

## INTER-OFFICE MEMO

Regular Council - Land Use

B.7 7921-0230-00

Monday October 30, 2023

Supplemental Information

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TO: City Clerk, Legislative Services Division

FROM: General Manager, Planning & Development Department

DATE: October 30, 2023 FILE: 7921-0230-00

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RE: Agenda Item B.7, October 30, 2023 Regular Council – Land Use Meeting  
Development Application No. 7921-0230-00, Planning Report Appendices

Development Application No. 7921-0230-00 is on the agenda for consideration at the October 30, 2023 Regular Council – Land-Use Meeting under Item B.7.

Due to a staff error, the landscape plans attached to the Planning Report as Appendix I are incorrect.

Council is requested to replace the current landscape plans in the Planning Report for Development Application No. 7921-0230-00 in Appendix I (page 31 to 38), with the attached landscape plans.



Ron Gill  
Director, Area Planning – North Division  
Planning & Development Department

Attachment - Landscape Plans for Development Application No. 7921-0230-00

c.c. - City Manager

**MATTHEW CHENG ARCHITECT INC.**  
 Unit 202 - 670 EVANS AVENUE  
 VANCOUVER, BC V6A 2K9  
 Tel: (604) 731-3012 / Fax: (604) 731-3908  
 Cel: (604) 649-0669 / Email: matthew@mca.ca

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Revision:

4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20220701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YY-MM-DD | DESCRIPTION | DRWN | CHK

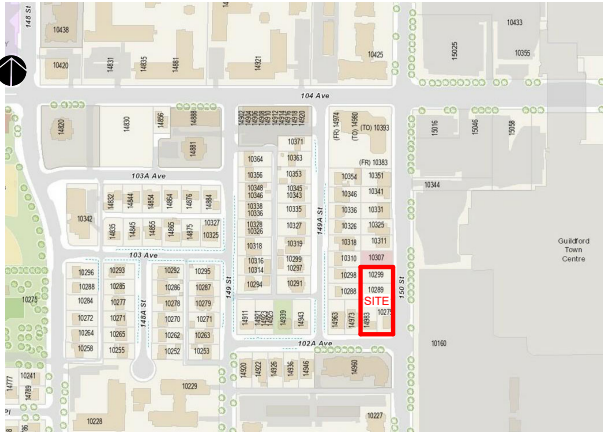
Consultants



**PERSPECTIVE**  
 (VIEW FROM 102A AVENUE AND 150 STREET)

**PROPOSED 6-STOREY 102 UNITS APARTMENT DEVELOPMENT**  
**SUBMISSION TO ADP - APRIL 13, 2023**  
**DP-21-0230**

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC



LOCATION MAP

DRAWING LIST	
Sheet Number	Sheet Name
A001	COVER SHEET
A002	DESIGN CONCEPTS AND PRECEDENT IMAGES
A003	DESIGN CONCEPTS AND PRECEDENT IMAGES
A004	CONTEXT PLAN & STREET SCAPE
A005	SITE ANALYSIS
A006	SHADOW ANALYSIS
A007	MASSING STUDIES
A008	BASE PLAN
A009	FIRE DEPARTMENT ACCESS SITE PLAN
A010	PROJECT DATA & CALCULATIONS
A100	SITE PLAN
A101	PARKADE 1 FLOOR PLAN
A102	PARKADE 2 FLOOR PLAN
A103	LEVEL 1 FLOOR PLAN
A104	LEVEL 2-4 FLOOR PLAN
A105	LEVEL 5 FLOOR PLAN

DRAWING LIST	
Sheet Number	Sheet Name
A106	LEVEL 6 FLOOR PLAN
A107	ROOF DECK LEVEL
A200	NORTH & SOUTH ELEVATION
A201	WEST & EAST ELEVATION
A202	ENLARGED ELEVATION (TOWNHOUSE EXPRESSION)
A203	ENLARGED DETAILS
A300	SECTION 1
A301	SECTION 2
A302	CROSS SECTIONS
A303	BASEMENT SECTIONS
A400	PERSPECTIVES
A401	PERSPECTIVES
A500	ENLARGED INDOOR AMENITY PLAN
A501	ENLARGED UNIT PLANS
A502	ENLARGED UNIT PLANS
A503	ENLARGED UNIT PLANS
A504	ENLARGED UNIT PLANS
A505	ENLARGED UNIT PLANS
A506	ENLARGED UNIT PLANS

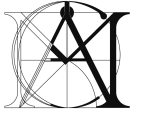
Project Title:  
**PROPOSED 6-STOREY APARTMENT**  
 10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:  
**COVER SHEET**

Drawn: RNO  
 Checked: MC  
 Scale:  
 Project Number:  
 Revision Date: 20231020  
 Print Date: 02/08/22  
 Deg. No.:  
**A001**







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Revision:

4	2023102	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	2023080	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	2023031	UPDATED LDP PACKAGE	RNO	MC
1	2021070	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YW-UM-00 | DESCRIPTION | DRAWN | CHK

Consultants:

Project Title

**PROPOSED 6-STORY APARTMENT**

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title

**PROJECT DATA & CALCULATIONS**

Drawn: RNO

Checked: MC

Scale:

Project Number:

Revision Date: 20231020

Dep. No:

Print Date: 04/28/20

**A010**

AREA SCHEDULE					
LEVEL	ARE TYPE	UNIT NUMBER	COUNT	FLOOR AREA	
LEVEL 1					
LEVEL 1	1 BR	104	1	50.98 m <sup>2</sup>	
LEVEL 1	1 BR	105	1	50.98 m <sup>2</sup>	
LEVEL 1	1 BR	106	1	50.98 m <sup>2</sup>	
LEVEL 1	1 BR	112 (Adaptable)	1	52.22 m <sup>2</sup>	
1 BR: 4 205.16 m <sup>2</sup>					
LEVEL 1	1 BR + D	101(Adaptable)	1	72.41 m <sup>2</sup>	
LEVEL 1	1 BR + D	107	1	55.57 m <sup>2</sup>	
LEVEL 1	1 BR + D	111	1	60.6 m <sup>2</sup>	
1 BR + D: 3 188.58 m <sup>2</sup>					
LEVEL 1	2 BR	102 (Adaptable)	1	87.12 m <sup>2</sup>	
LEVEL 1	2 BR	103 (Adaptable)	1	67.91 m <sup>2</sup>	
LEVEL 1	2 BR	108 (Adaptable)	1	75.58 m <sup>2</sup>	
LEVEL 1	2 BR	110	1	65.27 m <sup>2</sup>	
2 BR: 4 295.87 m <sup>2</sup>					
LEVEL 1	3 BR	109 (Adaptable)	1	97.01 m <sup>2</sup>	
3 BR: 1 97.01 m <sup>2</sup>					
LEVEL 1	COMMON AREAS	100	1	231.96 m <sup>2</sup>	
COMMON AREAS: 1 231.96 m <sup>2</sup>					
LEVEL 1	INDOOR AMENITY	ENTERTAINMENT HALL	1	140.12 m <sup>2</sup>	
LEVEL 1	INDOOR AMENITY	EXERCISE GYM	1	59.58 m <sup>2</sup>	
LEVEL 1	INDOOR AMENITY	MULTI-FUNCTION RM	1	50.58 m <sup>2</sup>	
INDOOR AMENITY: 3 250.28 m <sup>2</sup>					
LEVEL 1: 16 1268.87 m <sup>2</sup>					
LEVEL 2					
LEVEL 2	1 BR	204	1	52.18 m <sup>2</sup>	
LEVEL 2	1 BR	205	1	49.39 m <sup>2</sup>	
LEVEL 2	1 BR	206	1	49.44 m <sup>2</sup>	
LEVEL 2	1 BR	207	1	49.46 m <sup>2</sup>	
LEVEL 2	1 BR	213	1	50.88 m <sup>2</sup>	
LEVEL 2	1 BR	214	1	50.86 m <sup>2</sup>	
LEVEL 2	1 BR	215	1	49.76 m <sup>2</sup>	
LEVEL 2	1 BR	217	1	52.08 m <sup>2</sup>	
1 BR: 8 404.04 m <sup>2</sup>					
LEVEL 2	1 BR + D	201 (Adaptable)	1	59.19 m <sup>2</sup>	
LEVEL 2	1 BR + D	208	1	54.04 m <sup>2</sup>	
1 BR + D: 2 113.23 m <sup>2</sup>					
LEVEL 2	2 BR	203	1	72.83 m <sup>2</sup>	
LEVEL 2	2 BR	209 (Adaptable)	1	73.5 m <sup>2</sup>	
LEVEL 2	2 BR	212	1	59.2 m <sup>2</sup>	
LEVEL 2	2 BR	216	1	66.13 m <sup>2</sup>	
LEVEL 2	2 BR	218	1	70.55 m <sup>2</sup>	
2 BR: 5 342.21 m <sup>2</sup>					
LEVEL 2	2 BR + D	202	1	90.43 m <sup>2</sup>	
LEVEL 2	2 BR + D	211	1	90.44 m <sup>2</sup>	
2 BR + D: 2 180.87 m <sup>2</sup>					
LEVEL 2	3 BR	210	1	94.79 m <sup>2</sup>	
3 BR: 1 94.79 m <sup>2</sup>					
LEVEL 2	COMMON AREAS	200	1	154.39 m <sup>2</sup>	
COMMON AREAS: 1 154.39 m <sup>2</sup>					
LEVEL 2: 19 1289.52 m <sup>2</sup>					

AREA SCHEDULE					
LEVEL	ARE TYPE	UNIT NUMBER	COUNT	FLOOR AREA	
LEVEL 3					
LEVEL 3	1 BR	304	1	52.18 m <sup>2</sup>	
LEVEL 3	1 BR	305	1	49.39 m <sup>2</sup>	
LEVEL 3	1 BR	306	1	49.44 m <sup>2</sup>	
LEVEL 3	1 BR	307	1	49.46 m <sup>2</sup>	
LEVEL 3	1 BR	313	1	50.88 m <sup>2</sup>	
LEVEL 3	1 BR	314	1	50.87 m <sup>2</sup>	
LEVEL 3	1 BR	315	1	49.76 m <sup>2</sup>	
LEVEL 3	1 BR	317	1	52.08 m <sup>2</sup>	
1 BR: 9 404.06 m <sup>2</sup>					
LEVEL 3	1 BR + D	301 (Adaptable)	1	59.19 m <sup>2</sup>	
LEVEL 3	1 BR + D	308	1	54.04 m <sup>2</sup>	
1 BR + D: 2 113.23 m <sup>2</sup>					
LEVEL 3	2 BR	303	1	72.83 m <sup>2</sup>	
LEVEL 3	2 BR	309 (Adaptable)	1	73.5 m <sup>2</sup>	
LEVEL 3	2 BR	312	1	59.2 m <sup>2</sup>	
LEVEL 3	2 BR	316	1	66.12 m <sup>2</sup>	
LEVEL 3	2 BR	318	1	70.57 m <sup>2</sup>	
2 BR: 5 342.22 m <sup>2</sup>					
LEVEL 3	2 BR + D	302	1	90.43 m <sup>2</sup>	
LEVEL 3	2 BR + D	311	1	90.44 m <sup>2</sup>	
2 BR + D: 2 180.87 m <sup>2</sup>					
LEVEL 3	3 BR	310	1	94.79 m <sup>2</sup>	
3 BR: 1 94.79 m <sup>2</sup>					
LEVEL 3	COMMON AREAS	300	1	154.36 m <sup>2</sup>	
COMMON AREAS: 1 154.36 m <sup>2</sup>					
LEVEL 3: 19 1289.52 m <sup>2</sup>					
LEVEL 4					
LEVEL 4	1 BR	404	1	52.18 m <sup>2</sup>	
LEVEL 4	1 BR	405	1	49.39 m <sup>2</sup>	
LEVEL 4	1 BR	406	1	49.44 m <sup>2</sup>	
LEVEL 4	1 BR	407	1	49.46 m <sup>2</sup>	
LEVEL 4	1 BR	413	1	50.88 m <sup>2</sup>	
LEVEL 4	1 BR	414	1	50.86 m <sup>2</sup>	
LEVEL 4	1 BR	415	1	49.76 m <sup>2</sup>	
LEVEL 4	1 BR	417	1	52.08 m <sup>2</sup>	
1 BR: 8 404.04 m <sup>2</sup>					
LEVEL 4	1 BR + D	401(Adaptable)	1	59.19 m <sup>2</sup>	
LEVEL 4	1 BR + D	408	1	54.04 m <sup>2</sup>	
1 BR + D: 2 113.23 m <sup>2</sup>					
LEVEL 4	2 BR	403	1	72.83 m <sup>2</sup>	
LEVEL 4	2 BR	409 (Adaptable)	1	73.5 m <sup>2</sup>	
LEVEL 4	2 BR	412	1	59.2 m <sup>2</sup>	
LEVEL 4	2 BR	416	1	66.13 m <sup>2</sup>	
LEVEL 4	2 BR	418	1	70.57 m <sup>2</sup>	
2 BR: 5 342.23 m <sup>2</sup>					
LEVEL 4	2 BR + D	402	1	90.43 m <sup>2</sup>	
LEVEL 4	2 BR + D	411	1	90.44 m <sup>2</sup>	
2 BR + D: 2 180.87 m <sup>2</sup>					
LEVEL 4	3 BR	410	1	94.79 m <sup>2</sup>	
3 BR: 1 94.79 m <sup>2</sup>					
LEVEL 4	COMMON AREAS	400	1	154.36 m <sup>2</sup>	
COMMON AREAS: 1 154.36 m <sup>2</sup>					
LEVEL 4: 19 1289.52 m <sup>2</sup>					

AREA SCHEDULE					
LEVEL	ARE TYPE	UNIT NUMBER	COUNT	FLOOR AREA	
LEVEL 5					
LEVEL 5	1 BR	501	1	53.11 m <sup>2</sup>	
LEVEL 5	1 BR	504	1	52.18 m <sup>2</sup>	
LEVEL 5	1 BR	505	1	49.39 m <sup>2</sup>	
LEVEL 5	1 BR	506	1	49.42 m <sup>2</sup>	
LEVEL 5	1 BR	507	1	49.45 m <sup>2</sup>	
LEVEL 5	1 BR	513	1	50.9 m <sup>2</sup>	
LEVEL 5	1 BR	514	1	50.88 m <sup>2</sup>	
LEVEL 5	1 BR	515	1	49.76 m <sup>2</sup>	
LEVEL 5	1 BR	517	1	52.05 m <sup>2</sup>	
1 BR: 9 457.15 m <sup>2</sup>					
LEVEL 5	1 BR + D	508	1	54.02 m <sup>2</sup>	
1 BR + D: 1 54.02 m <sup>2</sup>					
LEVEL 5	2 BR	502	1	80.05 m <sup>2</sup>	
LEVEL 5	2 BR	503	1	72.82 m <sup>2</sup>	
LEVEL 5	2 BR	509	1	73.49 m <sup>2</sup>	
LEVEL 5	2 BR	512	1	59.15 m <sup>2</sup>	
LEVEL 5	2 BR	516	1	66 m <sup>2</sup>	
LEVEL 5	2 BR	518	1	63.71 m <sup>2</sup>	
2 BR: 6 415.22 m <sup>2</sup>					
LEVEL 5	2 BR + D	511	1	90.35 m <sup>2</sup>	
2 BR + D: 1 90.35 m <sup>2</sup>					
LEVEL 5	3 BR	510	1	94.74 m <sup>2</sup>	
3 BR: 1 94.74 m <sup>2</sup>					
LEVEL 5	COMMON AREAS	500	1	154.36 m <sup>2</sup>	
COMMON AREAS: 1 154.36 m <sup>2</sup>					
LEVEL 5: 19 1265.84 m <sup>2</sup>					
LEVEL 6					
LEVEL 6	1 BR	601	1	53.11 m <sup>2</sup>	
LEVEL 6	1 BR	604	1	52.18 m <sup>2</sup>	
LEVEL 6	1 BR	605	1	49.39 m <sup>2</sup>	
LEVEL 6	1 BR	606	1	49.42 m <sup>2</sup>	
LEVEL 6	1 BR	607	1	49.45 m <sup>2</sup>	
LEVEL 6	1 BR	613	1	50.9 m <sup>2</sup>	
LEVEL 6	1 BR	614	1	50.88 m <sup>2</sup>	
LEVEL 6	1 BR	615	1	49.76 m <sup>2</sup>	
LEVEL 6	1 BR	617	1	52.05 m <sup>2</sup>	
1 BR: 9 457.15 m <sup>2</sup>					
LEVEL 6	1 BR + D	608	1	54.02 m <sup>2</sup>	
1 BR + D: 1 54.02 m <sup>2</sup>					
LEVEL 6	2 BR	602	1	80.05 m <sup>2</sup>	
LEVEL 6	2 BR	603	1	72.82 m <sup>2</sup>	
LEVEL 6	2 BR	609	1	73.49 m <sup>2</sup>	
LEVEL 6	2 BR	612	1	59.15 m <sup>2</sup>	
LEVEL 6	2 BR	616	1	66 m <sup>2</sup>	
LEVEL 6	2 BR	618	1	63.71 m <sup>2</sup>	
2 BR: 6 415.21 m <sup>2</sup>					
LEVEL 6	2 BR + D	611	1	90.24 m <sup>2</sup>	
2 BR + D: 1 90.24 m <sup>2</sup>					
LEVEL 6	3 BR	610	1	94.74 m <sup>2</sup>	
3 BR: 1 94.74 m <sup>2</sup>					
LEVEL 6	COMMON AREAS	600	1	154.36 m <sup>2</sup>	
COMMON AREAS: 1 154.36 m <sup>2</sup>					
LEVEL 6: 19 1265.72 m <sup>2</sup>					
Grand total: 111 7668.99 m <sup>2</sup>					

**FSR COMPUTATIONS**

	GROSS AREA (sm)	FSR EXCLUDED AREA - AMENITY SPACE (sm)	FAR INCLUDED AREA (sm)
PARKING LEVEL 1			
PARKING LEVEL 2			
LEVEL 1	1,268.87	249.58	1,019.29
LEVEL 2	1,289.52	-	1,289.52
LEVEL 3	1,289.52	-	1,289.52
LEVEL 4	1,289.52	-	1,289.52
LEVEL 5	1,265.84	-	1,265.84
LEVEL 6	1,265.84	-	1,265.84
<b>TOTAL</b>	<b>7,668.99</b>	<b>249.58</b>	<b>7,419.41</b>

**FAR CALCULATION BASED ON GROSS LOT AREA**

GROSS LOT AREA:	2,983.21 sm (32,111 sf)
PROPOSED NEW FLOOR AREA (net):	7,419.41 sm (79,861.90 sf)
FAR BASED ON GROSS LOT AREA:	2.487 FAR

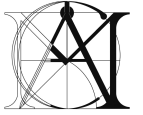
**FAR CALCULATION BASED ON NEW LOT AREA**

NEW LOT AREA AFTER ROAD DEDICATION:	2,438.19 sm (26,244 sf) <sup>(A)</sup>
PROPOSED GROSS FLOOR AREA: (A)	7,668.32 sm <sup>(B)</sup>
DEDUCTIONS (FAR EXCLUSION): AMENITY AREA (B)	249.58 sm <sup>(C)</sup>
FAR INCLUSION AREA (B-C)	7,419.41 sm <sup>(D)</sup>
PROPOSED FAR: (A X 2.5)	2.50 FAR 6,095.48 sm
FSR PROVIDED (BASED ON NET LOT AREA): (B/A)	3.04 FAR 7,419.41 sm

**UNIT MIX**

	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL UNITS
LEVEL 1	4	3	4	-	1	12
LEVEL 2	8	2	5	2	1	18
LEVEL 3	8	2	5	2	1	18
LEVEL 4	8	2	5	2	1	18
LEVEL 5	9	1	6	1	1	18
LEVEL 6	9	1	6	1	1	18
<b>TOTAL</b>	<b>46</b>	<b>11</b>	<b>31</b>	<b>8</b>	<b>6</b>	<b>102</b>
<b>UNIT MIX %</b>	<b>45.10%</b>	<b>10.78%</b>	<b>30.40%</b>	<b>7.84%</b>	<b>5.88%</b>	<b>100%</b>
	<b>55.88%</b>		<b>44.12%</b>			<b>100%</b>

**OTHER AREA CALCULATIONS:**



**MATTHEW CHENG ARCHITECT INC.**

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3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
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1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | Y | M | D | DESCRIPTION | DRAWN | CHK

Consultants

Project Title

**PROPOSED 6-STORY APARTMENT**

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title

**SITE PLAN**

Drawn: **RN**

Checked: **MC**

Scale: **1 : 150**

Project Number:

Revision Date:

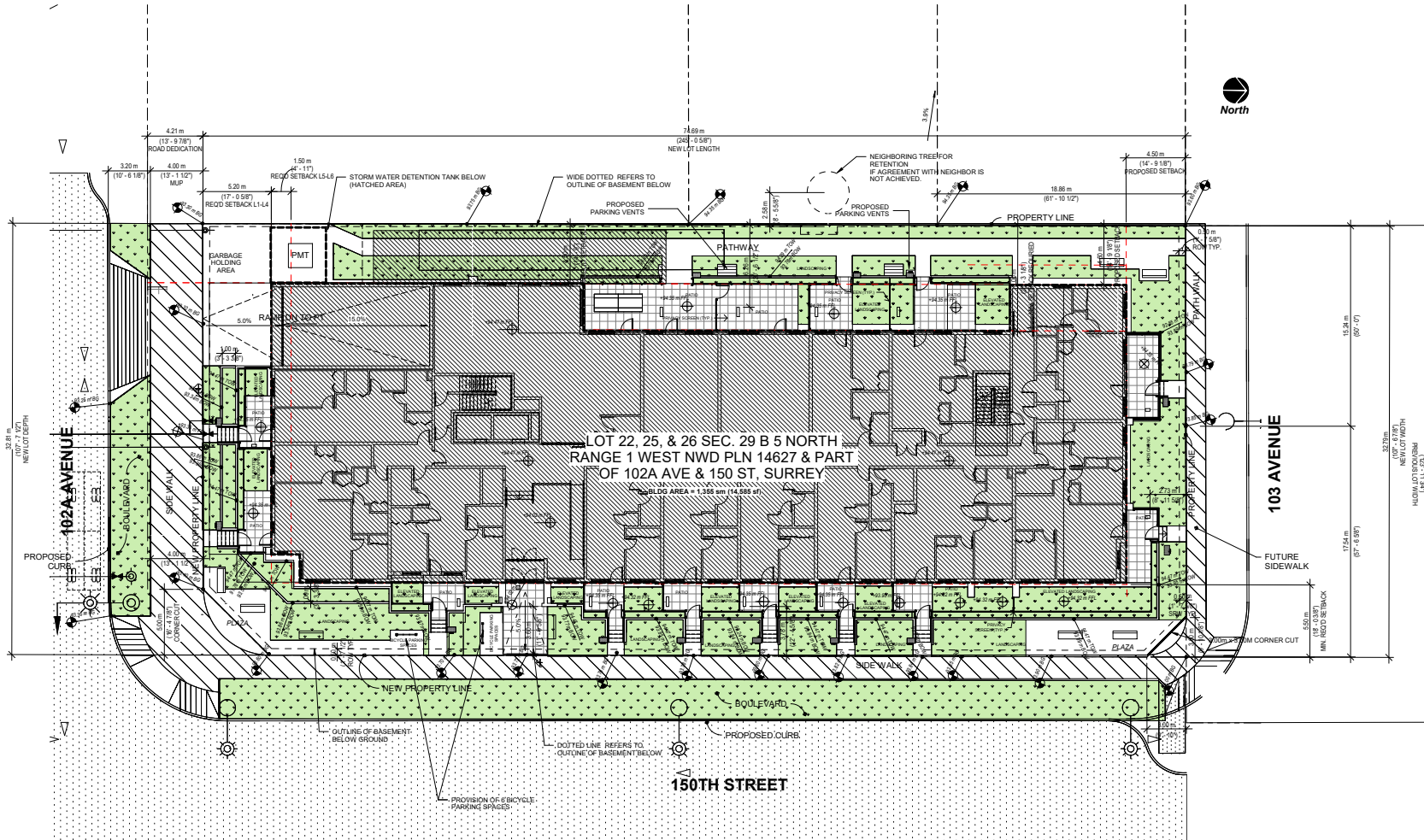
20231020

Dwg. No.:

Print Date:

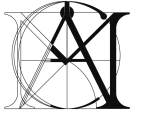
04/27/23

**A100**



① SITE PLAN  
1 : 150





# MATTHEW CHENG ARCHITECT INC.

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1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | Y | MM | DD | DESCRIPTION | DRAW | CHK

Consultants:

Project Title:

## PROPOSED 6-STORY APARTMENT

10275, 10289, 10299 150 ST  
AND 14983 102A AVENUE,  
SURREY BC

Sheet Title:

## PARKADE 1 FLOOR PLAN

Drawn: RN

Checked: MC

Scale: As indicated

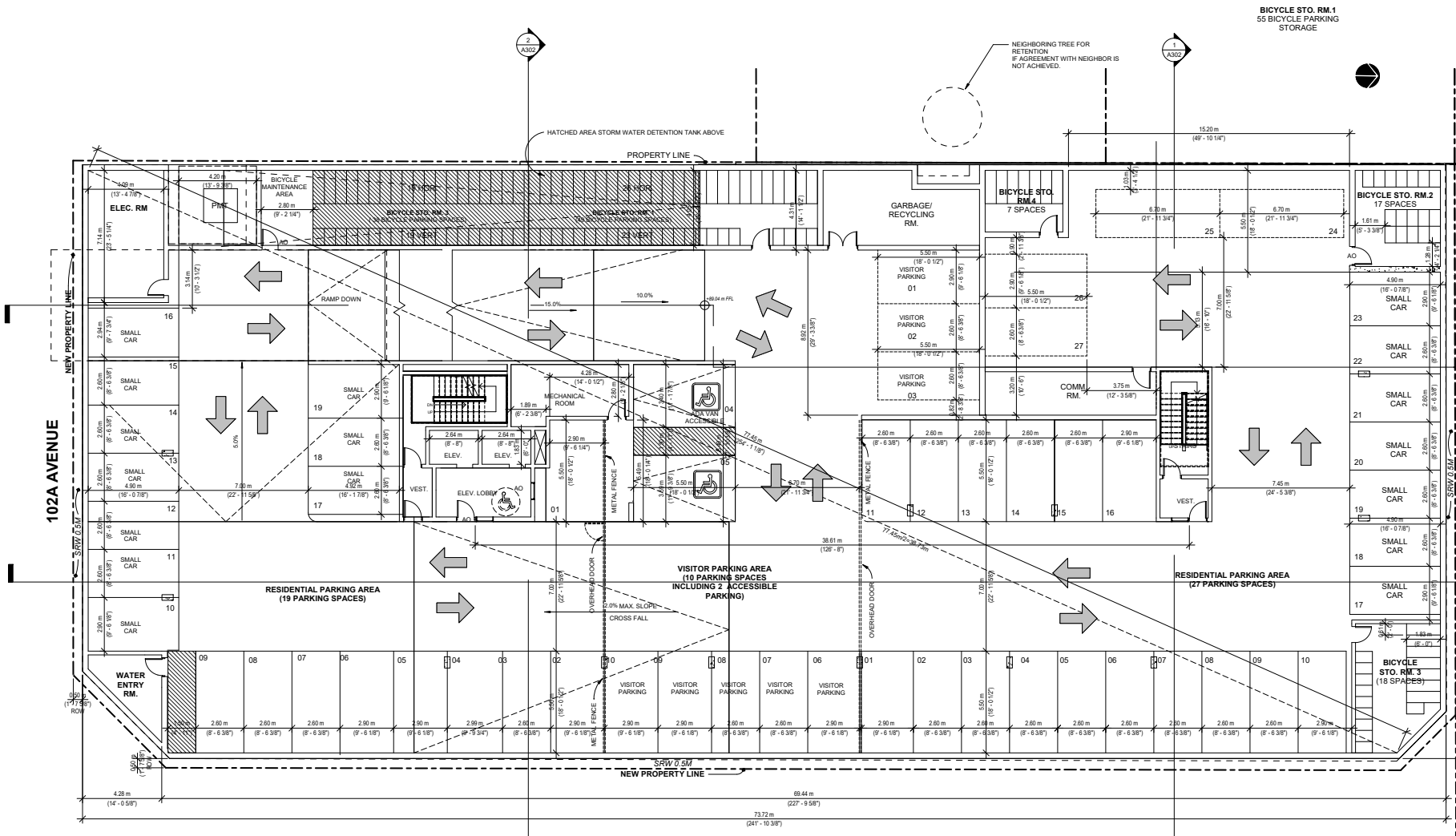
Project Number:

Revision Date: 20231020

Drawn No:

Print Date: 10/16/17

A101

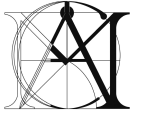


150TH STREET

**EV PARKING REQUIREMENT (Part 6 A.7):**  
 - 1 PER SUITE PARKING STALLS  
 - 50% FOR VISITOR PARKING STALLS

**P1 TOTAL PARKING SPACES:**  
 VISITOR PARKING + ACCESSIBLE PARKING 10  
 RESIDENTIAL PARKING 46  
**BASEMENT LEVEL 1 TOTAL 56**

1 PARKADE 1 PLAN  
1 - 100



# MATTHEW CHENG ARCHITECT INC.

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Revision:

NO.	DATE	DESCRIPTION	BY	CHK
4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20230315	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV: (YI-MM-DD) DESCRIPTION (BY) (CHK)

Consultants:

Project Title:

## PROPOSED 6-STORY APARTMENT

10275, 10289, 10299 150 ST  
AND 14983 102A AVENUE,  
SURREY BC

Sheet Title:

## PARKADE 2 FLOOR PLAN

Drawn: RNO

Checked: MC

Scale: 1 : 100

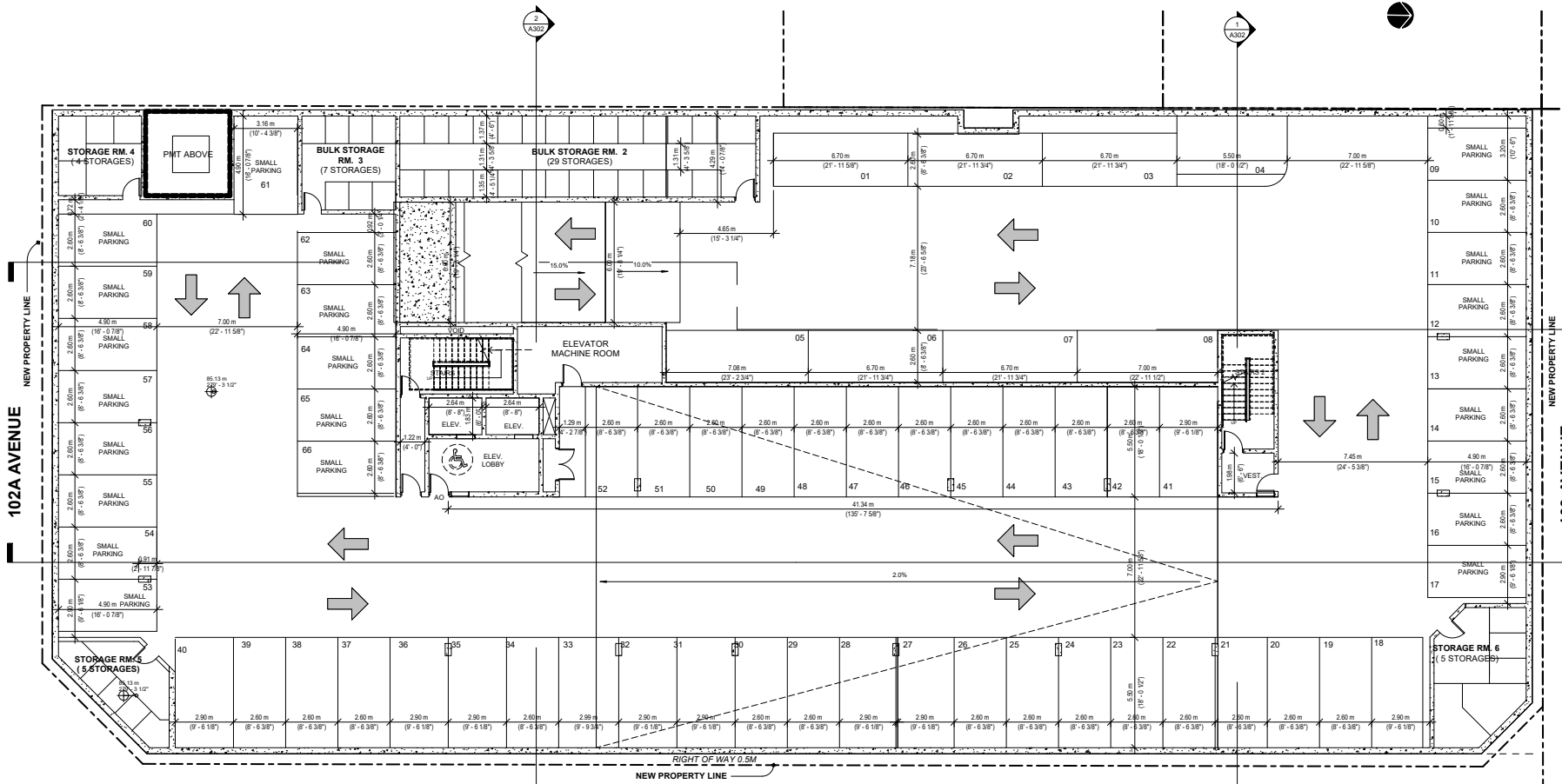
Project Number:

Revision Date: 20231020

Dwg. No.:

Print Date: 10/16/17

A102



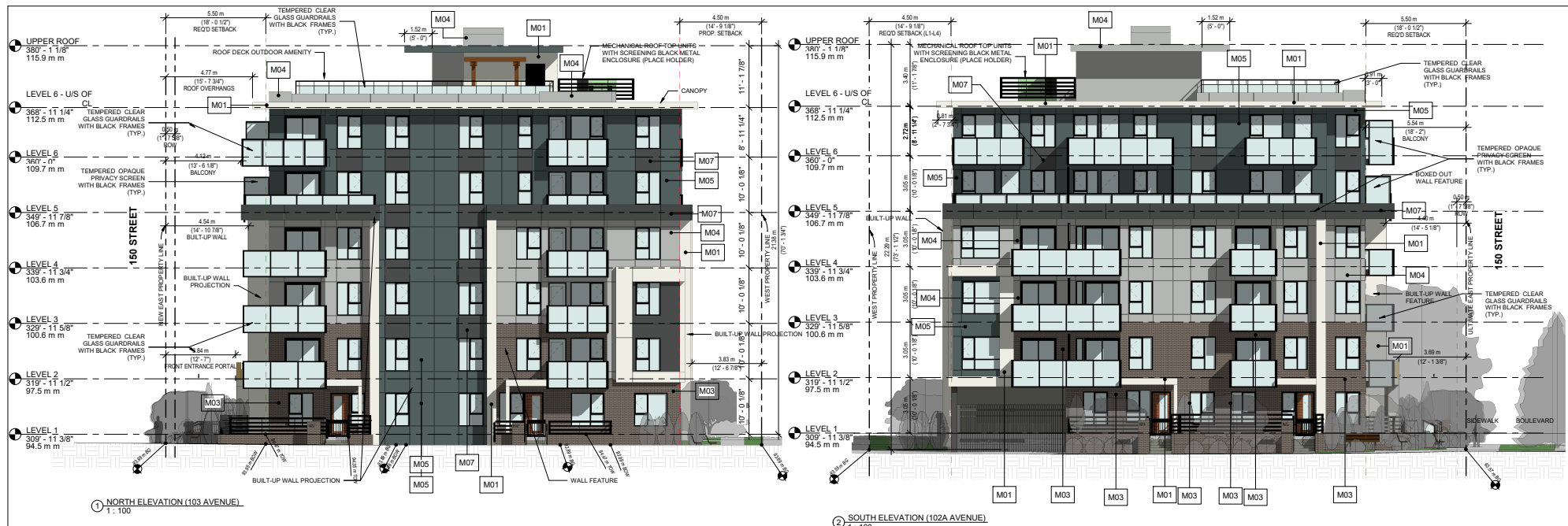
P2 TOTAL PARKING SPACES:  
BASEMENT PARKING LEVEL 2 RESIDENTIAL 66

① PARKADE 2  
1 : 100

### 150TH STREET







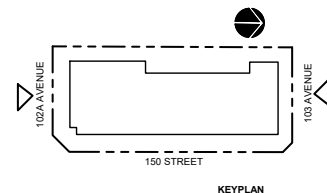
**PROPOSED EXTERIOR FINISHES**

- M01: BUILT-UP WALLS, EXTERIOR WALLS AND BELTS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
ARCTIC WHITE BY JAMES HARDIE
- M02: WALL FEATURE ACCENTS**  
METAL PANEL WITH HC-7 BY BENJAMINE MOORE COLOUR EQUIVALENT
- M03: EXTERIOR WALLS**  
SILVERADO VELOUR THIN BRICK BY MUTUAL MATERIAL
- M04: EXTERIOR WALLS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
LIGHT MIST BY JAMES HARDIE

- M05: EXTERIOR WALLS, BALCONY/ROOF PROJECTIONS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
EVENING BLUE BY JAMES HARDIE
- M06: EXTERIOR WALLS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
GRAY SLATE BY JAMES HARDIE
- M07: EXTERIOR WALLS, ROOF FASCIA**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
IRON GRAY BY JAMES HARDIE
- M08: SOFFITS**  
FAUX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS

- EXTERIOR GUARDRAILS:**  
TEMPERED CLEAR GLASS WITH BLACK METAL FRAMES
- PRIVACY SCREENS:**  
TEMPERED OPAQUE GLASS WITH BLACK METAL FRAMES

NOTE: ELEVATIONS SHOW PROJECTED SHADE AND SHADOWS TO INDICATE DEPTHS OF BUILT-UP WALLS AND CANOPIES PROJECTIONS



**MATTHEW CHENG ARCHITECT INC.**  
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3021 / Cell: (604) 649-0669  
Email: matthew@mca.ca

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RE	YY-MM	ISSUE DESCRIPTION	DRAW	REVIEWED
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

Consultants

Project  
**PROPOSED 6-STOREY APARTMENT**

Sheet  
**NORTH & SOUTH ELEVATION**

Drawn	RN	Scale	1 : 100
Checked	MC	Project	
Revision		Dwg.	
Print Date:	10/19/17		

**A200**



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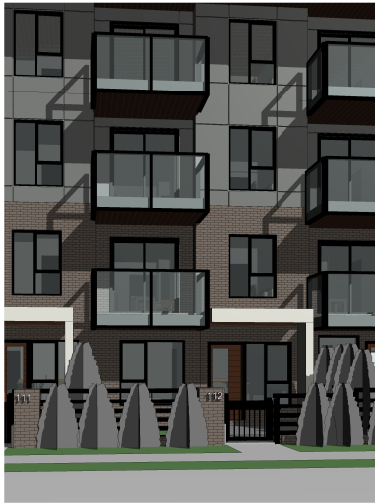
RE	YY-MM	ISSUE DESCRIPTION	DRAW	REVIEWED
4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC



**Project**  
 PROPOSED  
 6-STORY  
 APARTMENT

**Sheet**  
 WEST & EAST  
 ELEVATION

<b>Drawn</b>	RN	<b>Scale</b>	1 : 100
<b>Checked</b>	MC	<b>Project</b>	
<b>Revision</b>		<b>Dwg.</b>	A201
		<b>Print Date:</b>	10/19/17



PERSPECTIVE  
(TOWNHOUSE EXPRESSION FOR UNITS FACING 150 STREET)



PERSPECTIVE  
(TOWNHOUSE EXPRESSION FOR UNITS FACING 102A AVENUE)



PERSPECTIVE  
(TOWNHOUSE EXPRESSION FOR UNITS FACING THE REAR YARD)



PERSPECTIVE  
(TOWNHOUSE EXPRESSION CORNER UNIT 103  
AVE. AND 150 ST.)



- M01:** BUILT-UP WALLS, EXTERIOR WALLS AND BELTS  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE ARCTIC WHITE BY JAMES HARDIE
- M02:** WALL FEATURE ACCENTS  
METAL PANELS WITH HC-7 BY BENJAMINE MOORE COLOUR EQUIVALENT
- M03:** EXTERIOR WALLS  
SILVERADO VELOUR THIN BRICK BY MUTUAL MATERIAL
- M04:** EXTERIOR WALLS  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE LIGHT MIST BY JAMES HARDIE

- M05:** EXTERIOR WALLS, BALCONY/ROOF PROJECTIONS  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE EVENING BLUE BY JAMES HARDIE
- M06:** EXTERIOR WALLS  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE GRAY SLATE BY JAMES HARDIE
- M07:** EXTERIOR WALLS, ROOF FASCIA  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE IRON GRAY BY JAMES HARDIE

- M08:** EXTERIOR WALLS, SOFFITS  
WHITE OAK FAUX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS



**MATTHEW CHENG ARCHITECT INC.**  
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NO.	DATE	DESCRIPTION	RNO	MC
4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
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1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YY-MM-DD | DESCRIPTION | DRAWN | CHK

Consultants

Project Title:  
**PROPOSED 6-STORY APARTMENT**  
10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:  
**ENLARGED ELEVATION (TOWNHOUSE EXPRESSION)**

Drawn: RNO  
Checked: MC  
Scale: 1 : 25  
Project Number:

Revision Date: 20231020  
Print Date: 02/08/22  
Deg. No:





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NO.	DATE	DESCRIPTION	BY	CHK
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REV | YY-MM-DD | DESCRIPTION | DRAWN | CHK

Project Title:  
**PROPOSED 6-STORY APARTMENT**  
 10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:  
**ENLARGED DETAILS**

Drawn: Author  
 Checked: [Signature]  
 Scale: As indicated

Project Number:  
 Revision Date: 20231020  
 Print Date: 03/26/23  
 Dwg. No.: **A203**



1 ENLARGED ENTRANCE ELEVATION  
 1:50

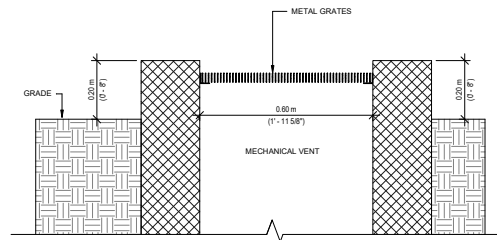
- M01: BUILT-UP WALLS, EXTERIOR WALLS AND BELTS**  
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE ARCTIC WHITE BY JAMES HARDIE
- M02: WALL FEATURE ACCENTS**  
 METAL PANELS WITH HC-7 BY BENJAMINE MOORE COLOUR EQUIVALENT
- M03: EXTERIOR WALLS**  
 SILVERADO VELOUR THIN BRICK BY MUTUAL MATERIAL
- M04: EXTERIOR WALLS**  
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE LIGHT MIST BY JAMES HARDIE

- M05: EXTERIOR WALLS, BALCONY/ROOF PROJECTIONS**  
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE EVENING BLUE BY JAMES HARDIE
- M06: EXTERIOR WALLS**  
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE GRAY SLATE BY JAMES HARDIE
- M07: EXTERIOR WALLS, ROOF FASCIA**  
 FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE IRON GRAY BY JAMES HARDIE

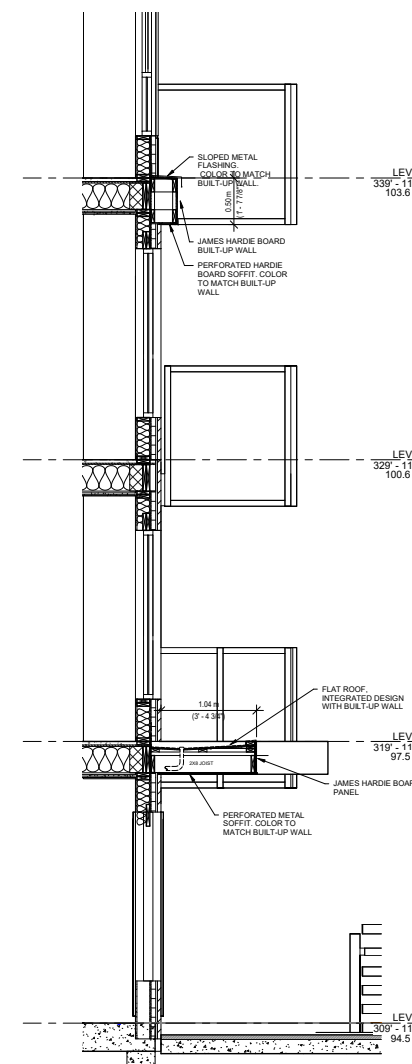
- M08: EXTERIOR WALLS, SOFFITS**  
 WHITE OAK FAUX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS



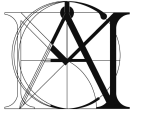
PERSPECTIVE - MAIN ENTRANCE



2 MECHANICAL VENT  
 1 1/2" = 1'-0"



3 BUILT-UP "C" WALL & CANOPY DETAIL  
 1:25



**MATTHEW CHENG  
ARCHITECT INC.**

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1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YY-MM-DD | DESCRIPTION | DRWN | CHK

Consultants



P1 - 150 STREET



P2 - VIEW FROM 150 STREET AND 103 AVENUE

Project Title:

**PROPOSED  
6-STOREY  
APARTMENT**

10275, 10289, 10299 150 ST  
AND 14983 102A AVENUE,  
SURREY BC

Sheet Title:

**PERSPECTIVES**

Drawn: RNO

Checked: Checker

Scale:

Project Number:

Revision Date:

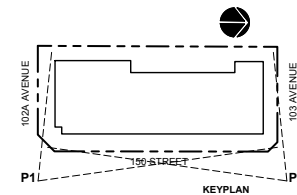
20231020

Print Date:

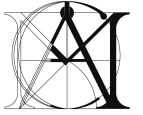
09/12/21

Draw. No.:

**A400**







**MATTHEW CHENG ARCHITECT INC.**

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Revision:

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1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YY-MM-DD | DESCRIPTION | DRAWN | CHK

Consultants



P3 - 102A AVENUE & 150 STREET

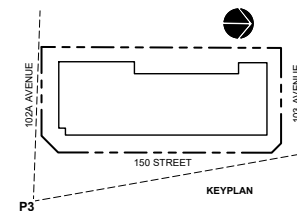
Project Title

**PROPOSED 6-STORY APARTMENT**

10275, 10289, 10299 150 ST  
AND 14983 102A AVENUE,  
SURREY BC

Sheet Title

**PERSPECTIVES**



Drawn: RNO

Checked: MC

Scale:

Project Number:

Revision Date: 20231020

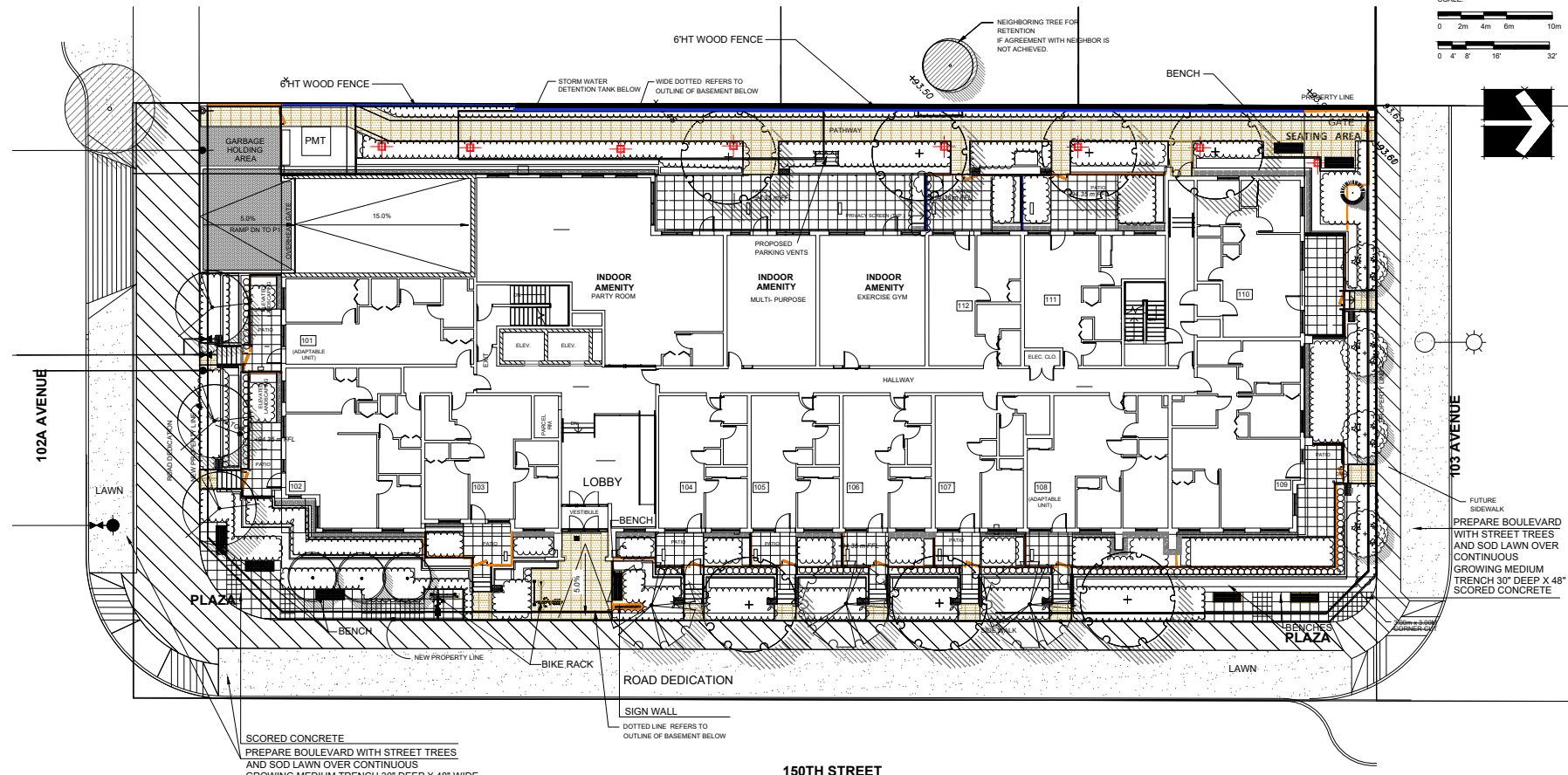
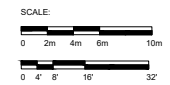
Dep. No:

Print Date: 03/07/23

**A401**



SCALE:



NO. DATE REVISION DESCRIPTION DR.

1	23.OCT.13	NEW SITE PLAN & CITY COMMENTS	CO
2	23.OCT.05	NEW SITE PLAN	CO
3	23.MAY.05	NEW SITE PLANS A&P COMMENTS	DR/PC
4	23.JUN.05	REVISIONS PER CITY COMMENTS	DR
5	23.MAR.09	NEW SITE PLAN	CO
6	23.MAR.11	NEW SITE & CIVIL PLANS CITY COMMENTS	CO
7	23.FEB.10	NEW STRACTIONS PLANS	DR
8	23.NOV.11	CITY COMMENTS	CO
9	23.JUL.12	NEW SITE PLANS AIRBORST REPORT	CO

CLIENT: 1115648 BC LTD  
WITH : MATTHEW CHANG ARCHITECTS

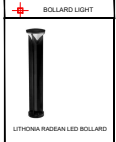
PROJECT:  
**6-STORY APARTMENT/  
TOWNHOUSE DEVELOPMENT**  
14983 102A AVENUE AND  
10275-10299 150 STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN  
GROUND FLOOR**

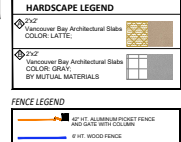
DATE: JUNE 30, 2021 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF 7

**L1**

**LIGHTING LEGEND**



**MATERIALS LEGEND**



**FURNITURE LEGEND**



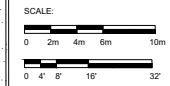
**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIAN'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1.2M STD; B&B
	3	FAGUS SYLVATICA 'DANWYK GOLD'	DANWYK GOLD BEECH	6CM CAL; 1.5CM STD; B&B
	3	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	5CM CAL; 1.5CM STD; B&B
	1	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	3.0M HT; B&B
	3	PRUNUS YUEDENSIS 'AEBONO'	DAYBREAK CHERRY	6CM CAL; 1.5M STD; B&B
	7	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER 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.

NOTE: \* Provide a Design-Build Irrigation System. All soft landscape areas to be irrigated with automatically. - Installation to I.I.A.B.C. Standards, latest edition. Include a rain sensor.

SCALE:



NO. DATE REVISION DESCRIPTION DR.

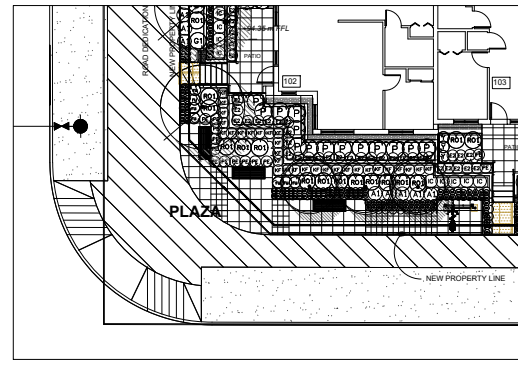
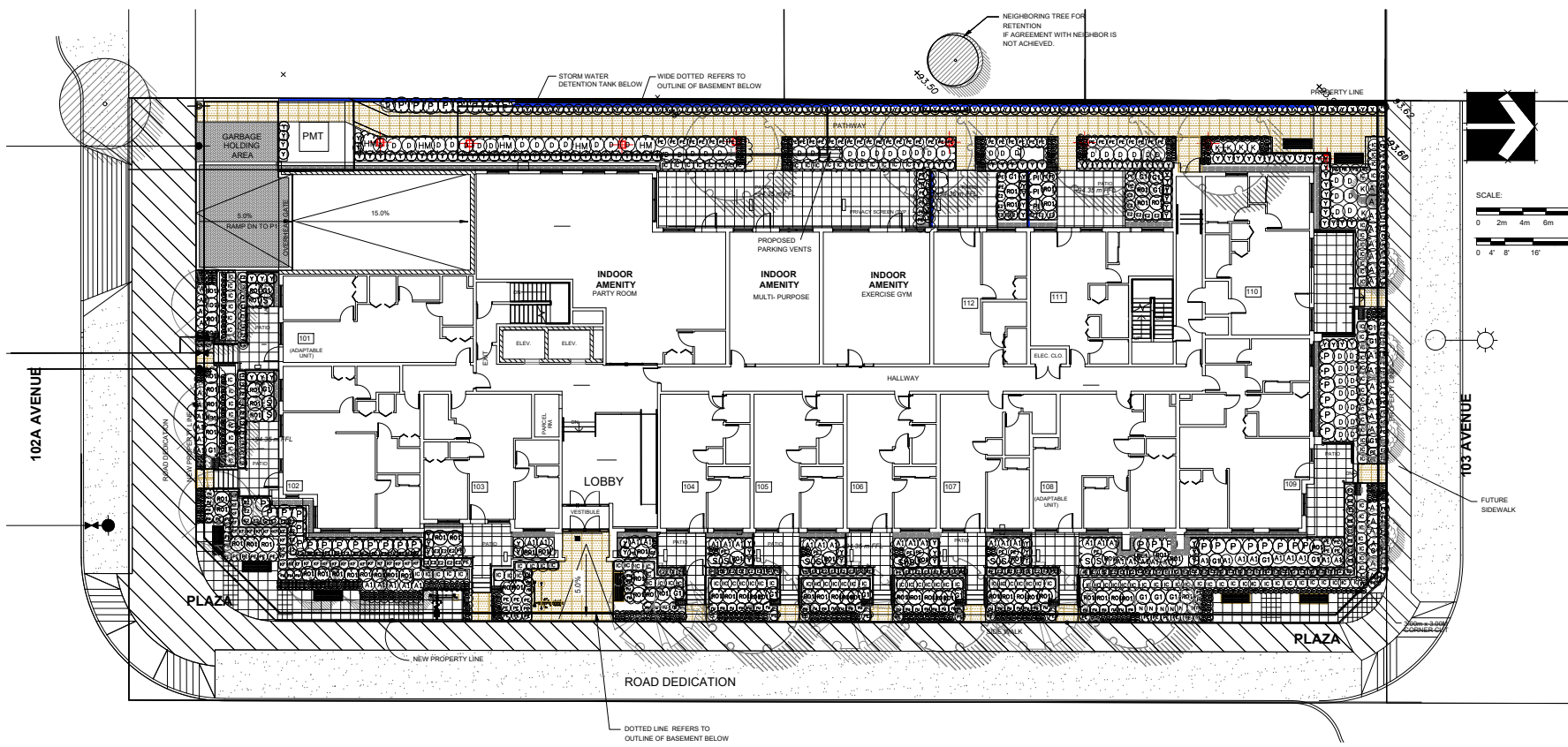
1	23.OCT.13	NEW SITE PLAN & CITY COMMENTS	CD
2	23.OCT.05	NEW SITE PLAN	CD
3	23.MAY.05	NEW SITE PLANS ASP COMMENTS	DR/PC
4	23.JUN.05	REVISION 16 PER CITY COMMENTS	DR
5	23.MAR.09	NEW SITE PLAN	CD
6	23.MAR.11	NEW SITE & CIVIL PLANS - CITY COMMENTS	CD
7	23.FEB.10	NEW STATION PLANS	DR
8	23.NOV.11	CITY COMMENTS	CD
9	21.JUL.12	NEW SITE PLAN ARBORIST REPORT	CD

CLIENT: 1115646 BC LTD  
WITH : MATTHEW CHANG ARCHITECTS

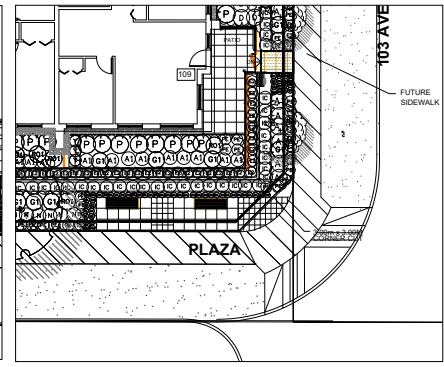
PROJECT:  
**6-STORY APARTMENT/  
TOWNHOUSE DEVELOPMENT**  
14983 102A AVENUE AND  
10275-10299 150 STREET  
SURREY

DRAWING TITLE:  
**SHRUB PLAN  
GROUND FLOOR**

DATE: JUNE 30, 2021 DRAWING NUMBER:  
SCALE: 3/32"=1' 0"  
DRAWN: DD  
DESIGN: DM  
CHKD: PDM OF 7



CORNER PLAZA - SOUTH - EAST

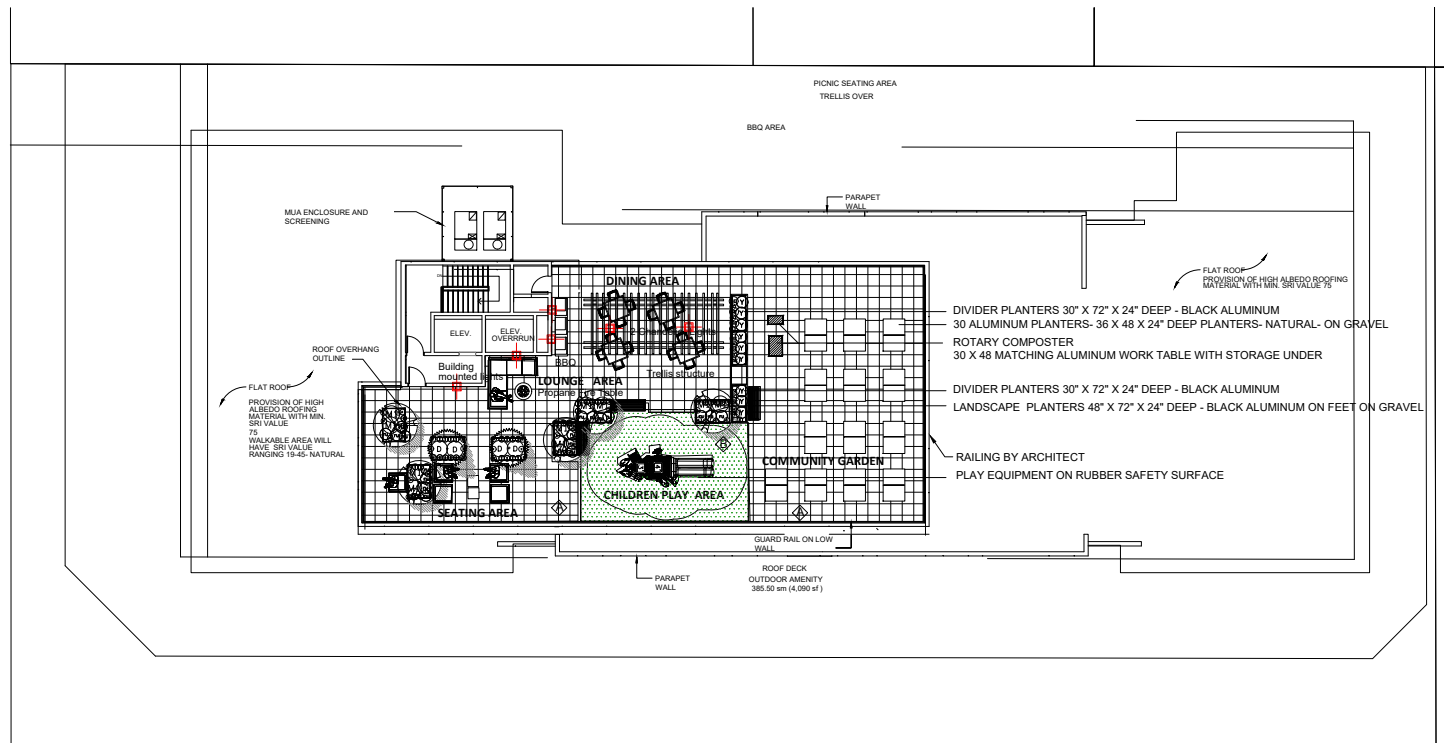
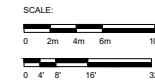


CORNER PLAZA - NORTH - EAST

PLANT SCHEDULE		PMG PROJECT NUMBER: 21-102		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
68		AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA, PURPLISH-RED	#3 POT, 40CM
		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT, 80CM
143		ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT, 50CM
		KALIMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT, 50CM
6		NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT, 50CM
3		PIERIS JAPONICA 'FOREST FLAME'	PIERIS, WHITE BLOOMS	#3 POT, 50CM
39		PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT, 50CM
79		ROSA MEIDLAND 'BONICA'	BONICA ROSE	#2 POT, 40CM
215		TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.0M HT, 88B
60		VIORURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM
<b>GRASS</b>				
30		CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
496		CAREX 'EVERGOLD'	JAPANESE SEDGE	#1 POT
21		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#2 POT
151		PENNSETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
52		RUBROECKIA FULGIDA VAR SULLIVANTII	GOLDBLOCKRUBROECKIA, YELLOW-ORANGE	15CM POT
13		SEDUM TELEPHIUM 'MOHRCHEN'	AUTUMN STONECROP	15CM POT
141		EUONYMUS JAPONICA 'EMERALD GAETIY'	EUONYMUS, SILVER VARIEGATED	#1 POT, 25CM

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 CSA 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.

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23.OCT.13	NEW SITE PLAN & CITY COMMENTS	DD
2	23.OCT.05	NEW SITE PLAN	DD
3	23.MAY.05	NEW SITE PLANS A&P COMMENTS	DD/PC
4	23.JUN.05	REVISION TO PER CITY COMMENTS	DD
5	23.MAR.09	NEW SITE PLAN	DD
6	23.MAR.11	NEW SITE & CIVIL PLANS - CITY COMMENTS	DD
7	23.FEB.10	NEW SITE PLAN PLANS	DD
8	23.NOV.11	CITY COMMENTS	DD
9	23.JUL.12	NEW SITE PLANS AIRBORST REPORT	DD

CLIENT: 1115646 BC LTD  
WITH : MATTHEW CHANG ARCHITECTS

**LIGHTING LEGEND**

Light

**MATERIALS LEGEND**

2"x2" Vancouver Bay Architectural Stone By Natural Materials COLOR: NATURAL

POURED IN PLACE RUBBER- YELLOW

**FURNITURE LEGEND**

JAMBETTE-JD-1319P-SLIDE

Widdowson-Modena-F Wood Bench  
By: PONDRESCAP - TEXTURED SILVER

NOTE: ALL FURNITURE TO BE SURFACE MOUNTED ON CONCRETE FHD 40 PER MANUFACTURER SPECIFICATIONS

ROOF DECK TABLE & CHAIRS- MAGLIN SITE FURNISHINGS - FORKO TABLE & CHAIRS - YELLOW

**PLANT SCHEDULE** PMG PROJECT NUMBER: 21-102

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
ANNUAL	5	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	2.5M HT; 8&B
	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKO FALSE CYPRESS	2M HT; 8&B
	9	TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.0M HT, 8&B
	4	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM
	10	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#2POT
PERENNIAL	35	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	9CM POT
	21	RUBROCKIA F. SULLIVANTII 'GOLDLOCKS'	RUBROCKIA; YELLOW-ORANGE	15CM POT
	51	SEDUM SPURSUM	TWO-ROW STONECROP	9CM POT
	9	SEDUM TELEPHILUM 'HERBSTFELDE'	AUTUMN JOY STONECROP	15CM POT

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 CNLA 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 MARLAND 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.

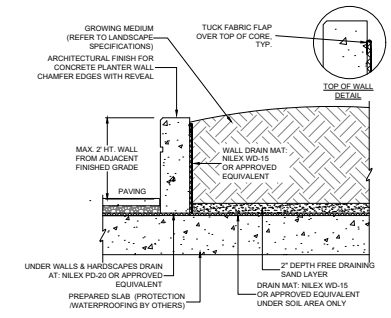
PROJECT:  
**6-STORY APARTMENT/  
TOWNHOUSE DEVELOPMENT**  
14983 102A AVENUE AND  
10275-10299 150 STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN  
ROOFTOP**

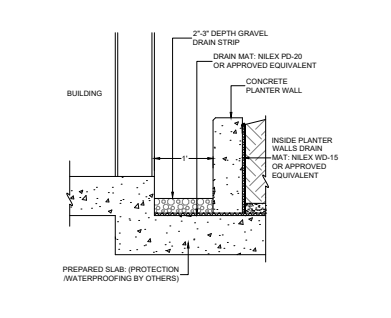
DATE: JUNE 30, 2021 DRAWING NUMBER:  
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DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF 7

**L4**

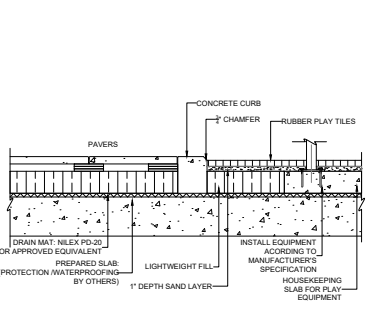
SEAL:



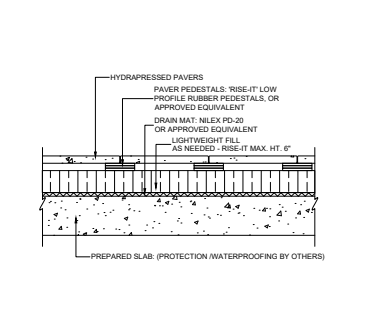
**1** **PLANTER WALL ON SLAB**  
1/2" = 1'-0"



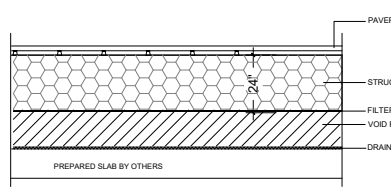
**2** **DRAIN ROCK STRIP AT BUILDING ON SLAB**  
1/2" = 1'-0"



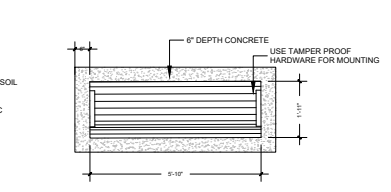
**3** **PLAY SURFACE ON SLAB**  
1/2" = 1'-0"



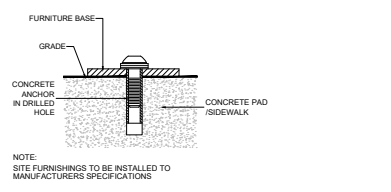
**4** **HYDRAPRESSED PAVERS ON SLAB**  
1/2" = 1'-0"



**5** **STRUCTURAL SOIL ON SLAB**  
1/2" = 1'-0"

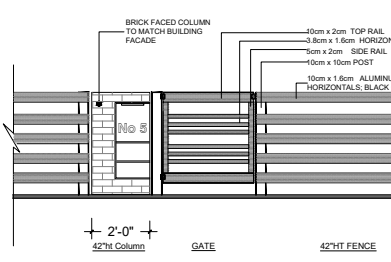


**6** **BENCH ON CONCRETE PAD**  
1/2" = 1'-0"

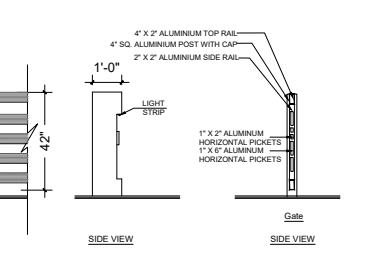


**7** **SITE FURNITURE MOUNTING**  
1/2" = 1'-0"

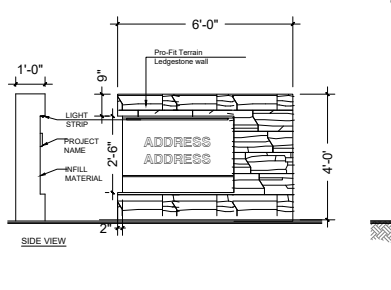
**NOTES:**  
1. METAL MATERIAL: TO BE AS PER MANUFACTURER'S SPECIFICATIONS.  
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.  
3. GATE HARDWARE TO BE CHOSEN BY OWNER.  
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



**8** **42" HT ALUMINUM FENCE AND GATE WITH 42" HT BRICK FACED COLUMN**  
1/2" = 1'-0"

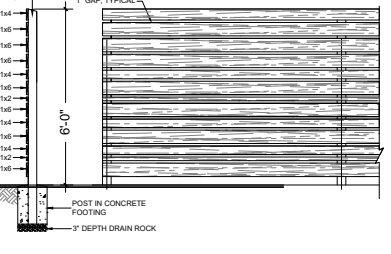


**9** **48" HT SIGNAGE**  
1/2" = 1'-0"



**10** **6" HT WOOD FENCE**  
1/2" = 1'-0"

ALL U/I PER MEMBERS 1 U BE LELAK, RZ (LUND) (HUL) (HUP) UPAK, MINIMUM.  
ALL HARDWARE HOT DIPPED GALVANIZED.  
APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION, FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.  
ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.), GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3/8".



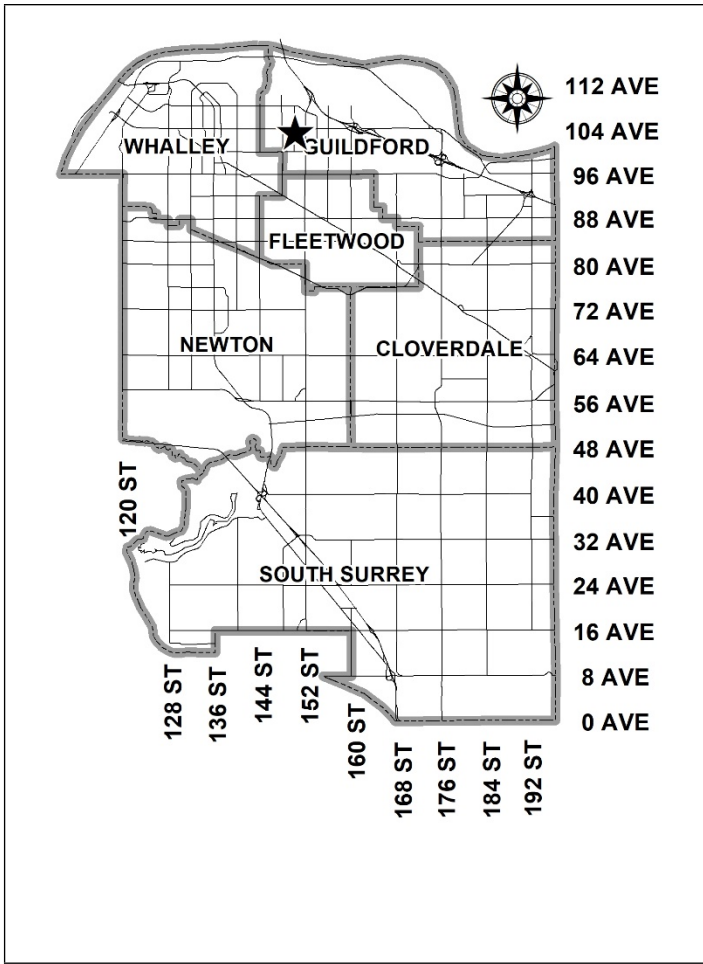
NO.	DATE	REVISION DESCRIPTION	DR.
5	23.OCT.13	NEW SITE PLAN & CITY COMMENTS	CD
6	23.OCT.05	NEW SITE PLAN	CD
7	23.MAY.05	NEW SITE PLANS ACP COMMENTS	BB/PC
8	23.JUN.05	REVISIONS PER CITY COMMENTS	CD
9	23.MAR.09	NEW SITE PLAN	CD
10	23.MAR.13	NEW SITE & CIVIL PLANING CITY COMMENTS	CD
11	23.FEB.10	NEW STRACTIONS PLANS	BB
12	23.NOV.11	CITY COMMENTS	CD
13	23.JUL.12	NEW SITE PLANS AMBROSIST REPORT	CD

CLIENT: 1115646 BC LTD  
WITH : MATTHEW CHANG ARCHITECTS

PROJECT:  
**6-STORY APARTMENT/  
TOWNHOUSE DEVELOPMENT**  
14983 102A AVENUE AND  
10275-10299 150 STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE DETAILS  
SECTIONS**

DATE: JUNE 30, 2021 DRAWING NUMBER:  
SCALE:  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM  
PROJECT NUMBER: **L5**



**PROPOSAL:**

- **OCF Text Amendment** to allow a higher density in the Multiple Residential designation
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of a 6-storey apartment building with approximately 102 dwelling units and underground parking on a consolidated site in Guildford.

**LOCATION:**

10275 – 150 Street  
 10289 – 150 Street  
 10299 – 150 Street  
 14983 – 102A Avenue

**ZONING:**

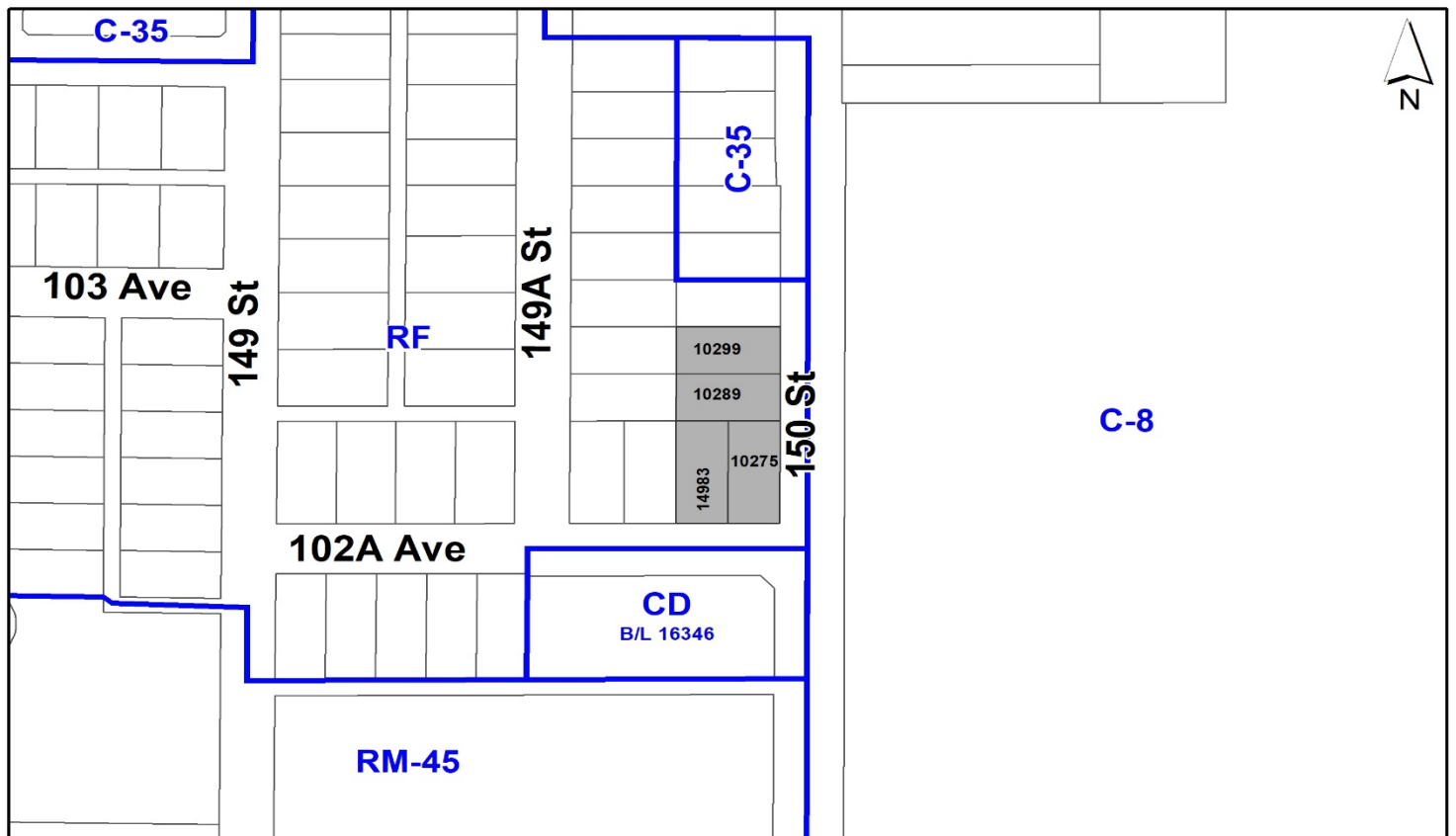
RF

**OCF DESIGNATION:**

Multiple Residential

**TCP DESIGNATION:**

Low to Mid Rise Apartment and Road



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed text amendment to the Official Community Plan (OCP) to increase the maximum density permitted in the Multiple Residential designation.

## RATIONALE OF RECOMMENDATION

- The proposal generally complies with the “Multiple Residential” designation in the Official Community Plan (OCP).
- The proposal complies with the “Low to Mid Rise Apartment” designation in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1).
- The proposed development is located within an Urban Centre and conforms with the goal of achieving higher density development near a transit corridor.
- The proposed building is of high-quality design appropriate for a town centre location and the proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development Permit (DP) guidelines in the OCP.
- The proposed apartment building is attractive, well-designed and utilizes high-quality, natural materials as well as contemporary lines. The applicant is proposing reduced building setbacks that benefit the streetscape by providing connectivity to the street. Appropriate landscaping is provided along the street frontages which helps to promote a pedestrian friendly environment and positive urban experience between the proposed building and public realm.
- A text amendment to the OCP is required in order to achieve the proposed 6-storey apartment building at a density higher than currently permitted in the Multiple Residential designation. The proposed text amendment is considered to have merit given that the apartment building is located within “Guildford Town Centre” and within close proximity to rapid bus service on 104 Avenue (a Frequent Transit Network [FTN]).



**RECOMMENDATION**

The Planning & Development Department recommends that:

1. An OCP Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx"	Multiple Residential	10299 150 Street Lot 22 Section 29 Block 5 North Range 1 West New Westminster District Plan 14627  10289 150 Street Lot 23 Section 29 Block 5 North Range 1 West New Westminster District Plan 14627  10275 150 Street Lot 25 Section 29 Block 5 North Range 1 West New Westminster District Plan 14627  14983 102A Avenue Lot 26 Section 29 Block 5 North Range 1 West New Westminster District Plan 14627	Density permitted up to 2.5 FAR"

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0230-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) 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) 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;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) 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 Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Single family residential lots, some of which are vacant	Multiple Residential/ Low to Mid Rise Apartment	RF
North:	Vacant City-owned parcel	Multiple Residential/Road	RF
East (Across 150 Street):	Guildford Town Centre Mall	Town Centre/Low to Mid Rise Apartment	C-8
South (Across 102A Avenue):	Low rise apartment	Multiple Residential/ Low Rise Apartment	CD (Bylaw No. 16346)
West:	Single family residential	Multiple Residential/ Low to Mid Rise Apartment	RF

### Context & Background

- The subject properties are located on the north side of 102A Avenue, just west of 150 Street.
- The properties are approximately 0.3 hectare in total combined area and presently vacant or occupied by single family dwellings (to be demolished).

- The subject properties are designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Apartment” and “Road” in the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) as well as zoned “Single Family Residential Zone (RF)”.

#### Guildford Town Centre – 104 Avenue Corridor Plan

- After an extensive public consultation process, Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) was approved by Council on July 8, 2019. Stage 1 outlines the expected land-use and densities for the Guildford Town Centre area.
- At the Regular Council – Land-Use Meeting on March 7, 2022, Council endorsed Corporate Report No. Ro48;2022 (“Guildford Town Centre – 104 Avenue Corridor In-Stream Applications and Update to Community Amenity Contribution Rates”). The Corporate Report established interim Secondary Plan Community Amenity Contributions (CAC) rates that will allow for development applications that are consistent with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan to be considered for Final Adoption, subject to the completion of all outstanding items identified in the Planning Report.
- As such, the subject application will be eligible to be considered for Final Adoption once the applicant has satisfactorily addressed all outstanding items, identified in the Planning Report, to the satisfaction of City staff.

## **DEVELOPMENT PROPOSAL**

### **Planning Considerations**

- In order to permit the development of a 6-storey residential building consisting of 102 dwelling units with underground parking on a consolidated site, the applicant proposes the following:
  - OCP Text Amendment to allow a higher density of 2.5 FAR (gross density) in the Multiple Residential designation;
  - Rezoning from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based on the “Multiple Residential 70 Zone [RM-70]”);
  - Development Permit for Form and Character; and
  - Consolidation of four (4) lots into one (1) lot.

- Development details are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,983.21 sq. m.
Road Dedication:	545.02 sq. m.
Net Site Area:	2,438.19 sq. m.
<b>Number of Lots:</b>	4 (existing) 1 (proposed)
<b>Building Height:</b>	22 metres
<b>Unit Density:</b>	N/A
<b>Floor Area Ratio (FAR):</b>	2.49 (Gross)/3.04 (Net)
<b>Floor Area</b>	
Residential:	7,668.32 sq. m.
Commercial:	N/A
Total:	7,668.32 sq. m.
<b>Residential Units:</b>	
1-Bedroom:	57 dwelling units
2-Bedroom:	39 dwelling units
3-Bedroom:	6 dwelling units
Total:	102 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 13 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

- 8 Elementary students at Hjorth Road Elementary School
- 3 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 Summer, 2026.

Parks, Recreation &  
Culture:

No concerns.

The closest active park is Hjorth Road Park with amenities including sports fields, an outdoor pool and a playground and is 475 metres walking distance away. The closest natural area is Green Timbers Urban Forest Park and is 675 metres walking distance away. Future parkland is proposed within 60 metres of the subject site as part of the Guildford Town Centre & 104 Avenue Corridor Plan (Stage 1).

Surrey Fire Department:

No concerns.

Advisory Design Panel:

The proposal was considered at the ADP meeting on April 13, 2023 and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review, as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

## Transportation Considerations

### Road Network and Infrastructure

- As part of the subject development, the applicant will be required to provide the following improvements:
  - Dedication and construction of 102A Avenue;
  - Dedication and construction of 150 Street; and
  - Construction of a new walkway along the north side of the subject site.

### Traffic Impacts

- As part of the Stage 2 Plan process, a transportation impact analysis (TIA) was conducted to evaluate the overall traffic impacts of redevelopment throughout the Plan area. This process, as opposed to a piecemeal evaluation approach, is preferred to better inform the required infrastructure improvements to support the projected overall growth within the Plan.
- According to industry standard rates, the proposal is anticipated to generate approximately one vehicle trip every one to two minutes in the peak hour. A site-specific transportation impact analysis was not required as the proposal is below the City's minimum threshold and complies with the Stage 1 Plan designation, with the anticipated land-use and density on the subject site having been taken into account as part of the Stage 2 transportation impact analysis for the overall Plan area.

### Transit

- The subject site is located within close proximity to frequent transit on 104 Avenue and is approximately one-minute walking distance from an existing bus stop (#341 – Newton Exchange to Guildford) and five-minute walking distance from an existing Rapid Bus stop (R1 – Guildford to King George).

- The proposed development is appropriate for this part of the Guildford Town Centre – 104 Avenue Corridor and conforms with the goal of achieving higher density development in locations that benefit from access to frequent transit service.

### **Sustainability Considerations**

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

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

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP).
- The proposed development generally complies with the Multiple Residential OCP designation, but a Text Amendment is proposed to seek a higher density (floor area ratio).

#### Amendment Rationale

- The subject property is located within Guildford Town Centre, within close proximity to a Frequent Transit Network (104 Avenue) and within a 345-metre walking distance of existing rapid bus transit service (R1 – King George to Guildford).
- In the OCP, the “Multiple Residential” designation allows a maximum gross density of 2.0 FAR for sites located within a FTDA or Urban Centre that abut a FTN or where specifically allowed in a Secondary Land-Use Plan.
- In order to accommodate the development, the applicant is proposing a Text Amendment to the OCP to increase the maximum allowable gross density under the Multiple Residential land-use designation from 2.0 FAR to 2.5 FAR. This will permit a gross density consistent with the maximum allowable gross density of 2.5 FAR permitted in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan.
- Given the subject site is located within an urban centre, within close proximity to a FTN and within 345 metres of an existing rapid bus stop, a higher density multiple residential development is supported on the subject site. A higher density development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development within areas served by FTNs.



### Public Consultation for Proposed OCP Amendment

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

### Themes/Policies

- The 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 higher-density residential land uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities.
- The dwelling units front onto 102A Avenue and 150 Street with urban design features (e.g. ground-floor patio space, upper-storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

### **Secondary Plans**

#### Land Use Designation

- The subject property is designated “Low to Mid Rise Apartment” and “Road” in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan (TCP).
- The proposed development complies with the TCP designation, per the Stage 1 Plan.

#### Themes/Objectives

- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the “core”) and existing single-family areas that will be retained at the periphery of the plan area.
- The development encourages a greater diversity of housing options for different family sizes, types and compositions.
- The proposal complies with the 6-storey maximum building height allowed under the “Low to Mid Rise Apartment” designation in the Guildford Town Centre – 104 Avenue Corridor Plan.
- As part of the Stage 2 planning process for the Guildford Town Centre – 104 Avenue Corridor, staff are exploring several family-oriented and affordable housing policies that could include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (e.g. two or more bedroom and three or more bedroom units). This would provide a broader range of housing choice for a variety of family sizes, types and compositions.

- Staff note that the proposal partially addresses the proposed future family-oriented housing policies in the Stage 2 Plan by providing approximately forty-four percent (44%) of the total dwelling units as two or more bedroom (45 dwelling units in total) and six percent (6%) of the dwelling units as three or more bedroom (6 dwelling units in total).

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from “Single Family Residential Zone (RF)” to “Comprehensive Development Zone (CD)” (based upon the “Multiple Residential 70 Zone [RM-70]”) in order to accommodate the proposed 6-storey apartment building. The proposed CD Bylaw for the subject site identifies the uses, densities and setbacks proposed.
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	2.0	2.5 (Gross)/3.1 (Net)
<b>Lot Coverage:</b>	33%	65%
<b>Yards and Setbacks</b>		
North Yard	7.5 m.	4.5 m.
East Yard	7.5 m.	5.5 m.
South Yard	7.5 m.	5.2 m.
West Yard	7.5 m.	4.5 m.
<b>Principal Building Height:</b>	50 m.	22 m.
<b>Permitted Uses:</b>	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
<b>Amenity Space</b>		
Indoor Amenity:	306 sq. m.	The proposed 250 m <sup>2</sup> plus CIL meets the Zoning By-law requirement.
Outdoor Amenity:	306 sq. m.	
		The proposed 386 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	112 parking spaces	112 parking spaces
Residential Visitor:	10 parking spaces	10 parking spaces
Total:	122 parking spaces	122 parking spaces
<b>Bicycle Spaces</b>		
Residential Secure Parking:	122 bicycle spaces	122 bicycle spaces
Residential Visitor:	6 bicycle spaces	6 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.
- If calculated based on gross site area, the proposed 6-storey apartment building on the subject site would have a floor area ratio (FAR) of 2.49. As the subject site is located within an urban centre, in close proximity to an existing FTN (104 Avenue) and within close proximity to a rapid bus stop, the proposal to increase the density from 2.0 FAR to 3.1 FAR (Net) in the CD Zone is supportable. Moreover, the Stage 1 Plan for the Guildford Town Centre – 104 Avenue Corridor permits a maximum allowable gross density of 2.5 FAR.
- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 65% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.
- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.
- Given the subject site is located within an Urban Centre, in close proximity to a FTN and within walking distance of public transit, staff are supportive of reducing the parking rate on the subject site (see discussion below).

#### On-Site Parking and Bicycle Storage

- The proposed development includes a total of 122 parking stalls consisting of 112 resident parking spaces and 10 parking spaces for visitors. In addition, the applicant will provide 3 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from 102A Avenue.
- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total). 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. R15;2021 (“Parking Update: Rapid Transit Corridors and Rental Housing”).
- Of the 122 parking spaces provided, 42 small car spaces are proposed or 34% of the total number of parking spaces. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.
- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all the north, east and west lot lines.
- The development will provide a total of 122 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking spaces required under the Zoning Bylaw. In addition, the applicant will provide 6 at-grade bicycle parking stalls, which complies with the Zoning By-law requirement.

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

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will be required to provide a financial contribution of \$2,136 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities permitted under the Secondary Plan designation which are based on gross site area.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- 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 May 15, 2023, and the Development Proposal Signs were installed on June 8, 2023. To date, staff have received no responses from the public engagement process.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

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

### Building Design

- The applicant is proposing to construct a 6-storey apartment building consisting of 102 dwelling units with underground parking on a consolidated site.
- The unit mix consists of 46 one-bedroom, 11 one-bedroom plus den, 31 two-bedroom, 8 two-bedroom plus den and 6 three-bedroom dwelling units.
- The dwelling units range in size from 49 square metres for a one-bedroom to 97 square metres for the largest three-bedroom apartment.
- The applicant proposes a total of 12 adaptable units (approximately 12% of all dwelling units).
- The design of the building is contemporary, comprised of rectilinear forms framed with horizontal ledges and vertical fins that outline key volumes in its massing composition. The top of the building has a flat roof with a combination of parapet and deep eaves and is programed with outdoor amenity space up top that has covered outdoor areas.
- The building facade is articulated with a palette of residential materials and muted colours, which modulates the façades into the appearance of an assembly of smaller buildings to keep the streetscape pedestrian friendly.
- The eastern and southern façades, fronting onto 102A Avenue and 150 Street, include a variety of materials consisting of fibre cement panel siding, faux wood metal panel soffits, metal panel feature accents to identify the lobby entrance as well as a two and three-storey townhouse expression at-grade with brick veneer cladding to provide for greater visual interest. The balconies are defined with metal guardrails with transparent glass panels for a light appearance.
- The building orientation ensures the units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.
- The proposed building achieves an attractive architectural form, using a contemporary character with high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.
- All ground-floor units have front door access and usable, private/semi-private outdoor space.

- The applicant will continue to work with staff on the proposed on-site signage to ensure it is coordinated with the building design and complies with the Surrey Sign By-law. The signage, as currently presented, is subject to further review by City staff and will be finalized before the proposal proceeds to Council for Final Adoption.

### Public Realm Interface

- The applicant is proposing a reduced building setback on the north and south lot lines which does not comply with the minimum 5.5 metre building setback recommended along street frontages for new multi-family developments in the Design Guidelines for the Stage 2 Plan. In this circumstance, staff are willing to support the reduced setbacks given that:
  - The minimum building setback guideline of 5.5 metres along street frontages for multi-family residential developments was not identified by staff until later on in the review process;
  - The applicant will provide a 5.5 metre building setback on 150 Street (an arterial road);
  - The applicant will provide a 5.2 metre building setback on 102A Avenue (a collector road);
  - The applicant is providing a larger setback, along the western façade, for a portion of the proposed building (4.5 metres to 8.0 metres); and
  - Future 103A Avenue is designated a local road in the Stage 2 Plan and, therefore, a reduced setback of 4.5 metres is considered acceptable given its road classification, short length and less prominent public realm interface.

### Indoor Amenity Space

- The proposed indoor amenity space is centrally located on the main floor and provides for greater pedestrian connectivity with the outdoor amenity space located along the western building façade.
- The indoor amenity space consists of a party room with a pool table, lounge seating, kitchen and dining area as well as a multipurpose room and exercise gym.
- The proposed indoor amenity space is approximately 250 square metres in total area which is less than the 306 square metres required under the Zoning Bylaw based on a total of 3 square metres per dwelling unit.
- On November 18, 2019, Council approved Corporate Report No. R206;2019 (“Updates to Indoor and Outdoor Amenity Space Requirements”). The report identified the minimum requirements for indoor amenity space that must be provided on-site (i.e. no cash-in-lieu). Based upon the minimum requirement for the building type proposed, 74 square metres of indoor amenity space is required on the subject site before cash-in-lieu can be provided to make up for any shortfall below the 3-square metre per unit bylaw requirement.



- Overall, the applicant proposes to provide approximately eighty-two (82%) of the required indoor amenity space and, furthermore, has agreed to provide a monetary contribution to the City (i.e. a cash-in-lieu contribution) to make up for the shortfall in accordance with City Policy.

### Outdoor Amenity Space and Proposed Landscaping

- The at-grade outdoor amenity space is centrally located and directly adjacent to the indoor amenity space. The at-grade outdoor amenity space consists of a large patio, with additional rooftop amenity space that consists of a seating area, lounge area, dining area, community garden and children's playground equipment.
- The proposed outdoor amenity space is roughly 386 square metres which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on a total of 3 square metres per dwelling unit.
- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1-metre high aluminum rail fence and privacy gate with layered planting that consists of a by-law sized tree, small shrubs and low-lying groundcover.
- The dwelling units fronting onto the street (102A Avenue and 150 Street) will have semi-private patio space and direct access to the adjacent sidewalk through a separate entryway.
- Each apartment unit that faces onto the street frontage will provide an "eyes-on-the street" function with active rooms facing toward the public realm.
- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.
- The applicant further proposes to provide a corner plaza that consists of bench seating and low-level planting where the frontages of 102A Avenue and 150 Street as well as 150 Street and future 103A Avenue intersect.

### Advisory Design Panel

ADP date: April 13, 2023

The applicant has agreed to resolve the remaining outstanding items noted below, from the ADP review, to the satisfaction of the Planning and Development Department before Final Approval of the Development Permit, should the application be supported by Council.

### Outstanding Items

- City staff will continue to work with the applicant to resolve the following outstanding design-related issues and Advisory Design Panel Comments, as follows:
  - Provide a higher quality material at the lobby entrance point;
  - Refinement to the architectural design detailing;
  - Coordinate the architectural drawings and landscape plans to address grading and promote greater accessibility; and

- Provide more information on the proposed landscape lighting to reduce light pollution.

**TREES**

- Laura Leigh, ISA Certified Arborist of Davey Resource Group, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Aspen	6	6	0
Bigleaf Maple	1	1	0
Cherry	1	1	0
Lombardy Poplar	1	1	0
<b>Coniferous Trees</b>			
Cypress	1	1	0
Douglas Fir	1	1	0
Lodgepole Pine	2	2	0
Western Red Cedar	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>21</b>	
<b>Total Retained and Replacement Trees</b>		<b>21</b>	
<b>Contribution to the Green City Program</b>		<b>\$6,050</b>	

- The Arborist Assessment states that there are a total of fifteen (15) mature trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately twelve (12%) of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees could be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of thirty-two (32) replacement trees on the site. Since only twenty-one (21) replacement trees can be accommodated on the site, the deficit of eleven (11) replacement trees will require a cash-in-lieu payment of \$6,050, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 102A Avenue and 150 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 Autumn Brilliance Serviceberry, Dawyck Gold Beech, Pink Star Magnolia, Weeping White Spruce, Daybreak Cherry and Chanticleer Pear.
- In summary, a total of twenty-one (21) trees are proposed to be retained or replaced on the site with a contribution of \$6,050 to the Green City Program.

### 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 and Tree Preservation
Appendix V.	ADP Comments and Response

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MJ/ar

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Revision:

4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20220701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YY-MM-DD | DESCRIPTION | DRWN | CHK

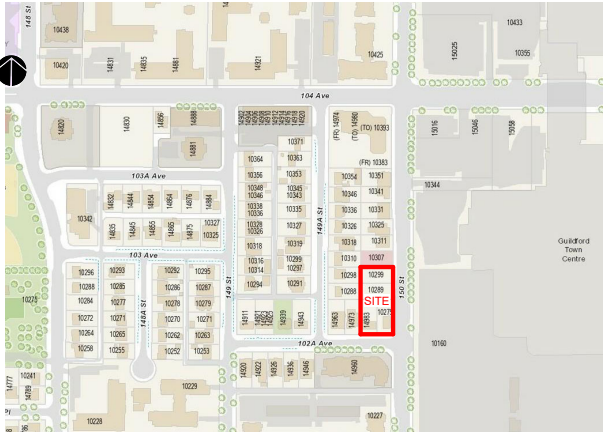
Consultants



**PERSPECTIVE**  
 (VIEW FROM 102A AVENUE AND 150 STREET)

**PROPOSED 6-STORY 102 UNITS APARTMENT DEVELOPMENT**  
**SUBMISSION TO ADP - APRIL 13, 2023**  
**DP-21-0230**

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC



LOCATION MAP

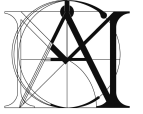
DRAWING LIST	
Sheet Number	Sheet Name
A001	COVER SHEET
A002	DESIGN CONCEPTS AND PRECEDENT IMAGES
A003	DESIGN CONCEPTS AND PRECEDENT IMAGES
A004	CONTEXT PLAN & STREET SCAPE
A005	SITE ANALYSIS
A006	SHADOW ANALYSIS
A007	MASSING STUDIES
A008	BASE PLAN
A009	FIRE DEPARTMENT ACCESS SITE PLAN
A010	PROJECT DATA & CALCULATIONS
A100	SITE PLAN
A101	PARKADE 1 FLOOR PLAN
A102	PARKADE 2 FLOOR PLAN
A103	LEVEL 1 FLOOR PLAN
A104	LEVEL 2-4 FLOOR PLAN
A105	LEVEL 5 FLOOR PLAN

DRAWING LIST	
Sheet Number	Sheet Name
A106	LEVEL 6 FLOOR PLAN
A107	ROOF DECK LEVEL
A200	NORTH & SOUTH ELEVATION
A201	WEST & EAST ELEVATION
A202	ENLARGED ELEVATION (TOWNHOUSE EXPRESSION)
A203	ENLARGED DETAILS
A300	SECTION 1
A301	SECTION 2
A302	CROSS SECTIONS
A303	BASEMENT SECTIONS
A400	PERSPECTIVES
A401	PERSPECTIVES
A500	ENLARGED INDOOR AMENITY PLAN
A501	ENLARGED UNIT PLANS
A502	ENLARGED UNIT PLANS
A503	ENLARGED UNIT PLANS
A504	ENLARGED UNIT PLANS
A505	ENLARGED UNIT PLANS
A506	ENLARGED UNIT PLANS

Project Title:  
**PROPOSED 6-STORY APARTMENT**  
 10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:  
**COVER SHEET**

Drawn: **RNO**  
 Checked: **MC**  
 Scale:  
 Project Number:  
 Revision Date: **20231020**      Dep. No.:  
 Print Date: **02/08/22**      **A001**



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Revision:

4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

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Project Title:

**PROPOSED 6-STORY APARTMENT**

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:

**BASE PLAN**

Drawn: RNO

Checked: MC

Scale: 1 : 150

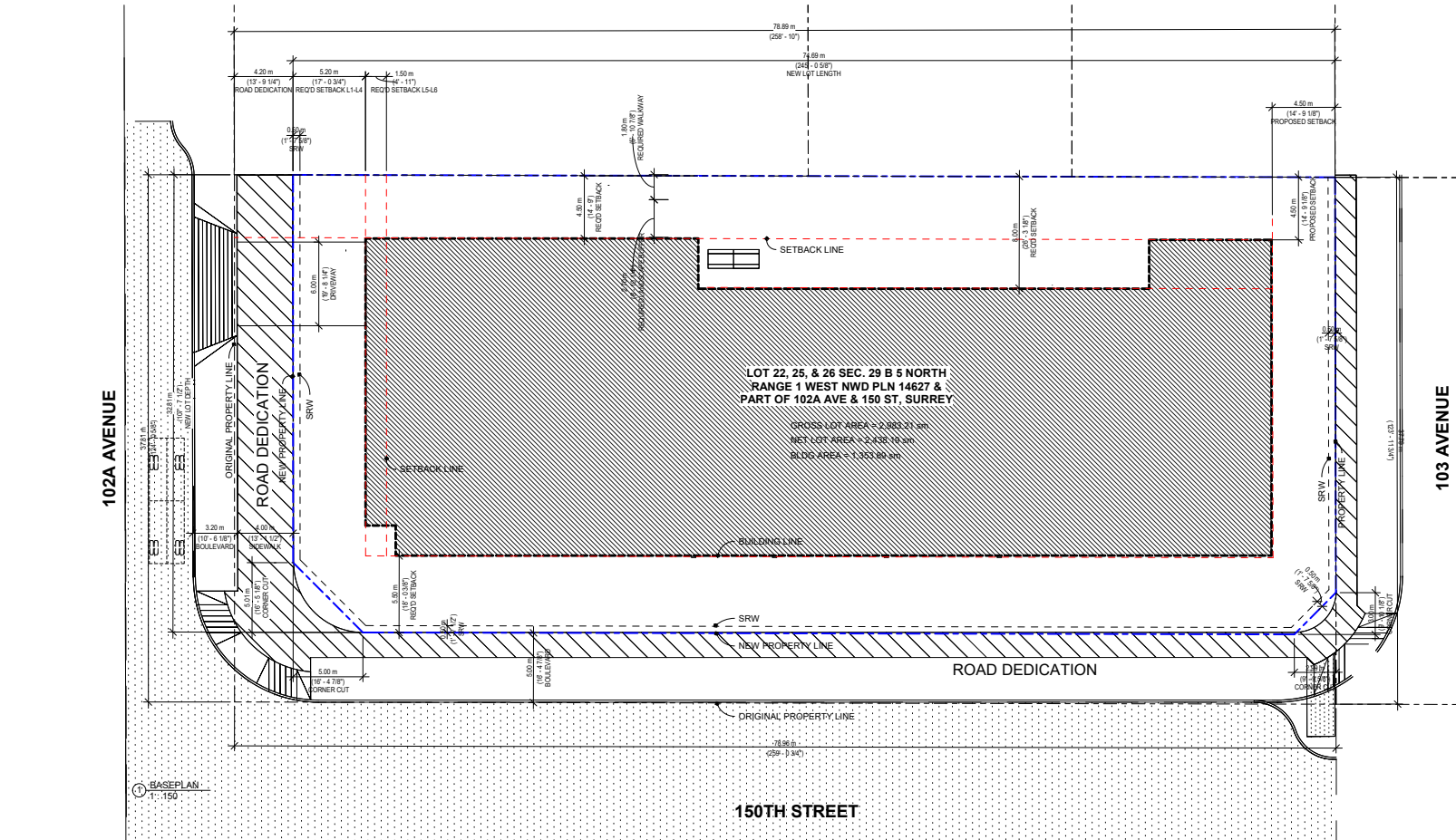
Project Number:

Revision Date: 20231020

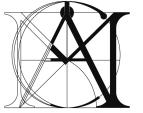
Dwg. No.:

Print Date: 02/08/22

**A008**



1 BASEPLAN  
 T: 150



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Revision:				
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3	2023080 3	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	2023031 2	UPDATED LDP PACKAGE	RNO	MC
1	2021070 1	LAND DEVELOPMENT APPLICATION	RNO	MC
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
Consultants:				

Project Title  
**PROPOSED 6-STORY APARTMENT**  
 10275, 10289, 10299 150 ST  
 AND 14983 102A AVENUE,  
 SURREY BC

Sheet Title  
**PROJECT DATA & CALCULATIONS**

Drawn: RNO  
 Checked: MC  
 Scale:  
 Project Number:  
 Revision Date: 20231020  
 Dwg. No.:  
 Print Date: 04/28/20  
**A010**

AREA SCHEDULE					
LEVEL	ARE TYPE	UNIT NUMBER	COUNT	FLOOR AREA	
LEVEL 1					
LEVEL 1	1 BR	104	1	50.98 m <sup>2</sup>	
LEVEL 1	1 BR	105	1	50.98 m <sup>2</sup>	
LEVEL 1	1 BR	106	1	50.98 m <sup>2</sup>	
LEVEL 1	1 BR	112 (Adaptable)	1	52.22 m <sup>2</sup>	
1 BR: 4				205.16 m <sup>2</sup>	
LEVEL 1	1 BR + D	101(Adaptable)	1	72.41 m <sup>2</sup>	
LEVEL 1	1 BR + D	107	1	55.57 m <sup>2</sup>	
LEVEL 1	1 BR + D	111	1	60.6 m <sup>2</sup>	
1 BR + D: 3				188.58 m <sup>2</sup>	
LEVEL 1	2 BR	102 (Adaptable)	1	87.12 m <sup>2</sup>	
LEVEL 1	2 BR	103 (Adaptable)	1	67.91 m <sup>2</sup>	
LEVEL 1	2 BR	108 (Adaptable)	1	75.58 m <sup>2</sup>	
LEVEL 1	2 BR	110	1	65.27 m <sup>2</sup>	
2 BR: 4				295.87 m <sup>2</sup>	
LEVEL 1	3 BR	109 (Adaptable)	1	97.01 m <sup>2</sup>	
3 BR: 1				97.01 m <sup>2</sup>	
LEVEL 1	COMMON AREAS	100	1	231.96 m <sup>2</sup>	
COMMON AREAS: 1				231.96 m <sup>2</sup>	
LEVEL 1	INDOOR AMENITY	ENTERTAINMENT HALL	1	140.12 m <sup>2</sup>	
LEVEL 1	INDOOR AMENITY	EXERCISE GYM	1	59.58 m <sup>2</sup>	
LEVEL 1	INDOOR AMENITY	MULTI-FUNCTION RM	1	50.58 m <sup>2</sup>	
INDOOR AMENITY: 3				250.28 m <sup>2</sup>	
LEVEL 1: 16				1268.87 m <sup>2</sup>	
LEVEL 2					
LEVEL 2	1 BR	204	1	52.18 m <sup>2</sup>	
LEVEL 2	1 BR	205	1	49.39 m <sup>2</sup>	
LEVEL 2	1 BR	206	1	49.44 m <sup>2</sup>	
LEVEL 2	1 BR	207	1	49.46 m <sup>2</sup>	
LEVEL 2	1 BR	213	1	50.88 m <sup>2</sup>	
LEVEL 2	1 BR	214	1	50.86 m <sup>2</sup>	
LEVEL 2	1 BR	215	1	49.76 m <sup>2</sup>	
LEVEL 2	1 BR	217	1	52.08 m <sup>2</sup>	
LEVEL 2	1 BR	217	1	52.08 m <sup>2</sup>	
1 BR: 8				404.04 m <sup>2</sup>	
LEVEL 2	1 BR + D	201 (Adaptable)	1	59.19 m <sup>2</sup>	
LEVEL 2	1 BR + D	208	1	54.04 m <sup>2</sup>	
1 BR + D: 2				113.23 m <sup>2</sup>	
LEVEL 2	2 BR	203	1	72.83 m <sup>2</sup>	
LEVEL 2	2 BR	209 (Adaptable)	1	73.5 m <sup>2</sup>	
LEVEL 2	2 BR	212	1	59.2 m <sup>2</sup>	
LEVEL 2	2 BR	216	1	66.13 m <sup>2</sup>	
LEVEL 2	2 BR	218	1	70.55 m <sup>2</sup>	
2 BR: 5				342.21 m <sup>2</sup>	
LEVEL 2	2 BR + D	202	1	90.43 m <sup>2</sup>	
LEVEL 2	2 BR + D	211	1	90.44 m <sup>2</sup>	
2 BR + D: 2				180.87 m <sup>2</sup>	
LEVEL 2	3 BR	210	1	94.79 m <sup>2</sup>	
3 BR: 1				94.79 m <sup>2</sup>	
LEVEL 2	COMMON AREAS	200	1	154.39 m <sup>2</sup>	
COMMON AREAS: 1				154.39 m <sup>2</sup>	
LEVEL 2: 19				1289.52 m <sup>2</sup>	

AREA SCHEDULE					
LEVEL	ARE TYPE	UNIT NUMBER	COUNT	FLOOR AREA	
LEVEL 3					
LEVEL 3	1 BR	304	1	52.18 m <sup>2</sup>	
LEVEL 3	1 BR	305	1	49.39 m <sup>2</sup>	
LEVEL 3	1 BR	306	1	49.44 m <sup>2</sup>	
LEVEL 3	1 BR	307	1	49.46 m <sup>2</sup>	
LEVEL 3	1 BR	313	1	50.88 m <sup>2</sup>	
LEVEL 3	1 BR	314	1	50.87 m <sup>2</sup>	
LEVEL 3	1 BR	315	1	49.76 m <sup>2</sup>	
LEVEL 3	1 BR	317	1	52.08 m <sup>2</sup>	
1 BR: 9				404.06 m <sup>2</sup>	
LEVEL 3	1 BR + D	301 (Adaptable)	1	59.19 m <sup>2</sup>	
LEVEL 3	1 BR + D	308	1	54.04 m <sup>2</sup>	
1 BR + D: 2				113.23 m <sup>2</sup>	
LEVEL 3	2 BR	303	1	72.83 m <sup>2</sup>	
LEVEL 3	2 BR	309 (Adaptable)	1	73.5 m <sup>2</sup>	
LEVEL 3	2 BR	312	1	59.2 m <sup>2</sup>	
LEVEL 3	2 BR	316	1	66.12 m <sup>2</sup>	
LEVEL 3	2 BR	318	1	70.57 m <sup>2</sup>	
2 BR: 5				342.22 m <sup>2</sup>	
LEVEL 3	2 BR + D	302	1	90.43 m <sup>2</sup>	
LEVEL 3	2 BR + D	311	1	90.44 m <sup>2</sup>	
2 BR + D: 2				180.87 m <sup>2</sup>	
LEVEL 3	3 BR	310	1	94.79 m <sup>2</sup>	
3 BR: 1				94.79 m <sup>2</sup>	
LEVEL 3	COMMON AREAS	300	1	154.36 m <sup>2</sup>	
COMMON AREAS: 1				154.36 m <sup>2</sup>	
LEVEL 3: 19				1289.52 m <sup>2</sup>	
LEVEL 4					
LEVEL 4	1 BR	404	1	52.18 m <sup>2</sup>	
LEVEL 4	1 BR	405	1	49.39 m <sup>2</sup>	
LEVEL 4	1 BR	406	1	49.44 m <sup>2</sup>	
LEVEL 4	1 BR	407	1	49.46 m <sup>2</sup>	
LEVEL 4	1 BR	413	1	50.88 m <sup>2</sup>	
LEVEL 4	1 BR	414	1	50.86 m <sup>2</sup>	
LEVEL 4	1 BR	415	1	49.76 m <sup>2</sup>	
LEVEL 4	1 BR	417	1	52.08 m <sup>2</sup>	
1 BR: 8				404.04 m <sup>2</sup>	
LEVEL 4	1 BR + D	401(Adaptable)	1	59.19 m <sup>2</sup>	
LEVEL 4	1 BR + D	408	1	54.04 m <sup>2</sup>	
1 BR + D: 2				113.23 m <sup>2</sup>	
LEVEL 4	2 BR	403	1	72.83 m <sup>2</sup>	
LEVEL 4	2 BR	409 (Adaptable)	1	73.5 m <sup>2</sup>	
LEVEL 4	2 BR	412	1	59.2 m <sup>2</sup>	
LEVEL 4	2 BR	416	1	66.13 m <sup>2</sup>	
LEVEL 4	2 BR	418	1	70.57 m <sup>2</sup>	
2 BR: 5				342.23 m <sup>2</sup>	
LEVEL 4	2 BR + D	402	1	90.43 m <sup>2</sup>	
LEVEL 4	2 BR + D	411	1	90.44 m <sup>2</sup>	
2 BR + D: 2				180.87 m <sup>2</sup>	
LEVEL 4	3 BR	410	1	94.79 m <sup>2</sup>	
3 BR: 1				94.79 m <sup>2</sup>	
LEVEL 4	COMMON AREAS	400	1	154.36 m <sup>2</sup>	
COMMON AREAS: 1				154.36 m <sup>2</sup>	
LEVEL 4: 19				1289.52 m <sup>2</sup>	

AREA SCHEDULE					
LEVEL	ARE TYPE	UNIT NUMBER	COUNT	FLOOR AREA	
LEVEL 5					
LEVEL 5	1 BR	501	1	53.11 m <sup>2</sup>	
LEVEL 5	1 BR	504	1	52.18 m <sup>2</sup>	
LEVEL 5	1 BR	505	1	49.39 m <sup>2</sup>	
LEVEL 5	1 BR	506	1	49.42 m <sup>2</sup>	
LEVEL 5	1 BR	507	1	49.45 m <sup>2</sup>	
LEVEL 5	1 BR	513	1	50.9 m <sup>2</sup>	
LEVEL 5	1 BR	514	1	50.88 m <sup>2</sup>	
LEVEL 5	1 BR	515	1	49.76 m <sup>2</sup>	
LEVEL 5	1 BR	517	1	52.05 m <sup>2</sup>	
1 BR: 9				457.15 m <sup>2</sup>	
LEVEL 5	1 BR + D	508	1	54.02 m <sup>2</sup>	
1 BR + D: 1				54.02 m <sup>2</sup>	
LEVEL 5	2 BR	502	1	80.05 m <sup>2</sup>	
LEVEL 5	2 BR	503	1	72.82 m <sup>2</sup>	
LEVEL 5	2 BR	509	1	73.49 m <sup>2</sup>	
LEVEL 5	2 BR	512	1	59.15 m <sup>2</sup>	
LEVEL 5	2 BR	516	1	66 m <sup>2</sup>	
LEVEL 5	2 BR	518	1	63.71 m <sup>2</sup>	
2 BR: 6				415.22 m <sup>2</sup>	
LEVEL 5	2 BR + D	511	1	90.35 m <sup>2</sup>	
2 BR + D: 1				90.35 m <sup>2</sup>	
LEVEL 5	3 BR	510	1	94.74 m <sup>2</sup>	
3 BR: 1				94.74 m <sup>2</sup>	
LEVEL 5	COMMON AREAS	500	1	154.36 m <sup>2</sup>	
COMMON AREAS: 1				154.36 m <sup>2</sup>	
LEVEL 5: 19				1265.84 m <sup>2</sup>	
LEVEL 6					
LEVEL 6	1 BR	601	1	53.11 m <sup>2</sup>	
LEVEL 6	1 BR	604	1	52.18 m <sup>2</sup>	
LEVEL 6	1 BR	605	1	49.39 m <sup>2</sup>	
LEVEL 6	1 BR	606	1	49.42 m <sup>2</sup>	
LEVEL 6	1 BR	607	1	49.45 m <sup>2</sup>	
LEVEL 6	1 BR	613	1	50.9 m <sup>2</sup>	
LEVEL 6	1 BR	614	1	50.88 m <sup>2</sup>	
LEVEL 6	1 BR	615	1	49.76 m <sup>2</sup>	
LEVEL 6	1 BR	617	1	52.05 m <sup>2</sup>	
1 BR: 9				457.15 m <sup>2</sup>	
LEVEL 6	1 BR + D	608	1	54.02 m <sup>2</sup>	
1 BR + D: 1				54.02 m <sup>2</sup>	
LEVEL 6	2 BR	602	1	80.05 m <sup>2</sup>	
LEVEL 6	2 BR	603	1	72.82 m <sup>2</sup>	
LEVEL 6	2 BR	609	1	73.49 m <sup>2</sup>	
LEVEL 6	2 BR	612	1	59.15 m <sup>2</sup>	
LEVEL 6	2 BR	616	1	66 m <sup>2</sup>	
LEVEL 6	2 BR	618	1	63.71 m <sup>2</sup>	
2 BR: 6				415.21 m <sup>2</sup>	
LEVEL 6	2 BR + D	611	1	90.24 m <sup>2</sup>	
2 BR + D: 1				90.24 m <sup>2</sup>	
LEVEL 6	3 BR	610	1	94.74 m <sup>2</sup>	
3 BR: 1				94.74 m <sup>2</sup>	
LEVEL 6	COMMON AREAS	600	1	154.36 m <sup>2</sup>	
COMMON AREAS: 1				154.36 m <sup>2</sup>	
LEVEL 6: 19				1265.72 m <sup>2</sup>	
Grand total: 111				7668.99 m <sup>2</sup>	

FSR COMPUTATIONS				
	GROSS AREA (sm)	FSR EXCLUDED AREA - AMENITY SPACE (sm)	FAR INCLUDED AREA (sm)	
PARKING LEVEL 1				
PARKING LEVEL 2				
LEVEL 1	1,268.87	249.58	1,019.29	
LEVEL 2	1,289.52	-	1,289.52	
LEVEL 3	1,289.52	-	1,289.52	
LEVEL 4	1,289.52	-	1,289.52	
LEVEL 5	1,265.84	-	1,265.84	
LEVEL 6	1,265.84	-	1,265.84	
<b>TOTAL</b>	<b>7,668.99</b>	<b>249.58</b>	<b>7,419.41</b>	

FAR CALCULATION BASED ON GROSS LOT AREA			
GROSS LOT AREA:		2,983.21 sm (32,111 sf)	
PROPOSED NEW FLOOR AREA (net):		7,419.41 sm (79,861.90 sf)	
FAR BASED ON GROSS LOT AREA:		2.487 FAR	
FAR CALCULATION BASED ON NEW LOT AREA			
NEW LOT AREA AFTER ROAD DEDICATION:		2,438.19 sm (26,244 sf) <sup>(A)</sup>	
PROPOSED GROSS FLOOR AREA: (A)		7,668.32 sm <sup>(B)</sup>	
DEDUCTIONS (FAR EXCLUSION): AMENITY AREA (B)		249.58 sm <sup>(C)</sup>	
FAR INCLUSION AREA (B-C)		7,419.41 sm <sup>(D)</sup>	
PROPOSED FAR: (A X 2.5)		2.50 FAR	6,095.48 sm
FSR PROVIDED (BASED ON NET LOT AREA): (B/A)		3.04 FAR	7,419.41 sm

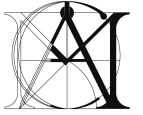
UNIT MIX						
	1 BR	1 BR + DEN	2 BR	2 BR + DEN	3 BR	TOTAL UNITS
LEVEL 1	4	3	4	-	1	12
LEVEL 2	8	2	5	2	1	18
LEVEL 3	8	2	5	2	1	18
LEVEL 4	8	2	5	2	1	18
LEVEL 5	9	1	6	1	1	18
LEVEL 6	9	1	6	1	1	18
<b>TOTAL</b>	<b>46</b>	<b>11</b>	<b>31</b>	<b>8</b>	<b>6</b>	<b>102</b>
<b>UNIT MIX %</b>	<b>45.10%</b>	<b>10.78%</b>	<b>30.40%</b>	<b>7.84%</b>	<b>5.88%</b>	<b>100%</b>
	<b>55.88%</b>		<b>44.12%</b>			<b>100%</b>

OTHER AREA CALCULATIONS:					
SPACE	REQUIREMENT	NO. OF UNITS	REQUIRED	PROVIDED	
INDOOR AMENITY AREA	3 sm/UNIT	102 UNITS	306 sm	249.58 sm	
OUTDOOR AMENITY AREA:	3 sm/UNIT	102 UNITS	306 sm	385.50 sm	

ADAPTABLE UNIT PROVISION:	
REQUIREMENT:	10% OF DWELLING UNITS
REQUIRED:	102 DWELLING UNITS X 0.1 = 10.2 UNITS (10 ADAPTABLE UNITS REQUIRED)
PROVIDED:	12 ADAPTABLE DWELLING UNITS : UNITS 101,102, 103, 108, 109, 112 (50% LOCATED ON GROUND FLOOR LEVEL) UNITS 201, 209,301, 309, 401, 409 (6 UNITS, 50% LOCATED ON LEVELS 2-4)

PARKING CALCULATIONS:			
TOTAL UNITS:	102 DWELLING UNITS	REQUIRED:	PROPOSED:
TABLE C.1	1.1 SPACE / UNIT	112.2 SPACES	112 SPACES (45 SPACES @ LEVEL P1, 66 SPACES @ LEVEL P2)





**MATTHEW CHENG ARCHITECT INC.**

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VANCOUVER, BC V6A 2K9  
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Cel: (604) 649-0669 / Email: matthew@mca.ca

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Revision:

NO.	DATE	DESCRIPTION	BY	CHK
4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | Y1-MM-DD | DESCRIPTION | DRWN | CHK

Consultants:

Project Title:

**PROPOSED 6-STORY APARTMENT**

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:

**SITE PLAN**

Drawn: **RN**

Checked: **MC**

Scale: **1 : 150**

Project Number:

Revision Date:

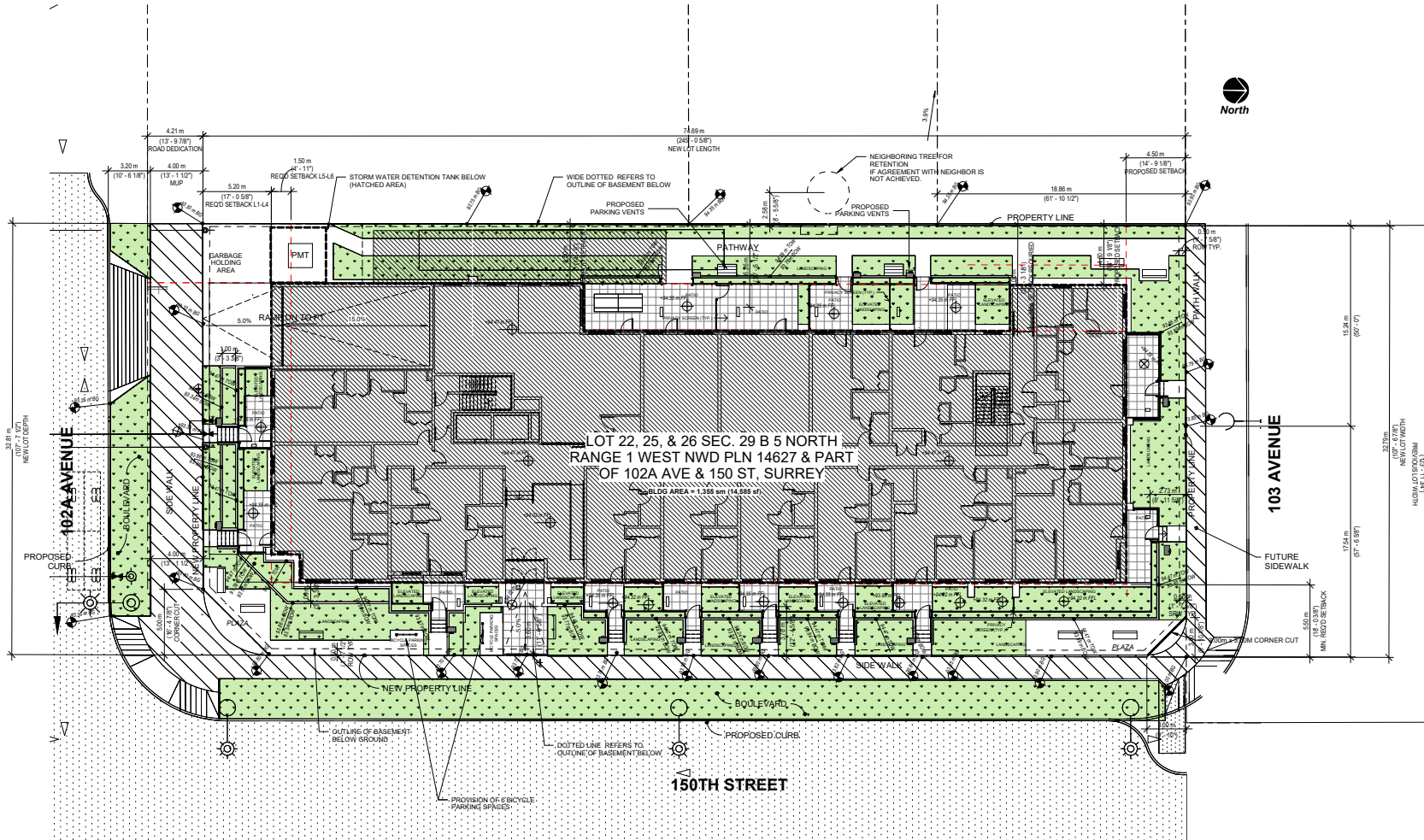
20231020

Dwg. No.:

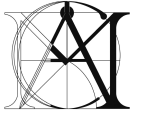
Print Date:

04/27/23

**A100**



1 SITE PLAN  
1 : 150



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4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YI-MM-DD | DESCRIPTION | DRWN | CHK

Consultants:

Project Title:

## PROPOSED 6-STORY APARTMENT

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:

## PARKADE 1 FLOOR PLAN

Drawn: RN

Checked: MC

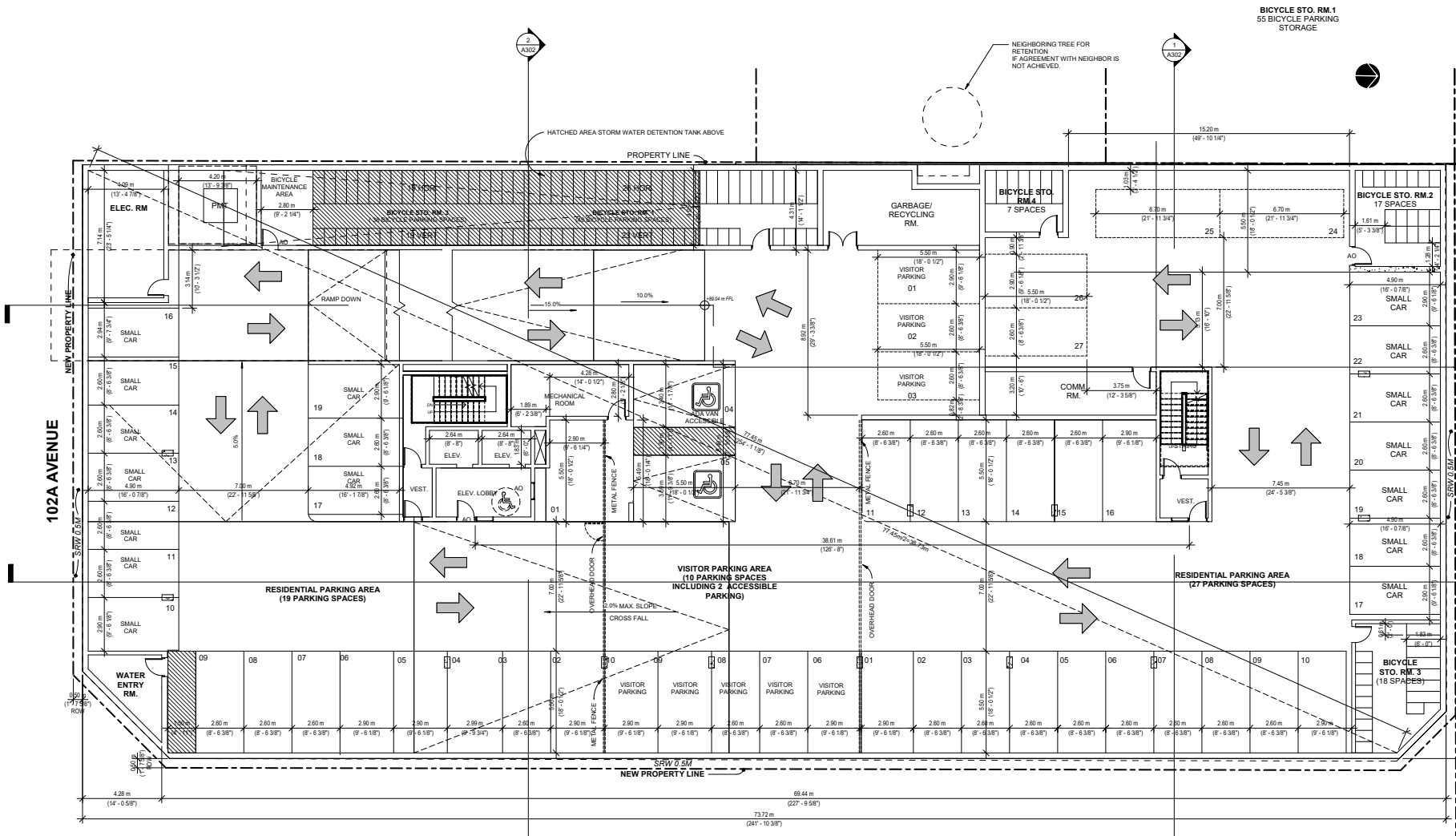
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Project Number:

Revision Date: 20231020

Print Date: 10/16/23

Drawn No: Dwg. No: A101

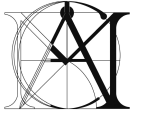


### 150TH STREET

**EV PARKING REQUIREMENT (Part 6 A.7):**  
 - 1 PER SUITE PARKING STALLS  
 - 50% FOR VISITOR PARKING STALLS

**P1 TOTAL PARKING SPACES:**  
 VISITOR PARKING + ACCESSIBLE PARKING 10  
 RESIDENTIAL PARKING 46  
**BASEMENT LEVEL 1 TOTAL 56**

1 PARKADE 1 PLAN  
1 - 100



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Revision:

NO.	DATE	DESCRIPTION	BY	CHK
4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20230315	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV: (YI-MM-DD) DESCRIPTION (BY) (CHK)

Consultants:

Project Title:

## PROPOSED 6-STORY APARTMENT

10275, 10289, 10299 150 ST  
AND 14983 102A AVENUE,  
SURREY BC

Sheet Title:

## PARKADE 2 FLOOR PLAN

Drawn: RNO

Checked: MC

Scale: 1 : 100

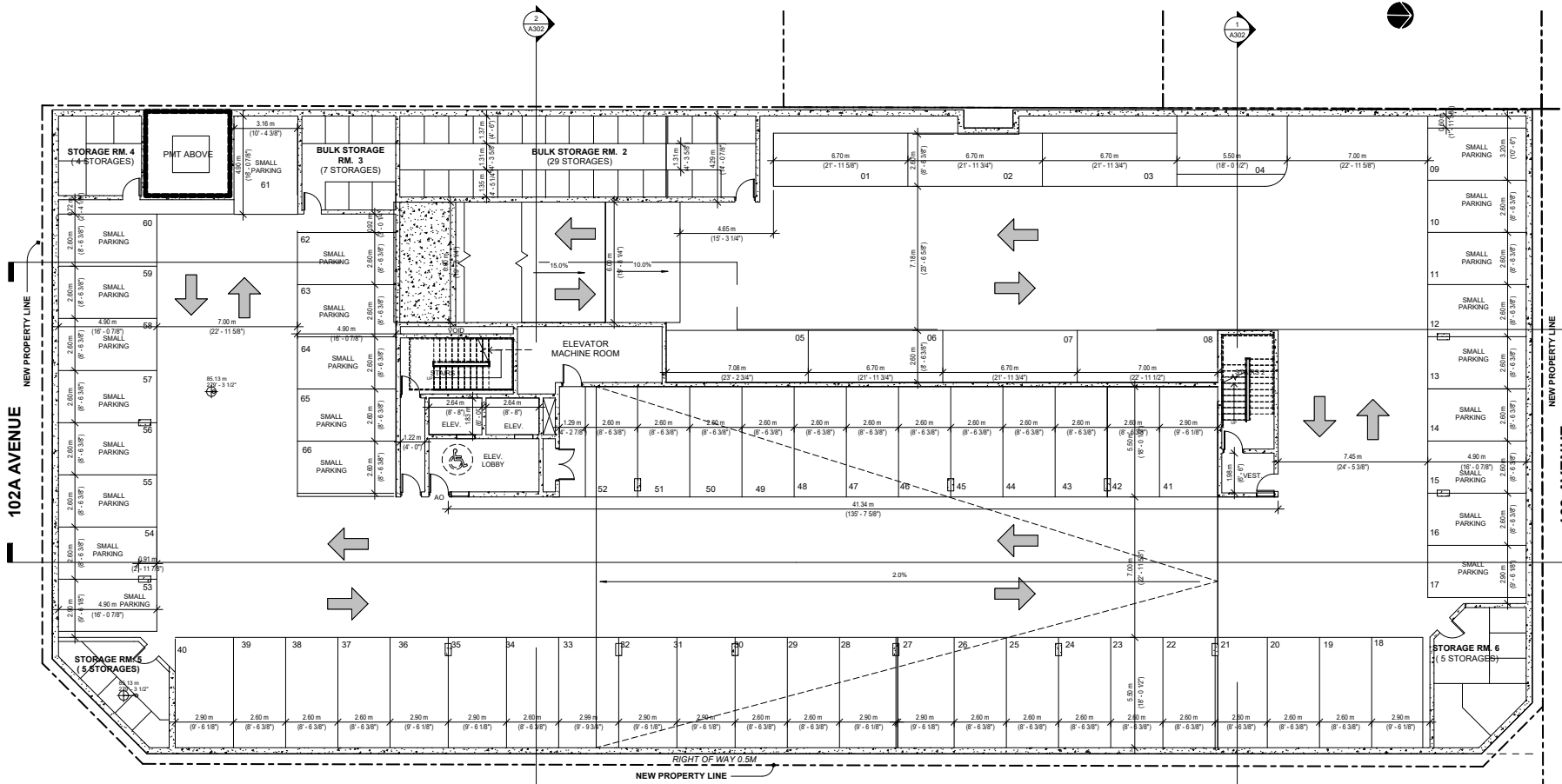
Project Number:

Revision Date: 20231020

Dwg. No.:

Print Date: 10/16/17

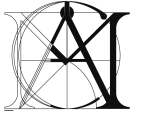
# A102



P2 TOTAL PARKING SPACES:  
BASEMENT PARKING LEVEL 2 RESIDENTIAL 66

① PARKADE 2  
1 : 100

### 150TH STREET



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Revision:					
4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC	
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC	
2	20230318	UPDATED LDP PAC PACKAGE	RNO	MC	
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC	

REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title

**PROPOSED 6-STORY APARTMENT**

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title

**ROOF DECK LEVEL**

Drawn: RNO

Checked: MC

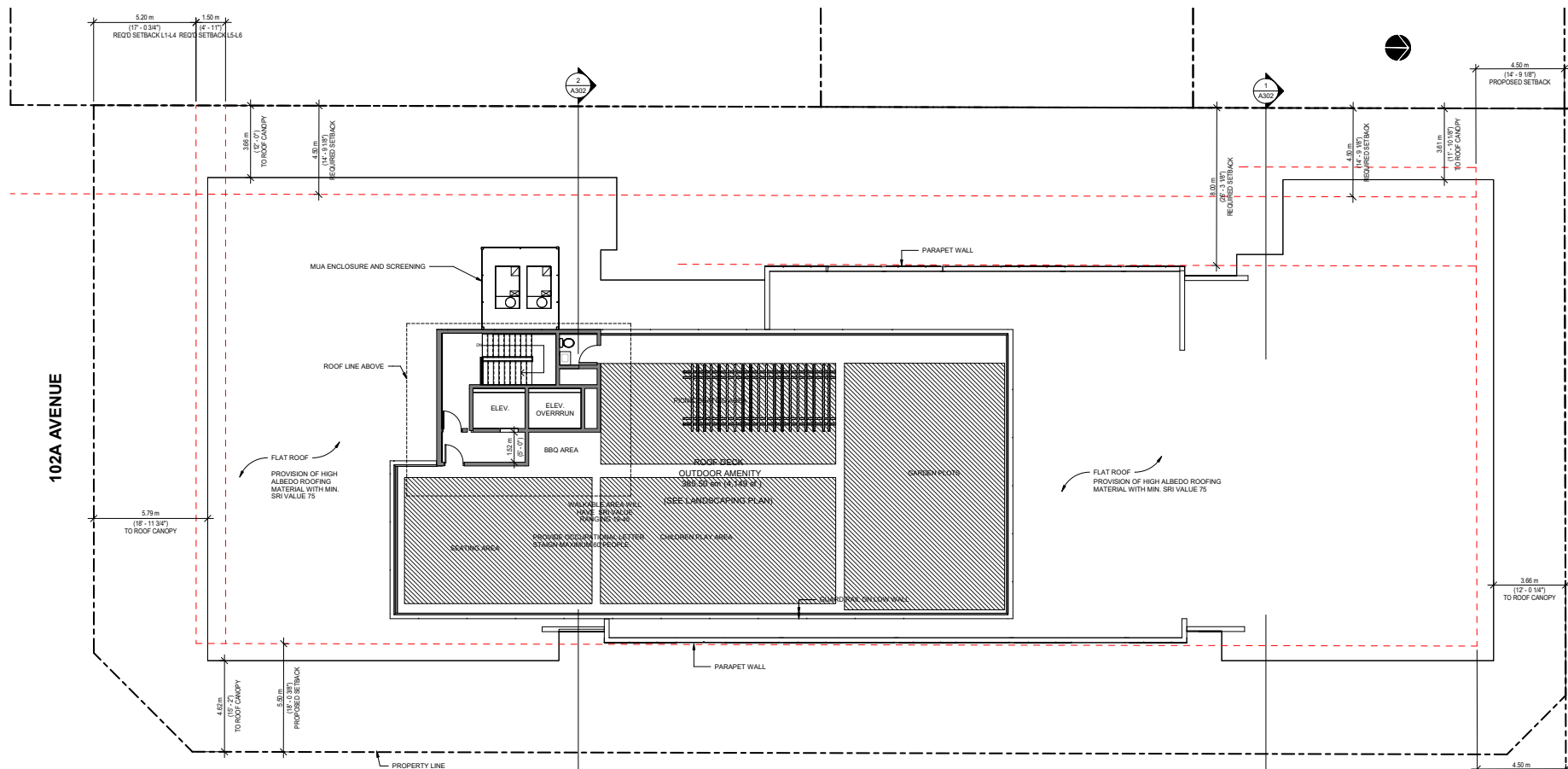
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Project Number:

Revision Date: 20231020

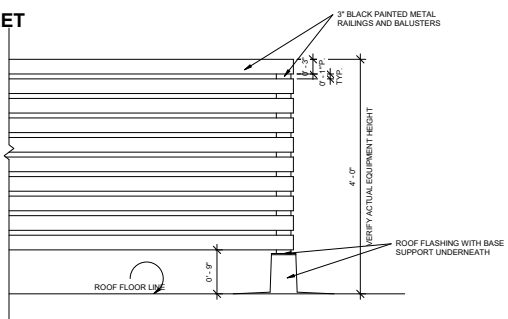
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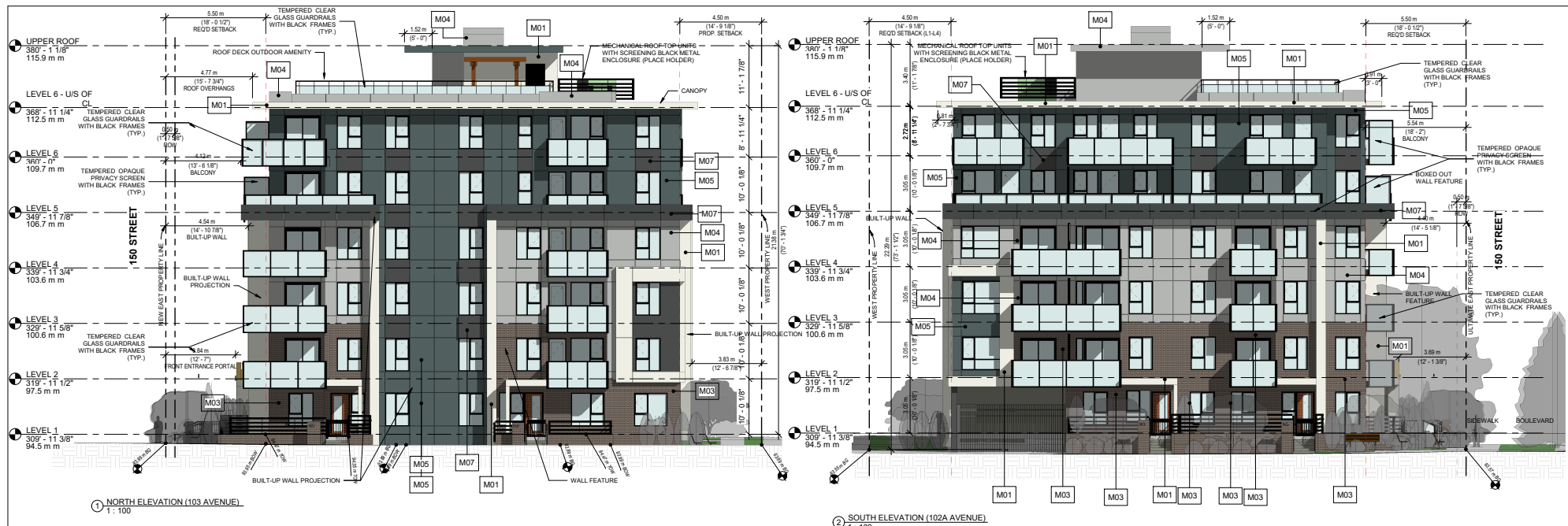
Dwg. No: A107



1 ROOF DECK (OUTDOOR AMENITY)  
1:100

2 MUA ENCLOSURE & SCREENING DETAIL  
1" = 1'-0"





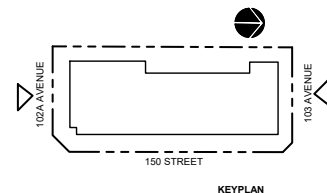
**PROPOSED EXTERIOR FINISHES**

- M01: BUILT-UP WALLS, EXTERIOR WALLS AND BELTS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
ARCTIC WHITE BY JAMES HARDIE
- M02: WALL FEATURE ACCENTS**  
METAL PANEL WITH HC-7 BY BENJAMINE MOORE COLOUR EQUIVALENT
- M03: EXTERIOR WALLS**  
SILVERADO VELOUR THIN BRICK BY MUTUAL MATERIAL
- M04: EXTERIOR WALLS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
LIGHT MIST BY JAMES HARDIE

- M05: EXTERIOR WALLS, BALCONY/ROOF PROJECTIONS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
EVENING BLUE BY JAMES HARDIE
- M06: EXTERIOR WALLS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
GRAY SLATE BY JAMES HARDIE
- M07: EXTERIOR WALLS, ROOF FASCIA**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING)  
SMOOTH TEXTURE  
IRON GRAY BY JAMES HARDIE
- M08: SOFFITS**  
FAUX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS

- EXTERIOR GUARDRAILS:**  
TEMPERED CLEAR GLASS WITH BLACK METAL FRAMES
- PRIVACY SCREENS:**  
TEMPERED OPAQUE GLASS WITH BLACK METAL FRAMES

NOTE: ELEVATIONS SHOW PROJECTED SHADE AND SHADOWS TO INDICATE DEPTHS OF BUILT-UP WALLS AND CANOPIES PROJECTIONS



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RE	YY-MM	ISSUE DESCRIPTION	DRAW	REVIEWED
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

Consultants

Project  
**PROPOSED 6-STOREY APARTMENT**

Sheet  
**NORTH & SOUTH ELEVATION**

Drawn	RN	Scale	1 : 100
Checked	MC	Project	
Revision		Dwg.	
Print Date:	10/19/17		

**A200**



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3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC



**Project**  
 PROPOSED  
 6-STOREY  
 APARTMENT

**Sheet**  
 WEST & EAST  
 ELEVATION

<b>Drawn</b>	RN	<b>Scale</b>	1 : 100
<b>Checked</b>	MC	<b>Project</b>	
<b>Revision</b>		<b>Dwg.</b>	A201
		<b>Print Date:</b>	10/19/17





PERSPECTIVE  
(TOWNHOUSE EXPRESSION FOR UNITS FACING 150 STREET)



PERSPECTIVE  
(TOWNHOUSE EXPRESSION FOR UNITS FACING 102A AVENUE)



PERSPECTIVE  
(TOWNHOUSE EXPRESSION FOR UNITS FACING THE REAR YARD)



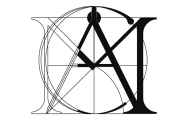
PERSPECTIVE  
(TOWNHOUSE EXPRESSION CORNER UNIT 102  
AVE. AND 150 ST.)



- M01:** BUILT-UP WALLS, EXTERIOR WALLS AND BELTS  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE ARCTIC WHITE BY JAMES HARDIE
- M02:** WALL FEATURE ACCENTS  
METAL PANELS WITH HC-7 BY BENJAMINE MOORE COLOUR EQUIVALENT
- M03:** EXTERIOR WALLS  
SILVERADO VELOUR THIN BRICK BY MUTUAL MATERIAL
- M04:** EXTERIOR WALLS  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE LIGHT MIST BY JAMES HARDIE

- M05:** EXTERIOR WALLS, BALCONY/ROOF PROJECTIONS  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE EVENING BLUE BY JAMES HARDIE
- M06:** EXTERIOR WALLS  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE GRAY SLATE BY JAMES HARDIE
- M07:** EXTERIOR WALLS, ROOF FASCIA  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE IRON GRAY BY JAMES HARDIE

- M08:** EXTERIOR WALLS, SOFFITS  
WHITE OAK FAUX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS



**MATTHEW CHENG ARCHITECT INC.**  
Unit 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cel: (604) 649-0669 / Email: matthew@mca.ca

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Revision:

NO.	DATE	DESCRIPTION	RNO	MC
4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
3	20230803	LAND DEVELOPMENT RESUBMISSION	RNO	MC
2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YY-MM-DD | DESCRIPTION | DRAWN | CHK

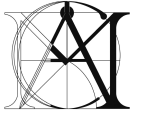
Consultants

Project Title:  
**PROPOSED 6-STORY APARTMENT**  
10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:  
**ENLARGED ELEVATION (TOWNHOUSE EXPRESSION)**

Drawn: RNO  
Checked: MC  
Scale: 1 : 25  
Project Number:

Revision Date: 20231020  
Print Date: 02/08/22  
Deg. No.: A202



**MATTHEW CHENG ARCHITECT INC.**

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VANCOUVER, BC V6A 2K9  
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Revision:

NO	DATE	DESCRIPTION	BY	CHK
4	20231020	LAND DEVELOPMENT RESUBMISSION	RNO	MC
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2	20220318	UPDATED LDP PACKAGE	RNO	MC
1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV	DATE	DESCRIPTION	BY	CHK
1	20231020			

Project Title:

**PROPOSED 6-STORY APARTMENT**

10275, 10289, 10299 150 ST AND 14983 102A AVENUE, SURREY BC

Sheet Title:

**ENLARGED DETAILS**

Drawn: Author

Checked: Checker

Scale: As indicated

Project Number:

Revision Date:

20231020

Print Date:

03/26/23

**A203**



1 ENLARGED ENTRANCE ELEVATION  
1:50

**M01: BUILT-UP WALLS, EXTERIOR WALLS AND BELTS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE ARCTIC WHITE BY JAMES HARDIE

**M02: WALL FEATURE ACCENTS**  
METAL PANELS WITH HC-7 BY BENJAMINE MOORE COLOUR EQUIVALENT

**M03: EXTERIOR WALLS**  
SILVERADO VELOUR THIN BRICK BY MUTUAL MATERIAL

**M04: EXTERIOR WALLS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE LIGHT MIST BY JAMES HARDIE

**M05: EXTERIOR WALLS, BALCONY/ROOF PROJECTIONS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE EVENING BLUE BY JAMES HARDIE

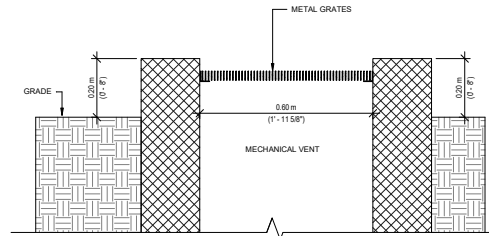
**M06: EXTERIOR WALLS**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE GRAY SLATE BY JAMES HARDIE

**M07: EXTERIOR WALLS, ROOF FASCIA**  
FIBRE CEMENT BOARD WITH REVEAL TRIMS (COLOR TO MATCH SIDING) SMOOTH TEXTURE IRON GRAY BY JAMES HARDIE

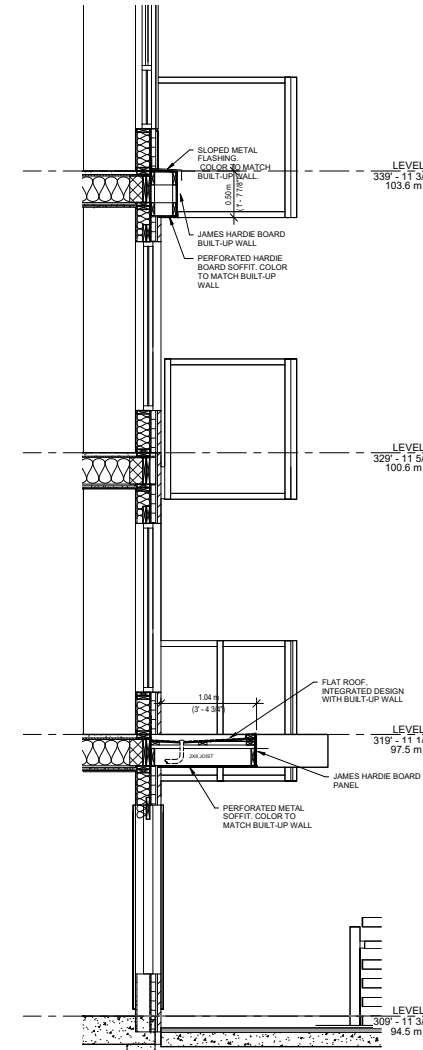
**M08: EXTERIOR WALLS, SOFFITS**  
WHITE OAK FAUX WOOD METAL PANEL BY LUX ARCHITECTURAL PANELS



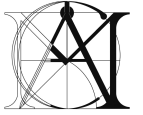
PERSPECTIVE - MAIN ENTRANCE



2 MECHANICAL VENT  
1 1/2" = 1'-0"



2 BUILT-UP "C" WALL & CANOPY DETAIL  
1:25



**MATTHEW CHENG  
ARCHITECT INC.**

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1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YY-MM-DD | DESCRIPTION | DRWN | CHK

Consultants



P1 - 150 STREET



P2 - VIEW FROM 150 STREET AND 103 AVENUE

Project Title:

**PROPOSED  
6-STOREY  
APARTMENT**

10275, 10289, 10299 150 ST  
AND 14983 102A AVENUE,  
SURREY BC

Sheet Title:

**PERSPECTIVES**

Drawn: RNO

Checked: Checker

Scale:

Project Number:

Revision Date:

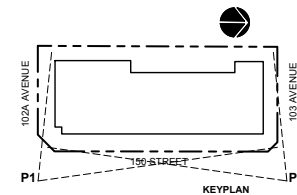
20231020

Print Date:

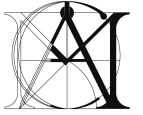
09/12/21

Drawn No:

**A400**







**MATTHEW CHENG  
ARCHITECT INC.**

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VANCOUVER, BC V6A 2K9  
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Revision:

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1	20210701	LAND DEVELOPMENT APPLICATION	RNO	MC

REV | YY-MM-DD | DESCRIPTION | DRAWN | CHK

Consultants



P3 - 102A AVENUE & 150 STREET

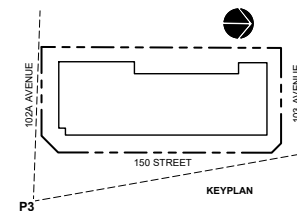
Project Title

**PROPOSED  
6-STORY  
APARTMENT**

10275, 10289, 10299 150 ST  
AND 14983 102A AVENUE,  
SURREY BC

Sheet Title

**PERSPECTIVES**



Drawn: RNO

Checked: MC

Scale:

Project Number:

Revision Date:

20231020

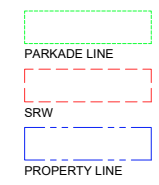
Dep. No.:

Print Date:

03/07/23

**A401**

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 OCT 22	GAS METER UPDATED	BT
9	23 OCT 22	CONCRETE PLACA UNDATED	BT
8	23 SEP 22	REV. PER CLIENT COMMENTS	CI
7	23 AUG 22	REVISE PER CITY COMMENTS	DO
6	23 JUL 22	REVISE PER CITY COMMENTS	DO
5	23 JUL 24	REVISE FRASER HWY ENTRY PLACA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTIL GAS METER	DO
3	23 JUN 21	REVISE PER CLIENT COMMENTS	BT
2	23 FEB 20	REVISE PER PLAN - LOW RISE	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CLIENT:

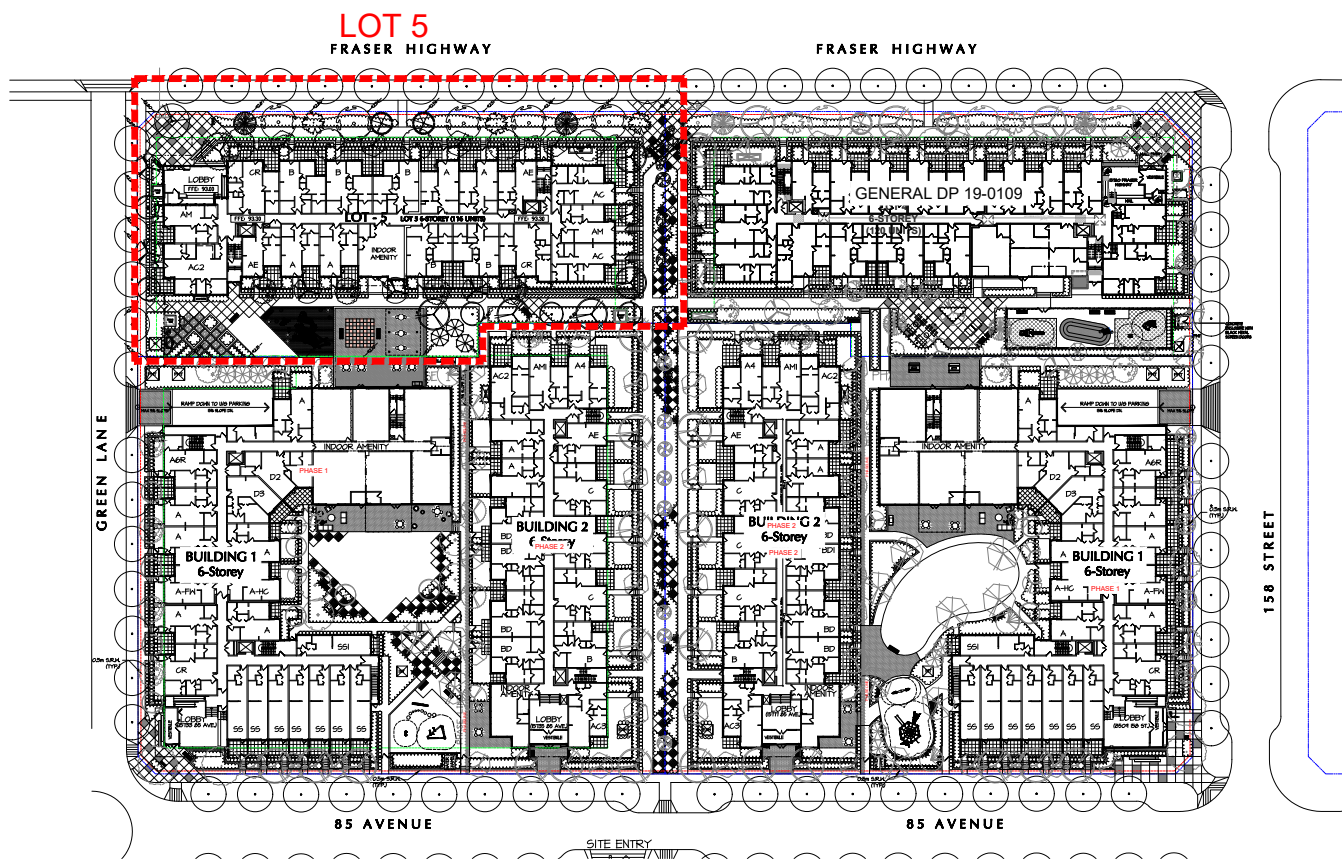
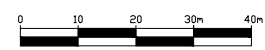
PROJECT:

**MULTI-FAMILY DEVELOPMENT  
LOT 5**  
15730 FRASER HIGHWAY  
SURREY, BC

DRAWING TITLE:

**OVERALL  
CONTEXT PLAN**

DATE: 22.MAY.10 DRAWING NUMBER:  
SCALE: 1:400  
DRAWN: DO  
DESIGN: MCV  
CHKD: MCV OF 10



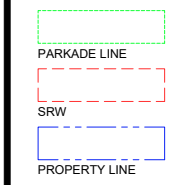


SEAL:

PLANT SCHEDULE				PMG PROJECT NUMBER: 19-186
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	5	ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE VINE MAPLE	3M HT. B&B
1	1	ACER GRISEBUM	PAPERBARK MAPLE	6CM CAL. 1.8M STD. B&B
5	5	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL. 1.2M STD. B&B
5	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL. B&B
3	3	CHAMAECYPARIS NODOSATA 'TENSILE PENDULA'	WEeping NOOTKA CYPRESS	3M HT. B&B
5	5	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL. 1.5M CAL. B&B
4	4	CORNUS KOUSA 'CHINENSIS'	CHINESE KOUSA DOGWOOD	3M HT. BUSH FORM. B&B
5	5	CORCODO BLOOM 'PRINCECTON SENTRY'	PRINCECTON SENTRY MADONNAHAR	6CM CAL. 2M STD. B&B
1	1	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE SOUTHERN MAGNOLIA	2M HT. B&B
3	3	MAGNOLIA KOBUS 'STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	5CM CAL. 2.5M HT. 1M STD.
2	2	PICEA PLUNGENS	COLORADO BLUE SPRUCE	2.5M HT. B&B
2	2	SEQUOIA SEMPERVIRENS	COAST REDWOOD	3M HT. B&B
5	5	STERNAUTIA FRESIDOCAMELLIA	JAPANESE STERNAUTIA	5CM CAL.
3	3	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT. B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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. \* B&B SOLDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

## FRASER HIGHWAY



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 OCT 20	GAS METER UPDATED	BJ
9	23 OCT 20	CORNER PLAZA UPDATED	BJ
8	23 SEP 20	REV. PER CLIENT COMMENTS	CI
7	23 AUG 20	REVISE PER CITY COMMENTS	DO
6	23 JUL 20	REVISE PER CITY COMMENTS	DO
5	23 JUL 20	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTL GAS METER	DO
3	26 APR 21	REVISE PER CLIENT COMMENTS	BJ
2	23 FEB 20	REVISE PER CITY COMMENTS	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CLIENT:

PROJECT:

**MULTI-FAMILY DEVELOPMENT  
LOT 5**  
15730 FRASER HIGHWAY  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE: 22.MAY.10 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: DO  
DESIGN:  
CHKD: MCY OF 10

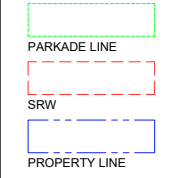
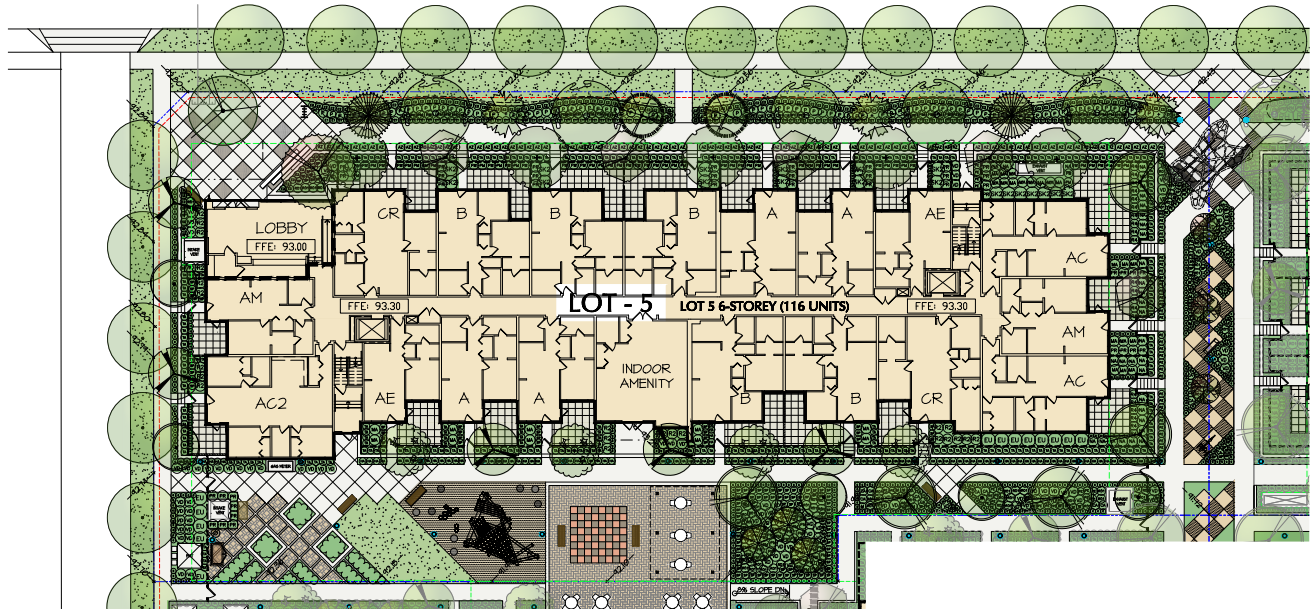


SEAL:

PLANT SCHEDULE		LOT 5	PMG PROJECT NUMBER: 19-186	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
①	91	AZALEA JAPONICA 'HINO WHITE'	AZALEA: HARDY WHITE	#2 POT: 25CM
②	13	EUCONYMUS ALATA 'COMPACTUS'	COMPACT WINGS BURNING BUSH	#3 POT: 50CM
③	30	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT: 50CM
④	32	NANDINA DOMESTICA 'MOONBAY'	MOONBAY HEAVENLY BAMBOO	#3 POT: 50CM
⑤	89	PRUNUS LAUROCEARUSUS 'OTTO LYXEN'	OTTO LYXEN LAUREL	#3 POT: 50CM
⑥	40	PRUNUS LAUROCEARUSUS 'REYNVAANII'	RUSSIAN LAUREL	#3 POT: 60CM
⑦	22	RHOODODENDRON 'ANAH KRUSCHKE'	RHOODODENDRON: BLUE	#3 POT: 50CM
⑧	21	RHOODODENDRON 'ROW BELLS'	RHOODODENDRON: PINK	#3 POT: 30CM
⑨	73	ROSA MEIDLAND 'SCARLET'	MEIDLAND ROSE: SCARLET	#2 POT: 40CM
⑩	20	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT: 50CM
⑪	199	SPINAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPINAEA: PINK	#3 POT: 40CM
⑫	285	TAXUS X MEDIA 'M.M. EDDIE'	EDDIE'S YEW	#3 POT: 80CM
⑬	85	VIURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT: 45CM
<b>GRASS</b>				
⑭	21	CALAMAGROSTIS ACUTIFLORA 'KARL FOENSTER'	FEATHER REED GRASS	#1 POT
⑮	302	CAREX OSHIMENSIS 'EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
⑯	116	HANCONECHLOA MACRA 'MARELLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
⑰	140	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
⑱	102	PENNISETUM ALPECUROIDES 'HAMELIN'	DIWARF FOUNTAIN GRASS	#1 POT
⑲	19	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
<b>PERENNIAL</b>				
⑳	15	HOSTA 'FORTUNE' 'FRANCEE'	HOSTA: GREEN AND WHITE VARIEGATED	#1 POT, 1 EYE
㉑	8	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER: PURPLE	15CM POT; #1 POT
<b>BIENNIAL</b>				
㉒	123	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH: PINK	#1 POT
㉓	140	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH: WHITE	#1 POT
㉔	122	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR 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.

FRASER HIGHWAY



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 OCT 20	GIS METER UPDATED	BT
9	23 OCT 20	CONCRETE PLAZA UPDATED	BT
8	23 SEP 20	REV. PER CLIENT COMMENTS	BT
7	23 AUG 20	REVISE PER CITY COMMENTS	DO
6	23 JUL 20	REVISE PER CITY COMMENTS	DO
5	23 JUL 20	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTIL GAS METER	DO
3	26 JUN 19	REVISE PER CLIENT COMMENTS	BT
2	23 FEB 20	NEW SITE PLAN - LOW RISE	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CLIENT: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
**MULTI-FAMILY DEVELOPMENT LOT 5**  
15730 FRASER HIGHWAY  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

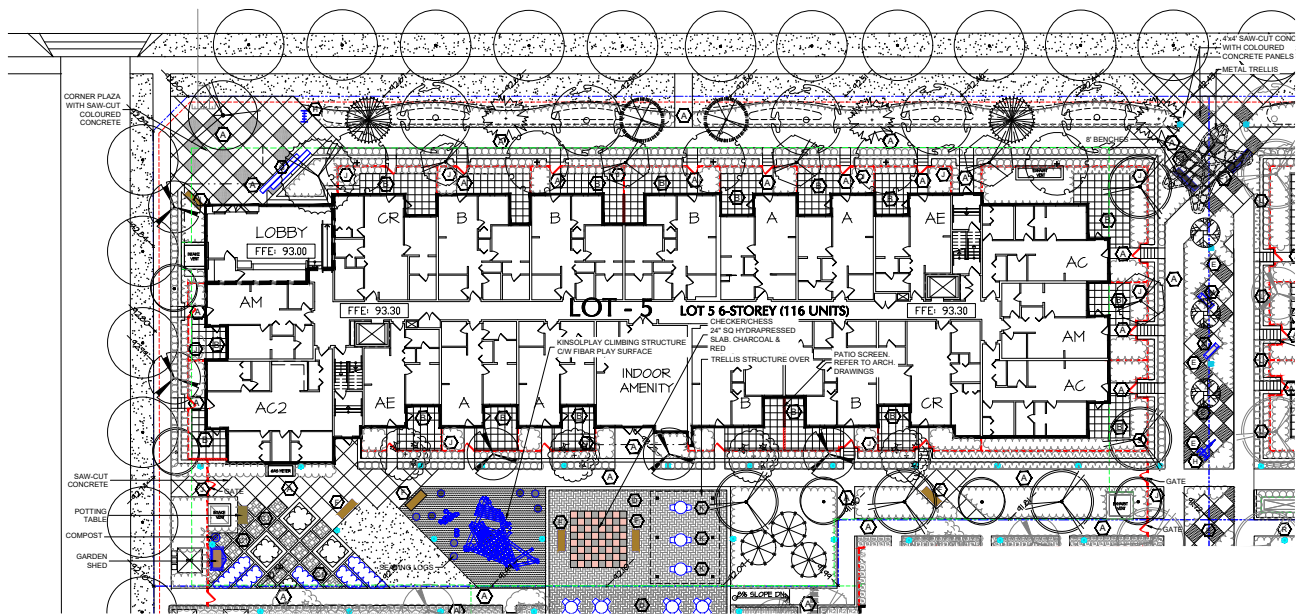
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CHKD: MCV OF 10



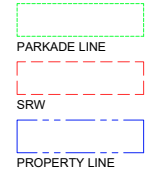


ITEM	DESCRIPTION
	CONCRETE
	CONCRETE UNIT PAVERS (PATIOS)
	CONCRETE UNIT PAVERS
	CONCRETE UNIT PAVERS (AMENITY/PARKADE)
	CONCRETE UNIT PAVERS (GARDEN)
	BENCH (AMENITY AREAS)
	BENCH (CORNER PLAZA)
	BIKE RACK
	BENCH (CORNER PLAZA)
	FENCE / GATE
	TABLE / CHAIRS

## FRASER HIGHWAY



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
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3	26 APR 21	REVISE PER CLIENT COMMENTS	BJ
2	23 FEB 20	REVISE SITE PLAN - LOW RISE	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

### MULTI-FAMILY DEVELOPMENT LOT 5

15730 FRASER HIGHWAY  
SURREY, BC

DRAWING TITLE:

### LANDSCAPE MATERIALS PLAN

DATE: 22.MAY.10 DRAWING NUMBER:

SCALE: 1:200

DRAWN: DO

DESIGN: DO

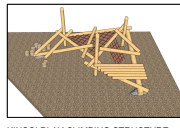
CHKD: MCV

# L6

OF 10



MAGLIN KONTUR TABLE AND CHAIRS



KINSOLPLAY CLIMBING STRUCTURE



MAGLIN MLB970 SERIES BENCH  
POWDERCOAT COLOR:  
FINE TEXTURED, SILVER 14



MAGLIN BIKE RACK MBR150-S



AGILITY STEPPING LOGS



GARDEN SHED



LANDSCAPE FORMS TRAPEZOID BENCH



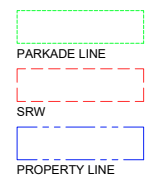
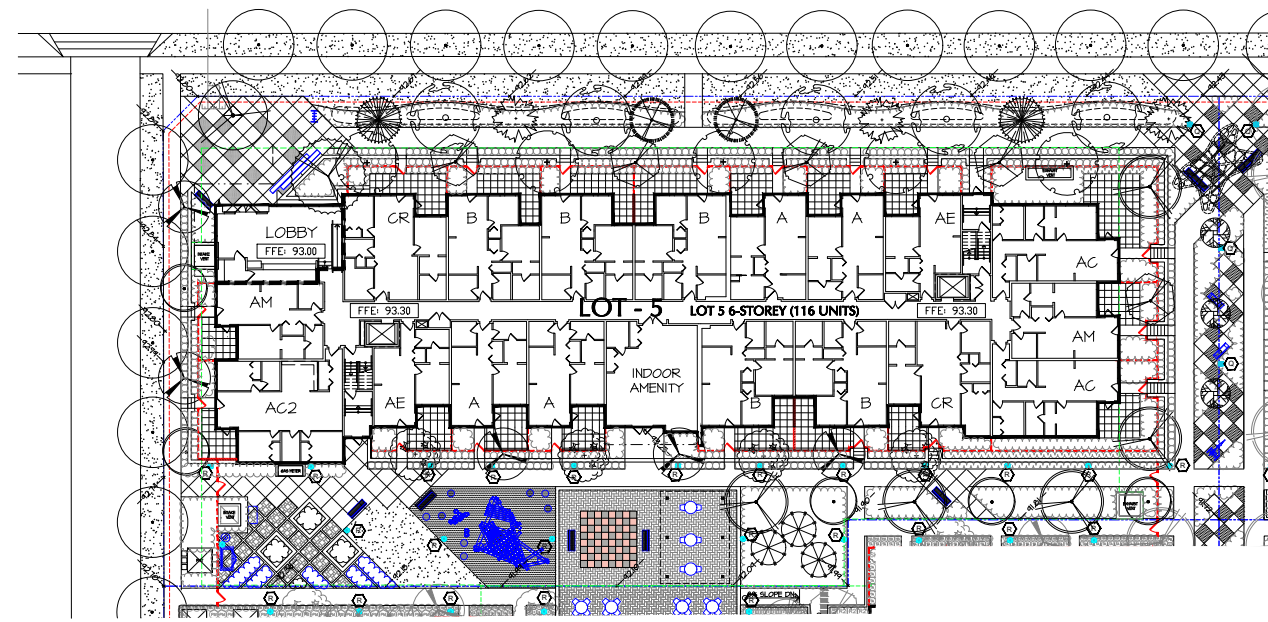
MAGLIN 720 BENCH



SEAL:

LIGHTING LEGEND		
ITEM	DESCRIPTION	
	PEDESTRIAN SCALE POLE LIGHT	Z-LITE 566PHOLS-536P-BK-LED, BLACK, 123" HT, 2700K
	BOLLARD LIGHT	IP LIGHTING IP54-112000, BLACK, 32" HT, 3000K; DOUBLE LIGHT WELLS GALAXY L225660BK
	OUTDOOR STEP LIGHT	
	PATIO WALL LIGHT	KICHLER CYLINDER 300K,LED 7" WALL LIGHT TEXTURED BLACK

## FRASER HIGHWAY



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 OCT 22	GAS METER UPDATED	BT
9	23 OCT 22	CONCRETE PLANK ORIENTED	BT
8	23 SEP 22	REV. PER CLIENT COMMENTS	CI
7	23 AUG 22	REVISE PER CITY COMMENTS	DO
6	23 JUL 22	NEW SITE PLAN	DO
5	23 JUL 24	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTIL, GAS METER	DO
3	26 APR 21	REVISE PER CLIENT COMMENTS	BT
2	23 FEB 20	NEW SITE PLAN - LOW RISE	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CLIENT:

PROJECT:  
**MULTI-FAMILY DEVELOPMENT  
LOT 5**  
**15730 FRASER HIGHWAY  
SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE  
LIGHTING PLAN**

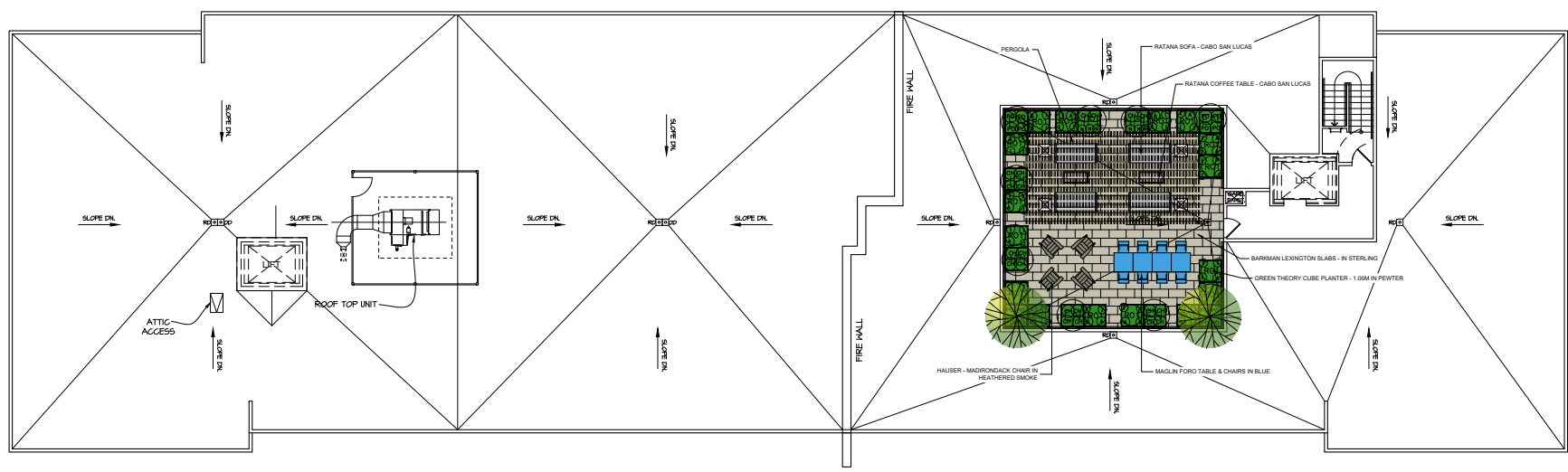
DATE: 22.MAY.10 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: DO  
DESIGN: MCV  
CHKD: MCV OF 10

PMG PROJECT NUMBER: 19-186



**L7**

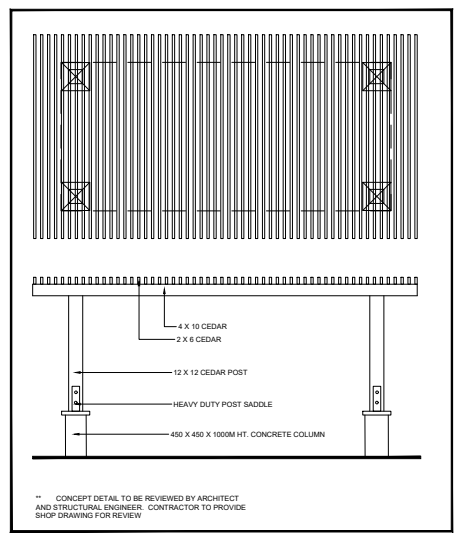
SEAL:



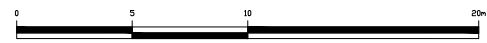
PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS
	2	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	#10 POT; 1.0 M HT.
	4	ERANTHIS CAMPAULATUS 'RED BELLS'	ERANTHUS	#3 POT; 30CM
	4	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIME GREEN-PINK	#3 POT; 80CM
	16	ROSA MEIDLAND 'BONICA'	MEIDLAND ROSE; PINK	#2 POT; 40CM
	20	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	#1 POT
	16	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
	42	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDY TUFT	5CM POT
	6	NEPETA x FAASSENI 'DROPMORE'	BLUE CATMINT	15CM POT
	22	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKINKINICK	#1 POT; 20CM

PMG PROJECT NUMBER: 19-186

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 ONLA 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.



1 PERGOLA CONCEPT DESIGN  
1:50



NO.	DATE	REVISION DESCRIPTION	DR.
10	23 OCT 22	GAS METER UPDATED	BT
9	23 OCT 22	CONCRETE PLAZA UPDATED	BT
8	23 SEP 22	REV. PER CLIENT COMMENTS	CI
7	23 AUG 22	REVISE PER CITY COMMENTS	DO
6	23 JUL 22	REVISE PER PLAN	DO*
5	23 JUL 24	REVISE FRASER HWY ENTRY PLAZA	DO
4	23 JUN 21	CLIENT COMMENTS, VENTIL GAS METER	DO
3	26 APR 21	REVISE PER CLIENT COMMENTS	BT
2	23 FEB 20	REVISE SITE PLAN - LOW RISE	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CLIENT:

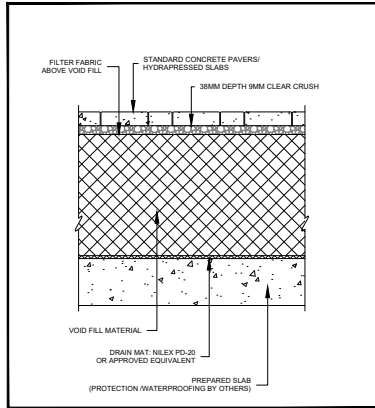
PROJECT:  
**MULTI-FAMILY DEVELOPMENT LOT 5**  
15730 FRASER HIGHWAY  
SURREY, BC

DRAWING TITLE:  
**ROOF DECK LANDSCAPE**

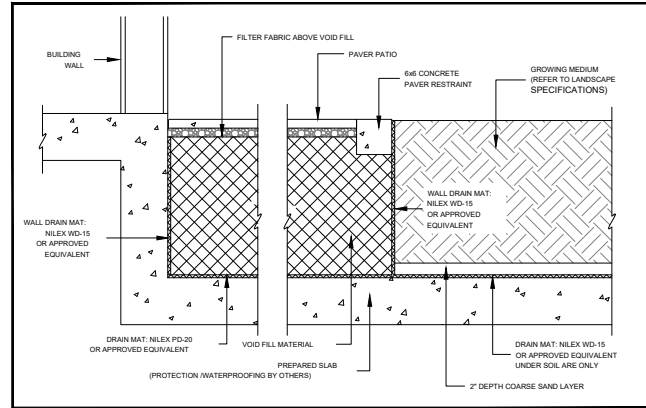
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SCALE: 1:100  
DRAWN: MM  
DESIGN: MM  
CHKD: MCY OF 10

**L8**

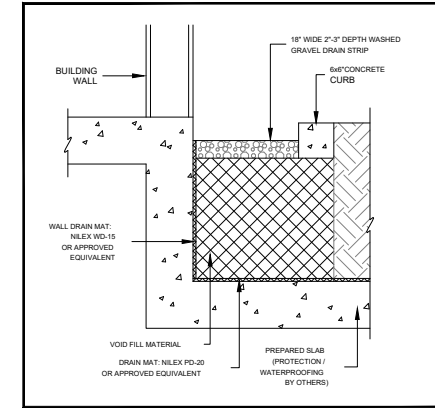
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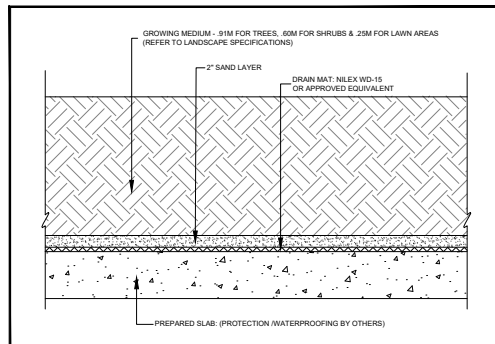
**1 PAVERS AT SLAB DROP**  
1:10 PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT ±12" O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.



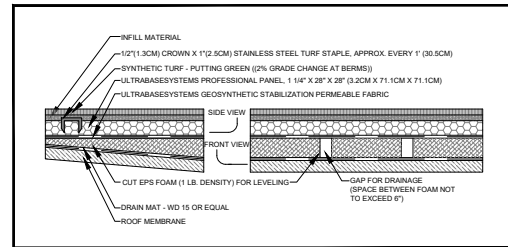
**2 PATIO / LANDSCAPE AT SLAB DROP**  
1:10 PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT ±12" O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.



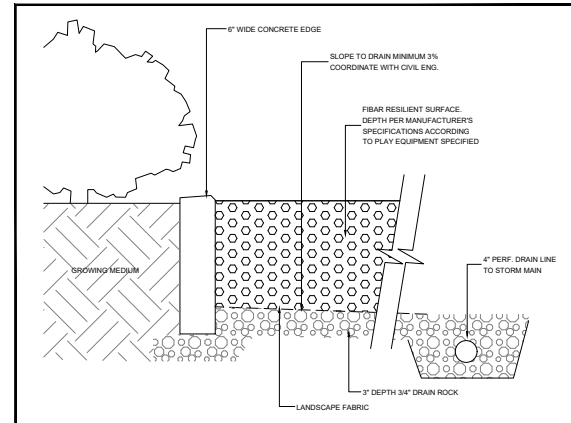
**3 DRAIN STRIP AT BUILDING AT SLAB DROP**  
1:10 PROVIDE VERTICAL DRAIN MAT BETWEEN BLOCKS OF VOID FILL (NILEX WD-15) AT ±12" O.C. GRID TO PROVIDE DRAINAGE TO SLAB LEVEL.



**4 PLANTING ON SLAB**  
1:10



**5 ARTIFICIAL TURF PUTTING GREEN ON SLAB**  
1:10



**6 PLAY AREA EDGING**  
1:10

NO.	DATE	REVISION DESCRIPTION	DR.
10	23 OCT 22	GIS METER UPDATED	BJ
9	23 OCT 22	CONCRETE PLANK UPDATED	BJ
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3	23 JUN 21	REVISE PER CLIENT COMMENTS	BJ
2	23 FEB 20	REVISE PER PLAN - LOW RES.	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CLIENT:

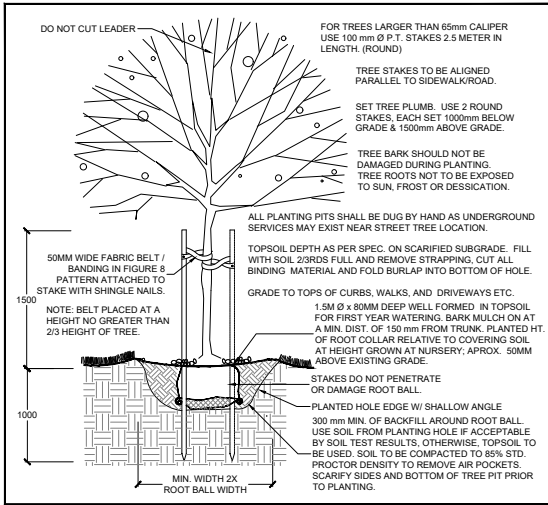
PROJECT:

**MULTI-FAMILY DEVELOPMENT LOT 5**  
15730 FRASER HIGHWAY  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

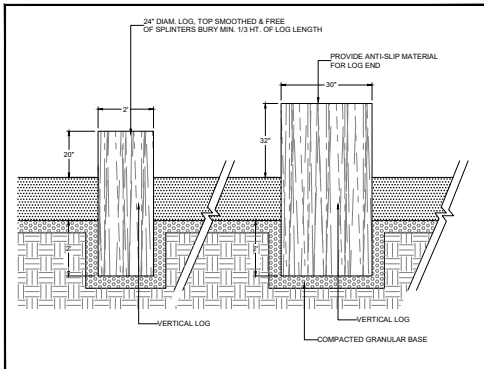
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SCALE: AS SHOWN  
DRAWN: DO  
DESIGN: DO  
CHKD: MCV OF 10

**L9**



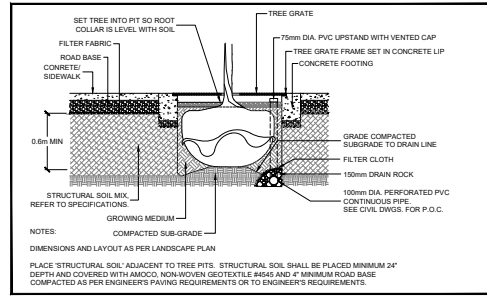
1 TYPICAL DECIDUOUS TREE DETAIL

1:25



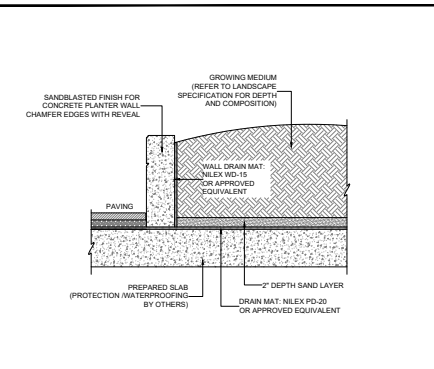
5 VERTICAL LOG SEAT

1:25



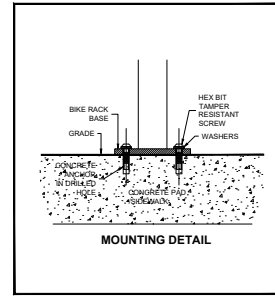
2 STRUCTURAL SOIL SECTION

1:25



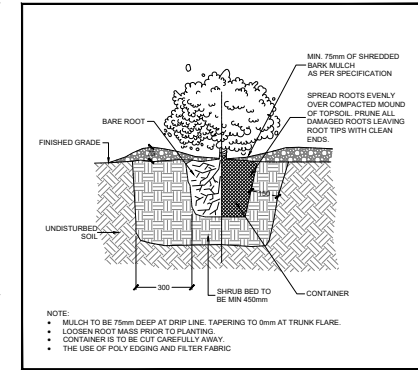
6 PLANTER WALL ON SLAB

1:25



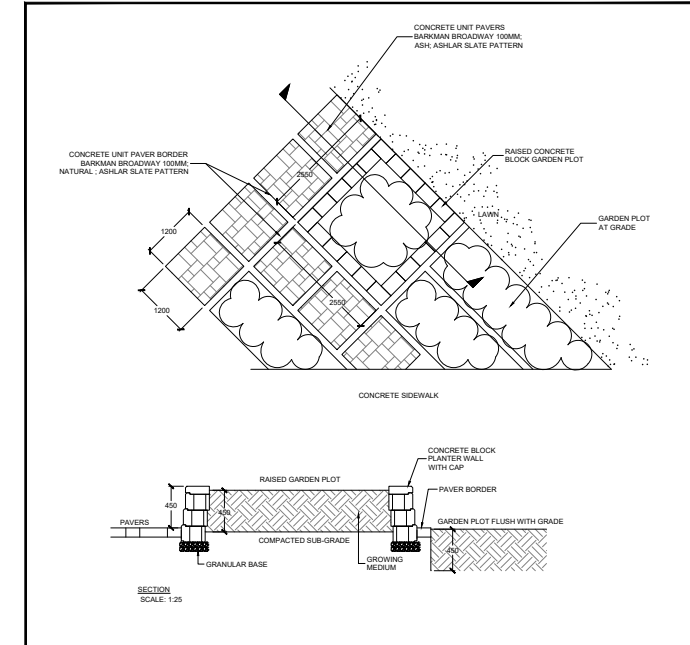
3 SITE FURNITURE MOUNTING

NTS



4 BARE ROOT/CONTAINER SHRUB PLANTING

NTS



7 GARDEN PLOTS

1:50

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
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2	23 FEB 20	NEW SITE PLAN - LOW RISE	DO
1	22 MAY 17	DEVELOP OUTDOOR AMENITY	SA

CLIENT:

PROJECT:

**MULTI-FAMILY DEVELOPMENT LOT 5**  
**15730 FRASER HIGHWAY**  
**SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 23 FEB 05 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: DO  
DESIGN: DO  
CHKD: MCV OF 10

**L10**

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

FROM: **Acting Development Support Manager, Engineering Department**

DATE: **October 24, 2023**

PROJECT FILE: **7821-0230-00**

---

RE: **Engineering Requirements  
Location: 10299, 10289, and 10275 150 Street; and 14983 – 102A Avenue**

**REZONE/SUBDIVISION**

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

- Dedicate 4.942 m along 150 Street.
- Dedicate 5 m x 5 m corner cut at 150 Street and 102A Avenue.
- Dedicate 1.942 m along 102A Avenue.
- Register 4.0 m wide off-site statutory right-of-way (SRW) on 10307 150 Street for the walkway.
- Register 0.5 m wide SRW along 102A Avenue, 150 Street, and walkway for maintenance.

***Works and Services***

- Construct concrete sidewalk along 150 Street.
- Construct north side of 102A Avenue.
- Construct concrete walkway along the off-site SRW.
- Construct concrete letdown to 102A Avenue.
- Construct storm, water and sanitary service connections.
- Construct/upgrade frontage and downstream storm, water and sanitary mains as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Daniel Sohn, P.Eng.  
Acting Development Support Manager

M51

Department: **Planning and Demographics**  
 Date: **May 10, 2023**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **21 0230 00**

The proposed development of **102** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	13
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<b>Projected Number of Students From This Development In:</b>	
Elementary School =	8
Secondary School =	3
<b>Total Students =</b>	<b>11</b>

<b>Current Enrolment and Capacities:</b>	
<b>Hjorth Road Elementary</b>	
Enrolment	315
Operating Capacity	229
# of Portables	4
<b>Guildford Park Secondary</b>	
Enrolment	1327
Operating Capacity	1050
# of Portables	11

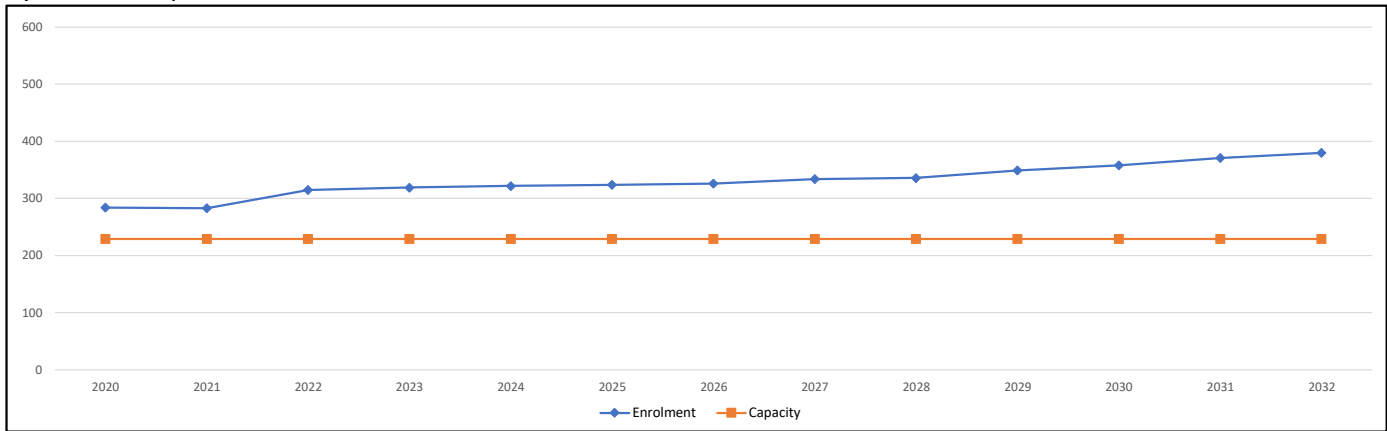
**Summary of Impact and Commentary**  
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Future densification along 104th will affect enrolment growth at both Hjorth Road Elementary and Guildford Park Secondary.

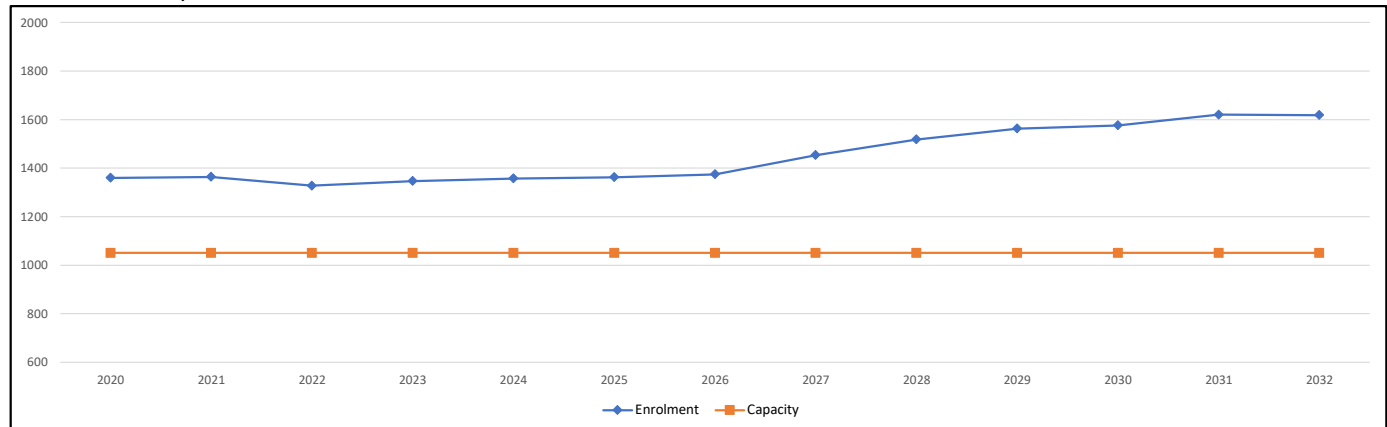
Total enrolment for Hjorth Road elementary has exceeded the school capacity over the last 5 years. The school is currently operating at 138% capacity. In the District's 2023/2024 Five Year Capital Plan, a new request for a 10-classroom addition to Hjorth Road Elementary has been included. The Ministry of Education has not approved funding for this request.

Guildford Park Secondary operates over capacity. With the continued development and densification of the City Center, enrollment for this school is projected to continue to grow, perhaps, quicker than what is shown below. In March 2020, the Ministry of Education supported the District to prepare a feasibility study for a 450-capacity addition at the secondary school. The addition is targeted to open for September 2026.

**Hjorth Road Elementary**



**Guildford Park Secondary**



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



## Tree Preservation Summary

**Surrey Project No:**

**Site Address:** 10299, 10289 & 10275 150 St. & 14983 102A Ave, Surrey, BC

**Registered Arborist:** Laura Leigh

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	16
<b>Protected Trees to be Removed</b>	16
<b>Protected Trees to be Retained</b> (Excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) =2</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio 16 X two (2) = 32</li> </ul>	32
<b>Replacement Trees Proposed</b> To be pre-approved and incorporated in the proposed landscaping plan	21
<b>Replacement Trees in Deficit</b>	11
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	3
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) =0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) =6</li> </ul>	6
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	6

City Trees	Number of Trees
<b>City Trees to be Removed</b> proposed for removal to provide clearance for road dedication	1
<b>Total Replacement Trees Required: City of Surrey representative to decide the number and location of the replacement trees</b> <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) =0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) =2</li> </ul>	2
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	2

Note: Two onsite trees that are not of a size that requires them to be protected by the City Tree By – Law and one onsite tree that been removed have not been included in the Tree Preservation Summary Table.

Summary, report and plan prepared and submitted by:

K. Dahl

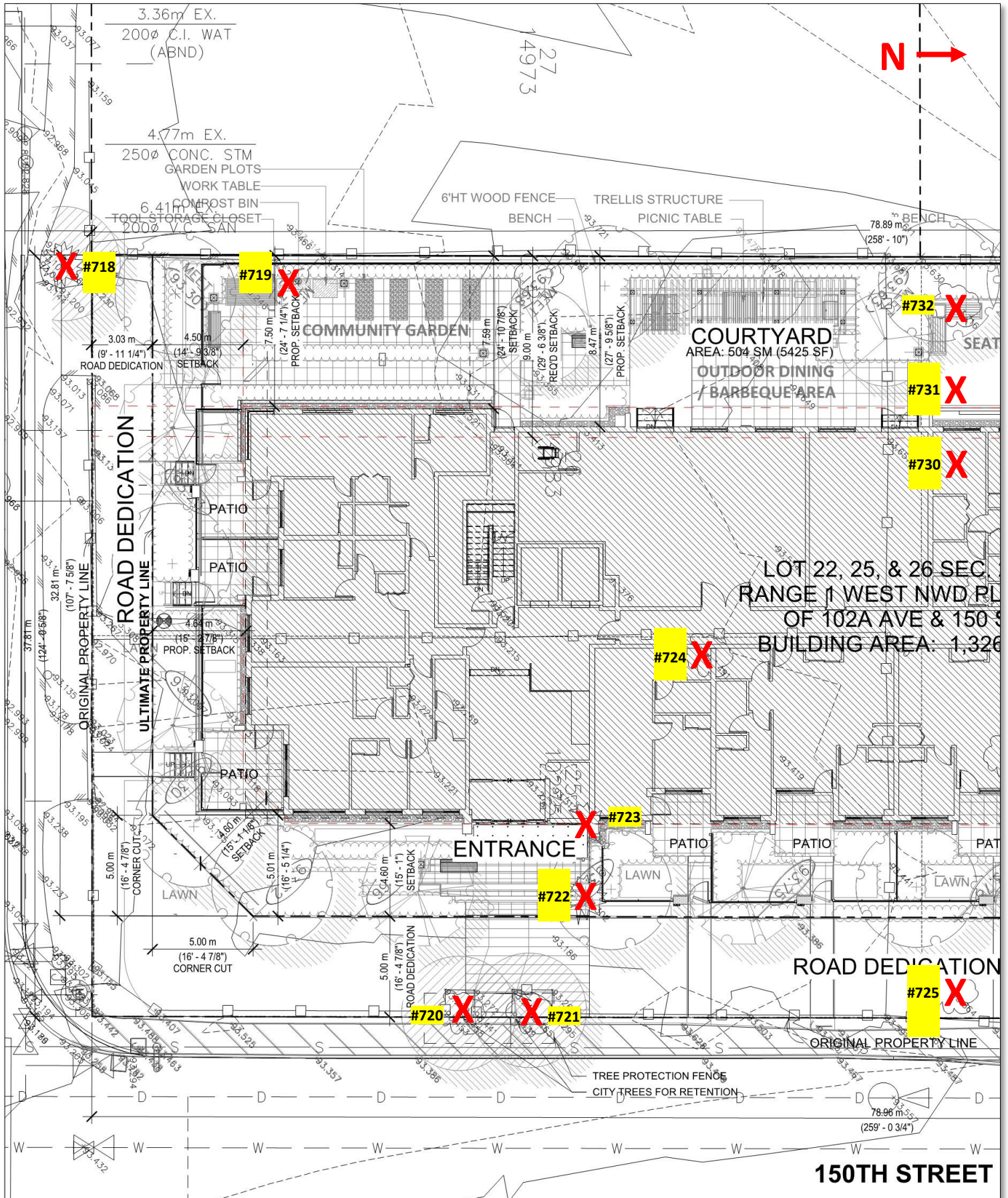
(Signature of Arborist)

October 23, 2023

Date

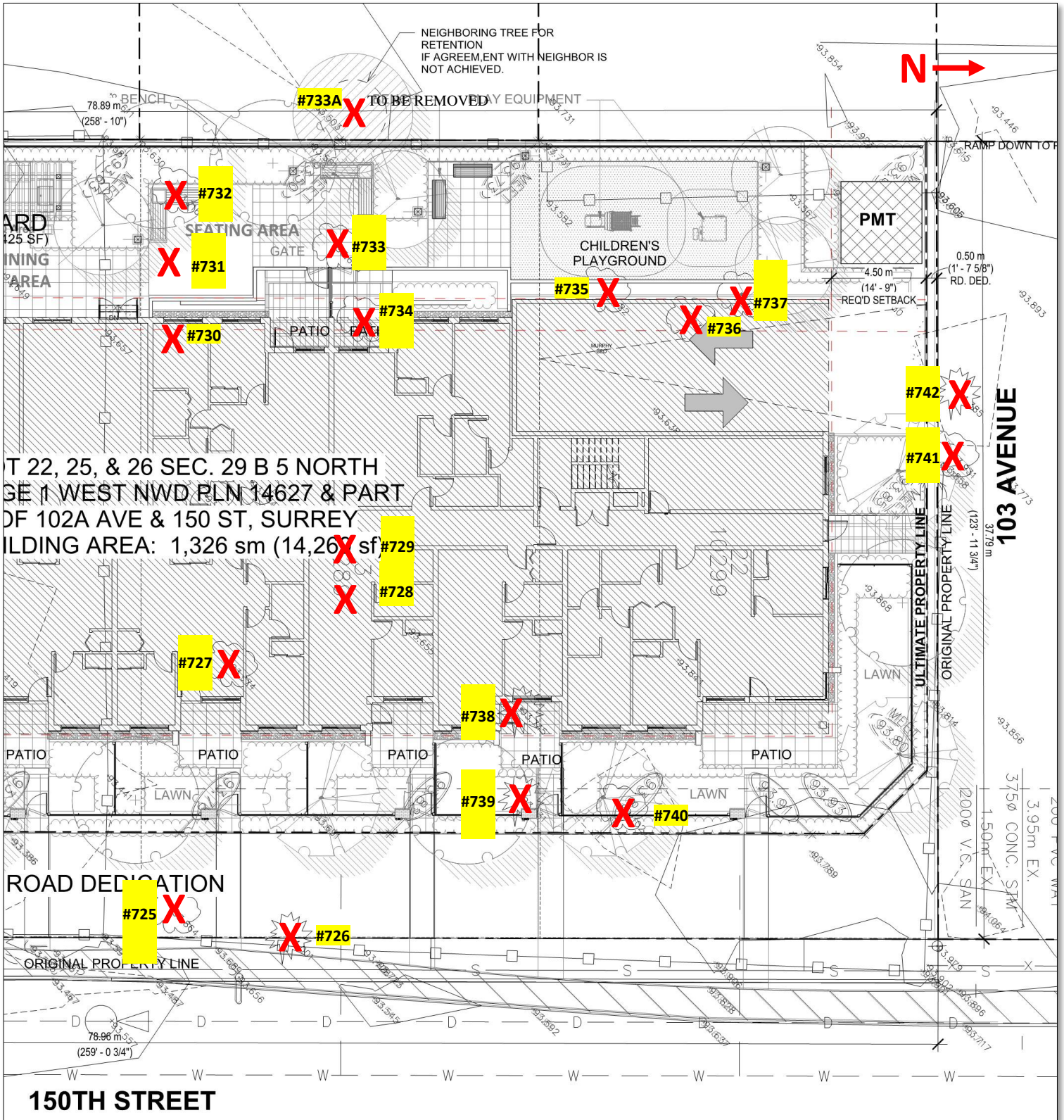






South Property Tree Management Plan, Scale 1:250





T 22, 25, & 26 SEC. 29 B 5 NORTH  
 RANGE 1 WEST NWD PLAN 14627 & PART  
 OF 102A AVE & 150 ST, SURREY  
 BUILDING AREA: 1,326 sm (14,260 sf)

North Property Tree Management Plan, Scale 1:250

**Present:**

**Panel Members:**  
E. Kearns, Chair  
N. Couttie  
S. Macrae  
M. Mitchell  
J. Packer

**Guests:**

John Jurinak, 1115646 BC Ltd.  
Matthew Cheng, Architect AIBC, Matthew Cheng  
Architect Inc.  
Patricia Campbell, PMG Landscape Architects Ltd.

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Gill, Recording Secretary

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**A. RECEIPT OF MINUTES**

It was Moved by N. Couttie  
Seconded by M. Mitchell  
That the minutes of the Advisory Design  
Panel meeting of March 30, 2023 be received.  
Carried

**B. NEW SUBMISSIONS**

**1. 4:05 p.m.**

File No.:	7921-0230-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD (based on RM-70), consolidation of four lots into one lot and DP for a 6-storey apartment building consisting of 102 dwelling units with underground parking.
Address:	10275, 10289, 10299 – 150 Street and 14983 – 102A Avenue
Developer:	John Jurinak, 1115646 BC Ltd.
Architect:	Matthew Cheng, Architect AIBC, Matthew Cheng Architect Inc.
Landscape Architect:	Patricia Campbell, PMG Landscape Architects Ltd.
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff generally support the project. He reviewed the area context, the Stage 1 direction for the Guildford Town Centre 104 Avenue Plan, draft Stage 2 direction for building design character, and provided information on the OCP direction for upper level setbacks and townhouse expression. It was noted that, while the plans identified a “Micro Unit”, the unit does not meet the definition for that unit type.

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

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

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

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by J. Packer

Seconded by M. Mitchell

That the Advisory Design Panel (ADP)

CONDITIONAL support of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

The Panel considered support of the project overall but consider further design development of the townhouse expression. Good looking project with all the basic issues well handled.

#### Key Points

- Consider further design development of the 2/3 storey townhouse expression.  
We updated townhouse expression by eliminating C shape design and extending the white canopy beyond the balcony line. This enhances the townhouse expression
- Consider alternate layouts to enhance liveability in small units.  
Micro units are now converted to the 1 BR.
- As the project provides less than the required indoor amenity, consider additional rooftop outdoor amenity space and enhanced programming.  
We increased the increased roof deck amenity space and improved space programming by adding covered roof, roof deck garden plots, BBQ area picnic dining spaces as well as a washroom.
- At ground floor amenity, consider separating exterior patios to mirror programmed interior spaces.  
The patios for the gym amenity and party room have been separated by fencing, facilitating distinct activities and ensuring privacy between the two amenities. Additionally, amenity spaces now feature storefront windows, enabling the infusion of more natural light and enhancing the overall openness of the spaces.
- Consider using future climate files with energy modelling to ensure resiliency and liveability.  
Energy modeling in progress. Meeting the requirements for step-code 3 will be bases for energy consideration.

## Site

- No specific issues were identified.

## Form and Character

- Further explore/define the 2- to 3-storey townhouse expression as it is not effective. Updated townhouse expression by eliminating C shape design. Extending the white canopy beyond the balcony line. Brick veneer finish is extended to up to level 3 on east elevation and up to level 2 for North, South and West elevations.
- Alternately, reconsider the town house expression as it is over-used. It could be dropped for a 6-storey building unless the City sincerely want to see it. Refer to response to comment above.
- The heavy projecting brow at the 5<sup>th</sup> floor level is not a substitute for a set-back upper floor level that was the traditional way of reducing the bulk and massing at the upper levels. Understood. But due to the site narrowness of the site, it would make it difficult to accommodate further stepping back of the upper floors without sacrificing the floor efficiency and livability of each units. The brows help create an illusion of segmentation or break of the mass.
- Consider more robust vertical framing elements, as a termination of the thick horizontal banding at Level 5. The vertical framing element width is increased as suggested.



- Consider simplifying the changes in plane & materials on the facades.  
Materials used are modified and simplified by removing the c-shape articles, the planes are now simpler with brick finish extending up to level 3 along 150 St.
- The project meets 81% of the indoor amenity space requirements and 100% of the outdoor requirements. However, very little of the required outdoor space is at grade. Consequently, the rooftop outdoor space needs to be exceptional. Roof deck amenity space is increased. Programming is improved with extended line of roof, washroom, more seating, BBQ space, children's playground, and garden plots.
- Consider increasing the area of the rooftop outdoor space and increasing the programming and quality of this space.  
Increased roof deck amenity space and improved programming to include covered seating/dining area and garden plots.
- Consider increasing the covered outdoor space, in addition to being very useful in our climate, can help offset the deficiency in indoor amenity area.  
Provided, as previously mentioned above. Covered seating area is added on the program.
- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the city obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.  
Please see letter of confirmation from client included in this package.
- Consider more window area for the "micro" units.  
Micro units revised in favor of 1 BR. Window sizes are increased where applicable.
- Consider alternative unit layouts as they are very tight or have poor circulation.  
The original 3BR adjacent to the micro-unit is revised. The corner unit is now changed to 2 BR and the micro unit is now changed to 1 BR.
- Recommend checking the need for A/C and additional HVAC, which may require additional floor to floor heights for drop ceilings and light.  
The current floor to floor height is based on standard 9' stud length with 11 7/8 TJI floor framing.
- Consider light within those deep 1BR units in the Living /Kitchen /Dining areas particularly.  
The windows in the 1 BR units have been enlarged, and the glazed portion of the doors has also been expanded. Additionally, the depth of the 1 BR units adheres to the recommended depth for multi-residential buildings by BC Housing, which is 8.5 meters. Our deepest 1 BR unit measures at a depth of 8.42 meters, which is well within the recommended range on average.

- Overall handsome looking building and well controlled palette, the Architect has done a good job fulfilling the requirements.  
Appreciate that. Collaborative effort with the architect, the client and city planners.

#### Landscape

- Recommend looking at the large Douglas Fir #718 on 102A Ave in road dedication and cedar on 150th. The tree protection zone (TPZ) area for fir is large. The trees should be reviewed to see if it is possible to retain them with frontage improvements. The fir would be a good wayfinding associated with site.  
#718 – Arborist report, extensive root loos will cause instability and decline of the tree due to excavation. As we have limited, parking spaces on the basement, we'll keep the current proposal to remove the tree. The tree is also way close to the proposed road widening along 102A Ave.
- Provide clarification for retention of tree #733A on neighboring property, text on sheet L1.  
Currently in progress negotiating with neighbor.  
There is now no agreement in placed yet. We are retaining this for now.
- Consider ground floor indoor amenity programming and recommend relating programming on exterior patio to interior use.  
We recommend addition of patio chairs with umbrellas for used outdoors. Amenity room windows are also changed to storefronts to create perception of continuous space unto the patio.
- Recommend separating the party room patio area from the potential gym area to allow multiple use. Consider alternate surfacing such as composite deck or rubber surfacing adjacent to the indoor gym for differentiation of use areas on the patio.  
We have provided a fencing to separate the patios and a gate is provided for access between spaces and into the adjacent path.
- Lighting will be important in the courtyard as this will be a dark space.  
Sheet L1 of Landscaping plans shows proposed locations for path lighting.
- Consider the minimum 10m<sup>3</sup> per tree for the soil volume as it appears deficient for trees on west side of site.  
Landscape architect have noted that that all trees are to have 10cm of growing medium or structural soil equivalent with .6m at grade and 1m over slab.
- Provide a legend for the coloured hatch on the soil volume plan for clarity.  
Provided, see revised landscaping sheets.

- Reconsider the tree and shrub species are appropriate to function, location, and sunlight exposure.  
Landscape designer have noted and incorporated these considerations: Tree species diversity and plants that encourage nesting and pollinating. We have increased diversity of tree types – There are 22 trees, 7 different species and no more than 18% of any type. Flowering and fruiting trees are included in the palette of trees.
- A large amount of area on rooftop is used up in circulation; incorporate area next to elevator and stairs into use area.  
Roof deck design and programming was revised with consideration of the above comment.
- Provide alternative programming with activities rather than multiple locations for seating separated by walkways.  
Roof deck design and programming was revised and included various activities.
- Rooftop appears to be optimum locations for veggie gardens for sunlight access.  
Roof top plot gardening are now included in the program

## CPTED

- Recommend number signage with lighting for each street frontage unit entry. Light strip is added on the unit entry number signage (see detail 5 sheet L5)

## Sustainability

- Consider energy modelling sooner than later to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future. Energy modeling in progress. Based on our previous projects of the same magnitude, we have considered some basic consideration on building envelope assemblies.
- Consider the location of HRVs and heat pumps. With a little bit more space, you can get significantly better units. That means things like higher efficiency, lower noise, better filtration, and (critically) summer bypass. HRV are to be provided and will be located inside closets. A central boiler to be provided as well.
- Consider high quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers. Consider incorporating a bike maintenance area that can also serve as a casual space for interaction. Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings. Door openers will be provided and these are annotated as AO (Automatic Door openers) on the floor plans. We have also allotted space for bicycle maintenance area on Bicycle Storage Room 3 on Level P1
- Consider electric bike charging. To be provided as per Part 5 A.7.
- Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers. Noted. Standard items required inside the garbage and recycling room will be added.
- Consider opportunities to encourage the use of the stairs. Stair locations in the current layout are readily discernible, prompting individuals to use them when they are clearly marked.
- Recommend considering light pollution and bird friendly design. Consider extending bird friendly features from the ground floor and for the full height of the building. We will incorporate measures to minimize light pollution in our landscaping lighting design by implementing downlights with diffusers. Additionally, our bird-friendly design principles primarily extend to the selection of landscaping trees, and we have included flowering and fruiting trees in our tree palette.

- Recommend reviewing the potential for bioswales at street frontages above slab.  
Noted. We have reviewed the channeling for the swales where appropriate. Note that water detention tank is also proposed on this site.

#### Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.  
We will prioritize locating a significant number of Adaptable units on the ground level, where construction is more straightforward and where there are fewer concerns related to the building envelope. Currently, we have designated 6 adaptable units on level 1, which constitutes 6% of all units. For adaptable units on upper floors, we are considering the provision of removable ramps for accessibility.

Furthermore, we plan to install a ramp to provide access to the amenity area, specifically the party room, located on a different level.

- Ensure all adaptable units allow for access to patios.  
As per BC Housing this provision is only suggestive. We will try to provide as many adaptable units on the ground floor level where possible.
- Recommend reviewing grading to see if access to street frontage can be provided for accessible units.  
It will be difficult to achieve, unless we add ramps on each unit.  
Outdoor paths re accessible from indoor corridor to elevator and down to the main lobby.
- Recommend arm rests / skate stops on publicly accessible benches.  
Proposed benches are provided with armrest.

#### C. OTHER BUSINESS

This section had no items to consider.

#### D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 27, 2023.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:10 p.m.

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Jennifer Ficocelli, City Clerk

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E. Kearns, Chairperson