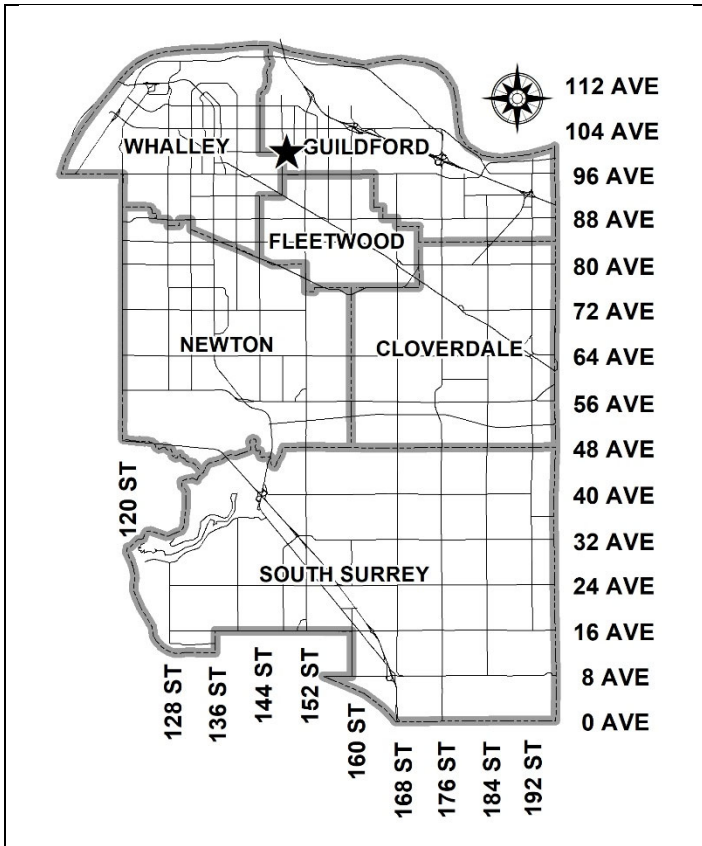


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0357-00

Planning Report Date: December 4, 2023



**PROPOSAL:**

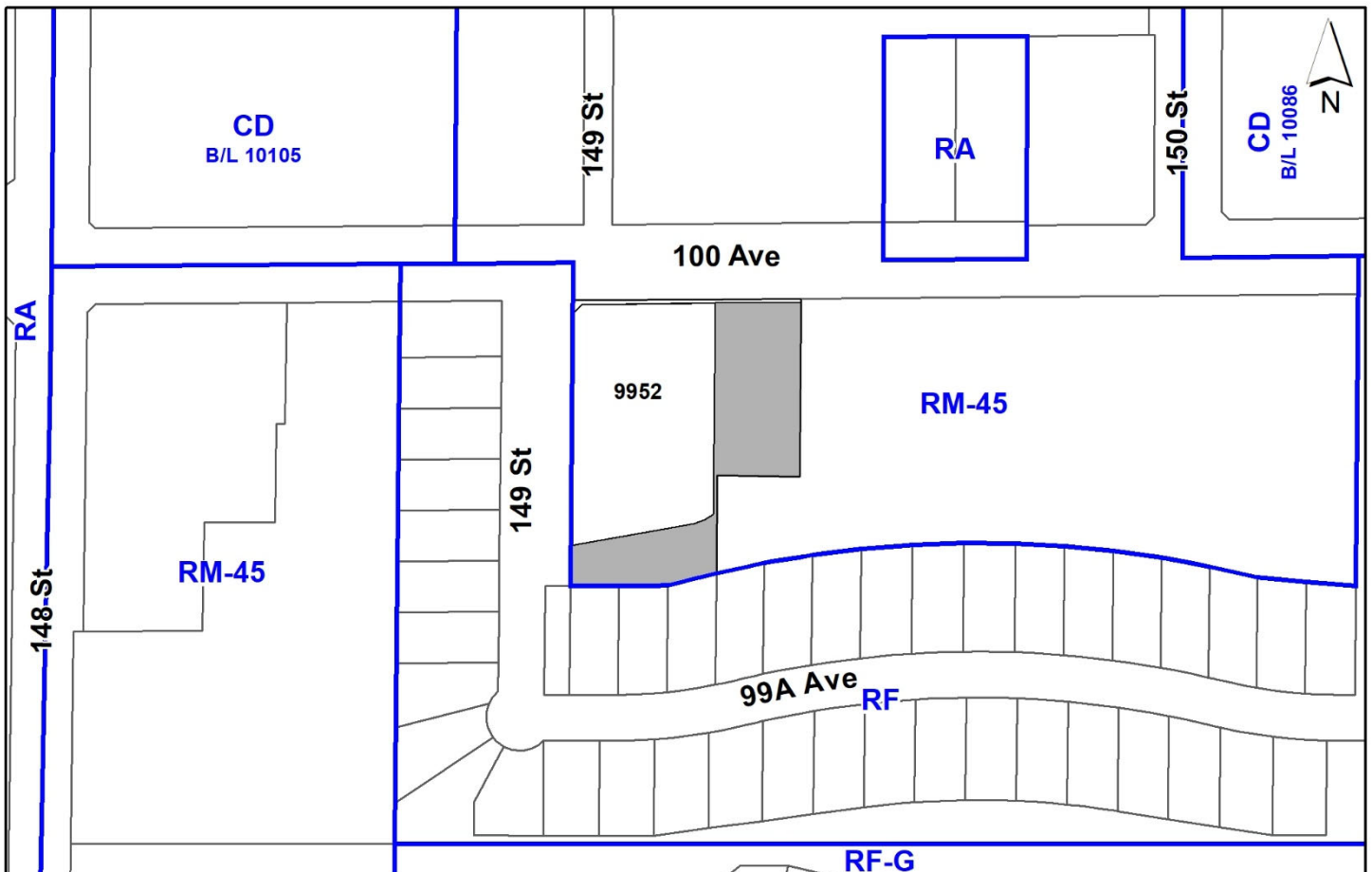
- **Rezoning** a portion of the site from RM-45 to CD (based on RM-70)
- **Development Permit**
- **Development Variance Permit**

to permit the development of an infill five-storey residential apartment building, containing 45 dwelling units over two (2) levels of underground parking, as well as seven (7), three-storey townhouse units, on a portion of the site.

**LOCATION:** 9952 - 149 Street

**ZONING:** RM-45

**OCP DESIGNATION:** Multiple Residential



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning of a portion of the site.
- Approval to draft Development Permit for Form and Character for a portion of the site.
- Approval for Development Variance Permit proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the minimum off-street parking requirements, as outlined in Part 5 of the Surrey Zoning Bylaw, for the existing three-storey, 45-unit residential building on the west portion of the site (proposed Lot 1) through a Development Variance Permit (DVP) and for the proposed five-storey, 46-unit residential building on the eastern portion of the site (proposed Lot 2) through a site-specific Comprehensive Development Zone (CD) Bylaw.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP) which supports a Floor Area Ratio (FAR) of up to 1.5 subject to an appropriate interface with adjacent lower-density residential developments.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed infill density and building form are appropriate for this part of Guildford. City staff have worked closely with the applicant to achieve a form and character, including stepped building height, setbacks, access and circulation, material composition and colour palette, to ensure that the proposed 5-storey apartment building and seven (7) ground-oriented townhouse units integrate well within the existing residential context.
- The proposal is an efficient use of land, as it proposes constructing residential apartments over an existing surface parking lot.
- The applicant is proposing to provide a total of 50 off-street parking spaces (28.5% reduction) for the existing 3-storey, 45-unit residential building on proposed Lot 1, equivalent to rates of 1.0 residential parking spaces per unit and 0.1 visitor parking spaces per unit. In addition, the applicant is proposing to provide a total of 60 off-street parking stalls (18.9% reduction) for the proposed 5-storey, 46-unit residential building on proposed Lot 2, equivalent to rates of 1.17 residential parking spaces per unit and 0.13 visitor parking spaces per unit.
- The proposed parking rates are in line with the parking rates recommended in Corporate Report R115 (2021) and are supportable given the subject site's adjacency to the boundary of the Guildford Plan area. In addition, the reduced off-street parking requirement for the existing three-storey, 45-unit residential building allows for additional tree retention on proposed Lot 1.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block 2 on the attached Survey Plan (Appendix I) from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)" and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7921-0357-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0357-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum off-street parking requirements of Part 5 of the Zoning Bylaw from 70 parking spaces to 50 parking spaces, equivalent to rates of 1.0 residential parking spaces per dwelling unit and 0.1 visitor parking spaces per dwelling unit, for the existing three-storey, 45-unit residential building on the west portion of the site (proposed Lot 1).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) 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;
  - (g) registration of a modified shared access easement, as required, to ensure continued shared access for the subject site and adjacent townhouse strata to the east;
  - (h) submission of an acoustical report for the units adjacent to 100 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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 Services.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	3-storey, 45-unit residential building (Tall Timbers)	Multiple Residential	RM-45
North (Across 100 Avenue):	3- and 4-storey residential buildings (Forest Manor and The Dorchester)	Multiple Residential in OCP; Low Rise Transition Residential and Low to Mid Rise Residential in the Guildford Plan	RM-45
East:	2-storey, ground-oriented townhouses (Tall Timbers)	Multiple Residential	RM-45
South:	Single family dwellings	Urban	RF
West (Across 149 Street):	Single family dwellings	Urban	RF

### Context & Background

- The 7,221-square metre subject site is located at 9952 – 149 Street, at the southeast corner of 100 Avenue and 149 Street in Guildford.
- The subject site is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned “Multiple Residential 45 Zone (RM-45)”.
- The subject site contains an existing three-storey residential building, containing 45 dwelling units (35 1-bedroom and 10 2-bedroom), over one (1) level of underground parking which contains 45 residential parking stalls and two (2) storage areas. The existing building was constructed and stratified mid-1961 and is proposed to be retained in its entirety as part of the subject development application. The common strata property of the subject site contains a 45-stall surface parking lot, directly to the east of the existing building, as well as extensive landscaping throughout.
- An existing stratified townhouse complex (Tall Timbers), consisting of 42 two-storey units, is located immediately to the east of the subject site. Access to the townhouse complex is provided from 149 Street entrance, through an 8-metre wide access easement, via the same internal drive aisle used by the existing 3-storey residential apartment building.

- The existing 42-unit townhouse complex includes 8 existing visitor parking spaces, equivalent to 0.2 visitor stalls per dwelling unit, which complies with the Part 5 requirements of the Zoning Bylaw.
- Existing access conditions are proposed to be retained throughout the subject development proposal, including during any associated on-site construction. In addition, the applicant will be required to ensure that existing cross-accessed servicing connections are maintained or replaced, where applicable, as part of the project scoping/detailing phase of the development application, should Council grant Third Reading to the Rezoning By-law.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- In order to permit the retention of the existing, three-storey residential building on the west portion of the site (proposed Lot 1) and the development of an infill five-storey residential building, containing 45 dwelling units over two (2) levels of underground parking, as well as seven (7), three-storey townhouse units on proposed on the east and south portions of the site (proposed Lot 2), the applicant will require the following:
  - **Rezoning** a portion of the subject site (Lot 2) from RM-45 to CD (based on RM-70);
  - **Development Permit** for Form and Character over a portion of the subject site (Lot 2);
  - **Subdivision** from one (1) lot to two (2) lots; and
  - **Development Variance Permit (DVP)** for reduced off-street parking requirements for the existing three-storey residential building (Lot 1).
- Development details are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	7,222 square metres
Road Dedication:	130 square metres
Net Site Area Lot 1:	4,187 square metres
Net Site Area Lot 2:	2,905 square metres
<b>Number of Lots:</b>	2
<b>Max. Building Height:</b>	~11.0 metres (Lot 1) ~17.0 metres (Lot 2)
<b>Unit Density:</b>	107 units per hectare (Lot 1) 183 units per hectare (Lot 2)
<b>Floor Area Ratio (FAR):</b>	0.8 FAR (Lot 1) 1.5 FAR (Lot 2)
<b>Floor Area (Lot 2 Only)</b>	
Residential:	4,284 square metres
<b>Residential Units (Lot 2 Only)</b>	
1-Bedroom:	20 dwelling units
2-Bedroom:	21 dwelling units
2-Bedroom plus Den:	5 dwelling units
3-Bedroom:	7 dwelling units (ground-oriented townhouses)
<b>Total:</b>	53 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 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

7 Elementary students at Bon Accord Elementary School  
3 Secondary students at Johnston Heights 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 2025.

**Parks, Recreation & Culture:** No concerns.

The closest active park is Douglas Park and is 75 metres away, and the closest natural area is Green Timbers Urban Forest Park and is 225 metres away.

**Surrey Fire Department:** No concerns. Additional Surrey Fire Service comments are to be addressed through the Building Permit process.

**Advisory Design Panel:** The proposal was considered at the ADP meeting on August 8, 2023, and was not supported. Subsequently, the applicant worked with City staff to resolve most of the outstanding items from the August 2023 ADP review and the proposal was reconsidered at the ADP meeting on October 26, 2023, where it was supported. 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 & Infrastructure

- The applicant will be responsible for providing the following road improvements to support the subject proposal:

- Dedication on 100 Avenue to the City's Arterial Road Standard and construction of a sidewalk along the property frontage; and
- Confirmation of adequacy of existing infrastructure on 149 Street.

### Traffic Impacts

- The subject proposal is anticipated to generate approximately one (1) vehicle trip every two (2) minutes, according to industry standard rates. As the site-generated traffic is below the City's requirement threshold, the applicant was not required to submit a transportation impact analysis.

### Transit and/or Active Transportation Routes

- The subject site is located approximately 800 metres (~10 to 15 minute walk) from TransLink Rapid Bus Route No. R1 (Guildford Exchange/Newton Exchange – B-Line) along 104 Avenue. In addition, the subject site is within 150 metres from Route No. 341 (Guildford Exchange/Newton Exchange) along 100 Avenue and within 500 metres from both Route No. 320 (Langley/Fleetwood/Surrey Central) and Route No. 375 (White Rock/White Rock South/Guildford Exchange) along 152 Street.
- The subject site is approximately 200 metres from the Bon Accord Greenway, which runs east-west along the south side of 100 Avenue.

### **Sustainability Considerations**

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

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

### **Regional Growth Strategy**

- The proposed development complies with the current "General Urban" designation of the subject site under the Metro Vancouver 2050 *Regional Growth Strategy* (RGS).

### **Official Community Plan**

#### Land Use Designation

- The proposed development complies with the current "Multiple Residential" designation of the subject site under the City of Surrey's Official Community Plan (OCP). The subject site is directly adjacent to the southern edge of the Guildford Town Centre – 104 Avenue Corridor Plan area, however, it is not located within an existing secondary plan area.

### Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
  - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (OCP Policy A1.1);
  - Accommodate urban land development within serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed in compatibility with existing neighbourhood character (A1.3);
  - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and green spaces within existing neighbourhoods (A3.3);
  - Ensure individual developments integrate and coordinate building orientation, circulation systems and landscaping elements with adjacent sites (B1.32);
  - Support a balanced demographic community in Surrey by maintaining a diversity of housing types and unit sizes, including housing for seniors and families with children (B1.36); and
  - Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification, in order to use existing infrastructure systems effectively and minimize the costs of new utility infrastructure (C1.2).

### **CD By-law (Proposed Lot 2)**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed infill 5-storey residential building and seven (7) at-grade townhouse units on proposed Lot 2 on the subject site.
- The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 and the proposed CD By-law is illustrated in the following table:

<b>Zoning</b>	<b>RM-70 Zone (Part 24)</b>	<b>Proposed CD Zone</b>
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	1.50	1.50
<b>Lot Coverage:</b>	33%	45%
<b>Yards and Setbacks</b>	7.5 metres from all lot lines	<b>5-storey Apartment Building</b>
		North: 6.0 metres East: 6.0 metres South: 5.0 metres West: 6.0 metres
<b>Principal Building Height:</b>	50.0 metres	<b>3-storey Townhouse Units</b>
		North: 0.5 metres East: 3.0 metres South: 5.0 metres West: 4.0 metres
		18.0 metres



<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> <li>Ground-oriented multiple unit residential buildings</li> <li>Child care centres.</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> <li>Ground-oriented multiple unit residential buildings</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	3.0 sq.m. per dwelling unit	The proposed 120.5 m <sup>2</sup> + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per dwelling unit	The proposed 243 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>		
Residential (Townhouse):	14 spaces (2 spaces per unit)	14 spaces (2 spaces per unit)
Residential Visitor (Townhouse):	1 space (0.2 spaces per unit)	1 space (0.2 spaces per unit)
Residential (Apartment):	65 spaces (1.3 to 1.5 spaces per unit based on # of bedrooms)	54 spaces (1.17 spaces per unit)
Residential Visitor (Apartment):	9 spaces (0.2 spaces per unit)	6 stalls (0.13 spaces per unit)
Total:	<b>89 parking spaces</b>	<b>75 parking spaces</b>
<b>Bicycle Spaces</b>		
Residential:	55	58
Residential Visitor:	12	12

- The applicant is proposing 60 on-site parking spaces on proposed Lot 2, equivalent to rates of 1.17 parking spaces per dwelling unit plus 0.13 visitor parking spaces per dwelling units. The proposed parking rates are in line with the parking rates recommended in Corporate Report R115 (2021) and are supportive given the subject site's adjacency to the boundary of the Guildford Plan area.

#### Off-Street Parking Requirement Variance (Proposed Lot 1)

- The applicant is requesting the following variances:
  - To reduce the minimum off-street parking requirements under Part 5 of the Surrey Zoning Bylaw 70 parking spaces to 50 parking spaces, equivalent to rates of 1.0 residential parking spaces per unit and 0.1 visitor parking spaces per unit, for the existing three-storey, 45-unit residential building on proposed Lot 1.
- Based on Part 5 of the Surrey Zoning Bylaw the off-street parking requirements for proposed Lot 1 would be a total of 70 parking spaces (equivalent to rates of 1.3 spaces per 1-bedroom dwelling unit, 1.5 spaces per 2-bedroom dwelling unit and 0.2 visitor spaces per dwelling unit).

- The applicant is proposing to provide a total of 50 parking spaces on site, equivalent to rates of 1.0 residential parking spaces per dwelling unit and 0.1 visitor parking spaces per dwelling unit. The required 45 residential parking stalls are located within the existing underground parkade while the required 5 visitor parking stalls are proposed to be constructed to the south of the existing building along the north side of the existing internal drive aisle.
- The proposed parking rates are generally in line with the parking rates recommended in Corporate Report R115 (2021) and are supportable given the subject site's adjacency to the boundary of the Guildford-104 Avenue Corridor Plan.
- The applicant is proposing to construct a new sidewalk on 100 Avenue along the property frontage to Arterial Road standards, over and above typical requirements, in order to support sustainable transportation modes with consideration to the proposed parking reduction.
- The reduced off-street parking rates take into account the limited ability to retrofit the existing building to accommodate additional underground parking and allows for significant additional on-site tree retention. Furthermore, City staff have confirmed with the Strata Council of the existing building that the proposed number of both residential and visitor off-street parking spaces is sufficient for their needs.
- Based on the above considerations, staff support the requested variances to proceed for consideration.

### **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. The contribution will be 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 in the OCP designation.

### **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 register a Restrictive Covenant, prior to consideration of Final Adoption, 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.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 20, 2023, and the Development Proposal Signs were installed on October 5, 2023. Staff received twelve (12) responses from area residents who expressed the following concerns (*staff comments in italics*):

- Additional information with respect to the existing 3-storey, 45-unit apartment building on the subject site as well as the adjacent 42-unit townhouse complex to the immediate east.

*(Staff indicated that the subject development proposal does not include any changes to either the existing 3-storey building, aside from the removal of the existing surface parking lot and construction of five (5) visitor parking stalls, or the adjacent 42-unit townhouse units).*

- Concerns about the loss of existing urban tree canopy and the proposed height and density of the subject development application.

*(Staff have worked with the applicant to prioritize tree retention on the subject site, specifically to the north and west of the existing 3-storey apartment building and to the north of the proposed 5-storey apartment building, along 100 Avenue.*

*The subject development proposal includes the retention of 65 of the existing 115 protected trees on the subject site or within the 149 Street road allowance. In addition, the applicant proposes 36 replacement trees, distributed throughout the subject site, as well as financial contribution of \$29,150.00 to the City's Green City Program for City-tree planting initiatives.*

*The subject site is designated "Multiple Residential" in the City's Official Community Plan (OCP) which supports densities of up to 1.5 Floor Area Ratio (FAR), subject to an appropriate interface with adjacent lower-density residential developments.*

*The proposed overall density of the subject application, including both the 5-storey apartment building and seven 3-storey townhouse units, is 1.5 FAR, which complies with the maximum density supported under the "Multiple Residential" designation. Staff have worked extensively with the applicant in order to reduce the overall height and massing of the proposed 5-storey apartment building, which includes increased building setbacks and building step backs on the upper storeys. In addition, the revised proposal was supported at the October 26, 2023 meeting of the City's Advisory Design Panel).*

- Concerns with ultimate site servicing conditions.

*(The Tall Timbers development, containing both the existing 3-storey building and 42-unit townhouse complex, was constructed as a single strata before ultimately splitting into two (2) separate strata. As such, there are a number of existing, cross-lot, site servicing conditions which the applicant will be required to address, in consultation with Engineering Department staff, as part of future project scoping and detailing phases should Council grant Third Reading to the subject Rezoning By-law and prior to consideration of Final Adoption.*

*The applicant has engaged the services of a Civil Engineer who has provided a conceptual site servicing plan, generally supported by the City's Engineering Department, that demonstrates how both the existing and proposed buildings can be individually serviced with minimal disturbance).*

- Concerns about the increased traffic volume created by the proposed development, specifically as it relates to:
  - The width of the existing internal drive aisle and driveway letdown to 149 Street, which is currently used by both the existing 3-storey, 45-unit apartment building and 42-unit townhouse complex.
  - Existing conditions at the intersection of both 100 Avenue and 149 Street (*not signalized*) as well as 100 Avenue and 151 Street (*pedestrian-initiated signalized intersection*).
  - Potential conflicts along 99A Avenue, including an unmarked pedestrian crossing from Douglas Park, to the south of the subject site as existing/future vehicle traffic “rat-racing” through the neighbourhood due to 100 Avenue and 149 Street intersection congestion.

*(The applicant has confirmed with City staff that the minimum width of the existing internal drive aisle is 6.1 metres, which complies with the minimum requirements of Zoning Bylaw as well as the BC Building Code in relation to access routes for fire department vehicles, and is typical of the width of internal drive aisles serving multiple residential developments throughout the City of Surrey.*

*As part of the subsequent Servicing Agreement and Building Permit associated with the subject development proposal the applicant will be required to complete an interim construction access plan to reduce the overall potential for impacts to resident, visitor, and fire department access.*

*Engineering Department staff have confirmed that the intersection of 100 Avenue and 149 Street is ultimately planned to be median-restricted to improve safety and traffic operations. The intersection of 100 Avenue and 151 Street is currently planned to remain as a pedestrian signal until such time as improvements are warranted based on traffic volumes and patterns.*

*The City of Surrey has a traffic calming program that includes submission of a petition expressing neighbourhood interest in traffic calming, as there are advantages and disadvantages to different traffic calming devices. The evaluation process, including a speed and volume study, road geometry analysis and other considerations, would be initiated upon receipt of a petition.)*

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement (Proposed Lot 2 Only)

- The proposed development is subject to a Development Permit for Form and Character and generally complies with the OCP design guidelines.
- The applicant has worked with staff to improve the proposed on-site tree retention strategy, especially along 100 Avenue as well as the proposed setbacks, height, massing and material composition of the proposed five-storey infill residential building to better respond to existing residential context.

- The applicant is proposing a rectilinear 5-storey apartment building with two (2) levels of underground parking containing 46 units along the east portion of the subject site. The proposed units consist of 20 one-bedroom, 21 two-bedroom and 5 two-bedroom plus den units, which range in size from approximately 46 square metres to 87 square metres.
- The proposed 5-storey building has been designed in response to its existing ground-oriented and low rise residential context while still maintaining a modern, contemporary identity, accentuated by a two-storey, glass-clad entrance lobby along the existing internal drive aisle to the south.
- The contemporary architectural design is expressed through the use of charcoal gray brick and dark fir horizontal metal paneling along the lower levels of the façade, delineating the two-storey “townhouse expression”. Along with black window and door frames, black powder coated aluminum railing systems with transparent glass panels on each balcony. Additional building materials include cementitious fiber board panels.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency, a concern expressed by the Advisory Design Panel (ADP). For more details, please see the Indoor and Outdoor Amenity Space sections in this report.
- In addition, the applicant is proposing seven (7), 3-storey townhouse units over two (2) buildings along the south portion of the subject site.
- The townhouses range in size from 135 to 140 square metres in size, exclusive of the attached garage, and are comprised entirely of three-bedroom units. All of the townhouse units will have double side-by-side garages and flex rooms at grade. The kitchen, dining and living rooms will be located on the second floor with bedrooms on the third floor. Private roof-top patios are provided on each unit, accessible from the internal stairwell.
- The proposed building materials include cementitious fiber board panels (white and light gray), charcoal gray bricks, black window and door trim as well as gray cementitious fiber board shingles.

### Landscaping

- The landscape plans include a mixture of trees, shrubs, grasses, perennials and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishings. A proposed 1.5 to 3.0-metre wide publicly accessible pathway is proposed along the shared west lot line between Block 1 and Block 2 in order to provide pedestrian and bicycle access to the lobby of the existing 3-storey residential building as well as to 100 Avenue to the immediate north.
- Ground-level residential units each have access to a fenced, private patio and lawn area surrounded by an assortment of shrubs and grasses with each of the yard spaces being separated by 1.8-metre wood fencing and gates. Primary access to each patio is provided from within the dwelling unit.
- All proposed townhouse units have access to a semi-private patio and landscaped garden space, screened with Otto Luyken Laurel and Oregon Grape Holly.

### Indoor Amenity

- The required indoor amenity space is 159 square metres, or 3.0 square metres per new dwelling unit, while the applicant is providing approximately 121 square metres of indoor amenity space on-site thereby requiring cash-in-lieu for the proposed shortfall in accordance with City Council policy.
- The indoor amenity space is located on the ground floor in the northern-most portion of the proposed 5-storey building, directly adjacent to the proposed outdoor amenity space. The 121-square metre indoor amenity space consists of two (2) multi-purpose rooms in addition to an exercise room and yoga studio.

### Outdoor Amenity

- The required outdoor amenity space is 159 square metres, or 3.0 square metres per proposed dwelling unit, while the applicant is providing approximately 243 square metres thereby exceeding the minimum requirements of the RM-70 Zone.
- The proposed outdoor amenity space is divided into two areas, an at-grade amenity space to the north-east of the proposed 5-storey building and a rooftop amenity space.
- The ground level outdoor amenity space is proposed to include several seating areas, a children's play area with wood fibre surfacing and play structures, as well as a sodded, non-programmatic area adjacent to several retained trees to the north-west of the proposed 5-storey apartment building.
- The rooftop outdoor amenity space is proposed to include a small seating areas, dining area with picnic table and adjacent BBQ under a weather-resistant trellis as well as a wood clad yoga/exercise deck and several planters.

### Advisory Design Panel

Second ADP Date: October 26, 2023

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include refinements to the programmatic elements of the proposed at-grade outdoor amenity space as well as further harmonization between the corner window elements and those found throughout the rest of the proposed building.

**TREES**

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

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Red Alder	15	12	3
Black Cottonwood	1	0	1
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cascara Buckthorn	1	0	1
Crab Apple	2	0	2
Flowering Cherry	22	3	19
Maple (Japanese)	6	4	2
Maple (Morgan Red)	3	0	3
Maple (Red)	2	0	2
Maple (Vine)	8	2	6
Linden	25	22	3
Paperback Birch	3	1	1
Pin Oak	3	3	0
<b>Coniferous Trees</b>			
Austrian Pine	4	1	3
Douglas-Fir	3	1	2
Excelsa Red Cedar	1	0	1
Western Hemlock	1	0	1
Western Red Cedar	15	3	12
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>99</b>	<b>40</b>	<b>59</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>38</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>101</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$28,600.00</b>	

- The Arborist Assessment states that there are a total of 99 protected trees on the site, excluding Alder and Cottonwood trees. Sixteen (16) existing trees, approximately 13.9% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 63 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- 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, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 92 replacement trees on the site. Since the proposed 38 replacement trees can be accommodated on the site, the proposed deficit of 52 replacement trees will require an estimated cash-in-lieu payment of \$28,600, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including October Glory Maple, Silk Tree, Forest Pansy Redbud, Slender Hinoki Cypress, Pink Flowering Dogwood, Lavalle Hawthorn, Southern Magnolia, Persian Ironwood, Pyramid Pine, Chanticleer Pear, English Oak and Whitebeam Mountain Ash.
- In summary, a total of 101 trees are proposed to be retained or replaced on the site with an estimated contribution of \$28,600 to the Green City Program.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Block Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspectives
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	ADP Comments and Response
Appendix VI.	Aerial Photo (COSMOS Aerial, April 2023)
Appendix VII.	Development Variance Permit No. 7921-0357-00

*approved by Ron Gill*

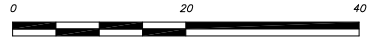
Don Luymes  
General Manager  
Planning and Development

CL/ar



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. \_\_\_\_\_ OVER PORTIONS OF  
STRATA LOT SECTION 32 BLOCK 5 NORTH RANGE 1 WEST  
PLAN NWS1678**

FOR THE PURPOSE OF REZONING



SCALE 1 : 400 DISTANCES ARE IN METRES

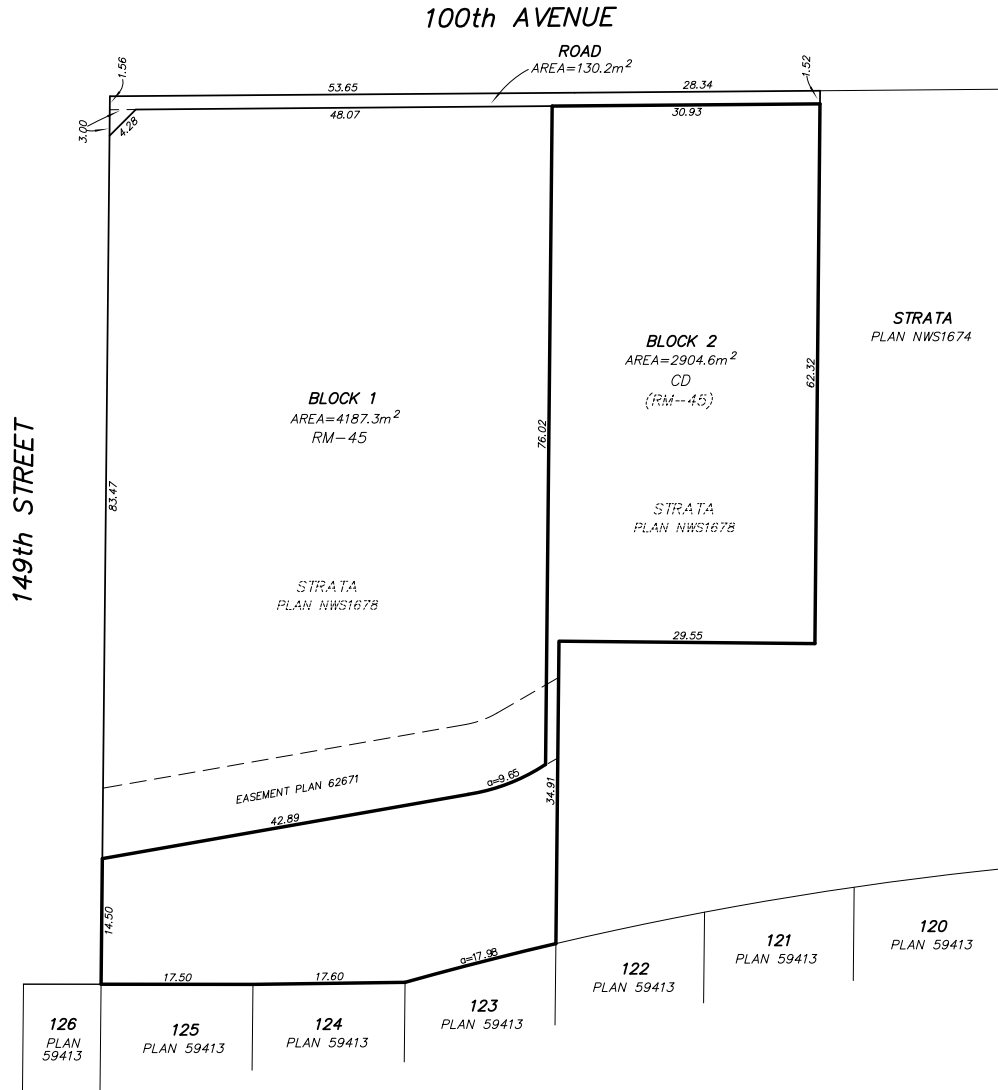
THE INTENDED PLOT SIZE OF THIS PLAN  
IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE)  
WHEN PLOTTED AT A SCALE OF 1:400



THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
UNLESS OTHERWISE SPECIFIED.

**LEGEND**

m<sup>2</sup> DENOTES SQUARE METRES



CERTIFIED CORRECT THIS 6th DAY OF NOVEMBER, 2023.

LAKHJOT S. GREWAL B.C.L.S. #809

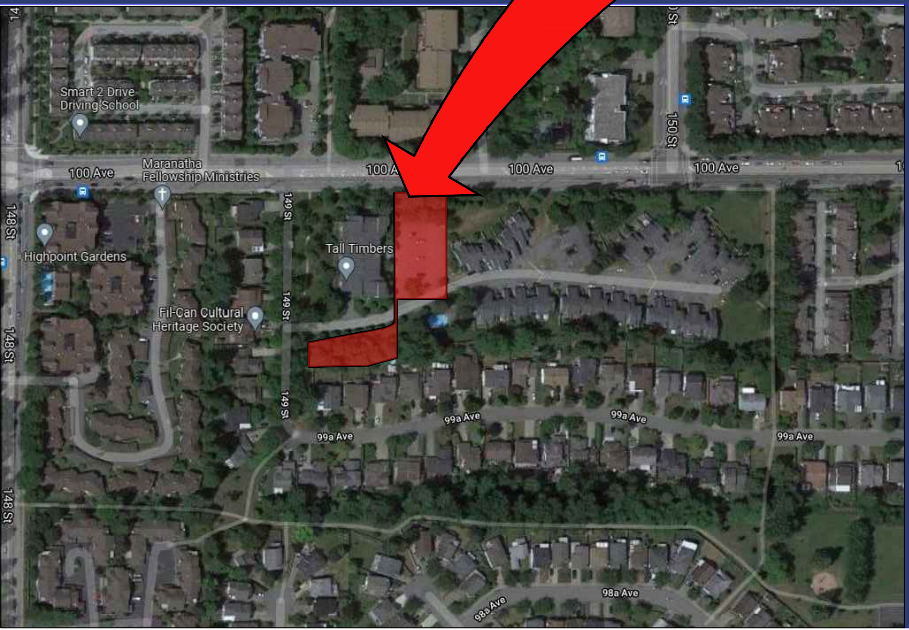
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

**GREWAL & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@grewalSurveys.com  
FILE : 2011-011 RZ RV1

# ISSUED FOR ADP : September 28, 2023

ID	ISSUED BY	DATE	DESCRIPTION

**THE SITE**  
9952 149 Street,  
Surrey, B.C.



PARCEL 2 AREA = 2901.45 m2  
2a AREA = 1936.86 m2  
2b AREA = 964.59 m2

BUILDING AREA :  
APARTMENT BUILDING :  
GROUND FLOOR PLAN : 511.17 m2  
SECOND FLOOR PLAN : 721.94 m2  
THIRD FLOOR PLAN : 729.46 m2  
FOURTH FLOOR PLAN : 729.46 m2  
FIFTH FLOOR PLAN : 623.64 m2  
TOTAL FLOOR PLAN : 3315.67 m2

TOWNHOUSE PLAN : 969.24 m2

TOWNHOUSE PARKING: 7 Units  
REQUIRED: 2 Stalls per Unit : 14 Stalls  
PROVIDED: 14

VISITOR PARKING  
REQUIRED : 7 X 2 = 1.4 Stalls  
PROVIDED : 1 Stall

TOTAL STALLS PROVIDED : 84 STALLS  
ADDITIONAL VISITOR PARKING FOR EXISTING BUILDING PARCEL 1 = 10 STALLS

SETBACKS:  
NORTH SIDE: 6.54 m  
WEST SIDE : 7.07 m  
SOUTH SIDE : 5.0 m  
EAST SIDE : 6.1 m

FSR for Parcel 2a : 3315.67 / 1936.86 = 1.712 ON NET  
FSR for Parcel 2b : 969.24 / 964.59 = 1.005 ON NET  
FSR FOR COMBINED PARCELS

2a + 2b INCLUDING BOTH BUILDINGS : 4284.91 / 2901.45 = 1.46

APARTMENT PARKING: 46 Units  
RESIDENTIAL:  
ONE BEDROOM : 20 Units  
TWO BEDROOM : 26 Units  
REQUIRED : 46 x 1.1 = 50.6 Stalls  
PROVIDED : 54 Stalls

RESIDENTIAL VISITOR (APARTMENT):  
REQUIRED : 0.1 STALLS PER UNIT = 4.6 STALLS  
PROVIDED: 6 STALLS  
TOTAL STALLS PROVIDED UNDERGROUND : 60 Stalls  
SMALL CAR PARKINGS : 31.67%

TOWNHOUSE PARKING: 7 Units  
REQUIRED: 2 Stalls per Unit : 14 Stalls  
PROVIDED: 14  
VIS PARKING : 0.1 X 7 = 0.7 STALLS  
PROVIDED : 1 STALL

LOT COVERAGE PARCEL 2  
PROPOSED : 45%

OUTDOOR AMENITY SPACE:  
REQUIRED : 46 units x 3m2 =138 m2  
PROPOSED: 177.27 m2

INDOOR AMENITY SPACE:  
REQUIRED: 46 units x 3m2 =138 m2  
PROPOSED: 128.84 m2

NO. OF UNITS:  
ONE BEDROOM UNITS = 20  
TWO BEDROOM UNITS = 21  
TWO BEDROOM + DEN UNITS = 5

BICYCLE:  
REQUIRED : 4.6 X 1.2 = 55.2 STALLS  
PROVIDED : 58 STALLS

LEGAL DESCRIPTION:  
LOT 9 SECTION 32 RANGE 1 PLAN NWS1678 NWD

CIVIC ADDRESS:  
9952 149 STREET  
SURREY, BC

ZONING INFORMATION:  
ZONE:  
EXISTING: RM 45  
PROPOSED: CD BASED ON RM 70

LOT AREA:  
GROSS AREA = 77,689 ft2 = 7217.5 m2  
PARCEL 1 AREA = 45951 ft2 = 4268 m2  
PARCEL 2 AREA = 31738 ft2 = 2948 m2  
Dedication along 100 Ave( parcel 1+2) : 125 m2

LOT DENSITY PARCEL 1

EXISTING BUILDING 1:  
GROUND FLOOR PLAN AREA : 11263 ft2 = 1046.3 m2  
SECOND FLOOR AREA : 11838 ft2 = 1099 m2  
THIRD FLOOR AREA : 11838 ft2 = 1099 m2

TOTAL EXISTING BUILDING AREA : 3244.3 m2

LOT DENSITY FOR PARCEL 1 BASED ON EXISTING BUILDING :  
3244.3m2 /4268 m2= .75 FSR

NO OF UNITS : 45  
ONE BEDROOM : 35 UNITS  
2 BEDROOM UNITS : 10 UNITS

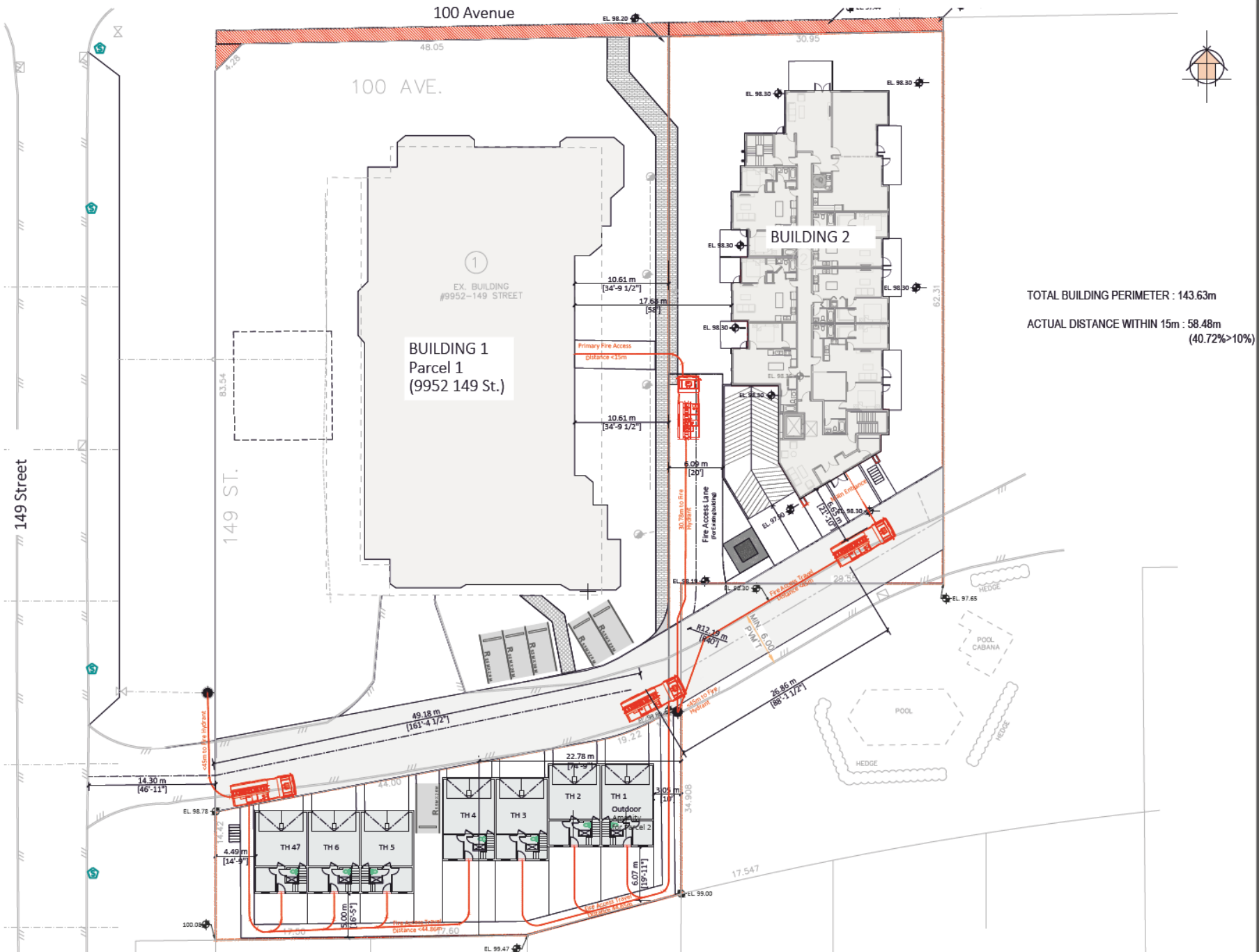
REQUIRED PARKING : 1 STALL PER UNIT  
PROVIDED : 45 STALLS

RESIDENTIAL VISITOR:  
REQUIRED : 45 X .1 = 4.5 Stall  
TOTAL STALLS REQUIRED 2 : 5 Stalls  
PROVIDED : 6 STALLS

SETBACKS:  
NORTH SIDE: 12.23m  
WEST SIDE : 16.0 m  
SOUTH SIDE : 13.65 m  
EAST SIDE : 5.08 m (var req'd)

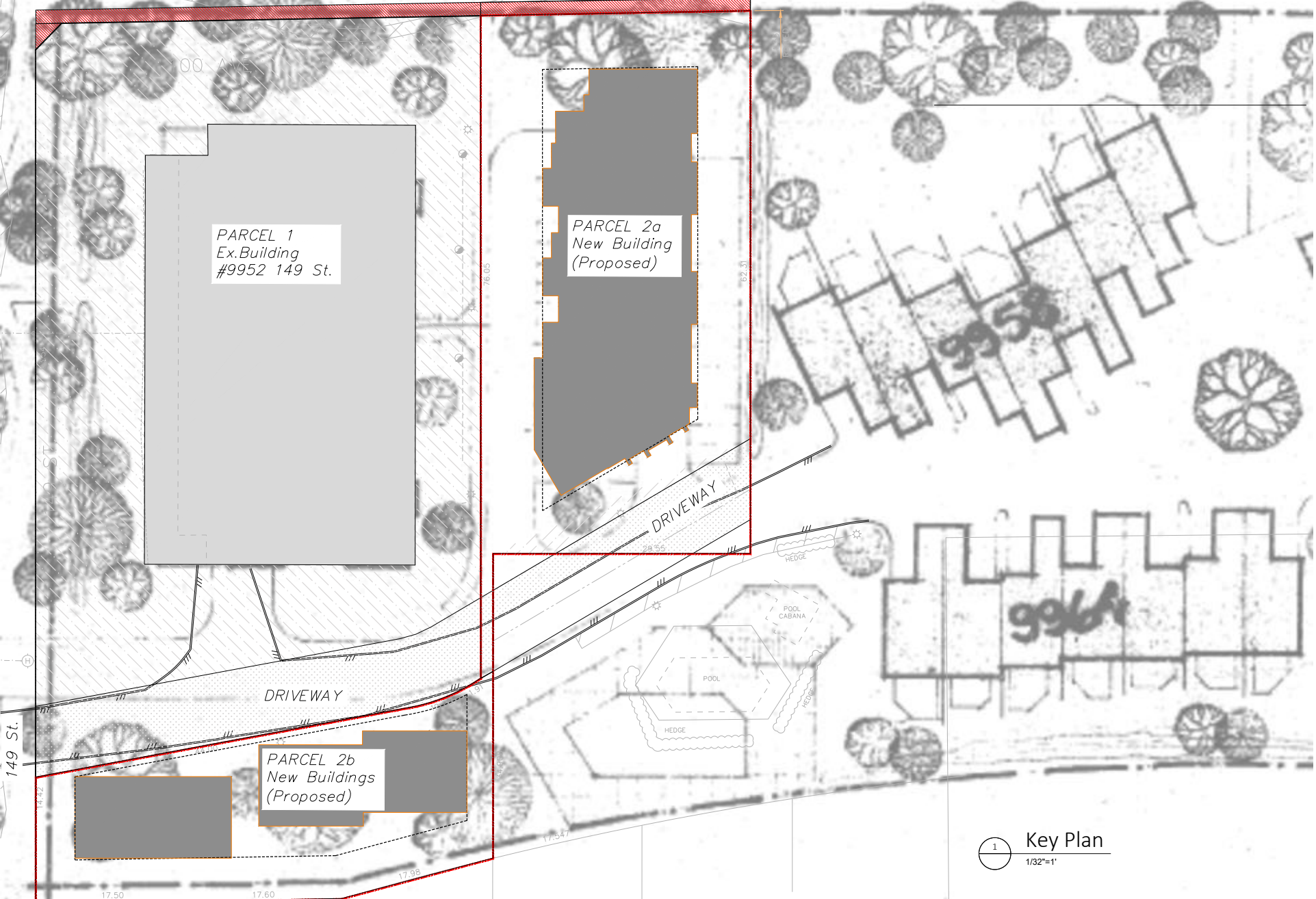
LOT COVERAGE PARCEL 1  
PROPOSED : 46%





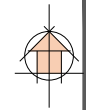
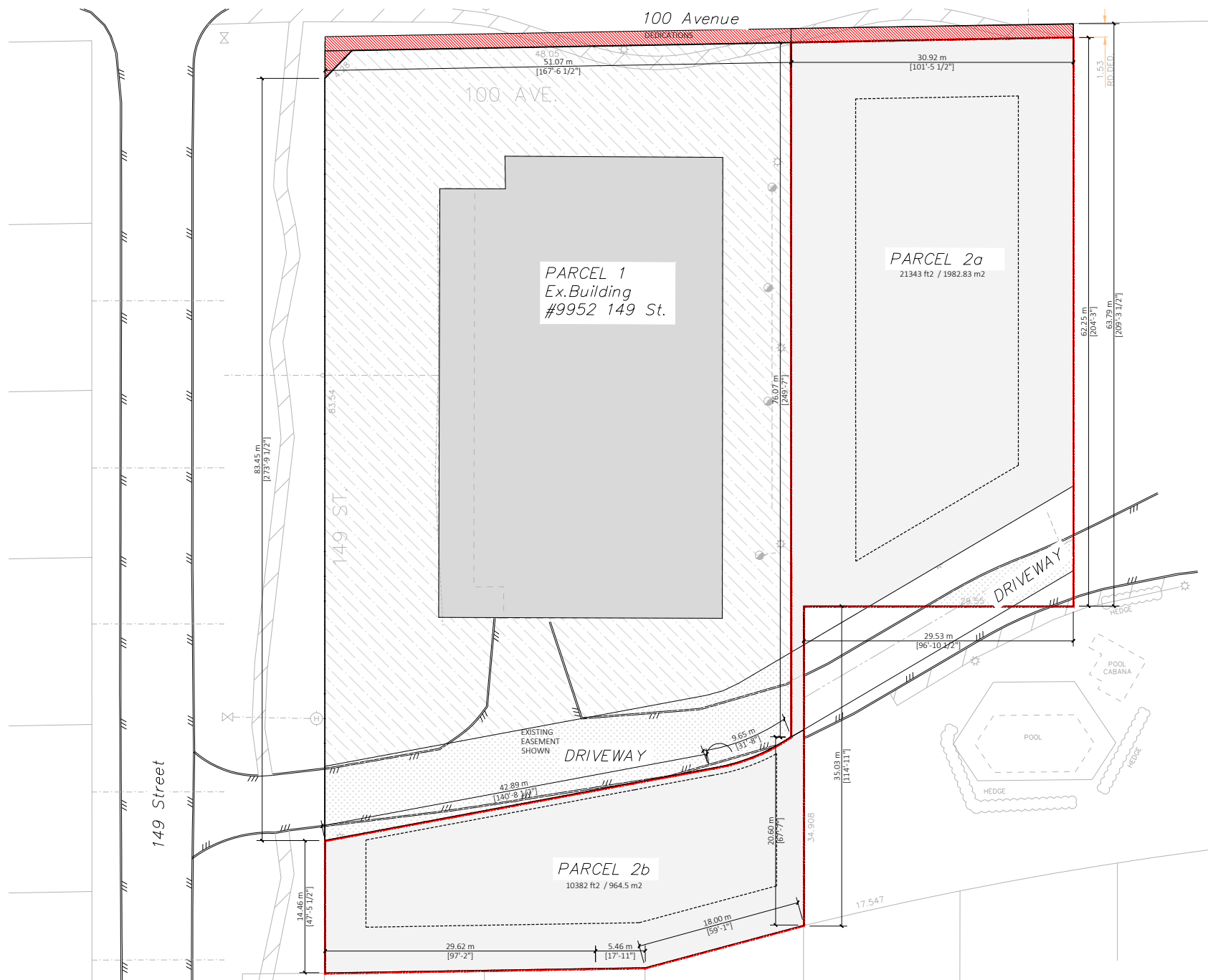
TOTAL BUILDING PERIMETER : 143.63m  
 ACTUAL DISTANCE WITHIN 15m : 58.48m  
 (40.72% > 10%)

NO.	DATE	DESCRIPTION	BY	DATE



1 Key Plan  
1/32"=1'

NO.	DATE	BY	DESCRIPTION

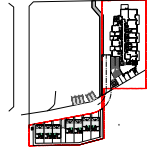


**PROJECT INFO:**  
Townhouse/Condominium Development  
at 9952 149 Street  
Surrey BC  
CLIENT: CJ

**DATE:** 3-Aug-23  
**PROJECT NO.:** 21-236  
**SCALE:** 1/32"=1'  
**DRAWN BY:** R.W.

NO.	DATE	BY	DESCRIPTION

Key Plan



① KEY PLAN  
NTS

1

**FLAT ARCHITECTURE**

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

Ph: 604-503-4484



PROJECT INFO:  
Townhouse/Condominium Development  
at 9952 149 Street  
Surrey BC CLIENT: CJ

DATE:  
26-Sep-23

PROJECT NO:  
21-236

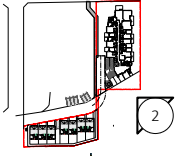
SCALE: NTS DRAWN BY:  
R.W

NO	REVISION/APP	DESCRIPTION	BY	DATE

RENDER

R 1.1

① VIEW-1 (North-East Elevation)  
NTS



1 KEY PLAN  
NTS

1 VIEW-2 (South-East Elevation)  
NTS



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

PROJECT INFO:  
Townhouse/Condominium Development  
at 9952 149 Street  
Surrey BC  
CLIENT: CJ

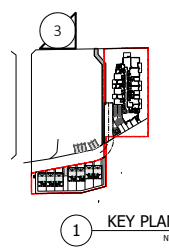


DATE: 26-Sep-23  
PROJECT NO: 21-236  
SCALE: NTS DRAWN BY: R.W

ID	ISSUED FOR RFP	REVISION	DATE	BY

RENDER  
R 1.2





1 KEY PLAN  
NTS

1 VIEW-3 (North-West Elevation)  
NTS

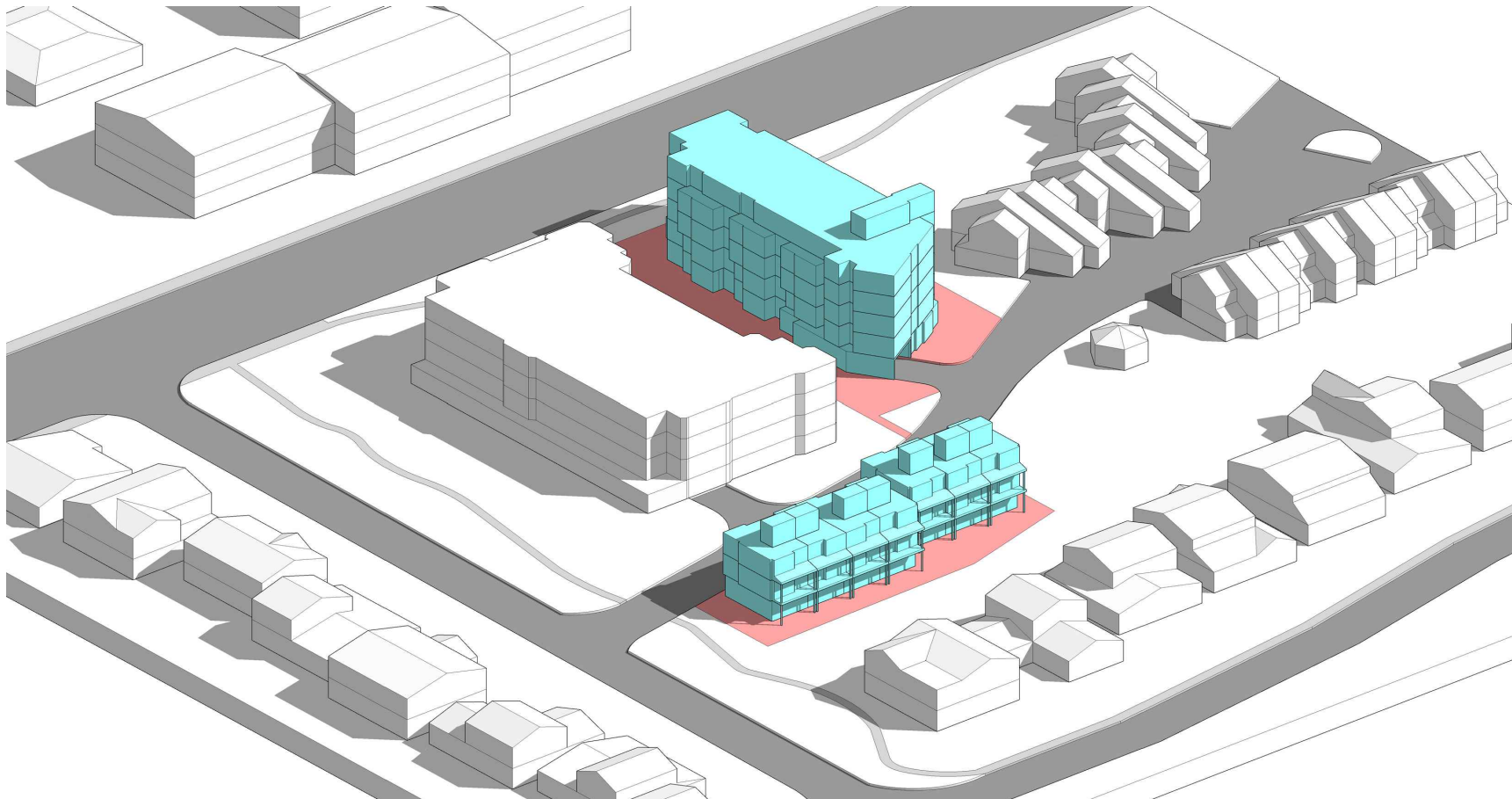
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Townhouse/Condominium Development  
at 9962 149 Street  
Surrey BC  
CLIENT: CJ



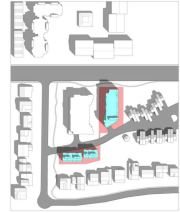
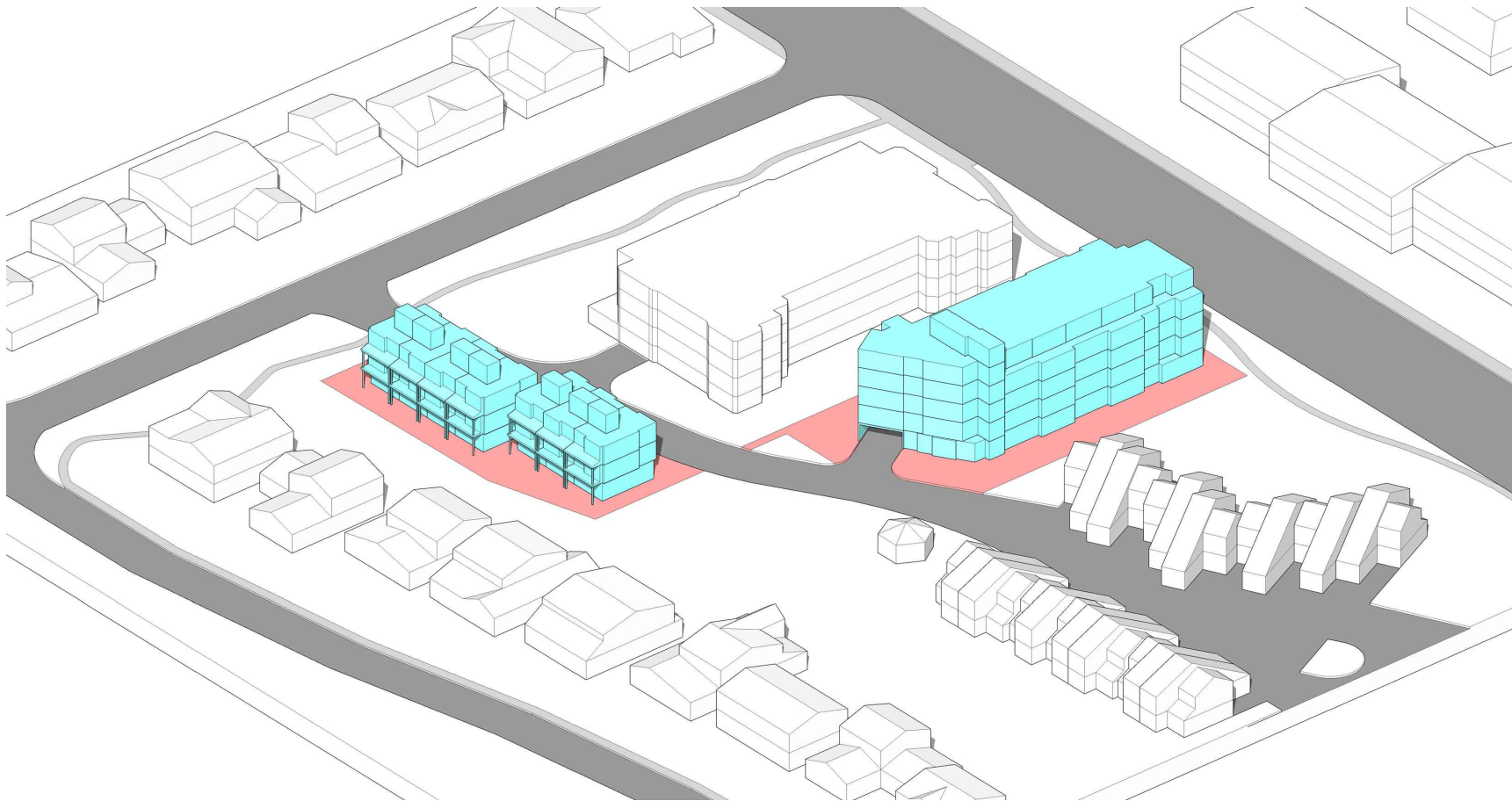
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PROJECT NO: 21-236  
SCALE: NTS DRAWN BY: R.W

ID	REVISION	DATE	BY

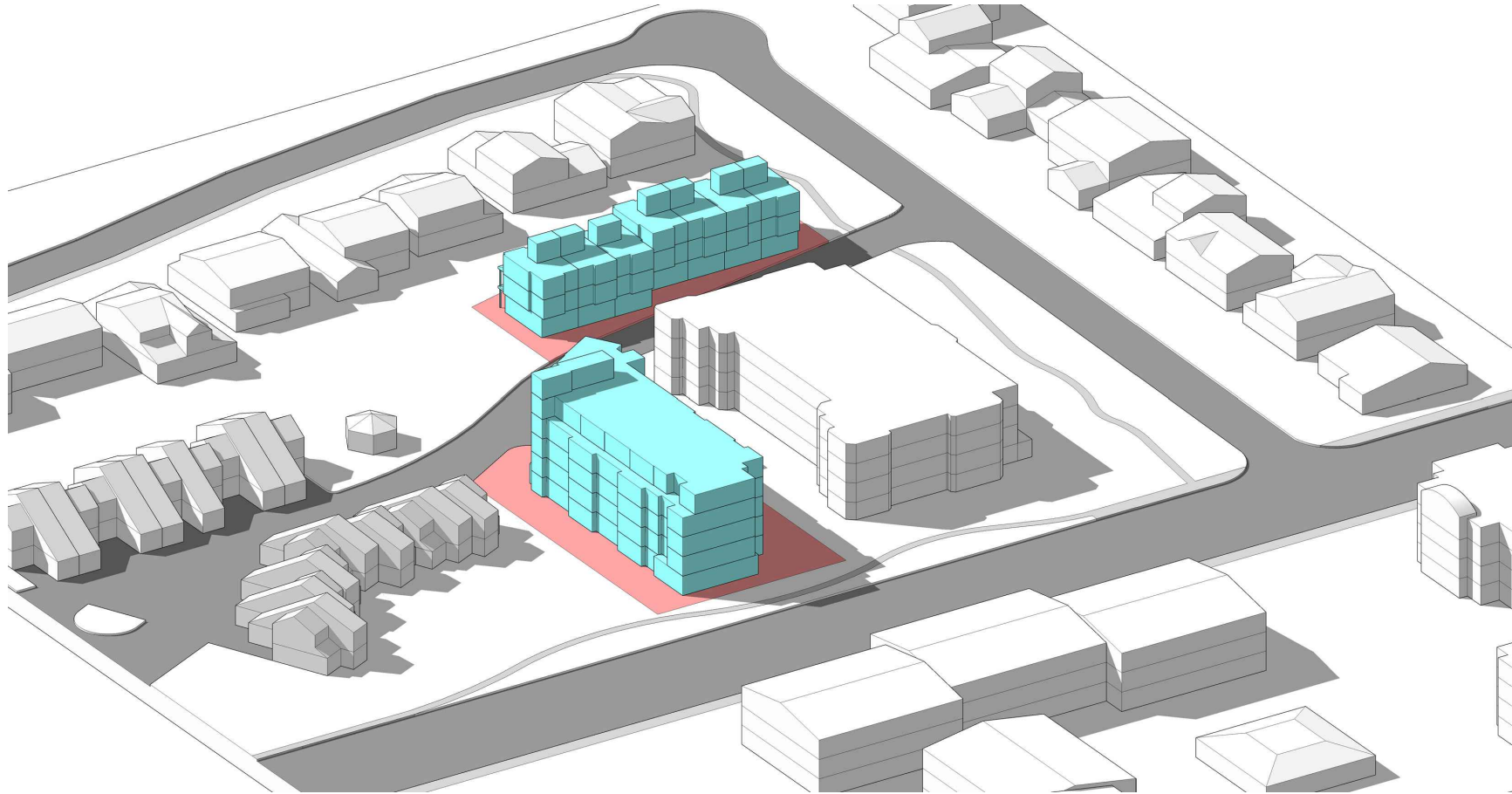
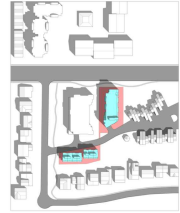
RENDER



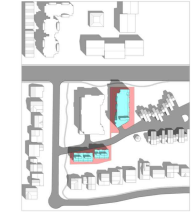
NO.	DATE	BY	DESCRIPTION



NO.	DATE	BY	DESCRIPTION



NO.	DATE	BY	DESCRIPTION



NO.	DATE	BY	DESCRIPTION



1 EQUINOX (MARCH/SEPTEMBER) 10AM  
Scale: NTS



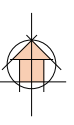
2 EQUINOX (MARCH/SEPTEMBER) 12PM  
Scale: NTS



3 EQUINOX (MARCH/SEPTEMBER) 2PM  
Scale: NTS



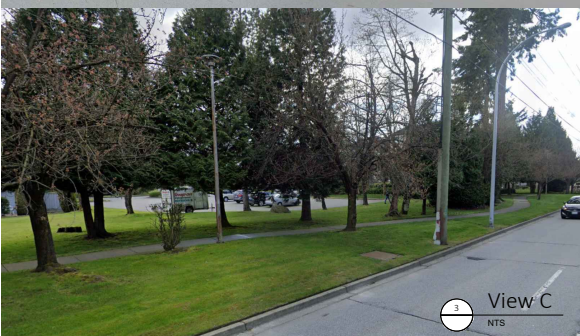
NO.	REVISION/DATE	BY	DATE



1 View A  
NTS



2 View B  
NTS



3 View C  
NTS



4 View D  
NTS



1 Site Location  
NTS



4 View E  
NTS



5 View F  
NTS



5 View G  
NTS



6 View H  
NTS

NO.	DATE	BY	DESCRIPTION

**FORM DEVELOPMENT:**

The building mass along with the townhouses has been designed in response to the development guidelines in the OCP. The elevation of the building is almost the same as that of the road (existing). The dark colored brick on the lower two levels provides a strong and hard character to the building. The townhouses are provided with the same brick on the garage side and dark colored hardie siding on the rest of the sides to correspond with the character of the proposed building.

The building and townhouses have been designed, keeping in mind that there is variation in the materials. Brick has been introduced at the foundation level, and to soften a little variation of color and material along the street side. The townhouse development is in accordance with the neighboring property which consists of townhouses as well.

The entrance to the site is from South side of parcel 1 for both multi-level building and townhouse, from the slip road on 149 street. The Main entrance to the building is smartly proposed at the location parallel to the existing building (on Parcel-1). This development sits on 100 Avenue which results in major transportation route to and fro from Guildford to Surrey Central. The entrance to the building is smartly highlighted with the combination of brick and hardie board with similar colors to give variation of material and keeping the uniformity of the building.

The outdoor amenity has been proposed on the topmost level to avoid noise pollution and give a distinct character but secluding it from the residential area.

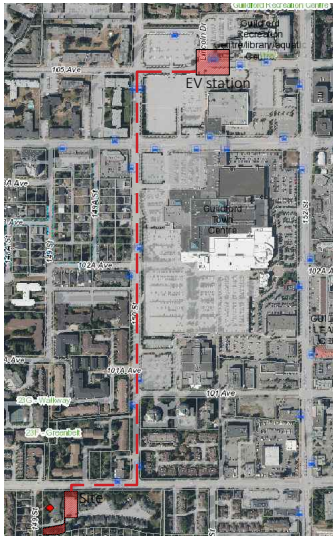


Light colored materials

Dark Brick

**SUSTAINABILITY FEATURE:**

- 1.) Location and Transportation  
The location of the site is along bike route and there are 2 bus stops which are just half a block away
- 1.1) Bicycle Storage
- 1.2) Electrical Vehicle Charging Stations  
The proposed development is close to the ev station
- 2) Sustainable Site
  - 1.1) Exterior lighting to reduce pollution
  - 3) Water Efficiency
    - 1.1) Water efficient fixtures for internal residential units.
    - 4) Energy & Atmosphere
      - 1.1) Energy efficient appliances and units
      - 5) Materials and Resources:
        - 1.1) Construction Waste management
        - 6) Indoor Environmental quality
          - 1.1) Openable windows
          - 1.2) Daylighting and Quality Views



Building Entrance



Existing Building from 100 Avenue

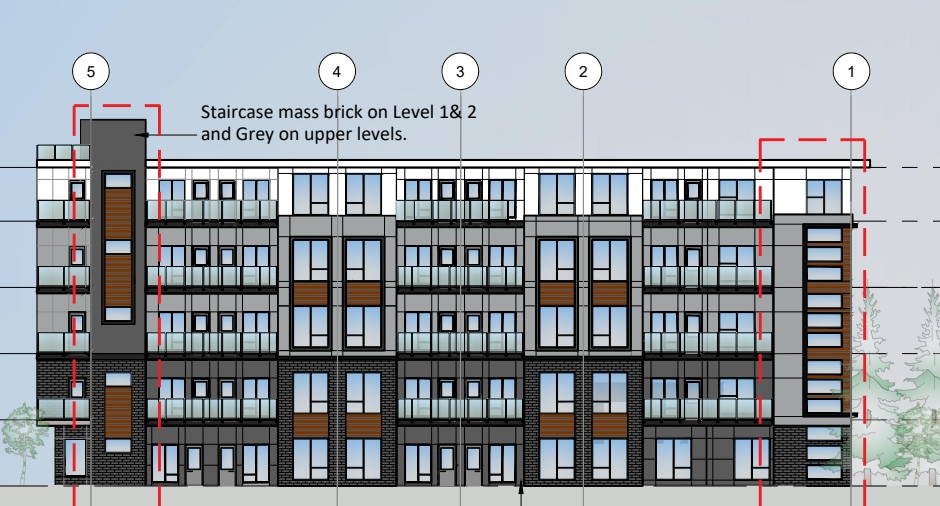
The converging facades is interlaced with balconies to define the built form edge at the same time mollifying the sharpens of the facades. A continuous city sidewalk is on 1 side of the building and 1 side of the townhouses which provides easy circulation on site. Bicycle storage, Garbage / Recycle room, Mechanical / electrical rooms are located on site.



REV	DESCRIPTION	DATE	BY	CHECKED BY



**OLD DRAWINGS WITH ADP COMMENTS**



- Simplify overall building massing and materials.
- The Panel emphasizes the importance of reviewing and refining the building massing and character by reevaluating exterior finishes and detailing for greater coherence.
- Dark grey hardy board
- Reconsider the corner element at northeast to better integrate with the overall building design.



- Provide further emphasis and celebration of the building's main entry.
- Dark Grey frame 12" deep Dark brick recessed wall Narrow openings

**RECTIFIED DRAWINGS WITH RESPONSE**



- We have simplified the overall form and character.
- We have reviewed and refined the form and character of the building to address the points raised by the panel.
- Dark grey board has been changed to light grey hardy board at level 1 and 2.
- Small windows replaced with larger windows Corner redesigned consonant with facade



- Entry has been redesigned for emphasis and is now a stand-out feature in the building façade.
- White frame 24" deep Nut brown recessed wall Wide inviting openings



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

PROJECT INFO:  
Townhouse/Condominium Development  
at 9952 149 Street  
Surrey BC  
CLIENT: CJ

DATE: 27-Sep-23

PROJECT NO: 21-236

SCALE: 1/16"=1' DRAWN BY: R.W

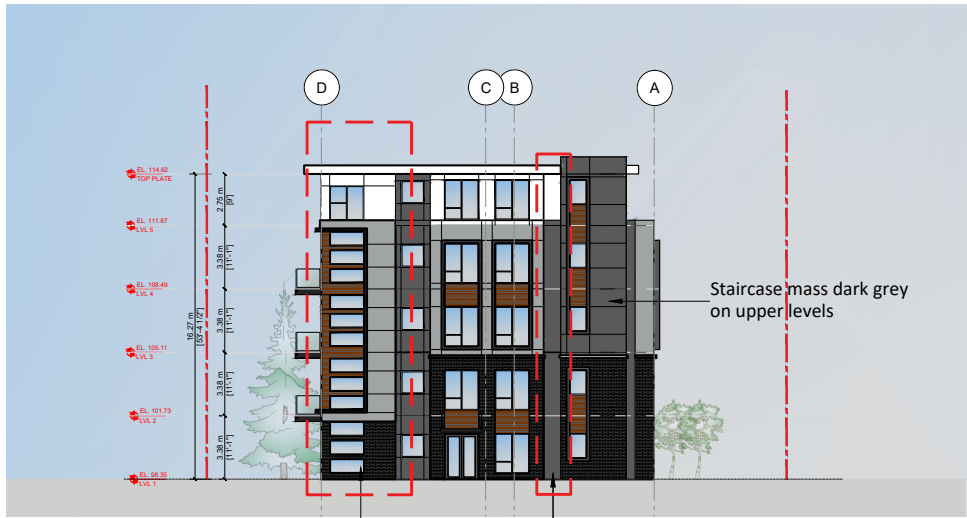
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ADP Comparison

A 0.1

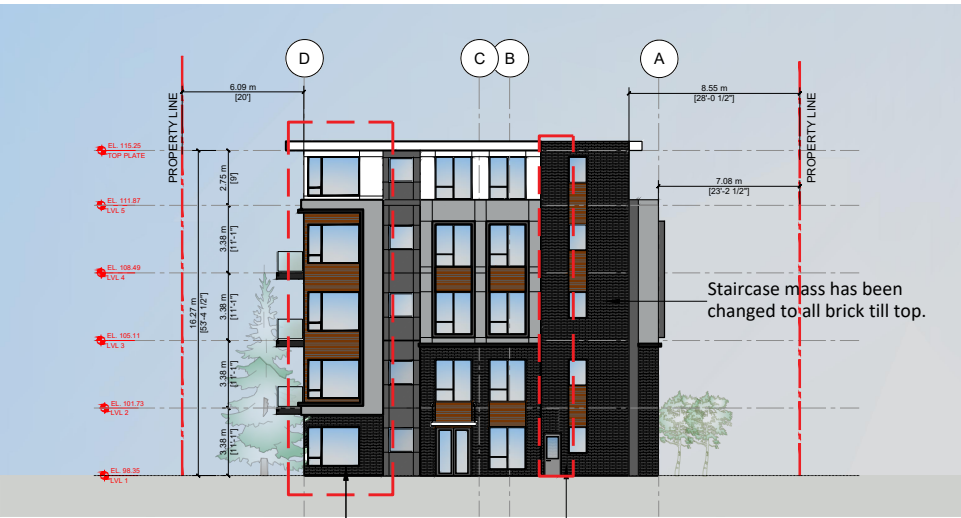
OLD DRAWINGS WITH ADP COMMENTS

RECTIFIED DRAWINGS WITH RESPONSE



- Reconsider the corner element at northeast to better integrate with the overall building design.

Dark grey projection



- The northeast corner has been reworked to integrate better

Dark grey projection removed



Corner

Dark grey hardy board



Corner redesigned to integrate better with rest of the facade

Dark grey board has been changed to light grey hardy board at level 1 and 2.



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at 9952 149 Street  
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DATE: 27-Sep-23  
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SCALE: 1/16"=1' DRAWN BY: R.W

ID	ISSUED BY	DATE	REV	DESCRIPTION

ADP Comparison

A 0.2

**OLD RENDERINGS WITH ADP COMMENTS**



Brick + dark grey      Dark grey      Small windows  
Corner stands apart

- Simplify verall building massing and materials
- Reevalueate exterior finishes
- Reconsider corner elements to integrate better with building



Brick + dark grey

- Suggest strategies to accentuate the entryway as the current entrance lacks identification and appeal.
- Dark grey frame
- Recessed wall in brick
- Narrow openings

**REVISED RENDERINGS WITH RESPONSE**



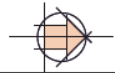
Brick on all levels      Light grey      Window size consonant with facade  
Corner integrates better



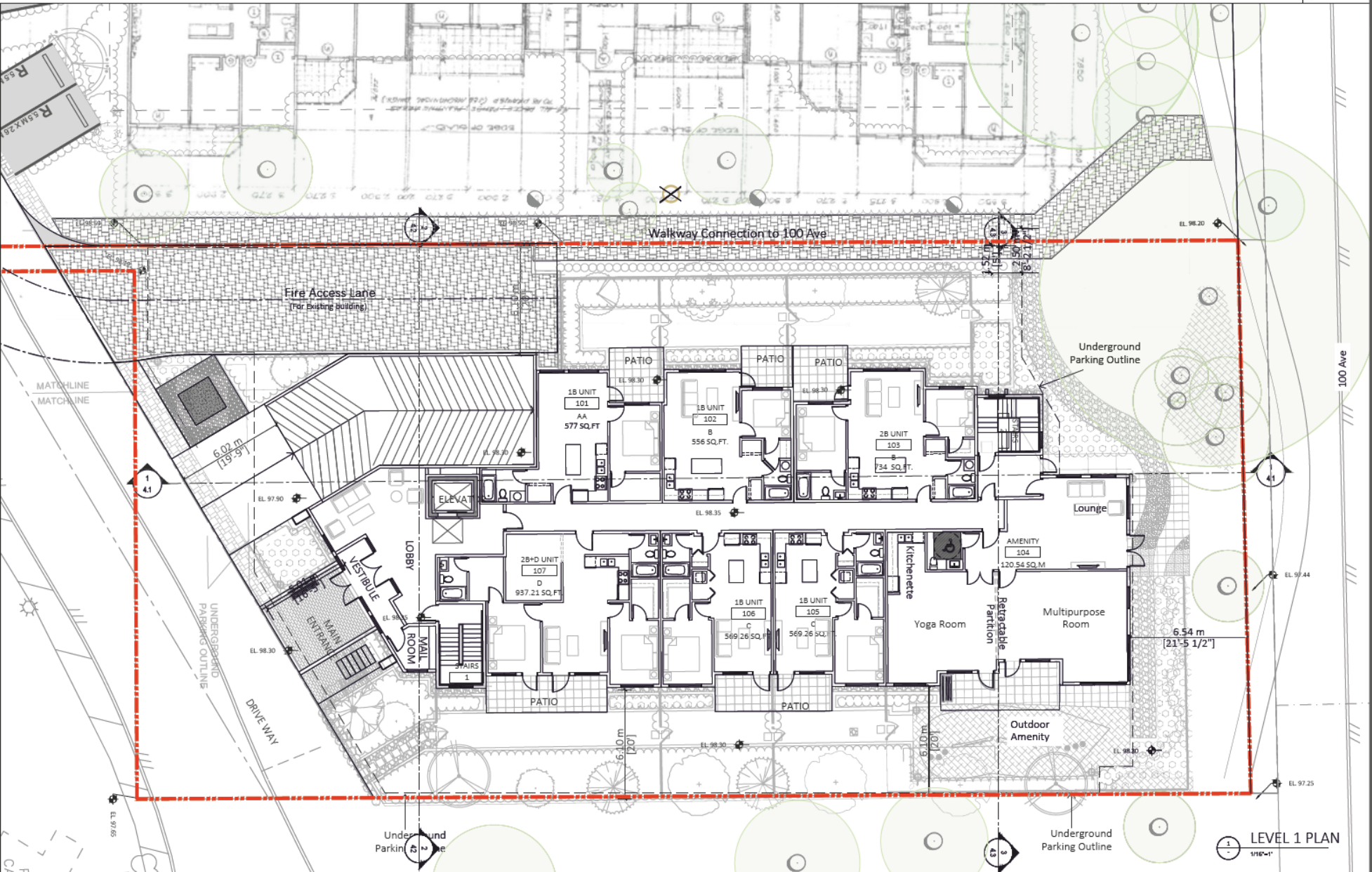
Brick on all levels

- The design has been revised to improve entry identification and appeal.
- White frame accentuates entry
- Nut brown colored recessed wall stands out
- Large glass openings makes entry inviting

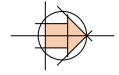
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001	ISSUED BY	DATE	BY
002	ISSUED BY	DATE	BY
003	ISSUED BY	DATE	BY
004	ISSUED BY	DATE	BY
005	ISSUED BY	DATE	BY



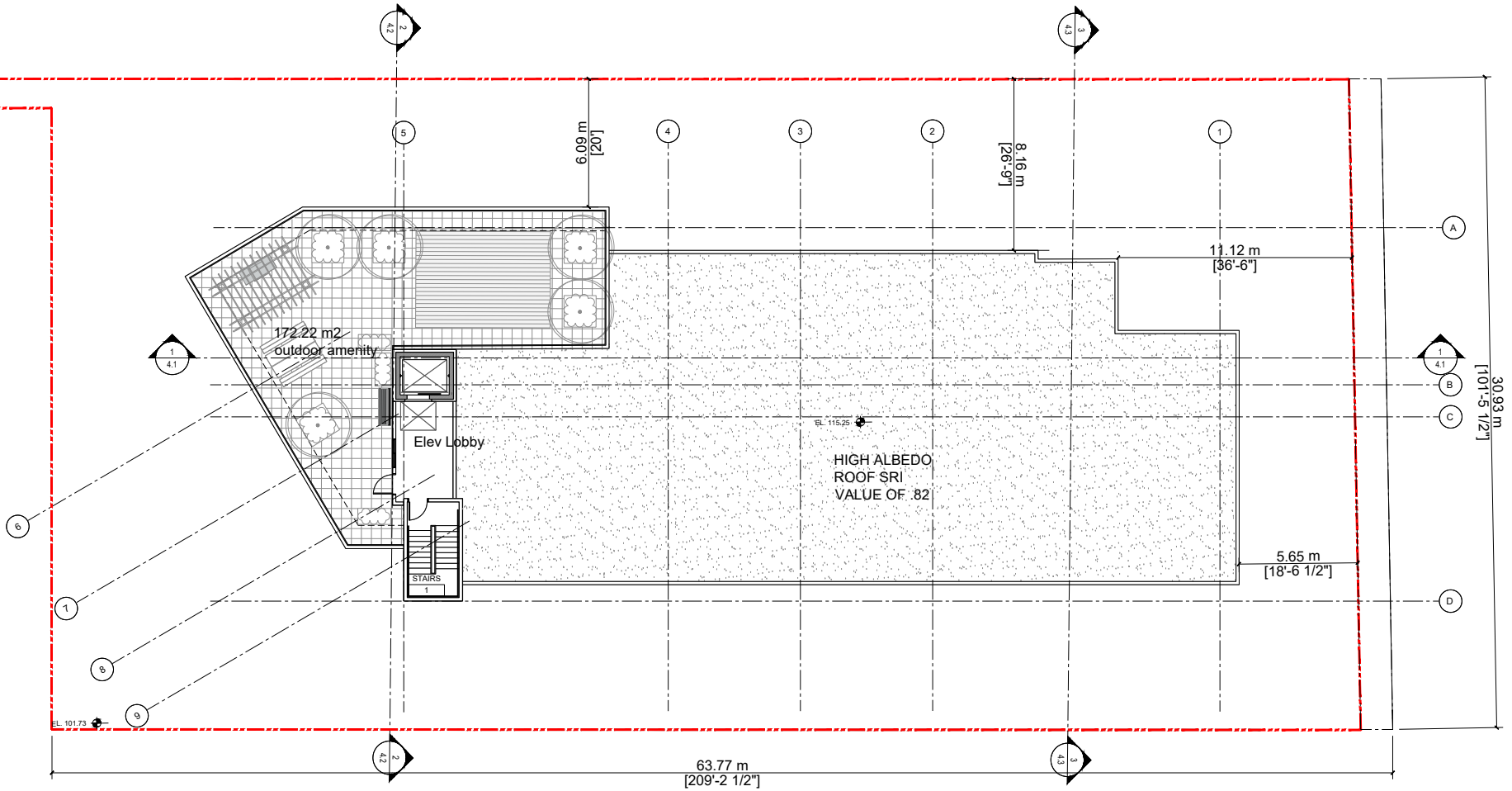
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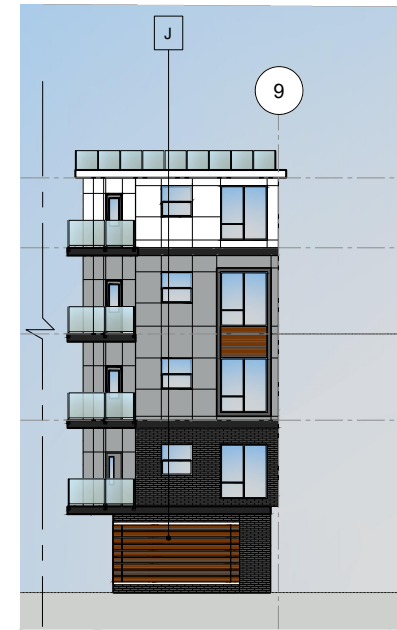
LEVEL 1 PLAN  
1/16"=1'



NO.	DATE	BY	DESCRIPTION
01	14/02/2021	RWW	ISSUED FOR PERMIT
02			
03			
04			
05			
06			
07			
08			
09			
10			





ID	REVISION	DATE	BY



1 West Elevation  
Scale: 1/16"=1'

## FINISH SCHEDULE

- A)  Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Chantily Lace OC-65
- B)  Brick Cladding (IXL Bricks)  
Color : Charcoal Gray Brick
- C)  Fascia Board  
Color : Steel Wool Benjamin Moore (2121-20)
- D)  Longboard  
Color : Dark Fir
- E)  Door & Window Trims  
Color : Black
- F)  Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Gull Gray Benjamin Moore 2134-50
- G)  Shingles  
Color : Gray
- H)  Cementitious James Hardie siding  
C/W easy trims to match  
Color : Gray
- I)  Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Charcoal Gray
- J)  Cedar Finish metal panel (AL-13 or similar)





1 East Elevation  
Scale: 1/16"=1'



2 South Elevation (Easement)  
Scale: 1/16"=1'



PROJECT INFO:  
Townhouse/Condominium Development  
at 9952 149 Street  
Surrey BC  
CLIENT: CJ

DATE:  
16-Nov-23

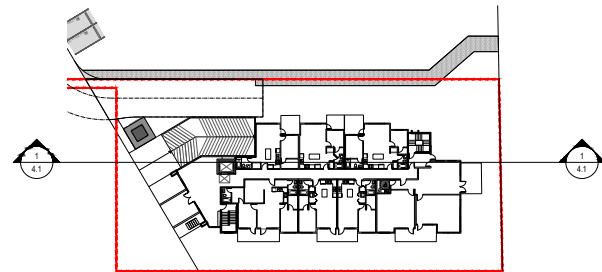
PROJECT NO:  
21-236

SCALE: 1/16"=1' DRAWN BY: R.W

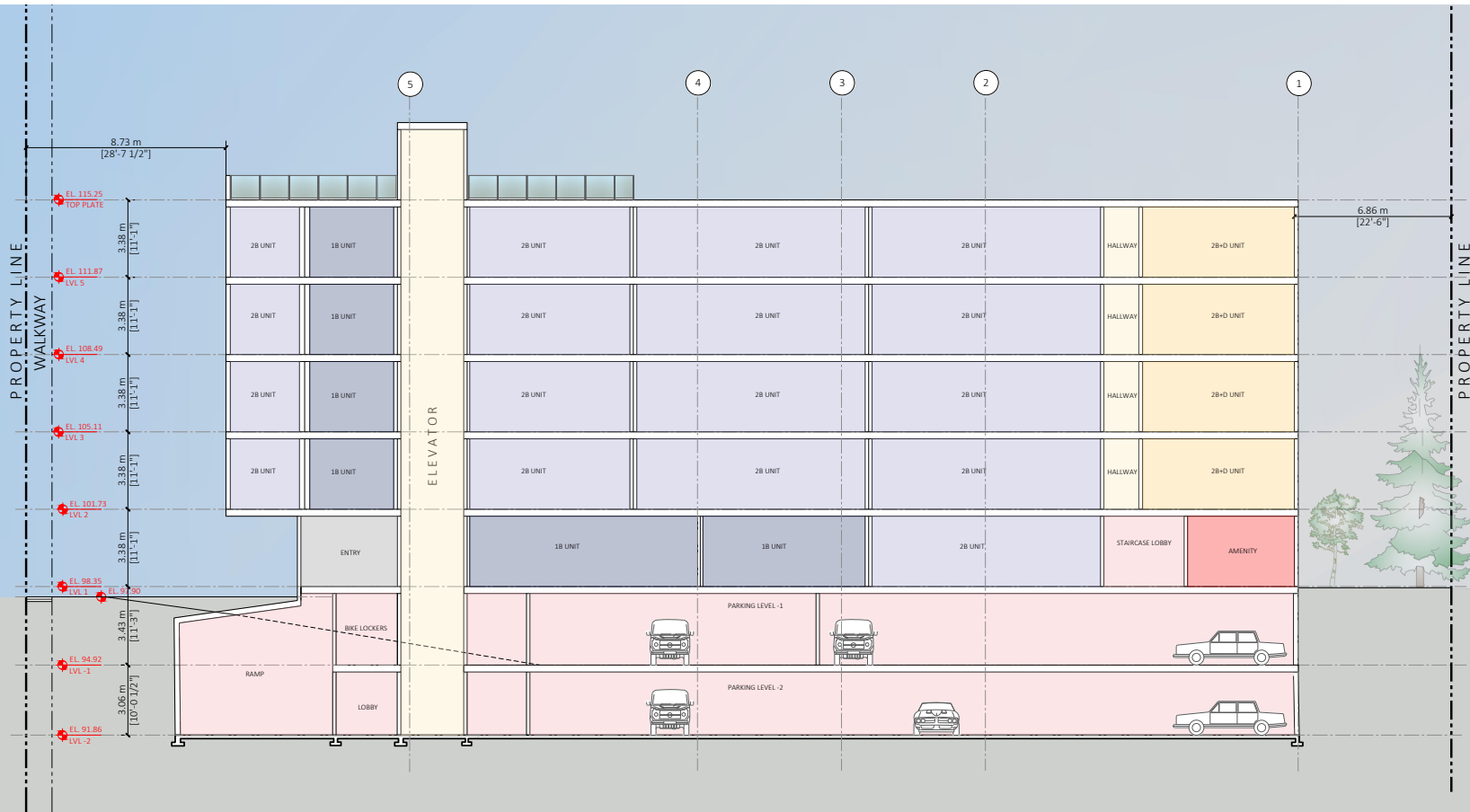
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Building Elevations





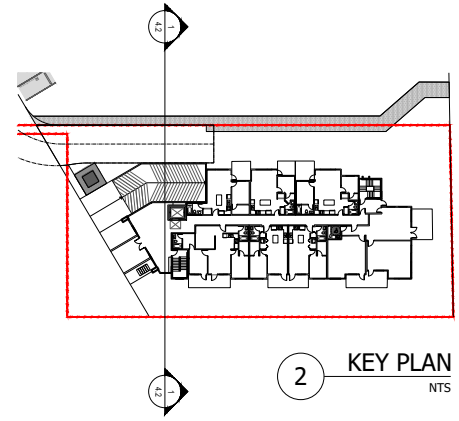
2 KEY PLAN  
NTS



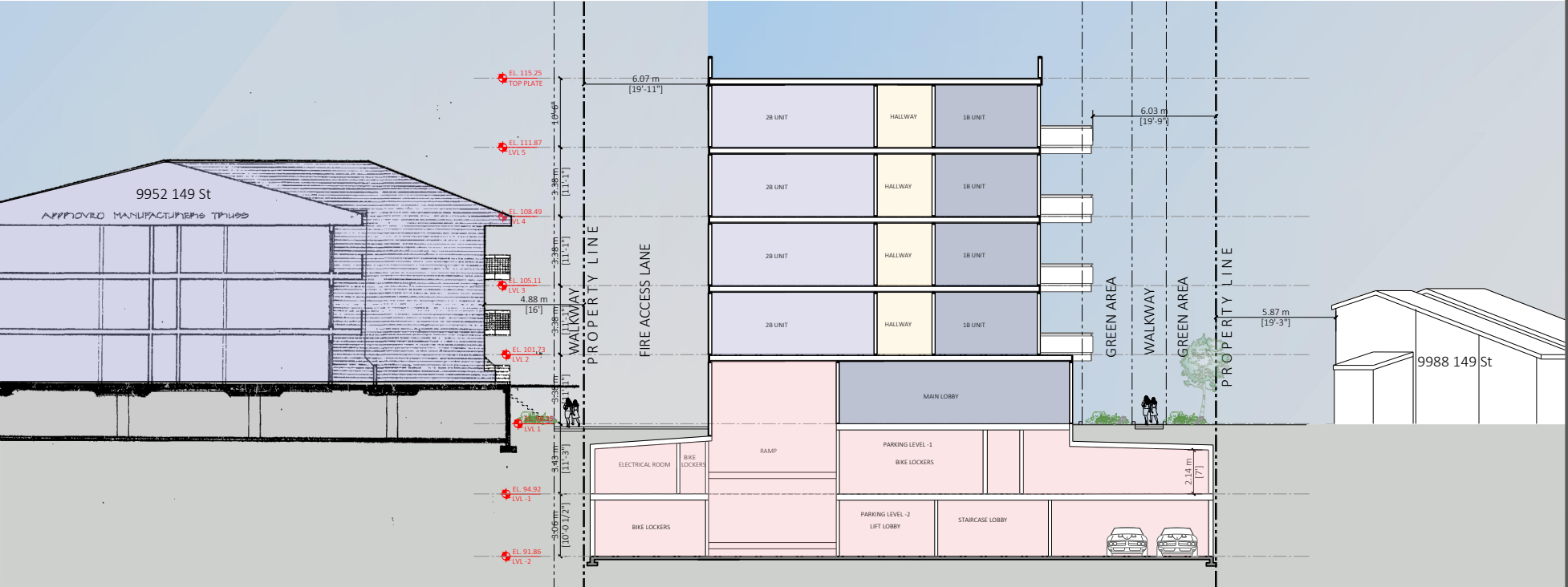
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Scale: 1/16"=1'-0"



NO	DATE	BY	DATE
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02			
03			
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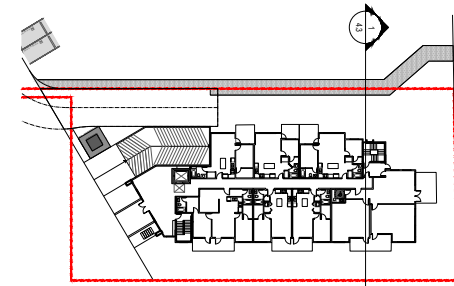
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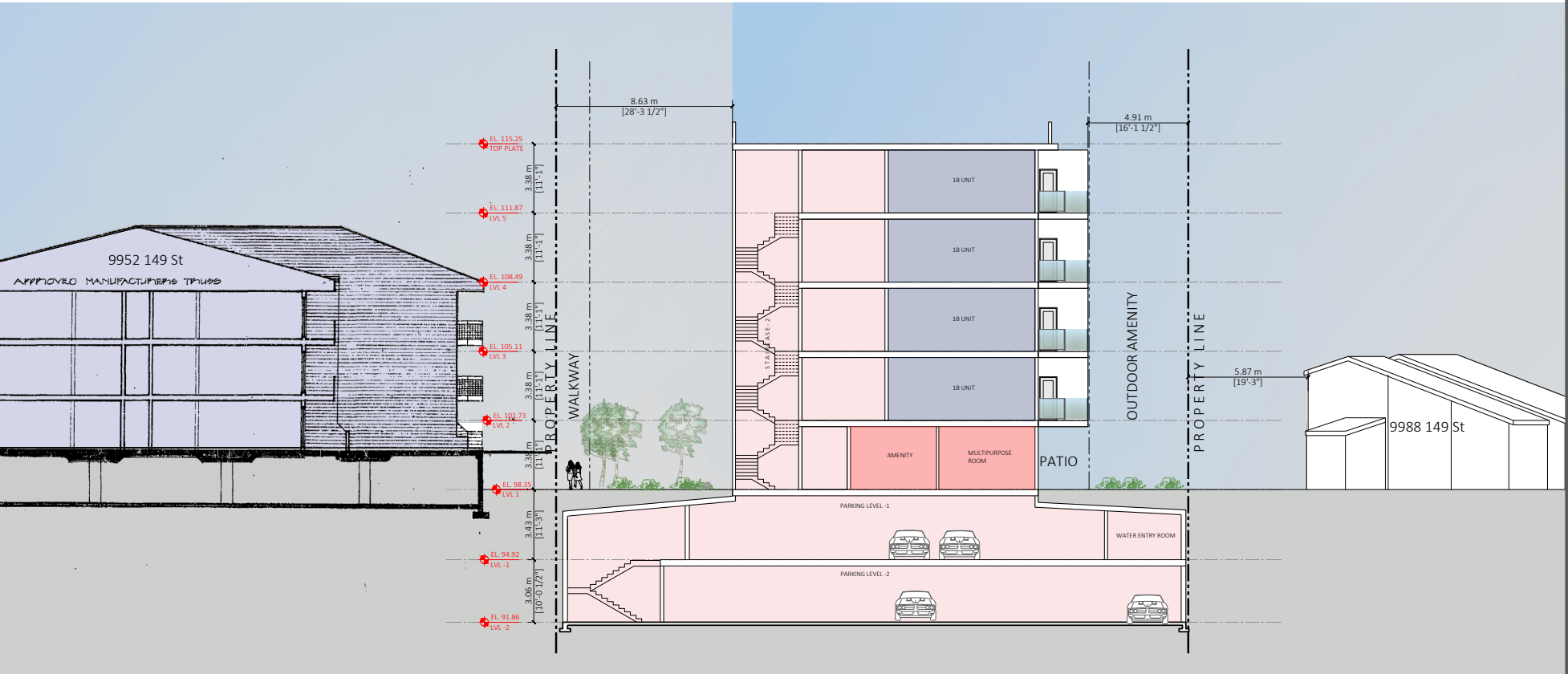
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ID	REVISION	DATE	BY	APP



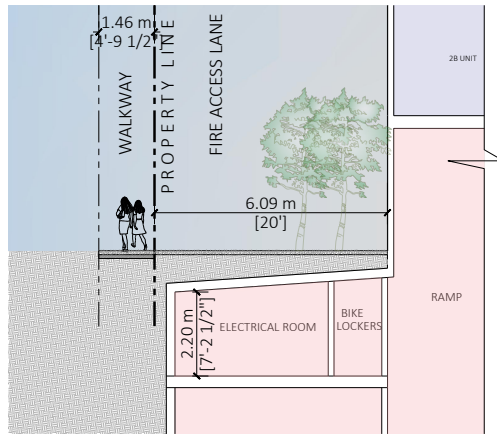
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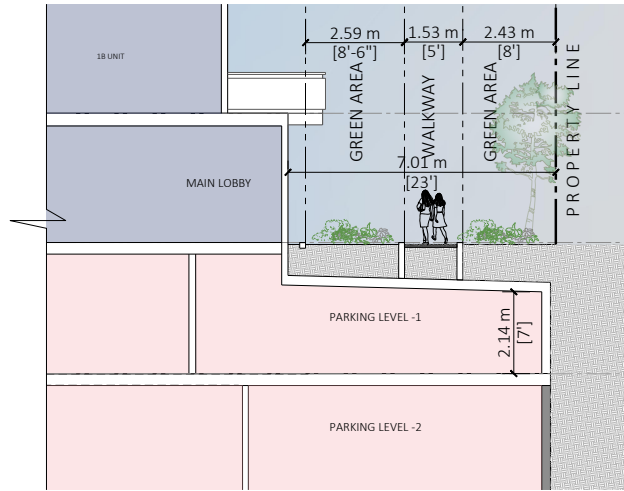
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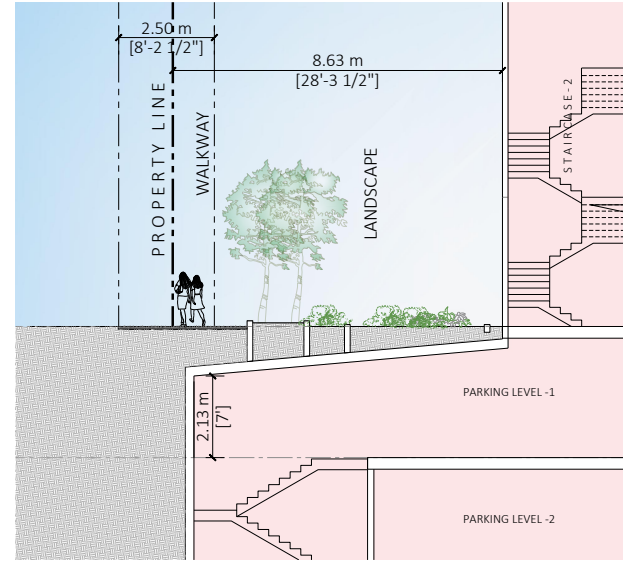
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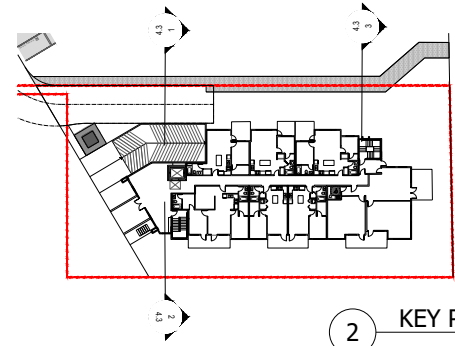
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1 SECTION-2  
Scale: 3/32"=1'-0"



1 SECTION-3  
Scale: 3/32"=1'-0"



2 KEY PLAN  
NTS

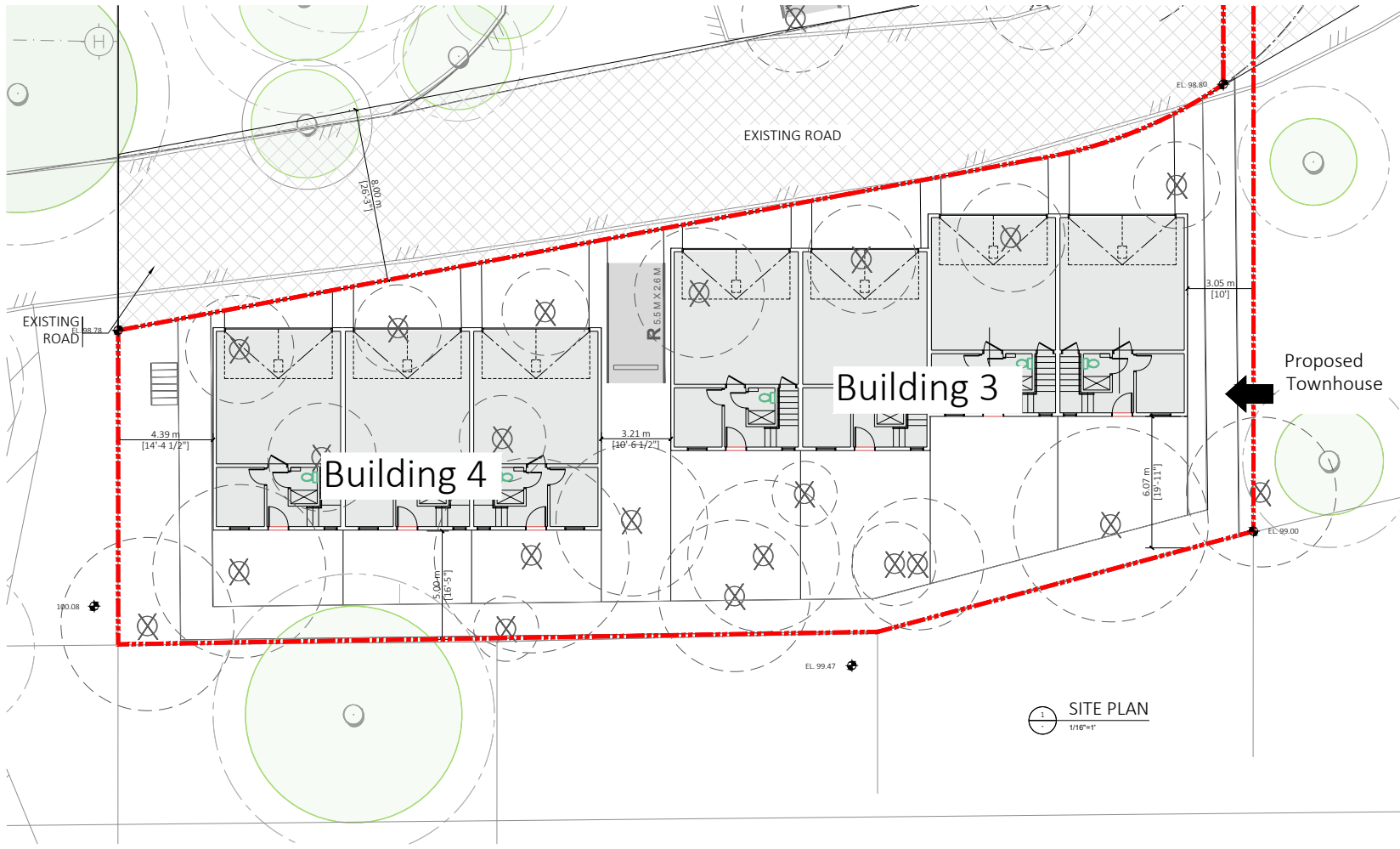
NO.	REVISION	DATE	BY
01	ISSUED FOR RFP	2023/09/15	
	REV		
	DESCRIPTION		



ID	REVISION	DATE	BY











1 STREETScape (from 100 Avenue)  
Scale: 1/16"=1'-0"



UNIT	UNIT AREA (in sq. ft.) (Garage not Included)	NO. OF UNITS	TOTAL AREA (in sq. ft.)	GARAGE AREA (in sq. ft.)	TOTAL GARAGE AREA (in sq. ft.)	TOTAL AREA (with garage)
TYPE A	1,514.85	4	6,059.40	412.69	1,650.76	7,710.16
TYPE A1	1,457.82	3	4,373.46	409.21	1,227.63	5,601.09
TOTAL	2,972.67	7	10,432.86	821.90	2,878.39	13,311.25

ID	ISSUED FOR RFP	DATE	BY	DESCRIPTION

**FINISH SCHEDULE**

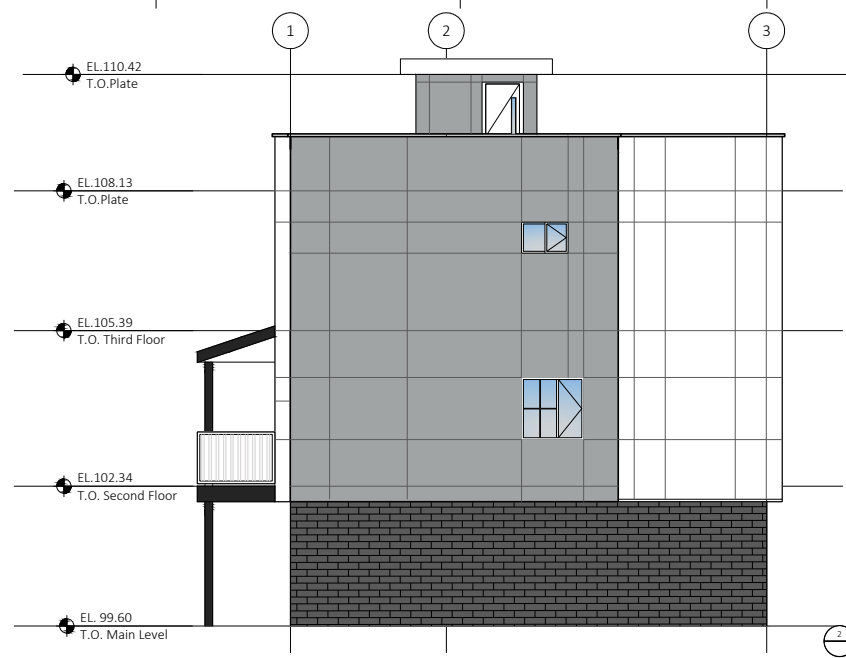
- A)  Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Chantilly Lace OC-65
- B)  Brick Cladding (IXL Bricks)  
Color : Charcoal Gray Brick
- C)  Fascia Board  
Color : Steel Wool Benjamin Moore (2121-20)
- D)  Longboard  
Color : Dark Fir
- E)  Door & Window Trims  
Color : Black
- F)  Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Gull Gray (Benjamin Moore 2134-50)
- G)  Shingles  
Color : Gray
- G)  Cementitious James Hardie siding C/W easy trims to match  
Color : Gray



NO.	DATE	BY	DESCRIPTION



1 Front/North Elevation  
1/8"=1'-0"



2 Left/East Elevation  
1/8"=1'-0"

- FINISH SCHEDULE
- A) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Chantilly Lace OC-65
  - B) Brick Cladding (XL Bricks)  
Color : Charcoal Gray Brick
  - C) Fascia Board  
Color : Steel Wool Benjamin Moore (2121-20)
  - D) Longboard  
Color : Dark Fir
  - E) Door & Window Trims  
Color : Black
  - F) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Gull Gray (Benjamin Moore 2134-50)
  - G) Shingles  
Color : Gray
  - G) Cementitious James Hardie siding C/W easy trims to match  
Color : Gray









NO.	REVISION	DATE	BY

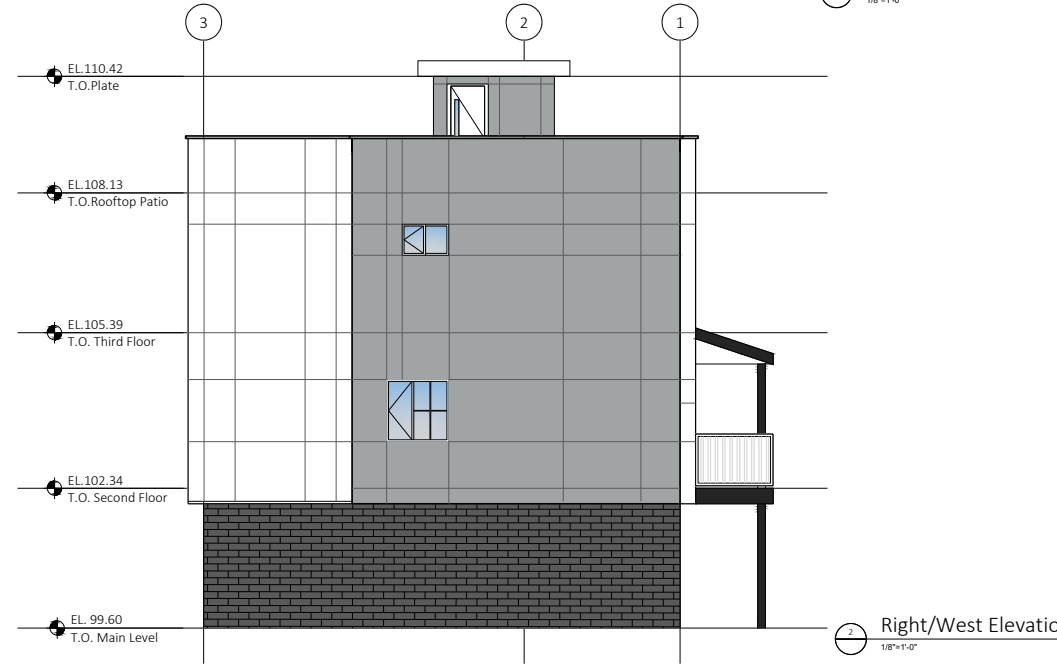


NO.	DATE	BY	DESCRIPTION



1 Rear/South Elevation  
1/8"=1'-0"

- FINISH SCHEDULE**
- A)  Exterior High Density Fibre  
Cement Board C/W easy trims  
to match (Hardie or similar)  
Color - Chantilly Lace GC-65
  - B)  Brick Cladding (JXL Bricks)  
Color - Charcoal Gray Brick
  - C)  Fascia Board  
Color - Steel Wool Benjamin Moore  
(2121-20)
  - D)  Longboard  
Color - Dark Fir
  - E)  Door & Window Trims  
Color - Black
  - F)  Exterior High Density Fibre  
Cement Board C/W easy trims  
to match (Hardie or similar)  
Color - Gull Gray (Benjamin Moore 2134-50)
  - G)  Shingles  
Color - Gray
  - G)  Cementitious James Hardie siding C/W easy trims  
to match  
Color - Gray

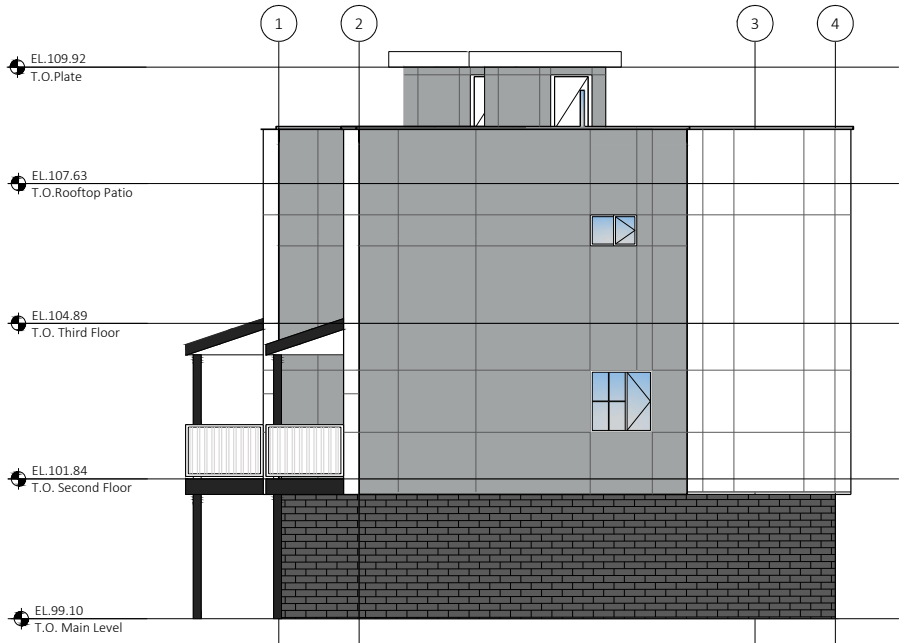


2 Right/West Elevation  
1/8"=1'-0"

NO.	DATE	BY	DESCRIPTION



1 Front/North Elevation  
1/8"=1'-0"



2 Left/East Elevation  
1/8"=1'-0"

- FINISH SCHEDULE**
- A) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Chantilly Lace OC-65
  - B) Brick Cladding (IXL Bricks)  
Color : Charcoal Gray Brick
  - C) Fascia Board  
Color : Steel Wool Benjamin Moore (2123-20)
  - D) Longboard  
Color : Dark Fir
  - E) Door & Window Trims  
Color : Black
  - F) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Gull Gray (Benjamin Moore 2134-50)
  - G) Shingles  
Color : Gray
  - H) Cementitious James Hardie siding C/W easy trims to match  
Color : Gray

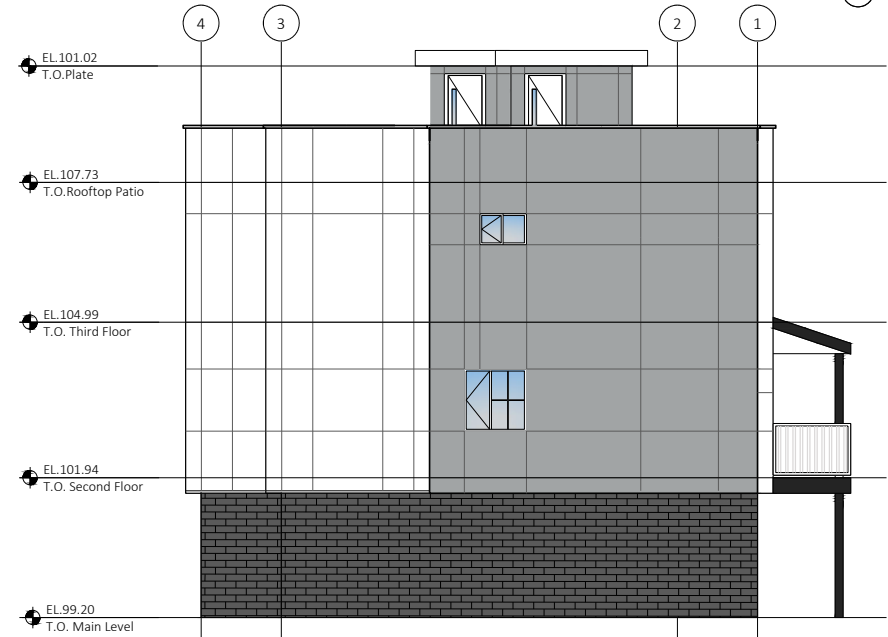
NO.	DATE	BY	DESCRIPTION



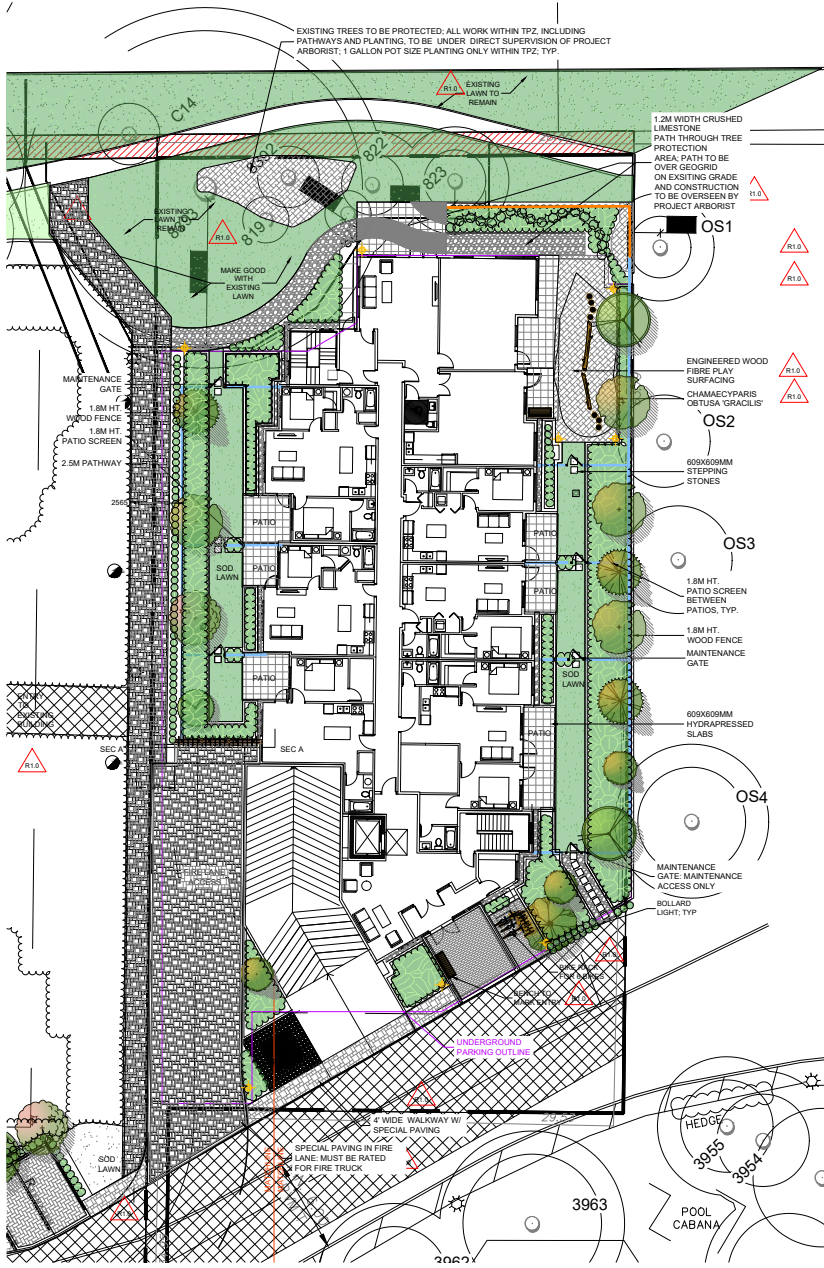
1 Rear/South Elevation  
1/8"=1'-0"

FINISH SCHEDULE

- A) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Chantilly Lace OC-65
- B) Brick Cladding (XL Bricks)  
Color : Charcoal Gray Brick
- C) Fascia Board  
Color : Steel Wool Benjamin Moore (2121-20)
- D) Longboard  
Color : Dark Fir
- E) Door & Window Trims  
Color : Black
- F) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Gulf Gray (Benjamin Moore 2134-50)
- G) Shingles  
Color : Gray
- G) Cementitious James Hardie siding C/W easy trims to match  
Color : Gray



2 Right/West Elevation  
1/8"=1'-0"

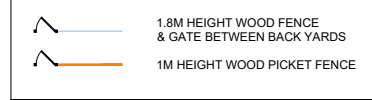


NORTH PORTION

**TREE SCHEDULE**

KEY	QTY	% TOTAL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	8%	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	5CM CAL, 2M STD, B&B, CLIMATE RESILIENT
	3	8%	ALBIZIA JULIBRISSEN	SILK TREE	5CM CAL, 1.2M STD, B&B, CLIMATE RESILIENT
	3	8%	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL, B&B, CLIMATE RESILIENT
	3	8%	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKO CYPRESS	3M HT, B&B, CLIMATE RESILIENT
	3	8%	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	5CM CAL, 2.5M HT, B&B, CLIMATE RESILIENT
	3	8%	GRATAEGUS LAVALLEI	LAVALLE HAWTHORN	5CM CAL, 1.8M STD, B&B, CLIMATE RESILIENT
	3	8%	MAGNOLIA GRANDIFLORA 'D'D BLANCHARD'	SOUTHERN MAGNOLIA	5CM CAL, 1.2M STD, B&B, CLIMATE RESILIENT
	3	8%	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM CAL, 1.5M STD, B&B, CLIMATE RESILIENT
	3	8%	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	3.0M HT, B&B, CLIMATE RESILIENT
	4	8%	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL, 1.5M STD, B&B, CLIMATE RESILIENT
	3	8%	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	6CM CAL, 1M STD, B&B, CLIMATE RESILIENT
	4	8%	SORBUS ARIA 'LUTESCENS'	WHITEBEAM MOUNTAIN ASH	6CM CAL, 1.8M STD, B&B, CLIMATE RESILIENT

**FENCING LEGEND**



TOTAL REPLACEMENT TREES REQUIRED: 56  
REPLACEMENT TREES PROVIDED: 34

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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REVISION TO ADP & STAFF COMMENTS 2023 09 14

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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6C8  
p. 604 294-0011 - f. 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
16	21 NOV 2020	COORDINATION W/ NEW ARBORIST INFORMATION	CLG
15	23 NOV 21	UPDATE PER NEW SITE PLAN	CL
14	21 NOV 25	UPDATE PER ASP COMMENTS	MMM
13	23 SEP 21	UPDATE PER CITY COMMENTS	CLG
12	23 SEP 24	UPDATE PER NEW SITE PLAN	CLG
11	23 SEP 23	UPDATE PER STAFF COMMENTS	CLG
10	23 AUG 23	UPDATE EXISTING BUSINESS ENTRY	CLG
9	23 AUG 27	COORDINATION WITH ARCH	SA
8	23 AUG 14	ASP COMMENTS RESPONSE	CLG
7	23 JUL 25	ISSUE FOR SUBMISSION	CLG
6	23 JUL 24	NEW SITE PLAN	SA
5	23 JUN 02	CIVIL COORDINATION	SA
4	23 JAN 13	DP SUBMISSION	SA
3	22 JUL 22	REV PER ARBORIST REPORT	SA
2	22 JUNE 22	REV PER ARBORIST REPORT	SA
1	22 JUNE 14	NEW SITE PLAN	SA

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**  
9952 - 149 STREET  
SURREY, BC



DRAWING TITLE:  
**LANDSCAPE PLAN**

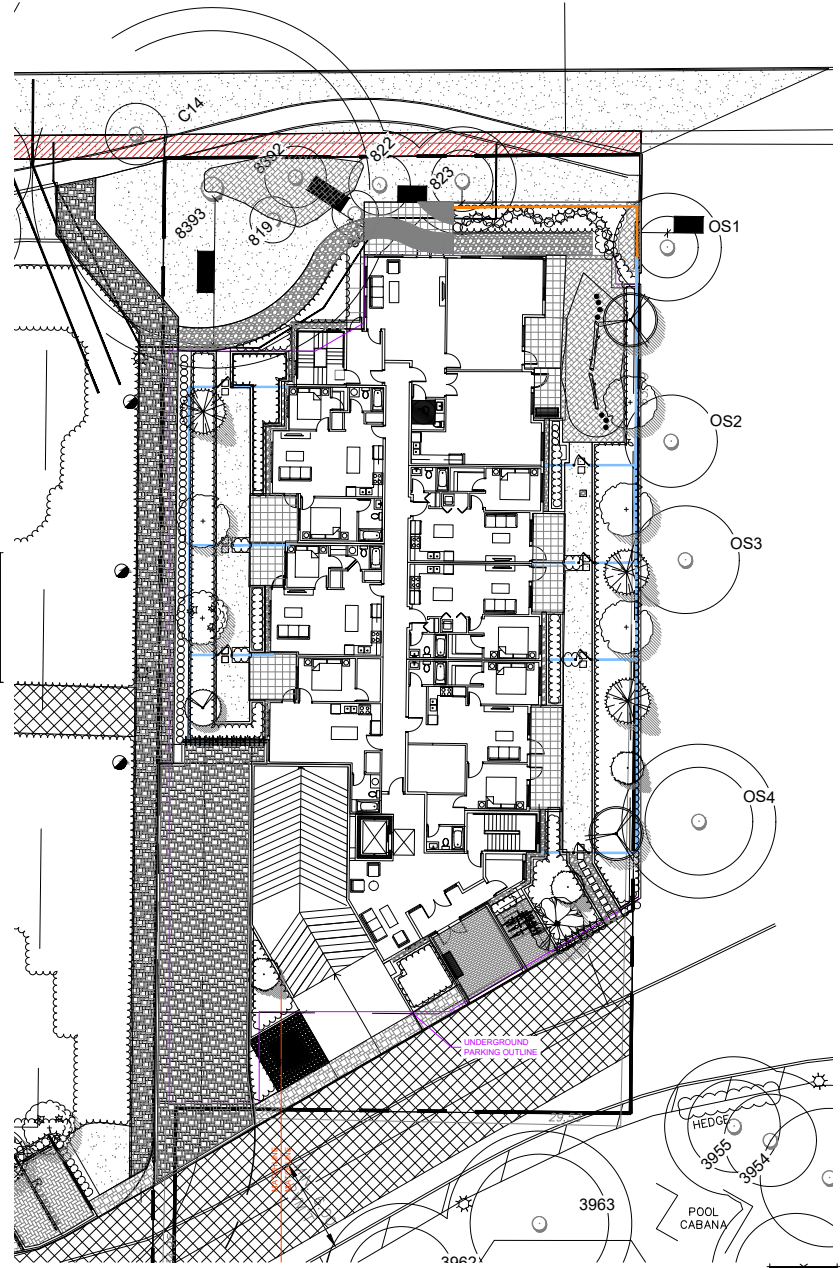
DATE: 21.02.23 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JH  
DESIGN: JH  
CHKD: PC OF 7



SEAL:

**FENCING LEGEND**

-  1.8M HEIGHT WOOD FENCE & GATE BETWEEN BACK YARDS
-  1M HEIGHT WOOD PICKET FENCE



NO.	DATE	REVISION DESCRIPTION	DR.
10	21 NOV 2020	COORDINATE WITH NEW ARCHITECT INFORMATION	CLS
15	22 NOV 21	UPDATE PER NEW SITE PLAN	CLT
14	21 NOV 20	UPDATE PER ASP COMMENTS	MMM
13	22 SEP 21	UPDATE PER CITY COMMENTS	CLS
12	22 SEP 21	UPDATE PER NEW SITE PLAN	CLS
11	23 SEP 13	UPDATE PER STAFF COMMENTS	CLS
10	23 AUG 23	UPDATE EXISTING BUSINESS ENTRY	CLS
9	22 AUG 17	COORDINATION WITH ARCH.	SA
8	23 AUG 14	ASP COMMENTS RESPONSE	CLS
7	23 JUL 25	ISSUE FOR SUBMISSION	CLS
6	22 JUL 20	NEW SITE PLAN	JH
5	22 JUN 22	CIVIL COORDINATION	JH
4	23 JAN 13	DP SUBMISSION	SA
3	22 JUL 22	REV PER ARCHITECT REPORT	JH
2	22 JUNE 22	REV PER ARCHITECT REPORT	JH
1	22 JUNE 14	NEW SITE PLAN	JH

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
9952 - 149 STREET  
SURREY, BC

DRAWING TITLE:  
**FENCING PLAN**

DATE: 21.OCT.28 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JH  
DESIGN: JH  
CHKD: PC OF 7

PMG PROJECT NUMBER: 21-201

NORTH PORTION

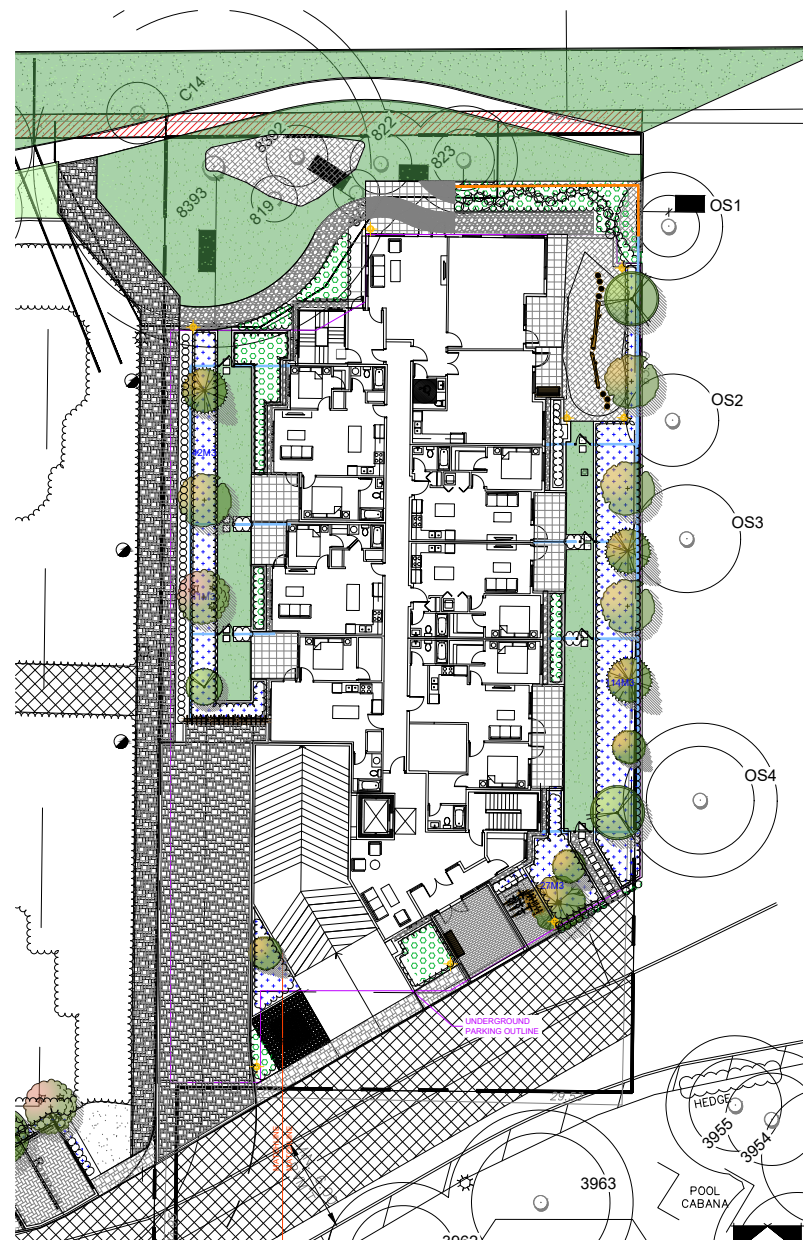


**L2**

SEAL:

**LEGEND**

- TREE-DEPTH GROWING MEDIUM  
SURREY MINIMUM DEPTH 1.0M  
10M 3 PER TREE
- SHRUB-DEPTH GROWING MEDIUM  
MINIMUM 450MM



NORTH PORTION



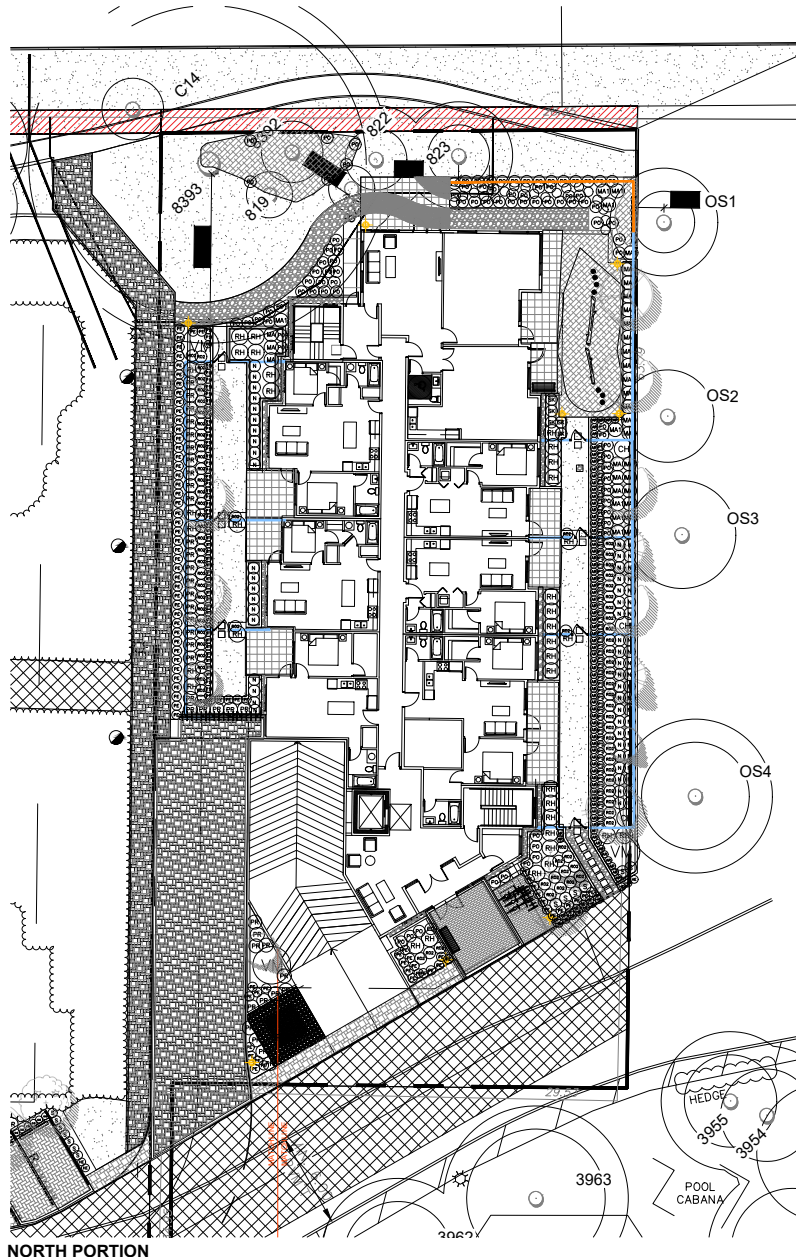
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14	21 NOV 25	UPDATE PER ASP COMMENTS	MMM
13	23 SEP 21	UPDATE PER CITY COMMENTS	CLS
12	23 SEP 21	UPDATE PER NEW SITE PLAN	CLS
11	23 SEP 13	UPDATE PER STAFF COMMENTS	CLS
10	23 AUG 23	UPDATE EXISTING BUSINESS ENTRY	CLS
9	23 AUG 17	COORDINATION WITH ARCH.	SA
8	23 AUG 14	ASP COMMENTS RESPONSE	CLS
7	23 JUL 25	ISSUE FOR SUBMISSION	CLS
6	23 JUL 20	NEW SITE PLAN	MM
5	23 JUN 22	CIVIL COORDINATION	DR
4	23 JAN 13	DP SUBMISSION	SA
3	22 JUL 22	REV PER ARCHITECT REPORT	MM
2	22 JUNE 22	REV PER ARCHITECT REPORT	DR
1	22 JUNE 14	NEW SITE PLAN	DR

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
9952 - 149 STREET  
SURREY, BC

DRAWING TITLE:  
**SOIL VOLUME PLAN**

DATE: 21.OCT.28 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JH  
DESIGN: JH  
CHKD: PC

**L3**  
OF 7



NORTH PORTION

PLANT SCHEDULE		PMG PROJECT NUMBER: 21-201	
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
14	AZALEA JAPONICA 'HINO WHITE'	AZALEA HARDY WHITE	#3 POT, 40CM
3	CORNUS BERGICA 'KESELY'	DWARF RED OSIER DOGWOOD	#3 POT, 50CM NATIVE
23	MAHONIA ACUTIFOLIA	OREGON GRAPE HOLLY	#2 POT, 30CM NATIVE
93	MAHONIA ACUTIFOLIA - TPZ	OREGON GRAPE HOLLY	#1 POT, 30CM NATIVE
84	GALLIHERIA SMALLON	SALAL	#3 POT, 50CM NATIVE
101	PRUNUS LAUROCENSIS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM
33	RHOODODENDRON MACROPHYLLUM	PACIFIC RHOODODENDRON, ROSE PINK	#3 POT, 50CM NATIVE
82	RIBES SANDERSONI 'PING EDWARDS'	PINK EDWARDS FLOWERING CURRANT	#2 POT, 30CM NATIVE
5	SKIMMIA JAPONICA (60% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
3	VIBURNUM 'P.T. WARESHIF'	MANROE DOUBLE FILE VIBURNUM	#3 POT, 50CM
93	CAREX OSHIMENSES 'EVINGSOLO'	EVERHOLD JAPANESE SEDGE	#1 POT
77	FENESTRUM ALPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
29	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
88	ANEMONE x HYBRIDA 'SEPTEMBER CHARM'	JAPANESE ANEMONE, PINK	15CM POT
30	HEMEROCALLIS 'WHITE TEMPTATION'	GAUKLEY WHITE	#3 POT, 30CM
51	SEDUM CAUTICOLA 'BERTRAM ANDERSEN'	BERTRAM ANDERSEN STONECROP	5CM POT, NATIVE
136	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKINONICK	#1 POT, 20CM NATIVE
221	POLYTRICHUM MENTHUM	WESTERN SPOSS FERN	#1 POT, 20CM NATIVE

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 STANDARDS. 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. \*BIG-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G8  
p. 604 294-0011 f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	21 NOV 2020	COORDINATE WITH NEW ARBORIST INFORMATION	CLS
11	23 NOV 21	UPDATE PER NEW SITE PLAN	CLT
14	21 NOV 25	UPDATE PER ASP COMMENTS	MMM
15	23 SEP 21	UPDATE PER CITY COMMENTS	CLS
16	23 SEP 21	UPDATE PER NEW SITE PLAN	CLS
17	23 SEP 21	UPDATE PER STAFF COMMENTS	CLS
18	23 AUG 23	UPDATE EXISTING BUSINESS ENTRY	CLS
19	23 AUG 23	COORDINATION WITH ARCH	SA
8	21 AUG 14	ASP COMMENTS RESPONSE	CLS
7	23 JUL 25	ISSUE FOR SUBMISSION	CLS
6	23 JUL 24	NEW SITE PLAN	DR
5	23 JUN 22	CIVIL COORDINATION	DR
4	23 JAN 13	DP SUBMISSION	SA
3	22 JUL 22	REV PER ARBORIST REPORT	DR
2	22 JUNE 22	REV PER ARBORIST REPORT	DR
1	22 JUNE 14	NEW SITE PLAN	DR

CLIENT:

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
9952 - 149 STREET  
SURREY, BC

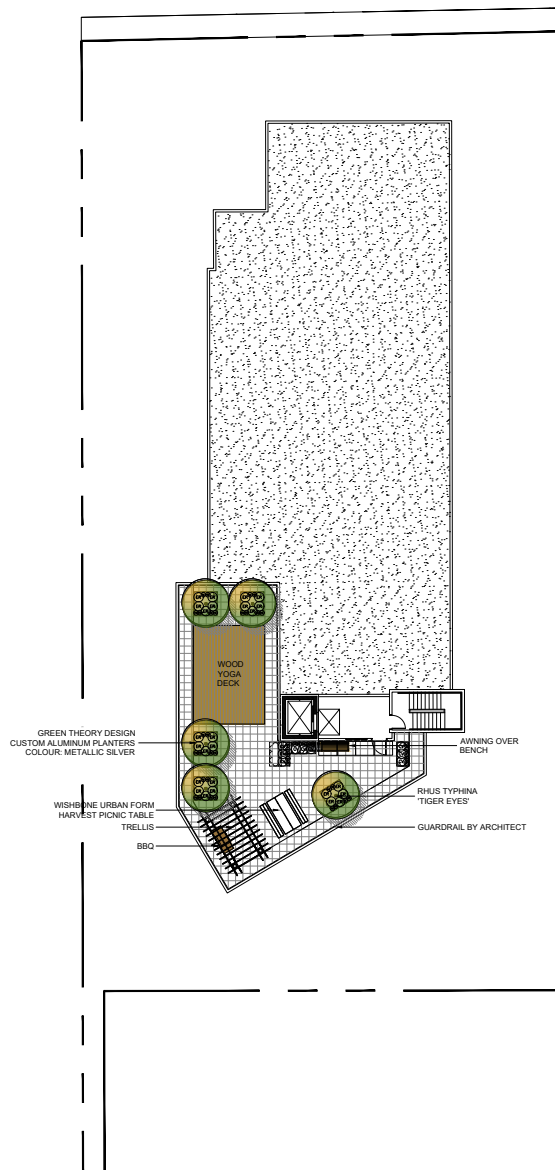
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**SHRUB PLAN**

DATE: 21.OCT.28 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JH  
DESIGN:  
CHKD: PC

**L4**  
OF 7



SEAL:



**PLANT SCHEDULE** PMG PROJECT NUMBER: 21-201

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TR	5	RHUS GLABRA	SMOOTH SUMAC	2.5M HT. B&B. 3 STEM CLUMP
PERENNIAL	45	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	BC NATIVE; CLIMATE RESILIENT
OC	9	CALLUNA VULGARIS 'SERLEP'	SCOTS HEATHER, WHITE	#1 POT
OC	25	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT

**FURNISHINGS LEGEND**

<ul style="list-style-type: none"> <li> WISHBONE INDUSTRIES URBAN FORM HARVEST TABLE 6' LENGTH</li> <li> WISHBONE INDUSTRIES MODENA BENCH, 5' LENGTH</li> <li> GREEN THEORY DESIGN CUSTOM ALUMINUM PLANTERS COLOUR: METALLIC SILVER</li> <li> BARBECUE CROWN 'VERITY 38" BUILT-IN GRILL ON BARKMAN CONCRETE QUARRY STONE GRILL SURROUND</li> <li> TRELLIS</li> </ul>	
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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 STANDARDS. 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. \* BIC-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
10	21 NOV 2020	COORDINATE WITH NEW ARBORIST INFORMATION	CLS
13	21 NOV 21	UPDATE PER NEW SITE PLAN	CL
14	21 NOV 25	UPDATE PER ASP COMMENTS	MMW
15	21 SEP 21	UPDATE PER CITY COMMENTS	CLS
16	21 SEP 18	UPDATE PER NEW SITE PLAN	CLS
17	21 SEP 13	UPDATE PER NEW SITE PLAN	CLS
18	21 SEP 13	UPDATE PER STAFF COMMENTS	CLS
19	21 AUG 23	UPDATE EXISTING BUSINESS ENTRY	CLS
20	21 AUG 17	COORDINATION WITH ARCH	SA
21	21 AUG 14	ASP COMMENTS RESPONSE	CLS
22	21 JUL 25	ISSUE FOR SUBMISSION	CLS
23	21 JUL 24	NEW SITE PLAN	JH
24	21 JUN 22	CIVIL COORDINATION	JH
25	21 JAN 13	DP SUBMISSION	SA
26	22 JUL 22	REV PER ARBORIST REPORT	JH
27	22 JUNE 22	REV PER ARBORIST REPORT	JH
28	22 JUNE 14	NEW SITE PLAN	JH

CLIENT:

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
9952 - 149 STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN  
LEVEL 5**

DATE: 21.OCT.28 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: JH  
DESIGN: PC  
CHKD: PC

**L5**  
OF 7









## INTER-OFFICE MEMO

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

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

DATE: **November 14, 2023** PROJECT FILE: **7821-0357-00**

---

RE: **Engineering Requirements  
Location: 9952 149 St**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 1.442 m along 100 Avenue;
- Dedicate 3.0-metre x 3.0-metre corner cut at 100 Avenue and 149 Street; and
- Register 0.5 m SRW along 100 Avenue for maintenance.

***Works and Services***

- Construct 1.8 m concrete sidewalk along 100 Avenue;
- Construct east side of 149 Street;
- Construct adequately-sized service connections (storm, water, and sanitary), complete with inspection chambers/water metre and backflow preventor, to each lot. Abandonment of surplus connection(s), if any, is also required.
  - Water and sanitary service connections must be independent for each lot; connections through easement will not be supported.
  - Alignment of service connections to maximize tree retention along 100 Avenue.
- Upgrade water and sanitary frontage mains.
- Submit sanitary catchment analysis and upgrade downstream system constraints, if any.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Development Services Manager

MS



Department: **Planning and Demographics**  
 Date: **October 20, 2023**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**  
 Application #: **21 0357 00**

The proposed development of **7** Townhouse units and **46** 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>	12
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	7
Secondary School =	3
Total Students =	10

<b>Current Enrolment and Capacities:</b>	
<b>Bonaccord Elementary</b>	
Enrolment	522
Operating Capacity	550
# of Portables	0
<b>Johnston Heights Secondary</b>	
Enrolment	1460
Operating Capacity	1450
# of Portables	1

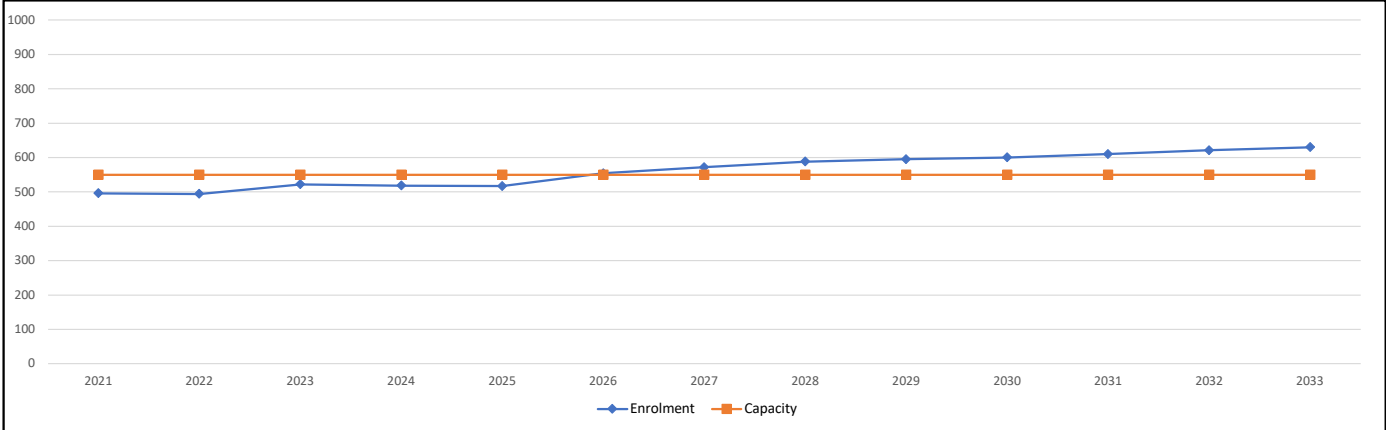
**Summary of Impact and Commentary**

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

Bonaccord Elementary sits within maturing neighbourhoods. The 10 year enrolment projections show that the enrolment will continue to be steady neither growing or declining dramatically. The existing capacity of the school can accommodate the existing and projected enrolment over the next decade.

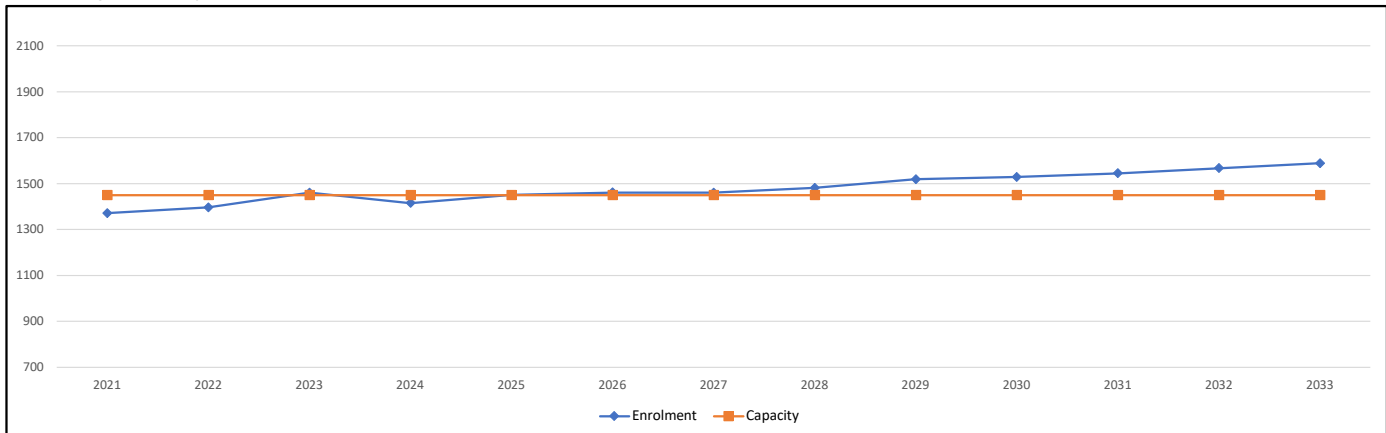
Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Bonaccord Elementary; stable and level. The school currently operates a District IB Middle and International Baccalaureate Program that has stabilized the enrolment. Because current and future enrolment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

**Bonaccord Elementary**



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

**Johnston Heights Secondary**



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

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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 21-0357-00

Address: 9952 - 149 Street, Surrey, BC

Registered Arborist: Tim Vandenberg & Rhythm Batra

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)	115
<b>Protected Trees to be Removed</b>	52
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	63
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 12 X one (1) = <u>12</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 40 X two (2) = <u>80</u></li> </ul>	92
<b>Replacement Trees Proposed</b>	38
<b>Replacement Trees in Deficit</b>	52
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<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 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

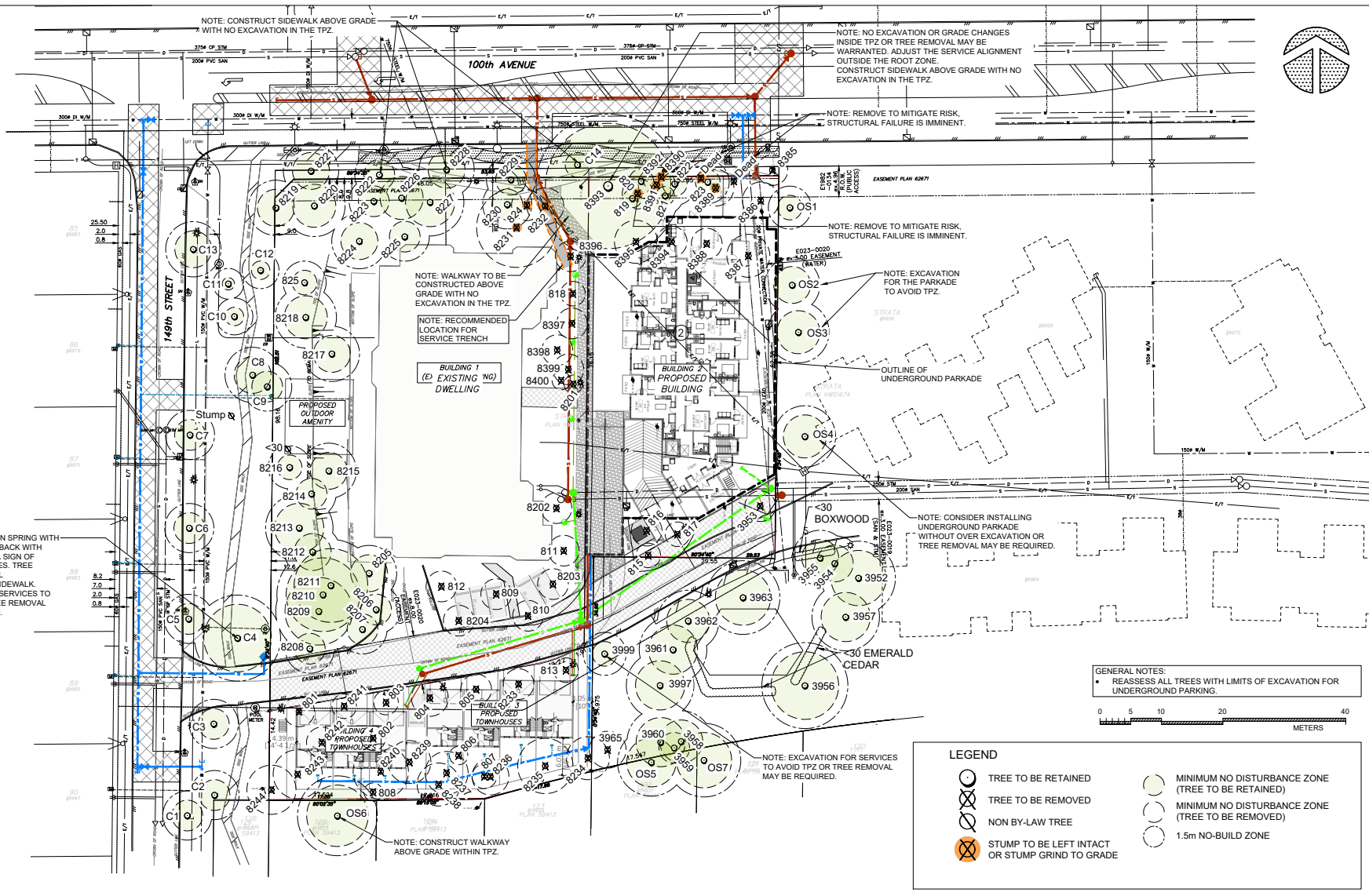
Signature of Arborist: 

Date: November 27, 2023



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





NOTE: REASSESS IN SPRING WITH NEW FOLIAGE. DIEBACK WITH SPECIES MAY BE A SIGN OF SIGNIFICANT ISSUES. TREE TARGETS SEVERAL ROADWAYS AND SIDEWALK EXCAVATION FOR SERVICES TO AVOID TPZ OR TREE REMOVAL MAY BE REQUIRED.

NOTE: WALKWAY TO BE CONSTRUCTED ABOVE GRADE WITH NO EXCAVATION IN THE TPZ.  
NOTE: RECOMMENDED LOCATION FOR SERVICE TRENCH

BUILDING 1 (E) EXISTING 'W6' DWELLING

NOTE: CONSTRUCT WALKWAY ABOVE GRADE WITHIN TPZ.

NOTE: NO EXCAVATION OR GRADE CHANGES INSIDE TPZ OR TREE REMOVAL MAY BE WARRANTED. ADJUST THE SERVICE ALIGNMENT OUTSIDE THE ROOT ZONE. CONSTRUCT SIDEWALK ABOVE GRADE WITH NO EXCAVATION IN THE TPZ.

NOTE: REMOVE TO MITIGATE RISK. STRUCTURAL FAILURE IS IMMINENT.

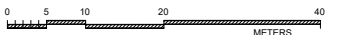
NOTE: REMOVE TO MITIGATE RISK. STRUCTURAL FAILURE IS IMMINENT.

NOTE: EXCAVATION FOR THE PARKADE TO AVOID TPZ.  
OUTLINE OF UNDERGROUND PARKADE

NOTE: CONSIDER INSTALLING UNDERGROUND PARKADE \*WITHOUT OVER EXCAVATION OR TREE REMOVAL MAY BE REQUIRED.

NOTE: EXCAVATION FOR SERVICES TO AVOID TPZ OR TREE REMOVAL MAY BE REQUIRED.

GENERAL NOTES:  
• REASSESS ALL TREES WITH LIMITS OF EXCAVATION FOR UNDERGROUND PARKING.



**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- STUMP TO BE LEFT INTACT OR STUMP GRIND TO GRADE
- MINIMUM NO-DISTURBANCE ZONE (TREE TO BE RETAINED)
- MINIMUM NO-DISTURBANCE ZONE (TREE TO BE REMOVED)
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JUL07/22	MK	REVISIONS	6	NOV09/22	MK	SITE PLAN
2	JUL09/22	MK	SITE PLAN	7	DEC13/22	MK	SITE PLAN
3	OCT28/22	MK	UPDATED SURVEY	8	JUL13/23	MK	SITE & CIVIL PLAN
4	OCT31/22	MK	SITE PLAN	9	NOV21/23	MK	CIVIL PLAN
5	NOV08/22	MK	SITE PLAN	10	NOV24/23	MK	CIVIL PLAN

**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

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

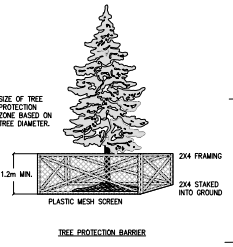
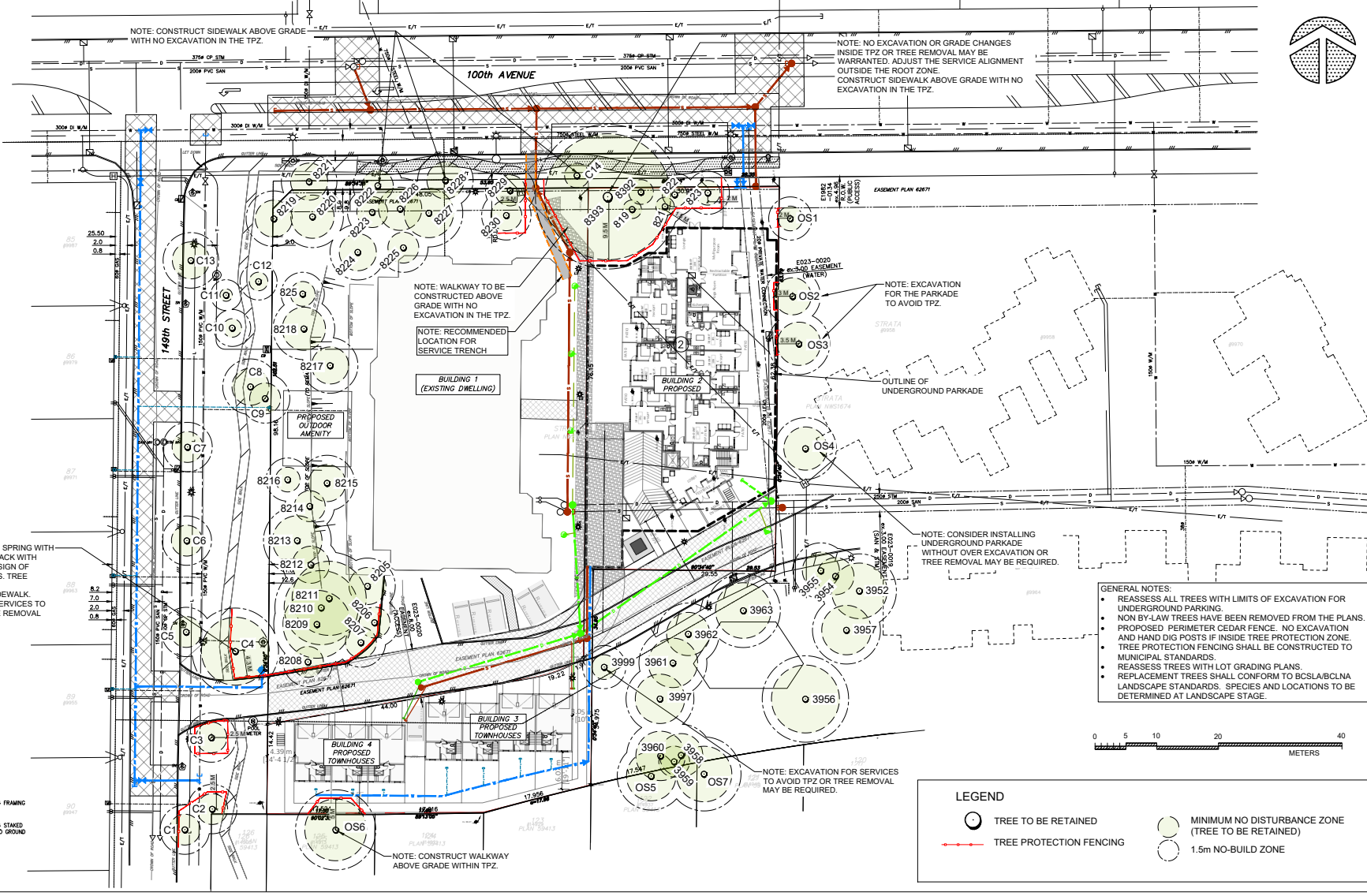
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PROJECT TITLE  
**992-149th STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**  
CLIENT \_\_\_\_\_  
DATE \_\_\_\_\_

DRAWN MK  
SCALE AS SHOWN  
DATE AUGUST 26, 2021

**T-1**  
SHEET 1 OF 2



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	JUL07/22	MK	REVISIONS	6	NOV09/22	MK	SITE PLAN
2	JUL09/22	MK	SITE PLAN	7	DEC13/22	MK	SITE PLAN
3	OCT28/22	MK	UPDATED SURVEY	8	JUL13/23	MK	SITE & CIVIL PLAN
4	OCT31/22	MK	SITE PLAN	9	NOV21/23	MK	CIVIL PLAN
5	NOV08/22	MK	SITE PLAN	10	NOV24/23	MK	CIVIL PLAN
				11	NOV27/23	MK	SITE PLAN

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PROJECT TITLE  
**9952 - 149th STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

CLIENT

DRAWN MK  
SCALE AS SHOWN  
DATE AUGUST 26, 2021

**T-2**  
SHEET 2 OF 2

## ADP Comments Response – 9952-149 St Surrey

Original ADP comments below with our response in green.

### Key Points

- Consider the addition of seating around the amenity space, as well as review the planter and pedestrian circulation movements. *[VK] Additional seating has been added around the amenity space in the form of a bench.*
- Ensure that all trees initially proposed in the project are executed by the final stages of the development. *[VK] Noted. We will ensure that all the trees proposed as part of this development are executed.*
- Review the west elevation to avoid any conflicts that may arise due to the projecting elements adjacent to the garage. *[VK] We have reviewed the west elevation and revised the balcony projection on the upper levels above the ramp so that there is no conflict.*
- Reconsider the size and positioning of the corner windows; mullions are needed. *[VK] We have reviewed the corner windows and added mullions as suggested.*
- Consider the addition of a retractable partition or large door between the two amenity rooms to provide more functionality and visibility to both the outdoor amenity area and the kids play area. *[VK] We have added a retractable partition between two of the amenity rooms.*

### Site

- No specific issues were identified. *[VK] Noted.*

### Form and Character

- Consider resolving the conflict around the projections on the west elevation around the parking entry by eliminating the one around the window above. *[VK] We have revised the balcony projection on the west façade so that it integrates better.*
- Consider reviewing the size of the window panel on corner tower, bearing in mind constructability and safety; additionally, consider the use of additional mullions for better management of window size. *[VK] We reviewed the window size and added mullions as suggested,*
- Recommend shifting the window positions and aligning the top and bottom of the framed bay at the corner, so that the three different sizes of wood spandrels are rationalized. *[VK] The corner windows have been adjusted to rationalise the wood spandrels as much as the design allows. The top and bottom panels are equal and the middle panels are rationalised.*
- Further consider amenity area programming. *[VK] Amenity area program has been delineated further in the plans.*
- Consider assigning function and uses of the lobby space, including package delivery, mail lockers, and seating areas. *[VK] We have indicated seating space and provided mail storage.*

## Landscape

*[VK] The following responses are provided by the Landscape consultant.*

- Consider revising the square paved patio at the north double doors to be complimentary to the curvilinear form of the path. ***We have introduced wavy patterns into the paving to reflect the organic nature of the adjacent pathways and maintained a maximum useable patio area by keeping the overall shape rectangular. We feel this meets both the aesthetic requirements of the comment and keeps the overall functionality of the patio intact.***
- Consider including a tree screen at the amenity area. ***We have added trees to screen the property line.***
- Consider stepping back the raised planter at the southeast corner from the road (driveway) frontage to allow for pedestrian to jump off road if necessary. ***This planter wall has been removed from the frontage. And a “bail out” stoppable landscape border has been provided for emergency use.***

## CPTED

- No specific issues were identified.  
*[VK] Noted.*

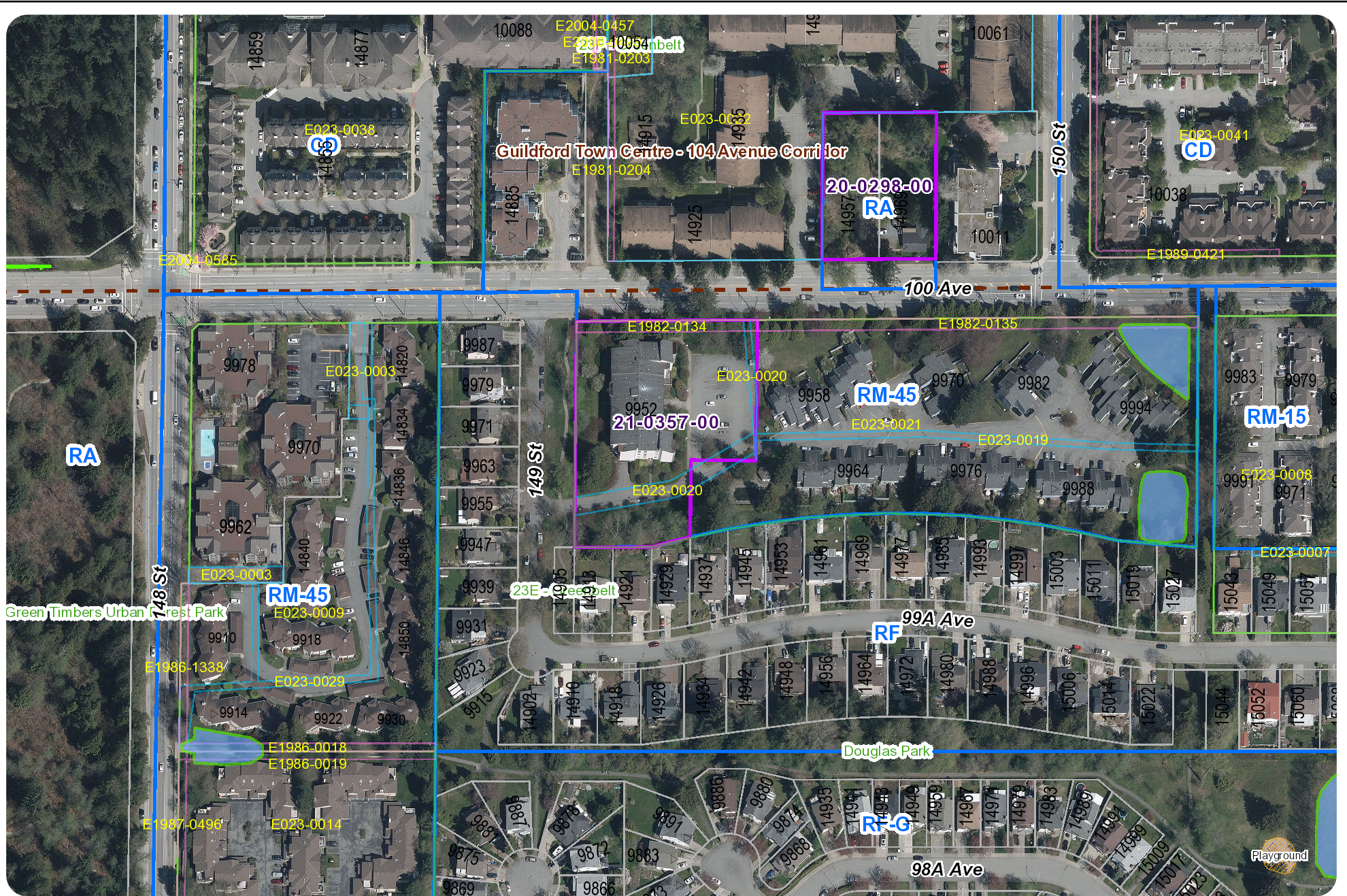
## Sustainability

- No specific issues were identified.  
*[VK] Noted.*

## Accessibility

- No specific issues were identified.  
*[VK] Noted.*

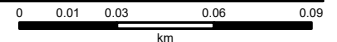




Aerial Photo (April 2023)

Scale: 1:2,331

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at [cosmos.surrey.ca](http://cosmos.surrey.ca)



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0357-00

**Issued To:**

**("the Owner")**

**Address of Owner:**

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: No PID  
Strata Lots 1-45 Section 32 Block 5 North Range 1 West New Westminster District  
Strata Plan NW1678 Together with an Interest in the Common Property in  
Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

9952 - 149 Street

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) To reduce the minimum off-street parking requirements of Part 5 of the Zoning Bylaw, from 70 parking spaces to 50 parking spaces, equivalent to rates of 1.0 residential parking spaces per dwelling unit and 0.1 visitor parking spaces per dwelling unit, for the existing three-storey, 45-unit residential building on proposed Lot 1.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

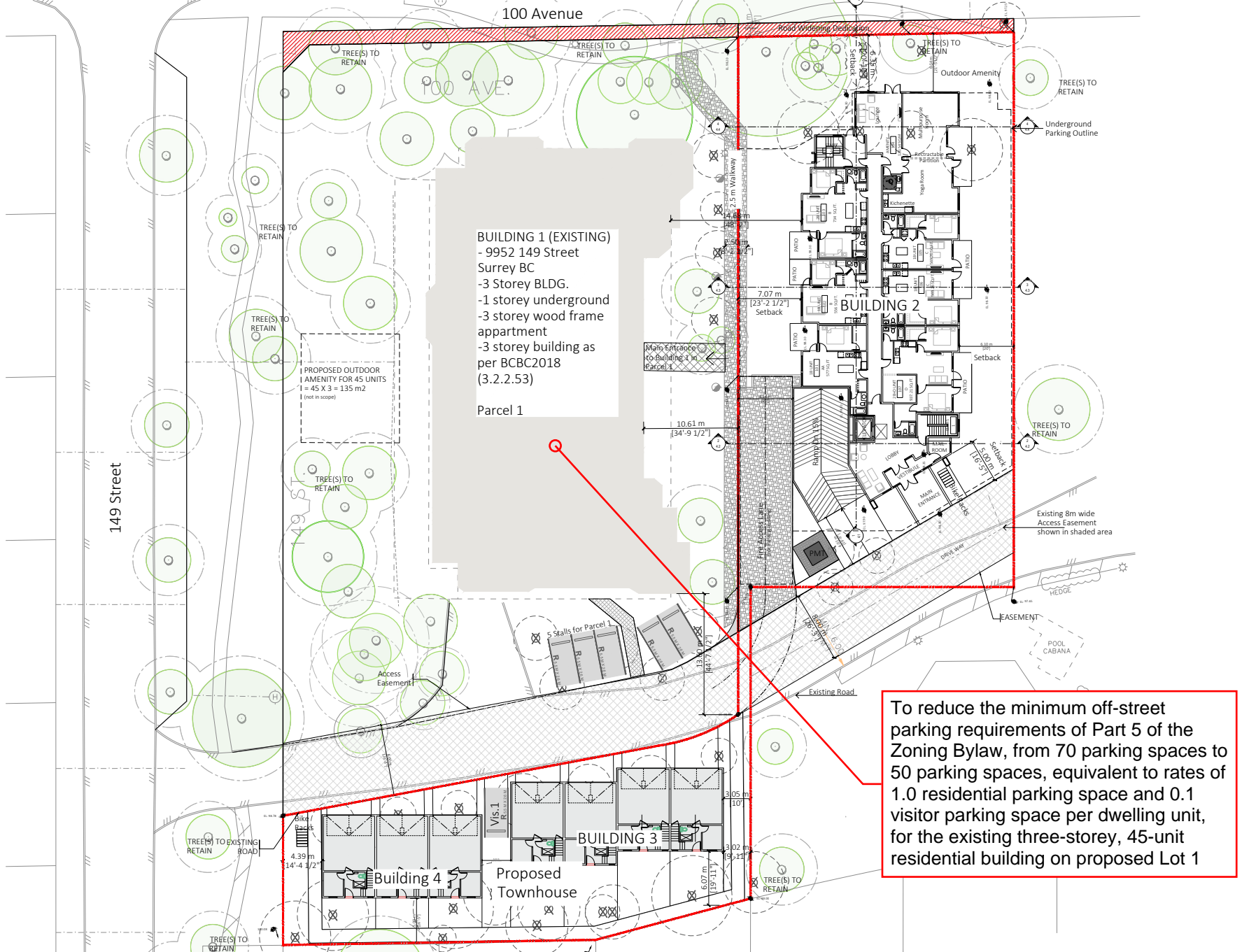
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Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli

NO.	DATE	BY	DESCRIPTION



**BUILDING 1 (EXISTING)**  
 - 9952 149 Street  
 Surrey BC  
 - 3 Storey BLDG.  
 - 1 storey underground  
 - 3 storey wood frame apartment  
 - 3 storey building as per BCBC2018 (3.2.2.53)  
 Parcel 1

To reduce the minimum off-street parking requirements of Part 5 of the Zoning Bylaw, from 70 parking spaces to 50 parking spaces, equivalent to rates of 1.0 residential parking space and 0.1 visitor parking space per dwelling unit, for the existing three-storey, 45-unit residential building on proposed Lot 1