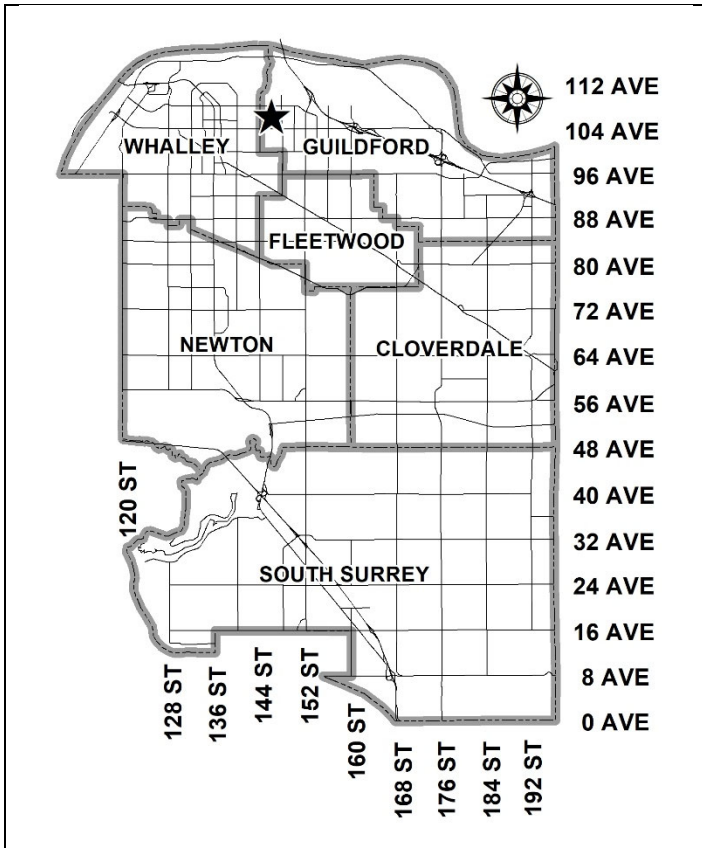


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0277-00

Planning Report Date: May 6, 2024



PROPOSAL:

- **NCP Amendment** from “Townhouse” to “Low Rise Transition Residential” in the Guildford Plan.
- **Rezoning** from RF to CD (based on RM-70).
- **Development Permit**
- **Housing Agreement**

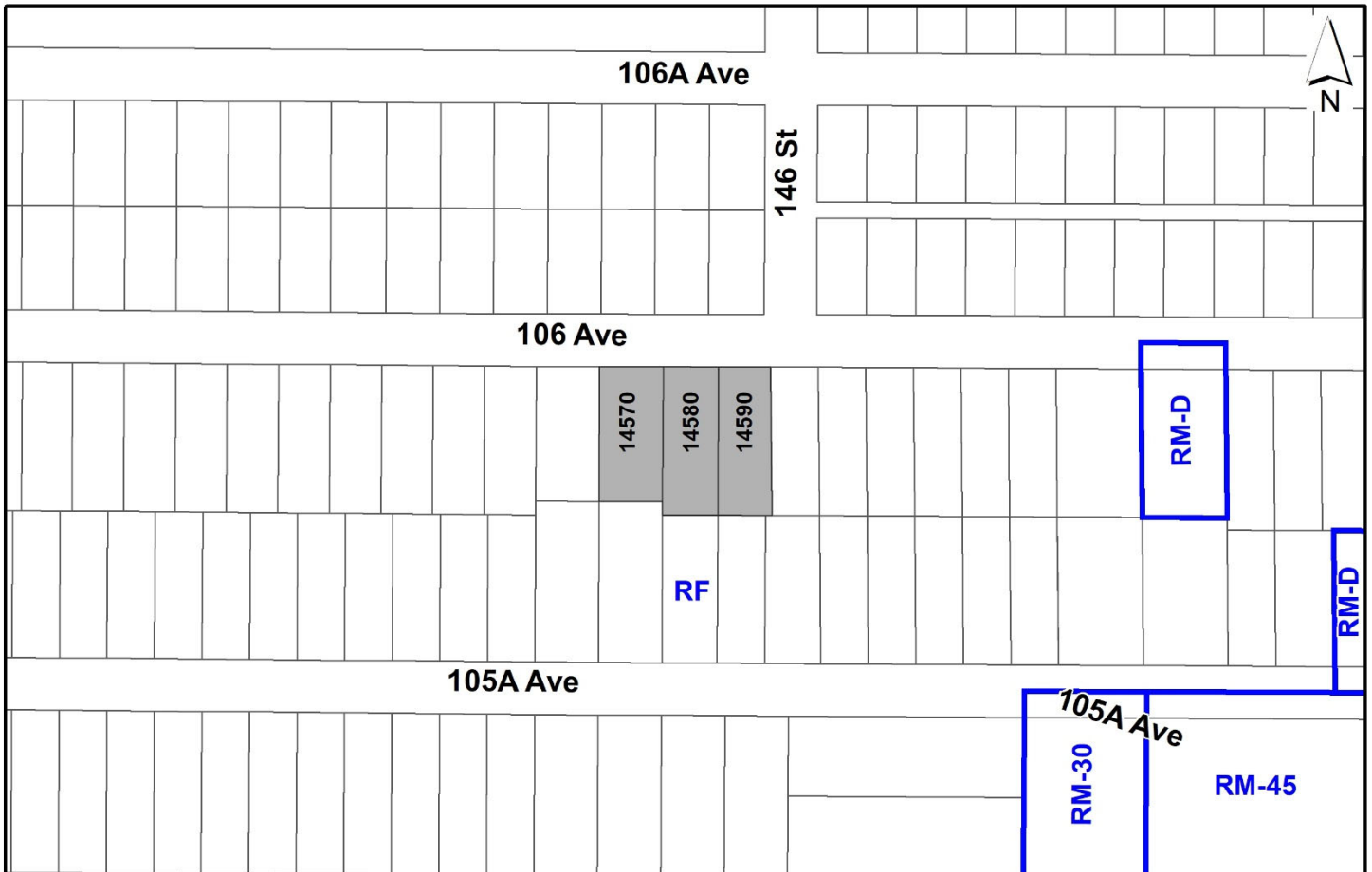
to permit the development of a 5-storey residential building, containing 98 market rental units secured through a 60-year Housing Agreement over two (2) levels of underground parking, on a consolidated site in Guildford.

LOCATION: 14570/14580/14590 - 106 Avenue

ZONING: RF

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Townhouse



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second, and Third Reading.
- By-law Introduction, First, Second and Third Reading for a Housing Agreement.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Guildford Plan in order to redesignate the subject site from “Townhouse” to “Low Rise Transition Residential” and to introduce an east-west lane along the southern lot line.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP), which supports densities of up to 2.5 FAR (Gross) on the subject site.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- To accommodate the proposed development, an amendment to the Guildford Plan is required in order to redesignate the subject site from “Townhouse” to “Low Rise Transition Residential” as well as introduce an east-west oriented lane (future 12.0m Green Lane) along the southern lot line.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The proposed setbacks achieve a more urban, pedestrian streetscape while the proposed street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The applicant proposes to enter into a Housing Agreement to allocate all 98 new dwelling units as market rental for a period no less than 60 years. The Housing Agreement By-law will be brought forward for Final Adoption concurrently with the Rezoning By-law when all requirements have been addressed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)”.
2. A By-law be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0277-00 generally in accordance with the attached drawings (Appendix I).
4. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant enter into a Housing Agreement with the City to restrict the tenure of the proposed 98 dwelling units to the subject site to market rental for a period of no less than 60 years;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (j) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing Strategy, Tier 1 Capital Projects Community Amenity Contributions, and Tier 2 Community-specific Capital Project Community Amenity Contributions should the project be converted from rental housing to market housing at any time after the subject Housing Agreement has expired.

5. Council pass a resolution to amend the Guildford Plan to redesignate the land from “Townhouse” to “Low Rise Transition Residential” and introduce an east-west lane, as illustrated in Appendix I, when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	Guildford Plan Designation	Existing Zone
Subject Site	Single family lots.	Townhouse	RF
North (Across 106 Avenue):	Single family lots.	Parks and Natural Areas	RF
East (Across future 146 Street):	Single family lots.	Townhouse	RF
South (Across future Lane):	Single family lots.	Townhouse	RF
West:	Single family lots under Application No. 23-0342-00 for a 5-storey residential building (Pre-Council).	Townhouse	RF

Context & Background

- The 3,630-square metre site, comprised of three (3) single family residential lots, is located on the south side of 106 Avenue, between 144 Street and 146 Street in the Hawthorne District of the Guildford Plan.
- The properties are presently occupied by single family residential dwellings, which are proposed to be demolished as part of the subject development application.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Townhouse” in the Guildford Plan, and zoned “Single Family Residential Zone (RF)”.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 5-storey apartment building, containing approximately 98 market rental dwelling units over two (2) levels of underground parking in the Hawthorne District of Guildford, the applicant will require the following:
 - **NCP Amendment** for “Townhouse” to “Low Rise Transition Residential” under the Guildford Plan;
 - **Rezoning** from RF to CD (based on RM-70);
 - **Housing Agreement** to restrict the tenure of the proposed 98 dwelling units to market rental for a period of no less than 60 years;

- **Development Permit** for Form and Character; and
- **Subdivision (Consolidation)** from three (3) lots to one (1) lot.

	Proposed
Lot Area	
Gross Site Area:	3,630 square metres
Road Dedication:	866 square metres
Net Site Area:	2,764 square metres
Number of Lots:	1
Building Height:	17.0 metres (6-storeys)
Floor Area Ratio (FAR):	1.65 (Gross); 2.20 (Net)
Floor Area	
Residential:	5,982 square metres
Indoor Amenity Space:	100 square metres
Total:	6,082 square metres
Residential Units:	
Studio:	15 dwelling units (15.3% of total units)
1-Bedroom:	63 dwelling units (64.3% of total units)
2-Bedroom:	18 dwelling units (18.4% of total units)
3-Bedroom:	2 dwelling units (2.0% of total units)
Total:	98 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: The School District has advised that there will be approximately 16 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

9 Elementary students at Hjorth Road Elementary School
14 Secondary students at Guildford Park Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2026.

Parks, Recreation & Culture:

No concern.

Parks, Recreation & Culture accept the removal of Tree Nos. C1, C2, C3, C5, and C6 to accommodate the proposed development application.

The closest active park is Hawthorne Rotary Park, including playgrounds, water playground, walking trails and natural areas, is 500 metres walking distance away. Future parkland is proposed within 20 metres walking distance of the subject site as part of the Guildford Plan.

Surrey Fire Department:

The Surrey Fire Department has no concerns with the proposed development, however, there are some standard items to be addressed as part of the subsequent Building Permit application.

Advisory Design Panel:

At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) permitting multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council by By-law introduction, without review and/or comment from the ADP.

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

Transportation Considerations

Road Network and Infrastructure

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
 - Construct the south side of 106 Avenue to the Local Road Standard;
 - Dedicate and construct an 11.5-metre wide portion of 146 Street to the Half Road Standard (ultimate 20.0m Local Road Standard); and
 - Dedicate and construct a portion of the 6.0-metre wide east-west lane within the southern portion of the subject site.

Access and Parking

- Access to the underground parkade will be provided via the proposed new 6.0-metre wide east-west lane at the south-east corner of the subject site.

Traffic Impacts

- The subject development proposal is, according to industry standard rates, anticipated to generate approximately one (1) vehicle trip every one (1) to two (2) minutes in the peak hour. This is below the City's threshold for requiring a site-specific traffic impact analysis.

Transit and Active Transportation Routes

- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA) and approximately 460 metres from an existing stop serviced by TransLink Rapid Bus Route No. R1 (Guildford Exchange/Network Exchange – B-Line).
- The subject site is located approximately 60 metres to the north of the future Hawthorne Greenway, which runs east-west along 104A and 105 Avenue.

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 proposed development complies with the “General Urban” designation of the subject site under the Metro Vancouver 2050 *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The proposed development complies with the “Multiple Residential” designation of the subject site under the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The subject site is designated “Townhouse” under the Guildford Plan.
- In order to accommodate the subject development proposal, the applicant is seeking an amendment to the Guildford Plan to redesignate the subject site from “Townhouse” to “Low Rise Transition Residential” and to introduce an east-west oriented lane along the south lot line.

Amendment Rationale

- The proposed density, building height and building form are considered appropriate for his part of the Guildford Plan area given that the subject site is located within close proximity to a Frequent Transit Network (104 Avenue) and its associated Frequent Transit Development Area (FTDA).
- The proposed 5-storey building will provide an appropriate density and height transition between future higher-density, mid- to high-rise developments to the south and future low- to mid-rise developments and ground-oriented multi-family and single-family developments to the north under the Guildford Plan.
- The proposal will provide needed purpose-built rental housing in the Guildford neighbourhood.
- The proposed development will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs, as the proposal includes 100% market rental residential units secured through a minimum 60-year Housing Agreement. A Restrictive Covenant will be registered making CACs payable if there is a future change in the tenure of the proposed dwelling units.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 5-storey apartment building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 23)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.5 FAR (Net)	2.20 FAR (Net)
Lot Coverage:	33%	50%
Yards and Setbacks		
North Yard:	7.5 metres	5.5 metres
East Yard:	7.5 metres	5.5 metres
South Yard:	7.5 metres	4.5 metres
West Yard:	7.5 metres	4.5 metres
Principal Building Height:	50.0 metres	17.0 metres
Permitted Uses:	<ul style="list-style-type: none"> • Multiple unit residential buildings. • Ground-oriented multiple unit residential buildings. • Child care centres. 	<ul style="list-style-type: none"> • Multiple unit residential buildings.
Amenity Space		
Indoor Amenity:	3.0 sq.m. per dwelling unit (297 sq.m. total)	The proposed 100 m ² + CIL meets the Zoning By-law requirement.

Outdoor Amenity:	3.0 sq.m. per dwelling unit (297 sq.m. total)	The proposed 330 m ² meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Spaces		
Residential:	98 parking spaces	78 parking spaces
Residential Visitor:	10 parking spaces	10 parking spaces
Total:	108 parking spaces	88 parking spaces
Accessible:	2 parking spaces	2 parking spaces
Bicycle Spaces		
Residential:	118	120
Residential Visitor:	6	6

- The proposed CD By-law is based upon the “Multiple Residential 70 Zone (RM-70)” with modifications to the permitted land uses, density, lot coverage, minimum building setbacks and off-street parking requirements.
- When calculated based on the gross site area, the proposed 5-storey apartment building on the subject site will have a floor area ratio (FAR) of 1.65, which generally complies with the 1.6 FAR (Gross) permitted under the “Low Rise Transition Residential” designation in the Guildford Plan.
- Given the proximity of the subject site to the 104 Avenue and its associated FTDA, which terminates approximately 60 metres to the south of the subject site along 105A Avenue, as well as the requirement to dedicate both 11.5 metres for the future 146 Street and 6.0 metres for the future east-west lane, the proposal to increase the density from 1.50 to 2.20 (Net) in the proposed CD Zone is supportable.
- In addition, the applicant proposes to enter into a Housing Agreement to allocate all 98 new dwelling units as market rental for a period no less than 60 years. The Housing Agreement By-law will be brought forward for Final Adoption concurrently with the Rezoning By-law when all requirements have been addressed.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 50% in the proposed CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 5-storey apartment buildings on a site of this size.
- The proposed setbacks reductions will allow for better connectivity to the street, providing a more pedestrian-friendly urban landscape and are generally in keeping with other 5-storey apartment buildings in the Guildford Plan.

On-site Parking and Bicycle Storage

- The proposed development includes a total of 88 parking spaces, consisting of 78 residential parking spaces and 10 parking spaces for visitors. This includes two (2) accessible parking spaces as per Part 5 of the Surrey Zoning Bylaw, as amended.

- The applicant is proposing to provide a rate of 0.8 parking spaces per dwelling unit for residents and 0.1 parking spaces per dwelling unit for visitors (0.1 per dwelling unit). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates previously endorsed by Council as part of Corporate Report No. R115 (2021).
- The Zoning Bylaw require that no parking facilities be constructed within 2.0 metres of the front line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metres of the north, east, south, and west lot lines. As a result, the proposed CD By-law will permit the underground parking facility to be 0.5 metres from all lot lines.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- As a 100% secured market rental project, the proposed development will not be subject to the payment of Tier 1 Capital Projects or Tier 2 Community-Specific Capital Project Community Amenity Contributions at this time. However, the applicant will be required to register a Section 219 Restrictive Covenant making the CACs payable if there is a future change in tenure from the proposed secured market rental.

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 \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.
- As a 100% market rental project, the subject proposal will not be subject to the payment of Affordable Housing Strategy Contributions at this time. However, the applicant will be required to register a Section 219 Restrictive Covenant making the Affordable Housing Strategy Contribution payable if there is a future change in tenure from the proposed secured market rental, to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- As a 100% secured market rental project, the subject proposal will not be subject to the payment of the Public Art Contribution at this time. However, the applicant will be required to register a Section 219 Restrictive Covenant making the Public Art Contribution payable if there is a future change in tenure from the proposed secured market rental.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 20, 2024, and the Development Proposal Sign was installed on February 21, 2024. Staff received the three (3) responses from area residents and/or adjacent property owners (*staff comments in italics*):
 - Two residents expressed support for the proposed development application but felt that the building height should be increased from 5- to 6-storeys in order to accommodate additional secured market rental dwelling units.
 - One resident expressed concerns about the proposed parking rate and resultant number of off-street parking spaces, specifically noting that on-street parking demand was already quite high in the immediate neighbourhood.

(The applicant is proposing to provide a rate of 0.8 parking spaces per dwelling unit for residents and 0.1 parking spaces per dwelling unit for visitors (0.1 per dwelling unit). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates previously endorsed by Council as part of Corporate Report No. R115; 2021).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the OCP as well as the design guidelines in the Guildford Plan.
- The applicant has worked closely with staff to:
 - Achieve a finer grain road network and functional rear lane alignment appropriate for both the subject site and future land development applications within the block bounded by the future 145 Street and 145 Street as well as 105A Avenue and 106 Avenue;
 - Achieve an appropriate building form and massing that will minimize the potential for unit-to-unit overlook while maximizing access to both air and light; and
 - Achieve an appropriate interface between the subject site and the adjacent property to the immediate west, currently under development via Surrey File No. 7923-0342-00 (Pre-Council), as it relates to both building massing and exterior window placement along the west building façade.

Building Design

- The applicant is proposing an “L”-shaped, stepped 5-storey apartment building containing 98 secured market rental dwelling units with two (2) levels of underground parking. The proposed units consist of 15 studio units, 63 1-bedroom units, 18 2-bedroom units and two 3-bedroom units, which range in size from 38 to 75 square metres.

- The proposed building achieves an attractive visual aesthetic through the application of contemporary architectural characteristics, which include rectilinear forms, building element extrusions in complementary colours as well as the use of high-quality cladding such as brick veneer, wood-tone panel siding, and cement composite boards.

Landscaping

- The landscape plan includes a mixture of trees, shrubs, grasses, perennials and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishing.
- All ground-floor units have front door access as well as a useable, semi-private patio space that is screened from either the adjacent public realm or outdoor amenity space through a combination of tiered retaining walls, layered planting as well as privacy fencing.
- Access to the individual, semi-private patios will be provided through either a separate gated entryway from the adjacent public or private sidewalk or through the individual dwelling units.
- Exterior lighting will be designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with Crime Prevention Through Environmental Design (CPTED) principles.
- The applicant proposes to provide a corner plaza at the north-east corner of the subject site, where the 106 Avenue and 146 Street frontages intersect. It will consist of bench seating, lighting, decorative paving and layered edge planting.

Indoor Amenity

- The required indoor amenity space is 294 square metres, or three (3) square metres per dwelling unit. The proposed indoor amenity space is 100 square metres in total area which is 194 square metres less than the Zoning Bylaw requirement.
- On November 18, 2019, Council approved Corporate Report No. R216; 2019, which identified the minimum indoor amenity space that must be provided on-site (i.e., no cash-in-lieu). Based upon the minimum requirements for a 3- to 6-storey low to mid rise residential building, 74 square metres of indoor amenity space is required. The proposal exceeds this minimum.
- Overall, the applicant proposes to provide approximately 34% of the required indoor amenity space, and, furthermore, has agreed to a cash-in-lieu contribution for the proposed shortfall in accordance with City Council policy.
- The indoor amenity space is located on the western “wing” of the ground floor within the proposed building, directly adjacent to the at-grade outdoor amenity space. The space consists of a shared kitchen and dining area, open lounge, bookable office space, a party room and accessible washroom facilities.

- The proposed indoor amenity space can be accessed either directly from the adjacent outdoor amenity space or via the internal shared hallway.

Outdoor Amenity

- The required outdoor amenity space is 294 square metres, or three (3) square metres per new dwelling unit. The proposed outdoor amenity space is approximately 330 square metres in total area, which exceeds the Zoning Bylaw requirement.
- The proposed outdoor amenity space is located within a ground level courtyard, at the south-west corner of the subject site, and consists of a multi-purpose lawn area, an outdoor BBQ and shared patio area, raised urban garden plots, a putting green with resilient surface, a children's playground area and an outdoor ping-pong table.

Outstanding Items

- The applicant has agreed to resolve any outstanding items identified through the Development Planning review process to the satisfaction of the Planning and Development Department before Final Adoption of the subject Rezoning By-law, should the application be supported by Council.
- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. City staff will continue to work with the applicant to resolve the following:
 - Further enhance the public realm interface in particular with regard to the lobby entry and two-storey townhouse "expression";
 - Review the design of unit bedrooms and balconies to ensure good livability; and
 - Refine the building material and details to lighten the expression in particular at the roof and shrouded balconies.

TREES

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

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

Tree Species	Existing	Remove	Retain
Alder Trees			
Red Alder	1	1	0
Deciduous Trees (excluding Alder Trees)			
Cherry	1	1	0
English Walnut	1	1	0
Hawthorn	1	1	0
Honey Locust	1	1	0
Japanese Maple	1	1	0
Purple Leaf Plum	1	1	0
Coniferous Trees			
Douglas-fir	4	4	0
Grand Fir	1	1	0
Western Red Cedar	2	2	0
Total (excluding Alder Trees)	13	13	0
City Trees	5	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		38	
Total Retained and Replacement Trees Proposed		38	
Estimated Contribution to the Green City Program		Not required	

- The Arborist Assessment states that there is a total of fourteen (14) protected trees on the site, including one (1) Red Alder tree. The applicant proposes to retain no trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In addition to the fourteen (14) protected trees on the site, the Arborist Assessment states that there is a total of five (5) City trees located within the existing 106 Avenue road allowance that would be impacted by the proposed development. Parks, Recreation and Culture have accepted the removal of these five (5) trees in association with the proposed development.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees and a 2 to 1 replacement ratio for all other trees. This will require a total of 27 replacement trees on the site. The applicant is proposing approximately 38 replacement trees, thereby exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 106 Avenue and the future 146 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Red Maple, Columnar Armstrong Maple, Pink Flowering Dogwood, Shademaster Honey Locust, Persian Ironwood, Serbian Spruce and Pink Flowered Japanese Snowbell.
- In summary, a total of 38 trees are proposed to be replaced on the site with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Guildford Plan Land Use Designations Map
Appendix VI.	Housing Agreement

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CL/ar

DATA SHEET

14570/80/90 APARTMENT 106 Ave						
PROJECT NAME : 14570 RESIDENTIAL APARTMENT						
14570/80/90, SURREY BC						
LEGAL DESCRIPTION						
ZONING	CD-ZONE, RM-45					
GROSS SITE AREA 39075.08 Sq ft OR 3630.19 Sq mts OR 0.90 Acres						
ROAD DEDICATION 9324.25 Sq ft OR 866.25 Sq mts OR 0.21 Acres						
SRW 549.32 Sq ft OR 51.03 Sq mts OR 0.01 Acres						
NET SITE AREA 29750.83 Sq ft OR 2763.94 Sq mts OR 0.68 Acres						
BUILDING AREA						
PARKADE FLOOR -1	27991.226	Sq ft	2600.47	Sq mts		
PARKADE FLOOR -2	18843.14	Sq ft	1564.78	Sq mts		
MAIN FLOOR	19	11961.11	Sq ft	1111.22	Sq mts	
SECOND FLOOR	23	13745.77	Sq ft	1277.02	Sq mts	
THIRD FLOOR	23	13747.77	Sq ft	1277.21	Sq mts	
FOURTH FLOOR	23	13747.32	Sq ft	1277.17	Sq mts	
FIFTH FLOOR	15	11290.97	Sq ft	1048.97	Sq mts	
TOTAL BUILDABLE AREA (EXCL. PARKADE AND INDOOR AMENITY AREA) 64492.94 Sq ft 5991.59 Sq mts						
TOTAL BUILDABLE AREA (INCL. PARKADE) 109327.306 Sq ft 10156.84 Sq mts						
TOTAL AREA FOR FSR (EXCL. PARKADE AND INDOOR AMENITY AREA): 64492.94 Sq ft 5991.59 Sq mts						
FLOOR AREA RATIO:						
F.A.R. = NET AREA / GROSS SITE AREA						
	64492.94	/	39075.08	1.65	FSR	
F.A.R. = NET AREA / NET SITE AREA						
	64492.94	/	29750.83	2.17	FSR	
LOT COVERAGE = BUILDING FOOTPRINT AREA / NET SITE AREA						
	14442.10	/	29750.83	48.54%		
UNIT COUNT						
FLOOR	MAIN FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
STUDIO	0	4	4	4	3	15
JR 1 BED	2	1	1	1	0	5
1 BED	8	11	11	11	1	42
1 BED + DEN	4	3	3	3	3	16
2 BED	2	3	3	3	7	18
3 BED	0	0	0	0	2	2
TOTAL	16	22	22	22	16	98
AREA IN SQ FEET	11961.11	13745.77	13747.77	13747.32	11290.97	64492.94
ADAPTABLE UNITS						
REQUIRED ADAPTABLE UNITS	10% OF TOTAL UNITS TO BE ADAPTABLE UNITS					
PROPOSED ADAPTABLE UNITS	10 OUT OF 98 UNITS ARE ADAPTABLE UNITS					
REQUIRED PARKING (BUILDING)						
REQUIRED RESIDENTIAL PARKING (0.8 PER DWELLING UNIT)					78	STALLS
REQUIRED VISITOR PARKING (0.1 PER DEWELLING UNIT)					10	STALLS
TOTAL PARKING REQUIRED					88	STALLS
PROPOSED PARKING (BUILDING)						
PARKING PROVIDED ON PARKADE LEVEL-1					41	STALLS
PARKING PROVIDED ON PARKADE LEVEL-2					37	STALLS
PROVIDED VISITOR PARKING					10	STALLS
TOTAL PARKING PROVIDED					88	STALLS
BICYCLE PARKING STALLS						
REQUIRED PARKING STALLS (1.2 PER UNIT)					117.60	STALLS
PROVIDED VISITOR PARKING					6	STALLS
PARKING STALLS PROVIDED					120	STALLS
TOTAL PARKING STALLS PROVIDED					126	STALLS
SMALL CARS, ACCESSIBLE & ELECTRIC CHARGE PARKING STALLS (BUILDING)						
REQUIRED SMALL CAR PARKING STALLS (35% x NO OF PARKING STALLS)					31	STALLS
REQUIRED VAN ACCESSIBLE PARKING STALLS (2% x NO OF PARKING STALLS)					2	STALLS
REQUIRED ELECTRIC CHARGE RESIDENTIAL PARKING STALLS (100% x NO OF RESIDENTIAL PARKING...)					78	STALLS
PROVIDED SMALL CAR PARKING STALLS					0	STALLS
PROVIDED VAN ACCESSIBLE PARKING STALLS					2	STALLS
PROVIDED ELECTRIC CHARGE RESIDENTIAL PARKING STALLS					78	STALLS
REQUIRED ELECTRIC CHARGE VISITOR PARKING STALLS (50% x NO OF VISITOR PARKING STALLS)					5	STALLS
PROVIDED ELECTRIC CHARGE VISITOR PARKING STALLS					10	STALLS
TOTAL ELECTRIC CHARGE PARKING STALLS = (78+10)					88	STALLS
OUT DOOR AMENITY AREA						
OUT DOOR AMENITY AREA REQUIRED ((3SQM * UNIT) & (4SQM X MICRO UNIT))					SFT	SQM
OUT DOOR AMENITY AREA PROVIDED					3164.59	294.00
					3513.21	326.39
INDOOR AMENITY AREA						
INDOOR AMENITY AREA REQUIRED (74SQM * (1SQM X MICRO UNIT))					1011.81	94.00
INDOOR AMENITY AREA PROVIDED					1078.01	100.15

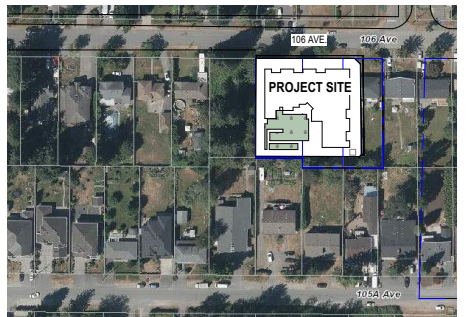
UNIT CALCULATION		
UNIT TYPE	TOTAL # UNITS	% BREAKDOWN
1 BEDROOM (UNIT Bs)	42	42.86%
1 BEDROOM + DEN (UNIT...	6	6.12%
1 BED + DEN - ADAPTABLE	10	10.20%
2 BEDROOM (UNIT Ds)	18	18.37%
2 BEDROOM + DEN (UNIT...	2	2.04%
JR 1 BED	5	5.10%
STUDIO (UNIT As)	15	15.31%
TOTAL	98	100.00%

UNIT CALCULATION		
UNIT NAME	UNIT TYPE	NO. OF UNITS
UNIT A	STUDIO	3
UNIT A1	STUDIO	4
UNIT A2	STUDIO	4
UNIT A3	STUDIO	3
UNIT A4	STUDIO	1
UNIT B	1 BED	3
UNIT B1	1 BED	18
UNIT B2	1 BED	3
UNIT B3	1 BED	1
UNIT B4	1 BED	3
UNIT B5	1 BED	14
UNIT B6	JR 1 BED	4
UNIT B7	JR 1 BED	1
UNIT C	1 BED + DEN	1
UNIT C1	1 BED + DEN - ADAPTABLE	5
UNIT C2	1 BED + DEN - ADAPTABLE	5
UNIT C3	1 BED + DEN	1
UNIT C4	1 BED + DEN	4
UNIT D	2 BED	1
UNIT D1	2 BED	3
UNIT D2	2 BED	3
UNIT D3	2 BED	1
UNIT D4	2 BED	2
UNIT D5	2 BED	2
UNIT D6	2 BED	1
UNIT D7	2 BED	1
UNIT D8	2 BED	4
UNIT E	3 BED	1
UNIT E1	3 BED	1
TOTAL		98

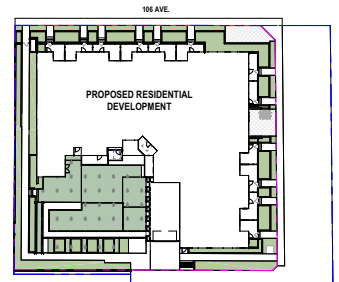
SHEET INDEX

SHEET NO.	SHEET TITLE
DP-0.00	COVER SHEET
DP-0.01	DEVELOPMENT DATA
DP-0.02	GENERAL NOTES / ABBREVIATIONS
DP-0.03	SITE CONTEXT PLAN
DP-0.04	SITE CONTEXT PHOTOS
DP-0.05	STREETSCAPE DRAWING
DP-0.06 A & B	SHADOW ANALYSIS
DP-0.07	MATERIAL BOARD
DP-0.08 & 0.09	3D VIEWS
DP-0.10	BASE PLAN
DP-0.11	LOT COVERAGE
DP-1.11	SITE PLAN
DP-1.12	SITE EGRESS PLAN
DP-1.13	ENTRY SIGNAGE DETAILS
DP-2.1 SERIES	PARKADE PLANS
DP-3.1 SERIES	FLOOR PLANS
DP-4.1 SERIES	BUILDING ELEVATIONS
DP-5.1 SERIES	3D-VIEWS
DP-6.1 SERIES	BUILDING SECTIONS
DP-7.1 SERIES	ENLARGED UNIT PLANS

CONTEXT MAP



KEY PLAN

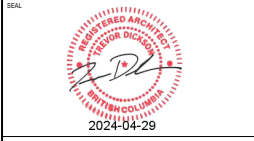


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REV	DATE	DESCRIPTION	BY	CHKD
1	2024-04-26	DP RESUBMISSION		
4	2024-04-26	DP RESUBMISSION		
3	2024-07-11	ISSUED FOR SUBMISSION		
2	2024-07-11	ISSUED FOR CONSULTANT COORDINATION		
1	2024-11-28	PRELIMINARY DESIGN		
REV	DATE	DESCRIPTION	BY	CHKD
		REVISION: DRAWING ISSUE		

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PROJECT

14570/80/90-APARTMENT
 14570-106 AVE SURREY,
 BRITISH COLUMBIA

DEVELOPMENT DATA

DRAWING ISSUE
DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	As Indicated		
		DP-0.01	5



1 CONTEXT PLAN
 DP-0.03 1" = 50'-0"



NO.	DATE	DESCRIPTION
1	2024-04-26	DP RESUBMISSION
2	2024-03-28	DP RESUBMISSION
3	2023-07-11	ISSUED FOR DP SUBMISSION
4	2024-03-29	ISSUE FOR CONSULTANT COORDINATION
5	2021-11-25	PRELIMINARY DESIGN
6	2021-08-05	REVISION: DRIPPING/STOLE
7		REVISION

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PROJECT
 14570/80/90-APARTMENT
 14570-106 AVE SURREY,
 BRITISH COLUMBIA

DRAWING TITLE
 SITE CONTEXT PLAN

DRAWING ISSUE
 DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVISION	TD
DP-0.03	1" = 50'-0"		

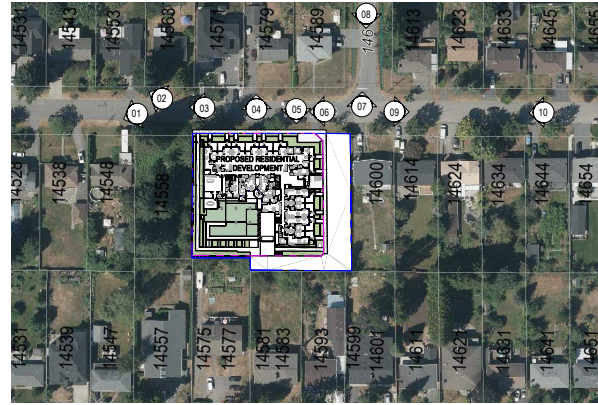
DRAWING NO.	REVISION
DP-0.03	5



01



02



1 KEY PLAN
DP-0.04 1" = 80'-0"



03



04



05



06



07



08



09

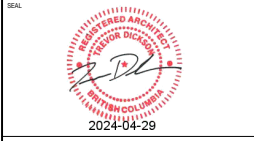


10

1	2024-04-26	DP RESUBMISSION
4	2024-03-28	DP RESUBMISSION
3	2023-07-11	ISSUED FOR DP SUBMISSION
2	2024-01-29	ISSUED FOR CONSULTANT COORDINATION
1	2021-11-25	PRELIMINARY DESIGN
REV	DATE	REVISION / DRAWING TITLE

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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE

SITE CONTEXT PHOTOS

DRAWING ISSUE

DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	1" = 80'-0"		

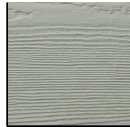
DP-0.04

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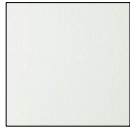
MATERIAL BOARD



06 06 04 03 01 02 09 07 08 03 05 05 03



01



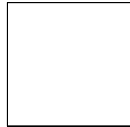
02



03



04



05



06



07



08



09

MATERIAL LEGEND :

MATERIAL	COLOR	
1 HARDIE PANEL VERTICAL SIDING	PEARL GREY	
2 HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE	
3 KAYCAN ALUMINUM URBANIX PANEL SIDING	HARVEST CEDAR	
4 INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN	
5 6" TRIM	COLOUR TO MATCH ADJACENT CLADDING	
6 POWDER COATED, PREFINISHED ALUMINUM GUARD C/W TEMPERED GLAZING	BLACK AND OPAQUE GLAZING	
7 KAYCAN ALUMINUM URBANIX SOFFIT	HARVEST CEDAR	
8 VINYL FRAMED WINDOWS C/W 2"x4" TRIMS	BLACK	
9 ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING	



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NO.	DATE	DESCRIPTION	BY	CHKD
1	2024-04-26	DP RESUBMISSION		
2	2024-03-28	DP RESUBMISSION		
3	2023-07-11	ISSUED FOR DP SUBMISSION		
4	2024-03-29	ISSUED FOR CONSULTANT COORDINATION		
5	2021-11-25	PRELIMINARY DESIGN		
6	2021-07-08	REVISION: DRIVING TITLE		NEW

CONTRACT

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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURREY, BRITISH COLUMBIA

DRAWING TITLE

MATERIAL BOARD

DRAWING ISSUE

DP RESUBMISSION

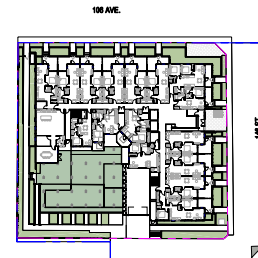
PROJECT NO.	722058	PLOT DATE	APR 26, 2024	DRAWN	ST
DRAWING NO.	DP-0.07	SCALE	As indicated	REVIEWED	TD

REVISION

5



1 AXONOMETRIC VIEW 01
DP-5.11

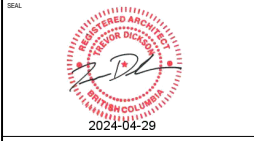


2 KEY PLAN
DP-5.11 1" = 50'-0"

1	2024-04-26	DP RESUBMISSION
2	2024-02-28	DP RESUBMISSION
3	2023-07-11	ISSUED FOR DP SUBMISSION
4	2023-07-19	ISSUED FOR CONSULTANT COORDINATION
5	2021-11-25	PRELIMINARY DESIGN
DATE	BY	REVISION / DESCRIPTION / TITLE

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PROJECT
14570/80-APARTMENT
14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE
3D-VIEW

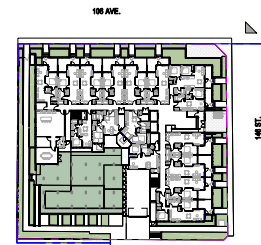
DRAWING ISSUE
DP RESUBMISSION

PROJECT NO.	PLOT DATE	APR 26, 2024	DRAWN	ST
722058	SCALE	1" = 50'-0"	REVIEWED	TD

DRAWING NO.	REVISION
DP-5.11	5



1 AXONOMETRIC VIEW 03
DP-5.13



2 KEY PLAN
DP-5.13 1" = 50'-0"

NO.	DATE	DESCRIPTION
1	2021-11-25	PRELIMINARY DESIGN
2	2022-07-11	ISSUED FOR CONSULTANT COORDINATION
3	2023-07-11	ISSUED FOR DP SUBMISSION
4	2024-02-26	DP RESUBMISSION
5	2024-04-29	DP RESUBMISSION

CONSULTANT

NO.	DATE	DESCRIPTION
1	2024-04-29	REVISION: DISCREPANCY

FORMAT STAMP



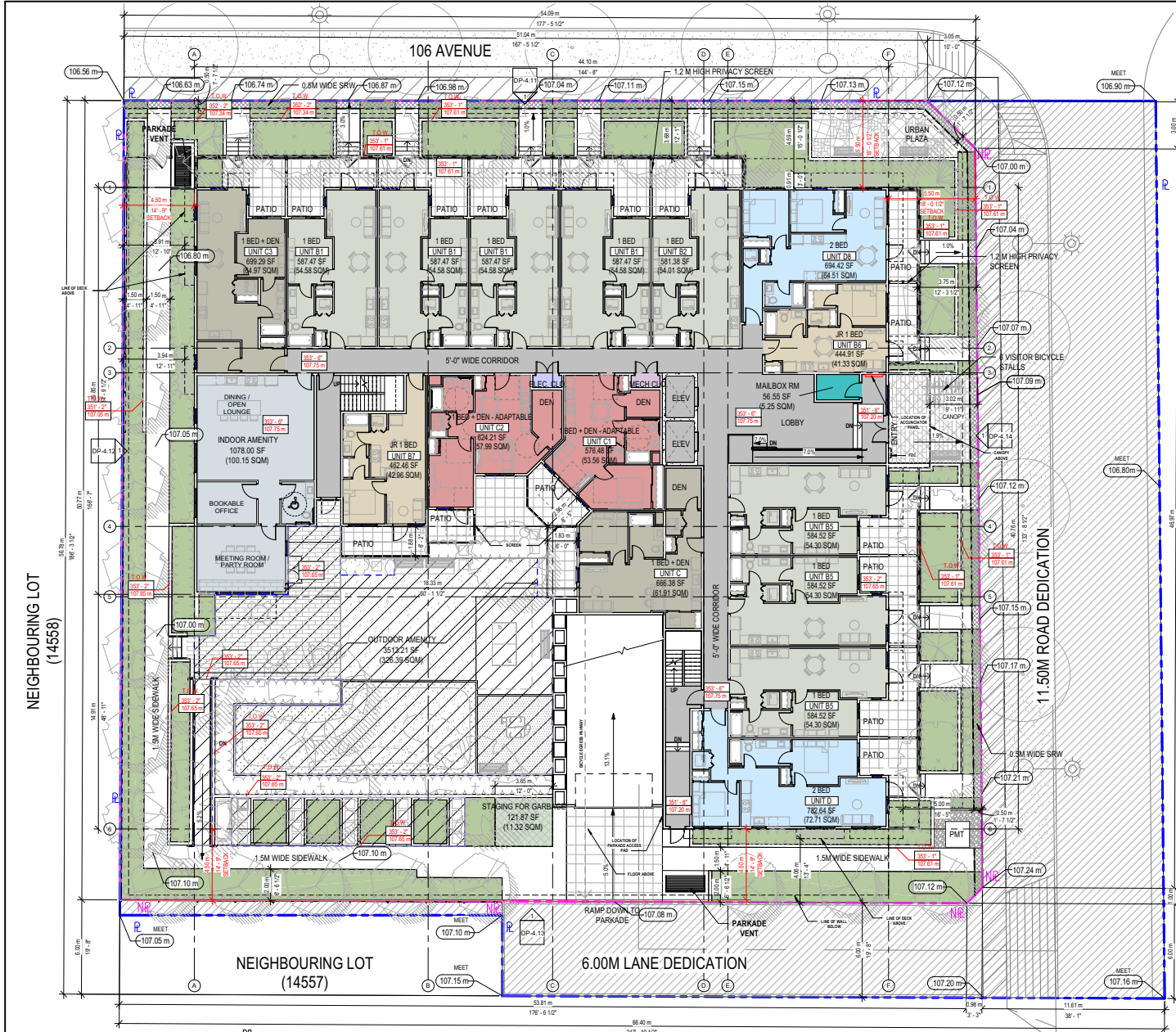
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PROJECT
14570/80-APARTMENT
14570 -106 AVE SURREY,
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DRAWING TITLE
3D-VIEW

DRAWING ISSUE
DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
DP-5.13	1" = 50'-0"		



UNIT TYPES - ALL LEVEL		
NAME	COUNT	% BREAKDOWN
1 BED	42	42.9%
1 BED + DEN	6	6.1%
1 BED + DEN - ADAPTABLE	10	10.2%
2 BED	18	18.4%
3 BED	2	2.0%
JR 1 BED	5	5.1%
STUDIO	15	15.3%
Grand total	98	

BUILDABLE AREA	
T.O.S. MAIN FLOOR	11961.11 SF
T.O.S. 2ND FLOOR	13745.77 SF
T.O.S. 3RD FLOOR	13747.77 SF
T.O.S. 4TH FLOOR	13747.32 SF
T.O.S. 5TH FLOOR	11290.97 SF
Grand total	64492.94 SF

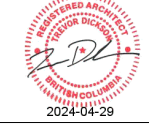
FLOOR AREA RATIO:	
F.A.R. = NET AREA / GROSS SITE AREA	64492.51 / 39075.08 1.65 FAR
F.A.R. = NET AREA / NET SITE AREA	64492.51 / 29750.83 2.17 FAR

AREA SCHEDULE - INDOOR AMENITY		
NAME	REQUIRED (74 M2 + 1 M2 PER MICRO UNIT)	PROPOSED
INDOOR AMENITY	94 m ²	100.15 m ²

AREA SCHEDULE - OUTDOOR DOOR AMENITY		
NAME	REQUIRED (3 M2 PER UNIT)	PROPOSED
OUTDOOR AMENITY	294 m ²	326.39 m ²

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SEAL



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PROJECT
14570/80/90-APARTMENT
14570 -106 AVE SURVEY,
BRITISH COLUMBIA

DRAWING TITLE
SITE PLAN

DRAWING ISSUE
DP RESUBMISSION

PROJECT NO. 722058	PLOT DATE APR 26, 2024	DRAWN ST
DRAWING NO. DP-1.11	SCALE 1" = 10'-0"	REVIEWED TD

REVISION
5

NEIGHBOURING LOT (14558)

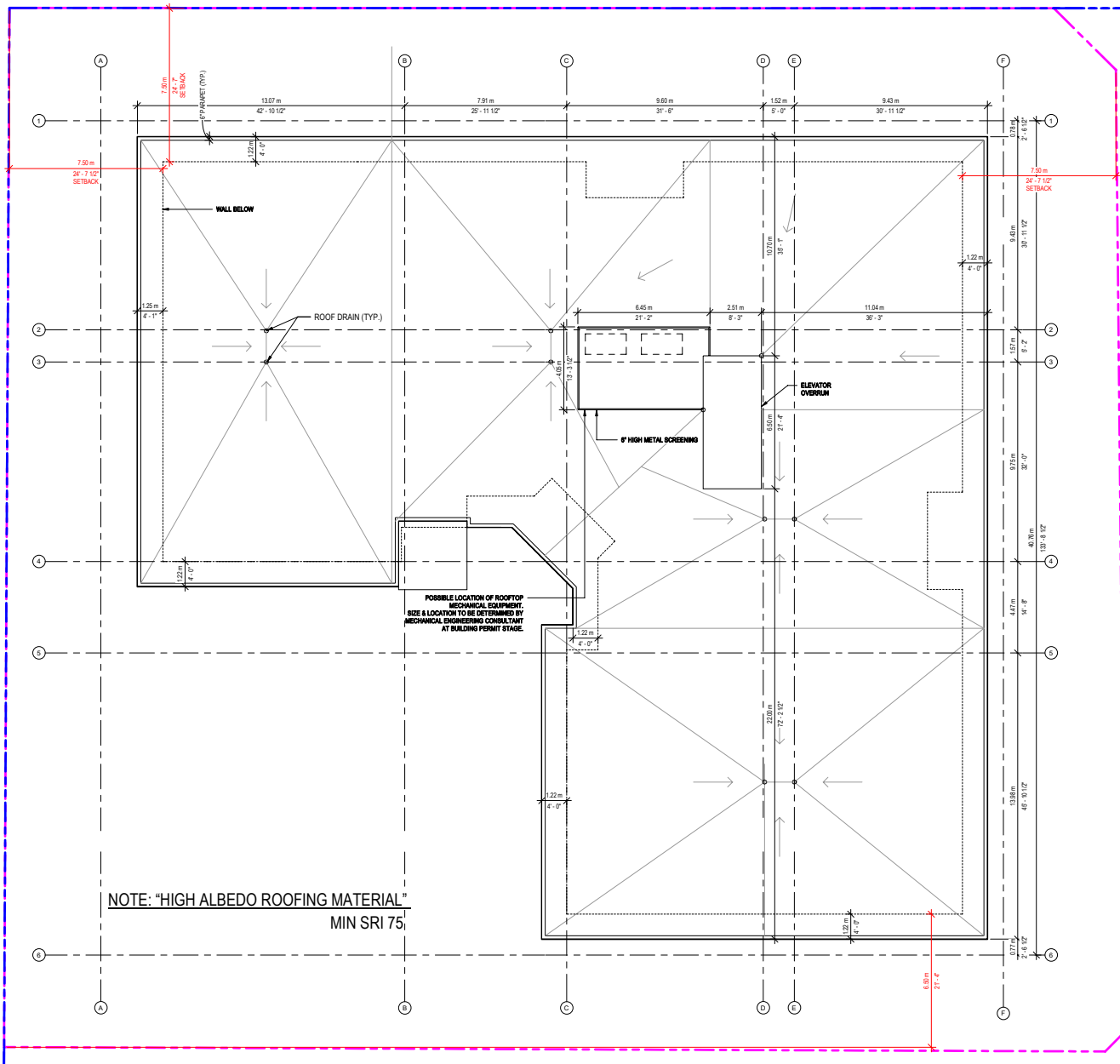
NEIGHBOURING LOT (14557)

6.00M LANE DEDICATION

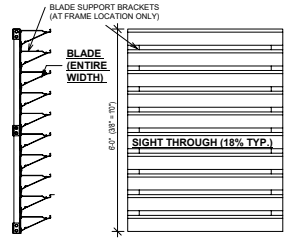
11.50M ROAD DEDICATION

1 SITE PLAN
DP-1.11 1" = 10'-0"





**NOTE: "HIGH ALBEDO ROOFING MATERIAL"
MIN SRI 75**



SECTION VIEW
SCALE : 3/8" = 1'0"

ELEVATION VIEW
SCALE : 3/8" = 1'0"

ROOF EQUIPMENT SCREEN DETAIL
SCALE : 3/8" = 1'0" **INSTALLED TO MANUFACTURER'S SPEC'S**

- PROVIDE ACCESS DOOR AS REQUIRED
- CONFIRM CLEARANCE FROM EQUIPMENT WITH ROOF TOP

UNIT MANUFACTURER

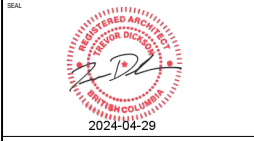
1 ROOF PLAN
DP-3.16 1/8" = 1'-0"



1	2024-04-26	DP RESUBMISSION	
2	2024-04-26	DP RESUBMISSION	
3	2023-07-11	ISSUED FOR DP SUBMISSION	
4	2023-07-11	ISSUED FOR CONSULTANT COORDINATION	
5	2021-11-25	PRELIMINARY DESIGN	
6	2021-07-08	REVISION: DRAPING TITLE	REVIEW

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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE
ROOF PLAN

DRAWING ISSUE
DP RESUBMISSION

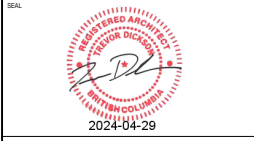
PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	As Indicated		

DP-3.16 **5**

1	2024-04-26	DP RESUBMISSION	
2	2024-03-29	DP RESUBMISSION	
3	2023-07-11	REVISED FOR DP SUBMISSION	
4	2024-01-29	ISSUED FOR CONSULTANT COORDINATION	
5	2021-11-25	PRELIMINARY DESIGN	
DATE:	2024-04-26	REVISION:	DISCREPANCY TITLE
BY:	KYY/MB/SD	REVIEWED:	DISCREPANCY TITLE

CONSULTANT

PROJECT	14570/80/90-APARTMENT
ADDRESS	14570 -106 AVE SURREY, BRITISH COLUMBIA
DRAWING TITLE	BUILDING ELEVATIONS_SCHEME 01
DRAWING ISSUE	DP RESUBMISSION
PROJECT NO.	722058
PLOT DATE	APR 26, 2024
SCALE	1/8"=1'-0" 2
DRAWN	ST
REVIEWED	TD
DRAWING NO.	DP-4.11
REVISION	5



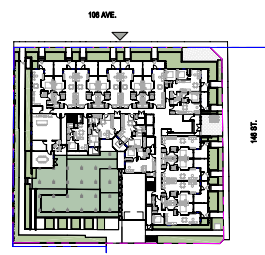
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1 NORTH ELEVATION
DP-4.11 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR
HP1 HARDIE PANEL VERTICAL SIDING	PEARL GREY
HP2 HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE
HP3 KAYCAN ALUMINUM URBANIX PANEL SIDING	HARVEST CEDAR
BR INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN
TR 6" TRIM	COLOR TO MATCH ADJACENT CLADDING
GR POWDER COATED, PREFINISHED ALUMINUM GUARD CIW TEMPERED GLAZING	BLACK AND OPAQUE GLAZING
FA FASCIA	COLOR TO MATCH ADJACENT CLADDING
FL 6" METAL FLASHING	COLOR TO MATCH ADJACENT CLADDING
SF KAYCAN ALUMINUM URBANIX SOFFIT	HARVEST CEDAR
W VINYL FRAMED WINDOWS CIW 2"x4" TRIMS	BLACK
MS ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING



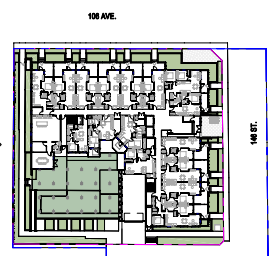
2 KEY PLAN
DP-4.11 1" = 50'-0"

NOTE: ALL PRIVACY SCREENS AT GRADE ARE 1.2M HIGH.



- TO ROOF
EL-413'-4" (125.98 m)
- TOP OF PARAPET
EL-408'-6" (124.51 m)
- U.S. OF ROOF TRUSS
EL-405'-10" (123.70 m)
- T.O.S. 5TH FLOOR
EL-394'-4" (120.19 m)
- T.O.S. 4TH FLOOR
EL-384'-4" (117.14 m)
- T.O.S. 3RD FLOOR
EL-374'-4" (114.10 m)
- T.O.S. 2ND FLOOR
EL-364'-4" (111.05 m)
- T.O.S. MAIN FLOOR
EL-353'-7" (107.75 m)
- T.O.S. PARKADE FLOOR-1
EL-338'-1" (103.04 m)
- T.O.S. PARKADE FLOOR-2
EL-326'-7" (99.54 m)

1 WEST ELEVATION
DP-4.12 1/8" = 1'-0"



2 KEY PLAN
DP-4.12 1" = 50'-0"

MATERIAL LEGEND :

MATERIAL	COLOR
HP1 HARDIE PANEL VERTICAL SIDING	PEARL GREY
HP2 HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE
HP3 KAYCAN ALUMINUM URBANX PANEL SIDING	HARVEST CEDAR
BR INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN
TR 6" TRIM	COLOR TO MATCH ADJACENT CLADDING
GR POWDER COATED, PREFINISHED ALUMINUM GUARD CIW TEMPERED GLAZING	BLACK AND OPAQUE GLAZING
FA FASCIA	COLOR TO MATCH ADJACENT CLADDING
FL 6" METAL FLASHING	COLOR TO MATCH ADJACENT CLADDING
SF KAYCAN ALUMINUM URBANX SOFFIT	HARVEST CEDAR
W VINYL FRAMED WINDOWS CIW 2"x4" TRIMS	BLACK
MS ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING

NOTE: ALL PRIVACY SCREENS AT GRADE ARE 1.2M HIGH.

NO.	DATE	DESCRIPTION
1	2024-04-26	DP RESUBMISSION
2	2024-03-28	DP RESUBMISSION
3	2023-07-11	ISSUED FOR DP SUBMISSION
4	2023-07-11	ISSUED FOR CONSULTANT COORDINATION
5	2021-11-25	PRELIMINARY DESIGN
6	2021-07-08	REVISION: DRIPPING TITLE

CONSULTANT

FORMAT STAMP

SEAL



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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE

BUILDING ELEVATIONS_SCHEME 01

DRAWING ISSUE

DP RESUBMISSION

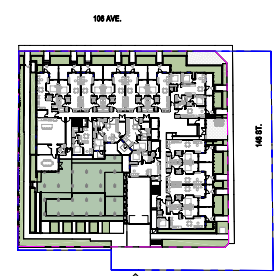
PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
DP-4.12	1/8"=1'-0"		

REVISION

5



1 SOUTH ELEVATION
DP-4.13 1/8" = 1'-0"



2 KEY PLAN
DP-4.13 1" = 50'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
#HP1 HARDIE PANEL VERTICAL SIDING	PEARL GREY	
#HP2 HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE	
#HP3 KAYCAN ALUMINUM URBANIX PANEL SIDING	HARVEST CEDAR	
#BR INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN	
#TR 6" TRIM	COLOR TO MATCH ADJACENT CLADDING	
#GR POWDER COATED, PREFINISHED ALUMINUM GUARD C/W TEMPERED GLAZING	BLACK AND OPAQUE GLAZING	
#FA FASCIA	COLOR TO MATCH ADJACENT CLADDING	
#FL 6" METAL FLASHING	COLOR TO MATCH ADJACENT CLADDING	
#SP KAYCAN ALUMINUM URBANIX SOFFIT	HARVEST CEDAR	
#W VINYL FRAMED WINDOWS C/W 2"x4" TRIMS	BLACK	
#MS ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING	

NOTE: ALL PRIVACY SCREENS AT GRADE ARE 1.2M HIGH.

1	2024-04-26	DP RESUBMISSION
2	2024-04-26	DP RESUBMISSION
3	2023-07-11	ISSUED FOR DP SUBMISSION
4	2023-07-11	ISSUED FOR CONSULTANT COORDINATION
5	2021-11-25	PRELIMINARY DESIGN
DATE	BY	REVISION / DESCRIPTION

CONSULTANT	
FORMAT STAMP	
SEAL	



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PROJECT
14570/80/90-APARTMENT
14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE
BUILDING ELEVATIONS_SCHEME 01

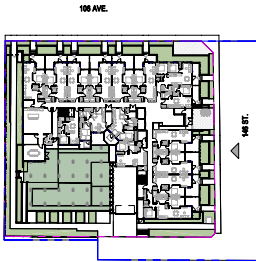
DRAWING ISSUE
DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
DP-4.13	1/8"=1'-0" 2		

REVISION
5



1 EAST ELEVATION
 DP-4.14 1/8" = 1'-0"



2 KEY PLAN
 DP-4.14 1" = 50'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
[HP1] HARDIE PANEL VERTICAL SIDING	PEARL GREY	[Color swatch]
[HP2] HARDIE PANEL VERTICAL SIDING	ARCTIC WHITE	[Color swatch]
[KUP3] KAYCAN ALUMINUM URBANIX PANEL SIDING	HARVEST CEDAR	[Color swatch]
[BR] INTERSTATE BRICKS ATLAS 8x4x16	OBSIDIAN	[Color swatch]
[TR] 6" TRIM	COLOUR TO MATCH ADJACENT CLADDING	[Color swatch]
[GR] POWDER COATED, PREFINISHED ALUMINUM GUARD C/W TEMPERED GLAZING	BLACK AND OPAQUE GLAZING	[Color swatch]
[FA] FASCIA	COLOUR TO MATCH ADJACENT CLADDING	[Color swatch]
[FL] 6" METAL FLASHING	COLOUR TO MATCH ADJACENT CLADDING	[Color swatch]
[SF] KAYCAN ALUMINUM URBANIX SOFFIT	HARVEST CEDAR	[Color swatch]
[W] VINYL FRAMED WINDOWS C/W 2"x4" TRIMS	BLACK	[Color swatch]
[MS] ROOFTOP MECHANICAL SCREENING	ARCTIC WHITE TO MATCH CLADDING	[Color swatch]

NOTE: ALL PRIVACY SCREENS AT GRADE ARE 1.2M HIGH.

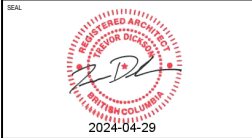
NO.	DATE	DESCRIPTION
1	2024-04-26	DP RESUBMISSION
2	2024-03-29	DP RESUBMISSION
3	2023-07-11	ISSUED FOR DP SUBMISSION
4	2023-07-11	ISSUED FOR CONSULTANT COORDINATION
5	2021-11-23	PRELIMINARY DESIGN

REV: 2024-04-26 DRAWN: [Signature] CHECKED: [Signature] REVIEW: [Signature]

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FORMAT STAMP

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PROJECT

14570/80/90-APARTMENT

14570 - 106 AVE SURREY,
 BRITISH COLUMBIA

DRAWING TITLE

BUILDING ELEVATIONS_SCHEME 01

DRAWING ISSUE

DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024	[Signature]	[Signature]
DRAWING NO.	SCALE	REVIEWED	TD
DP-4.14	1/8"=1'-0"	[Signature]	[Signature]

DP-4.14

5

1	2024-04-26	DP RESUBMISSION	
2	2024-05-28	DP RESUBMISSION	
3	2024-07-11	ISSUED FOR DP SUBMISSION	
4	2024-07-29	ISSUED FOR CONSULTANT COORDINATION	
5	2024-11-25	PRELIMINARY DESIGN	
6	2024-11-25	REVISION: CHAIRPIT TITLE	NEW

CONSULTANT

FORMAT STAMP



2024-04-29
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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURVEY,
BRITISH COLUMBIA

DRAWING TITLE

SITE SECTION

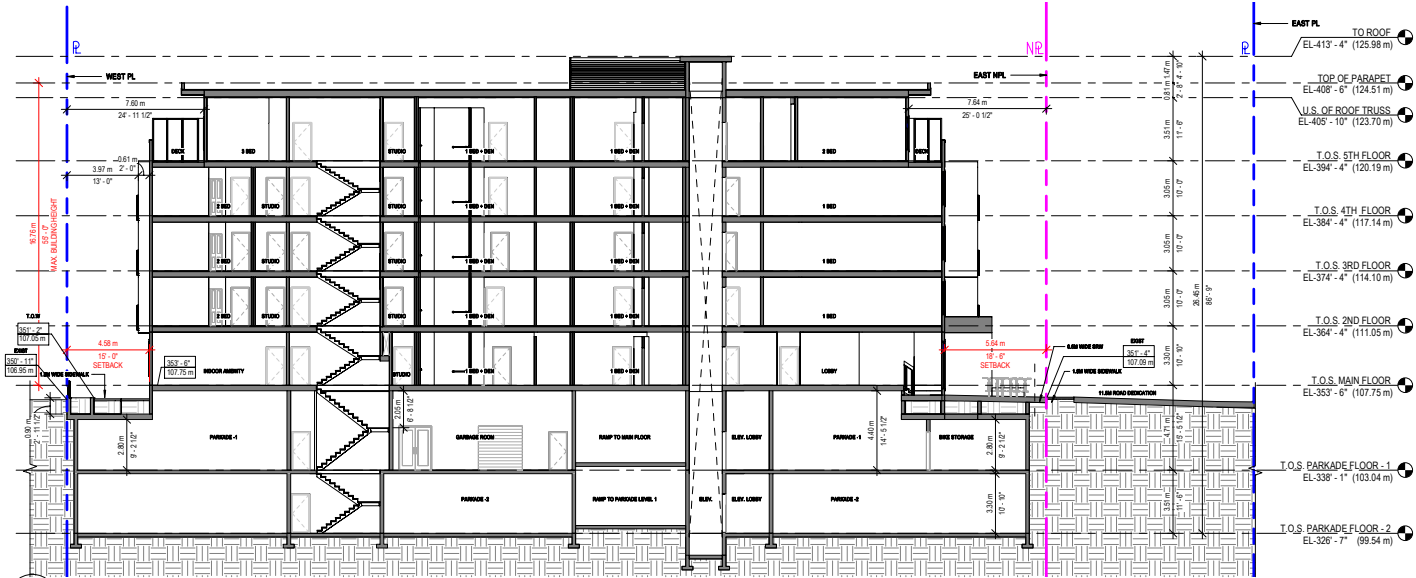
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DP RESUBMISSION

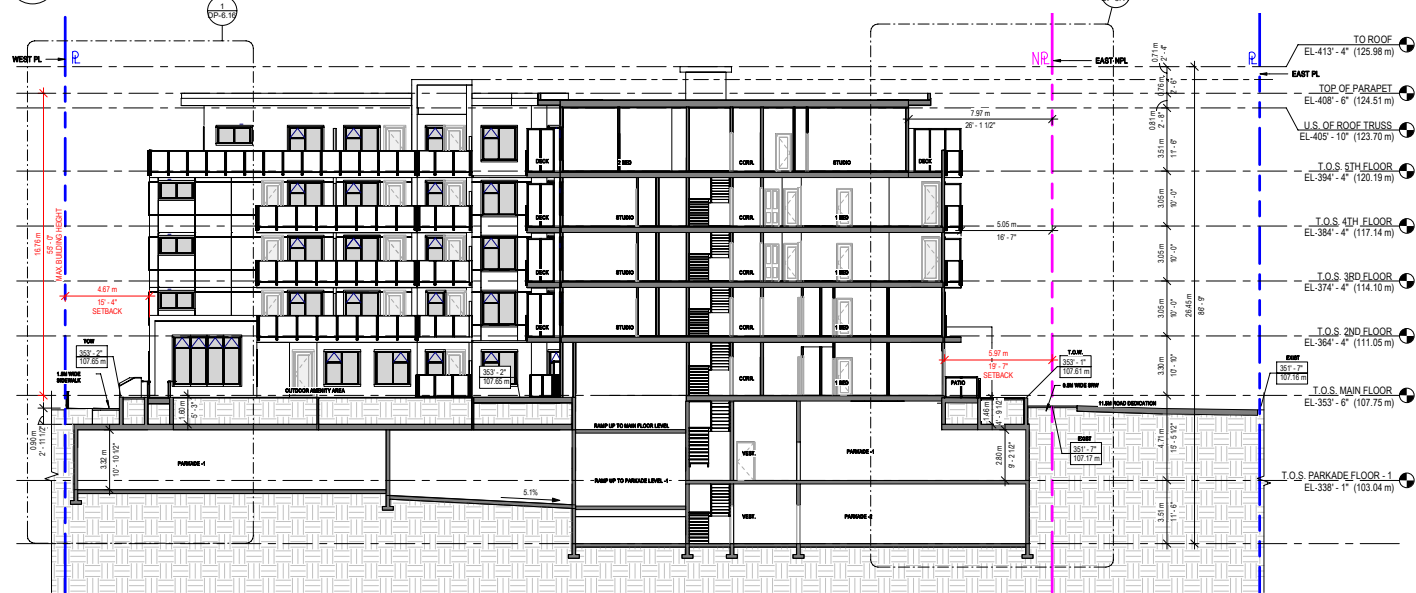
PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	As Indicated		

DP-6.11

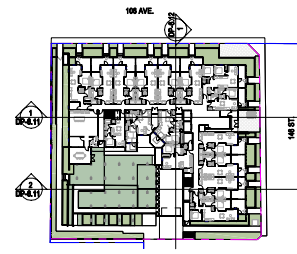
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1 SITE SECTION - 01
DP-6.11 3/32" = 1'-0"



2 SITE SECTION - 02
DP-6.11 3/32" = 1'-0"



3 KEY PLAN
DP-6.11 1" = 50'-0"

1	2024-04-26	DP RESUBMISSION	
2	2024-03-28	DP RESUBMISSION	
3	2023-07-11	ISSUED FOR DP SUBMISSION	
4	2024-03-19	ISSUED FOR CONSULTANT COORDINATION	
5	2021-11-23	PRELIMINARY DESIGN	
REV	DATE	REVISION / DRAWING TITLE	REVIEW

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2024-04-29

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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE

SITE SECTION

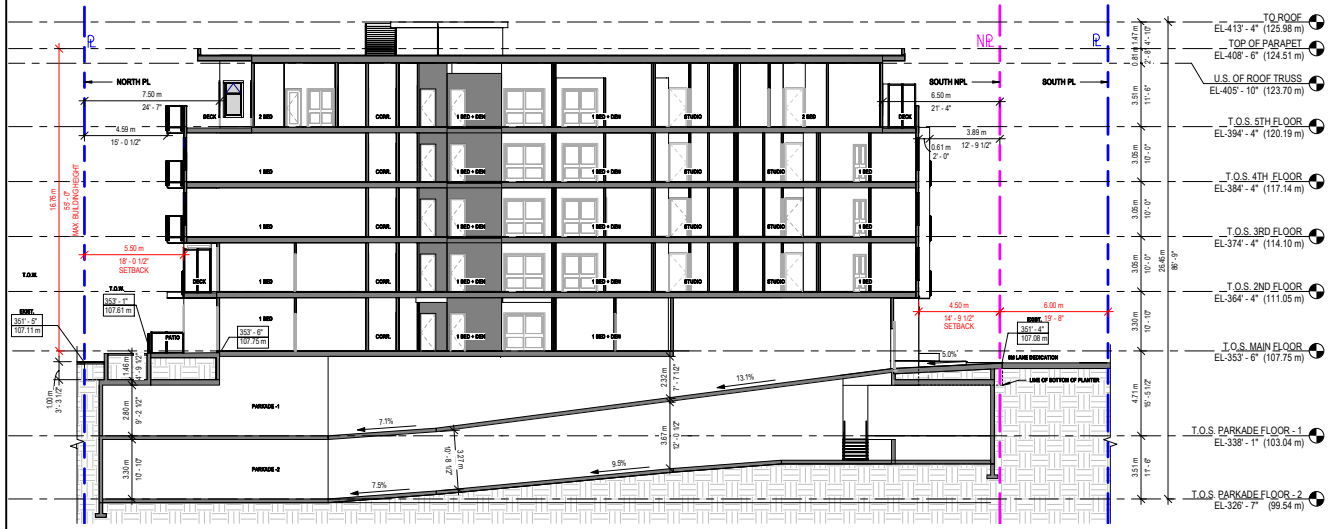
DRAWING ISSUE

DP RESUBMISSION

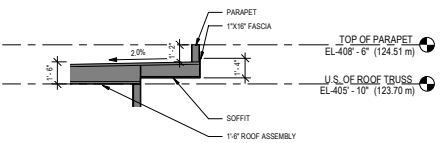
PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	As indicated		

DP-6.12

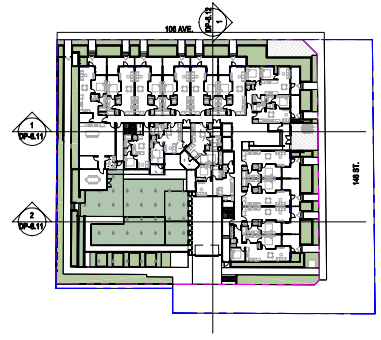
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3 SITE SECTION 3
DP-6.12 3/32" = 1'-0"



2 ROOF DETAIL VIEW
DP-6.12 1/4" = 1'-0"

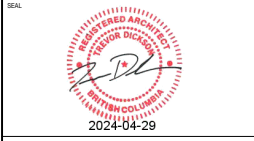


1 KEY PLAN
DP-6.12 1" = 40'-0"

1	2024-04-26	DP RESUBMISSION
4	2024-03-28	DP RESUBMISSION
3	2023-07-11	ISSUED FOR DP SUBMISSION
2	2023-03-29	ISSUED FOR CONSULTANT COORDINATION
1	2021-11-25	PRELIMINARY DESIGN
REV	DATE	REVISION / DRAWING TITLE

CONSULTANT: REVIEW

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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE

**SCHEMATIC BUILDING SECTIONS
THROUGH STREETS**

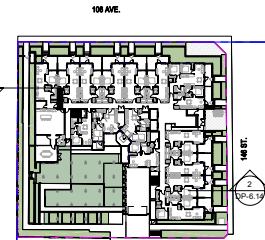
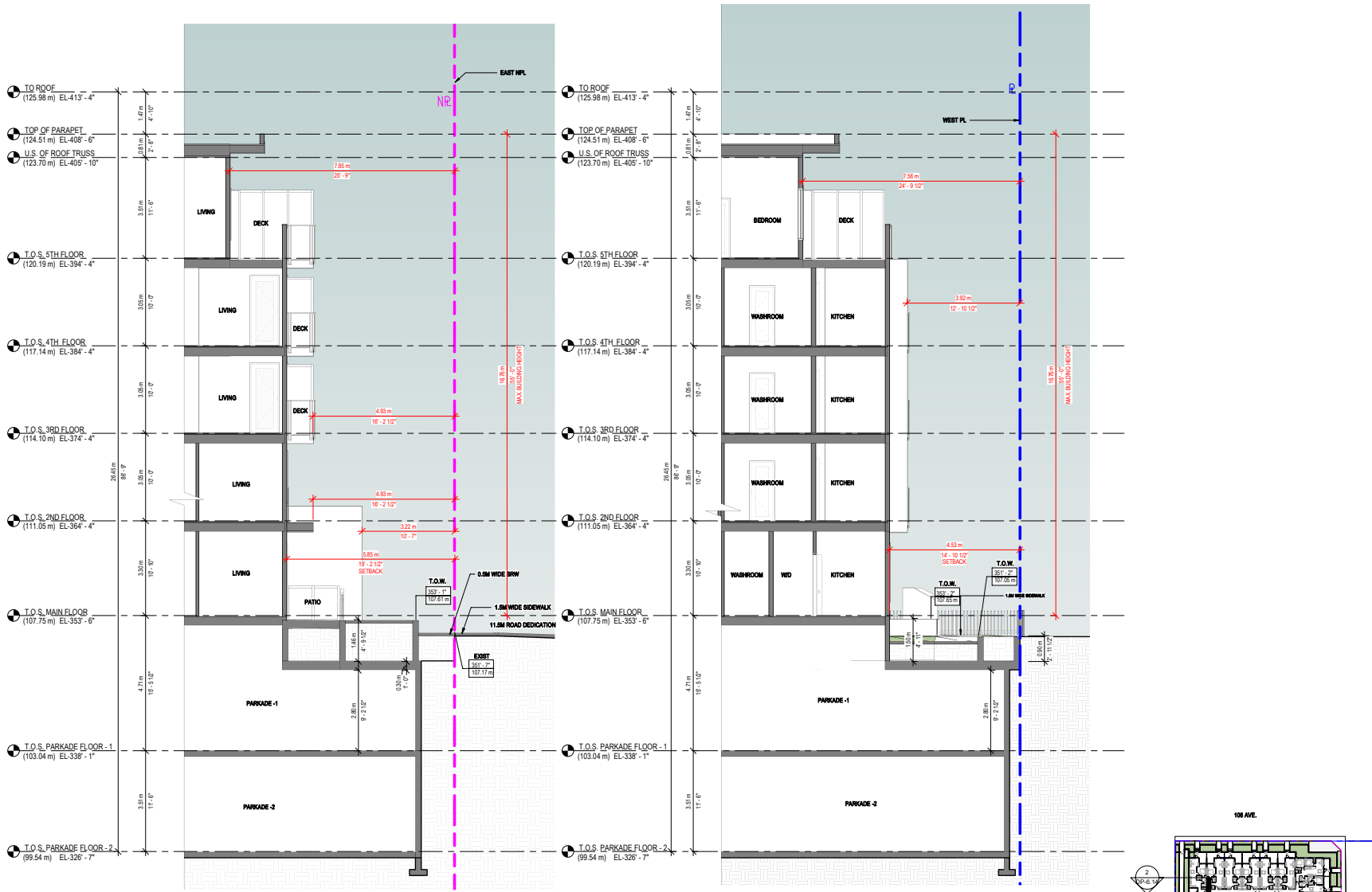
DRAWING ISSUE

DP RESUBMISSION

PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	As indicated		

DP-6.14

5



1 SECTION 4
DP-6.14 3/16" = 1'-0"

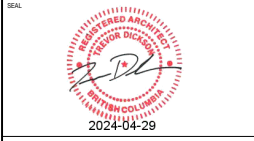
2 SECTION 3
DP-6.14 3/16" = 1'-0"

1	2024-04-26	DP RESUBMISSION
4	2024-03-28	DP RESUBMISSION
3	2023-07-11	ISSUED FOR DP SUBMISSION
2	2024-03-19	ISSUED FOR CONSULTANT COORDINATION
1	2021-11-25	PRELIMINARY DESIGN

REV: 1 2021-11-25 REVISION: DRAWING TITLE REVIEW

CONSULTANT

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PROJECT

14570/80/90-APARTMENT

14570 -106 AVE SURREY,
BRITISH COLUMBIA

DRAWING TITLE

**SCHEMATIC BUILDING SECTIONS
THROUGH STREETS**

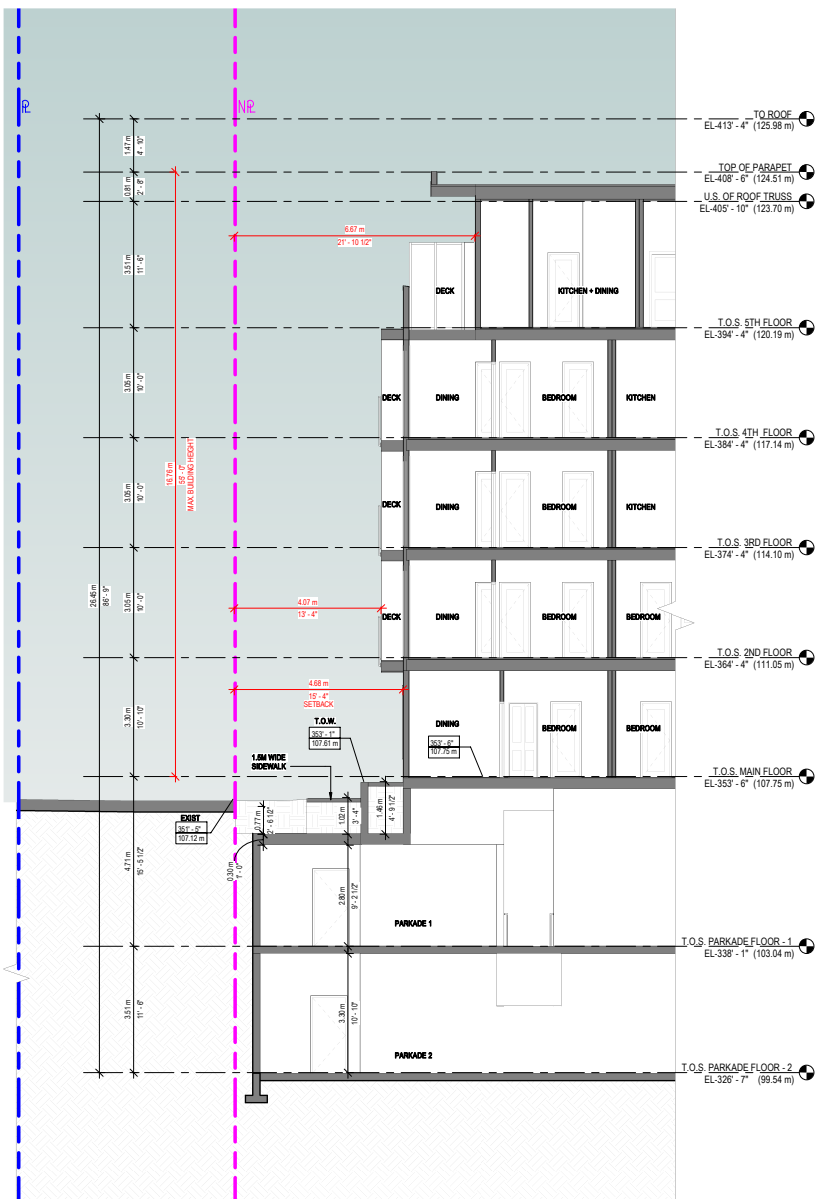
DRAWING ISSUE

DP RESUBMISSION

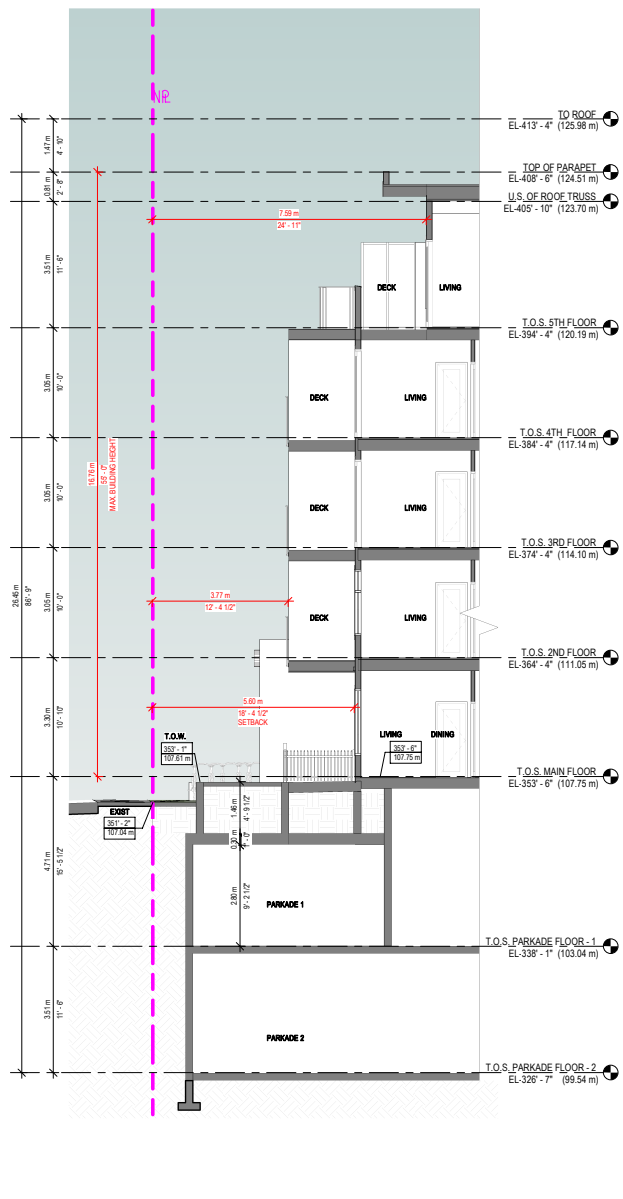
PROJECT NO.	PLOT DATE	DRAWN	ST
722058	APR 26, 2024		
DRAWING NO.	SCALE	REVIEWED	TD
	As Indicated		

DP-6.15

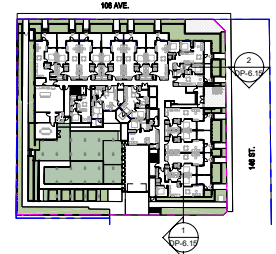
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1 SECTION 5
DP-6.15 3/16" = 1'-0"



2 SECTION 6
DP-6.15 3/16" = 1'-0"



1/8" = 1'-0"

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PKG PROJECT NUMBER: 22-154	PLANTED SIZE / REMARKS
T	8	ACER RUBRUM	RED MAPLE	6CM CAL, 2M STD, B&B	
	9	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL, 2M STD, B&B	
	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL, 3M HT, B&B	
	6	GLEDTISIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL, 1.5M STD, B&B	
	2	PARROTTA PERISCA	PERIAN ROYWOOD	6CM CAL, 1.5M STD, B&B	
	1	PICEA OMORICA	SERBIAN SPRUCE	3M HT, B&B	
5	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL, 1.5M STD, B&B		
S	34	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA, BLUE/SH-VIOLET	#3 POT, 40CM	
	65	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM	
	38	DEUTZIA GRACILIS 'NIKKO'	SLENDER DEUTZIA	#2 POT, 40CM	
	71	EUPONYMIA ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT, 50CM	
	3	HYDRANGEA MACROPHYLLA 'PSA'	DWARF BIGLEAF HYDRANGEA, PINK	#3 POT, 40CM	
	20	LONICERA PILEATA	PRIVET HONEYBUCKLE	#2 POT, 40CM	
	6	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT, 50CM	
	33	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT, 50CM	
	29	PIERS JAPONICA 'FOREST FLAME'	PIERS, WHITE BLOOMS	#3 POT, 50CM	
	41	PRUNUS LAUROCESTRIS 'OTTOLU' LUYKEN'	OTTOLU LUYKEN LAUREL	#3 POT, 50CM	
	125	TAXUS X MEDIA 'HICKSIF'	HICKS YEW	#3 POT, 80CM	
	12	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT, 50CM	
	18	VIBURNUM DAVIDI	DAWARF VIBURNUM	#3 POT, 50CM	
	15	VIBURNUM TINUS 'SPRING BOUQUET'	DAWARF VIBURNUM	#3 POT, 50CM	
	G	16	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
154		CAREX OSHMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT	
70		ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT	
P	86	HEUCHERA MACRANTHA 'CRIMSON CURLS'	FANCY-LEAVED CORAL BELLS, DEEP CRIMSON	15CM POT	
	43	RUBROCKIA FALGIDA VAR SULLIVANTII 'GOLDSTURM'	RUBROCKIA	#1 POT	
	23	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	9CM POT	
C	140	ARCTOSTAPHYLOS UVA-URSIF	KONINKKNICK	#1 POT, 20CM, 600 Q.C.	
	14	FRAGARIA X ANANASSA	GARDEN STRAWBERRY	15CM POT	
	23	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	#1 POT, 20CM	

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



ACER RUBRUM CORNUS FLORIDA 'RUBRA' GLEDTISIA T. INERMIS 'SHADEMASTER' PARROTTA PERISCA PICEA OMORICA STYRAX JAPONICUS 'PINK CHIMES'



AZALEA JAPONICA 'BLUE DANUBE' BUXUS MICROPHYLLA 'WINTER GEM' DEUTZIA GRACILIS 'NIKKO'



MAHONIA DOMESTICA TAXUS X MEDIA 'HICKSIF' MAHONIA AQUIFOLIUM



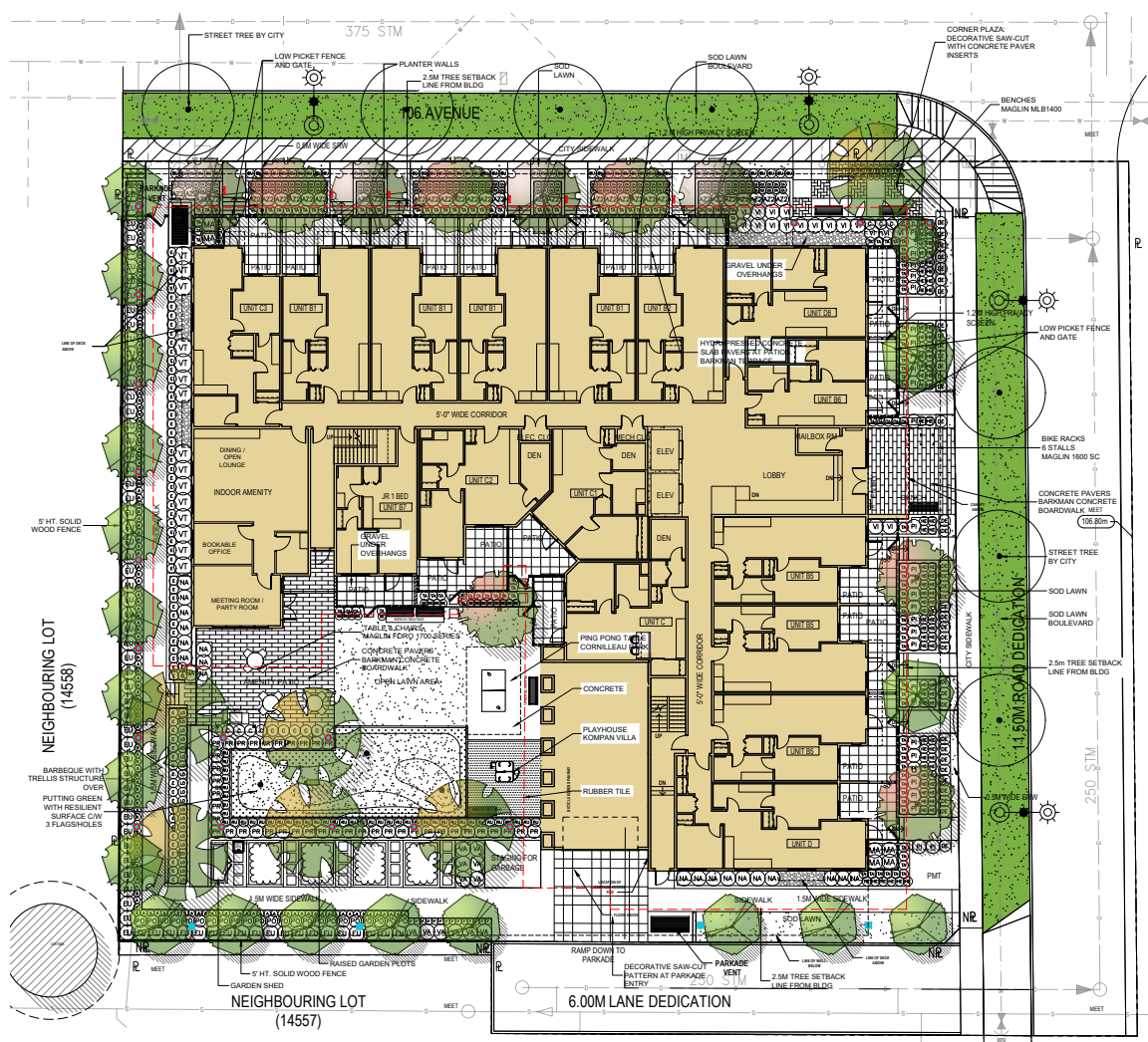
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' CAREX OSHMENSIS 'EVERGOLD' HELICTOTRICHON SEMPERVIRENS



ASTILBE 'DEUTSCHLAND' HEUCHERA MACRANTHA 'CRIMSON CURLS' RUBROCKIA FALGIDA VAR SULLIVANTII 'GOLDSTURM' SEDUM TELEPHIUM 'HERBSTFREUDE'



ARCTOSTAPHYLOS UVA-URSIF POLYSTICHUM MUNIUM



MATERIALS AND FURNITURE

- BOLLARD LIGHT
- PEDESTRIAN SCALE POLE LIGHT
- OUTDOOR STEP LIGHT
- 42" HIGH PICKET FENCE
- CORNILLEAU PARK PING PONG TABLE
- MAGLN MLB 1400 BENCH
- MAGLN FORO 870 SERIES TABLE AND CHAIR
- NAPOLEON OASIS GAS BBQ WITH COUNTER TOP
- 8' LIGHTING (IP54-11200); BLACK; 32" HT, 3000K; DOUBLE LIGHT WELLS
- Z-LITE 566PHLS-SMIP-BK-LED; BLACK; 123" HT, 2700K
- GALAXY L225950BK
- 75% NATURAL, 25% CHARCOAL MIX
- 75% NATURAL, 25% CHARCOAL MIX
- MAGLN 1600 BENCH
- MAGLN 1600 BIKE RACK

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0111, f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.APR.20	UNIT B7 PAVED	
4	24.APR.25	UNIT C PAVED	
5	24.APR.31	COORDINATION WITH ARCHITECT REPORT	
2	24.APR.11	NEW SITE PLAN	DO
1	23.AUG.04	NEW SITE PLAN	SDMM

CLIENT:

PROJECT:

APARTMENT DEVELOPMENT
14570-106 AVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22.JUL.19 DRAWING NUMBER:
SCALE: 1:50
DRAWN: DO
DESIGN: DO
CHKD: MCY

0 5 10 20m

22154-5.2P

PMG PROJECT NUMBER: 22-154

L1

SEAL:

1	24.APR.20	UNIT B1 PAVED	
4	28.APR.25	UNIT C PAVED	
5	28.APR.21	COORDINATION WITH ARCHITECT REPORT	
7	24.APR.11	NEW SITE PLAN	DO
1	23.AUG.04	NEW SITE PLAN	50MM

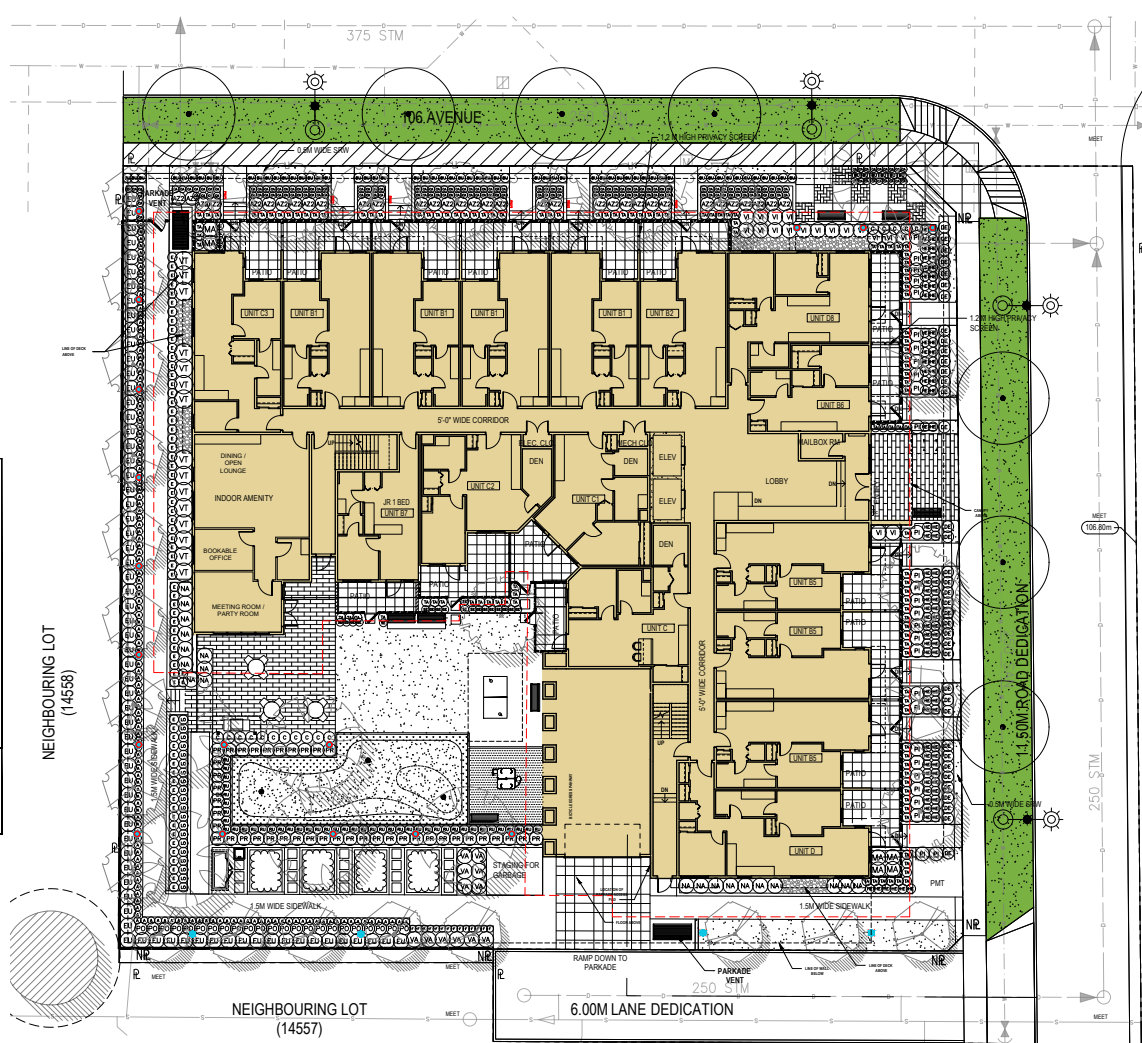
NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
APARTMENT DEVELOPMENT
14570 -106 AVE
SURREY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: 22.JUL.19 DRAWING NUMBER:
SCALE: 1:150
DRAWN: DO
DESIGN: DO
CHKD: MCY OF 5



SHRUB LIST			
34	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA, BLOSSH-VIOLET	#3 POT, 40CM
65	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
38	DEUTEREA GRACIOSA 'NIKKO'	SLENDER LEUTZIA	#2 POT, 40CM
71	EUCONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM
3	HYDRANGEA MACROPHYLLA 'PA'	DWARF BIG-LEAF HYDRANGEA, PINK	#3 POT, 40CM
20	LOMBICERA FLEATA	PRIVET HONEY-SUCKLE	#2 POT, 40CM
6	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT, 50CM
33	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT, 50CM
29	PIERIS JAPONICA 'FOREST FLAME'	PIERIS, WHITE BLOOMS	#3 POT, 50CM
41	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM
125	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	#3 POT, 80CM
12	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT, 50CM
18	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#3 POT, 50CM
15	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT, 50CM
16	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
154	CAREX OSHIMENSES 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
70	ECHINACEA PURPUREA	PURPLE CONEFLOWER	15CM POT
85	HEICHNERA MACRANTHA 'CRIMSON CURLS'	FANCY-LEAVED CORAL BELLS, DEEP CRIMSON	15CM POT
43	RUBICECKA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUBICECKA	#1 POT
23	SEDUM TELEPHULM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	9CM POT
140	ARCTOSTAPHYLOS LIVA-LURSI	KINKINNICK	#1 POT, 20CM, 600 O.C.
14	FRAGARIA X ANANASSA	GARDEN STRAWBERRY	15CM POT
23	POA SYSTICHUM MUNITUM	WESTERN SWIRDO FERN	#1 POT, 20CM

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MATERIALS AND FURNITURE		
	BOLLARD LIGHT	IP LIGHTING P54-112000; BLACK; 32" HT; 300K; DOUBLE LIGHT WELLS
	PEDESTRIAN SCALE POLE LIGHT	2 LITE 566PHOLS-SNP BK-LED; BLACK; 123" HT; 2700K
	OUTDOOR STEP LIGHT	GALAXY L225506BK
	4" HIGH PICKET FENCE	BARKMAN BOARDWALK PAVERS 75% NATURAL; 25% CHARCOAL MIX
	CORNILLEAU PARK PING PONG TABLE	BARKMAN BROOKSIDE SLAB GRANITE
	MAGLIN MILS 1400 BENCH	MAGLIN 1600 BIKE RACK
	MAGLIN FORD 670 SERIES TABLE AND CHAIR	
	NAPOLEON OASIS GAS BBQ WITH COUNTER TOP	



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

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

DATE: **April 01, 2024** PROJECT FILE: **7822-0277-00**

RE: **Engineering Requirements
Location: 14570/14580/14590 - 106 Avenue**

OCP AMENDMENT

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

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11.5 m for 146 Street;
- Dedicate 6 metres for residential lane;
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 106 Avenue and 146 Street;
- Dedicate 1.0 m x 1.0 m corner cut at the intersection of the lane and 146 Street; and
- Register 0.5 m statutory right-of-way (SRW) along 106 Avenue and 146 Street frontages.

Works and Services

- Construct south side of 106 Avenue;
- Construct west side of 146 Street;
- Construct residential lane;
- Construct concrete letdown access;
- Construct adequately-sized service connections (drainage, water, and sanitary), to the site; and
- Construct/upgrade required fronting servicing mains (drainage, water, and sanitary) in order to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Janelle Frank, P.Eng.
Development Review Manager

M51



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

Development Impact Analysis on Schools For:

Application #: **22-0277**

The proposed development of **98** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	16
---	----

Projected Number of Students From This Development In:	
Elementary School =	9
Secondary School =	4
Total Students =	13

Current Enrolment and Capacities:	
Hjorth Road Elementary	
Enrolment	327
Operating Capacity	229
# of Portables	5
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

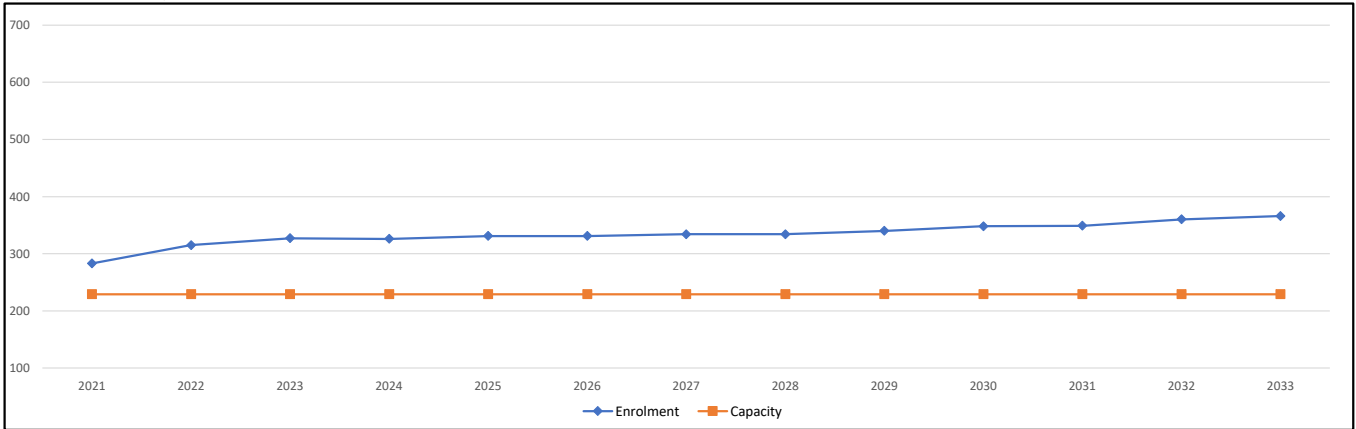
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The NCP for the area calls for significant redevelopment located along King George Boulevard and 104th Avenue with the current building form changing into mid to high-rise residential development and mixed use. The timing of these future high-rise developments, with good market conditions could impact the enrolment growth upwards even more from the projections below.

Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. The school is currently operating at 143% capacity. In the District's 2024/2025 Five Year Capital Plan, a new request for a 17-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education has not approved funding for this request.

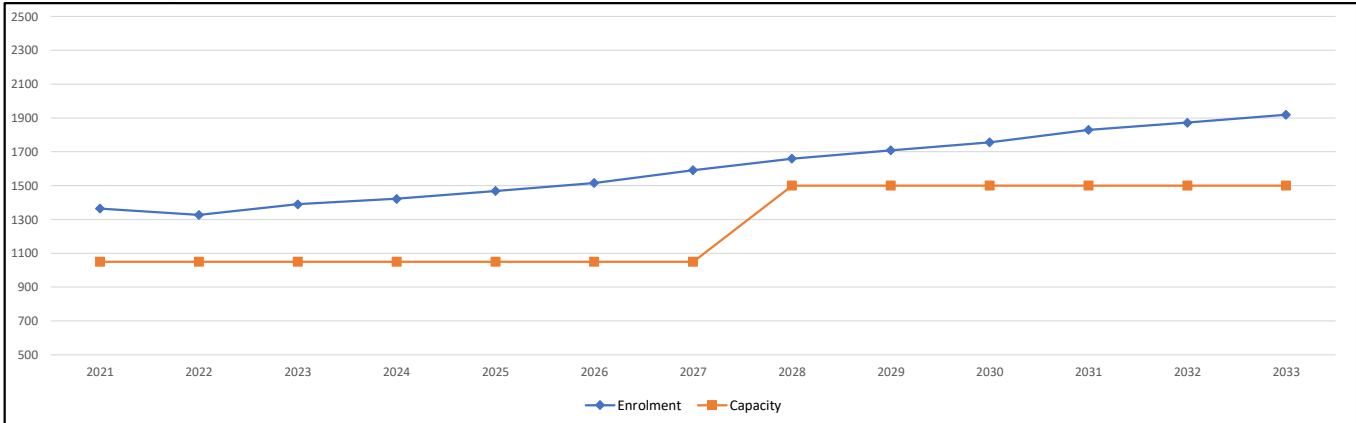
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved.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

Hjorth Road Elementary



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

Guildford Park Secondary



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

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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 22-0277-00

Address: 14570, 14580, 14590 106 Avenue Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	19
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = <u>2</u> - All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = <u>34</u> 	36
Replacement Trees Proposed	38
Replacement Trees in Deficit	38
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	8
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12 	14
Replacement Trees Proposed	0
Replacement Trees in Deficit	14

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

Signature of Arborist:

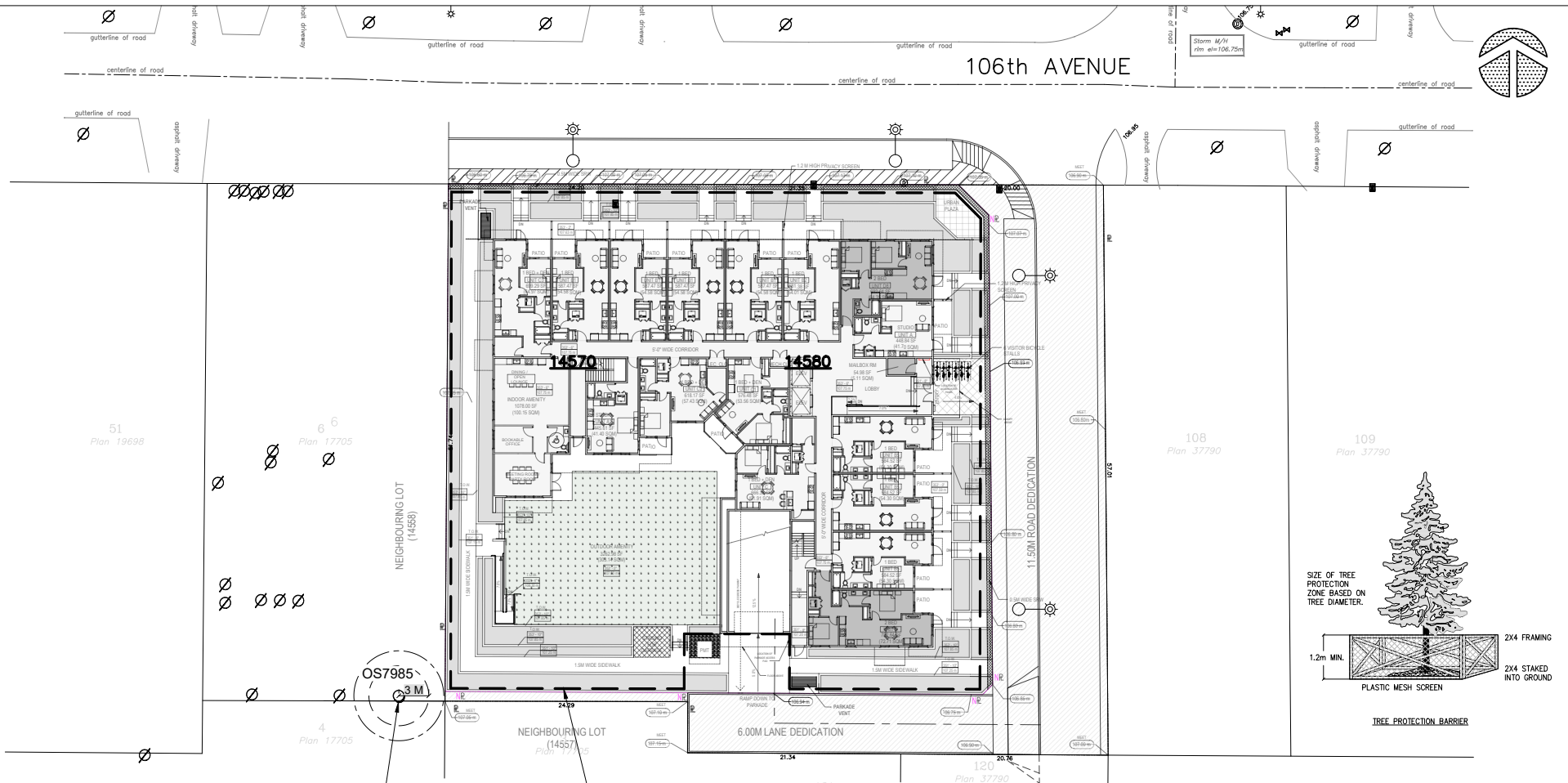


Date: January 18, 2024



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



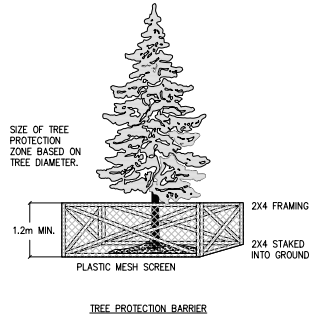


106th AVENUE



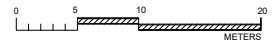
NOTE: NOTIFY OWNER OF TREE, A COMPREHENSIVE TREE RISK ASSESSMENT IS RECOMMENDED DUE TO POOR STRUCTURE AND CONDITION.

OUTLINE OF PARKADE



LEGEND

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



NO.	DATE	BY	REVISION
1	JUL06/23	MK	SITE PLAN
2	JAN17/24	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 14570 14580 14590
 106 AVENUE
 SURREY, B.C.

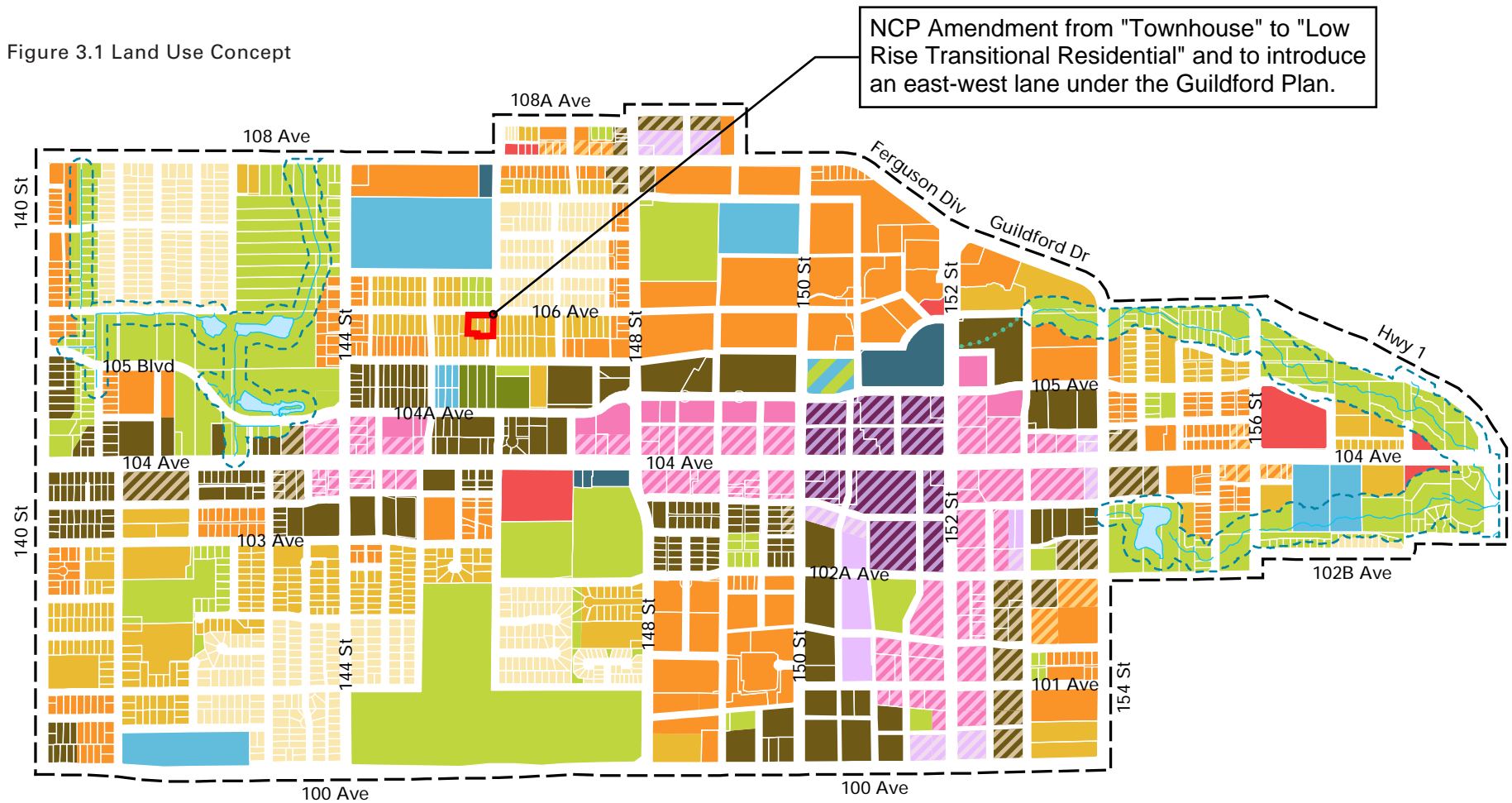
SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JULY 20, 2022

T-2
 SHEET 2 OF 2

Figure 3.1 Land Use Concept



NCP Amendment from "Townhouse" to "Low Rise Transitional Residential" and to introduce an east-west lane under the Guildford Plan.

LEGEND

- | | | | |
|-----------------------|---------------------------------|-------------------------|-------------------------------------|
| Core Mixed-Use | Low to Mid Rise Mixed-Use | Urban Residential | Park/School |
| High Rise Mixed-Use | Low to Mid Rise Residential | Commercial | Metro Vancouver Reservoir |
| High Rise Residential | Low Rise Transition Mixed-Use | Civic | Riparian Buffer |
| Mid Rise Mixed-Use | Low Rise Transition Residential | Parks and Natural Areas | Watercourse Daylighting Opportunity |
| Mid Rise Residential | Townhouse | School | |

Note: Additional roads or lanes, not identified on this figure, may be required as determined on a case-by-case basis.

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the 10th day of April, 2024.

BETWEEN:

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

(the “**City**”)

OF THE FIRST PART

AND:

PADDINGTON (GUILDFORD) HOLDINGS LTD. INC. NO.
BC1345482, 10833 – 160 Street, Unit 625, Surrey, B.C.,
V4N 1P3

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 010-328-220
LOT 5 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 17705

Parcel Identifier: 008-501-319
LOT 106 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 37790

Parcel Identifier: 008-501-351
LOT 107 SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 37790

(collectively, the “**Lands**”);

- B. The Owner proposes to use the Lands for a 5-storey residential building with 98 dwelling units for rental purposes (the “**Development**”);

- 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 98 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*);
 - (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;

- (i) **“Rental Units”** means 98 of the 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 During the Term, the portion of the Lands containing the Development shall not be stratified.
- 2.4 All of the Rental Units must be owned by the same Owner(s).
- 2.5 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:

Paddington (Guildford) Holdings Ltd., INC. NO. BC1345482

10833 – 160 Street, Unit 625 Surrey, B.C. V4N 1P3

Attention: PAVITTER SIKUM

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 **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.
- 5.11 **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.

- 5.12 **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.
- 5.13 **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.
- 5.14 **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.
- 5.15 **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

PADDINGTON (GUILDFORD) HOLDINGS LTD. INC. NO. BC1345482

By: _____
Authorized Signatory
Pavitter Sikham
Director