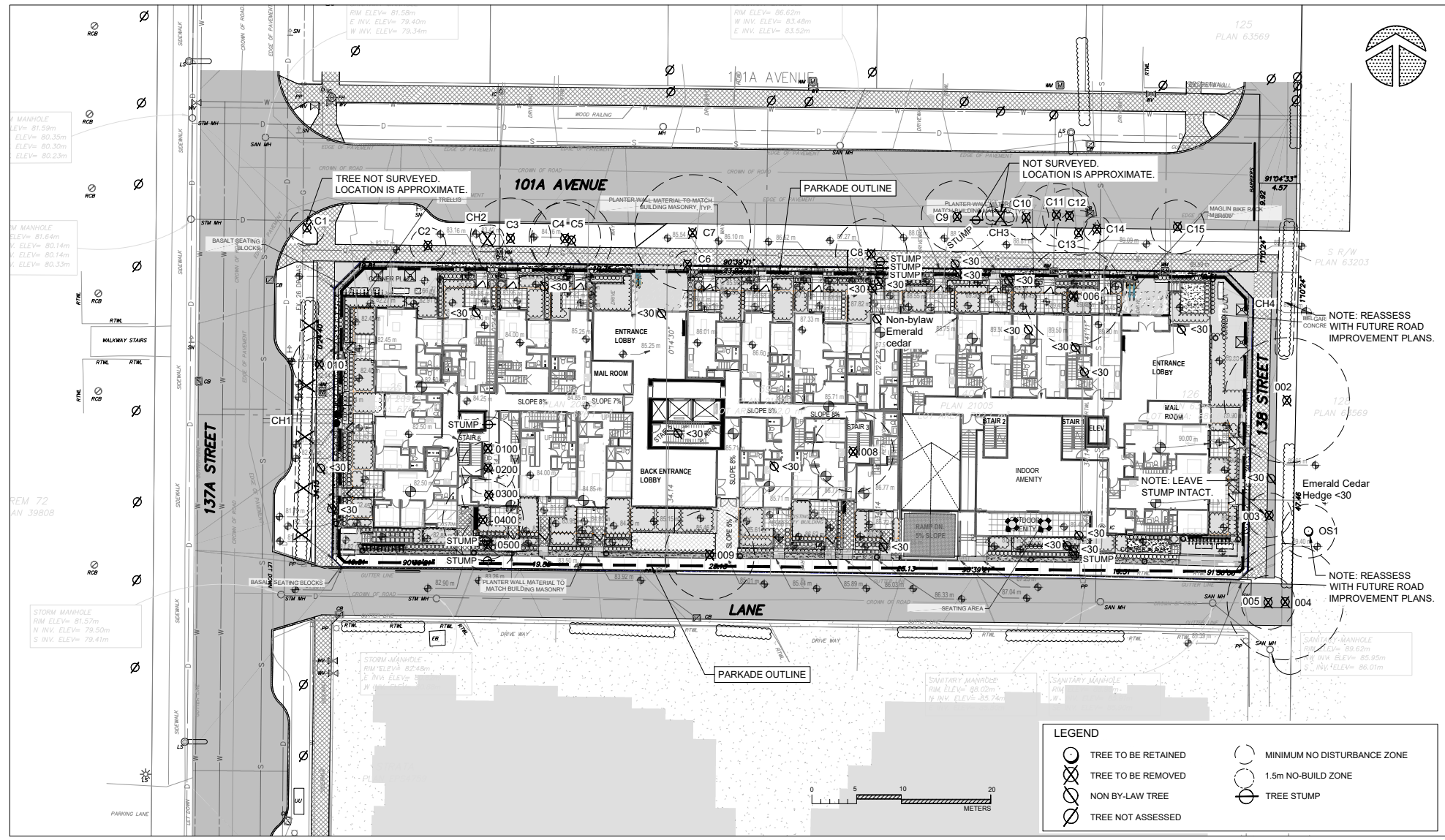


Date: April 15, 2024



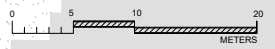
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE NOT ASSESSED
- MINIMUM NO-DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE STUMP



NO.	DATE	BY	REVISION
1	AUG31/23	MK	UPDATED SURVEY
2	SEPT06/23	MK	SITE PLAN
3	APR04/24	MK	SITE PLAN
4	APR15/24	MK	LANDSCAPE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

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PROJECT TITLE
13760, 13770, 13780,
13790, 13806
101A AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND
PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE OCTOBER 5, 2021

T-1
SHEET 1 OF 2



125
PLAN 6.3569

NOTE: REASSESS WITH FUTURE ROAD IMPROVEMENT PLANS.

128
PLAN 6.3569

NOTE: REASSESS WITH FUTURE ROAD IMPROVEMENT PLANS.

SANITARY MANHOLE
RM ELEV= 89.62m
NW ELEV= 85.95m
SW ELEV= 86.01m

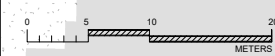
138 STREET

3 M
OS1

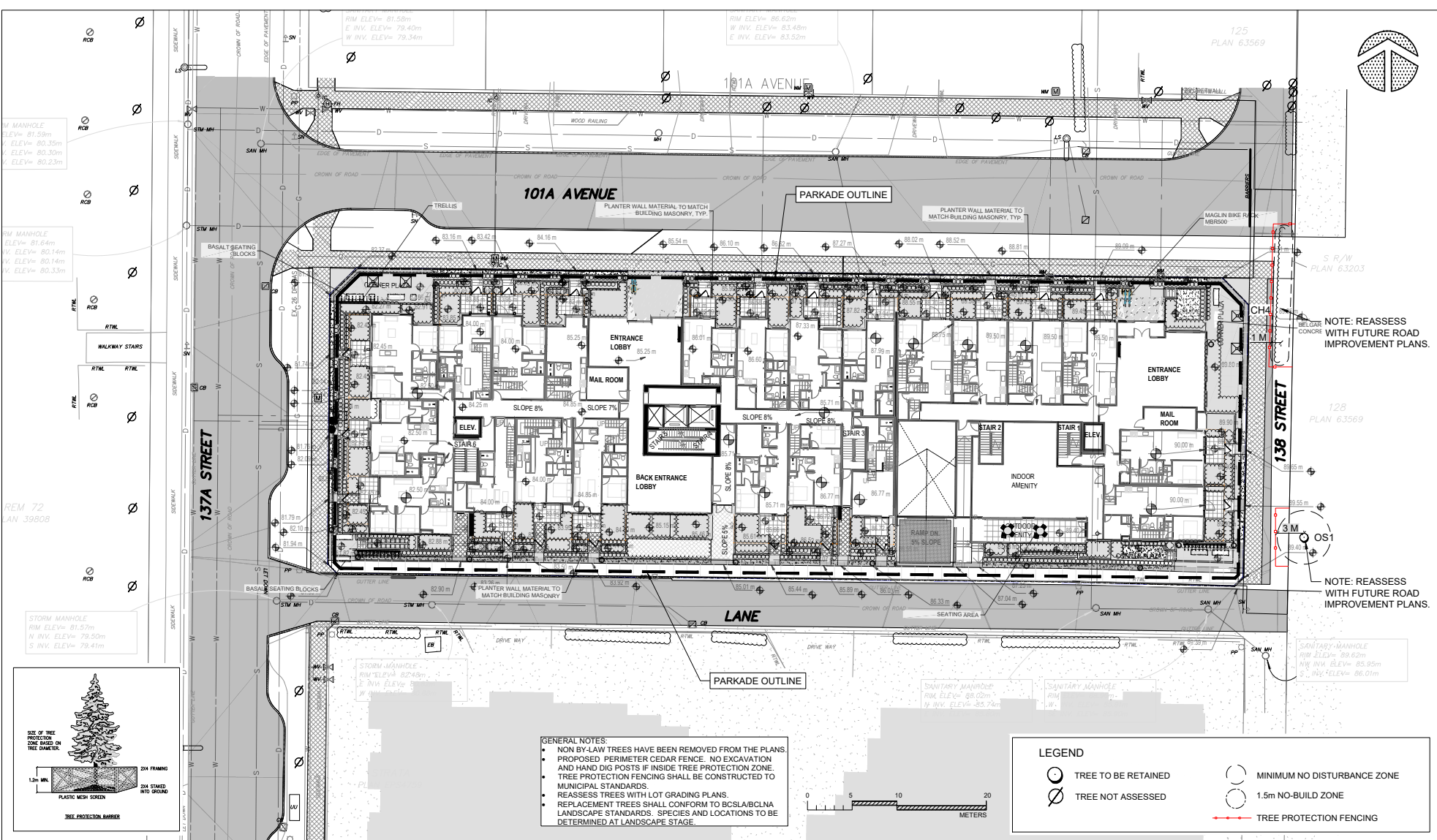
S R/W
PLAN 6.3203

LEGEND

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



- GENERAL NOTES:
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - PROPOSED PERIMETER CEDAR FENCE. NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

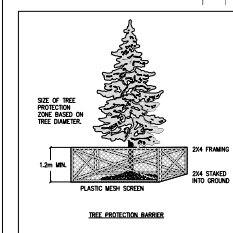


M MANHOLE
ELEV= 81.23m
E ELEV= 80.35m
S ELEV= 80.30m
W ELEV= 80.23m

RM MANHOLE
ELEV= 81.64m
W ELEV= 80.74m
S ELEV= 80.14m
W ELEV= 80.33m

REM 72
JAN 39808

STORM MANHOLE
RM ELEV= 81.57m
W INV. ELEV= 79.50m
S INV. ELEV= 79.47m



STAMP	NO.	DATE	BY	REVISION
	1	AUG3123	MK	UPDATED SURVEY
	2	SEPT0823	MK	SITE PLAN
	3	APR0424	MK	SITE PLAN
	4	APR1524	MK	LANDSCAPE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3V 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
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PROJECT TITLE
13760, 13770, 13780,
13790, 13806
101A AVENUE
SURREY, B.C.

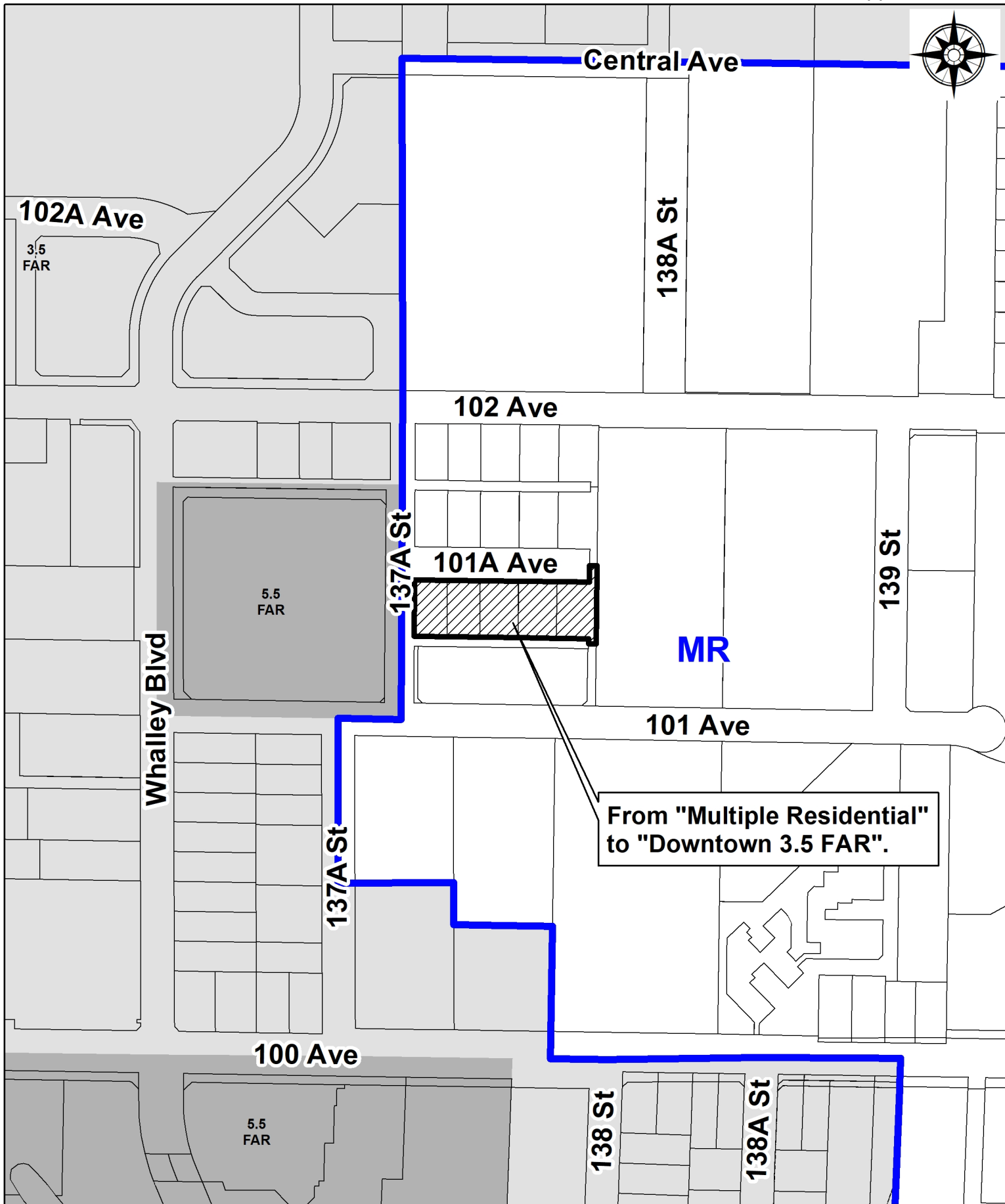
SHEET TITLE
T2 - TREE PROTECTION PLAN

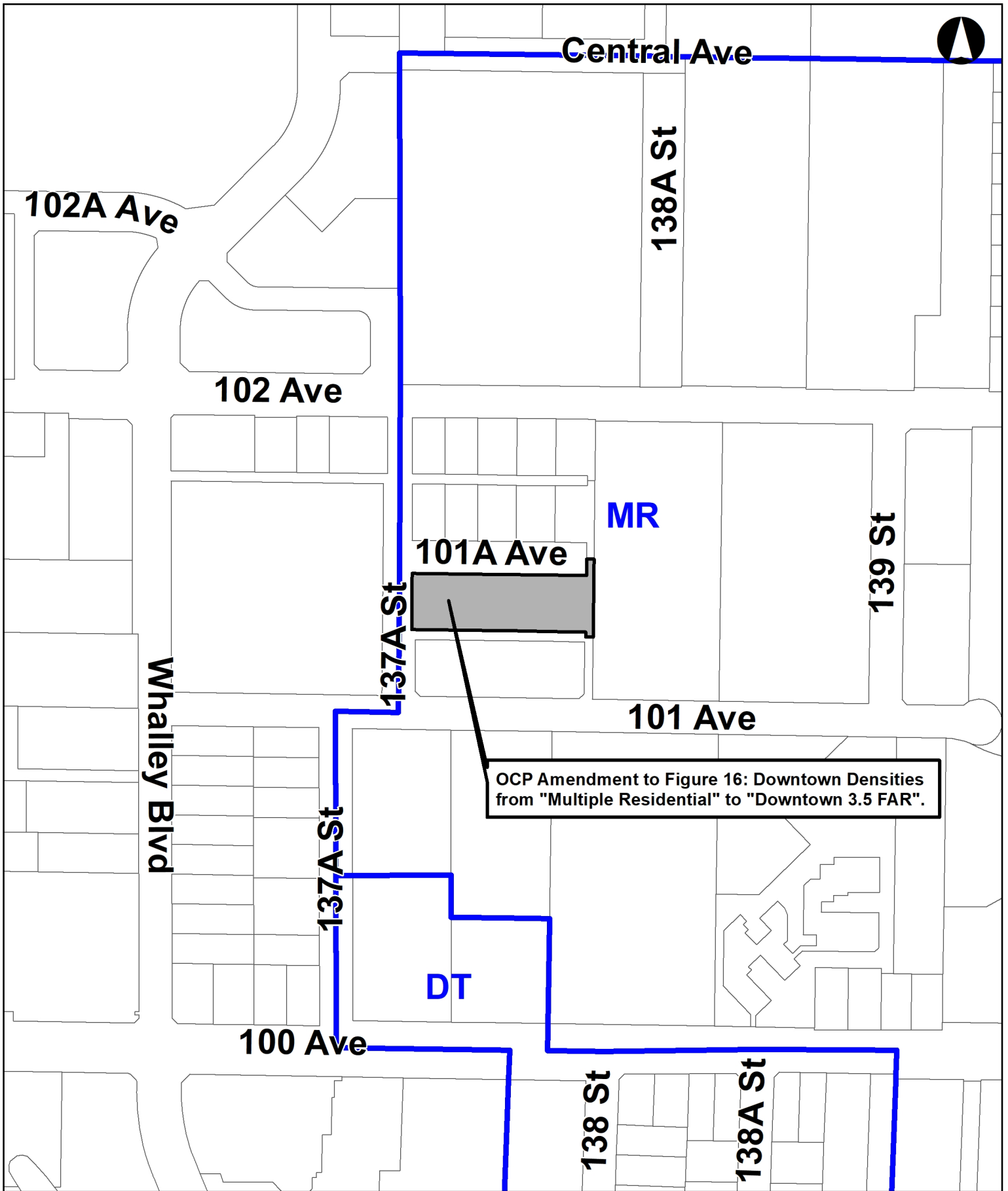
CLIENT

DATE
OCTOBER 5, 2021

DRAWN MK
SCALE AS SHOWN
DATE OCTOBER 5, 2021

T-2
SHEET 2 OF 2





OCP Amendment 22-0085-00

OCP Amendment to Figure 16: Downtown Densities from "Multiple Residential" to "Downtown 3.5 FAR".



CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the ____ day of _____, 2024.

BETWEEN:

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

(the “**City**”)

OF THE FIRST PART

AND:

DEER LAKE HOMES LTD., INC.NO. BC0992289, a
corporation having its offices at 7875 118 Street, Delta B.C. V4C
6G9

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 010-130-705

Legal Description: Lot 25 Section 26 Block 5 North Range 2 West New Westminster
District Plan 20979

Parcel Identifier: 010-130-713

Legal Description: Lot 26 Section 26 Block 5 North Range 2 West New Westminster
District Plan 20979

Parcel Identifier: 010-169-083

Legal Description: Lot 39 Section 26 Block 5 North Range 2 West New Westminster
District Plan 21005

Parcel Identifier: 010-169-130

Legal Description: Lot 40 Section 26 Block 5 North Range 2 West New Westminster
District Plan 21005

Parcel Identifier: 003-335-950

Legal Description: Lot 126 Section 26 Block 5 North Range 2 West New Westminster
District Plan 63569

(collectively, the “**Lands**”);

- B. The Owner wishes to develop a residential development on the Lands consisting of a market condominium component (the “**Market Strata Component**”) and a rental component consisting of market rental units (the “**Market Rental Component**”) as depicted in Schedule “A” attached hereto;
- C. Upon completion of the construction, the Owner intends to deposit an airspace subdivision plan (the “**Subdivision Plan**”) under the Land Title Act in the Land Title Office subdividing the Market Strata Component and the Market Rental Component (the “**Market Rental Development**”) into separate parcels; and
- D. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

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

1. **DEFINED TERMS**

- 1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:
 - (a) “**Agreement**” means this housing agreement and any amendments to or modifications of the same;
 - (b) “**City**” means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;
 - (c) “**City Personnel**” means all of the City’s elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;
 - (d) “**Claims and Expenses**” means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;
 - (e) “**Lands**” means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*);
 - (f) “**Market Rental Development**” means as defined in Recital C;
 - (g) “**Owner**” means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;

- (h) “**Rental Units**” means 58 dwelling units within the Market Rental Development, which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (i) “**Term**” means 40 years, commencing on the first day of the month after the City issues an occupancy permit for the Market Rental Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 All of the Rental Units must be owned by the same Owner(s).
- 2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.
- 2.5 The Owner may sell or transfer the Rental Units individually or together but will not sell one of more Rental Units separately in a single or related series of transactions with the result that when the purchaser or transferee of the Rental Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of less than all of the Rental Units. For the avoidance of doubt, any purchaser or transferee must be the legal and beneficial owner of all of the Rental Units.

3. LIABILITY

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

4. NOTICE

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

(a) As to the City:

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

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Amarjeet Singh Ubhi and Harkurn Singh Ubhi
7875 118 Street, Delta B.C. V4C 6G9

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

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

5. GENERAL

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

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

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

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

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

- preclude any other or future exercise thereof of the exercise of any other right.
- 5.6 The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.
- 5.7 The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.11 This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.12 The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.
- 5.13 The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.14 Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.15 This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

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

[Remainder of page left intentionally blank; execution page follows]

CITY OF SURREY

By: _____
Authorized Signatory
Brenda Locke,
Mayor
City of Surrey

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

DEER LAKE HOMES LTD.

By: _____
Authorized Signatory
Name:
Title:

SCHEDULE "A"

See attached.

Schedule "A"

PROJECT INFO:
Apartment Building at 13760, 70, 80,
90 13806 101A AVE. SURREY B.C.
CLIENT: Anarjeet Ubhi

DATE:
29/01/2024

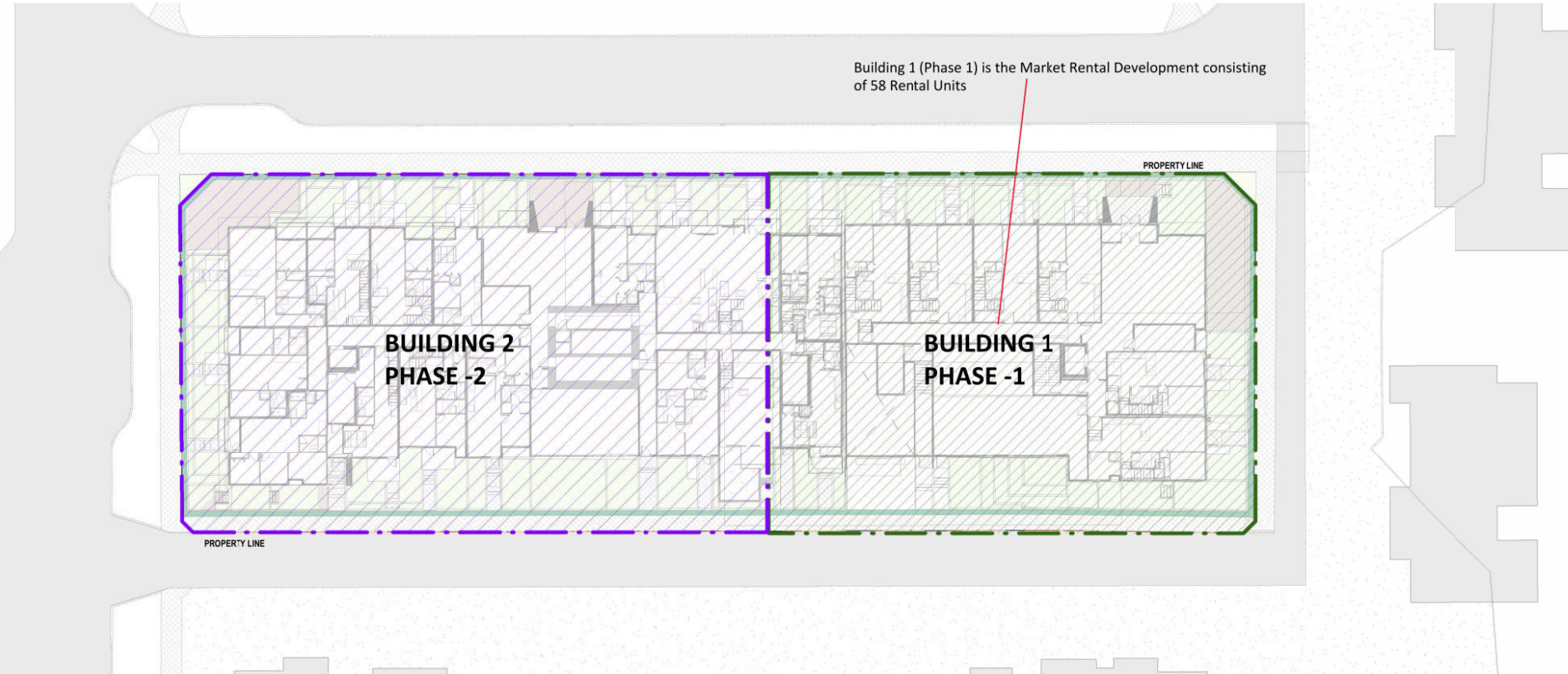
PROJECT NO.:
22-238

SCALE: 1/32" = 1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	DATE	BY	DATE

PHASING PLAN

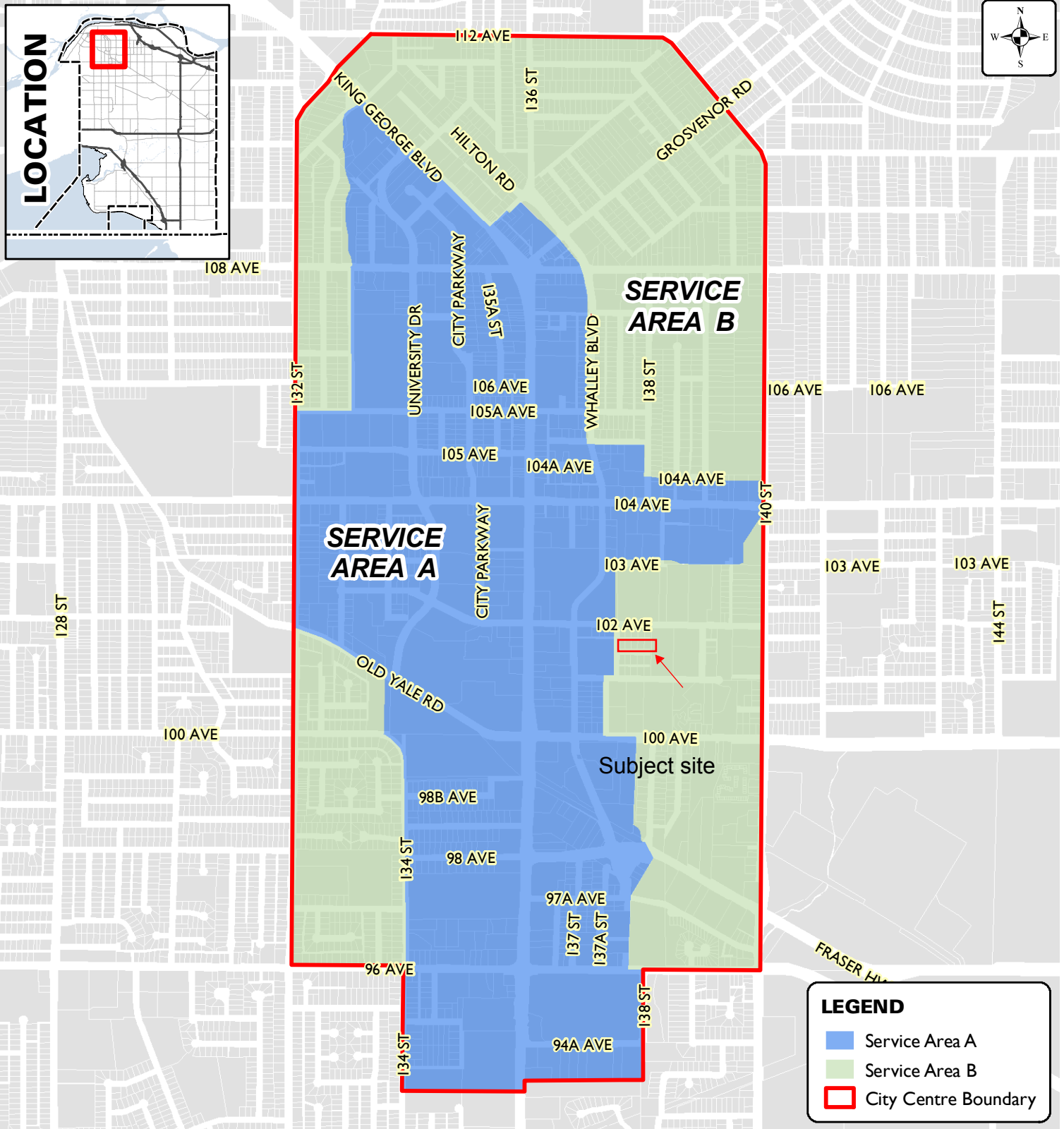
A 108



Building 1 (Phase 1) is the Market Rental Development consisting of 58 Rental Units

1 PHASING PLAN
SCALE: 1/32" = 1'-0"

FIGURE 1



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



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

**ENGINEERING
DEPARTMENT**

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