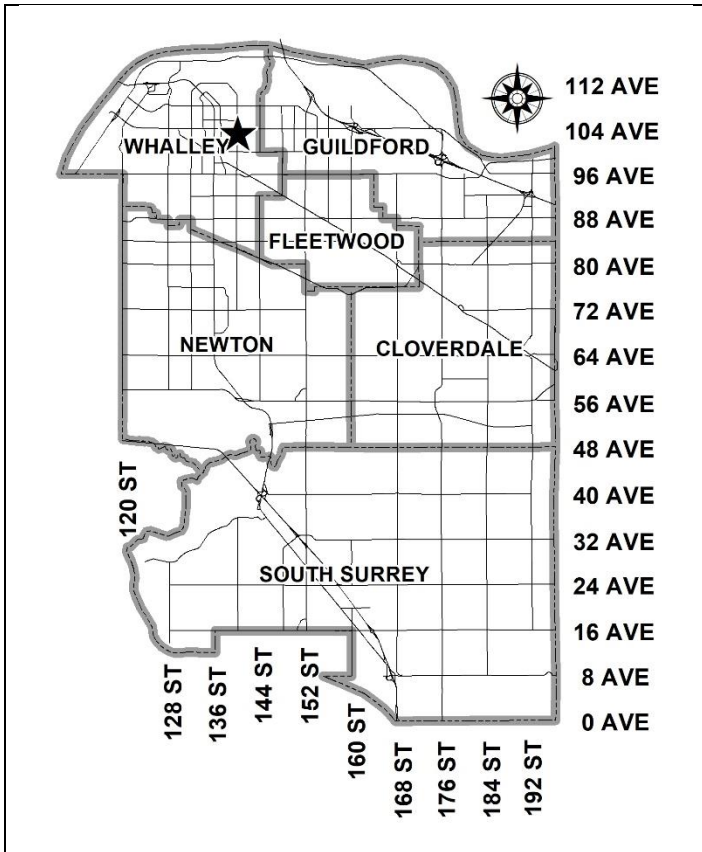


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0371-00

Planning Report Date: February 24, 2025



PROPOSAL:

- **TCP Amendment** from Low Rise Transition Residential to Low to Mid Rise Residential
- **Rezoning** from R3 to CD (based on RM-70)
- **Development Permit**

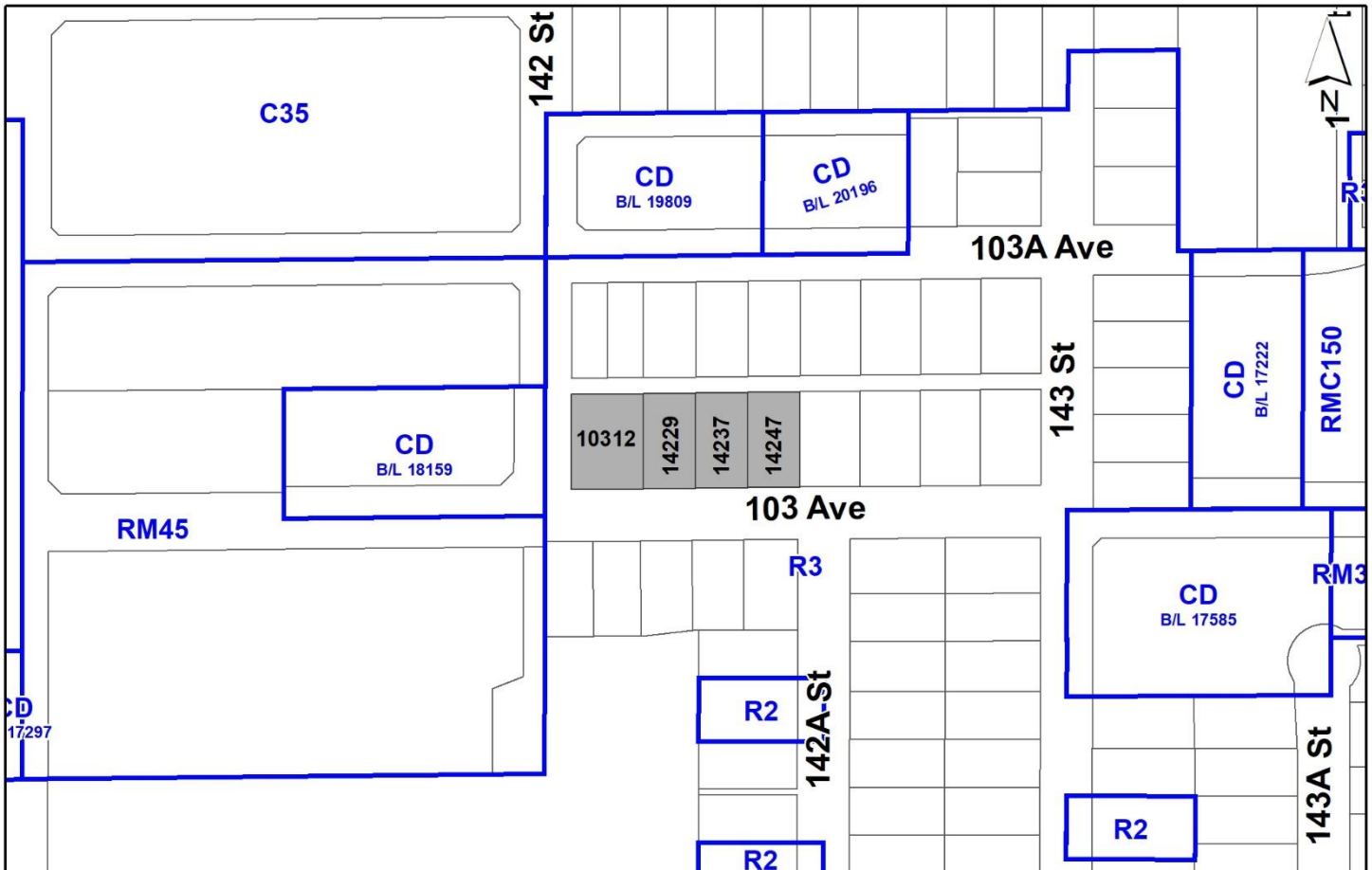
to permit the development of a six-storey apartment building with 116 dwelling units and underground parking on a consolidated site.

LOCATION: 14229 - 103 Avenue
 14237 - 103 Avenue
 14247 - 103 Avenue
 10312 - 142 Street

ZONING: R3

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low Rise Transition Residential



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.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Guildford Town Centre Plan (TCP) from "Low Rise Transition Residential" to "Low to Mid Rise Residential".

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).
- 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.
- The proposed development is fully within a Frequent Transit Development Permit Area (FTDA), situated in proximity to an existing Frequent Transit Network (FTN) along 104 Avenue and roughly 500 metres from a rapid bus stop. The proposal supports the goal of achieving higher-density development near transit corridors and, therefore, is considered supportable for this part of the Guildford Plan.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Guildford Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

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 "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0371-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (i) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges; and

- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
4. Council pass a resolution to amend the Guildford Town Centre Plan to redesignate the land from "Low Rise Transition Residential" to "Low to Mid Rise Residential" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Urban Residential Lots	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low Rise Transition Residential	R3
North (across lane):	Urban Residential Lots	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low Rise Transition Residential	R3
East:	Urban Residential Lots	<u>OCP</u> : Multiple Residential <u>TCP</u> : Low Rise Transition Residential	R3
South (across 103 Avenue):	Urban Residential Lots	<u>OCP</u> : Multiple Residential <u>TCP</u> : Parks and Natural Areas	R3
West (across 142 Street): <i>Twenty-one (21) townhouses approved with development application no. 7913-0183-00</i>	Townhouses	<u>OCP</u> : Multiple Residential <u>TCP</u> : Townhouse	CD By-law No. 18159

Context & Background

- The 3,218 square metre (gross) subject site, comprised of four urban residential lots, is located on the north side of 103 Avenue, and immediately east of 142 Street, in the Hawthorne District in the Guildford Town Centre Plan area.

- The four properties are presently occupied by urban 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), "Low Rise Transition Residential" in the Guildford Plan, and is zoned "Urban Residential (R3)".

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a six-storey apartment building containing 116 dwelling units over two levels of underground parking in the Hawthorne District of Guildford, the applicant will require the following:
 - **TCP Amendment** from "Low Rise Transition Residential" to "Low to Mid Rise Residential";
 - **Rezoning** from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)";
 - **Development Permit** for Form and Character (DP1); and
 - **Subdivision (Consolidation)** from four lots to one lot.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	3,218.82 sq. m.
Road Dedication:	255 sq. m.
Net Site Area:	2,963.82 sq. m.
Number of Lots:	1
Building Height:	19.11 m
Floor Area Ratio (FAR):	2.5 (gross) / 2.7 (net)
Floor Area	
Residential Total:	8,083.45 sq. m.
Residential Units:	
Micro Unit:	2 (1.72%)
Studio:	2 (1.72%)
1-Bedroom:	65 (56.03%)
2-Bedroom:	38 (32.76%)
3-Bedroom:	9 (7.76%)
Total:	116

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 18 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

10 students at Lena Shaw Elementary School
Five 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 spring of 2027.

Parks, Recreation & Culture:

No concerns.

Parks, Recreation & Culture accepts the removal of nine city trees/hedges, labelled City 1, 2, 37, R100, 121, 122, 123 and two unidentified city hedges (in front of lot 14229 and 14237 103 Avenue) to accommodate the proposed development application.

Cedar Grove Park is the closest active park with amenities including a community garden, park trails, and natural area. The park is 40 metres walking distance from the development.

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) which permits multi-family proposals that are six storeys or less, and supported by City staff, to proceed to Council for 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 will be required to construct the north side of 103 Avenue, the east side of 142 Street, and the lane.

Access and Parking

- Access to the underground parking will be provided from the lane.

Transit and Active Transportation Routes

- The subject site is near the 104 Avenue Frequent Transit Development Area (FTDA) and approximately 500 metres from an existing stop serviced by TransLink Rapid Bus Route No. R1 (Guildford Exchange/Newtown Exchange).
- The subject site is located approximately 290 metres west of the future Bon Accord Greenway and located approximately 475 metres east of the future Quibble Creek Greenway.

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).

Themes/Policies

- The development proposal supports transit-oriented development focused growth and increased density along frequent transit corridors, which supports transit service expansion and rapid transit infrastructure investment.
- The proposal supports directing high-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.

Guildford Town Centre Plan

Land Use Designation

- The subject site is designated "Low Rise Transition Residential" under the Guildford Plan.
- To accommodate the subject development proposal, the applicant is seeking an amendment to the Guildford Plan to redesignate the site from "Low Rise Transition Residential" to "Low to Mid Rise Residential".
- The proposed development will be subject to both Tier 1 and Tier 2 Capital Plan Project CACs.

Amendment Rationale

- The proposed density and building form are appropriate for this part of the Guildford Plan area given that the subject site is located within proximity to a Frequent Transit Network (104 Avenue) and its associated Frequent Transit Development Area (FTDA). 103 Avenue is the southern boundary of the FTDA and therefore lower density forms are anticipated south of this east-west road.
- The urban residential lots south of 103 Avenue are designated as "Parks and Natural Areas" in the Guildford Plan. These sites are designated for future acquisition by the city to ultimately expand Cedar Grove Park. A redesignation of the subject site to "Low to Mid Rise Residential" will locate more dwelling units in proximity to this park asset, thus locating residents in proximity to city amenities. In addition, a six-storey building will provide more outlook on to the future park to improve CPTED outcomes, and the building's location north of the park will avoid shading the future park space.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed six-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 is 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:

Zone	RM-70 Zone (Part 23)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.5 FAR (Net)	2.7 FAR (net)
Lot Coverage:	33%	53%
Yards and Setbacks:		
North:	7.5 metres	7.0 metres
East:	7.5 metres	4.5 metres
South:	7.5 metres	5.5 metres
West:	7.5 metres	5.5 metres
Height of Buildings:	50.0 metres	20.0 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 • Ground-Oriented Multiple Unit Residential Buildings
Amenity Space		
Indoor Amenity:	3.0 sq. m. per dwelling unit & 4.0 sq. m. per micro unit - total: 350 sq. m.	The proposed 102 sq. m. plus CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit & 4.0 sq. m. per micro unit - total: 350 sq. m.	962 sq. m.
Parking (Part 5)	Required /Permitted	Proposed
Number of Stalls		
Residential:	128	128
Residential Visitor:	12	12
Total:	140	140
Small Car (35% of req. parking):	49 (35%)	11
Van Accessible:	2	2
Accessible:	1	1
Bicycle Spaces		
Residential Secure Parking:	140	140
Residential Visitor:	6	6

- The proposed CD By-law is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, and minimum building setbacks.
- The site's location within the FTDA associated with 104 Avenue means that the proposed floor area ratio (FAR) of 2.7 FAR (Net) in the proposed CD Zone is supportable, subject to the payment of Tier 2 Capital Plan Project Community Amenity Contributions (CACs).
- Staff have adjusted the building height in the CD Zone to 20.0-metres and site coverage to 53% to align to the form and massing of the proposed building.

- The Zoning By-law requires 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.
- The applicant is proposing to provide a rate of 1.1 parking spaces per dwelling unit for residents and 0.1 parking spaces per dwelling unit for visitors. 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).

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new unit.
- The proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum gross floor area ratio (FAR) of 1.6 that is permitted under the "Low Rise Transition" designation in the Guildford Plan, to a maximum allowable density of 2.73 FAR (Net).
- The applicant will be required to provide the per square metre rate for the density achieved which exceeds the maximum approved density under the current Town Centre Plan (TCP) designation in order to satisfy the proposed amendment. The current flat rate for the Guildford Plan Area is \$239.82 per sq. m. for apartment developments.

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 15, 2025, and the Development Proposal Signs were installed on January 18, 2025. Staff have not received any responses from neighbours in the vicinity of the project.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Guildford Plan.
- The applicant is proposing a six-storey apartment building containing 116 units, consisting of four (4) studio units, sixty-five (65) one-bedroom units, thirty-eight (38) 2-bedroom units, and nine (9) 3-bedroom units. The unit's range in size from 32.8 square metres to 92.5 square metres. This generally meets the intent of Policy 5.2.2 in the Guildford Plan with 40% of the units being two or more bedrooms, and 8% being three-bedroom units.
- The proposed six-storey apartment development incorporates a character design and building massing that is generally in accordance with the vision for this part of the Hawthorne District in the Guildford Plan area, encompassing an evolving urban neighbourhood with strong associations with the precinct's natural areas and parks, featuring a variety of housing options including low rise apartment buildings such as the proposed.
- To fit into the contextual scale of the surrounding existing townhouses/single family houses, future low-rise designated forms of development and a future park directly across the street from the subject site, the building massing is comprised of two volumes conjoined with a central vertical recessed wing and stepped-back upper storeys that frames the 103 Avenue and 142 Street frontages. The proposed street-facing setbacks (5.5-metres) comply with the expectations in the Guildford Plan.
- Through this application, the development will facilitate the construction of the east-west lane that follows the length of northern property line. The proposed lane-facing setback (7.0-metres) exceeds the expectations in the Guildford Plan (6.5-metres) and will deliver an on-site tree boulevard and walkway. Ground level units are principally oriented to and activating this frontage.
- In addition, the northerly and easterly setbacks on the subject site reflect the intended remaining potential block build-out, taking in to account feasible future development scenarios.

- Subject to an appropriate land assembly, it is expected that future development in the block to the north of the lane will achieve a 7.0-metre lane-facing (south) setback to make up the full 24.0-metre face-to-face (50.0-metre long) building separation requirement established in DP1.1.130a of the Official Community Plan (OCP).
- The easterly setback on the subject site (4.5-metres) assumes the block to the east will mirror this development with a side-to-side condition and will equally deliver a 4.5-metre setback to achieve an ultimate 9.0-metre building separation in accordance with DP1.1.130a, helping to bring pedestrian connectivity to the future park.
- To visually modulate the building scale for human comfort and create a sensitive architectural expression, the building massing is delineated into three parts: a two-level base with a townhouse expression clad with faux wood metal panels and fibre cement board; a middle portion articulated with 3D 'boxed' relief using fibre cement board; and the top two floors are stepped back by 2.0-metres to humanize the scale of the podium level and is expressed with additional fibre cement board. A brick veneer anchors the southwest corner of the building.
- The building provides a townhouses expression along the street frontages, and, these units are raised above the sidewalk level as part of the street hierarchy and to achieve CPTED objectives. All ground-floor units incorporate front doors and usable, semi-private outdoor space, and weather protection, with direct access to a city sidewalk or private walkway.
- The primary indoor amenity space, located on the ground floor, is adjacent and directly accessible to a small portion of the total outdoor amenity space. For more details, see the Indoor and Outdoor Amenity Space section in this report.
- The applicant proposes an urban contemporary architecture and extensive use of white, light grey, dark grey, faux metal and brick finishes. Building materials and façade finishes include fibre cement board, brick, and faux metal wood panelling.
- The applicant will continue to work with staff to resolve comments identified in the Outstanding Items section below.

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 furnishings.
- 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 and 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.
- A publicly accessible plaza is proposed at the southwest corner of the lot facing the future park south across the street to enhance the block.

Indoor Amenity

- The required indoor amenity space is 350 square metres, or three square metres per dwelling unit and four square metres per micro unit. The proposed indoor amenity space is 102 square metres in total area which is 248 square metres less than the Zoning By-law requirement.
- On November 18, 2019, Council approved Corporate Report No. R216; 2019, which identified the minimum physical indoor amenity space that must be provided on-site (i.e., no cash-in-lieu). Based upon the minimum requirements for a three- to six-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 29.1% of the required physical indoor amenity space and 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 ground level on the northern side of the building facing the lane, which will be directly accessible from a portion of the outdoor amenity space facing the lane. The applicant has not yet indicated a programming for this space. Staff will continue to work with the applicant to refine the indoor amenity package prior to final adoption.

Outdoor Amenity

- The required outdoor amenity space is 350 square metres, or three square metres per dwelling unit and four square metres per micro unit. The proposed outdoor amenity space is 962 square metres in total area which exceeds the Zoning By-law requirement.
- The bulk of the proposed outdoor amenity space is located on the buildings rooftop and includes vegetable garden plots, picnic tables, parkour play features, a covered outdoor sofa and fire pit, and an outdoor kitchen and BBQ. A smaller outdoor amenity space is located immediately adjacent to the indoor amenity space at ground level and includes a patio with seating.

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 number of Urban Design items that remain outstanding, and which do not affect the overall quality of the project. These generally include:
 - General refinement to the indoor amenity package;
 - Coordination of all drawings to accurately describe the design intent; and
 - Refinement of the design to improve the relation to the public realm and interfaces with the ground plane.

- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Deciduous Trees	4	4	0
Coniferous Trees	26	25	1
Onsite Tree Totals	30	29	1
Onsite Replacement Trees Proposed	38		
Total Onsite Retained and Replacement Trees	39		

- The Arborist Assessment states that there is a total of 30 bylaw protected trees on the site. Additionally, there are five bylaw protected offsite trees, and seven bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain one onsite tree 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. Additionally, the five offsite trees and seven City trees proposed for removal would facilitate the works and services required through this project.
- 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 82 replacement trees on the site. The applicant is proposing 38 replacement trees. The proposed deficit of 54 replacement trees will require an estimated cash-in-lieu payment of \$29,700, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Fragrant Snowbell, Forest Pansy Redbud, White Wonder Dogwood, and Japanese Stewartia.

- In summary, a total of 39 trees are proposed to be retained or replaced on the site with an estimated contribution of \$29,700 to the Green City Program. Staff will continue to work with the applicant to refine three tree retention and replacement strategy prior to Final Adoption.

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

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

RO/cb

PROPOSED 6-STOREY MULTI-FAMILY RESIDENTIAL DEVELOPMENT

10312-142 ST, & 14229,14237, 14247-103 AVE, SURREY BC

SHEET LIST	
Sheet #	Sheet Name
A000	COVER PAGE
A001	SITE BASE PLAN
A002	PROJECT DATA
A003	DESIGN RATIONALE/AMSSING
A003.1	PRECEDENT IMAGES
A004	SHADOW ANALYSIS
A005	SITE CONTEXT ANALYSIS
A005.1	SITE CONTEXT PLAN SITE PHOTOS
A005.2	EXISTING CONTEXT/POCP
A005.3	SITE CONCEPT DEVELOPMENT PLAN
A006	FIRE MTE ACCESS PLAN
A007	STREETSCAPE VIEW
A008	AMENITY SPACE PROGRAMMING
A100	SITE PLAN
A101	PARKING LEVEL 1
A102	PARKING LEVEL 2
A103	LEVEL 1 FLOOR PLAN
A104	LEVEL 2 FLOOR PLAN
A105	LEVEL 3/4 FLOOR PLAN
A106	LEVEL 5 FLOOR PLAN
A107	LEVEL 6 FLOOR PLAN
A108	ROOF DECK
A109	UPPER ROOF
A111	FLOOR AREA OVERLAYS
A112	FLOOR AREA OVERLAYS
A200	SOUTH & WEST ELEVATIONS
A301	NORTH & EAST ELEVATIONS
A300	SECTION
A301	SECTION
A302	SECTION
A303	ENLARGED SECTIONS
A304	ENLARGED SECTIONS
A305	ENLARGED SECTION
A306	ENLARGED ELEVATIONS
A307	ENLARGED DETAIL MECHANICAL SCREENING
A400	ENLARGED UNITS
A401	ENLARGED UNITS
A402	ENLARGED UNITS
A403	ENLARGED UNITS
A500	EXTENDED 3D VIEWS
A601	EXTENDED 3D VIEWS
000	Unnamed



Location Map



MATTHEW CHENG ARCHITECT INC.
 204 202-670 EVANS AVENUE
 VANCOUVER, BC V6A 2G9
 Tel: (604) 731-0012 / Fax: (604) 731-0108
 Cell: (604) 649-0647 / Email: mat@mc.ca

THIS DRAWING MUST NOT BE SCALED. THE ORIGINAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. CONTRACTOR ADVISED THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE SOLE INVENTIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

Review



Feb. 10 2025

1	20250206	DP SUBMISSION	RN	MC
REV	TT	MR	DR	CHK

DP SUBMISSION

Project Title
6-STOREY-116 APARTMENT DEVELOPMENT

10312-142 ST, & 14229,14237, 14247-103 AVE, SURREY BC

Sheet Title
COVER PAGE

Drawn: RN
 Checked: MC
 Scale: 1/2" = 1'-0"
 Project Number:
 Revision Date: 20250206
 Print Date: 04/15/24
 Draw. No.:
A000



MATTHEW CHENG ARCHITECT INC.
 202-670 EVANS AVENUE
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Feb. 10 2025

REV	BY	DATE	DESCRIPTION	DRW	CHK
Coordinate					

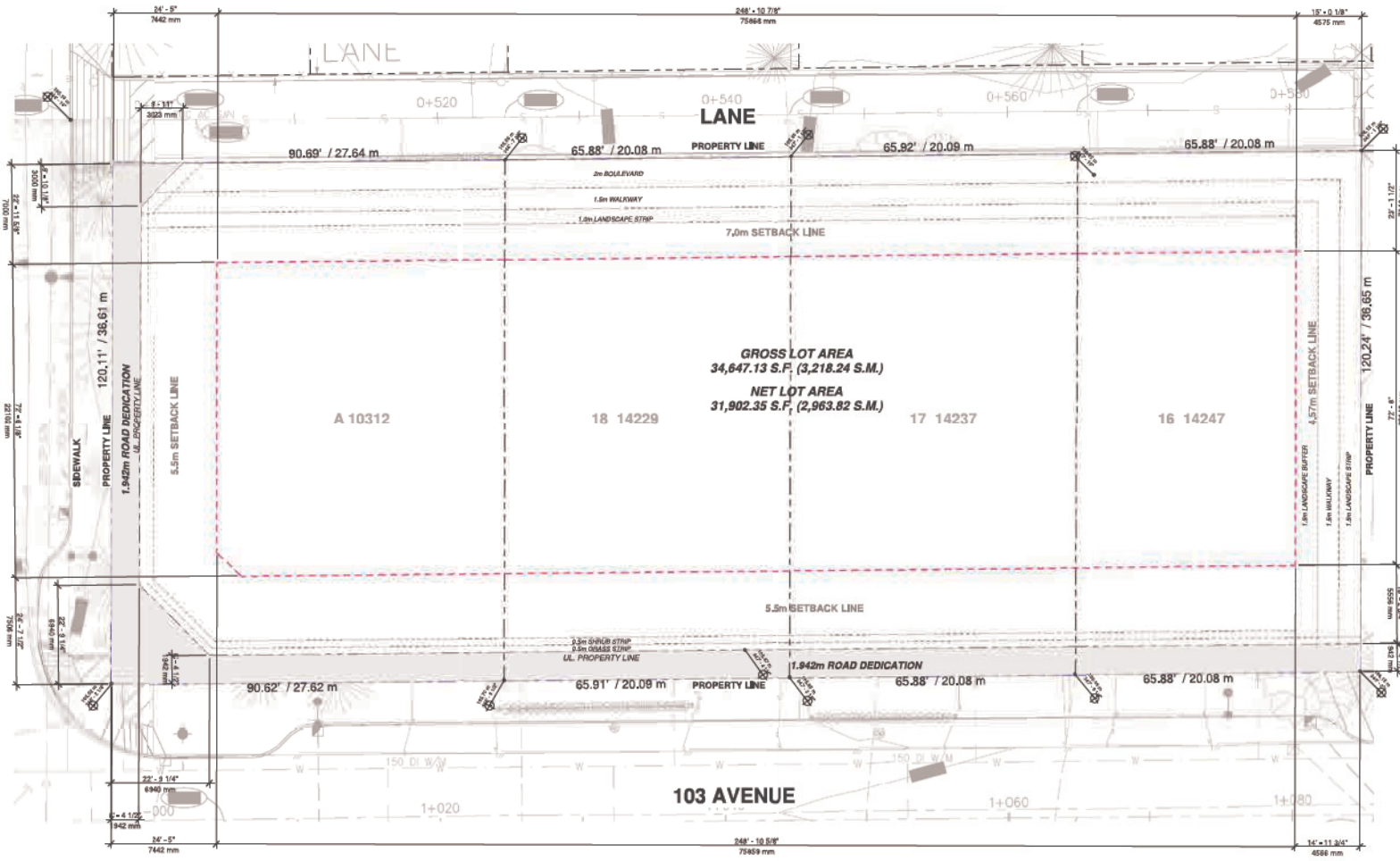
DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST. &
 14229, 14237,
 14247-103 AVE,
 SURREY BC

Owner Title
SITE BASE PLAN

Drawn: RN
 Checked: Checker
 Scale: 3/32" = 1'-0"
 Project Number:
 Revision Date: Des. No.:
 Print Date: 10/23/24 **A001**



1 SITE BASE PLAN
 3/32" = 1'-0"

DEVELOPMENT DATA

CIVIC ADDRESS
 10312 142 ST. SURREY, B.C.
 PID 001765-728
 14229 116 AVENUE SURREY, B.C.
 PID 012456-695
 14237 110 AVENUE SURREY, B.C.
 PID 012456-917
 14247 118 AVENUE SURREY, B.C.
 PID 013874-624

LEGAL DESCRIPTION
 LOT 4 BLK 5N SECTION 25 RANGE 2W PLAN NWP2464 NWD SUBURBAN BLK 23 (58906SE)
 LOT 18 BLK 5N SECTION 25 RANGE 2W PLAN NWP2464 NWD
 LOT 11 BLK 23 SECTION 25 RANGE 2W PLAN NWP2464 NWD SUBURBAN BLK 5N

ZONING
 CD
USE
 MULTI-FAMILY DWELLINGS
FACING STREET
 2 STREET (142 ST. & 103 AVENUE)
NUMBER OF UNITS
 116 UNITS- 6 STOREY
Measure: City of Surrey

A. SITE AREA	PERMITTED / REQUIRED		PROPOSED	
	SQ. FT	SQ.M	SQ. FT	SQ.M
PERMITTED GROSS LOT AREA	30,674.73		32,719.52	
NET LOT AREA (after road dedication)	31,902.35		2,963.82	
B. YARD/SETBACK (after road dedication)	FT	M	FT	M
FRONT YARD ALONG 103 Ave	18.05	5.50	18.05	5.50
REAR YARD SETBACK (North Lane)	22.06	7.00	22.06	7.00
SIDE YARD 142 St. West	18.05	5.50	18.05	5.50
SIDE YARD (East)	14.75	4.50	14.75	4.50
ROAD DEDICATION				
103 Ave South	8.37	1.94		
142 St. West	8.37	1.94		
C. LOT COVERAGE			SQ. FT	%
BITE COVERAGE (GROSS LOT AREA)			19,919.09	67%
BITE COVERAGE (NET LOT AREA)			17,033.00	53%
D. FRONT YARD SETBACK	FT	M	FT	M
FRONT YARD ALONG 103 Ave	65 STOREY			
E. DENSITY	SQ. FT	SQ.M	SQ. FT	SQ.M
FAR (GROSS LOT AREA)	2.50		2.5	
FAR (NET LOT AREA)			2.73	
NET RESIDENTIAL FLOOR AREA	86617.83	8047.06	87,010.00	8,083.49
GROSS UNIT FLOOR AREA			362,500RTS/Ha	
NET UNIT FLOOR AREA			400UNITS/Ha	
F. AMENITY AREA	SQ. FT	SQ.M	SQ. FT	SQ.M
AMENITY AREA	116 units	342	8,464.30	786.26
36 m. wall - 336 m. unit	2 units	B		
48 m. wall - 336 m. unit				
LI			184.0	18.62
LI			8,270.3	789.34
LI			1,109.00	102.75
REAR AMENITY AREA	114 units	342		
36 m. wall - 336 m. unit	2 units	B		
48 m. wall - 336 m. unit				
LI			1,106.0	102.75
G. PARKING STALLS				
TOTAL PARKING STALLS	139.2	140		
RESIDENTIAL PARKING	127.6	128		
VISITOR PARKING	11.6	12		
HANDICAPPED PARKING (0.5%)	2.7	3		
VAN ACCESSIBLE HC (0.5%)	1.9	1		
TOTAL BIKE STORAGE (PARKING @ 0.5%)	145.2	156		
CLAMP @ 0.5%	139.2	152		
CLAMP @ 0.5%	6	6		
EV PARKING (VISITOR STALLS)	5.8	6		

Table 10.3: Tier 2 Capital Projects CAC Rates

Use	Whalley Community (west of 144 Street)	Guildford Community (east of 144 Street)
Apartment	\$459.85 per square metre	\$229.93 per square metre
Townhouse or Single-Detached Homes	\$16,020 per dwelling	\$16,020 per dwelling

COMMUNITY AMENITY CONTRIBUTION TIER-2

NET RESIDENTIAL AREA = 8083.49 s.m. - 5150.11s.m.(1.6 FAR) =2,933.38 s.m.
 = 2,933.38 s.m. x \$229.93 per s.m. = \$ 674,472.06 amenity contribution TIER 2

PARKING AND BIKE STORAGE SPACE CALCULATION

Measure: City of Surrey Parking Bylaw part5

Bylaw	Required	Proposed
Parking (Part 5 - Off Street Parking Space Regulations)		
Total Unit: 116 UNITS		
Building Areas		
Residential floor Area: 87,010sf(8,083.45 S.M.)		
Table D.1 Ground oriented units w/ U/G parking (GTCP CR2021-R115)		
1.1/ Dwelling unit	127.6	128
0.10/Unit for Visitor	11.6	12
Total Parking slot required including visitor	139.2	140
5.B.1(c) Small Car parking 35%	48.72	11
Accessible Parking		
5.D.3(a) 2% REQD PARKING SPACE	2.784	3
5.D.3(c) 50% REQD Van accessible HC	1.392	1
Bicycle Storage (Part 5 - Off Street Bicycle Space Regulation)		
Table D.1 Ground Oriented/Non-Ground oriented		
6 Visitor/Building	6	6
1.2 space/unit(secured)	139.2	152
Total bike parking	145.2	156
EV PARKING		
Residential parking 100% stalls		
Visitor parking 50% stalls	5.8	
Total Parking slot for EV	6	
FREQUENT BUS STOP AREA (104 & 141 St.)		
GUILDFORD BUS EXCHANGE		
AREA-10 No min parking space per dwelling unit except accessible parking space		

FSR CALCULATION (RMC-70 ZONING BYLAW)

Measure: Surrey Zoning Bylaw

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Roof deck	Subtotal
NET BUILDING AREA								SF SM
Residential Units	11,887	13,428	13,468	13,468	10,813	10,672		73,736 6,850.30
Common Areas	3,178	1,874	1,895	1,895	1,781	1,752	958.6	13,274 1,233.16
								F.A.R. (NET BLDG AREA) 87,010 8083.45
EXCLUSIONS								
Indoor amenity (Excl.)	1,106							1,106 102.75
Balcony/patio (Excl.)	2,886	1,491	1,419	1,419	2,161	1,092		11,466 1,065.41
Outdoor amenity							8270.3	8,270 768.33
								TOTAL EXCLUSIONS 20,844.25 1936.49
								GROSS FLOOR AREA 107,853.87 10019.35
GTCP-BY LAW AREA CALCULATIONS								SF SM
Net building area	87,010	8083.30						
Gross Site Area	34,847.1	3,218.82						
F.A.R. (based on gross) 2.5 Max. 2.50 Permitted								
Net building area	87,010	1936.49						
Net site Area	31,902.4	2,963.82						
F.A.R. (based on net) 2.73								

AREA TABULATION

	RESIDENTIAL						Total units
	STUDIO	1BR-D	1 BR	2BR	2BR-D	3BR	
Level 1		12		1	2	2	17
Level 2	2	15	2	2	1	1	23
Level 3	1	13	1	5	1	1	22
Level 4	1	13	1	5	1	1	22
Level 5	3	1	6	4	2		16
Level 6	3	1	6	4	2		16
TOTAL	4	59	6	25	13	6	116
	3%	51%	5%	22%	11%	8%	

ADAPTABLE UNITS REQUIREMENTS 5%=5.8 units> 6 units



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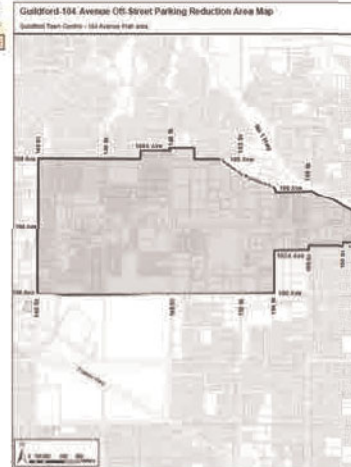
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Revision
 REV# | REV. DATE | DESCRIPTION | DRAWN | CHK
 Comments

DP SUBMISSION

Project Title
6-STOREY-116 APARTMENT DEVELOPMENT
 10312-142 ST. & 14229, 14237, 14247-103 AVE, SURREY BC
 Owner Title
PROJECT DATA

Drawn: RN
 Checked: Checker
 Issue:
 Project Number:
 Revision Date: Des. No.:
 Print Date: 10/26/24
A002



DESIGN RATIONALE

Official Community Plan Urban Design and Housing Policy through the implementation of Development Permit Areas and Guidelines set out in DP1.

Integrate the principles of urban design set out in the policy and guidelines to ensure high quality and sustainable developments, Enhance neighbourhood and promote diversity and design flexibility by responding appropriately to the existing architectural character and scale of its surrounding.

Promote comfort, accessibility and safety by creating a safe and comfortable environment. Planting shade trees and more green landscape to reduce heat island effect. Incorporation of Crime Prevention Through Environmental Design principles and guidelines for a safe environment.

Application of DP1 Guidelines on building massing, architectural character, treatments and materials, residential livability and comfort.

The proposed multi-family residential development aims to support the growth of the community as outlined in the OCP and Guildford Town Centre Plan. The proposed two 6-storey buildings will provide 116 residential units complete with indoor and outdoor amenity. Ample parking and storage spaces are provided in the two (2) level below grade parking.

Context

The development is situated in the Hawthorne district under Guildford Town Centre Plan. It is near Civic centre at King George Blvd to the West. Green Timber park to the South. Guildford mall to the East. And within 1km radius distance from all educational institutions. The Project's site spans 120 feet in depth facing 142 street by 288 feet width facing 103 Avenue the combined lots with a total of 34,660 sf before dedications. Lining the perimeter of this property from east to west are a string of two-storey single-family homes, and a townhouse. Whereas to the north are 6 storey residential building.

Vehicle and Pedestrian Circulation

The vehicular access to the site is strategically located closer to the north-east along the future Lane which is less disruptive to pedestrian oriented zone and away from a much busy street of 103 Avenue.

The two (2) level below grade parking is where the services are located. Garbage and recycling are centrally located on P1 for easy access for the garbage collections.

Pedestrian circulation is provided at the ground level which main entrance located at 103Avenue with access thru lane entrance. Continuous pedestrian link traverse through the east of the property that links both bounding streets.

Accessibility is carefully considered. Entrance lobby located at sidewalk grade to minimize the use of steps and providing internal ramps to access the main floor. Handicapped parking space are situated near elevator on underground parking for easy access.

Through ground-oriented entrances to each units, it is believed that the use and observation of these pathways will be increased and create an individual neighbourhood and sense of community extending outside of the development to local amenities in the larger surrounding community & create a strong sense of neighborhood.

Form and Character

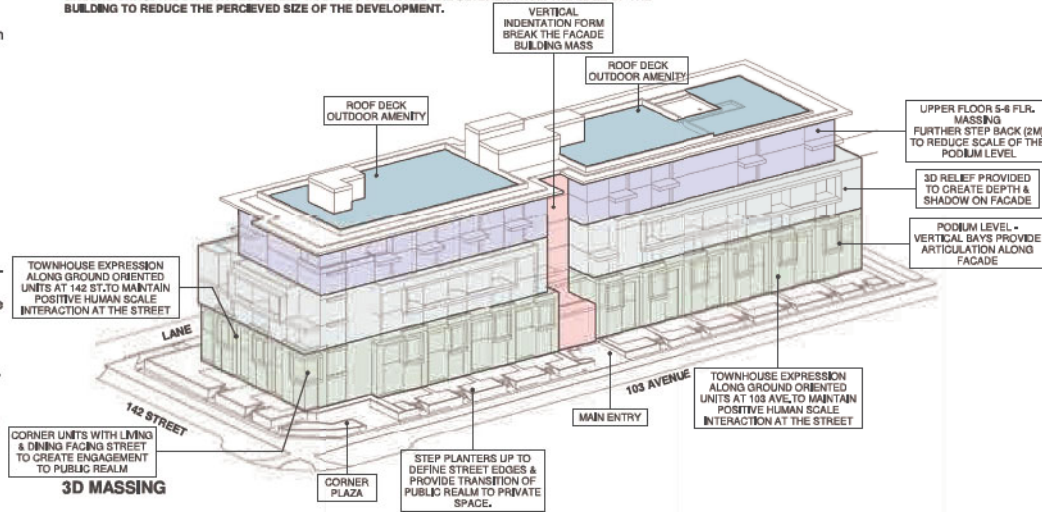
The multi-family development project coheres with the key policies of the City of Surrey OCP development permit area guidelines DP1 and Guildford Town centre Plan. The guidelines have been dealt with in terms of its land use capacity, proposed open space networks, pedestrian friendly environment, and comfortable and safe residential community.

The set guidelines in line with surrounding urban design scale and fabric, setbacks and building height were applied as the baseline of architectural design formation.

The buildings are oriented facing the streets offering clear pedestrian entry points. The streetwall elevations are designed to gradually create a seamless connection to the street and creating clear sightlines across the open space along 103 Avenue and 142 Street. This also to maintain positive human scale interaction at the street.

The massing for the Podium level are continuous to create the street enclosure along the main roads. Step back portions of upper storeys (5-6) to reduce the scale and create a solid base for townhouse expression..

THE MASSING OF THE DEVELOPMENT IS INTENDED TO PROVIDE ADEQUATE INTERNAL SPACE FOR EACH UNIT AND MAXIMIZE OUTDOOR AREAS WHILE BEING SENSITIVE TO THE NEIGHBOURING PROPERTIES. THE BUILDING IS ORIENTATED TO ENHANCE VIEWS. THE 6 STOREY BUILDING HAS AN OVERALL HEIGHT OF 63'-0" FROM THE MAIN GROUND UNITS. THE 5TH-6TH FLOOR AND ROOF TOP AMENITIES ARE SETBACK FROM THE EDGE OF THE BUILDING TO REDUCE THE PERCEIVED SIZE OF THE DEVELOPMENT.



A townhouse expression of first and second levels along 103 Avenue & 142 Street & future Lane provide seamless visual interest. Corner plaza are provided on south-west of this development to create a publically accessible open space on private property and also to add amenity spaces and enjoyment to urban areas

The Building facade features ample window treatments by using glass wall panels. This also produce concise building expression and emulates the surrounding residential building along this area.

Built-up cladding creates focal points, with high contrast tones of materials breaking up the volume to further enhance building expression. This cladding elements also optimize heat gain during winter. The addition of balconies, canopies, ledges and other horizontal elements minimize the unwanted solar gains during summer. It also compliments the entirety of the development in both function and aesthetic.

The materials are selected and detailed in a way that reflects quality built urban feature and create an architectural expression to the surrounding areas. Majority of the exterior building materials will be glass wall panel, on triple low-e glazing, wall claddings on metal studs, concrete walls and brick finish on the base level.

Colours are carefully selected to integrate and compliment the surrounding built context. Soft and neutral colours will be prevailing colour and the bold colours will be accent to define the architectural character of the building.

Landscape

This landscape is designed as a drought tolerant landscape through the use of selected drought tolerant plants, mulches and compost materials. The landscape will require a minimum amount of watering after the establishment period. Some Urban Agriculture space has been proposed in the open amenity space where productive community gardening would be encouraged. Please refer to Landscape Plan and plant list. Permeable paving is used wherever possible to maximize storm water infiltration.

Amenity Space

On the ground level indoor amenity space are provided which has direct access from 103 Avenue & Lane entrance. This multi-purpose amenity space has its own access along Lane. On the roof deck, an extensive roof top outdoor amenity with unimpeded views occupies almost the roof with roof garden.

Sustainability

The following sustainable design features have been considered in the development:

- The development's landscape is designed as a drought tolerant landscape through the use of selected drought tolerant plants, mulches and compost materials. The landscape will require a minimum amount of watering after the establishment period.
- The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc., wherever feasible.
- Construction techniques during the development phase will be employed to keep the air quality as high as possible.
- A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc. & will be delivered to an appropriate transfer station for recycle.
- Lighting level will be appropriate to create no light pollution to surrounding areas.

CPED

The project follows Crime Prevention Through Environmental Design (CPED) principles to enhance safety and security. Key features include:

- Natural Surveillance: Building design and placement allow for natural surveillance of pedestrian traffic and neighboring properties.
- Well-Lit Parkade: The parkade is illuminated to increase visibility and safety.
- Clear Access Points: Vehicular access points are clearly marked to prevent conflicts between vehicles and pedestrians.
- Safety Vision Glass: Residential lobbies use safety vision glass to improve visibility and security, complemented by secure entry vestibules.



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Revised:



Feb. 10 2025

REV: 17-04-04 | DESCRIPTION | DRAWN: MC

Comments:

DP SUBMISSION

Project Title:
6-STOREY-116 APARTMENT DEVELOPMENT

10312-142 ST. & 14225-14227, 14247-103 AVE, SURREY BC

Sheet Title:
DESIGN RATIONALE/MASSING

Drawn: RN

Checked: Checker

Scale: 1/4" = 1'-0"

Project Number:

Revision Date:

Dep. No.:

File Name:

A003



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Feb 10 2025

Revision

REV	BY	DATE	DESCRIPTION	DATE	CHK

DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST. &
 14229, 14237,
 14247-103 AVE,
 SURREY BC

Owner Title
PRECEDENT IMAGES

Drawn: RN

Checked: Checker

Scale:

Project Number:

Revision Date: Des. No.:

Print Date: **A003.1**



① MAR 21 10AM
12" = 1'-0"



② MAR 21 12NN
12" = 1'-0"



③ MAR 21 2PM
12" = 1'-0"



④ SEPT 21 10AM
12" = 1'-0"



⑤ SEPT 21 12NN
12" = 1'-0"



⑥ SEPT 21 2PM
12" = 1'-0"



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Feb. 10 2025

Review

REV	BY	DATE	DESCRIPTION	DRWN	CHK

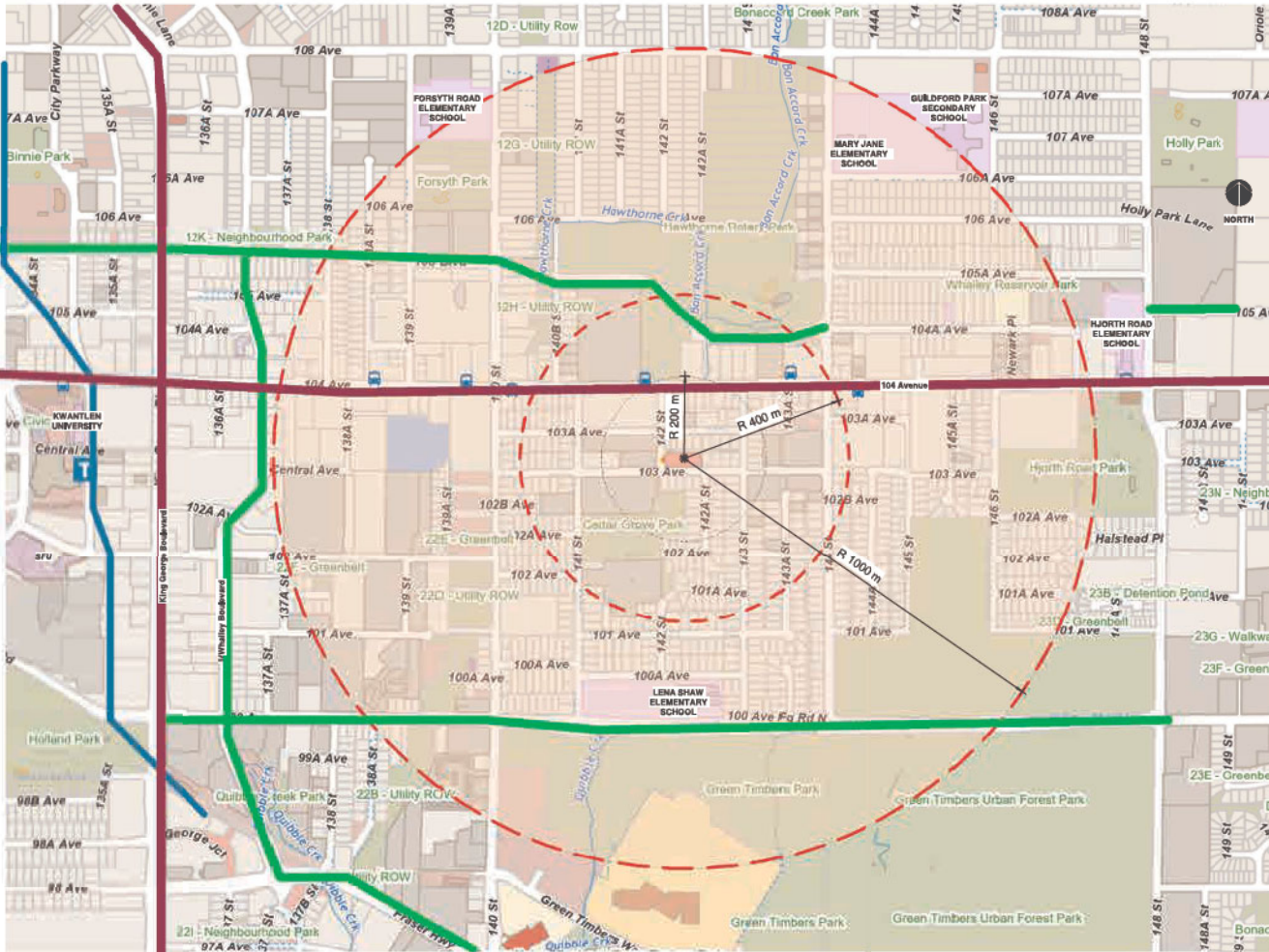
DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST. &
14229, 14237,
14247-103 AVE,
SURREY BC

Owner Title
SHADOW ANALYSIS

Drawn: RN
 Checked: Checker
 Scale: 12" = 1'-0"
 Project Number:
 Revision Date: Des. No.:
 Print Date: 10/28/24 **A004**

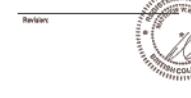


-  BUS STOP
-  SKY TRAIN STATIONS
-  BIKE PATH
-  SKYTRAIN ROUTE
-  BUS ROUTE
-  EDUCATIONAL INSTITUTION



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REV#	DATE	DESCRIPTION	BY	CHK

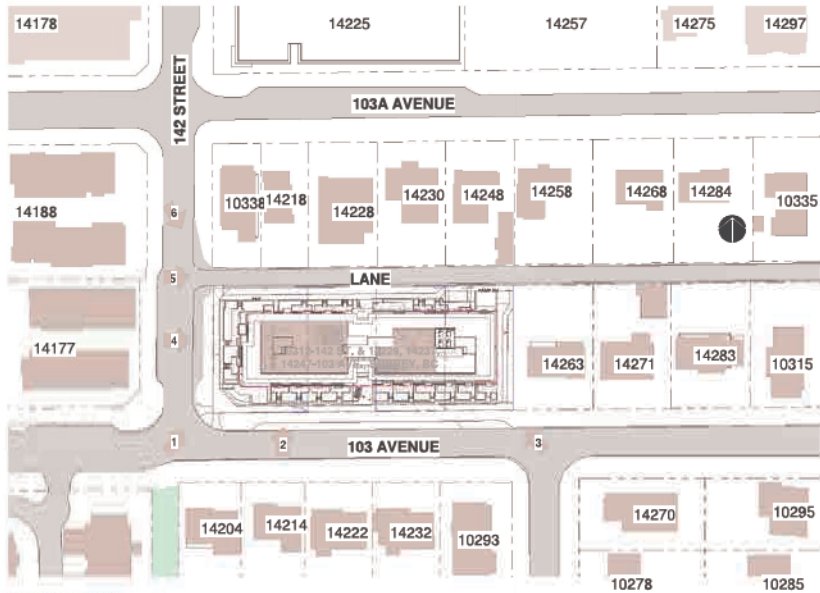
DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST. &
 14229, 14237,
 14247-103 AVE,
 SURREY BC

Owner Title
SITE CONTEXT ANALYSIS

Drawn: RN
 Checked: MC
 Scale: 1" = 400'-0"
 Project Number:
 Revision Date: Des. No.:
 Print Date: 04/19/24 **A005**



SITE PHOTOS



1. VIEW CORNER 142 ST & 103 AVE.



2. VIEW ALONG 103 AVE.



3. VIEW CORNER ALONG 103 AVE.



4. VIEW CORNER 142 ST



5. VIEW ALONG 142 ST FACING PROPOSED LANE



6. VIEW ALONG 142 ST.



① AERIAL SITE VIEW (SOUTH)
12" = 1'-0"



② AERIAL SITE VIEW (EAST)
12" = 1'-0"



③ AERIAL SITE VIEW (NORTH)
12" = 1'-0"



④ AERIAL SITE VIEW (WEST)
12" = 1'-0"



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Review



Feb. 10 2025

REV	BY	DATE	DESCRIPTION	DRWN	CHK

DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST. & 14229, 14237, 14247-103 AVE, SURREY BC

Owner Title
SITE CONTEXT PLAN SITE PHOTOS

Drawn: RN

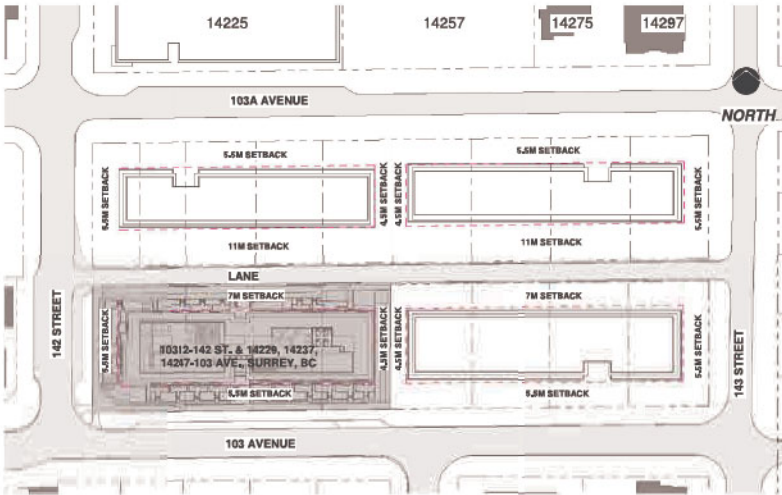
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Scale: As Indicated

Project Number:

Revision Date: Des. No.:

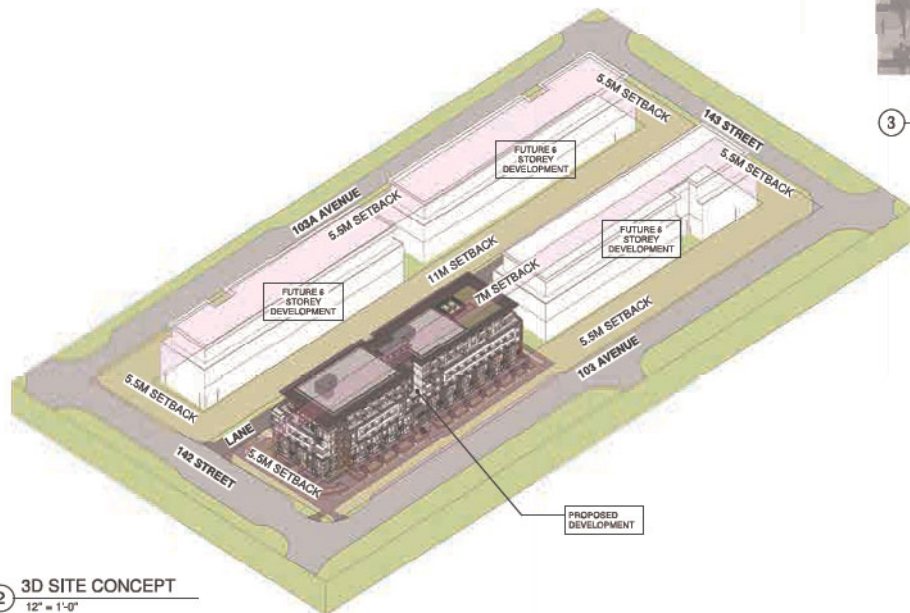
Print Date: 10/20/24 **A005.1**



1 SITE CONCEPT DEVELOPMENT PLAN
1" = 50'-0"



3 EXISTING CONTEXT MAP
1" = 40'-0"



2 3D SITE CONCEPT
12" = 1'-0"



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Reviewed: _____
 Date: _____

REV	BY	DATE	DESCRIPTION	DATE	CHK

DP SUBMISSION

Project Title:
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST., & 14229, 14237, 14247-103 AVE., SURREY BC

Drawn Title:
SITE CONCEPT DEVELOPMENT PLAN

Drawn: RN
 Checked: Checker
 Scale: As Indicated
 Project Number:
 Revision Date: Des. No.:
 Print Date: 1/10/24 **A005.3**



Feb. 10 2025



① **STREETSCAPE ALONG 103 Ave.**
1" = 20'-0"



② **STREETSCAPE ALONG @ 142 St.**
1" = 20'-0"



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Feb. 10 2025

REV	TT	DATE	DESCRIPTION	BY	CHK

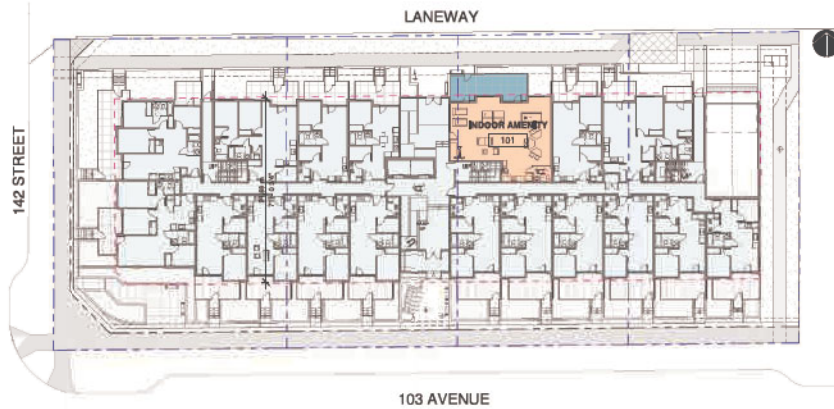
DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

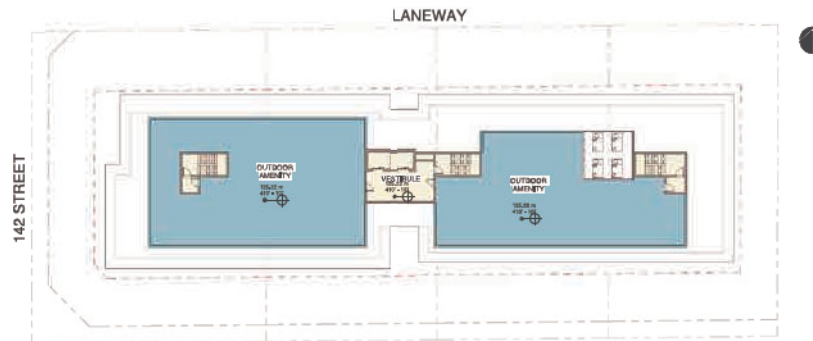
10312-142 ST. &
14229, 14237,
14247-103 AVE,
SURREY BC

Owner Title
STREETSCAPE VIEW

Drawn: RN
Checked: MC
Scale: 1" = 20'-0"
Project Number:
Revision Date: Des. No.:
Print Date: 04/15/24 **A007**



① L1 AMENITY SPACE
1" = 20'-0"



② RD AMENITY SPACE
1" = 20'-0"

**INDOOR AMENITY
SPACE PROGRAMMING**

- L1 EXERCISE EQUIPMENT
- BILLIARD TABLE
- PINGPONG TABLE
- UNIVERSAL WASHROOM
- MINI KITCHEN
- LOUNGE AREA
- OUTDOOR SEATING SPACE

INDOOR AMENITY = 1,053.34 S.F. (97.85 S.M.)
OUTDOOR AMENITY= 291.12 S.F. (27.04 S.M.)

**OUTDOOR AMENITY
SPACE PROGRAMMING**

- RD SEATING AREA
- BBQ SPACE
- ROOF GARDEN
- CHILDRENS PLAY AREA
- COMMUNITY GARDEN

**OUTDOOR AMENITY = 7,231.60
S.F.(671.83 S.M.)**



**MATTHEW CHENG
ARCHITECT INC.**
 202-670 BYANS AVENUE
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Review: 

Feb. 10 2025

REV	BY	DATE	DESCRIPTION	DRWN	CHK

DP SUBMISSION

Project Title
**6-STOREY-116
APARTMENT
DEVELOPMENT**

10312-142 ST. &
 14229, 14237,
 14247-103 AVE,
 SURREY BC

Draw Title
**AMENITY SPACE
PROGRAMMING**

Drawn: Author
 Checked: Checker
 Scale: 1" = 20'-0"
 Project Number:
 Revision Date: Des. No.:
 Print Date: 1/16/25 **A008**



MATTHEW CHENG ARCHITECT INC.
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Revision



Feb. 10 2025

REV	DATE	DESCRIPTION	BY	CHK
1	20250206	DP SUBMISSION	RN	MC

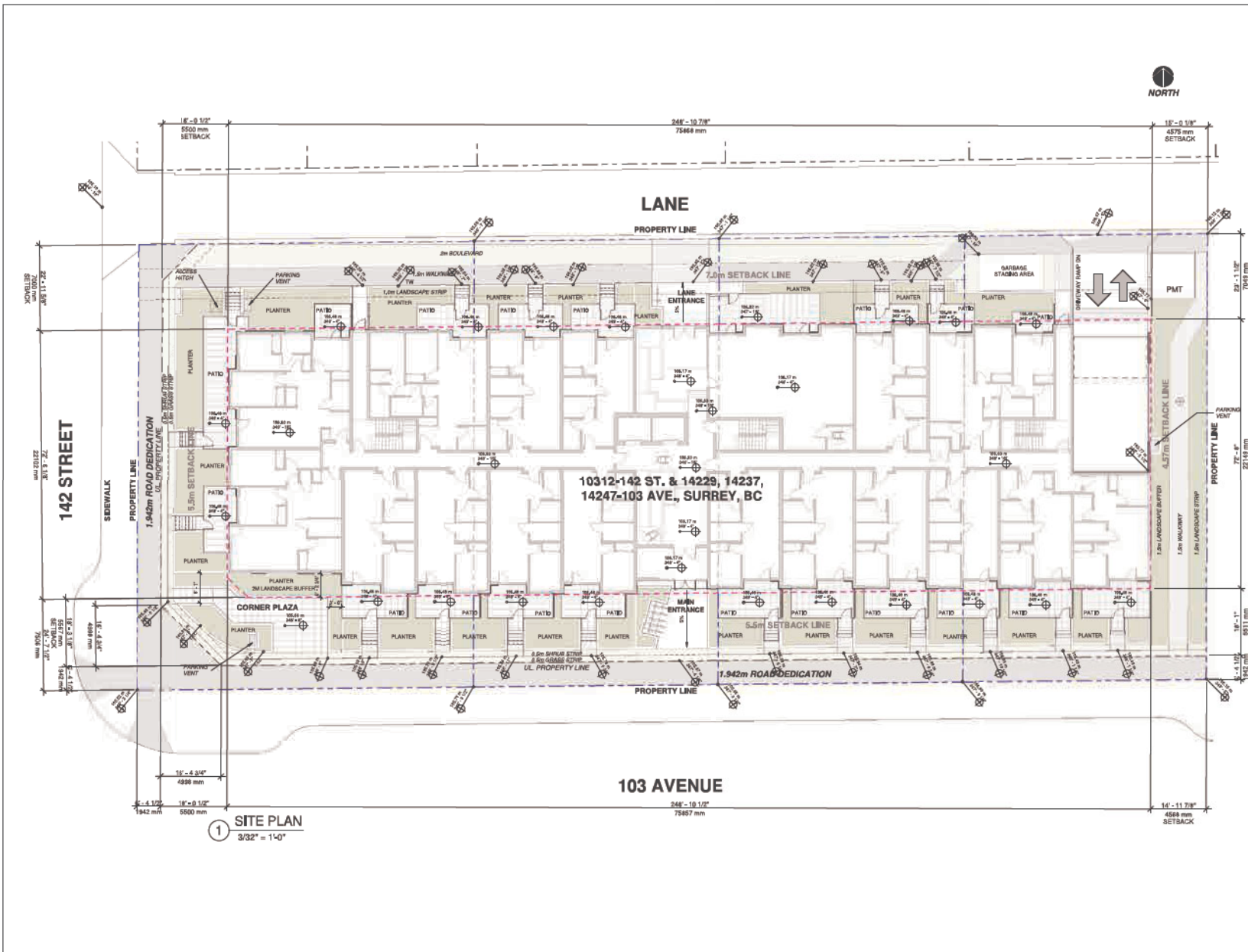
DP SUBMISSION

Project No:
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST. & 14229, 14237, 14247-103 AVE, SURREY BC

Sheet No:
SITE PLAN

Drawn: RN
 Checked: MC
 Scale: 3/32" = 1'-0"
 Project Number:
 Release Date: 20250206
 Print Date: 04/15/24
 Des. No.:
A100



1 SITE PLAN
 3/32" = 1'-0"



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Feb 10 2025

Revision	DATE	BY	DESCRIPTION	CHK
1	20250206	DP SUBMISSION	RN	MC
2				
3				

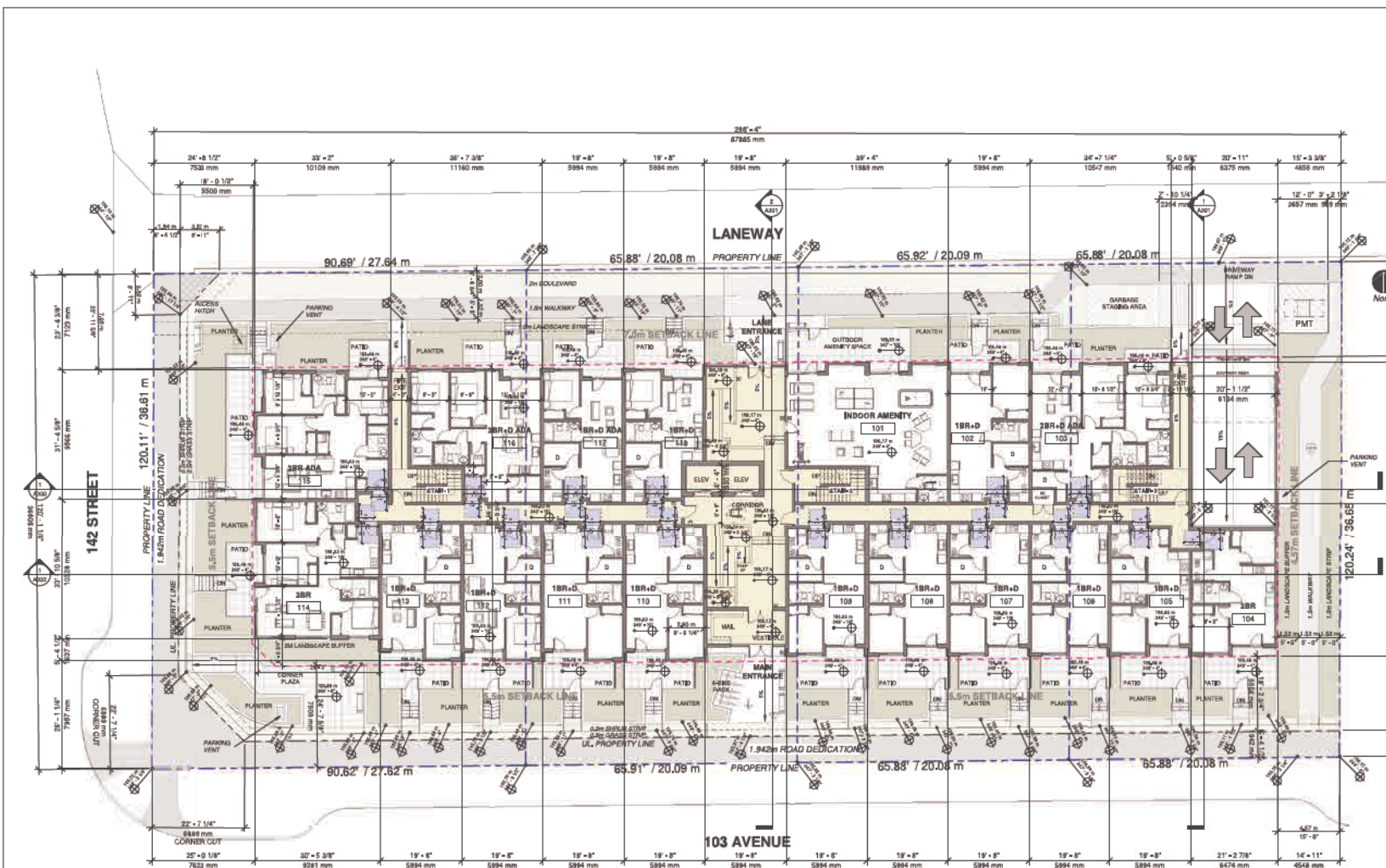
DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST. &
14229, 14237,
14241-103 AVE,
SURREY BC

Owner Title
LEVEL 1 FLOOR PLAN

Drawn: RN
Checked: MC
Scale: 3/32" = 1'-0"
Project Number:
Revision Date: 20250206
Drawn By: A103



3 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

18 UNITS



MATTHEW CHENG ARCHITECT INC.
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Reviewed: _____
 Date: _____

REV	BY	DATE	DESCRIPTION	DRW	CHK

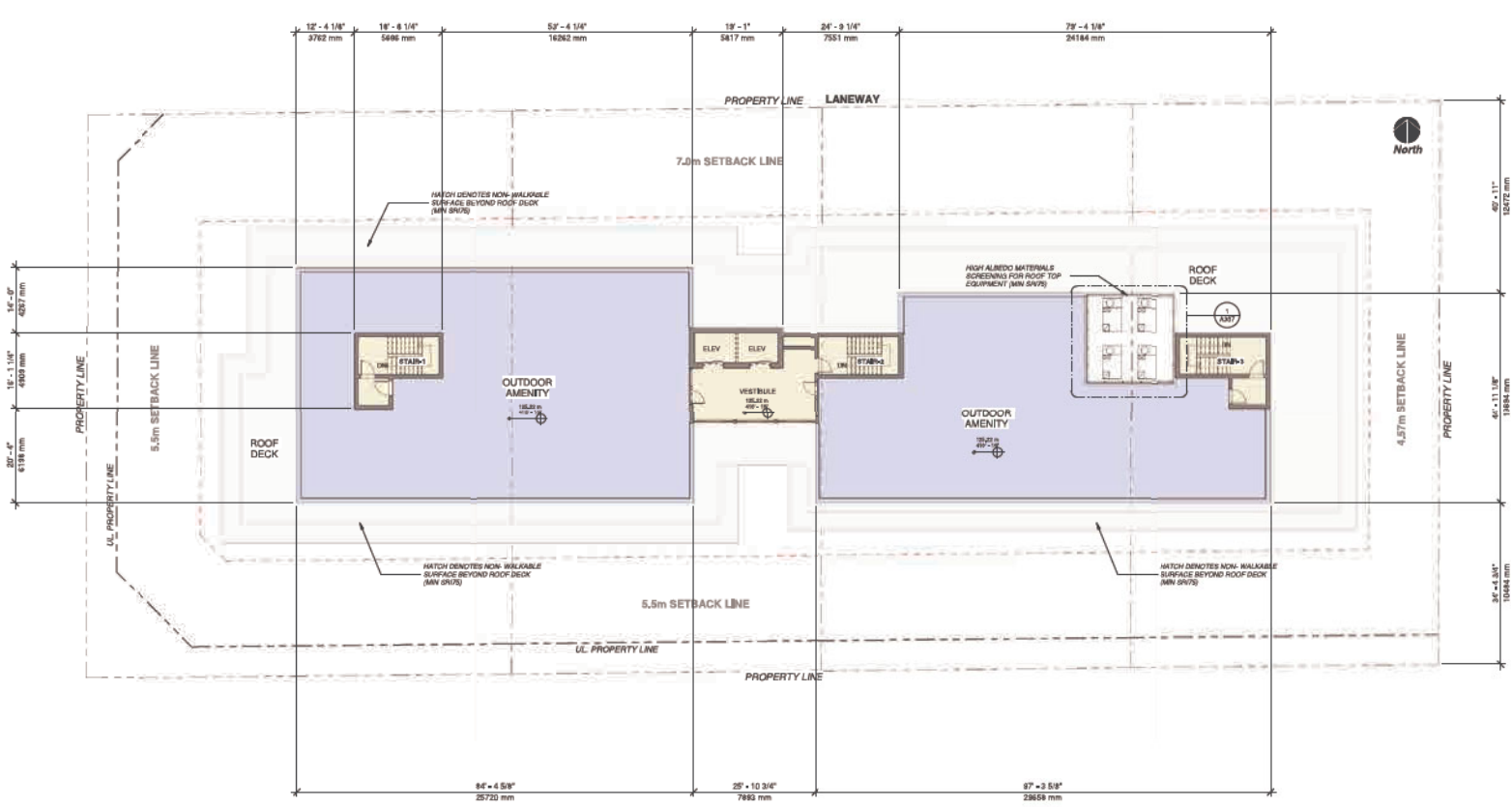
DP SUBMISSION

Project Title:
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST. &
 14229, 14237,
 14247-103 AVE,
 SURREY BC

Owner Title:
ROOF DECK

Drawn: RN
 Checked: Checker
 Scale: 3/32" = 1'-0"
 Project Number:
 Revision Date: _____
 Drawn By: _____
 Print Date: 19/05/24
A108



① **ROOF DECK**
 3/32" = 1'-0"

Feb 10 2025



1 SOUTH ELEVATION (103 AVE.)
3/32" = 1'-0"



2 WEST ELEVATION (142 ST.)
3/32" = 1'-0"

EXTERIOR FINISHES

- | | | | |
|-------------------------------------|---|-------------------------------------|---|
| <p>A</p> <p>B</p> <p>C</p> <p>D</p> | <p>EXTERIOR WALLS
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)
SMOOTH TEXTURE
ARCTIC WHITE BY JAMES HARDIE</p> <p>EXTERIOR WALLS
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)
SMOOTH TEXTURE
LIGHT MIST BY JAMES HARDIE</p> <p>EXTERIOR WALLS
SILVERADO VELOUR THIN BRICK BY MUTUAL MATERIAL</p> <p>EXTERIOR WALLS, ROOF FASCIA
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)
SMOOTH TEXTURE
IRON GRAY BY JAMES HARDIE</p> | <p>E</p> <p>F</p> <p>G</p> <p>H</p> | <p>EXTERIOR CLADDING
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)
SMOOTH TEXTURE
SMOKE 2122-40
BENJAMIN MOORE</p> <p>EXTERIOR SPANDREL
ALABASTER WHITE (VBC2014)</p> <p>WINDOW/DOOR FRAME
VINYL FRAME
GLOW GREY</p> <p>METAL CLADDING
FALX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS</p> |
|-------------------------------------|---|-------------------------------------|---|



MATTHEW CHENG ARCHITECT INC.
 202-670-BVANS AVENUE
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REV	BY	DATE	DESCRIPTION	DRWN	CHK

DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

10312-142 ST., &
 14229, 14237,
 14247-103 AVE,
 SURREY BC

Owner Title
SOUTH & WEST ELEVATIONS

Drawn: RN	
Checked: MC	
Scale: 3/32" = 1'-0"	
Project Number:	
Revision Date:	Des. No.:
Print Date: 04/19/24	A200



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Revision: _____
 Date: _____



Feb. 10 2025

1 NORTH ELEVATION (LANE)
 3/32" = 1'-0"

EXTERIOR FINISHES

- | | | | |
|---|---|---|---|
| <p>A</p> <p>B</p> <p>C</p> <p>D</p> | <p>E</p> <p>F</p> <p>G</p> <p>H</p> | <p>EXTERIOR WALLS
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)
 SMOOTH TEXTURE
 ARCTIC WHITE BY JAMES HARDIE</p> <p>EXTERIOR WALLS
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)
 SMOOTH TEXTURE
 LIGHT MIST BY JAMES HARDIE</p> <p>EXTERIOR WALLS
 SILVERADO VELOUR THIN BRICK BY MUTUAL MATERIAL</p> <p>EXTERIOR WALLS, ROOF FASCIA
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)
 SMOOTH TEXTURE
 IRON GRAY BY JAMES HARDIE</p> | <p>EXTERIOR CLADDING
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)
 SMOOTH TEXTURE
 SMOKE 2122-40
 BENJAMIN MOORE</p> <p>EXTERIOR SPANDREL
 ALABASTER WHITE (VBC2014)</p> <p>WINDOW/DOOR FRAME
 VINYL FRAME
 GLOW GREY</p> <p>METAL CLADDING
 FAUX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS</p> |
|---|---|---|---|

1	2025020	DP	SUBMISSION	RN	MC
REV	TT	MR	DR	DESCRIPTION	DATE
Comments					

DP SUBMISSION

Project Title:
6-STORY-116 APARTMENT DEVELOPMENT

10812-142 ST. &
 14229, 14237,
 14247-103 AVE,
 SURREY BC

Owner Title:
NORTH & EAST ELEVATIONS

Drawn: RN
 Checked: MC
 Scale: 3/32" = 1'-0"
 Project Number:
 Revision Date: 20250208
 Draw. No.:
 Print Date: 04/19/25
A201



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



① 3D VIEW ALONG 103 AVENUE



② 3D VIEW ALONG 142 STREET



③ 3D VIEW CORNER PLAZA



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Feb. 10 2025

REV	BY	DATE	DESCRIPTION	DATE	CHK

DP SUBMISSION

Project Title:
6-STORY-116 APARTMENT DEVELOPMENT

10812-142 ST. & 14229, 14237, 14247-103 AVE, SURREY BC

Sheet Title:
EXTERIOR 3D VIEWS

Drawn: RN
 Checked: MC
 Scale:
 Project Number:
 Revision Date: Des. No.:
 Print Date: 04/15/24 **A500**



① 3D VIEW LANE



② 3D VIEW ALONG 103 AVENUE FRONT



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Reviewed: _____

 Feb 10 2025

REV	DATE	DESCRIPTION	BY	CHK

DP SUBMISSION

Project Title
6-STORY-116 APARTMENT DEVELOPMENT

10812-142 ST. &
 14229, 14237,
 14241-103 AVE,
 SURREY BC

Sheet Title
EXTERIOR 3D VIEWS

Drawn: RN
 Checked: Checker
 Scale:
 Project Number:
 Revision Date: _____ Des. No.: _____
 Print Date: 1/10/24 **A501**



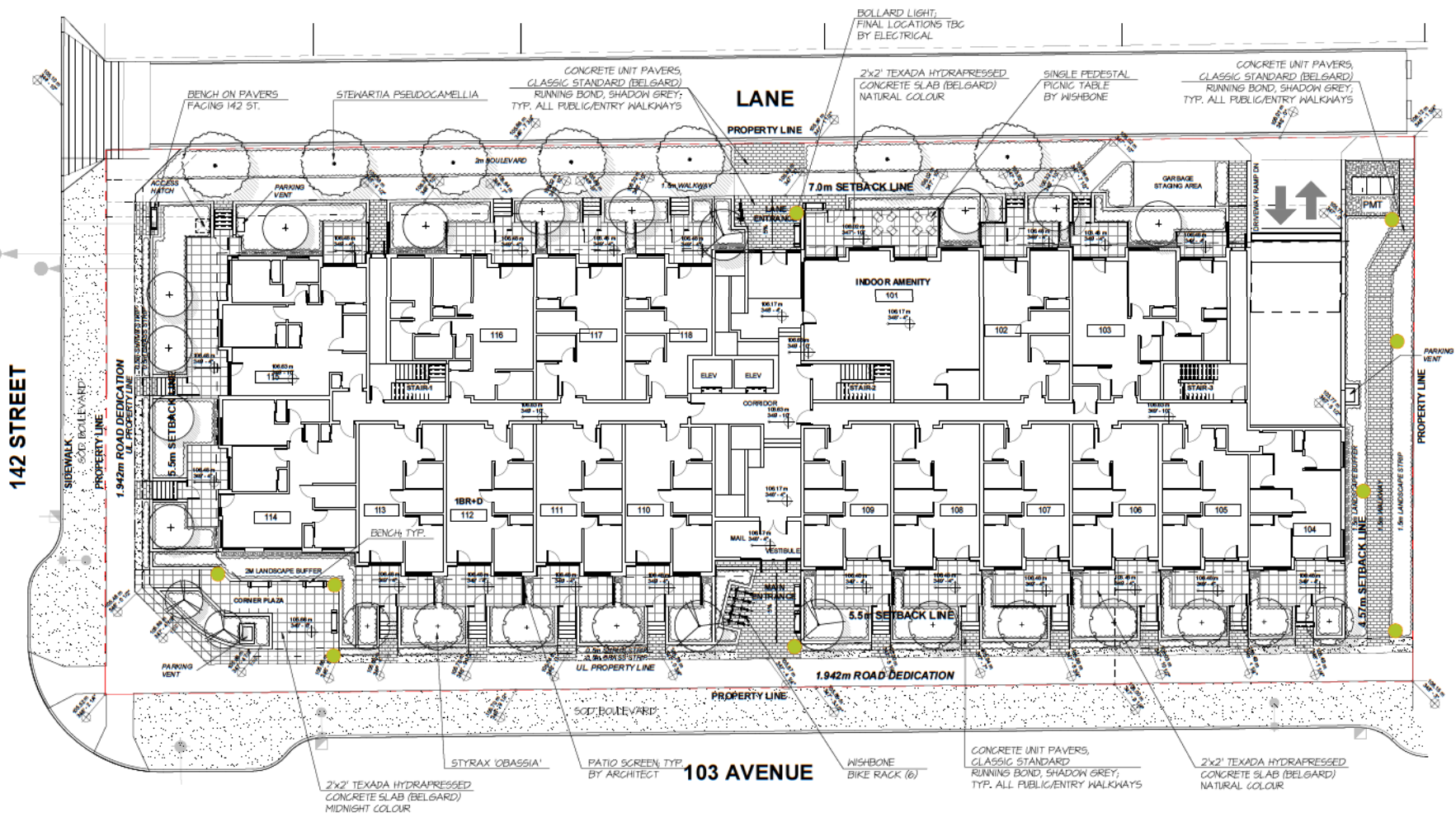
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



TREE SCHEDULE			
KEY QTY	BOTANICAL NAME	COMMON NAME	NO. JOB NUMBER: 24 012 PLANTED SIZE / REMARKS
3	ACER PALMIST	JAPANESE PALM	10% CAL. UNIFORM
2	CECRO CAROLINENSIS 'TIGER PAINT'	FOREST PINK BEECH	10% CAL. UNIFORM
1	CONIFER (SPECIES NOT NUMBER)	WHITE HAZEL DOUGLAS	10% CAL. UNIFORM
1	STYRAX PSEUDOCAMELLIA	JAPANESE STYRAX	10% CAL. UNIFORM
10	STYRAX VEITCHII	FRAGRANT STYRAX	10% CAL. UNIFORM

NOTE: * PLANT USED IN THIS LIST ARE OBTAINED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZE SPECIFIED AS PER SPECIFICATIONS. BOLLARD LIGHTS AND CONTAINERS ARE TO BE PROVIDED BY OTHER TRADES. * REFER TO SPECIFICATIONS FOR EXISTING CONDITIONS, PREVIOUS AND OTHER PLANNING REQUIREMENTS. * DIMENSIONS AND PAVED PAINT MATERIAL AVAILABLE FOR OPTICAL REVIEW BY APPLICANT. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



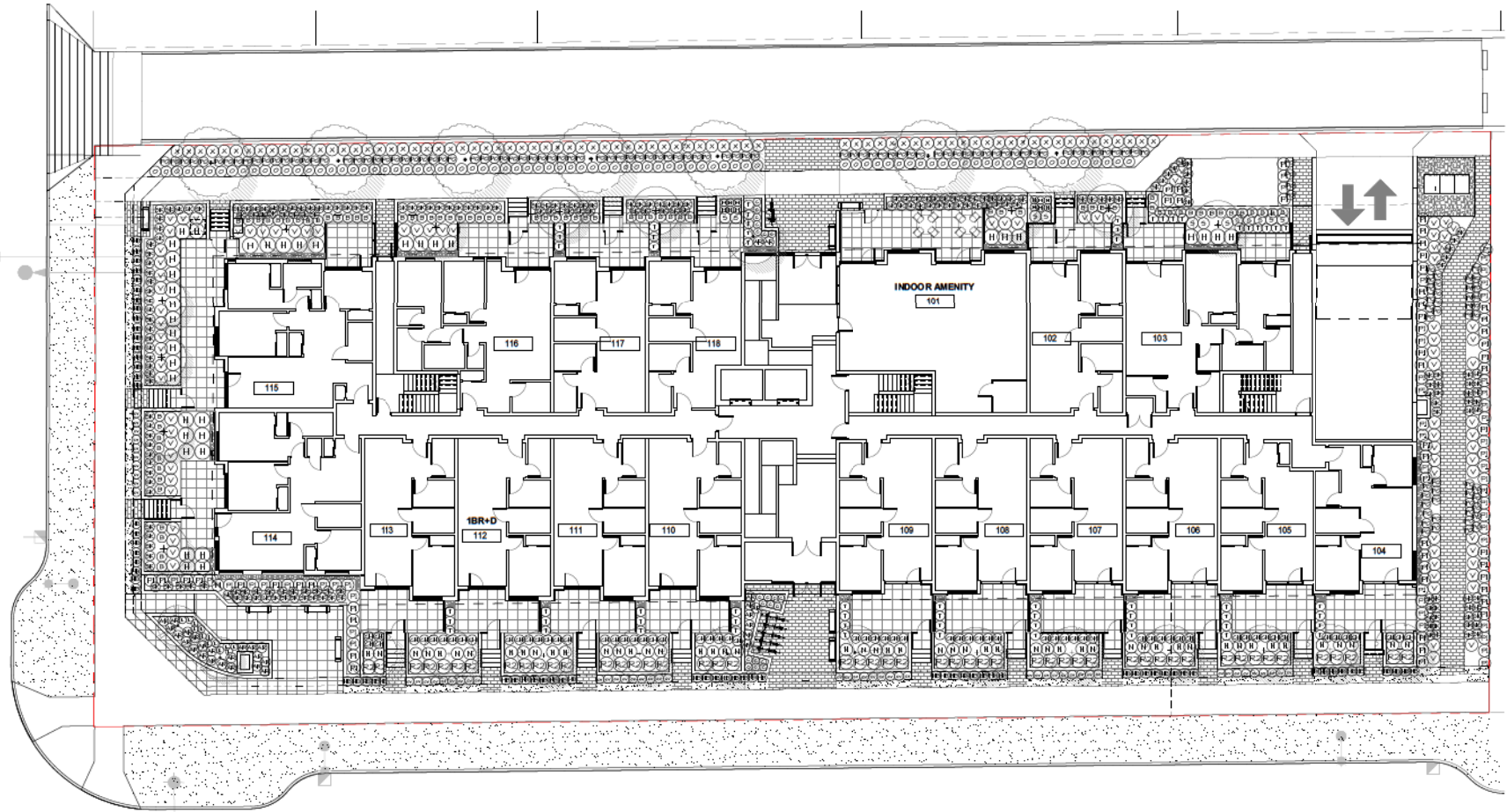
NO.	DATE	REVISION DESCRIPTION	DR.
1		PRELIMINARY DESIGN	DN
2		REVISED PER CITY COMMENTS	DN
3		REVISED PER CITY COMMENTS	DN
4		REVISED PER CITY COMMENTS	DN
5		REVISED PER CITY COMMENTS	DN
6		REVISED PER CITY COMMENTS	DN
7		REVISED PER CITY COMMENTS	DN
8		REVISED PER CITY COMMENTS	DN
9		REVISED PER CITY COMMENTS	DN
10		REVISED PER CITY COMMENTS	DN

PROJECT: 6-STORY 116 APARTMENT DEVELOPMENT
 1030 - 142 STREET, AND 14220, 14207, 14247 - 103 AVENUE SURREY, BC

DRAWING TITLE: TREE PLAN	
DATE: APR 14, 2024	DRAWING NUMBER: L1
SCALE: 3/32" = 1'-0"	
DRAWN: DN	
DESIGN: DN	
CHECK: M2, M	
M2LA PROJECT NUMBER: 24 012	CF 8

NO.	SYMBOLICAL NAME	COMMON NAME	MO. JOB NUMBER	SA. DIM.
1	ARIZONA SAGE	ARIZONA SAGE	R: 0.75	0.5
2	BROAD LEAF EVERLASTING	BROAD LEAF EVERLASTING	R: 0.75	0.5
3	BURRO'S TAIL	BURRO'S TAIL	R: 0.75	0.5
4	CAPRI COTONE	CAPRI COTONE	R: 0.75	0.5
5	COLEUS	COLEUS	R: 0.75	0.5
6	CORONILLA	CORONILLA	R: 0.75	0.5
7	DELTIDORIS	DELTIDORIS	R: 0.75	0.5
8	DYER'S GREEN	DYER'S GREEN	R: 0.75	0.5
9	FLORANDE	FLORANDE	R: 0.75	0.5
10	FRASCIA	FRASCIA	R: 0.75	0.5
11	GOLDEN PINE	GOLDEN PINE	R: 0.75	0.5
12	GRASS	GRASS	R: 0.75	0.5
13	HEATH	HEATH	R: 0.75	0.5
14	HEDERA	HEDERA	R: 0.75	0.5
15	HIBISCUS	HIBISCUS	R: 0.75	0.5
16	IMPERATA	IMPERATA	R: 0.75	0.5
17	JACARANDA	JACARANDA	R: 0.75	0.5
18	JUNBERG	JUNBERG	R: 0.75	0.5
19	LAGERSTRÖMIA	LAGERSTRÖMIA	R: 0.75	0.5
20	LAVENDER	LAVENDER	R: 0.75	0.5
21	LOBELIA	LOBELIA	R: 0.75	0.5
22	LYCHNIS	LYCHNIS	R: 0.75	0.5
23	MANNA GRASS	MANNA GRASS	R: 0.75	0.5
24	MONARDELLA	MONARDELLA	R: 0.75	0.5
25	MORNING GLORY	MORNING GLORY	R: 0.75	0.5
26	MUNDA	MUNDA	R: 0.75	0.5
27	MYRTLE	MYRTLE	R: 0.75	0.5
28	NIPER	NIPER	R: 0.75	0.5
29	PANICLE	PANICLE	R: 0.75	0.5
30	PANTALONA	PANTALONA	R: 0.75	0.5
31	PERILLA	PERILLA	R: 0.75	0.5
32	PISTACHIO	PISTACHIO	R: 0.75	0.5
33	PORPHYR	PORPHYR	R: 0.75	0.5
34	RUSSULA	RUSSULA	R: 0.75	0.5
35	SAFFLOWER	SAFFLOWER	R: 0.75	0.5
36	SCILLA	SCILLA	R: 0.75	0.5
37	SEMPERPARVUS	SEMPERPARVUS	R: 0.75	0.5
38	SPINACH	SPINACH	R: 0.75	0.5
39	STAPYLEA	STAPYLEA	R: 0.75	0.5
40	SUNFLOWER	SUNFLOWER	R: 0.75	0.5
41	THEOPHRASTIA	THEOPHRASTIA	R: 0.75	0.5
42	TRAVERTINE	TRAVERTINE	R: 0.75	0.5
43	VERBENA	VERBENA	R: 0.75	0.5
44	YACON	YACON	R: 0.75	0.5
45	YERBENA	YERBENA	R: 0.75	0.5
46	ZINNIA	ZINNIA	R: 0.75	0.5

NOTE: A 24 HOUR WATER SUPPLY IS PROVIDED TO ALL AREAS INDICATED BY RED LINE. COORDINATION WITH THE LANDSCAPE ARCHITECT IS REQUIRED TO ENSURE PROPER PLANTING AND MAINTENANCE OF ALL AREAS. ALL PLANTING MATERIAL MUST BE PROVIDED FROM ONE TRUCK TRAILER OR MORE. FROM 24 HOURS TO 100 HOURS.



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LANDSCAPE ARCHITECTURE

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Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:
**6-STORY
116 APARTMENT
DEVELOPMENT**
1082 - 102 STREET, AND
1229, 1287, 1247 - 108 AVENUE
SURREY, BC

DRAWING TITLE:
**SHRUB
PLAN**

DATE: APR. 2024	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L2
DRAWN: DN	
DESIGN: DN	
CHECK: MLD	OF 8

M2LA PROJECT NUMBER: **2402**

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LANDSCAPE ARCHITECTURE

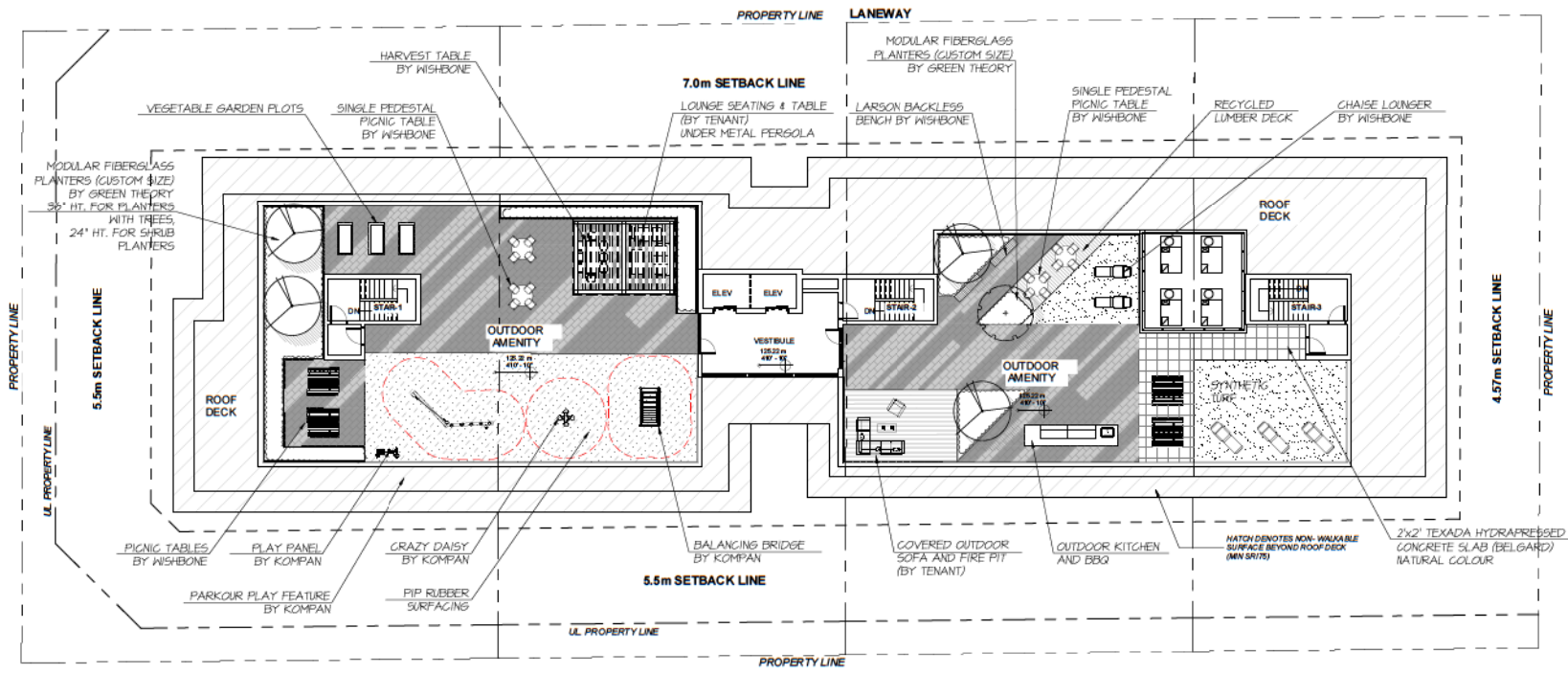
#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



TREE SCHEDULE - ROOFTOP			NO. JOB NUMBER: 24-013
QTY	BOTANICAL NAME	COMMON NAME	PLANTED DEER / REMARKS
1	ACER PLANTER SETRAH VARIETY	JAPANESE WAX FRAGRANT SHIBENEL	60% CAL. UNIM. 40% 60% CAL. UNIM. 40%

NOTE: * PLANT SIZES (IN PARENTS) ARE SPECIFIED ACCORDING TO THE LANDSCAPE SPREADSHEET DESIGN. COMMON SIZES SPECIFIED AFTER DATA STANDARDS, WITH PLANT SIZE AND COMMON SIZE ARE THE MINIMUM ACCEPTABLE SIZE. ** REFER TO SPECIFICATIONS FOR EXISTING CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SPECIAL AND UNUSUAL PLANT MATERIAL AVAILABLE FOR SPECIAL DELIVERY. LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER FRASER AND FRASER VALLEY. * SUBSTITUTIONS, COLORS OTHER THAN APPROVAL FROM THE LANDSCAPE ARCHITECT MUST BE WRITTEN AND SUBMITTED TO THE ARCHITECT. MATERIALS, SPECIFIED CONTAINER SHALL BE DELIVERED. ALL PLANT MATERIAL OF THE SAME SPECIES TO BE DELIVERED FOR REQUEST TO SUBMITTER. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S DETERMINATION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



NO.	DATE	REVISION DESCRIPTION	DL
1	2024.03.20	REVISED PER CITY COMMENTS	PNF
2	2024.03.20	REVISED PER CITY COMMENTS	PNF
3	2024.03.20	REVISED PER CITY COMMENTS	PNF
4	2024.03.20	REVISED PER CITY COMMENTS	PNF
5	2024.03.20	REVISED PER CITY COMMENTS	PNF
6	2024.03.20	REVISED PER CITY COMMENTS	PNF
7	2024.03.20	REVISED PER CITY COMMENTS	PNF
8	2024.03.20	REVISED PER CITY COMMENTS	PNF
9	2024.03.20	REVISED PER CITY COMMENTS	PNF
10	2024.03.20	REVISED PER CITY COMMENTS	PNF
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50	2024.03.20	REVISED PER CITY COMMENTS	PNF

PROJECT: 6-STORY
 116 APARTMENT
 DEVELOPMENT
 1030 - 142 STREET, AND
 1220, 1407, 1417 - 103 AVENUE
 SURREY, BC

DRAWING TITLE:	
ROOFTOP TREE PLAN	
DATE: APR 12, 2024	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L3
DRAWN: PN	CF 8
DESIGN: PN	24 02
CHECK: M2M	
M2LA PROJECT NUMBER:	



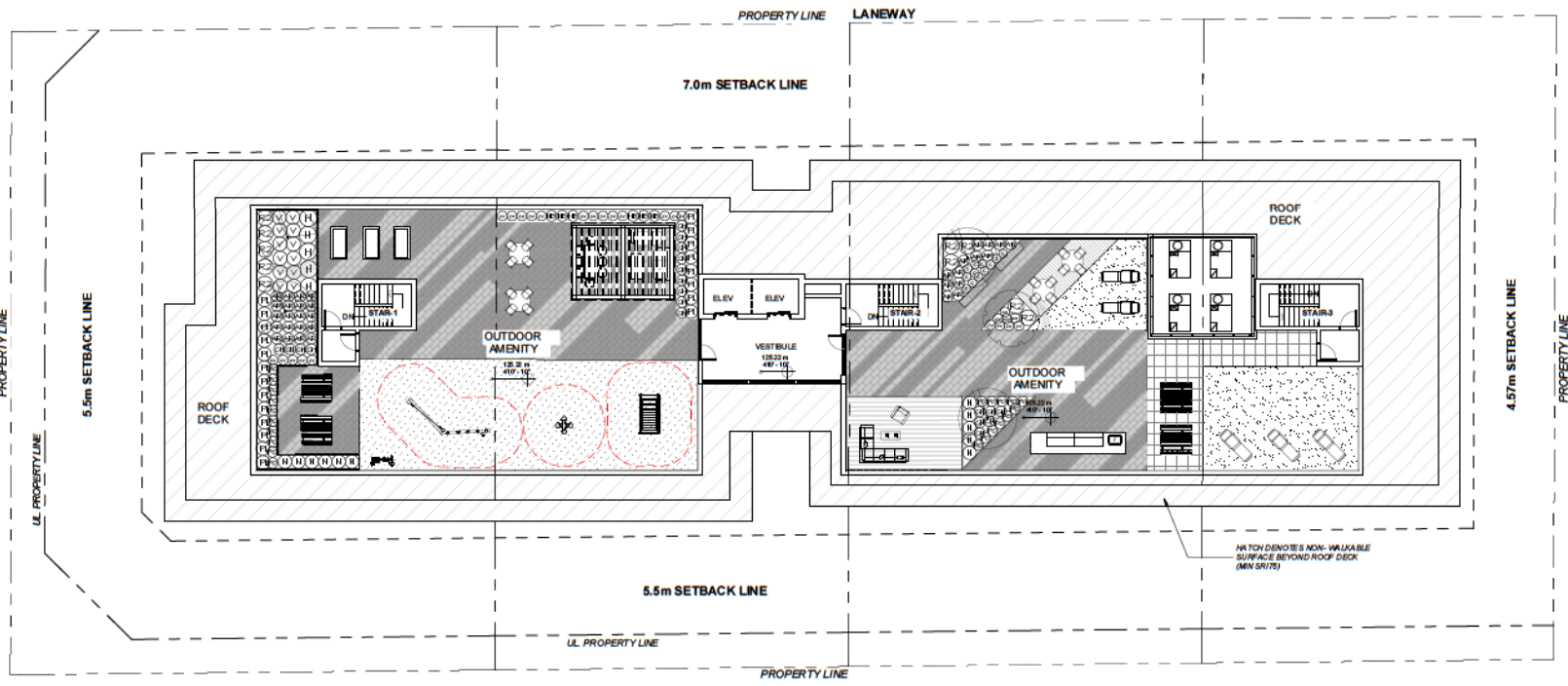
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



PLANT SCHEDULE - ROOFTOP			
KEY	SYMBOL	COMMON NAME	PLANTING SPEC / FINISHES
(S)	30	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	31	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	32	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	33	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	34	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	35	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	36	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	37	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	38	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	39	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	40	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	41	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	42	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	43	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	44	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	45	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	46	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	47	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	48	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	49	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	50	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	51	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	52	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	53	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	54	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	55	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	56	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	57	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	58	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	59	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY
(S)	60	ASHLEA APICATA BLUE CHERRY	ASHLEA-BLUE-CHERRY

NOTES: PLANT SCHEDULE IS TO BE USED AS A GUIDE TO THE PLANTING. THE PLANTING SCHEDULE IS TO BE USED AS A GUIDE TO THE PLANTING. ALL PLANT MATERIAL MUST BE PROVIDED BY THE CONTRACTOR. PROVIDE COST PRICING FOR EACH ITEM.



NO.	DATE	REVISION DESCRIPTION	DW.

PROJECT: 6-STOREY
 116 APARTMENT
 DEVELOPMENT
 1030 - 102 STREET, AND
 1220, 1207, 1204 - 100 AVENUE
 SURREY, BC

DRAWING TITLE: ROOFTOP SHRUB PLAN

DATE: APR 12, 2024	DRAWING NUMBER:
SCALE: 3/32" = 1'-0"	L4
DRAWN: DN	
DESIGN: DN	CF 8
CHKD: MZ	
MZLA PROJECT NUMBER:	2402

Urban Form
Barned Picnic Table

Designer Notes

Material Specifications

Customized Solutions

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

SINGLE PEDESTAL PICNIC TABLE
OFTRAC (Wishbone Approved)

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

LARSON PICNIC TABLE

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

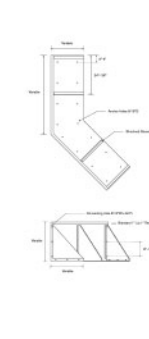
Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171



Job Entry

Job Entry

Green Theory



GATED BOLLARD PATH

WAC LANDSCAPE LIGHTING

Material Specifications

Product Dimensions

Assembly Diagram

LARSON STRAIGHT PARK BENCH

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

Seaside Bench

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

JEM CHAIR LOUNGER

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171



SPIRAL BIKE RACK

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

Crazy Daisy

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

KOMPAN+ Parkour 1

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

Sensory Multi Play Panel, Round Posts

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171



Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

Wobble Bridge

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

KOMPAN+ Wobble Bridge

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171

Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171



Wishbone SITE FURNISHINGS

PROJECT SPECIFICATIONS

DESIGNER NOTES

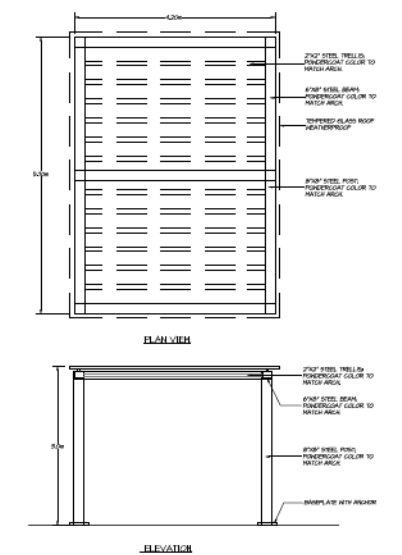
MATERIAL SPECIFICATIONS

CUSTOMIZED SOLUTIONS

Product Dimensions

Assembly Diagram

Wishbone SITE FURNISHINGS
Wishbone Inc. 1414-1786 Cowan Road | Langley, BC CANADA V4W 1Y1 | 1.800.634.6171



10 SQUARE METAL PERGOLA
L7 SCALE: 1/4" = 1'-0"

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M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DW.

SEAL:

PROJECT:

**6-STORY
116 APARTMENT
DEVELOPMENT**

1020 - 142 STREET, AND
14220, 14287, 14247 - 108 AVENUE
SURREY, BC

DRAWING TITLE:

**LANDSCAPE
DETAILS (2)**

DATE: APR 14, 2024
SCALE: VARIES
DRAWN: EN
DESIGN: EN
CHK'D: MLY
M2LA PROJECT NUMBER: 24-02

DRAWING NUMBER:
L7
CF 8
24-02

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **February 04, 2025**

PROJECT FILE: **7823-0371-00**

RE: **Engineering Requirements**

Location: 10312 142 Street, and 14229, 14237, and 14247 - 103 Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 142 Street;
- Dedicate 1.942 m along 103 Avenue;
- Register 0.50m SRW along 142 Street and 103 Avenue road frontages;
- Dedicate 5.0-metre x 5.0-metre corner cut at 103 Avenue and 142 Street; and
- Dedicate 3.0-metre x 3.0-metre corner cut at 142 Street and Lane

Works and Services

- Construct the east side of 142 Street;
- Construct the north side of 103 Avenue;
- Construct the Lane and access;
- Provide downstream analyses for drainage and sanitary systems, and address constraints as required;
- Construct adequately-sized service connections (drainage, water, and sanitary), complete with inspection chamber and water meter, to the lot;
- Construct adequate drainage infrastructure to service the opened lane; and
- Construct/upgrade adequate infrastructure (drainage, water, and sanitary) to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

NCP AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no additional engineering requirements relative to issuance of the proposed NCP Amendment, Development Permi, and Development Variance Permit.



Jeff Pang, P.Eng.
Director, Land Development

MS

Department: **Planning and Demographics**
Date: **February 4, 2025**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23-0371**

The proposed development of **116** 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	18
---	----

Projected Number of Students From This Development In:	
Elementary School =	10
Secondary School =	5
Total Students =	15

Current Enrolment and Capacities:	
Lena Shaw Elementary	
Enrolment	706
Operating Capacity	756
# of Portables	5
Guildford Park Secondary	
Enrolment	1411
Operating Capacity	1050
# of Portables	11

Summary of Impact and Commentary

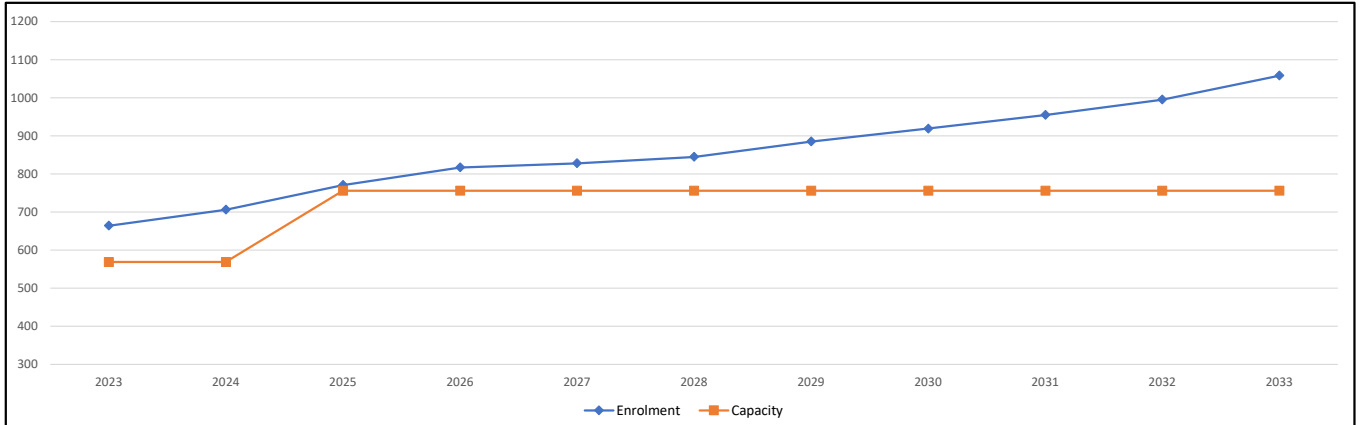
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

As of September 2024, Lean Shaw is at 124% capacity. Significant redevelopment in this neighbourhood is expected with the Guildford Plan and recent Provincial legislative changes.

In anticipation of continued growth, the Ministry approved in November 2023 the installation of an 8 modular classroom addition planned to open in 2025. Additional projects to relieve capacity have been requested, but are as of yet unapproved.

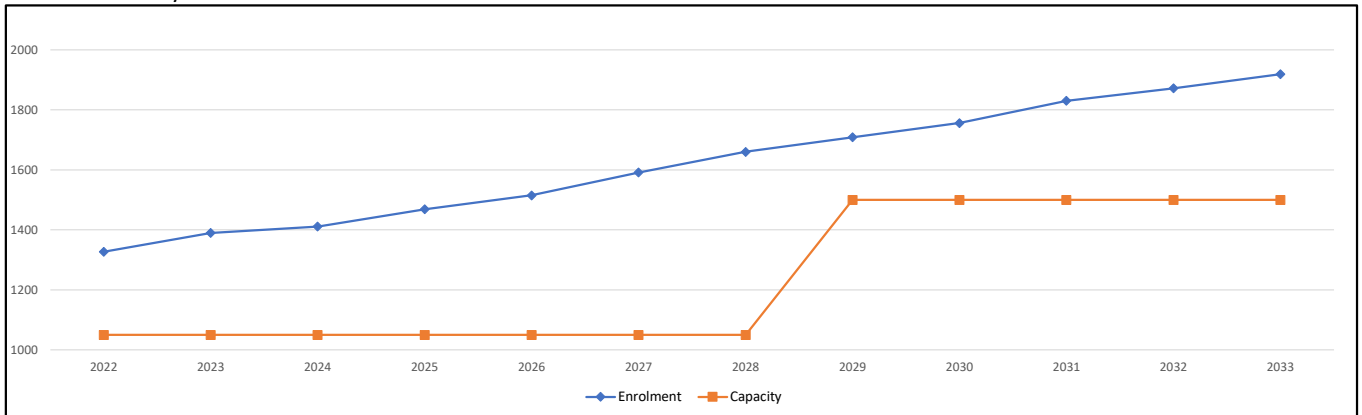
As of September 2024, Guildford Park is operating at 134% and is projected to rapidly grow. The adoption of the Guildford Plan in the area will significantly increase density moving forward. In May 2023, the District received capital funding approval from the Ministry to build a 450-capacity addition, targeted to open in the spring of 2028.

Lena Shaw Elementary



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

Guildford Park Secondary



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

Population : The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Huckleberry Landscape Design
 9756 Crown Crescent, Surrey, BC
 604-724-3025 | anne@huckleberrylandscape.ca

Subject Property: 10312 143 St, 14229 103 Ave, 14237 103 Ave, 14247 103 Ave
Property Inspection Date: June 24, 2021
Submittal Date: November 5, 2024

November 2024 Update:

Updated drawing with hedges in front of 14229 and 14237 103 Ave.

Summary:

Huckleberry Landscape Design was retained by Gagan Sohi to assess and make recommendations for the retention, protection, and removal of trees at 10312 143 St, 14229 103 Ave, 14237 103 Ave, 14247 103 Ave, Surrey. All existing buildings are to be demolished and the lots are to be assembled into a single six-story apartment complex. The unbuilt lane to the north is to be developed and serve as access for the parkade.

In total, there are forty-two trees associated with this development across all four properties: thirty onsite trees, seven city trees, and five offsite trees.

Twenty-nine onsite trees, seven city trees and five offsite trees will be recommended for removal due to interference with the proposed building footprint or proximity to the roadway & lane construction. Written permission will be required from the respective owners of each tree prior to their removal.

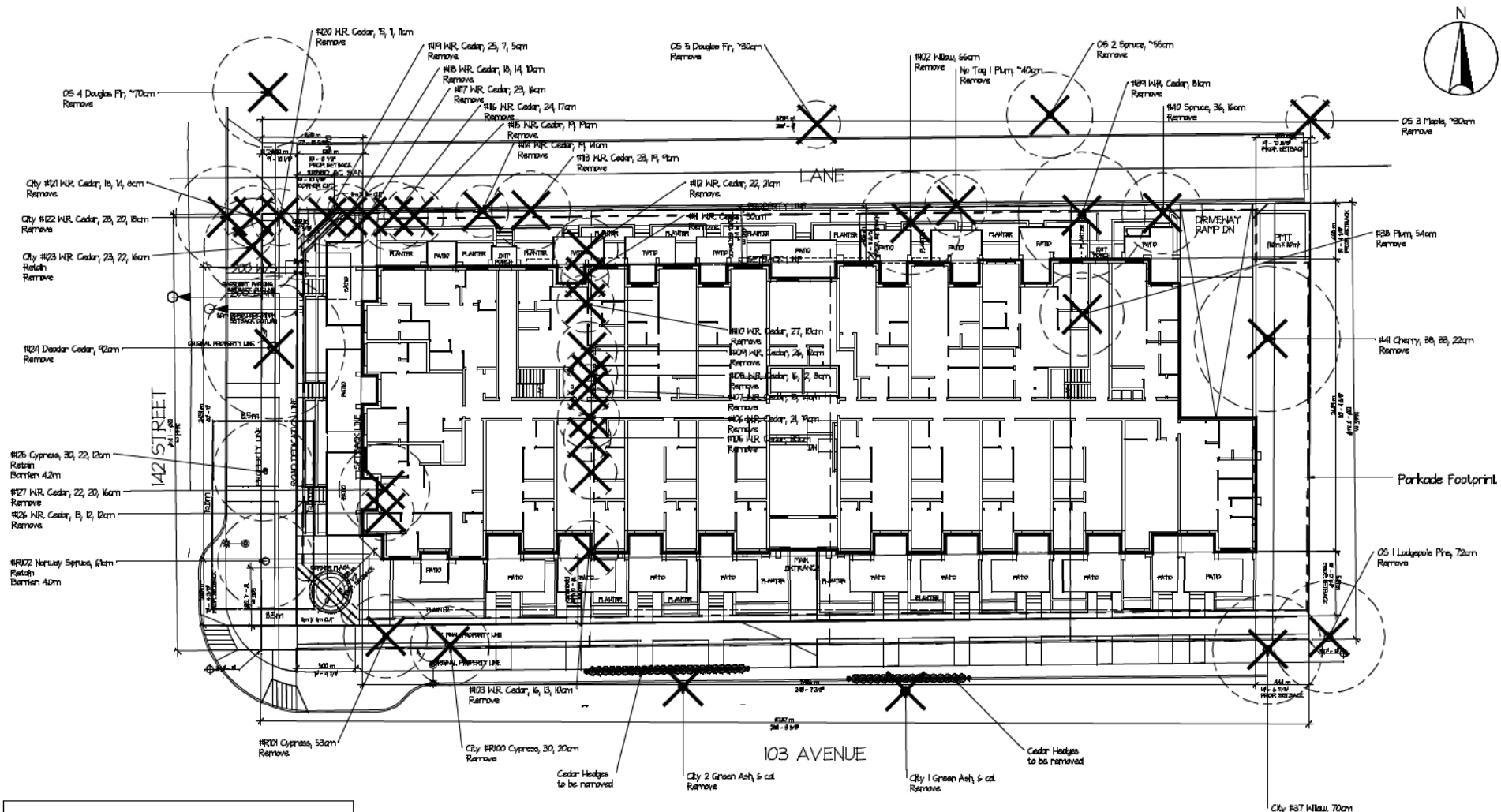
Water, storm & sanitary services will enter at the northwest corner from 142 Street.

A total of twenty-nine onsite trees will be recommended for removal. Based on Surrey's Tree Bylaw, fifty-six replacement trees will be required. The species and location of all replacement trees will be determined on the landscape plan. Any replacement trees not planted are to be given to the City as cash-in-lieu.


Tree Retention/Removal Table

	<i>Total # of Trees</i>	<i>Retained</i>	<i>Removed</i>	<i>Total Replacements</i>
<i>On Site Trees</i>	30	1	29	58
<i>City Trees</i>	7	0	7	TBD
<i>Offsite Trees</i>	5	0	5	10
<i>Total</i>	42	1	41	TBD

**Only trees of bylaw-size (≥30 cm DBH) are considered in the Tree Retention/Removal Summary Table.*



LEGEND	
Retained Tree	○
Removed Tree	⊗
Critical Root Zone	○ (dashed)
Tree Protection Barrier	—
Excavation Zone	▨



Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 10312 142 St, 14229 103 Ave, 14237 103 Ave, 14247 103 Ave, Surrey	
Client Name: Harpal Sohi	Project: New Development
Drawing: Tree Plan	Drawing no: 1 of 1 Revision no:
Scale: 1 : 500	Date: Nov 05, 2024 Drawn by: TZ

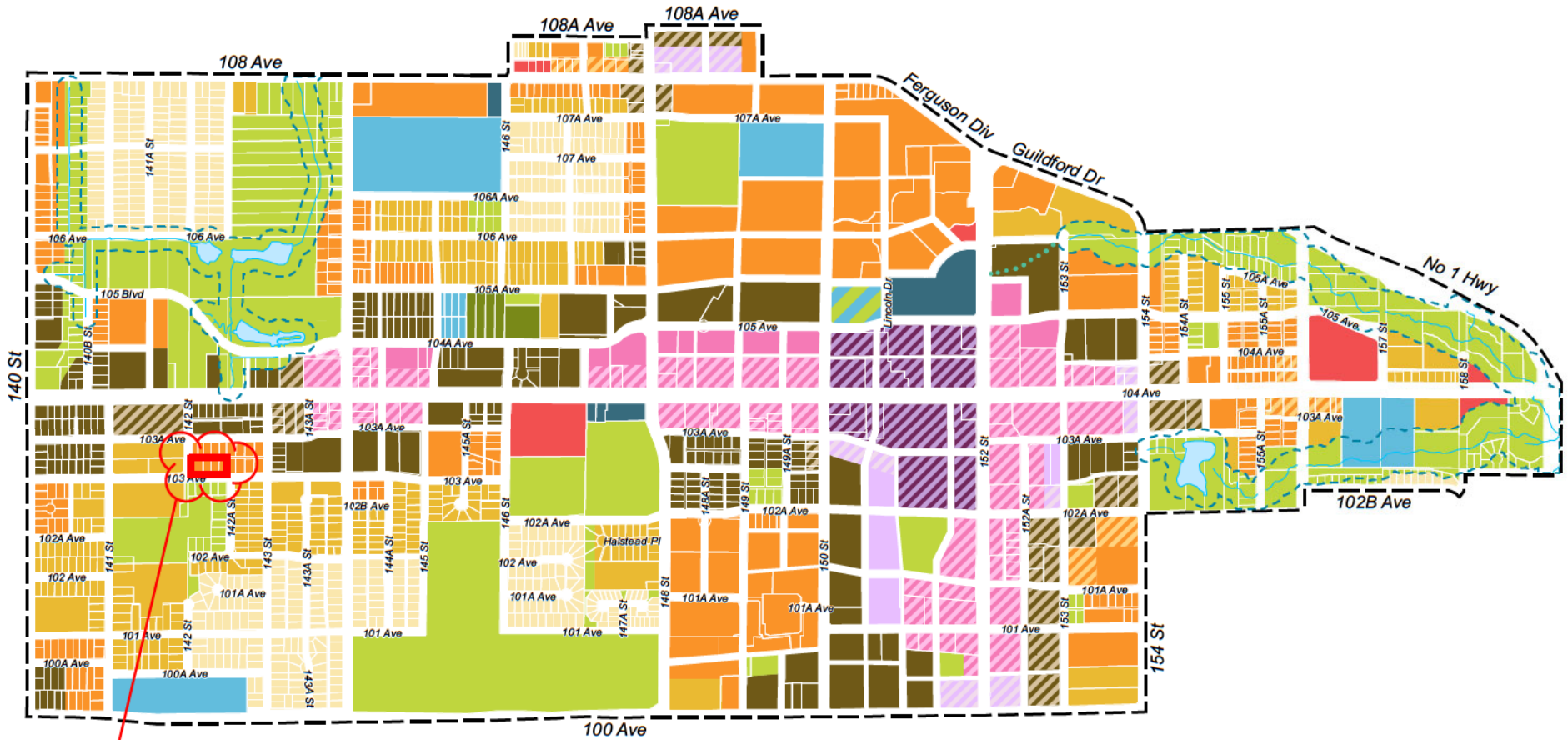
Guildford Plan Land Use Concept

Refer to *Guildford Plan, Section 3: Land Use*

Originally approved October 30, 2023

Last updated October 23, 2024

Appendix V



TCP Amendment from "Low Rise Transition Residential" to "Low to Mid Rise Residential".

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

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 | | |