

**PROPOSAL:**

- **Housing Agreement**

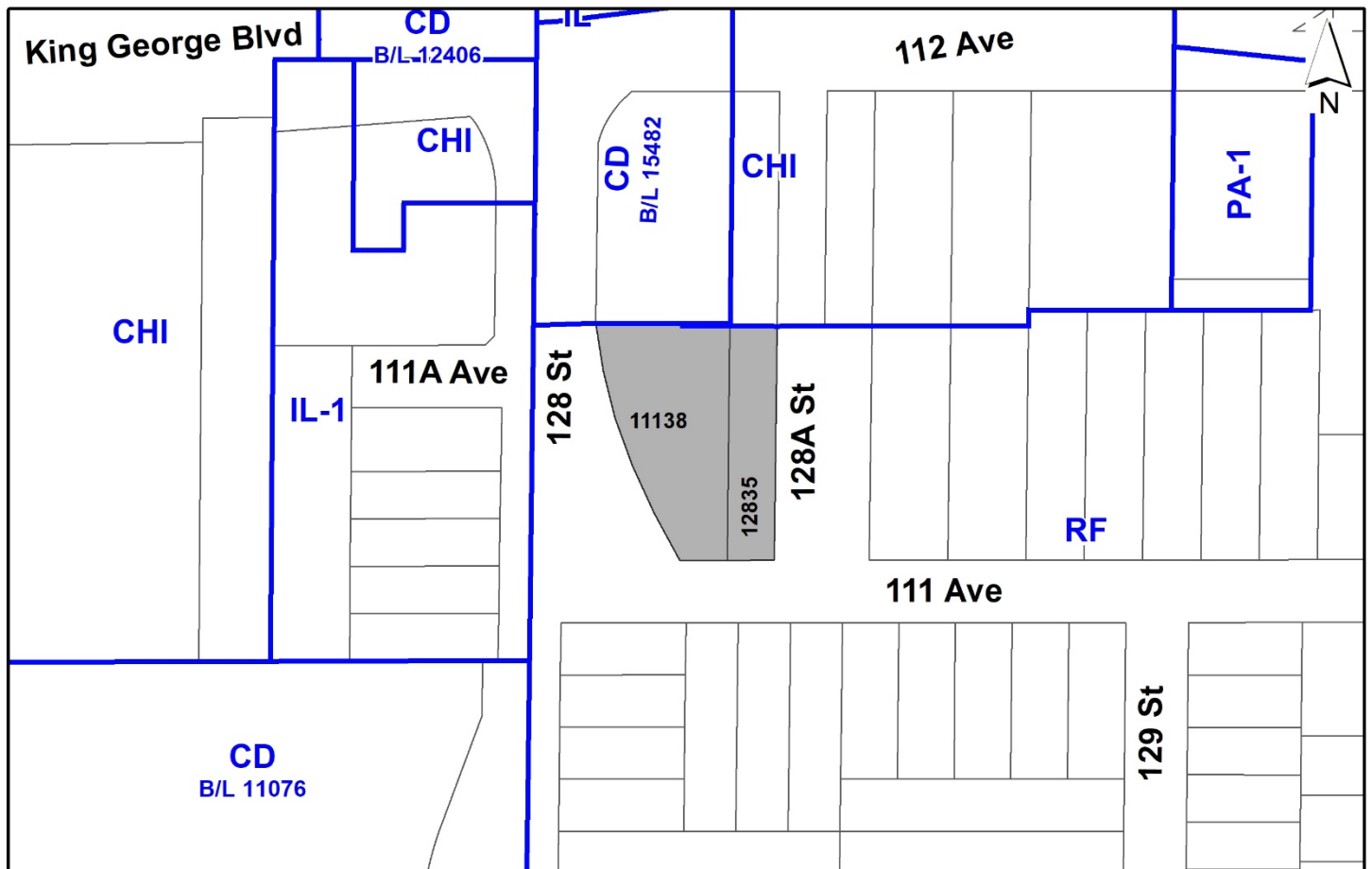
To secure all 112 dwelling units in a proposed 6-storey apartment building as market rental units.

**LOCATION:** 12835 - 111 Avenue  
 11138 - 128 Street

**ZONING:** RF

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Highway Commercial



**RECOMMENDATION SUMMARY**

- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- At the Regular Council – Land-Use Meeting on December 4, 2023, Council granted First and Second Reading to Development Application No. 7922-0218-00 (Bylaw No. 21116) that allows for the development of one 6-storey apartment building consisting of 112 market rental units and a child care centre.
- As noted in the original Planning Report for Development Application No. 7922-0218-00, the applicant has agreed to enter into a Housing Agreement for a period of 60 years, prior to final adoption of the rezoning, to secure all 112 dwelling units within the building as market rental.
- The Housing Agreement Bylaw will be brought forward for final adoption concurrently with the Rezoning Bylaw (No. 21116) when all conditions associated with the rezoning are fulfilled.



## RECOMMENDATION

The Planning & Development Department recommends that a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.

## DEVELOPMENT CONSIDERATIONS

- At the December 4, 2023 Regular Council – Land-Use Meeting, Council granted First/Second Reading to Development Application No. 7922-0218-00 (Bylaw Nos. 21115 and 21116), which allow for the development of one 6-storey apartment building with 112 dwelling units as well as a child care centre (Appendix III).
- As noted in the original Planning Report for Development Application No. 7922-0218-00, the applicant has agreed to enter into a Housing Agreement to ensure that all 112 dwelling units will be secured as market rental housing.
- Section 483 of the *Local Government Act* authorizes Local Governments to enter into a Housing Agreement for affordable and special needs housing.
- Typically, Housing Agreements include the terms and conditions agreed to by the Local Government and the owner regarding:
  - the form of tenure of the housing units;
  - the occupancy of the housing units identified in the agreement (including their form of tenure and their availability to the classes of persons identified in the agreement);
  - the administration of the units (including the means by which the units will be made available to intended occupants); and
  - the rents and lease prices of units that may be charged and the rates at which these can be increased over time.
- The attached Housing Agreement (Appendix II) will be adopted by Bylaw and registered as a notation on title. The agreement will restrict all 112 proposed dwelling units to a rental tenure for a minimum period of 60 years. The rental tenure period will start at the date the City issues the Occupancy Permit for the proposed building.
- The City may, from time to time, require that the owner of the building provide written proof of compliance with the Housing Agreement.
- The Housing Agreement Bylaw will be brought forward for final adoption concurrently with the Rezoning Bylaw (No. 21116), once all the outstanding conditions associated with the rezoning are fulfilled.

## DEVELOPMENT PROPOSAL

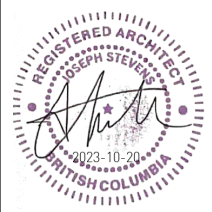
### Planning Considerations





■ GBL ARCHITECTS INC.  
 300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V5Y 1N5  
 TEL 604 738 1154 FAX 604 731 5279

NOTES



REVISIONS

No.	Date	Description
01	August 9, 2021	Pre-Application Review
02	June 10, 2022	Development Application
03	June 22, 2023	ADP Check Set
05	November 9, 2023	Submission to ADP



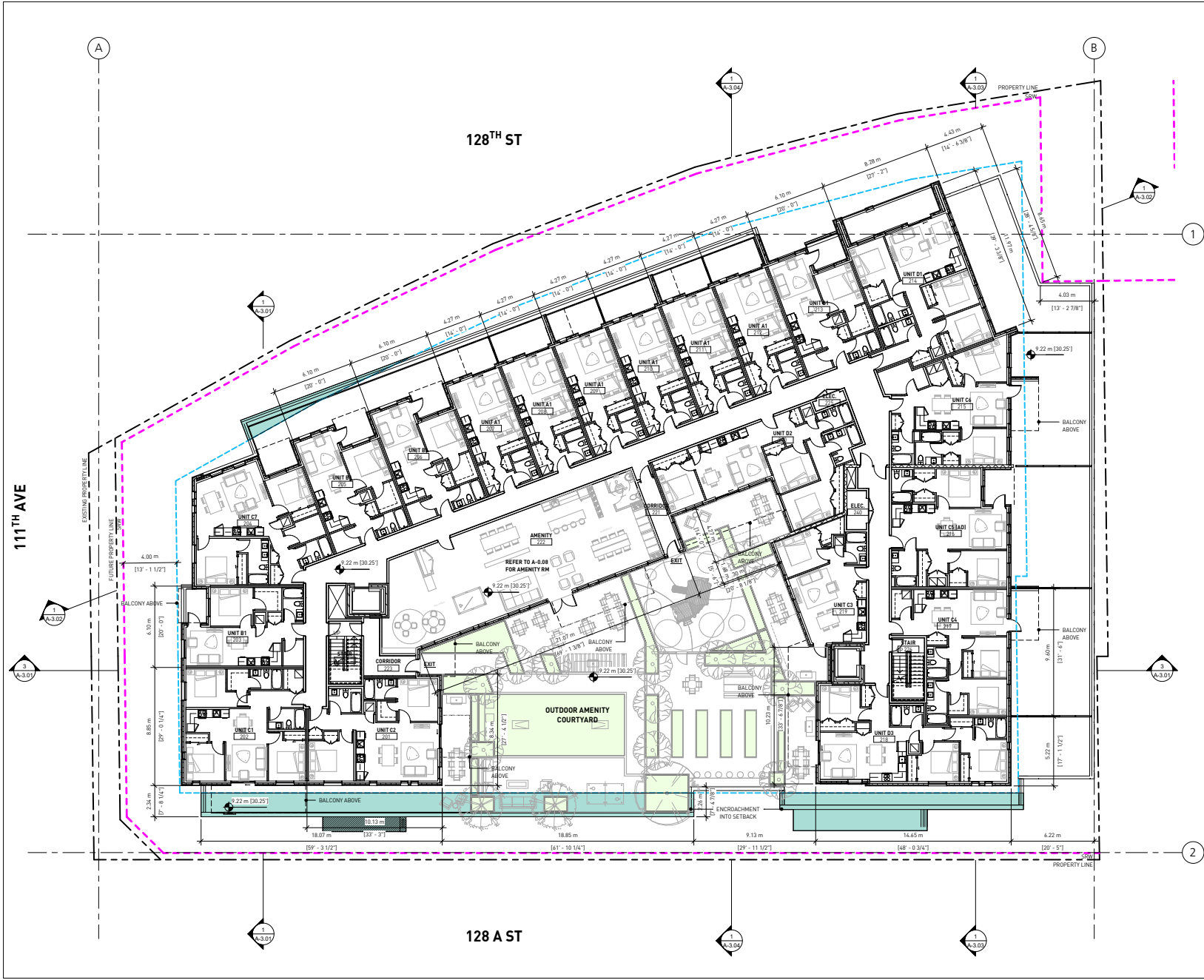
11138 128 STREET

SUBMISSION TO ADP

LEVEL 2

DATE	10/20/2023 11:35:25 AM
DRAWN BY	-
CHECKED BY	-
SCALE	3/32" = 1'-0"
JOB NUMBER	20019

A-1.02



**CITY OF SURREY**  
**HOUSING AGREEMENT**  
**Mixed-Use**

THIS HOUSING AGREEMENT made the 30<sup>th</sup> day of November, 2023.

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:

**128 SURREY HOLDINGS LTD.**, a corporation having its offices at  
12473 King George Blvd., Surrey, BC, V3V 3K3

(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: 002-386-933

LOT 15 BLOCK 30 SECTION 16 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 6176

Parcel Identifier: 027-486-494

LOT 2 SECTION 16 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN BCP35847

(collectively, the “**Lands**”);

- B. The Owner proposes to use the Lands for a 6-storey purpose-built rental building with 112 rental units (the “**Development**”); and
- C. 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) **“Development”** means as defined in Recital B;
- (f) **“Dwelling Unit”** means each of the 112 dwelling units to be constructed within the Development;
- (g) **“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* and a subdivision pursuant to the *Strata Property Act* of British Columbia);
- (h) **“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 and, without limitation, if the Lands are subdivided by way of a strata plan under the *Strata Property Act* of British Columbia, then “Owner” includes the strata corporation thereby created;
- (i) **“Rental Units”** means 112 Dwelling Units which must be made available by the Owner to the general public at arms’ length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and
- (j) **“Term”** means 60 years, commencing on the first day of the month after the City issues an occupancy permit for the Development.

## **2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS**

- 2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.
- 2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.
- 2.3 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.

## **3. LIABILITY**

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

## **4. NOTICE**

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

(a) As to the City:

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

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

128 Surrey Holdings Ltd.  
12473 King George Boulevard  
Surrey, BC V3V 3K3

Attention: Arash Askarian and Daniel Debartolo

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

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

## 5. **GENERAL**

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

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

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

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

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

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

whatsoever.

- 5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.
- 5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.
- 5.10 **Subdivision/Consolidation.** If the Lands are subdivided or consolidated at any time hereafter either under the provisions of the *Land Title Act* or under the *Strata Property Act*, then upon the deposit of a plan of subdivision, strata plan, consolidation plan or similar plan or application as the case may be the rights, benefits, burdens, obligations, and covenants contained in this Agreement will continue to charge each of the new parcels, lots, or other subdivided or consolidated parcels and areas so created.
- 5.11 **Subdivision by Strata Plan.** If the Lands, or any portion thereof, are subdivided by a strata plan, this Agreement will charge title to the strata lots and the common property comprising such strata plan and:
- (a) this Agreement will be registered against each individual strata lot and noted on the common property sheet;
  - (b) the strata corporation or the strata corporations created will perform and observe the Owner's covenants in this Agreement, solely at the expense of the strata lot owners; and
  - (c) the liability of each strata lot owner for the performance and observance of the Owner's covenants herein will be in proportion to the unit entitlement of his, her or its strata lot as established by the strata plan.
- 5.12 **Personal Representatives and Successors.** This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.
- 5.13 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.
- 5.14 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all



acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.

- 5.15 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
- 5.16 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.
- 5.17 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

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

**CITY OF SURREY**

By: \_\_\_\_\_  
Authorized Signatory  
Brenda Locke, Mayor  
City of Surrey

By: \_\_\_\_\_  
Authorized Signatory  
Jennifer Ficocelli,  
City Clerk  
City of Surrey

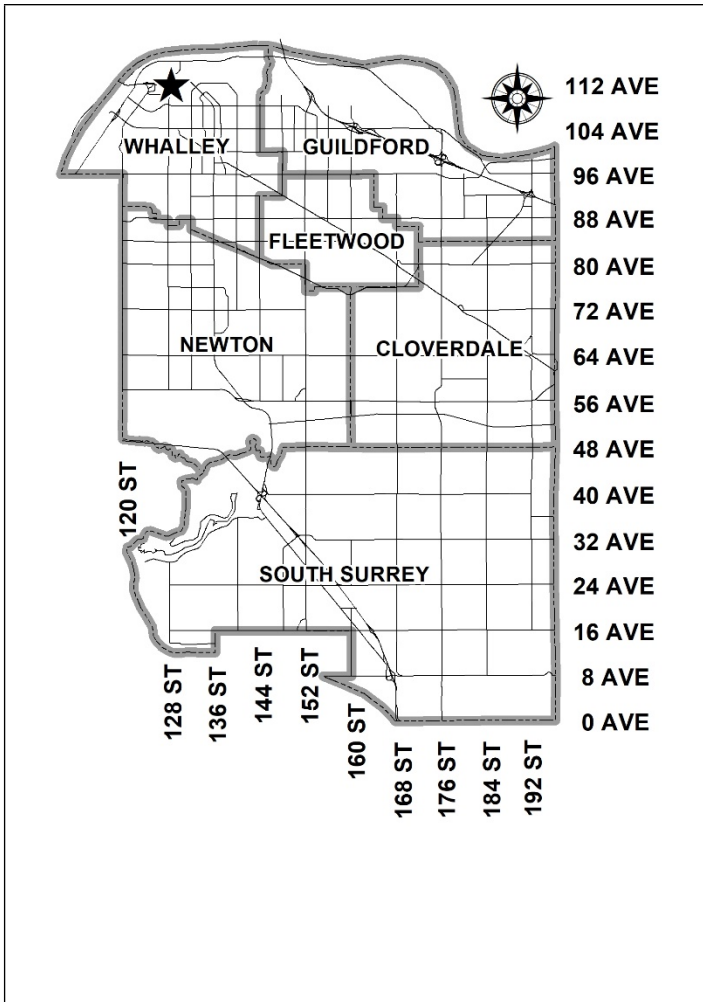
**128 SURREY HOLDINGS LTD.**

By: \_\_\_\_\_  
Authorized Signatory  
*Name:*  
*Title:*

**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0218-00

Planning Report Date: December 4, 2023



**PROPOSAL:**

- **OCF Amendment** from Mixed Employment to Multiple Residential
- **OCF Text Amendment** to permit a higher density in the Multiple Residential designation
- **NCP Amendment** from Highway Commercial to Multiple Residential
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

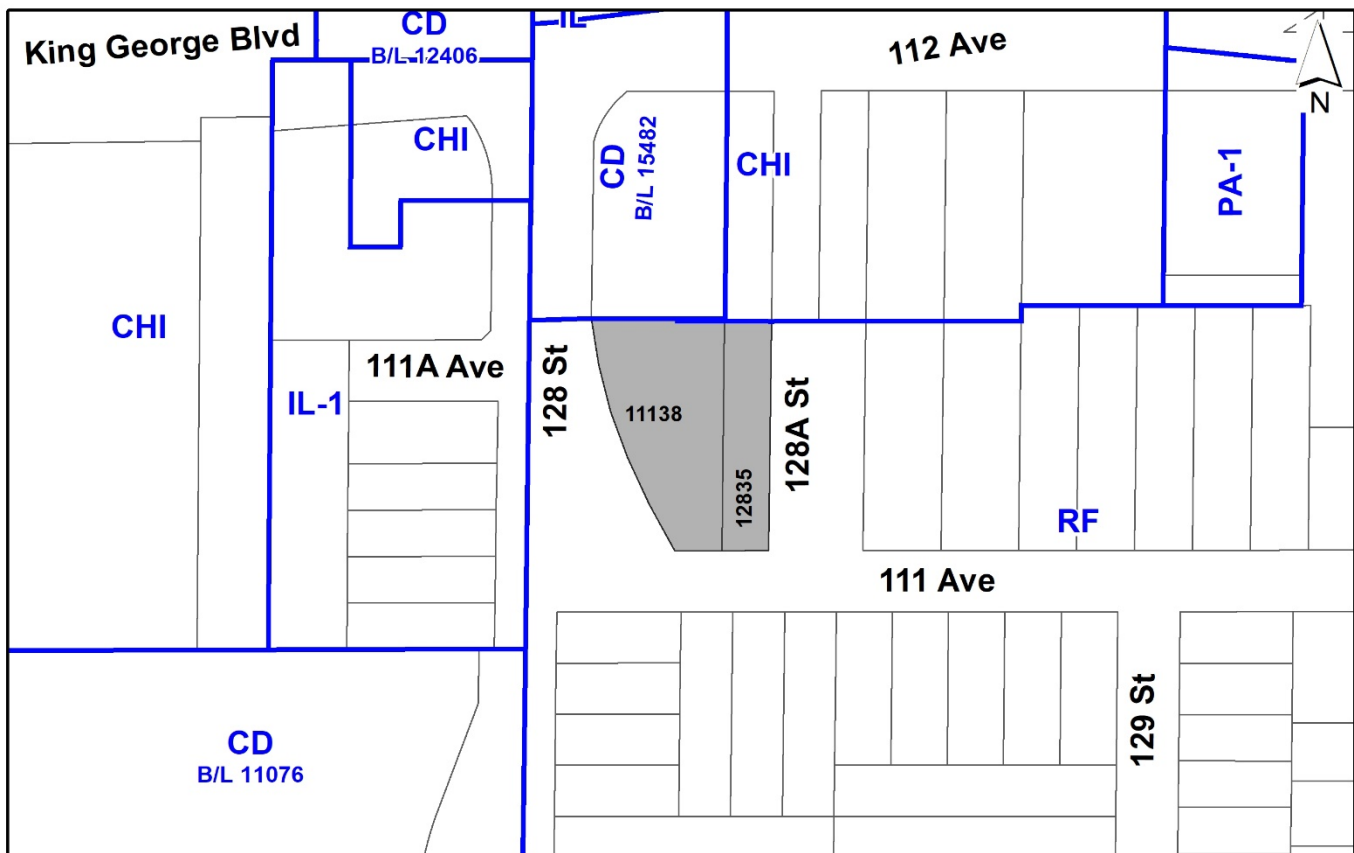
to permit the development of a 6-storey market rental apartment building with a child care centre located on a consolidated site in South Westminster.

**LOCATION:** 12835 – 111 Avenue  
11138 – 128 Street

**ZONING:** RF

**OCF DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Highway Commercial



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment from “Mixed Employment” to “Multiple Residential”.
- Proposed amendment to the South Westminster Neighbourhood Concept Plan from “Highway Commercial” to “Multiple Residential”.

## RATIONALE OF RECOMMENDATION

- The proposed amendment to the OCP from Mixed Employment to Multiple Residential is required to achieve the proposed 6-storey market rental building and is considered to have merit given the proposal will provide much needed market rental housing and a child care centre within close proximity to existing rapid transit (Scott Road SkyTrain Station).
- The proposed amendment to the South Westminster NCP is required to achieve a 6-storey market rental building on the subject site and is considered supportable given the proposal will provide transit supportive residential density within close proximity to rapid transit as well as reflects the gradual transition from auto-oriented, mixed-employment land-uses to mixed-use developments underway in the surrounding neighbourhood.
- The proposal includes a total of 112 market rental dwelling units consisting of one-, two- and three-bedroom units which offer a range of housing options to meet diverse needs within the surrounding area. The applicant proposes to enter into a Housing Agreement to allocate all 112 dwelling units proposed on the subject site as market rental units. The Housing Agreement will restrict the dwelling units to market rental for a period of 60 years or the life of the building. A Housing Agreement Bylaw will be brought forward for Council consideration at a later date and could be approved in conjunction with final adoption of the Rezoning Bylaw.
- The proposed apartment building is attractive, well-designed and will utilize high-quality materials as well as contemporary lines. The applicant proposes reduced building setbacks that benefit the streetscape by providing greater connectivity to the street. In addition, the applicant will provide appropriate landscaping, along the street frontages, which will help to promote a pedestrian friendly environment as well as positive urban experience between the proposed building and public realm.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to:
  - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from Mixed Employment to Multiple Residential;
  - (b) to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Mixed Employment designation for the subject site; and
  - (c) amend Table 7a: Land Use Designation Exceptions, by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	12835 – 111 Avenue Lot 15 Block 30 Section 16 Block 5 North Range 2 West New Westminster District Plan 6176  11138 – 128 Street Lot 2 Section 16 Block 5 North Range 2 West New Westminster District Plan BCP35847	Density permitted up to 2.5 FAR"

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0218-00 generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) input and approval from TransLink;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (i) the applicant enter into a Housing Agreement with the City to restrict a total of 112 dwelling units on the subject site as market rental housing for a period of 60 years or life of building;
  - (j) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
  - (k) provision of transportation demand management measures to address the shortfall in residential and visitor parking spaces to the satisfaction of the General Manager, Engineering;
  - (l) discharge the reciprocal access easement along 128 Street (BB653557);
  - (m) submission of an acoustical report for the units adjacent to the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (n) registration of a Section 219 Restrictive Covenant to reflect the 112 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; and
  - (o) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
7. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Highway Commercial" to "Multiple Residential" as illustrated in Appendix V when the proposal is considered for Final Adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant parcels	Mixed Employment/ Highway Commercial	RF
North:	Esso gas station and drive-thru restaurant	Mixed Employment/ Highway Commercial	CD Zone (By-law No. 15482)
East (Across 128A Street):	Vacant parcels under application for rezoning and DP to allow for ground-oriented townhouses (Development Application No. 7914-0324-00)	Urban/Multiple Residential	RF
South (Across 111 Avenue):	Vacant parcels	Urban	RF
West (Across 128 Street):	Automotive service uses, automobile wrecking and drive-thru restaurant currently under construction	Mixed Employment/ Highway Commercial	IL-1 & CHI

### Context & Background

- The subject properties are located on the east side of 128 Street, just north of 111 Avenue.
- The properties are approximately 0.36 hectare in total area and presently vacant.
- The subject properties are designated “Mixed Employment” in the Official Community Plan (OCP), “Highway Commercial” in the South Westminster Neighbourhood Concept Plan (NCP) as well as zoned “Single Family Residential Zone (RF)”.
- At the Regular Council – Public Hearing on October 7, 2019, Council granted Third Reading to Development Application No. 7918-0254-00 which proposed to rezone the subject site from RF to CHI, DP and DVP to permit two single-storey commercial buildings with reduced setbacks.
- The previous development application was subsequently closed by City staff and Council filed the rezoning bylaw following the submission of the subject application (No. 7922-0218-00).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the development of a 6-storey market rental building consisting of 112 dwelling units and child care space on the subject site, the applicant proposes the following:
  - OCP Amendment from Mixed Employment to Multiple Residential;
  - OCP Text Amendment to permit a higher density under the Multiple Residential designation;
  - NCP Amendment from Highway Commercial to Multiple Residential;

- Rezoning from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” based upon the “Multiple Residential 70 Zone (RM-70)”;
  - Development Permit for Form and Character as well as Hazard Lands (Steep Slopes); and
  - Consolidation of two (2) lots into one (1) lot.
- Development details are included in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3,602.06 sq. m.
Road Dedication:	66.53 sq. m.
Undevelopable Area:	N/A
Net Site Area:	3,535.53 sq. m.
<b>Number of Lots:</b>	2 (existing) 1 (proposed)
<b>Building Height:</b>	27 metres
<b>Unit Density:</b>	N/A
<b>Floor Area Ratio (FAR):</b>	2.45 (Gross)/2.5 (Net)
<b>Floor Area</b>	
Residential:	8,236.34 sq. m.
Child Care Centre:	595.32 sq. m.
Total:	8,831.56 sq. m.
<b>Residential Units:</b>	
Studio:	30 dwelling units
1-Bedroom:	33 dwelling units
2-Bedroom:	29 dwelling units
3-Bedroom:	20 dwelling units
Total:	112 dwelling units

### Referrals

#### Engineering:

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

School District:	<p>The School District has advised that there will be approximately 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>9 Elementary students at Harold Bishop Elementary School 3 Secondary students at Johnston Heights Secondary School</p> <p>(Appendix III)</p> <p>Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January, 2027.</p>
Parks, Recreation & Culture:	<p>No concerns.</p> <p>The North Surrey Sport &amp; Ice Complex land contains amenities including a playground and natural area (10B Greenbelt) south of the building. These lands are 650 metres walking distance from the proposed development.</p>
Surrey Fire Department:	No concerns.
TransLink:	TransLink comments are pending. The applicant will be required to address any TransLink Requirements prior to final adoption.
Advisory Design Panel:	The proposal was considered at the ADP meeting on November 9, 2023 and was supported. The applicant has resolved most of the outstanding items from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

## Transportation Considerations

### Road Network and Infrastructure

- As part of the subject development, the applicant will be providing the following road improvements:
  - Construction of a sidewalk on 128 Street;
  - Dedication and construction of 111 Avenue to the City's collector road standard; and
  - Construction of 128A Street to the City's local road standard.

### Traffic Impacts



- The proposed development is anticipated to generate approximately one vehicle every one to two minutes, according to industry standard rates. A site-specific transportation impact assessment was not required as the proposal is below the City's typical threshold.

### Transit

- The subject site is located within 800 metres walking distance of existing rapid transit (Scott Road SkyTrain Station) and 185 metres of a bus stop (#321 – Surrey Central Station/Newton/White Rock and N19 – Downtown/Surrey Central Station Night Bus).
- As such, the proposed development is considered appropriate for this part of South Westminster and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

### **Sustainability Considerations**

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

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

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP).
- The proposed residential building, located on the subject site, cannot be accommodated under the "Mixed Employment" designation. Therefore, an OCP Amendment to Figure 3: General Land Use Designations and Figure 42: Major Employment Areas from "Mixed Employment" to "Multiple Residential" is required to allow for the proposal (Appendix VI and VII).

#### Amendment Rationale

- The subject site is located within close proximity to a major arterial (King George Boulevard) and within walking distance of existing rapid transit with Scott Road SkyTrain Station located roughly 800 metres from the proposed development.
- The proposed OCP Amendment from Mixed Employment to Multiple Residential will allow a higher density, mixed-use development near the Scott Road SkyTrain Station, which complies with the City's goal of increasing density near transit services. The "Multiple Residential" land-

use designation supports higher-density residential developments along with neighbourhood-servicing commercial and community service uses.

- In the OCP, the “Multiple Residential” designation allows a maximum density of 1.5 FAR. For sites located within a FTDA or Urban Centre that abut a Frequent Transit Network (FTN) or where specifically permitted in a Secondary Land-Use Plan, a maximum density or FAR of 2.0 is permitted.
- Given that the subject site does not meet the criteria that would allow a maximum density of 2.0 FAR, the applicant is proposing a Text Amendment to the OCP to increase the maximum permitted density under the Multiple Residential designation from 1.5 FAR to 2.5 FAR.
- A higher density multiple residential development on the subject site is supportable given that it promotes walkability, provides market rental housing which provides more housing choice for residents and complies with OCP guidelines that encourage the construction of higher-density developments in areas served by frequent transit.

### Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
  - The proposal supports transit-oriented development, focused growth and increased density along frequent transit corridors, which supports transit service expansion as well as rapid transit infrastructure investment;
  - The proposal supports directing higher-density residential land-uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities;
  - The proposal supports the development of purpose-built market rental with a variety of unit types to support a diversity of household sizes and composition located within walking distance of transit routes; and
  - The proposed apartment building includes urban design features (e.g. outdoor balconies, ground floor patio space, etc.) that promote a safe, welcoming public streetscape and urban public realm.

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated “Highway Commercial” in the South Westminster Neighbourhood Concept Plan (NCP).
- In order to accommodate the development proposal, the applicant is proposing to amend the South Westminster NCP in order to redesignate the subject site from “Highway Commercial” to “Multiple Residential”.

#### Amendment Rationale

- The proposed NCP Amendment from “Highway Commercial” to “Multiple Residential” is consistent with adjacent development applications which, similarly, are proposing to re-designate to Multiple Residential to permit low- to mid-rise multi-family proposals with limited commercial, primarily at-grade. The proposed NCP Amendment will support the redesignation of a Highway Commercial property from an auto-oriented commercial use towards developments that support the objectives of the South Westminster NCP which include developing an active, compact and mixed-use community within close proximity to a transit station (Scott Road Station).
- The proposed density is appropriate for this part of South Westminster given that the subject site is located within close proximity to a future “Transit Oriented Urban Village” in the South Westminster NCP, centred around the Scott Road SkyTrain Station, is in close proximity to frequent transit service and is consistent with the goal in Metro Vancouver’s Regional Growth Strategy of supporting sustainable transportation choices.

### Themes/Objectives

- The proposed development on the subject site complies with the proposed Multiple Residential OCP designation as well as the building form, density and height permitted under the Multiple Residential designation in the South Westminster NCP.
- The subject site is located within the “Transit Oriented Urban Village” portion of the NCP. In this area, the intent is to take advantage of the regional accessibility provided by rapid transit service and build an active, residential community with compact mixed-use developments that encourage people to take advantage of transit service and reduce automobile dependency.
- The NCP calls for pedestrian, transit and cycle friendly developments within walking distance of public transit and mixed-use proposals that promote quality public spaces and streetscapes.
- The proposed development on the subject site meets the intent of the NCP by providing a residential development that includes a generous child care space and offers market rental dwelling units, secured through a 60-year or “life of building” Housing Agreement within an 800 metre walk of a SkyTrain Station.

### **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 112 dwelling units created under this development proposal as market rental units for a period of 60 years or the life of the building.
- In an effort to advance the application to Council and meet the applicant’s timelines, the Housing Agreement Bylaw will be forwarded to Council for consideration at a later date.
- In the interim, Council approval of the proposed development is contingent on the applicant entering into a Housing Agreement with the City and securing all 112 dwelling units as market rental. As such, a Housing Agreement will be required as a condition of Final Adoption.

**Proposed CD Bylaw**

- The applicant proposes to rezone the subject site from “Single Family Residential Zone” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to allow for the proposed residential development. The CD Zone for the subject site identifies the densities, uses as well as setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and proposed CD Bylaw are illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	2.0	2.5 (Net)
<b>Lot Coverage:</b>	33%	80%
<b>Yards and Setbacks</b>		
North Yard	7.5 m.	6.0 m.
East Yard	7.5 m.	5.0 m.
South Yard	7.5 m.	4.5 m.
West Yard	7.5 m.	5.0 m.
<b>Principal Building Height:</b>	50 m.	24 m.
<b>Permitted Uses:</b>	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
<b>Amenity Space</b>		
Indoor Amenity:	336 sq. m.	The proposed 175 sq. m. plus cash-in-lieu meets the Zoning Bylaw requirement.
Outdoor Amenity:	336 sq. m.	The proposed 341 sq. m. exceeds the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>		<b>Required</b>
		<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	112 parking spaces	85 parking spaces
Residential Visitor:	11 parking spaces	8 parking spaces
Child Care Centre:	14 parking spaces	14 parking spaces
Total:	137 parking spaces	107 parking spaces
<b>Bicycle Spaces</b>		
Residential Secure Parking:	134 bicycle spaces	134 spaces
Residential Visitor:	6 bicycle spaces	6 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.

- Given the proximity of the subject site to existing rapid transit (Scott Road SkyTrain Station), the proposal to increase the permitted density to 2.5 FAR (Net) in the CD Zone is supportable.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 80% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is reasonable on a constrained site of this size.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.
- Given that the subject site is located within close proximity to a major arterial (King George Boulevard) and within walking distance of public transit, staff are supportive of reducing the parking rate on the subject site (see discussion below).

#### On-Site Parking and Bicycle Storage

- The proposed development includes a total of 107 parking stalls consisting of 85 resident parking spaces, 8 visitor parking spaces and 14 parking spaces for the child care centre. In addition, the applicant will provide 2 accessible parking stalls. The parking spaces will be provided within an enclosed underground parkade accessed off 128A Street.
- According to the Zoning Bylaw, the applicant is required to provide a total of 137 parking spaces on-site, equivalent to required market rental residential rates of 0.8 parking space per dwelling unit plus 0.1 visitor parking space per dwelling unit.
- The applicant is proposing to provide a total of 107 parking spaces on-site, equivalent to 0.73 parking spaces per dwelling unit plus proposed sharing of 3 visitor stalls with the child care centre. In order to support the proposed parking reduction, the applicant has volunteered to construct the sidewalks along 128 Street and 111 Avenue to collector and arterial road standards, over and above typical requirements, as well as to provide on-site bicycle facilities.
- Of the 107 parking spaces provided, 17 small car spaces are proposed or 16% of the total number of parking spaces. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all the north, east and west lot lines.
- The development will provide a total of 134 secure bicycle parking spaces on-site. This will meet the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 at-grade bicycle parking stalls, which complies with the Zoning Bylaw requirement.
- Given the site constraints and challenges with constructing underground parking within a Development Permit Area (DPA) for Hazard Lands (Flood Prone Areas), the applicant has proposed the following:

- One level of underground parking and one level of above ground parking, the latter of which is completely screened from the public by the building itself. Each parkade will be accessed from a separate parkade entrance located off 128A Street;
- A shared parking arrangement which would allow a maximum of twenty-five percent (25%) of all visitor and child care spaces to be shared between these two land-uses; and
- Tandem parking spaces for the child care centre with several of the employee parking spaces and pick-up/drop-off spaces being provided as a tandem parking arrangement.

### **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 2023, under Corporate Report No.R037;2023.
- The proposed development is comprised entirely of market rental units that will be secured through a Housing Agreement. As such, the development proposal will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs.
- The applicant will be required to register a Section 219 Restrictive Covenant on title specifying that, if there is a future change in tenure, the applicable Tier 1 and Tier 2 CACs will be paid to the City at the rate in effect at the time of final approval.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 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.
- As a rental project, the subject proposal is exempt from the provision of 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**

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

## **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on October 31, 2023, and the Development Proposal Signs were installed on November 23, 2023. To date, staff have received no responses from adjacent property owners regarding the proposed development on the subject site.

## **DEVELOPMENT PERMITS**

### **Hazard Lands (Flood Prone) Development Permit Requirement**

- The subject site falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. A Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- A feasibility study, prepared by Mohammad Deriszadeh, *P.Eng.*, of GeoPacific Consultants Ltd. and dated August 16, 2021, was reviewed by staff and found to be generally acceptable, with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of development the site and proposing recommendations to mitigate potential hazards.
- A minimum flood plain elevation of 4.7 metres geodetic is required. All habitable spaces and mechanical/electrical switchgear within the proposed building have been located at a geodetic elevation of 4.7 metres or higher, which complies with the requirements.
- The consultant has determined that the proposed development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including preloading considerations, site preparation, foundation design, perimeter drainage, pavement structure, methane generation and utilities installation.
- In addition, the applicant is currently in discussions with City staff regarding the potential to further raise portions of 128A Street in order to ensure the driveway entrance to the underground parkade is designed as high as possible to further mitigate any impacts associated with potential future flooding in the local area.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character.
- The proposal generally complies with the Form and Character Development Permit guidelines in the OCP and the applicant has worked with staff to ensure the proposed landscaping as well as building massing encourage an attractive streetscape and reflect an urban public realm.

### Building Design

- The applicant is proposing to construct one 6-storey apartment building consisting of 112 dwelling units and 595 square metres of commercial child care space with a combination of under-ground and above grade parking.
- The unit mix consists of 30 studio, 33 one-bedroom, 29 two-bedroom and 20 three-bedroom dwelling units.
- The dwelling units range in size from 39 square metres for a studio to 91 square metres for the largest three-bedroom apartment.
- The applicant proposes a total of five (5) adaptable units (roughly 5% of all dwelling units).
- The proposed buildings reflects an urban and contemporary built form. The architectural design of the building incorporates a sense of layering, achieved through the implementation of sloped parapet lines and varied depths of façade elements.
- The massing is articulated by recessed balconies, creating breaks in the building, while projecting balconies, accompanied by privacy screens, are strategically grouped to enhance privacy between units and act as a buffer from the nearby traffic on 128 Street and the SkyTrain guideway along King George Boulevard.
- The eastern, southern and western building façades that front onto the adjacent streets include a variety of durable materials that reflect the commercial industrial character of the surrounding neighbourhood.
- The proposed building includes a variety of durable materials with exposed concrete at the building base while upper-storeys use a combination of white and metallic finish burnt amber fibre cement and light gray corrugated metal panels in contrasting colours to provide a rich material aesthetic. The building façades are further punctuated by black window frames and exterior balconies which provide a distinct vertical rhythm.
- Given the subject site is located within a flood prone area, the minimum flood construction level necessitates that habitable space which includes dwelling units and child care space be located above grade. As such, the street level and building entries are raised with external stairs and ramps to allow for additional flood protection with stepped planters to soften the grade change between the street frontage and proposed building.
- The building orientation ensures a stronger street wall along 128 Street with child care space that wraps around the building, an additional entry access off 128 Street and sidewalk which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.



- The applicant is proposing an identification sign that provides the building address located along the 128A Street frontage, near the principal lobby entrance, as well as two signs which identify the location and entrance of the child care centre. All the proposed signage on-site will be comprised of individual channel letters and comply with the Surrey Sign By-law.
- At this time no free-standing sign or additional signage is proposed on-site. If required, any future signage will be considered through a separate application and must comply with the Surrey Sign By-law.
- City staff will continue to work with the applicant to resolve any issues associated with the proposed on-site signage and murals, as shown on the architectural drawings, prior to Final Adoption.

### Indoor Amenity Space

- The proposed indoor amenity space is centrally located on Level 2 and provides for greater pedestrian connectivity to the adjacent outdoor amenity space located within the internal courtyard.
- The indoor amenity space consists of a kitchen facility and dining area, workspace, lounge seating, billiard table and play area.
- The proposed indoor amenity space is roughly 175 square metres in total area which is 161 square metres less than the 336 square metres required under the Zoning Bylaw based on 3 square metres per dwelling unit.
- On November 18, 2019, Council approved Corporate Report No. R206;2019 (“Updates to Indoor and Outdoor Amenity Space Requirements”). The report identified the minimum requirements for indoor amenity space that must be provided on-site (i.e. no cash-in-lieu). Based upon the minimum requirement for the building type proposed, 74 square metres of indoor amenity space per building is required.
- Overall, the applicant proposes to provide approximately fifty two percent (52%) of the required indoor amenity space and, furthermore, has agreed to a monetary contribution of \$161,000.00 (based upon \$3,000 per unit deficiency) in accordance with City Policy.

### Outdoor Amenity Space and Proposed Landscaping

- The outdoor amenity space is centrally located and directly adjacent to the indoor amenity space. The applicant is proposing to provide an outdoor kitchen and dining area, lawn area, lounge seating with fire pits, children’s playground equipment and urban agriculture space.
- The proposed outdoor amenity space is roughly 341 square metres in total area which exceeds the minimum outdoor amenity space requirement, per the Zoning By-law, based upon a total of 3 square metres per dwelling unit.
- For those dwelling units located around the central courtyard, adjacent the outdoor amenity space, each unit will have a small private patio with privacy screening that consists of bylaw sized trees and small shrubs in raised planters.

- Each apartment unit that faces onto the street frontage will provide an “eyes-on-the-street” function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.
- The applicant is proposing an on-site plaza at the northwest corner of the subject site that consists of bench seating, games tables and a feature overhead trellis. The plaza space may also include a future public art piece and will provide terraced planters with columnar trees and low-lying shrubs to provide additional privacy screening.

### Advisory Design Panel

ADP date: November 9, 2023

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

### Outstanding Items

- City staff will continue to work with the applicant to resolve the following outstanding design-related issues and Advisory Design Panel Comments, as follows:
  - Design refinement to the east lobby entry to improve visibility and pedestrian safety;
  - Design refinement of the parking overhead door expression; and
  - Elevation and finished material refinement.

### **TREES**

- John Martyn, ISA Certified Arborist of JMP Tree Service 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
<b>Deciduous Trees</b>			
Common Plum	1	1	0
<b>Total</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>27</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>27</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there is one (1) mature tree on the site. The applicant will not be retaining any trees, as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, proposed lot grading and road dedication.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of two (2) replacement trees on the site. The applicant is proposing twenty-seven (27) replacement trees on the subject site, thereby exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 128 Street, 128A Street and 111 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Kobus Magnolia, Slender Silhouette Sweetgum, Paperbark Maple, Snowcone Japanese Snowbell, Flowering Crabapple, and Coral Bark Japanese Maple.
- In summary, a total of twenty-seven (27) trees are proposed to be replaced on the site with no financial contribution required for the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevation Drawings, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	NCP Redesignation Map
Appendix VI.	OCP Redesignation Map (Figure 3)
Appendix VII.	OCP Redesignation Map (Figure 42)
Appendix VIII.	ADP Comments and Response

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MJ/ar

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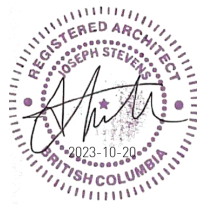
Brent Dozzi | bdozzi@cts-bc.ca

## DRAWING LIST

A-0.01a	CONTEXT PLAN
A-0.01b	DETAILED CONTEXT
A-0.02	STATISTICS
A-0.03	SITE PLAN
A-0.03a	BASE PLAN
A-0.03b	LOT AREA & COVERAGE
A-0.03c	SITE CIRCULATION
A-0.03d	FIRE DEPT. ACCESS
A-0.04	SHADOW STUDY
A-0.05	DESIGN RATIONALE
A-0.06	MATERIALS
A-0.07	CHILD CARE PLAN
A-0.08	AMENITY PLAN
A-0.09a	128A FRONTAGE
A-0.09b	128 FRONTAGE
A-0.10	3D VIEWS
A-0.11	SUSTAINABILITY
A-1.00	P1
A-1.01	LEVEL 1
A-1.01a	LEVEL 1 - FAR
A-1.02	LEVEL 2
A-1.02a	LEVEL 2 - FAR
A-1.03-06	LEVEL 3-6
A-1.03-06a	LEVEL 3-6 - FAR
A-1.07	ROOF
A-2.01	ELEVATIONS
A-2.02	ELEVATIONS
A-2.03	ELEVATIONS, COURTYARD
A-3.01	SECTIONS
A-3.02	SECTIONS
A-3.03	SECTIONS
A-3.04	SECTIONS
A-4.01	UNIT PLANS, STUDIO & 1-BR
A-4.02	UNIT PLANS, 2-BR
A-4.03	UNIT PLANS, 2-BR
A-4.04	UNIT PLANS, 3-BR

# 11138 128 STREET

**SUBMISSION TO ADP | NOVEMBER 9, 2023**  
**FILE NO. 22-0218**



### SITE AREA

**GROSS SITE AREA**  
38,772.2 SF (3,602.06 m<sup>2</sup>)

**111 AVE DEDICATION**  
716.2 SF (66.53 m<sup>2</sup>)

### SETBACKS

East 128A ST: 5.0 m  
South 111 AVE: 4.5 m  
West 128 ST: 5.0 m  
North 6.0 m

### BUILDING HEIGHT

Based on CoS Zoning Bylaw, Part 1, "Building height", b), i.

**Lowest finished grade:** 3.18 m [10.42']  
**Highest roof parapet:** 26.21 m [86.00']  
**Building height:** 23.03 m [75.58']

### AMENITY SPACE

AMENITY AREA - REQUIRED					AMENITY AREA - PROVIDED			
UNITS	INDOOR (3m2 per UNIT)		OUTDOOR (3m2 per UNIT)		INDOOR		OUTDOOR	
	m2	SF	m2	SF	m2	SF	m2	SF
112	336.0 m <sup>2</sup>	3,616.5 SF	336.0 m <sup>2</sup>	3,616.5 SF	175.2 m <sup>2</sup>	1,885.9 SF	341.4 m <sup>2</sup>	3,675.0 SF

### PARKING

PARKING - VISITOR REQ'D	
TOTAL UNITS	STALLS REQ'D (0.1/UNIT) - 25%
112	8.4

PARKING - RESIDENTIAL REQ'D	
TOTAL UNITS	STALLS REQ'D (0.8/UNIT)
112	89.6

PARKING - CHILD CARE REQ'D		
12 STAFF *	72 CHILDREN *	TOTAL STALLS REQ'D - 25%
0.7	0.15	
8.4	10.8	14

PARKING - TOTAL REQ'D	
	112.0

PARKING PROVIDED	
TYPE	COUNT
<b>P1</b>	
Small	15
Small (Wide)	7
Standard	38
Tandem	14
	<b>74</b>
<b>L1</b>	
Accessible	1
Accessible Van	1
Small	2
Standard	19
Tandem	10
	<b>33</b>
<b>TOTAL PARKING</b>	<b>107</b>

### BIKES

Child Care Centre bicycle spaces not required based on parking bylaw.

BIKES - RESIDENTIAL REQ'D	
TOTAL UNITS	BIKES REQ'D (1.2/UNIT)
112	134

BIKES PROVIDED	
TYPE	COUNT
<b>P1</b>	
Horizontal	71
Vertical	9
	<b>80</b>
<b>L1</b>	
Stacked (Dero Decker)	20
Stacked (Dero Duplex)	20
Vertical (L)	14
	<b>54</b>
<b>TOTAL BIKES</b>	<b>134</b>

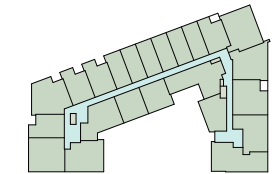
### PROJECT AREA

AREA - GROSS			
TYPE	AREA	m2	
BIKE STORAGE	576.6 SF	53.57 m <sup>2</sup>	
CHILD CARE	6,408.0 SF	595.32 m <sup>2</sup>	
RESIDENTIAL AMENITY	1,885.9 SF	175.20 m <sup>2</sup>	
RESIDENTIAL CIRCULATION	11,271.3 SF	1,047.13 m <sup>2</sup>	
RESIDENTIAL UNIT	74,617.4 SF	6,932.19 m <sup>2</sup>	
SERVICE	2,765.5 SF	256.92 m <sup>2</sup>	
<b>TOTAL</b>	<b>97,524.6 SF</b>	<b>9,060.33 m<sup>2</sup></b>	

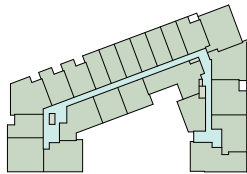
### UNIT COUNT

UNIT TOTAL			
TYPE	COUNT	AREA	%
A: STUDIO	30	427.0 SF ... 431.6 SF	26.8%
B: 1-BR	33	540.0 SF ... 580.5 SF	29.5%
C: 2-BR	29	787.8 SF ... 898.3 SF	25.9%
D: 3-BR	20	892.4 SF ... 987.6 SF	17.9%
<b>TOTAL</b>	<b>112</b>		<b>100.0%</b>

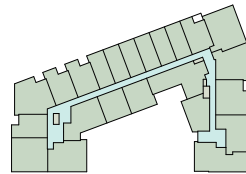
AREA - FAR			
TYPE	AREA	m2	FAR
CHILD CARE	6,408.0 SF	595.32 m <sup>2</sup>	0.17
RESIDENTIAL CIRCULATION	11,271.3 SF	1,047.13 m <sup>2</sup>	0.29
RESIDENTIAL UNIT	74,617.4 SF	6,932.19 m <sup>2</sup>	1.92
SERVICE	2,765.5 SF	256.92 m <sup>2</sup>	0.07
<b>TOTAL</b>	<b>95,062.2 SF</b>	<b>8,831.56 m<sup>2</sup></b>	<b>2.45</b>



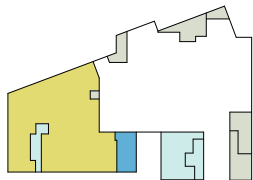
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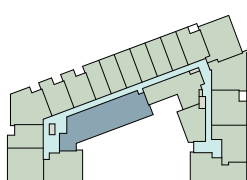
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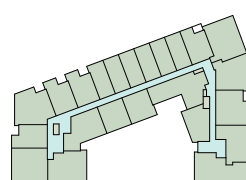
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1" = 50'-0"



1 | STATS - L1  
1" = 50'-0"



2 | STATS - L2  
1" = 50'-0"



3 | STATS - L3  
1" = 50'-0"

#### FSR AREA PLAN

- BIKE STORAGE
- CHILD CARE
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNIT
- SERVICE



■ GBL ARCHITECTS INC.  
300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V6Y 1N6  
TEL 604 736 1154 FAX 604 731 5279

NOTES



#### REVISIONS

No.	Date	Description
01	August 9, 2021	Pre-Application Review
02	June 10, 2022	Development Application
03	June 22, 2023	ADP Check Set
05	November 9, 2023	Submission to ADP



11138 128 STREET

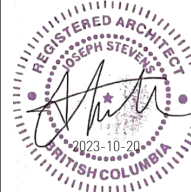
SUBMISSION TO ADP

#### STATISTICS

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CHECKED BY	-
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JOB NUMBER	20019

A-0.02

NOTES



REVISIONS

No.	Date	Description
01	August 9, 2021	Pre-Application Review
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03	June 23, 2023	ADP Check Set
05	November 9, 2023	Submission to ADP

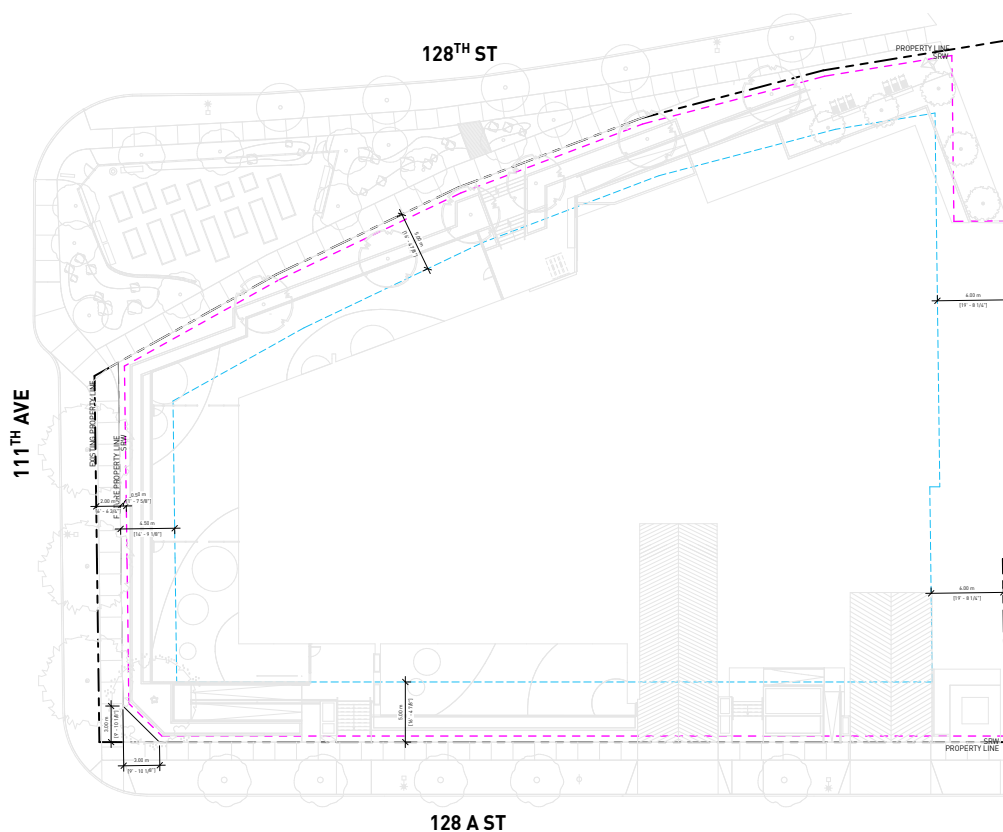
11138 128 STREET

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BASE PLAN

DATE	10/20/2023 11:34:37 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	20019

A-0.03a



**SETBACKS**

East	128A ST: 5.0m
South	111 AVE: 4.5m
West	128 ST: 5.0m
North	128 ST: 6.0m

**LOT AREA**

**GROSS SITE AREA**  
38,772.2 SF (3,602.06 m<sup>2</sup>)

**111 AVE DEDICATION**  
716.2 SF (66.53 m<sup>2</sup>)

**NET SITE AREA**  
38,772.2 SF - 716.2 SF = 38,056 SF

**LOT COVERAGE (30,444 SF / 38,056 SF = 80%)**

**BUILDING**  
23,195 SF

**PARAKDE > 0.6m ABOVE GRADE**  
5,450 SF

**OUTDOOR COVERED**  
1,799 SF

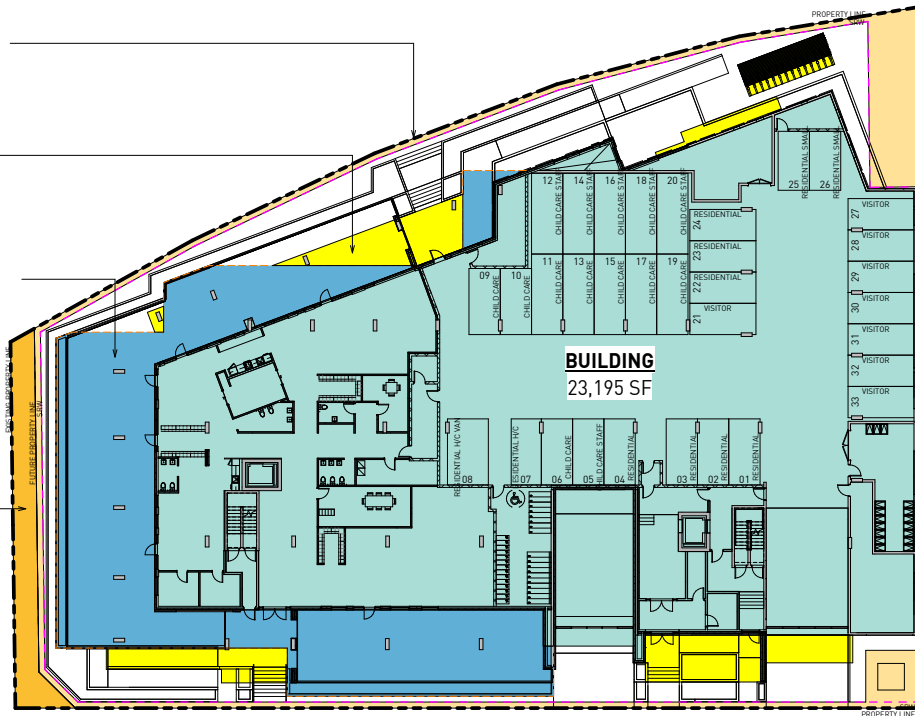
**TOTAL LOT COVERAGE**  
30,444 SF

**GROSS SITE AREA**  
38,772 SF

**OUTDOOR COVERED AREA**  
1,799 SF

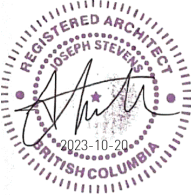
**PARKADE > 0.6m ABOVE GRADE**  
5,450 SF

**DEDICATION**  
716 SF



■ GBL ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL 604 736 1154  
VANCOUVER, BC CANADA V6Y 1N5 FAX 604 731 5279

NOTES



REVISIONS

No.	Date	Description
01	August 9, 2021	Pre-Application Review
02	June 10, 2022	Development Application
03	June 22, 2023	ADP Check Set
05	November 9, 2023	Submission to ADP



11138 128 STREET

SUBMISSION TO ADP

LOT AREA & COVERAGE

DATE 10/20/2023 11:34:39 AM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE 1/8" = 1'-0"  
JOB NUMBER 20019

A-0.03b



# MATERIALS

White fiber cement panel is the primary cladding material on the eastern 128A frontage while corrugated metal is featured more on the 128 frontage that faces commercial and industrial uses. A metallic finish burnt amber fiber cement panel is used as an accent at select balconies, recesses, and soffits. The rust-toned character of this material complements the white and metal palette while strengthening an industrial character.



**FIBER CEMENT PANEL  
BURNT AMBER**



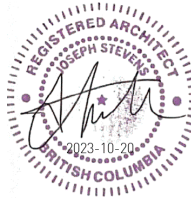
**CORRUGATED METAL PANEL  
GRAY**



**Arctic White  
KM4968**



**ALUMINUM PICKET GUARD  
WHITE**



REVISIONS

No.	Date	Description
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03	June 22, 2023	ADP Check Set
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MATERIALS

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CHECKED BY	Checker
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JOB NUMBER	20019

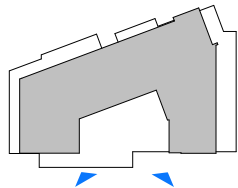




## 128A FRONTAGE

128A Street is the primary access for both the residences and daycare. Both entries feature a bold L-shaped frame integrated into the building structure to announce the entry points.

Stepped planters soften the elevation change up to the building and continue around the childcare to 128 Street. The childcare entry features a mural wall integrated throughout the childcare facade. Entrances to both child care / visitor and residential parking areas are located mid-block.



# gbl

■ GBL ARCHITECTS INC.  
 300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V6Y 1N5 TEL 604 736 1154  
 VANCOUVER, BC CANADA V6Y 1N5 FAX 604 731 5279

NOTES



### REVISIONS

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05	November 9, 2023	Submission to ADP

**Placemaker**  
 COMMUNITIES  
 A HILLIUM COMPANY

11138 128 STREET

SUBMISSION TO ADP

128A FRONTAGE

DATE 10/20/2023 11:35:05 AM  
 DRAWN BY Author  
 CHECKED BY Checker  
 SCALE 1" = 60'-0"  
 JOB NUMBER 20019

A-0.09a

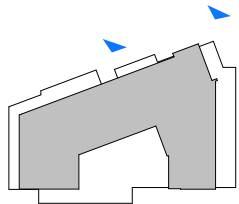




## 128 FRONTAGE

**128 Street** is the busiest street with heavier vehicular use. A ramped pedestrian entry to the child care and visitor parking connect to a pocket plaza on the corner to create more opportunities for pedestrian interaction.

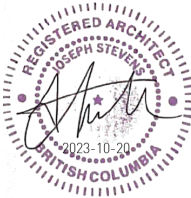
The pedestrian parking entry features a canopy integrated into the building structure similar to the residential and daycare entries on 128A. The exposed parking wall features a subtle cladding design that integrates with mechanical louvers and transitions into the daycare mural wall.



**gbl**

■ GBL ARCHITECTS INC.  
300-224 WEST 8TH AVENUE TEL 604 736 1154  
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NOTES



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**Placemaker**  
COMMUNITIES  
A HUBCO COMPANY

11138 128 STREET

SUBMISSION TO ADP

128 FRONTAGE

DATE 10/20/2023 11:35:06 AM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE 1" = 60'-0"  
JOB NUMBER 20019

A-0.09b



VIEW FROM SOUTH WEST CORNER



VIEW FROM NORTH EAST CORNER



VIEW FROM SOUTH EAST CORNER

NOTES



REVISIONS

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11138 128 STREET

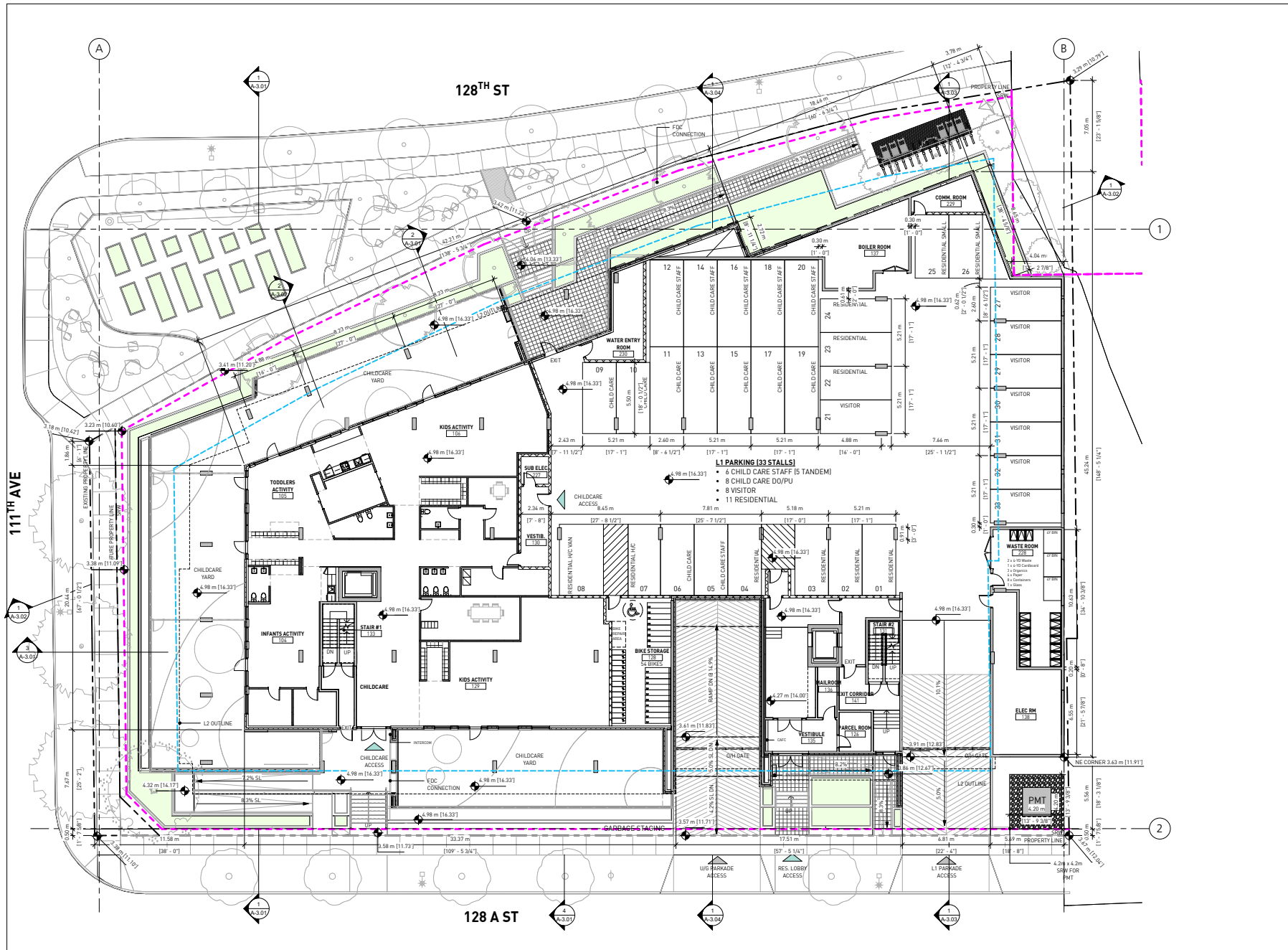
SUBMISSION TO ADP

3D VIEWS

DATE	10/20/2023 11:35:07 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	20019







128<sup>TH</sup> ST

111<sup>TH</sup> AVE

128 A ST

**L1 PARKING (33 STALLS)**

- 6 CHILD CARE STAFF (5 TANDEM)
- 8 CHILD CARE DO/PU
- 8 VISITOR
- 11 RESIDENTIAL



■ GBL ARCHITECTS INC.  
300-224 WEST 8TH AVENUE VANCOUVER, BC CANADA V5Y 1N5  
TEL 604 736 1156 FAX 604 731 5279

NOTES



REVISIONS

No.	Date	Description
01	August 9, 2021	Pre-Application Review
02	June 10, 2022	Submission Application
03	June 22, 2023	ADP Check Set
05	November 9, 2023	Submission to ADP

**Placemaker COMMUNITIES**  
A HUBCO COMPANY

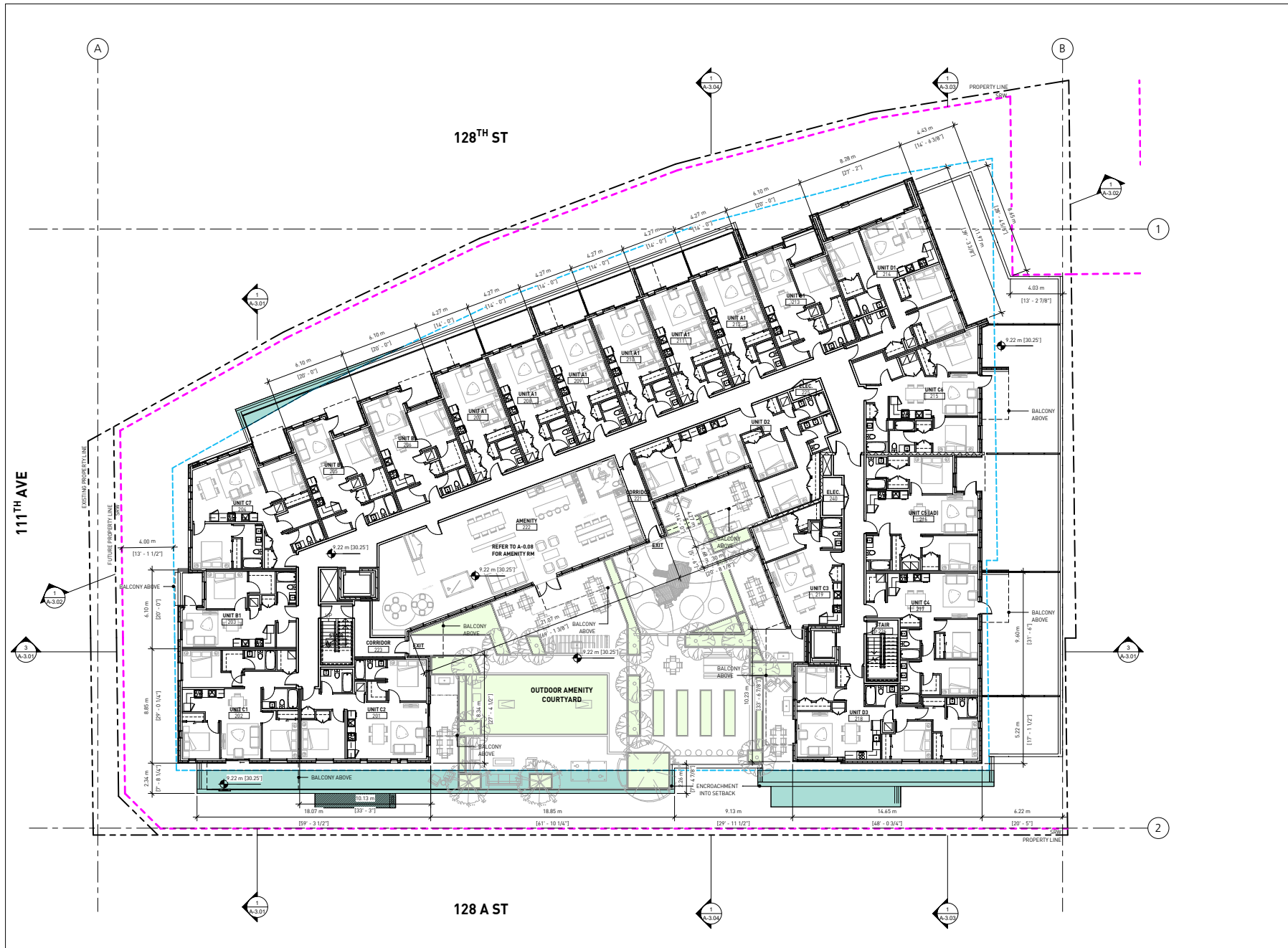
11138 128 STREET

SUBMISSION TO ADP

LEVEL 1

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CHECKED BY	-
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JOB NUMBER	20019

A-1.01



NOTES



REVISIONS

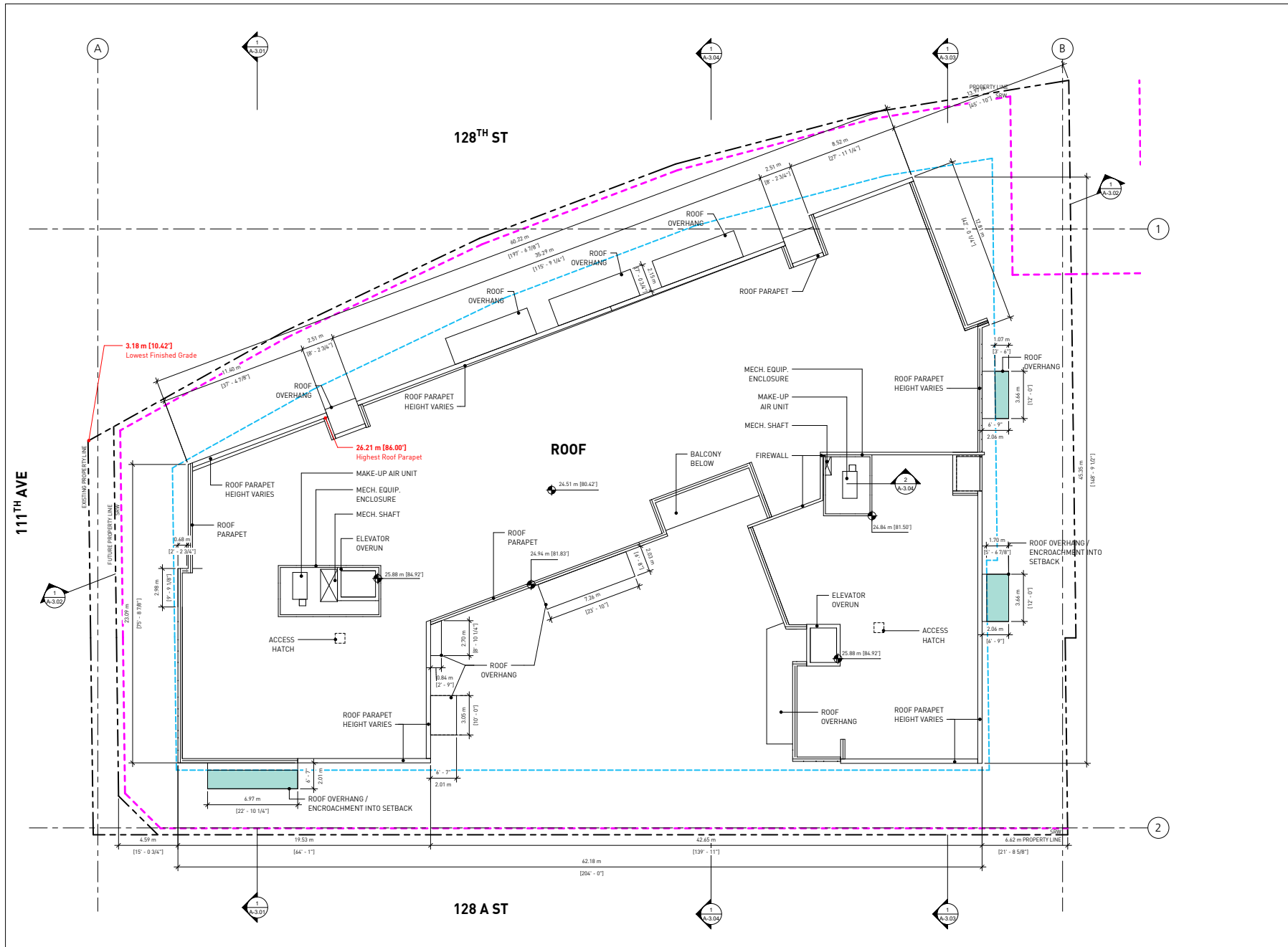
No.	Date	Description
01	August 9, 2021	Pre-Application Review
02	June 10, 2022	Development Application
03	June 22, 2023	ADP Check Set
05	November 9, 2023	Submission to ADP

11188 128 STREET

SUBMISSION TO ADP

LEVEL 2

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CHECKED BY	-
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JOB NUMBER	20019



NOTES



REVISIONS

No.	Date	Description
01	August 9, 2021	Pre-Application Review
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03	June 23, 2023	ADP Check Set
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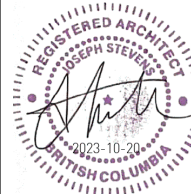
1138 128 STREET

SUBMISSION TO ADP

ROOF

DATE	10/20/2023 11:35:41 AM
DRAWN BY	Author
CHECKED BY	Checker
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JOB NUMBER	20019

NOTES



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No.	Date	Description
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05	November 9, 2023	Submission to ADP

11138 128 STREET

SUBMISSION TO ADP

ELEVATIONS

DATE	10/20/2023 11:36:00 AM
DRAWN BY	-
CHECKED BY	-
SCALE	3/32" = 1'-0"
JOB NUMBER	20019

A-2.01



1 WEST ELEVATION  
 3/32" = 1'-0"

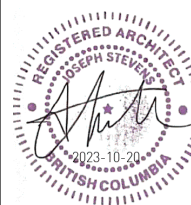


2 SOUTH ELEVATION  
 3/32" = 1'-0"

MATERIAL LEGEND		
KEY	DESCRIPTION	COLOUR
A	Corrugated Metal	Charcoal
B1	Fiber Cement Panel	White
B2	Fiber Cement Planks	Burnt Amber
C1	Glass, Curtain Wall, Alum. Frame	Charcoal
C2	Glass, Vinyl Frame	Charcoal
C3	Glass, Privacy Screen, Alum. Frame	Charcoal
D1	Picket Railing (White)	White
E1	Exposed Concrete	Grey
F1	Metal Louvers Panel	Charcoal
F2	Metal Louvers Enclosure	Charcoal
G	Firewall, Metal Clad	Charcoal
H	Signage	Grey



NOTES



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11138 128 STREET

SUBMISSION TO ADP

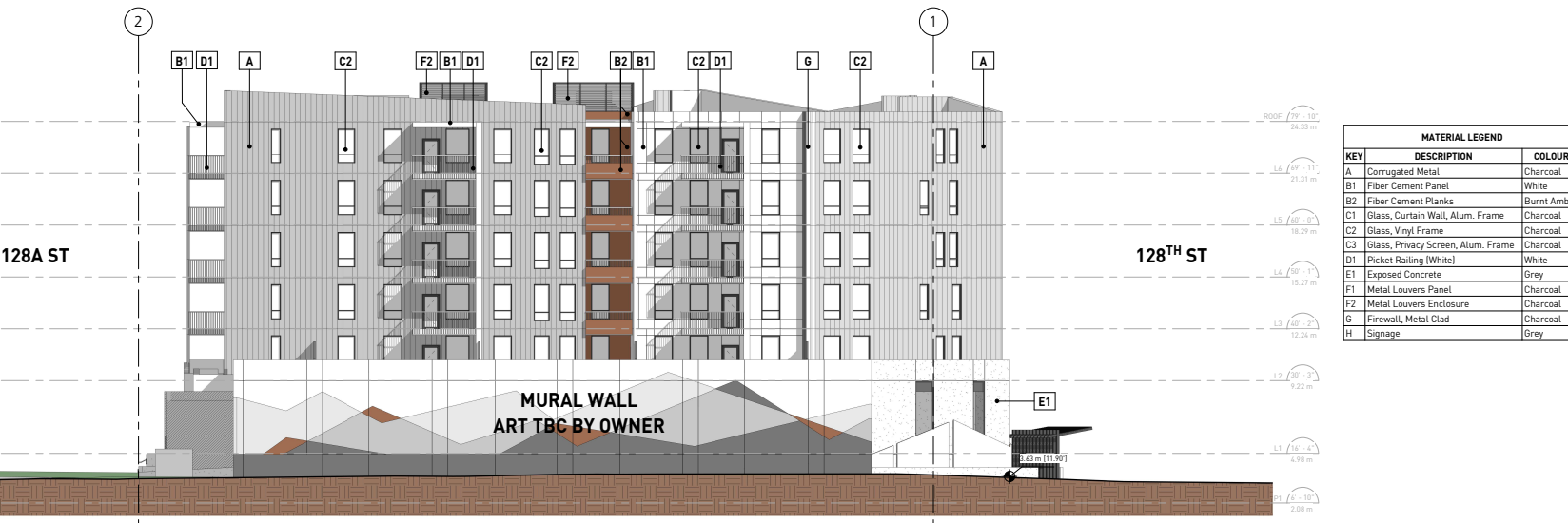
ELEVATIONS

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JOB NUMBER	20019

A-2.02



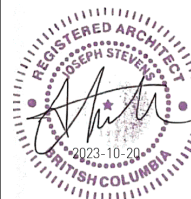
1 EAST ELEVATION  
3/32" = 1'-0"



2 NORTH ELEVATION  
3/32" = 1'-0"

MATERIAL LEGEND		
KEY	DESCRIPTION	COLOR
A	Corrugated Metal	Charcoal
B1	Fiber Cement Panel	White
B2	Fiber Cement Planks	Burnt Amber
C1	Glass, Curtain Wall, Alum. Frame	Charcoal
C2	Glass, Vinyl Frame	Charcoal
C3	Glass, Privacy Screen, Alum. Frame	Charcoal
D1	Picket Railing (White)	White
E1	Exposed Concrete	Grey
F1	Metal Louvers Panel	Charcoal
F2	Metal Louvers Enclosure	Charcoal
G	Firewall, Metal Clad	Charcoal
H	Signage	Grey

MURAL WALL  
ART TBC BY OWNER

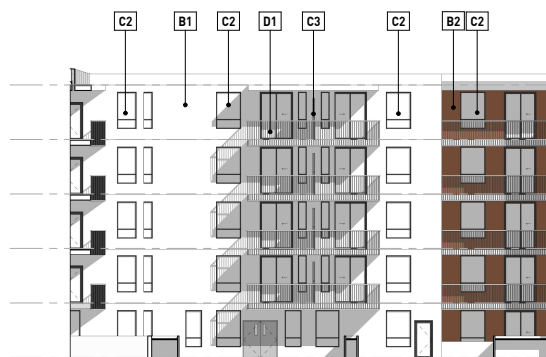


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1 | COURTYARD\_NORTH ELEVATION  
 3/32" = 1'-0"



2 | COURTYARD\_EAST ELEVATION  
 3/32" = 1'-0"



3 | COURTYARD\_SOUTH ELEVATION  
 3/32" = 1'-0"

MATERIAL LEGEND		
KEY	DESCRIPTION	COLOUR
A	Corrugated Metal	Charcoal
B1	Fiber Cement Panel	White
B2	Fiber Cement Planks	Burnt Amber
C1	Glass, Curtain Wall, Alum. Frame	Charcoal
C2	Glass, Vinyl Frame	Charcoal
C3	Glass, Privacy Screen, Alum. Frame	Charcoal
D1	Picket Railing (White)	White
E1	Exposed Concrete	Grey
F1	Metal Louvers Panel	Charcoal
F2	Metal Louvers Enclosure	Charcoal
G	Firewall, Metal Clad	Charcoal
H	Signage	Grey

# SCOTT'S PLACE

11138 128A Street, Surrey

SUBMISSION TO ADP

## PLACEMAKER GROUP // CLIENT

Hesam Deihimi  
hesam@placemakergroup.ca  
604.781.9537

## GBL ARCHITECTS // ARCHITECT

Joey Stevens  
joey@gbllarchitects.com  
604.736.1156 ext. 322

## LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

Mike Enns, BCSLA CSLA // Principal  
mike@locidesign.ca  
604.763.2886

Michael Banks // Project Coordinator  
mbanks@locidesign.ca  
604.694.0053

## LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L1.0	OVERALL GROUND LEVEL LANDSCAPE ILLUSTRATIVE PLAN
L1.1	MATERIALS + LAYOUT PLAN - GROUND LEVEL
L1.2	GRADING PLAN - GROUND LEVEL
L1.3	TREE PLANTING PLAN - GROUND LEVEL
L1.4	SHRUB PLANTING PLAN - GROUND LEVEL
L1.5	LIGHTING PLAN - GROUND LEVEL
L1.6	PRECEDENT IMAGES - GROUND LEVEL
L2.0	OVERALL LANDSCAPE ILLUSTRATIVE PLAN - LEVEL 2
L2.1	MATERIALS + LAYOUT PLAN - LEVEL 2
L2.2	GRADING PLAN - LEVEL 2
L2.3	TREE PLANTING PLAN - LEVEL 2
L2.4	SHRUB PLANTING PLAN - LEVEL 2
L2.5	LIGHTING PLAN - LEVEL 2
L2.6	PRECEDENT IMAGES - LEVEL 2
L4.0	SECTIONS
L4.1	SECTIONS
L5.0	PLANT LIST
L5.1	PLANT IMAGES
L6.0	DETAILS
L6.1	DETAILS
L6.2	DETAILS
L6.3	DETAILS
L6.4	DETAILS
L6.5	DETAILS
L6.6	DETAILS

## GENERAL NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL PLANTING AREAS TO RECEIVE AUTOMATIC DRIP IRRIGATION, WITH TIME CLOCK AND RAIN SENSOR
3. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND ANY OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
4. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.
5. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
6. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. LAYOUT OF PAVING, WALLS, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL DIMENSIONS AND ELEVATIONS ARE IN METERS UNLESS OTHERWISE NOTED. VERIFY ALL ELEVATIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT TEAM FOR REVIEW AND RESPONSE.
10. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
11. PROTECT ALL EXISTING STRUCTURES
12. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CONSULTANT TEAM/OWNER.
13. LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

Client

**Placemaker**  
COMMUNITIES  
A MELORI COMPANY

Project Stamp



Issue

No.	Description	Date
F	Issued for DP Check Set	23-02-15
G	Issued for ADP Check Set	23-06-23
H	Submission to ADP	23-07-09
I	Resubmitted for ADP	23-07-29

Project Info

21061

**128 A Street Mixed-Use**  
Mixed-Use Development  
1138 128 Street and 12835 111 Avenue  
Surrey, BC

Project Team

Client  
Placemaker Community  
Development Inc.

Architect  
GBL Architects

Landscape Architect  
LOCI Landscape Architecture + Urban Design

Drawn By  
MB

Checked By  
ME

COVER SHEET

L0.0

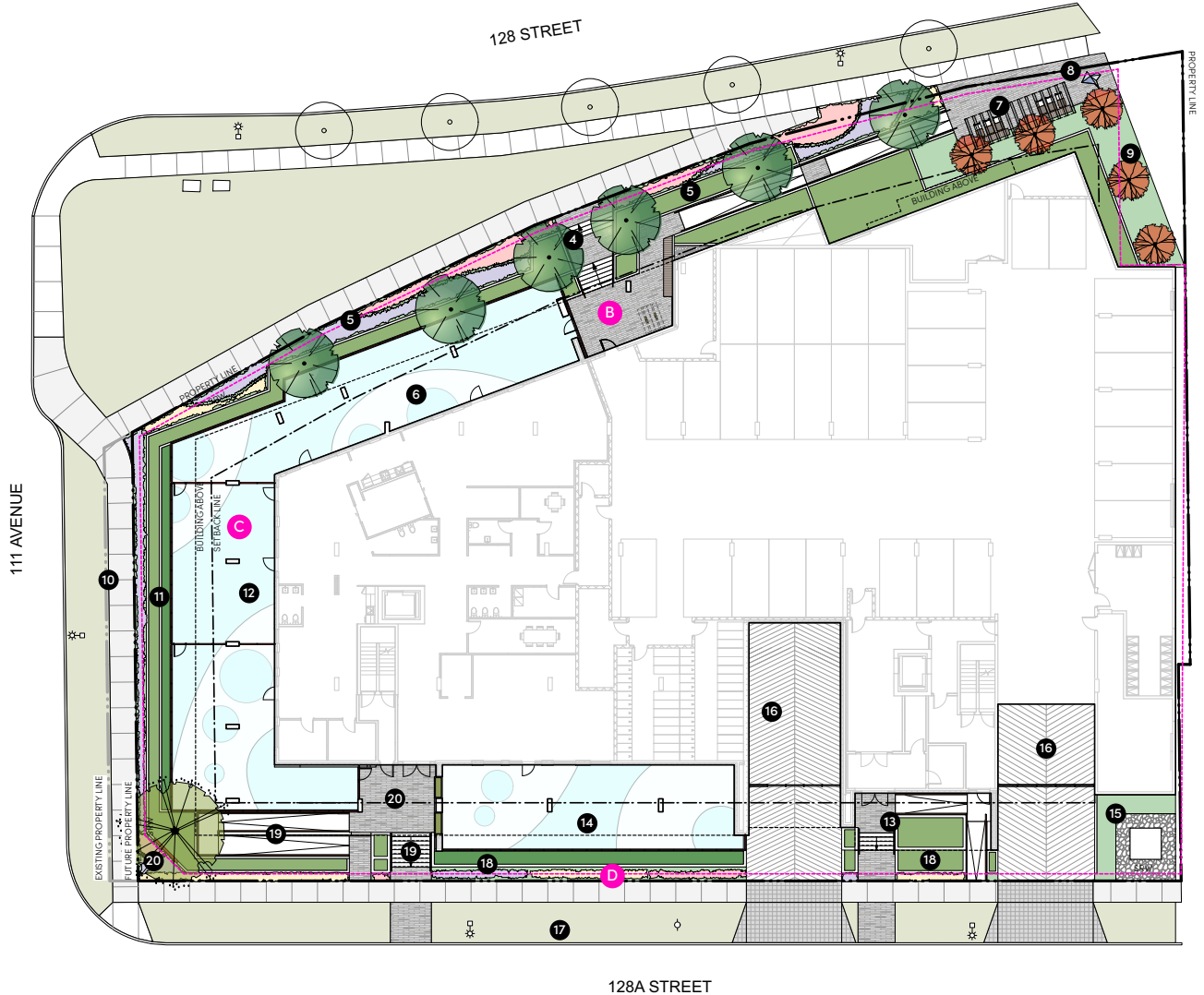
Rev. A revision

## DESIGN RATIONALE: GROUND LEVEL

The overall landscape design intent is to create welcoming street frontages along the building's perimeters as well as at the key building entrances and lobbies. Terraced planters and a layered approach to planting helps to screen walls and soften the vertical faces that are needed to address the grade changes between the building floor elevations and the bounding streetscapes. The public realm is also activated through some key interventions both on and off site, both situated along the western perimeter of the project along 128 St: a community garden with raised beds for edible or sensory plants, planting, rain gardens and benches, creates an activated pocket park for the neighbourhood. At the northwest corner of the site, a small plaza is proposed for gathering, with a shade trellis, seating, games tables and possible public art. Collectively, they strengthen the public realm along this edge and contribute to a well-crafted and welcoming streetscape experience for pedestrians.

## KEY LEGEND

- B** 128 STREET FRONTAGE AND NORTHWEST PLAZA
- 4** DAYCARE AND RESIDENTIAL ENTRY STEPS TO 128 STREET
- 5** NEW SIDEWALK, FEATURE PLANTING TERRACING TO SCREEN WALLS
- 6** OUTDOOR DAYCARE AMENITY WITH SECURITY ACCESS, TBD
- 7** NORTHWEST PLAZA WITH BENCH, GAMES TABLES, AND FEATURE OVERHEAD TRELLIS
- 8** POSSIBLE PUBLIC ART LOCATION
- 9** TERRACED PLANTER WITH COLUMNAR TREES FOR SCREENING
- C** 111 AVENUE AND DAYCARE FRONTAGE
- 10** BOULEVARD TREE PLANTING TBD BY PARKS AND TRANSPORTATION + SIDEWALK
- 11** TERRACED PLANTING WITH FOUNDATION AND EVERGREEN SHRUBS
- 12** OUTDOOR DAYCARE AMENITY WITH SECURITY ACCESS BETWEEN AGE GROUPS, TBD
- D** 128A STREET FRONTAGE
- 13** MAIN RESIDENTIAL ENTRY LOBBY WITH ADA ACCESS RAMP + TERRACED PLANTING
- 14** OUTDOOR DAYCARE AMENITY
- 15** PMT, BY OTHERS
- 16** PARKADE ENTRY
- 17** TREE-LINED BOULEVARD - TBD BY PARK AND TRANSPORTATION
- 18** TERRACED PLANTING
- 19** STAIRS + RAMP
- 20** POSSIBLE PROJECT SIGNAGE
- 21** DAYCARE LOBBY ENTRY



1 OVERALL GROUND LEVEL LANDSCAPE ILLUSTRATIVE PLAN  
Scale: 1:150



Issue

No.	Description	Date
F	Issued for ADP Check Set	23-02-15
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21061  
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Mixed-Use Development  
1108 128 Street and 12835 111 Avenue  
Surrey, BC

Project Team  
Client  
Placemaker Community  
Development Inc.  
Architect  
GBL Architects  
Landscape Architect  
LOCI Landscape Architecture + Urban Design

Drawn By: MSB  
Checked By: MJE

OVERALL GROUND LEVEL  
LANDSCAPE ILLUSTRATIVE  
PLAN

L1.0

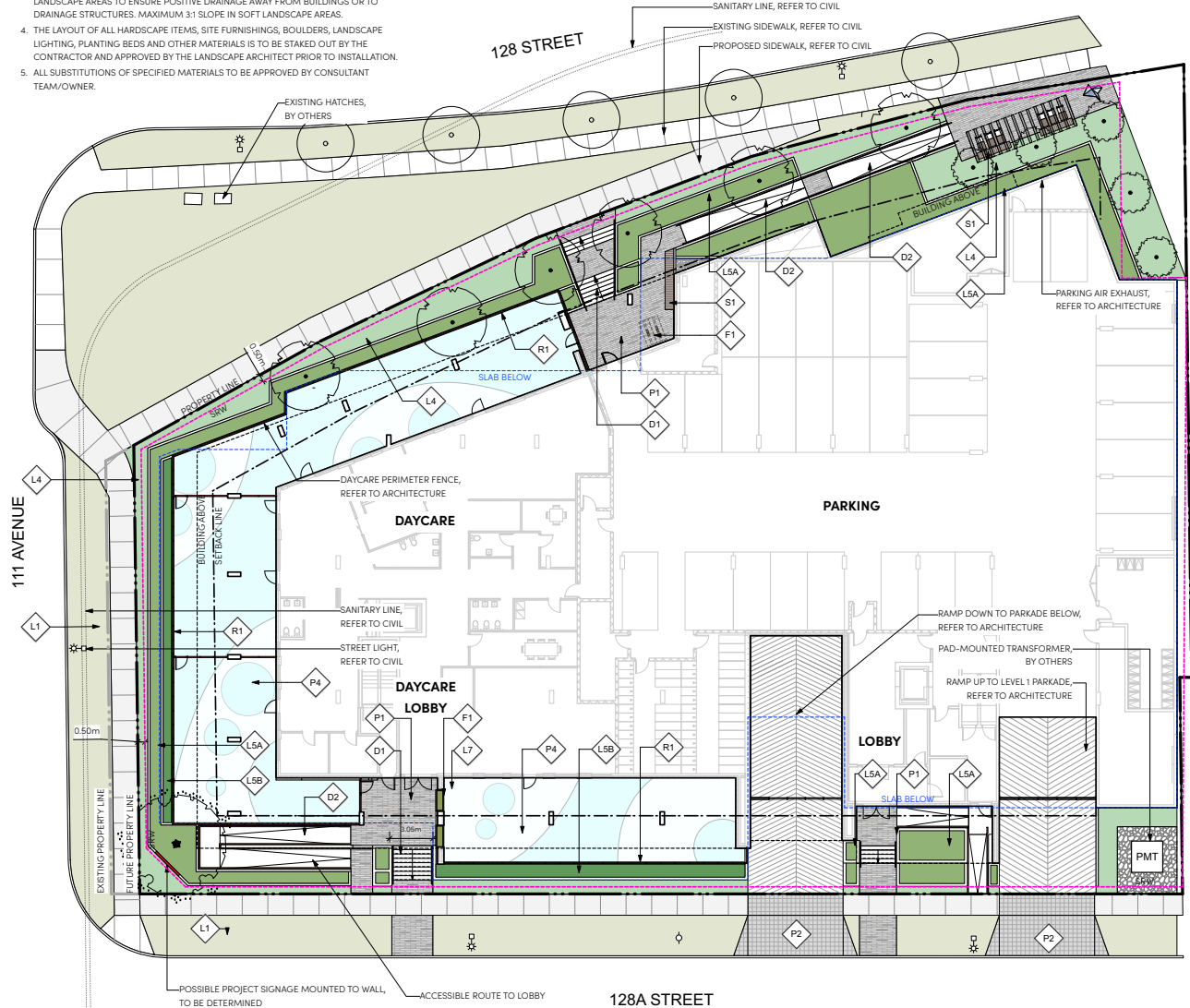
Rev. A revision

**MATERIALS LEGEND - GROUND LEVEL**

SYMBOL	KEY	DESCRIPTION	DETAIL
	P1	<b>PAVING TYPE 1: FEATURE PAVING</b> Concrete Unit Pavers, 102mm x 600mm x 100mm Belgard Module by Belgard or Approved Alternative	 1 L6.0 L6.0
	P2	<b>PAVING TYPE 2: DRIVEWAY PAVING</b> Concrete Unit Pavers, 610mm x 610mm x 100mm Barkman Broadway 100mm, Vehicular Rated	 3 L6.0
	P4	<b>PAVING TYPE 4: DAYCARE SURFACING</b> PIP Rubber Play Surfacing Product TBD	 4 L6.4
	P5	<b>PAVING TYPE 5: CONCRETE PAVING</b> CIP Concrete to match City of Surrey Sidewalk Standards Refer to Civil	 5 L6.0
	P6	<b>PAVING TYPE 6: COMMUNITY GARDEN PAVING</b> Crushed Granular Paving	 1 L6.1
	L1	<b>PLANTER TYPE 1: SODDED LAWN ON GRADE</b> Min. 305mm Soil for Sod, Min. 910mm Soil for Trees	 1 L6.4
	L4	<b>PLANTER TYPE 4: INSET PLANTER ON GRADE</b> Min. 610mm Soil for Shrubs, Min. 910mm Soil for Trees	 4 L6.4 L6.5
	L5A	<b>PLANTERTYPE 5A: RAISED PLANTER ON GRADE</b> Architectural Finish, Typ. Wall Ht. Varies, Min. 610mm Soil for Shrubs, Min. 910mm. Soil for Trees	 2 L6.5
	L5B	<b>PLANTER TYPE 5B: RAISED PLANTER ON SLAB</b> Architectural Finish, Typ. Wall Ht. Varies, Min. 610mm Soil for Shrubs, Min. 910mm. Soil for Trees	 3 L6.5
	L6	<b>PLANTER TYPE 6: RAISED METAL PLANTER ON SLAB</b> Powdercoated Metal, Charcoal, Ht. Varies, Min. 610mm Soil for Shrubs	 4 L6.5
	S1	<b>SEATING TYPE 1: WOOD TOP BENCH WITH CONCRETE</b> Thermally Modified Wood Top, Length Varies on CIP Concrete Base and Reveals, 0.46m typ. ht.	 1 2 L6.3 L6.3
	S2	<b>SEATING TYPE 2: PARK BENCH</b> MultiCITY Bench by Landscape Forms, or Approved Alternative	 3 L6.3
	F1	<b>BIKE RACK</b> Multiplicity by LandscapeForms, or approved alternative Powdercoated Black and Jarrah	 3 L6.3
	F2	<b>TRASH RECEPTACLE</b> FGP Litter by Landscape Forms, or Approved Alternative Powdercoated Metal Black and Jarrah	 4 L6.2
	D1	<b>CIP CONCRETE STAIRS WITH HANDRAIL</b> 150mm Risers x 300mm Tread, typical. Stainless Steel Handrail	 5 L6.2
	D2	<b>CIP CONCRETE RAMP WITH HANDRAIL</b> 8.3% Maximum Slope, As Per ADA Standards Stainless Steel Handrail with Integrated Lighting	 5 L6.2
	R1	<b>DAYCARE PERIMETER FENCE</b> Refer to Architecture	 By Others, TBD

**GENERAL LAYOUT + MATERIALS NOTES:**

- ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
- THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
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**1 MATERIALS + LAYOUT PLAN**  
Scale: 1:150

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AND URBAN DESIGN. USE OR REPRODUCTION  
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Client  
**Placemaker**  
COMMUNITIES  
A PERLO COMPANY



Issue

No.	Description	Date
F	Issued for ADP Check Set	23-02-15
G	Issued for ADP Check Set	23-06-23
H	Submission to ADP	23-11-09
I	Resubmitted for ADP	23-11-09

Project Info  
21061  
**128 A Street Mixed-Use**  
Mixed-Use Development  
1108 128 Street and 12835 111 Avenue  
Surrey, BC

Project Team  
Client  
Placemaker Community  
Development Inc.  
Architect  
GBL Architects  
Landscape Architect  
LOCI Landscape Architecture + Urban Design

Drawn By: MB Checked By: ME

**MATERIALS + LAYOUT PLAN - GROUND LEVEL**

**L1.1**  
Rev. A revision





## DESIGN RATIONALE

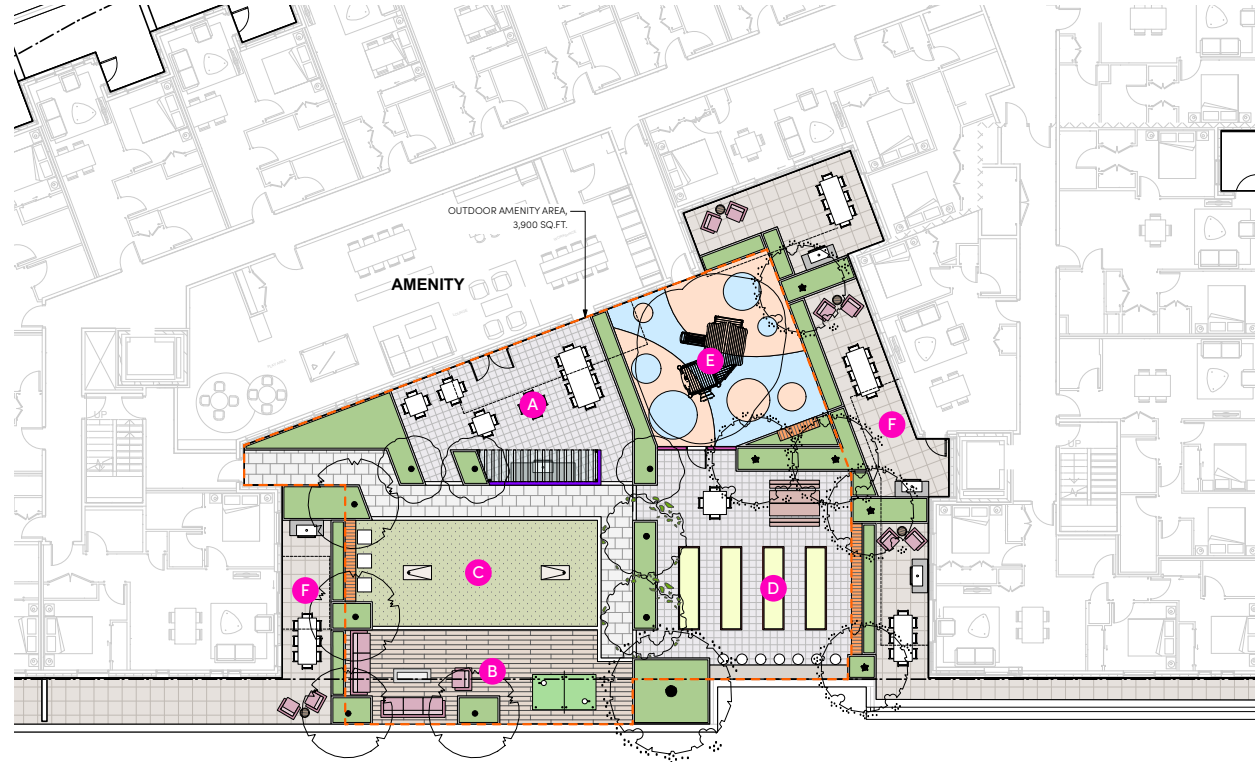
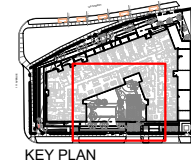
The level 2 courtyard amenity accommodates a wide variety of programming from social gathering spaces with a large flex-lawn space, outdoor barbecue, dining, and urban agricultural planting areas, and a playground area with opportunities for climbing structures and small play equipment that children will enjoy.

## KEY LEGEND

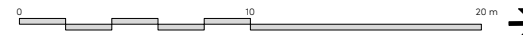
- A** OUTDOOR KITCHEN AND BANQUET AREA
  - OUTDOOR BBQ AND COUNTER WITH CANOPY ABOVE
  - MOVEABLE DINING TABLES AND CHAIRS
- B** SOCIAL LOUNGE AREA
  - SEATING OPPORTUNITIES WITH MOVABLE CAFE TABLES
  - LOUNGE SEATING WITH FIREPIPS
- C** OPEN FLEX LAWN
  - LARGE OPEN SPACE FOR OUTDOOR ACTIVITIES - ARTIFICIAL TURF
  - PROGRAMMABLE SPACE FOR GATHERING
  - PERIMETER SEATING
- D** URBAN AGRICULTURE
  - SHARED GARDENING PLOTS, RAISED PLANTERS
  - PERIMETER SEATING + BAR TABLE
  - PICNIC / HARVEST TABLE
- E** PLAYGROUND AREA
  - LARGE PLAYGROUND EQUIPMENT FOR CHILDREN
  - AMPLE SEATING OPPORTUNITIES FOR PARENTS
  - PRIVACY PLANTING AROUND PERIMETER
- F** PRIVATE PATIOS
  - PRIVACY BUFFER USING PLANTERS AND SHRUBS
  - PRE-CAST PAVERS ON PEDESTALS

## OUTDOOR AMENITY AREA

OUTDOOR AMENITY AREA PROVIDED  
AS PER LANDSCAPE PLAN: 363 SQ.M.



1 OVERALL LANDSCAPE ILLUSTRATIVE PLAN - LEVEL 2  
Scale: 1:100



Client

Project Stamp



Issue

No.	Description	Date
G	Issued for ADP Check Set	23-06-23
H	Submission to ADP	23-05-09
I	Re-submitted for ADP	23-05-29

Project Info

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Landscape Architect  
LOCI Landscape Architecture + Urban Design

Drawn By: MB | Checked By: ME

OVERALL LANDSCAPE  
ILLUSTRATIVE PLAN -  
LEVEL 2

**L2.0**

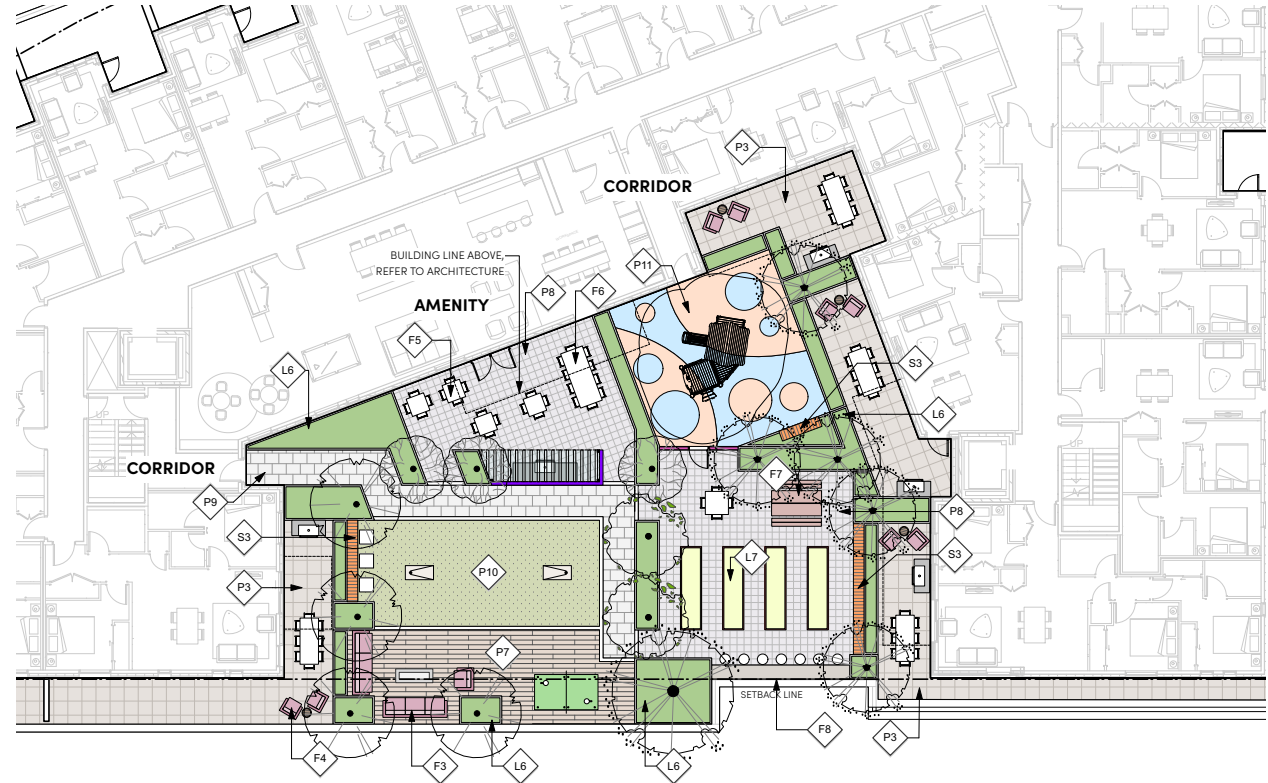
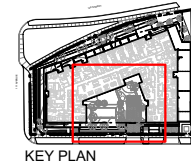
Rev. A revision

**MATERIALS LEGEND - LEVEL 2**

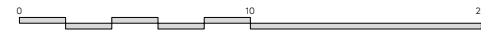
SYMBOL	KEY	DESCRIPTION	DETAIL
	P3	<b>PAVING TYPE 3: PRIVATE PATIO PAVERS</b> Concrete Unit Pavers, 610mm x 610mm x 50mm, Avario Arcana by Unilock or Approved Alternative	4 L6.0
	P7	<b>PAVING TYPE 7: WOOD DECKING</b> Thermally Modified Wood, 200mm x 1.8m Length Thermowood by Scottywood or Approved Alternative	2 L6.1
	P8	<b>PAVING TYPE 8: COMMON AMENITY PAVING</b> Concrete Unit Pavers, 305mm x 305mm x 50mm Tazada Hydropressed or Approved Alternative	3 L6.1
	P9	<b>PAVING TYPE 9: PATHWAY PAVING</b> Concrete Unit Pavers, 460mm x 610mm x 50mm, Modena, Arcana by Unilock or Approved Alternative	4 L6.1
	P10	<b>PAVING TYPE 10: FLEX LAWN</b> Artificial Turf by Forever Lawn, or Approved Alternative	5 L6.1
	P11	<b>PAVING TYPE 11: PLAYGROUND SURFACING</b> PIP Rubber Play Surfacing, Landsafe or Approved Alternative	6 L6.1
	L6	<b>PLANTER TYPE 6: RAISED METAL PLANTER ON SLAB</b> Powdercoated Metal, Charcoal, Ht. Varies, Min. 610mm Soil for Shrubs/Min. 910mm. Soil for Trees	4 L6.5
	L7	<b>PLANTER TYPE 7: URBAN AGRICULTURE PLANTER</b> Custom Powdercoated Metal Planter, Integrated Wood-top Bench Seat	5 L6.5
	S3	<b>SEATING TYPE 3: INTEGRATED WOOD TOP BENCH</b> Thermally Modified Wood Top, Length Varies Integrated on Metal Planter, 0.46m typ. ht.	4 L6.3
	F3	<b>COUCHES WITH FIRE PITS</b> By Owner	
	F4	<b>MOVABLE COUCH SEATS</b> By Owner	
	F6	<b>MOVABLE TABLES AND CHAIRS</b> By Owner	
	F8	<b>BANQUET TABLE</b> By Owner	
	F7	<b>HARVEST TABLE</b> By Owner	
	F8	<b>BAR TABLE</b> 42" Ht. Metal Bar Table with Movable Stools	
		<b>PROPOSED TREES</b>	
		<b>COVERED BBQ AREA WITH TRELLIS</b> By Owner	6 L6.3
		<b>NATURAL PLAY STRUCTURE</b> Product TBD.	
		<b>COMMUNITY BOARD/SCREEN</b> Product TBD.	
		<b>CORNHOLE BOARD</b> For Illustrative Purposes, By Owner	
		<b>TABLE TENNIS</b> By Owner	

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1 MATERIALS + LAYOUT PLAN - LEVEL 2  
Scale: 1:100



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Client

**Placemaker**  
COMMUNITIES  
A PELORI COMPANY

Project Stamp



Issue

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G	Issued for ADP Check Set	23-06-23
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Project Info

21061

**128 A Street Mixed-Use**  
Mixed-Use Development  
1108 128 Street and 12835 111 Avenue  
Surrey, BC

Project Team

Client  
Placemaker Community  
Development Inc.

Architect  
GBL Architects

Landscape Architect  
LOCI Landscape Architecture + Urban Design

Drawn By  
MB

Checked By  
ME






















MATERIALS + LAYOUT  
PLAN - LEVEL 2

**L2.1**


Rev. A revision



## GROUND LEVEL ON-SITE PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
<b>DECIDUOUS TREES:</b>						
	1	Magnolia kobus	Kobus magnolia	6cm cal.	As Shown	B&B
	5	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	6cm cal.	As Shown	B&B
	6	Acer griseum	Paperbark Maple	6cm cal.	As Shown	B&B
<b>SHRUBS:</b>						
	84	Viburnum davidii	David Viburnum	#2 Pot	0.61m o.c.	
	86	Taxus x media 'Hicksii'	Hick's Yew	1.25m. ht.	0.46m o.c.	
	135	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	#2 Pot	0.61m o.c.	
	55	Skimmia japonica	Japanese Skimmia	#3 Pot	0.61m o.c.	
	30	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#3 Pot	0.61m o.c.	
	203	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#2 Pot	0.46m o.c.	
	101	Prunus lusitanica	Portugal Laurel	#3 pot	0.76m o.c.	
	114	Osmanthus delavayi	Sweet Olive	#3 Pot	0.61m o.c.	
	68	Gaultheria shallon	Salal	10cm Pot	0.30m o.c.	
	25	Escallonia 'Peach Blossom'	Escallonia	#2 Pot	0.61m o.c.	
	170	Buxus sempervirens	Common Boxwood	#3 Pot	0.45m o.c.	
	26	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#3 Pot	0.76m o.c.	
<b>PERENNIALS, GRASSES, GROUNDCOVER:</b>						
	52	Carex testacea 'Prairie Fire'	Orange New Zealand Sedge	#2 pot	0.45m o.c.	
	124	Echinacea purpurea	Purple Coneflower	#1 Pot	0.45m o.c.	
	91	Euphorbia characias subsp. wulfenii	Spurge	#2 Pot	0.61m o.c.	
	84	Festuca 'Idahoensis'	Idaho fescue	#1 pot	0.46m o.c.	
	60	Miscanthus sinensis	Maiden Grass	#2 Pot	0.75m o.c.	
	34	Miscanthus sinensis 'Purpurascens'	Purple Silver Grass	#3 pot	0.76m o.c.	

## LEVEL 2 ON-SITE PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
<b>DECIDUOUS TREES:</b>						
	5	Styrax japonicus 'Snowcone'	Snowcone Japanese Snowbell	6cm cal.	As Shown	B&B Specimen
	2	Malus fusca	Flowering Crabapple	5cm cal	As Shown	B&B
	1	Magnolia kobus	Kobus magnolia	6cm cal.	As Shown	B&B
	3	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	6cm cal.	As Shown	B&B
	4	Acer griseum	Paperbark Maple	6cm cal.	As Shown	B&B
<b>SHRUBS:</b>						
	14	Taxus x media 'Hicksii'	Hick's Yew	1.25m. ht.	0.46m o.c.	
	19	Rosa nutkana	Nootka Rose	#2 Pot	1.22m o.c.	
	34	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#2 Pot	0.46m o.c.	
	19	Prunus lusitanica	Portugal Laurel	#3 pot	0.76m o.c.	
	46	Osmanthus delavayi	Sweet Olive	#3 Pot	0.61m o.c.	
	16	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#3 Pot	0.76m o.c.	
<b>PERENNIALS, GRASSES, GROUNDCOVER:</b>						
	17	Hakonechloa macra	Forest Grass	#1 Pot	0.46m o.c.	
	21	Miscanthus sinensis	Maiden Grass	#2 Pot	0.75m o.c.	

### NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BC/LNA NURSERY STANDARD.
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 6 CM CALIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
8. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP, PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE

Client:

**Placemaker**  
COMMUNITIES  
A PELORI COMPANY

Project Stamp



Issue

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F	Issued for ADP Check Set	23-02-15
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GBL Architects

Landscape Architect  
LOCI Landscape Architecture + Urban Design

Drawn By  
MB

Checked By  
ME

PLANT LIST

**L5.0**

Rev. A revision

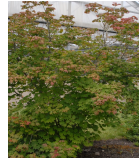
## TREES



*Acer griseum*  
Paperbark Maple



*Acer palmatum* 'Sangoakuri'  
Coral Bark Japanese Maple



*Acer circinatum*  
Vine Maple



*Liquidambar styraciflua* 'Slender Silhouette'  
Slender Silhouette Sweetgum



*Magnolia kobus*  
Kobus Magnolia



*Magnolia grandiflora* 'Little Gem'  
Dwarf Southern Magnolia



*Malus fusca*  
Pacific Crabapple



*Styrax japonica*  
Japanese Snowbell

## SHRUBS



*Viburnum davidii*  
David Viburnum



*Taxus x media* 'Hicksii'  
Hick's Yew



*Spiraea bumaldii* 'Goldflame'  
'Goldflame' Spiraea



*Sarcococca nuscifolia*  
Fragrant Sweet Box



*Prunus lusitana*  
Portugal Laurel



*Rhododendron* 'Ramapo'  
Ramapo Rhododendron



*Osmanthus delavayi*  
Sweet Olive



*Gaultheria Shallon*  
Salaal



*Escallonia* 'Peach Blossom'  
Escallonia



*Buxus sempervirens*  
Common Boxwood



*Azalea japonica* 'Hino White'  
Hino White Azalea



*Skimmia japonica*  
Japanese Skimmia

## PERENNIALS/GRASSES/GROUNDCOVERS



*Carex elata* 'Aurea'  
Bowles' Golden Sedge



*Carex testacea* 'Prairie Fire'  
Orange New Zealand Sedge



*Nepeta faassenii* 'Walker's Low'  
Catmint



*Ophiopogon japonicus* 'Nanus'  
Dwarf Mondo Grass



*Rudbeckia fulgida* 'Goldstrum'  
Blackeyed Susan



*Echinacea purpurea*  
Purple Coneflower



*Euphorbia characias* subsp. *wulfenii*  
Spurge



*Festuca* 'Idahoensis'  
Idaho fescue



*Miscanthus sinensis*  
Maiden Grass



*Miscanthus sinensis* 'Purpureascens'  
Purple Silver Grass



*Helictotrichon sempervirens*  
Blue Oat Grass



*Hakonechloa macra*  
Japanese Forest

Client

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COMMUNITIES  
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Drawn By

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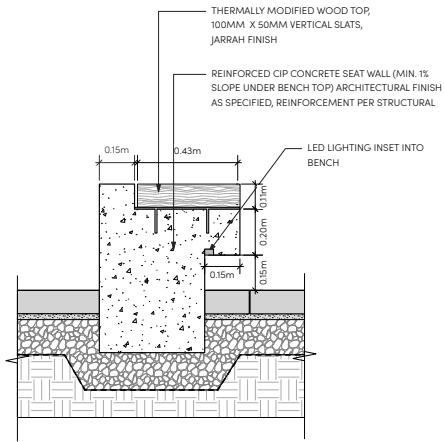
Checked By

ME

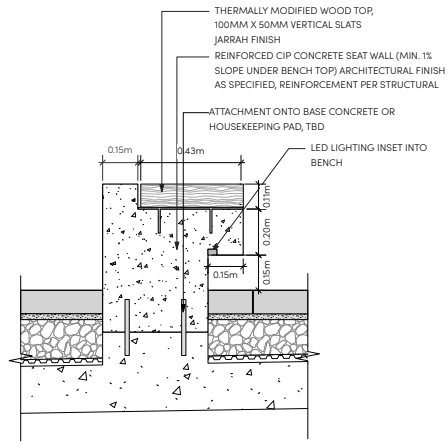
PLANT IMAGES

**L5.1**

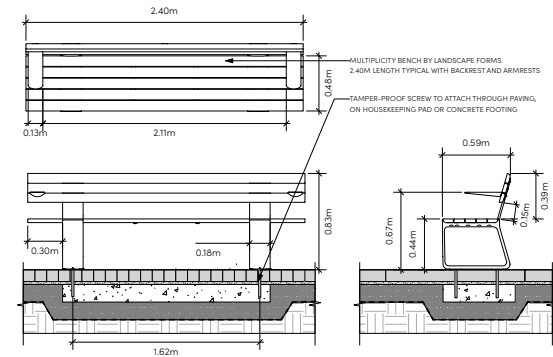
Rev. A revision



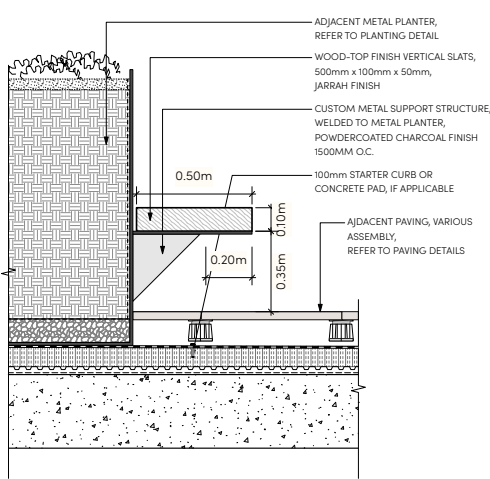
1 SEATING TYPE 1: WOOD TOP BENCH WITH CONCRETE ON GRADE  
Scale: 1:10



2 SEATING TYPE 1: WOOD TOP BENCH WITH CONCRETE ON GRADE  
Scale: 1:10

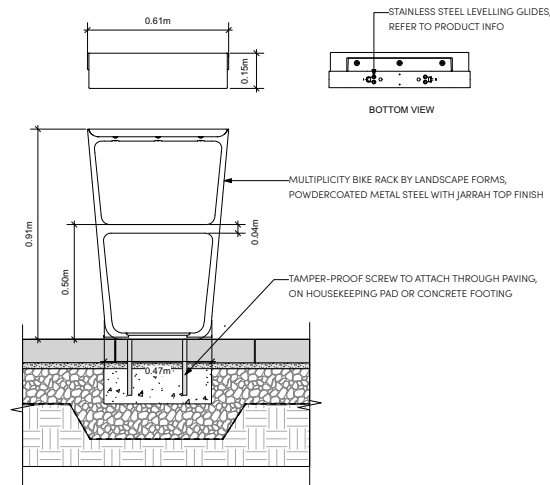


3 SEATING TYPE 2: PARK BENCH, TYP.  
Scale: 1:20



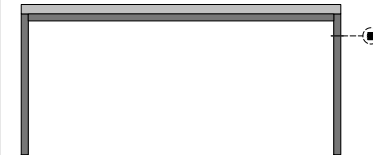
NOTE:  
CONTRACTOR TO PROVIDE SHOP DRAWINGS OF CUSTOM STEEL BENCH INTEGRATED WITH THE METAL PLANTER FOR LANDSCAPE ARCHITECT'S REVIEW.

4 SEATING TYPE 3: INTEGRATED WOOD TOP BENCH WITH METAL PLANTER  
Scale: 1:10



NOTE:  
REFER TO INSTALLATION GUIDE FOR ADDITIONAL INFORMATION AND ASSEMBLY DETAILS

5 BIKE RACK, TYPICAL  
Scale: 1:10



NOTE  
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT OF RECORD AND LANDSCAPE ARCHITECTURE CONSULTANTS' REVIEW AND APPROVAL.

6 TRELLIS (FOR REFERENCE ONLY)  
Scale: NTS



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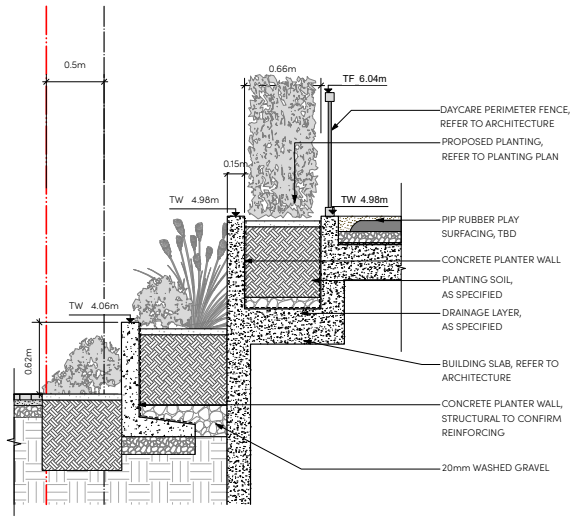
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Landscape Architect  
LOCI Landscape Architecture + Urban Design

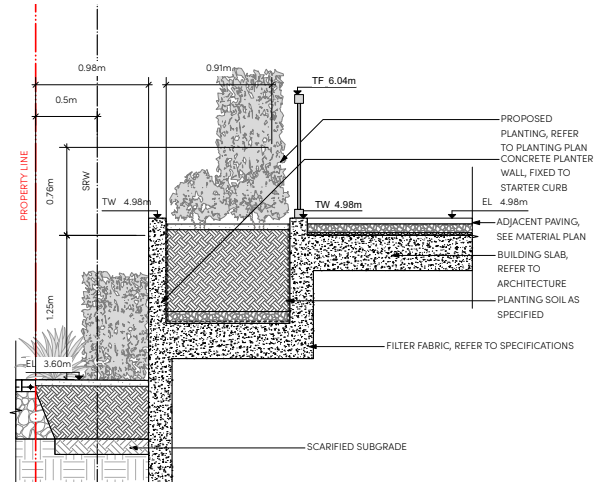
Drawn By  
MB  
Checked By  
ME

DETAILS  
L6.3

Rev. A revision



1 **TERRACED PLANTERS ON 111TH AVENUE**  
Scale: 1:20



2 **TERRACED PLANTERS ON 128A STREET**  
Scale: 1:20



LITTLE FOX® SHOP BY KOMPAN PLAY WITH ALL NATURAL WOOD FINISH

3 **KOMPAN ROBINIA LITTLE FOX® SHOP**  
Scale: NTS



4 **LANDSCAPE FORMS HARVEST PICNIC TABLE**  
Scale: NTS

Client

**Placemaker**  
COMMUNITIES  
A PELORI COMPANY

Project Stamp



Issue

No.	Description	Date
F	Issued for DP Check Set	23-02-15
G	Issued for ADP Check Set	23-06-23
H	Submission to ADP	23-11-09
I	Resubmitted for ADP	23-11-09

Project Info

21061

**128 A Street Mixed-Use**  
Mixed-Use Development  
1108 128 Street and 12835 111 Avenue  
Surrey, BC

Project Team

Client  
Placemaker Community  
Development Inc.  
Architect  
GBL Architects  
Landscape Architect  
LOCI Landscape Architecture + Urban Design

Drawn By: MB | Checked By: ME

DETAILS

**L6.6**

Rev. A revision

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

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

DATE: **November 27, 2023** PROJECT FILE: **7822-0218-00**

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RE: **Engineering Requirements  
Location: 11138 128 St**

**OCP AMENDMENT/NCP AMENDMENT/ DEVELOPMENT PERMIT**

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

**REZONE/SUBDIVISION**

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

- Dedicate 1.942-metre along 111 Avenue.
- Dedicate 3 m x 3 m corner cut 111 Avenue and 128A Street.
- Register 0.5-metre statutory right-of-way along 111 Avenue, 128 Street and 128A Street.

***Works and Services***

- Construct 1.8 m sidewalk along east side of 128 Street.
- Construct west side of 128A Street.
- Construct north side of 111 Avenue.
- Construct storm main along 128A Street.
- Construct water main along 111 Avenue.
- Construct low pressure sanitary main along 128A Street.
- Complete analysis of the existing sanitary sewer infrastructure to confirm adequate capacity, and complete upgrades as required.
- Construct storm, water, and sanitary service connections to the lot.
- Register applicable restrictive covenants as determined through the detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager  
BD

Department: **Planning and Demographics**  
 Date: **October 30, 2023**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0218 00**

The proposed development of **112** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	14
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	9
Secondary School =	3
<b>Total Students =</b>	<b>12</b>

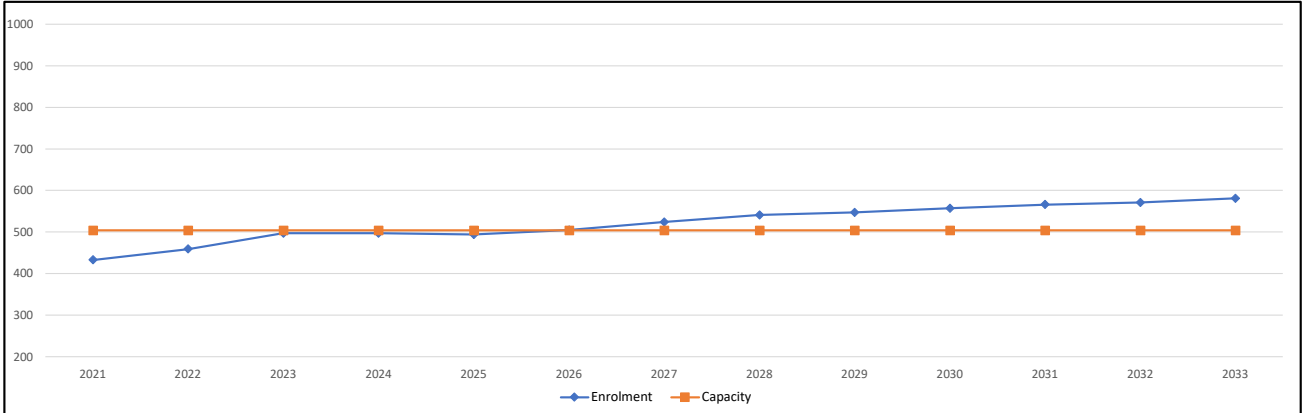
<b>Current Enrolment and Capacities:</b>	
<b>Harold Bishop Elementary</b>	
Enrolment	497
Operating Capacity	504
# of Portables	0
<b>Johnston Heights Secondary</b>	
Enrolment	1460
Operating Capacity	1450
# of Portables	1

**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.

Harold Bishop Elementary is in a maturing neighbourhood. With minimal development permit applications asking for modest density increases, the 10 year enrolment projections reflect a stable and level trend. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time. With the proposed large scale development proposed along 152nd, it can change the urban landscape of the area and also fuel growth to counteract the previous flat line enrolment trend that sat below or at the school capacity. This catchment will be monitored over the next year to further understand the impact that the new larger residential development currently considered by the Surrey Development Services.

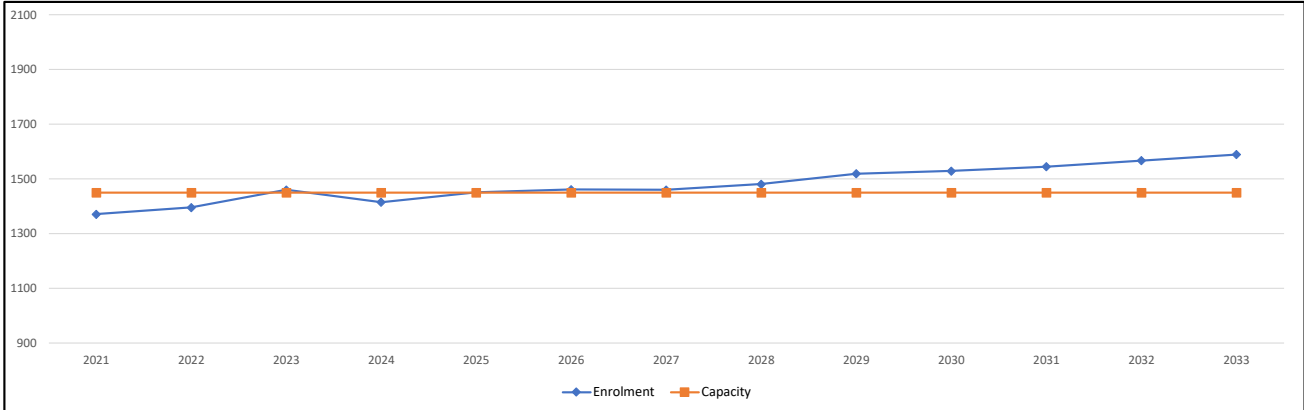
Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Harold Bishop Elementary; stable and level. The school currently operates a District IB Middle and International Baccalaureate Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time. However, with the pending densification around Guildford Mall and the future Skytrain line, these projections should be considered conservative.

**Harold Bishop 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.*

**Johnston Heights 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.

## Tree Preservation Summary

Surrey Project No:

Address:

Registered Arborist:

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)	0
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	2
- All other Trees Requiring 2 to 1 Replacement Ratio <u>PLUM</u> X two (2) = 0	
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

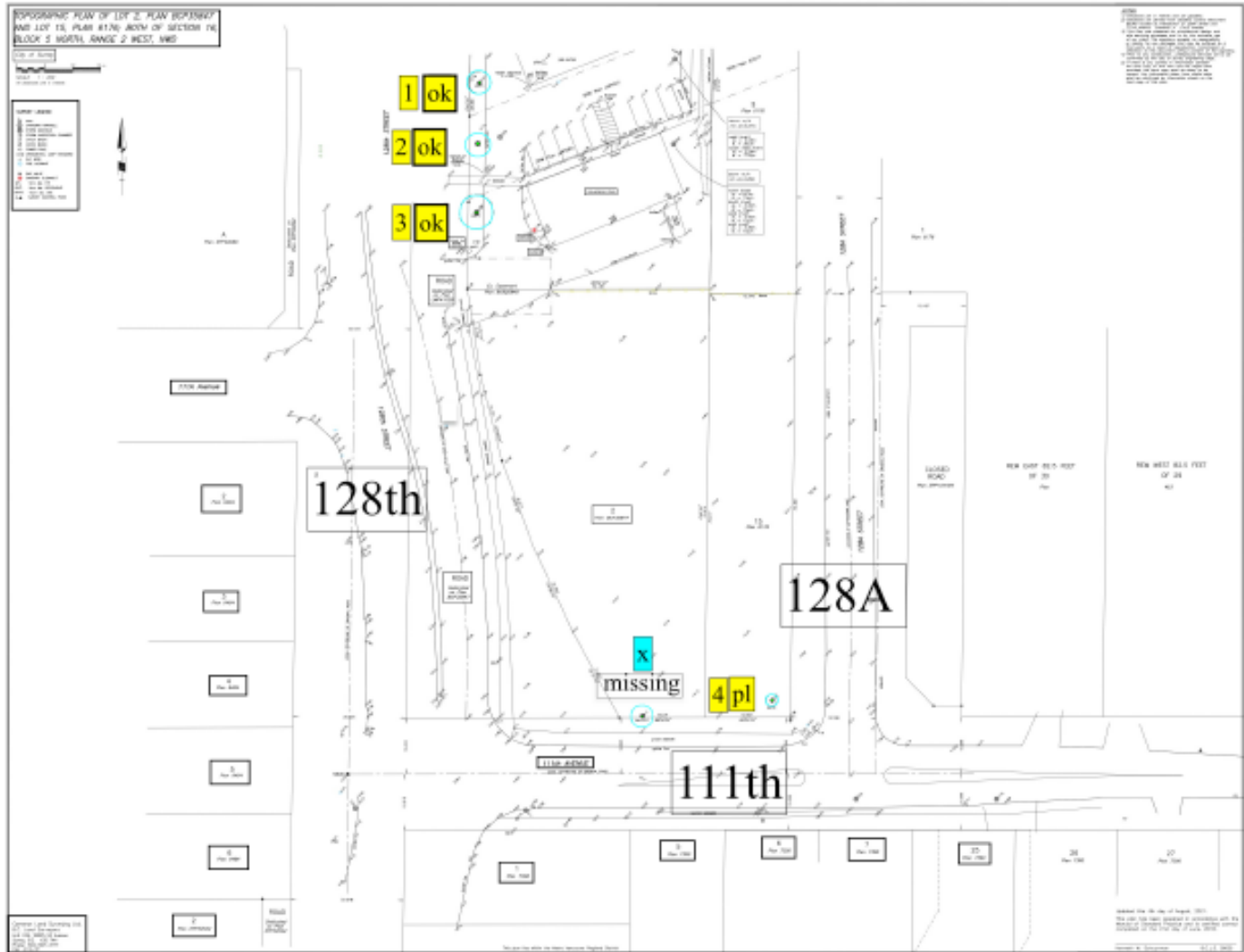
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

  
\_\_\_\_\_  
(Signature of Arborist)

Nov. 27 /23  
\_\_\_\_\_  
Date

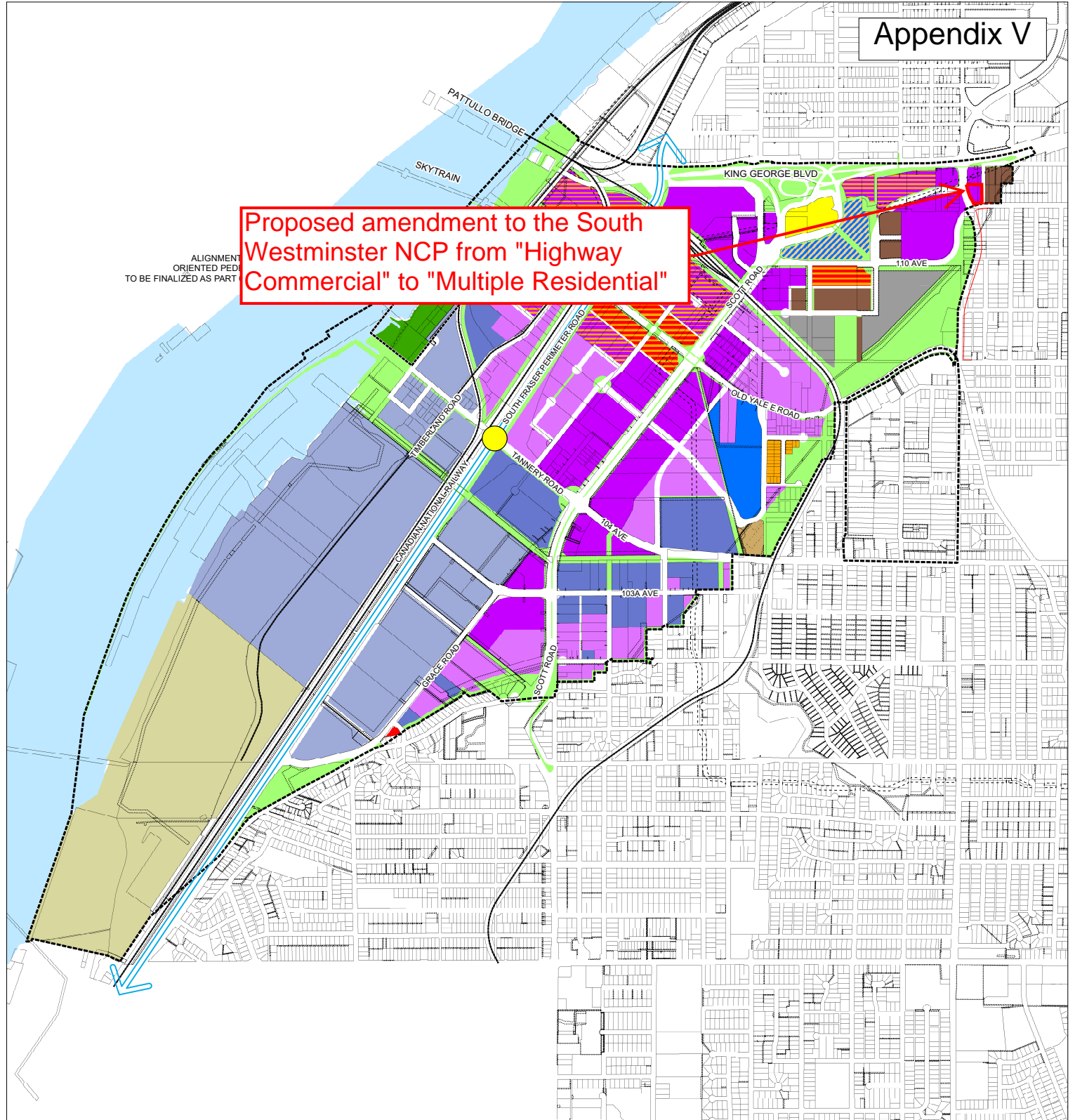






Proposed amendment to the South Westminster NCP from "Highway Commercial" to "Multiple Residential"

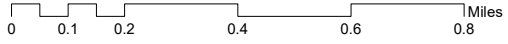
ALIGNMENT ORIENTED PED TO BE FINALIZED AS PART



# SOUTH WESTMINSTER PLAN

CITY OF SURREY  
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189 8 December 2003, Map Revised 1 April 2022

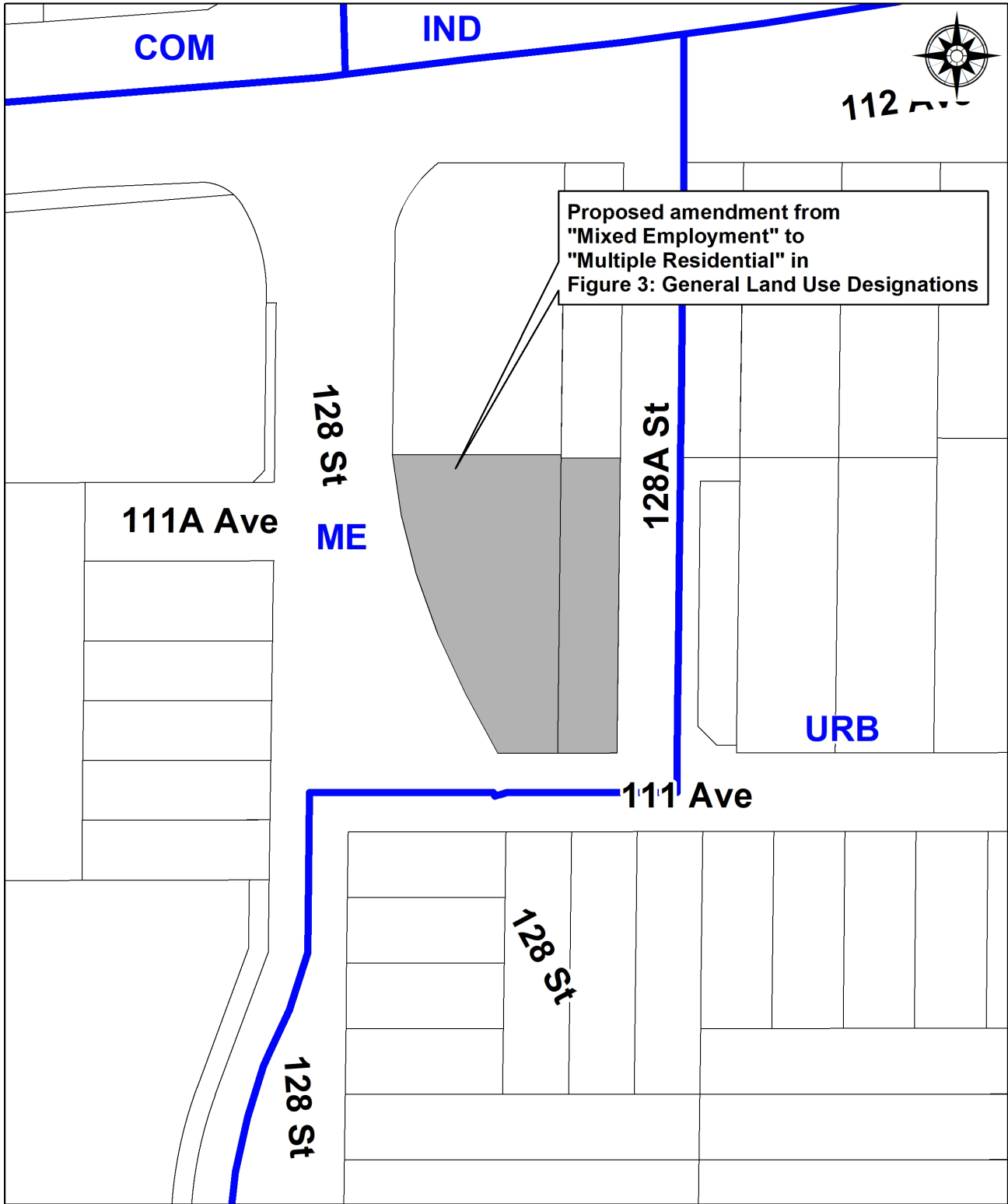


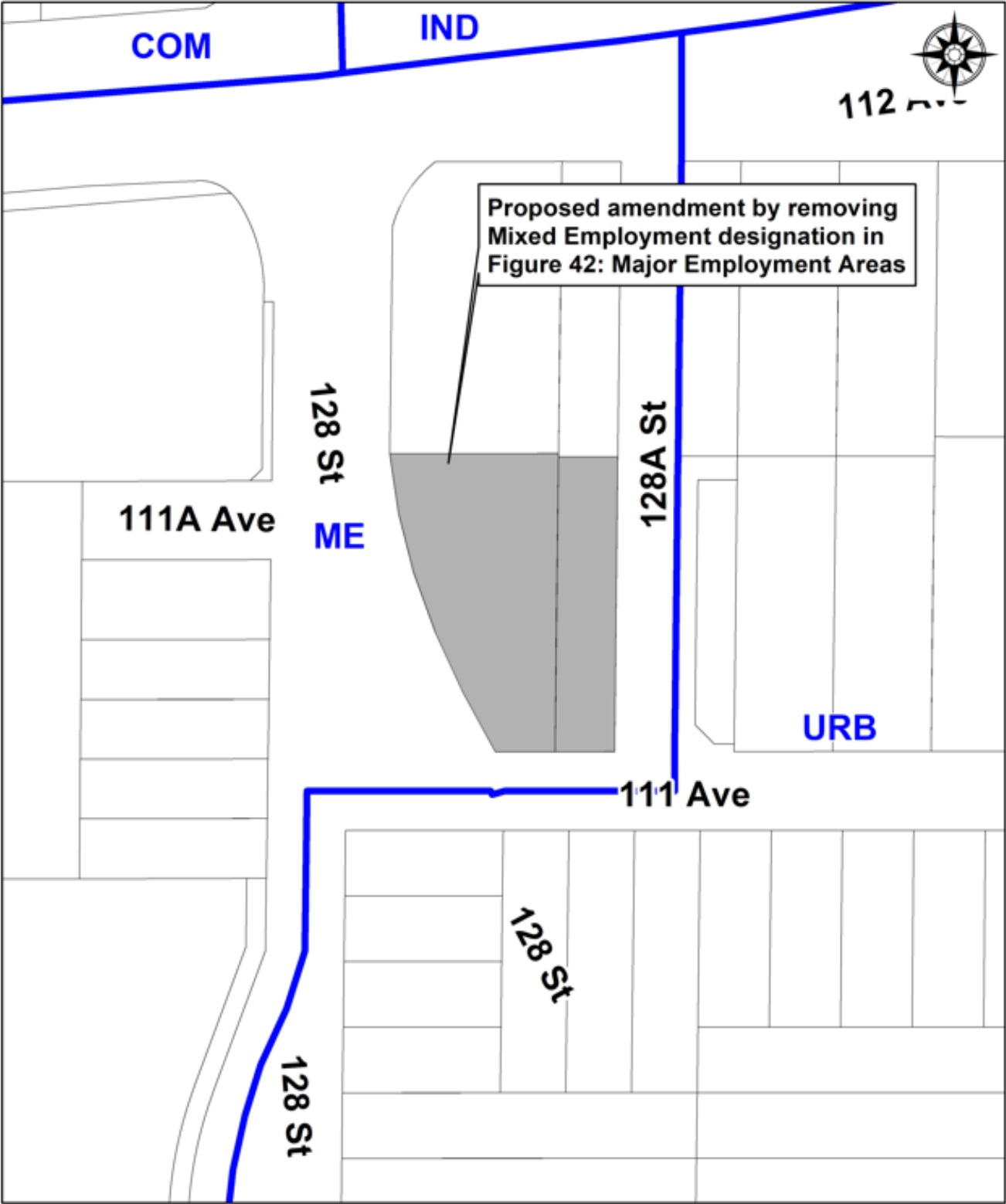
### Legend

- SkyTrain
- Overpass
- Waterfront Oriented/Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial

- Retail Residential
- Special Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Parks and Open Spaces
- Waterfront Strip
- Overpass





**Present:**

Panel Members:  
 E. Kearns, Chair  
 R. Amies  
 J. Azizi  
 N. Couttie  
 D. Dilts  
 N. Funk  
 R. Salcido

**Guests:**

John Rempel, RDG Management  
 Colin Hogan, Focus Architecture  
 David Stoyko, David Stoyko Landscape Architect  
 Hesam Deihimi, Placemaker Communities Inc.  
 Joey Stevens, GBL Architects  
 Mike Enns, Loci Landscape Architecture  
 Nirvair Bagri  
 Ruchir Dhall, Architecture Panel Inc

**Staff Present:**

A. McLean, City Architect  
 V. Goldgrub, Urban Design Planner  
 S. Maleknia, Urban Design Planner  
 A. Yahav, Clerk 3

**A. RECEIPT OF MINUTES**

<p>It was</p> <p>meeting of October 26, 2023, be received.</p>	<p>Moved by N. Couttie          Seconded by R. Amies          That the minutes of the Advisory Design Panel  <u>Carried</u></p>
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R. Salcido joined the meeting at 3:03

**B. NEW SUBMISSIONS**

**2. 4:15 p.m.**

File No.:	7922-0218-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP Amendment and NCP Amendment to Multiple Residential”, rezoning to CD (based on RM-70), Detailed DP for one 6-storey market rental apartment building consisting of 112 dwelling units and 595 square metres of child care space on a consolidated site.
Address:	11138 – 128 Street and 12835 – 111 Avenue (South Westminster)
Developer:	Hesam Deihimi, Placemaker Communities Inc.
Architect:	Joey Stevens, GBL Architects
Landscape Architect:	Mike Enns, Loci Landscape Architecture
Planner:	Misty Jorgensen
Urban Design Planner:	Sam Maleknia

The Urban Design Planner provided an overview of the area context, including the floodplain requirements, and advised that staff generally support the project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by N. Funk  
Seconded by D. Dilts  
That the Advisory Design Panel (ADP)  
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.  
Carried

#### Key Points

- Overall, well presented, designed and organized project.
  - *Noted*
- Consider additional design development to resolve vehicular entries flanking residential entry.
  - *Vehicle entries have been extensively reviewed with staff throughout the design process and are in the only feasible location. Additional landscaping and screening will be explored to further buffer the residential entry. The parking entry gates and facade treatment will also be explored to reduce the visual impact of the two entries.*
- Consider further emphasis of the residential entry.
  - *Residential entry will be further emphasized through signage and entry canopy lighting feature.*
- Consider a lighter/brighter or more vibrant colour palette to reinforce the programme, potentially with accent colour for vertical fins.
  - *White fiber cement panel introduced at framed bays and corrugated metal to be a brighter silver color.*
- Consider methods for sound attenuation on units adjacent to the SkyTrain guideway.
  - *Enhanced window and wall performance will be considered as recommended by acoustical consultant.*

#### Site

- Consider adding additional interior amenity or rooftop outdoor amenity with some covered space.
  - *The indoor and outdoor amenity have been located and programmed to function efficiently and together. Over 100% of the required outdoor*

amenity space is provided. While 50% of the indoor space is provided, it is well over the 74sm minimum area required under the City policy. Using the roof of the wood frame structure is not feasible for construction and maintenance costs for this project.

- Further consider vehicular entries flanking residential entries with particular attention to softening the transition.
  - *Additional landscaping and screening will be explored to further buffer the residential entry. The parking entry gates and facade treatment will also be explored to reduce the visual impact of the two entries.*
- Consider creating a central entrance to outdoor amenity space.
  - *There are currently three access points to the outdoor amenity with the main one centrally located. The other two are driven by the interior unit layouts and Code requirements for exiting off of the outdoor amenity space.*
- The proposed rental tenure is appreciated.
  - *Noted*

#### Form and Character

- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.
  - *Black window frames will be used*
- Consider design development to better resolve the challenging adjacency of the parking entry, building entry, and PMT, perhaps through the addition of an interest feature on the parking ramp sidewall or solid garage doors.
  - *Additional landscaping and screening will be explored to further buffer the residential entry. The garage doors must allow air to flow through for ventilation requirements. The parking entry gates and facade treatment will also be explored to reduce the visual impact of the two entries.*
- Consider further emphasis of the residential entry.
  - *Residential entry will be further emphasized through signage and entry canopy lighting feature.*
- Consider methods for sound attenuation on units adjacent to the SkyTrain guideway.
  - *Enhanced window and wall performance will be considered as recommended by acoustical consultant.*
- Consider balancing the verticality of the building by introducing some horizontal elements.
  - *The vertical expression is intentional and preferred to strengthen the concept of the building emerging from the landscape and creating a strong corner presence for a six-storey building next to the SkyTrain. There will be prominent through wall flashing at each floor and all at all window heads and sills. This level of detail is not shown in architectural renderings and elevations, but will add a layer of horizontality to the exterior expression.*
- Consider the use of more vibrant colors, especially near the childcare centre.
  - *More vibrant colors will be considered and coordinated with a child care operator once they are selected. There is also a location for a mural wall*

*adjacent to the entry that will add color and animation.*

- Recommend that the applicant explore with the City reducing the six-meter residential setback along the north PL to increase the floor plan depth to allow for a double loaded corridor to improve building efficiency and potentially increase the number of rental units without compromising the size of the courtyard, nor limiting the development rights of the adjacent property.
  - *This setback was reviewed in detail and is shown as directed by City Staff.*
- Recommend that the applicant explore increasing the floor plate size within the setbacks, including considering flipping the C-shape plan to increase residential floor area and the number of rental units.
  - *Alternate floor plate configurations were explored in the initial application and after multiple reviews with City Staff the proposed configuration was agreed on. The primary benefits of the current configuration are that it shelters the courtyard from the SkyTrain and traffic on 128 Street while also giving a stronger street wall to 128 Street.*
- Consider increasing the amount of glazing into living spaces, particularly at building corners.
  - *Glazing has been carefully positioned and sized to target a 35% window to wall ratio that is necessary to meet the energy performance requirements for the project.*
- Consider changing the material or adding colour to the vertical elements on the balconies.
  - *Metal panel, fiber cement panel, vertical pickets, and various textures will be considered for the balcony screens.*
- Consider a bold design by integrating colour in the mural proposed on the north side of the building.
  - *Mural design and color to be confirmed by owner and artist.*
- Consider incorporating more white panelling at the front of the building to reduce the use of grey and brighten the appearance.
  - *More white paneling to be introduced within balcony frame elements.*

#### Landscape

- No specific issues were identified.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
  - *The project will target Step 3 for energy performance based on current BCBC modeling requirements.*
- Consider inclusion of active cooling for residential units.
  - *Active cooling will be provided for residential units.*
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
  - *Contractor will review feasibility of this.*
- Consider including renewable energy on available roof surfaces.

- o *Renewable energy on roof surfaces is not being considered for this project.*
- Appreciate the enhanced approach to insulating the building envelope through inclusion of continuous exterior insulation to reduce thermal bridging.
  - o *Noted*

Accessibility

- The proposed Adaptable units are appreciated.
  - o *Noted*

**C. OTHER BUSINESS**

**1. Roundtable**

A roundtable of discussion was held.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, November 23, 2023.

**E. ADJOURNMENT**

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

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Jennifer Ficocelli, City Clerk

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E. Kearns, Chairperson