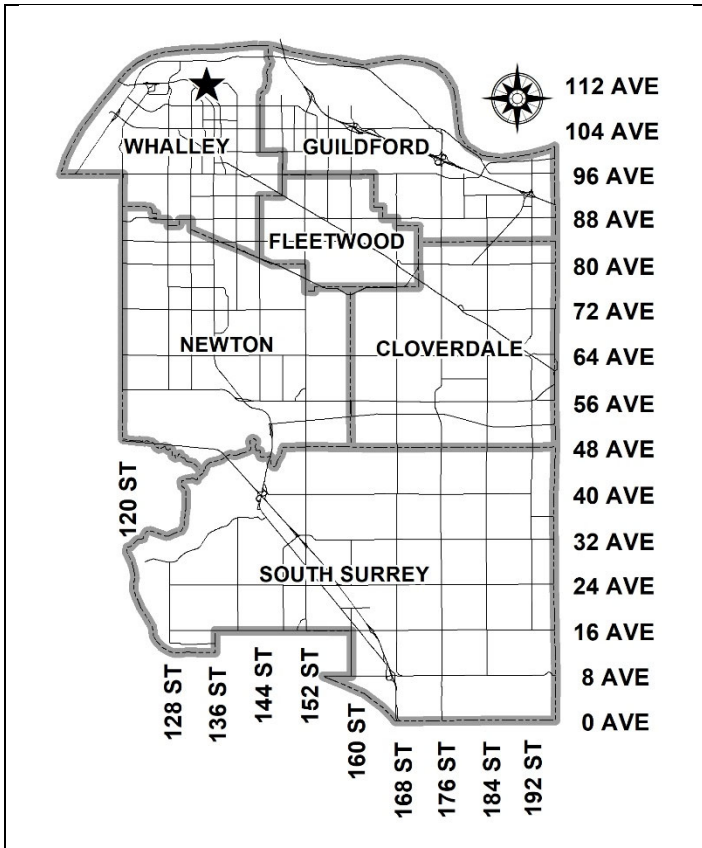


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0163-00

Planning Report Date: January 15, 2023



PROPOSAL:

- **Rezoning** from RMS-2 and RF to RM-30
- **Development Permit**
- **Development Variance Permit**

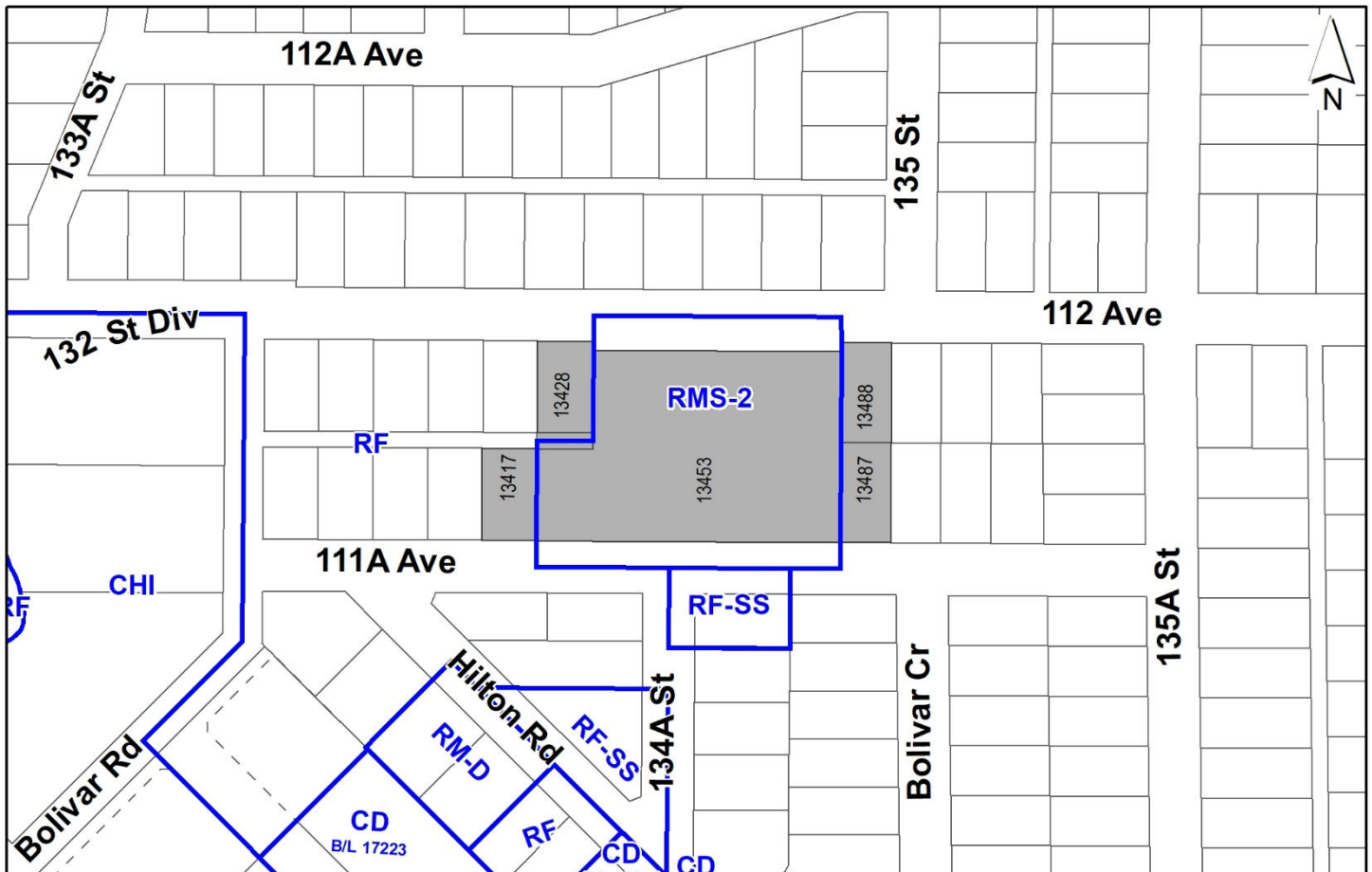
to permit the development of 74 townhouse units on a consolidated site in City Centre (Bolivar Heights District).

LOCATION: 13417, 13453, and 13487 - 111A Avenue
13428 and 13488 - 112 Avenue
Portion of unopened lane

ZONING: RMS-2 and RF

OCP DESIGNATION: Urban

CCP DESIGNATION: Townhouse



RECOMMENDATION SUMMARY

- Council close Application No. 7913-0140-00 and all applications associated with that project.
- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward for First, Second, and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the setbacks of the RM-30 Zone along all lot lines and to increase the maximum allowable lot coverage.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the Townhouse designation in the Surrey City Centre Plan.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed density and three-storey, ground-oriented building form are appropriate for this part of Surrey City Centre (Bolivar Heights District).
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- To complete the subdivision (consolidation), as proposed, the applicant will purchase a 6.0-metre wide, 18-metre long portion of the existing, unconstructed east-west lane located directly south of 13428 – 112 Avenue. This portion of the existing, unconstructed east-west lane is considered as surplus road allowance and is proposed to be closed and consolidated with the subject site, consistent with the Surrey City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council close Land Development Project No. 7913-0140-00 and all applications associated with this project.
2. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Single Family Residential Zone (RF)” and “Special Care Housing 2 Zone (RMS-2)” to “Multiple Residential 30 Zone (RM-30)” as well as both a portion of unopened lane shown as Block C on the attached Survey Plan from “Special Care Housing 2 Zone (RMS-2)” to “Multiple Residential 30 Zone (RM-30)” and a portion of unopened lane shown as Block D on the attached Survey Plan from “Single Family Residential Zone (RF)” to “Multiple Residential 30 Zone (RM-30)”.
3. Council authorize staff to draft Development Permit No. 7923-0163-00 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7923-0163-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum allowable lot coverage under the RM-30 Zone from 45% to 52%;
 - (b) to reduce the minimum front (north) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang;
 - (c) to reduce the minimum side (east) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - (d) to reduce the minimum front (south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; and
 - (e) to reduce the minimum side (west) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department;
- (h) completion of the partial lane closure and acquisition of the 6.0-metre wide, 18-metre long portion of existing, unconstructed east-west lane allowance directly south of 13428 – 112 Avenue; and
- (i) submission of an acoustical report for the units adjacent to 112 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/CCP Designation	Existing Zone
Subject Site	Cherington Place long-term seniors care facility (closed March 2022) and vacant single family lots.	Townhouse in Surrey City Centre Plan (CCP)	RMS-2 and RF
North (Across 112 Avenue):	Duplex dwellings on single family zoned lots.	Urban in Official Community Plan (OCP)	RF
East:	Single family dwellings	Townhouse in CCP	RF
South (Across 111A Avenue):	Single family dwellings	Park in CCP	RF and RF-SS
West:	Single family dwellings	Townhouse in CCP	RF

Context & Background

- The 1.087-hectare subject site is comprised of five existing lots (13417, 13452 & 13487 – 111A Avenue and 13428 & 13488 – 112 Avenue) and is located approximately mid-block between 111A Avenue, 112 Avenue, 135A Street and Bolivar Road in City Centre (Bolivar Heights District).
- The subject site is currently designated Urban in the Official Community Plan (OCP), Townhouse in the City Centre Plan (CCP) and is currently zoned both “Special Care Housing 2 Zone (RMS-2)” and “Single Family Residential Zone (RF)”.

- A portion of the subject site (13453 – 111A Avenue) contains the Cherington Place long-term seniors care facility, which closed in March 2022. All buildings and structures on the lot are proposed for demolition as part of the proposed development application. None of the existing single family residential lots contain any buildings or structures.
- At the June 23, 2014, Regular Council – Land Use meeting, Council granted staff approval to draft Development Permit No. 7913-0140-00 in order to permit the development of a 94-bed expansion to an existing 75-bed residential care facility. In addition, Development Variance Permit No. 7913-0140-00, for reduced building setbacks and to vary the minimum number of required off-street parking spaces from 102 to 77, was supported by Council on July 7, 2014. As the existing care facility, Cherington Place, closed in March 2022 and as the current owners wish to proceed with the subject development application, staff have requested that Council close Development Application No. 7913-0140-00 and all applications associated with that project.
- The City’s mapping software (COSMOS) identifies a Class C (green-coded) watercourse running east-west within the northern portion of 111A Avenue, directly adjacent to a portion of the subject site (13417 – 111A Avenue). The applicant has retained a Qualified Environmental Professional (QEP) who has confirmed the classification, and that the watercourse is not considered a “stream” under either the Water Sustainability Act or Riparian Areas Protection Regulation. As such, no additional Part 7A Streamside Protection setbacks or protection measures are required.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of 74 townhouse units on a consolidated site in City Centre (Bolivar Heights District) the applicant will require the following:
 - **Rezoning** from RMS-2 and RF to RM-30;
 - **Development Permit** for Form and Character;
 - **Development Variance Permit** for reduced setbacks along all lot lines; and
 - **Subdivision (Consolidation)** from five (5) lots to one (1) lot.

	Proposed
Lot Area	
Gross Site Area:	1.073 hectares (10,738.5 square metres)
Road Dedication (112 Ave):	139.9 square metres
Walkway Dedication:	220.1 square metres
Road Closure/Consolidation:	110.7 square metres
Net Site Area:	1.049 hectares (10,489 square metres)
Number of Lots:	1
Building Height:	11 metres
Unit Density:	73.3 units per hectare
Floor Area Ratio (FAR):	0.97 FAR (net)
Floor Area	
Residential:	10,129.5 square metres
Residential Units:	

	Proposed
3-Bedroom plus flex:	74 townhouse 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 64 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

35 Elementary students at James Ardiel Elementary School
18 Secondary students at Kwantlen Park Secondary School

(Appendix III)

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

Parks, Recreation & Culture: No concerns.

The closest active park and natural area is Bolivar Park, which is 700 metres walking distance away. Future parkland is proposed within 50 metres walking distance of the subject site as part of the Surrey City Centre Plan .

Surrey Fire Department: No concerns.

Additional fire comments to be completed as part of the subsequent Building Permit phase.

Transportation Considerations

Road Network and Infrastructure:

- The applicant is required to provide the following dedication and improvements as part of the subject proposal:
 - Dedication and construction along south side of 112 Avenue to the City Centre Arterial Road Standard;
 - Construction of the north side of 111A Avenue to the City Centre Local Road Standard; and
 - Dedication and construction of a pedestrian walkway along the east edge of the subject site between 111A Avenue and 112 Avenue.

Traffic Impacts:

- The proposed development is anticipated to generate approximately one vehicle trips every one to two minutes in the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis (“TIA”) is not required as the proposal is consistent with the Surrey City Centre Plan and is below the City’s threshold for requiring a site-specific TIA.

Access and Parking

- The subject townhouse development is proposed to be accessed via 111A Avenue.
- According to the Zoning Bylaw, a total of 130 off-street parking spaces are required to be provided on the subject site.
- The applicant is proposing to provide a total of 160 off-street parking spaces on the subject site, thereby exceeding the Zoning Bylaw requirements.

Transit and/or Active Transportation Routes:

- The subject site is within walking distance (approximately 850 to 900 metres or 10-12 minutes) from the Gateway SkyTrain Station.
- The subject site is located within a short walking distance from the following TransLink service routes along King George Boulevard:
 - Route No. 321 (White Rock Centre/Newton Exchange/Surrey Central Station); and
 - Route No. N19 (Downtown/Surrey Centre Station).
- The subject site is located in close proximity (approximately 250 metres) from the BC Parkway greenway, which runs along the south side of King George Boulevard.

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 existing “General Urban” designation of the subject site in the Metro Vancouver 2050 *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The proposed development complies with the existing “Urban” designation of the subject site in the City of Surrey’s Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposed development complies with the existing “Townhouse” designation of the subject site under the updated Surrey City Centre Plan, which was endorsed by Council on July 11, 2022.

Zoning By-law

- The applicant proposes to rezone the subject site from “Special Care Housing 2 Zone (RMS-2)” and “Single Family Residential Zone (RF)” to “Multiple Residential 30 Zone (RM-30)”.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the “Multiple Residential 30 Zone (RM-30)” and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density (Units Per Hectare):	75 UPH (net)	70.5 UPH (net)
Floor Area Ratio (FAR):	1.0 FAR (net)	0.97 FAR (net)
Lot Coverage:	45%	52%*
Yards and Setbacks		
North (front yard):	4.5 m.	4.0 m. (projections); 3.5 m. (roof overhang)*
East (side yard):	6.0 m.	3.0 m.*
South (front yard):	4.5 m.	4.0 m. (projections); 3.5 m. (roof overhang)*
West (side yard):	6.0 m.	3.0 m.*
Height of Buildings		
Principal buildings:	13.0 metres	11.0 metres
Indoor Amenity Building:	11.0 metres	8.5 metres
Amenity Space		
Indoor Amenity:	3 sq.m. per dwelling unit (222 sq.m. in total for 74 proposed dwelling units)	The proposed 156 m ² + CIL meets the Zoning Bylaw requirement.
Outdoor Amenity:	3 sq.m. per dwelling unit (222 sq.m. in total for 74 proposed dwelling units)	The proposed 330 m ² meets the Zoning Bylaw requirement.
Parking (Part 5)		
Required		
Proposed		
Number of Spaces		
Residential:	118 parking spaces	148 parking spaces
Residential Visitor:	12 parking spaces	12 visitor parking spaces
Total:	130 parking spaces	160 parking spaces

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Bicycle Spaces		
Residential Visitor:	6 visitor bicycle spaces	6 visitor bicycle spaces

**variance required*

Setback Variances

- The applicant is requesting the following variances:
 - (a) to increase the maximum allowable lot coverage under the RM-30 Zone from 45% to 52%;
 - (b) to reduce the minimum front (north) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang;
 - (c) to reduce the minimum side (east) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - (d) to reduce the minimum front (south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; and
 - (e) to reduce the minimum side (west) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Surrey City Centre Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The increased lot coverage is supportable as the applicant is exceeding the minimum required outdoor amenity space on the site.
- 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 with the current rate being \$2,136.00 per new dwelling unit.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 11, 2023, and the Development Proposal Signs were installed on December 22, 2023. To date, staff have received no responses from neighbouring residents or businesses with respect to the subject development proposal.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character as well as the urban design guidelines in the Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant has worked with staff to address on-site grading concerns, future street interfaces, especially as it relates to the construction of future on-site retaining walls, and to reduce the overall block length through future north-south pedestrian pathway dedication.

Building Design and Signage

- The proposed 74-unit townhouse development consists of fifteen (15), three-storey buildings containing between three (3) to six (6) units. The townhouse units range in size from 126 to 138 square metres, excluding garage, and are comprised entirely of three-bedroom plus flex units.
- All the townhouse units will contain an attached, side-by-side double garage as well as a flex room at grade. The kitchen, dining and living/family rooms are located on the second floor with bedrooms on the third floor. In addition, each unit will have a small, private balcony off the second floor in addition to semi-private, at-grade outdoor patio space.

- The proposed townhouses utilize a contemporary rectilinear design, complemented by the use of asphalt roof shingles, fibre cementitious panels and horizontal siding in charcoal gray, cobblestone, pewter and dark-gray brown as well as black powdered aluminum balcony railings with clear glass inserts, which is appropriate for Surrey City Centre.
- One (1) free-standing identification sign is proposed adjacent to the 111A Avenue site entrance. The proposed signage complies with all necessary requirements of the Sign By-law and is complementary to the proposed townhouse development in terms of both scale and materiality.

Landscaping

- The landscape plans include a mixture of deciduous and coniferous trees, low-lying shrubs, groundcover, and grasses to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and furnishings.

Indoor Amenity

- Based on the Zoning Bylaw requirement of three (3) square metres of indoor amenity space per dwelling unit, the proposed development requires 222 square metres of indoor amenity space. The applicant is proposing to provide approximately 156 square metres of indoor amenity space in one (1) stand-alone amenity building thereby requiring a cash-in-lieu contribution for the proposed shortfall in accordance with the Surrey Zoning Bylaw and Council policy.
- The two-storey, 156-square metre indoor amenity building is centrally located within the consolidated subject site, directly adjacent to the proposed at-grade outdoor amenity space to the immediate east of proposed Building 5, and consists of a shared kitchen, lounge, and multi-purpose room facilities.

Outdoor Amenity

- Based on the Zoning Bylaw requirement of three (3) square metres of indoor amenity space per dwelling unit, the proposed development requires 222 square metres of indoor amenity space. The applicant is proposing to provide approximately 284 square metres of outdoor amenity space, divided into both a large at grade amenity space and more modest rooftop amenity on the proposed two-storey amenity building, thereby exceeding the Zoning Bylaw requirement.
- The large ground level amenity space, centrally located immediately to the south of the proposed two-storey amenity building, contains a children's playground with several play structures as well as a covered community gathering space. The amenity space is surrounded by an extensive planting area containing trees, low-lying shrubs, groundcover, and landscape lighting.
- The rooftop amenity space contains a community dining area, with shared BBQ and harvest table, as well as two separate lounge areas with firepit tables. Several raised planters containing low-lying shrubs and groundcover are located throughout the proposed rooftop amenity space.

TREES

- Terry Thale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	2	2	0
Cherry	3	3	0
Crimson King Maple	1	1	0
Elm	1	1	0
Ornamental Plum	1	1	0
Pacific Dogwood	1	1	0
Trembling Aspen			
Cypress	7	7	0
Deodar Cedar	2	2	0
Douglas-fir	13	13	0
Norway Spruce	2	2	0
Pine	2	2	0
Western Hemlock	2	2	0
Western Red Cedar	4	4	0
Total (excluding Alder and Cottonwood Trees)	41	41	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		92	
Total Retained and Replacement Trees Proposed		92	
Estimated Contribution to the Green City Program		Not required	

- The Arborist Assessment states that there are a total of 41 protected trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree has been identified as a Red Alder tree. The applicant proposes to retain no existing protected 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 trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 83 replacement trees on the site. The applicant is proposing 92 replacement trees, thereby exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 111A Avenue and 112 Avenue. This will be determined by the Engineering Department during the project servicing design review process.
- The new trees on the site will consist of a variety of trees including Vine Maple, Japanese Hornbeam, Pink Flowering Dogwood, Lavalle Hawthorn, Dove Tree, Golden Rain Tree, Southern Magnolia, Ruby Vase Persian Ironwood, Golden Caucasian Spruce, Limber Pine, Japanese Stewartia and Snowcone Japanese Snowbell.
- In summary, a total of 92 trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Surrey City Centre Plan Map
Appendix VI.	Development Variance Permit No. 7923-0163-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CL/ar

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF
LOTS 114 AND 124 PLAN 20787,
LOT 1 PLAN BCP24583,
AND AND LOTS 84 AND 85 PLAN 15061
ALL OF SECTION 15 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT**

CITY OF SURREY BCGS 92G.026

SCALE 1:500



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm
IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN
PLOTTED AT A SCALE OF 1:500

SURREY FILE No.
19-0163

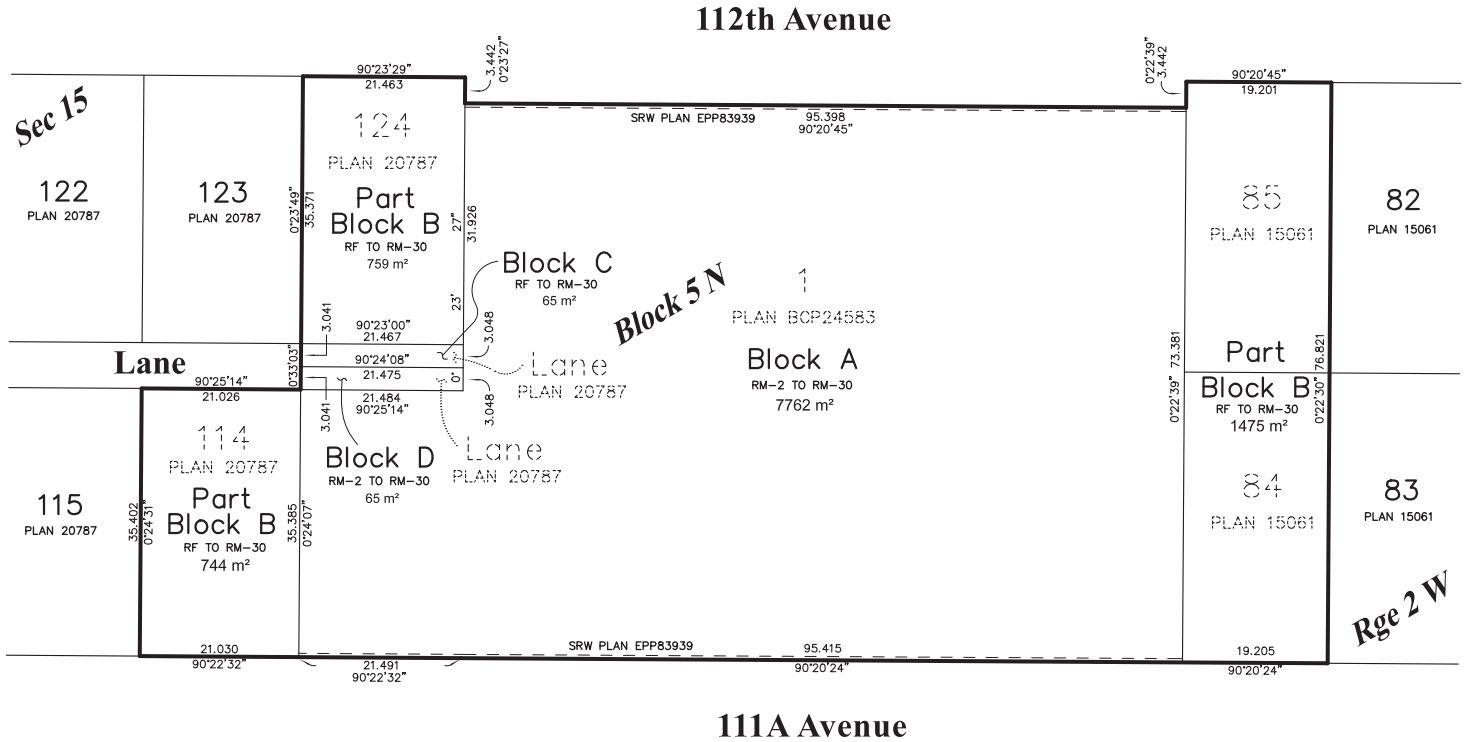
CURRENT CIVIC ADDRESSES:

13428 AND 13488 - 112th AVENUE,
13417 / 13453 / 13487 - 111A AVENUE,
SURREY, BC

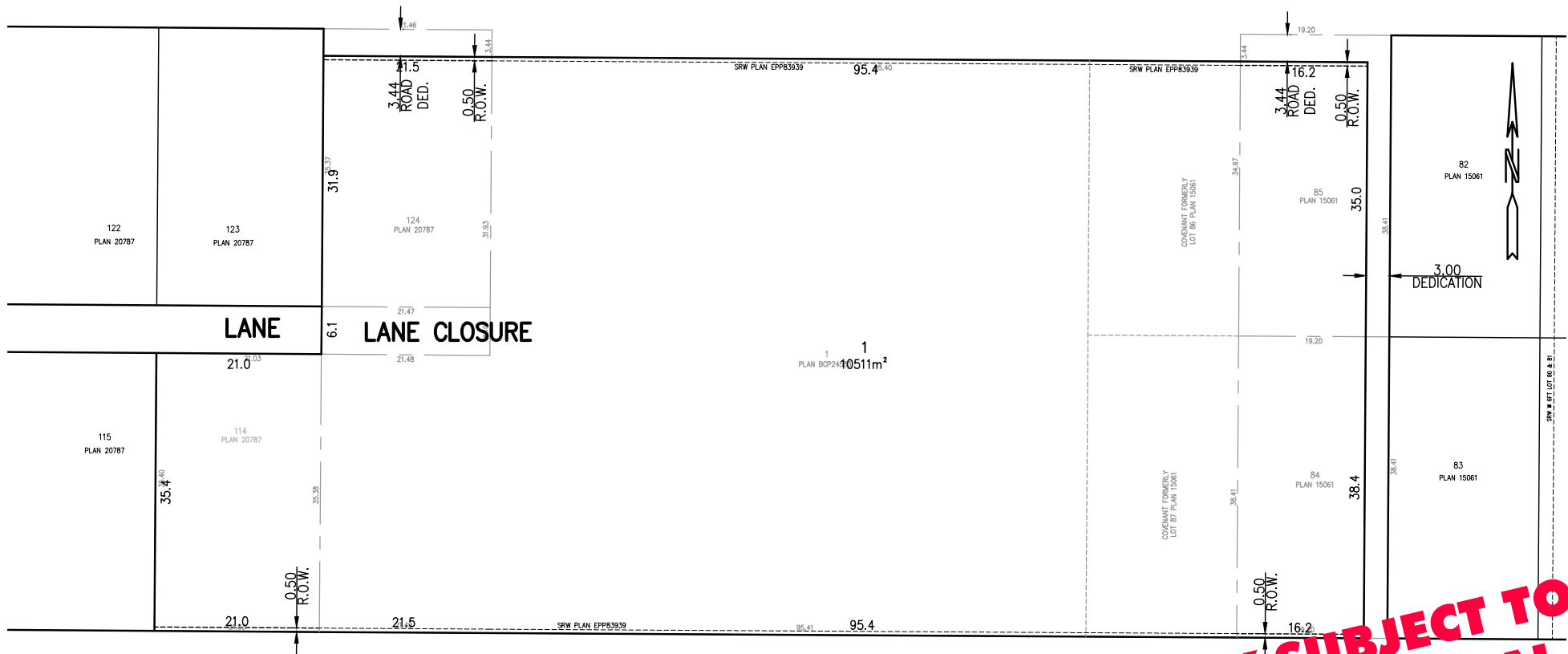


BOOK OF REFERENCE

DESCRIPTION	AREA
BLOCK A	7762 m ²
BLOCK B (TOTAL)	2978 m ²
BLOCK C	65 m ²
BLOCK D	65 m ²
TOTAL ALL BLOCKS	10870 m ²



112 AVENUE



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

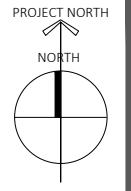
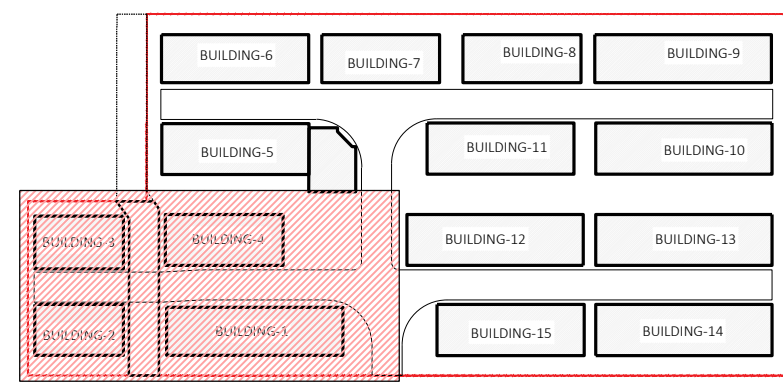
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DRAWING TITLE: SUBDIVISION					
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			SCALE:	1:500	MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.

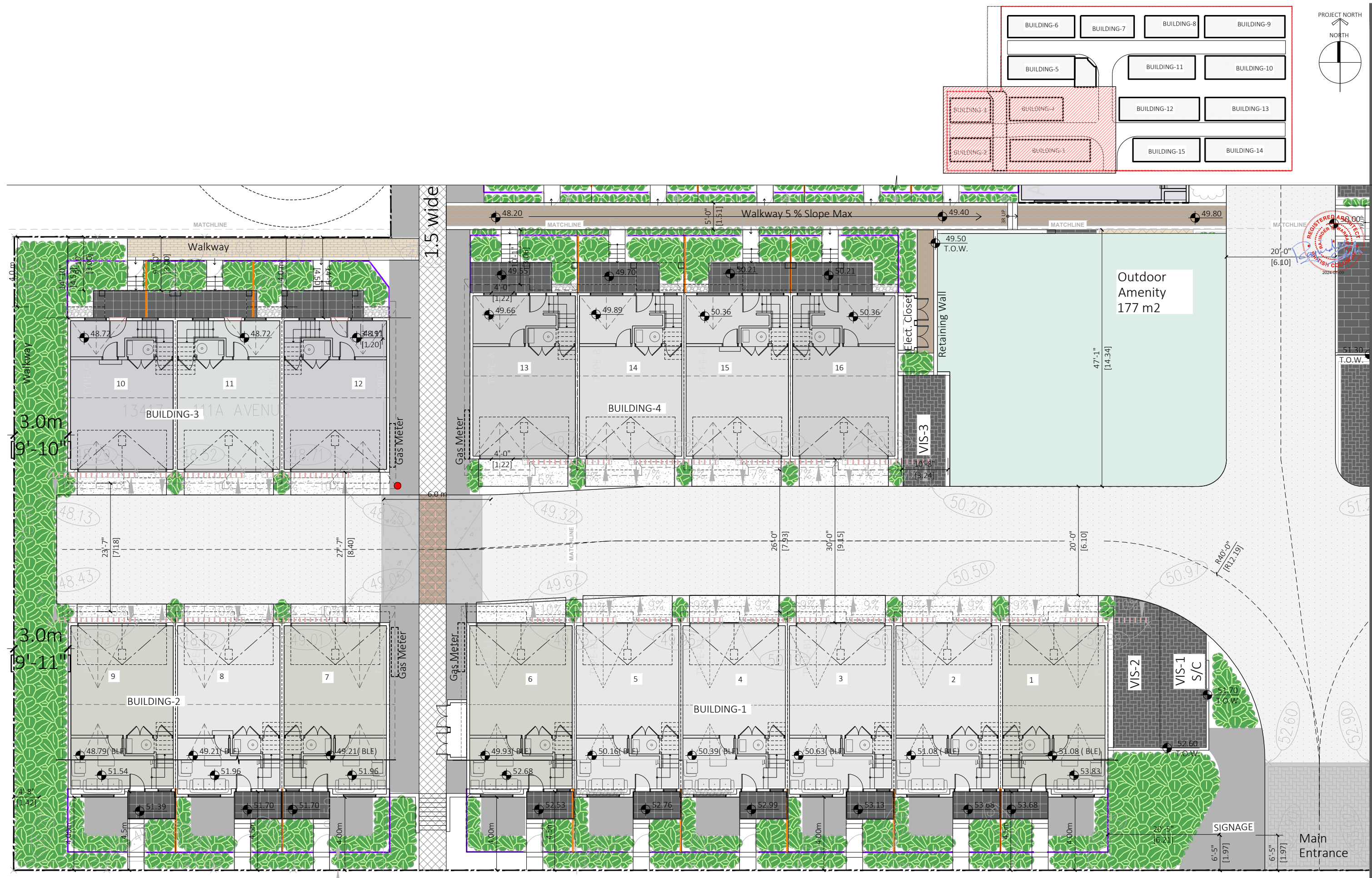
Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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REV	DESCRIPTION	BY	DATE



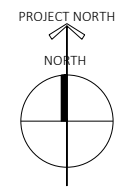
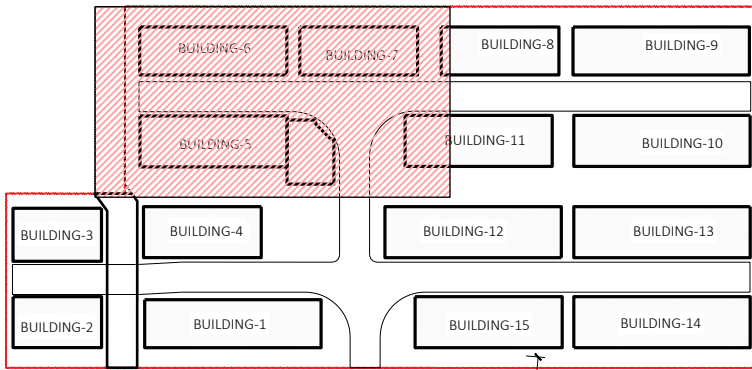
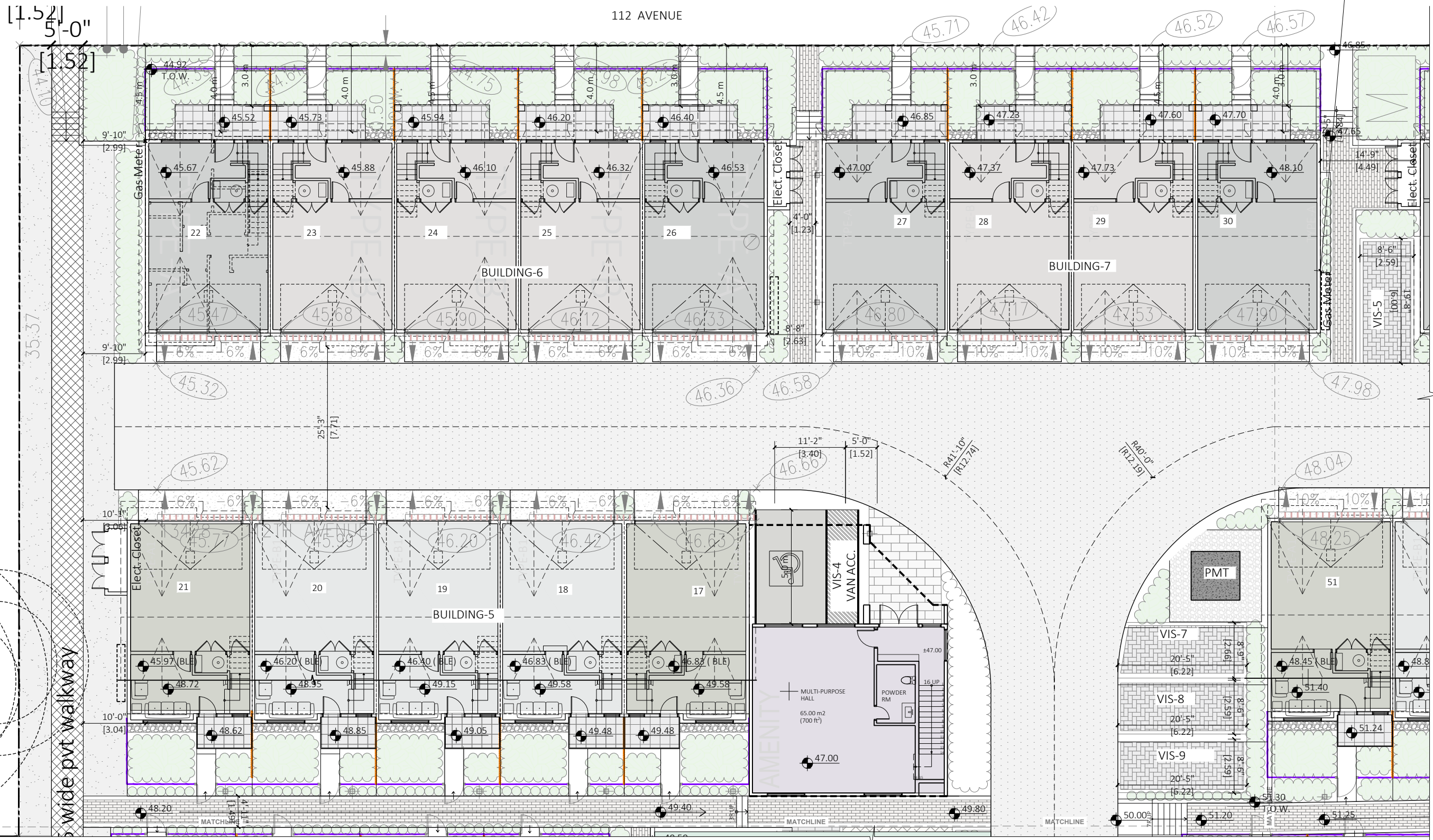
1.5 wide

Outdoor Amenity
177 m2



111A AVENUE

1 SITE PLAN
1/40"=1'



FLAT1
ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca
Ph: 604-503-4484

PROJECT INFO:
Townhouse Development
13453, 13487, 13417 111A Ave,
13428, 13488 112 Ave. Surrey BC
CLIENT: PLATINUM GROUP LTD

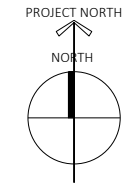
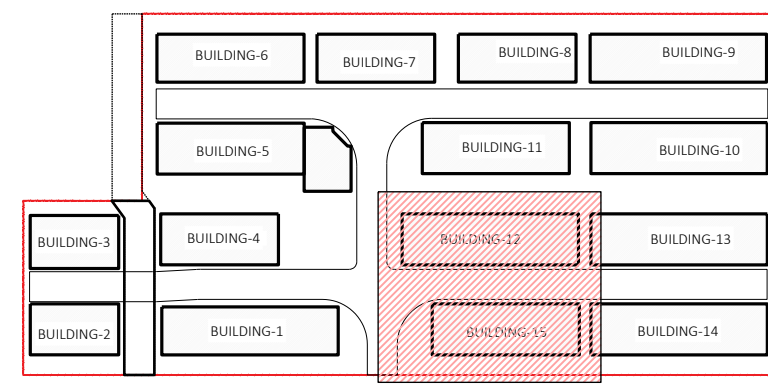
DATE
9-Jan-24
PROJECT NO:
22-211
SCALE: 1/16"=1'
DRAWN BY:
R.W. / S.F.

REV	DESCRIPTION	BY	DATE

SITE PLAN

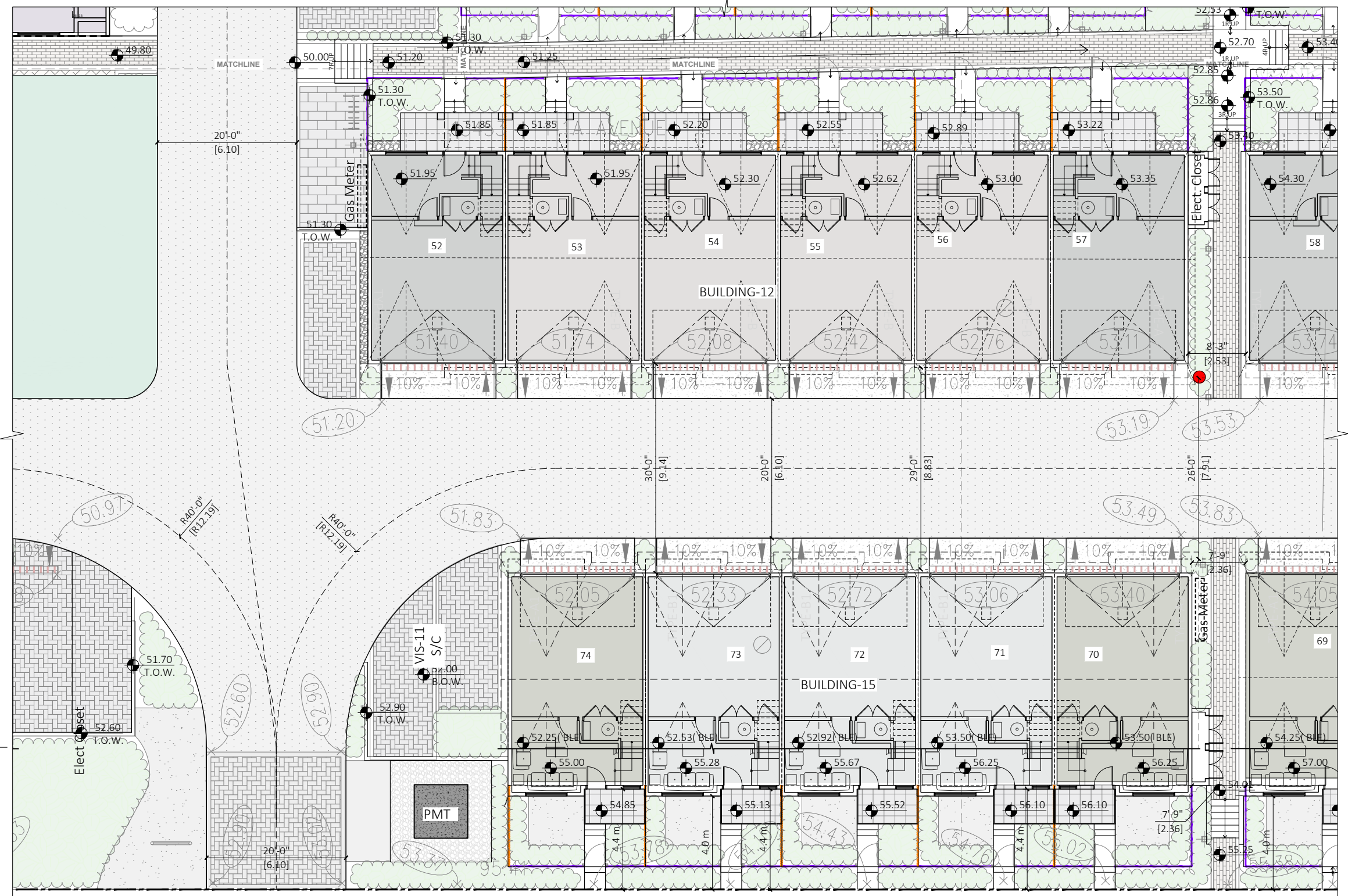
1 SITE PLAN
1/16"=1'

A-1.1B



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111A AVENUE

1 SITE PLAN
1/16"=1'

PROJECT INFO:
Townhouse Development
13453, 13487, 13417 111A Ave,
13428, 13488 112 Ave. Surrey BC

CLIENT:
PLATINUM GROUP LTD

DATE
9-Jan-24

PROJECT NO:
22-211

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

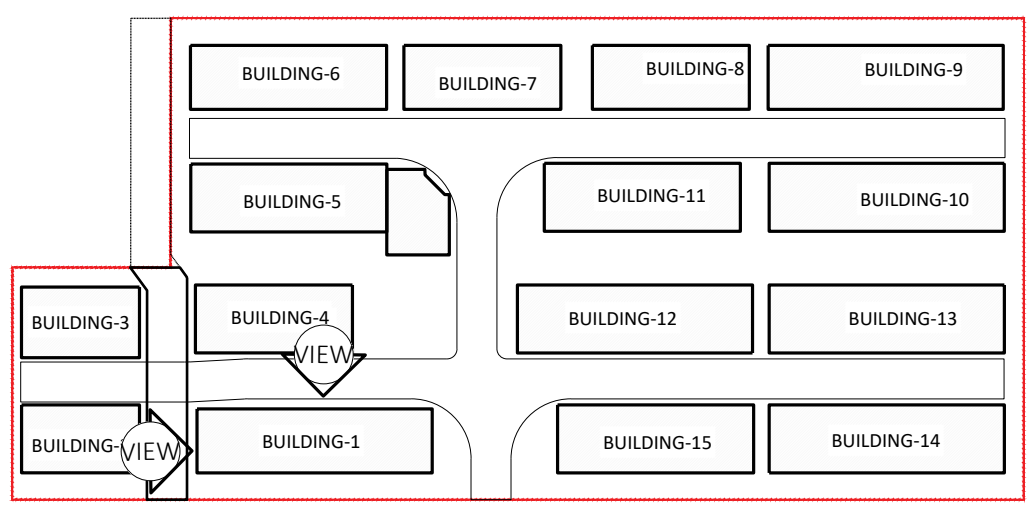
REV	DESCRIPTION	BY	DATE

SITE PLAN

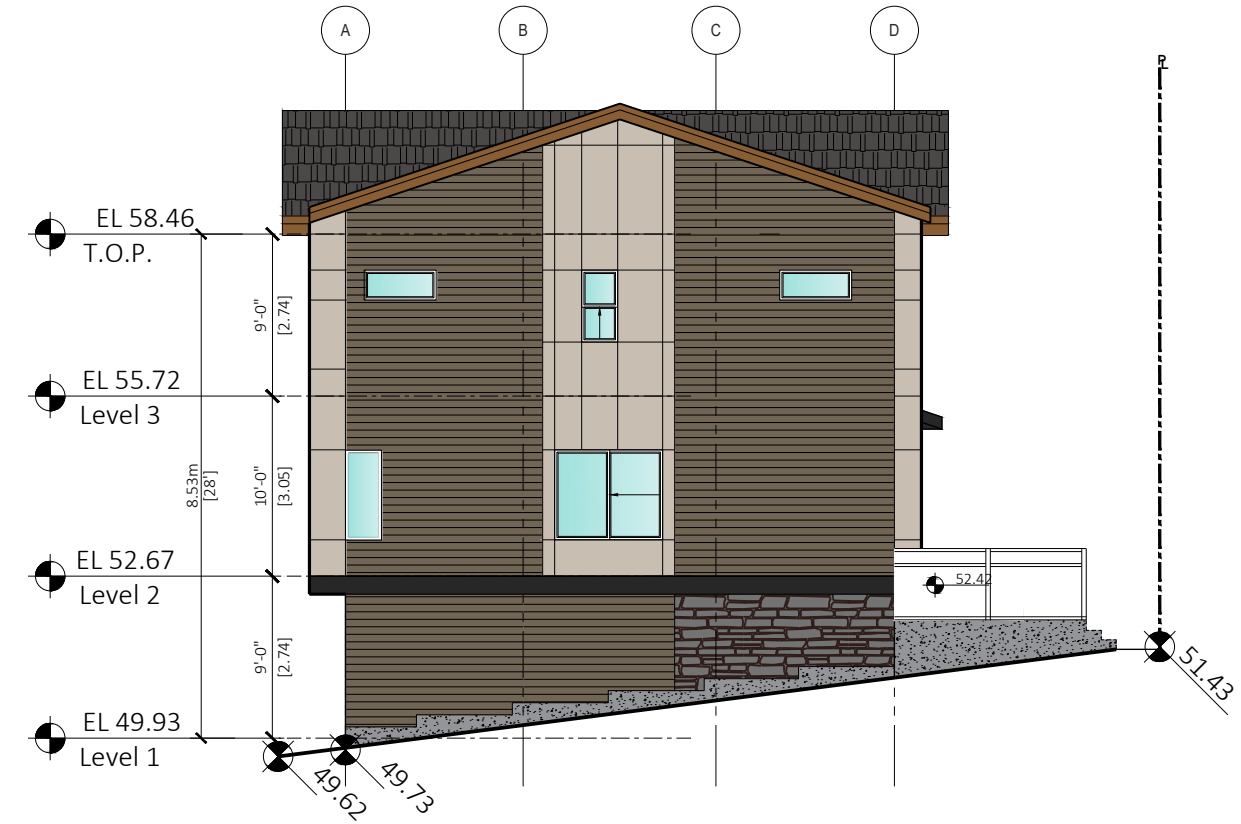
A-1.1D



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



3 KEY PLAN
NTS



3 RIGHT SIDE(WEST) ELEVATION
3/32"=1'-0"



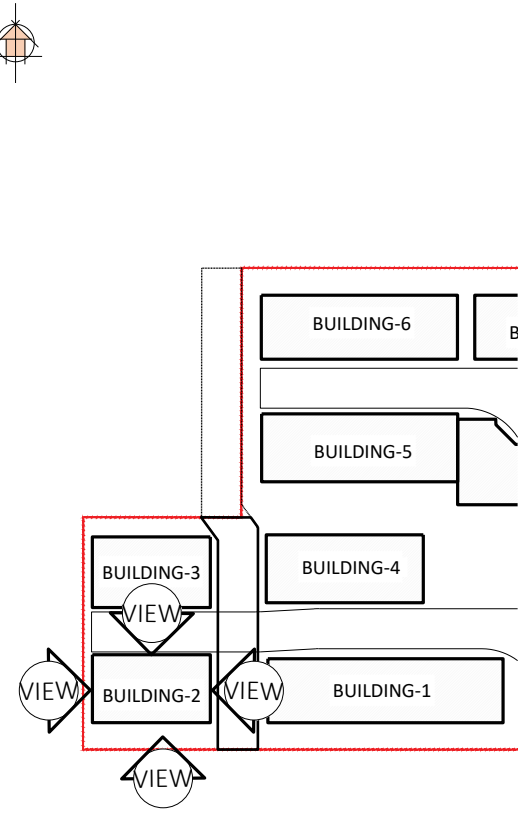
REV	DESCRIPTION	BY	DATE



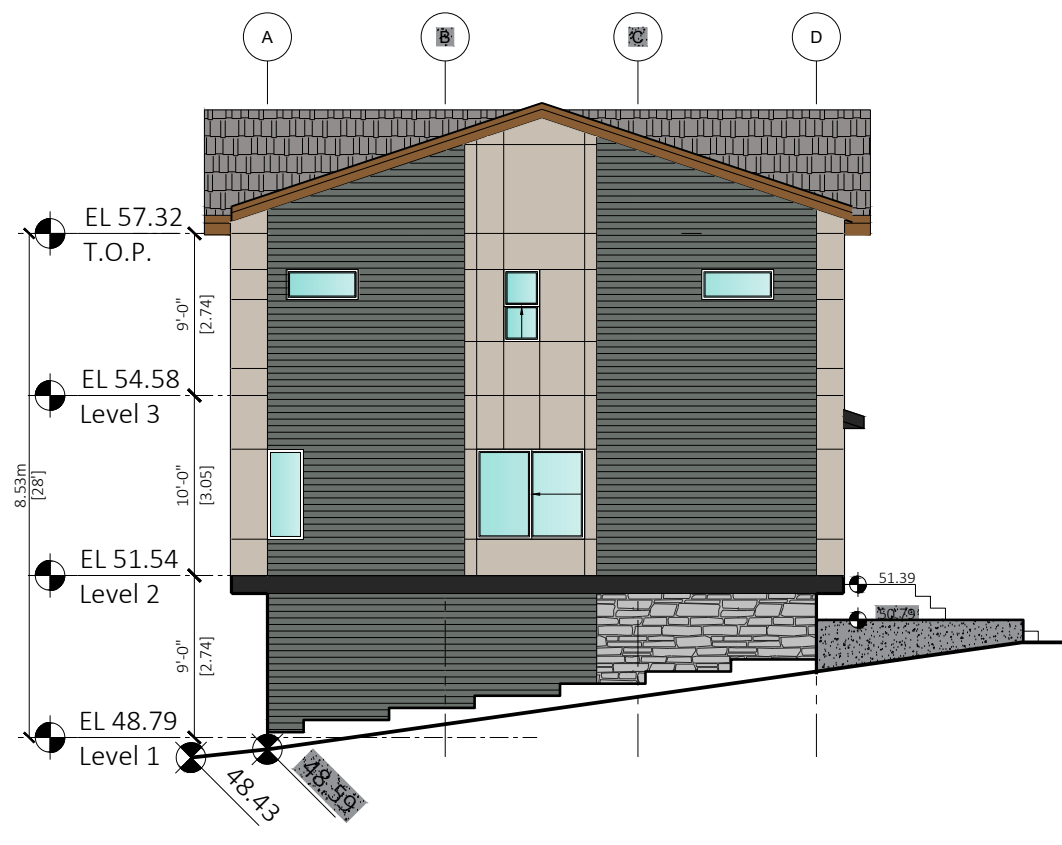
1 FRONT (NORTH) ELEVATION
3/32"=1'-0"



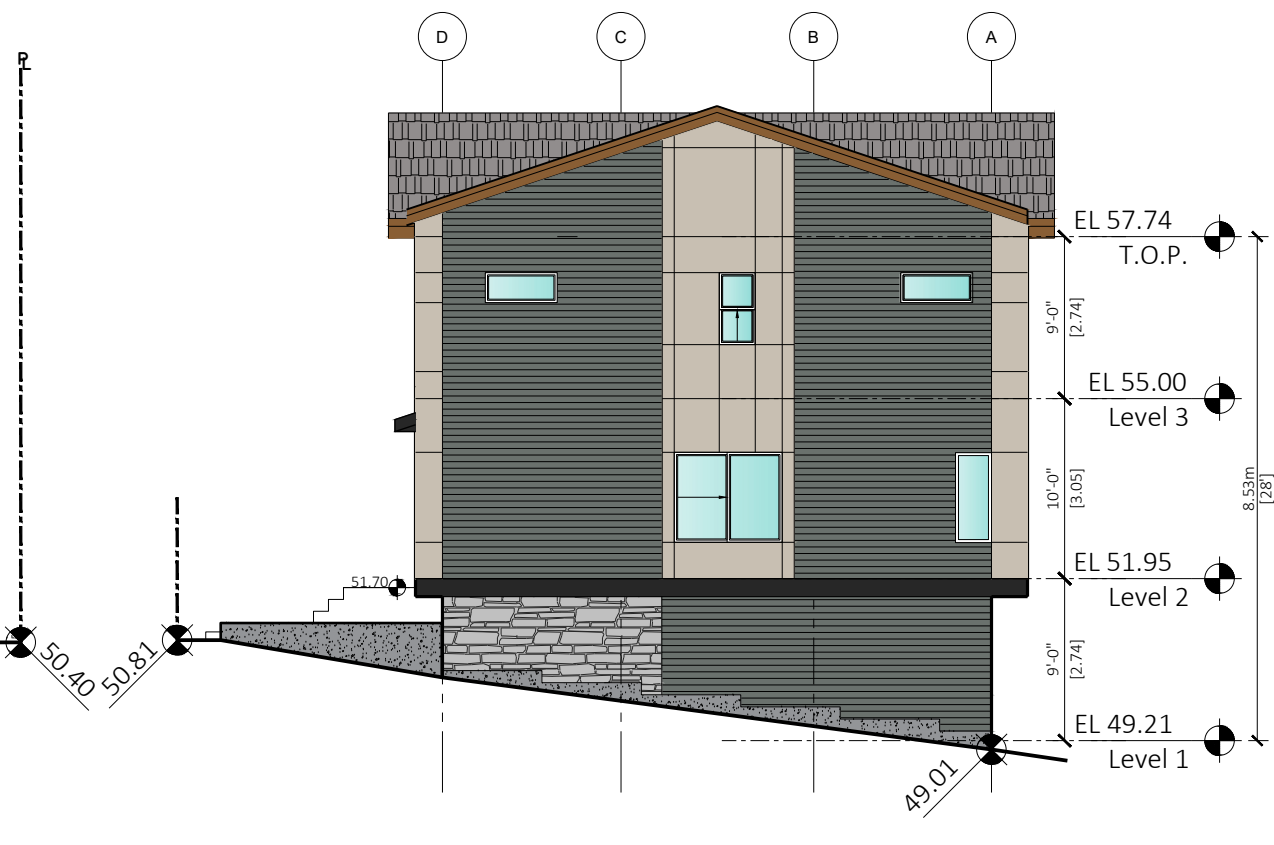
2 REAR (SOUTH) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



3 RIGHT SIDE(WEST) ELEVATION
3/32"=1'-0"



4 LEFT SIDE(EAST) ELEVATION
3/32"=1'-0"



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13453, 13487, 13417 111A Ave,
13428, 13488 112 Ave. Surrey BC
CLIENT: PLATINUM GROUP LTD

DATE
9-Jan-24
PROJECT NO:
22-211
SCALE: 3/32"=1'
DRAWN BY: S.P.

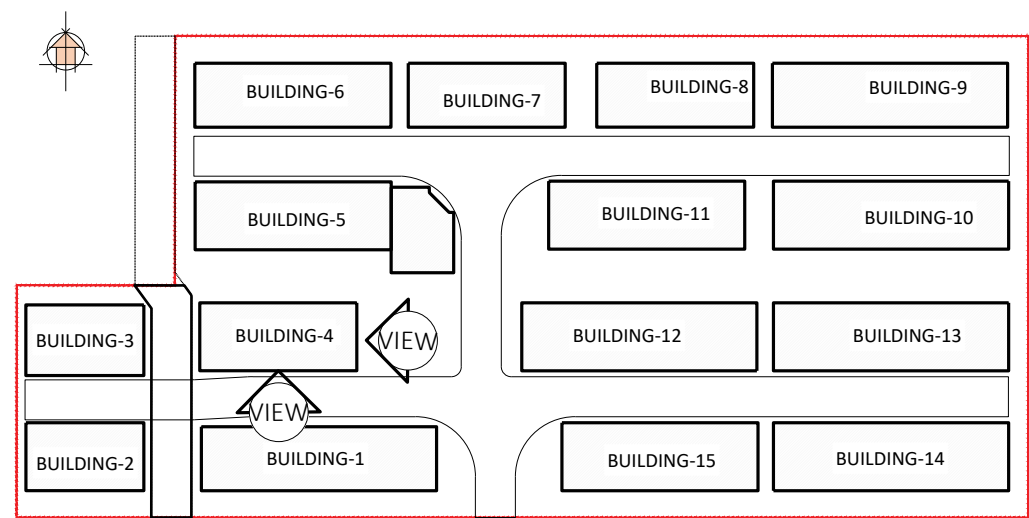
REV	DESCRIPTION	BY	DATE

Building 2

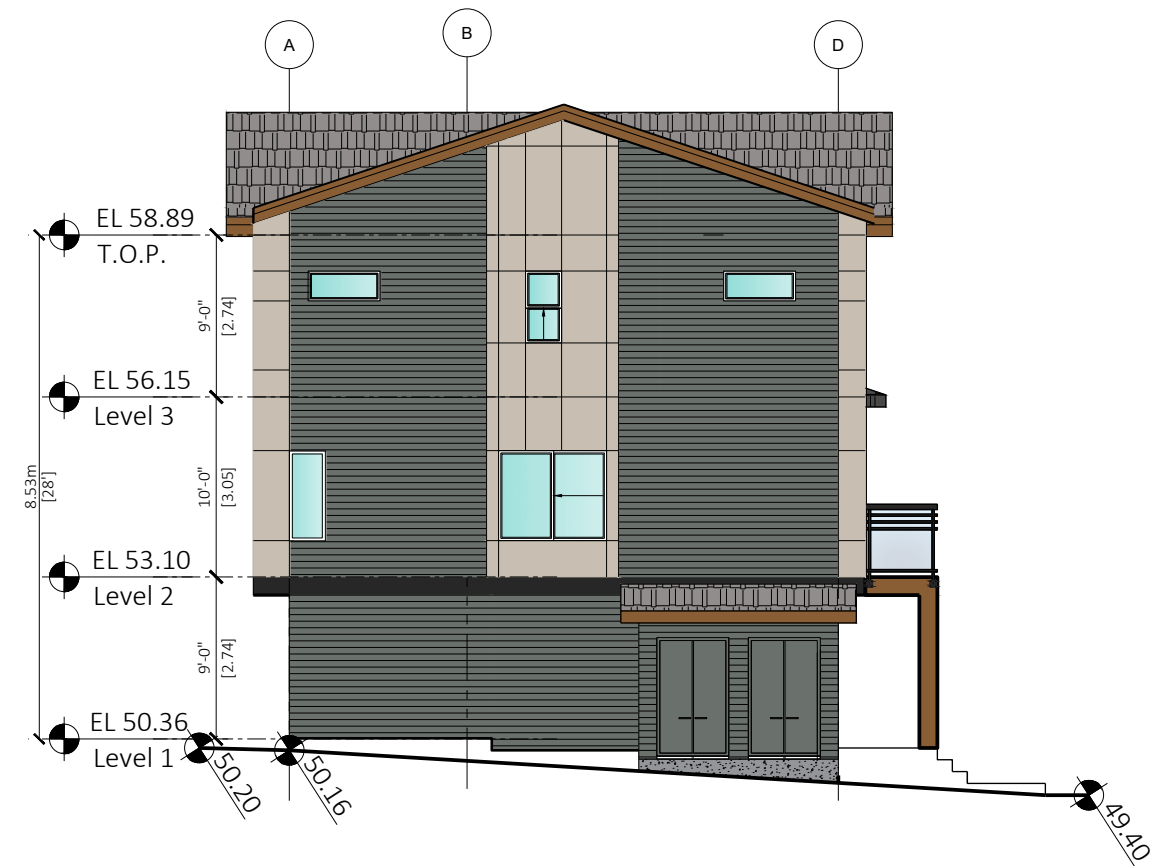
A-3.2



1 FRONT (SOUTH) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



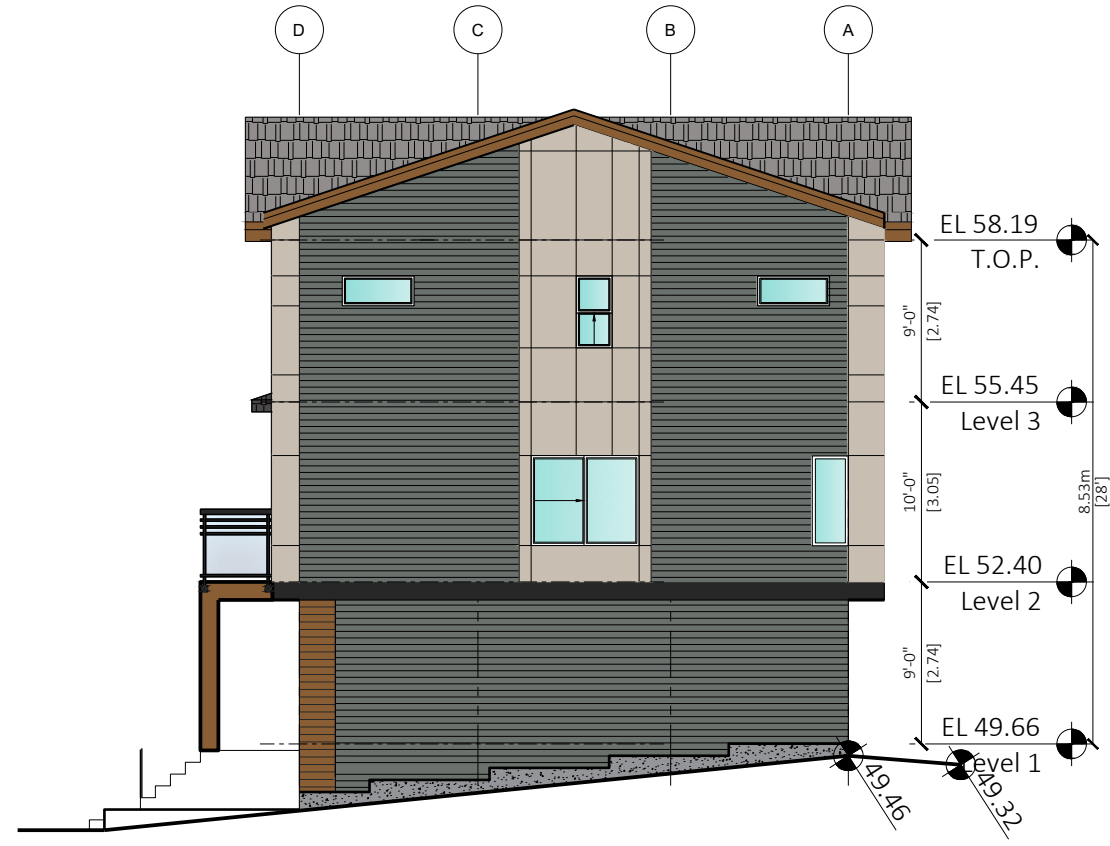
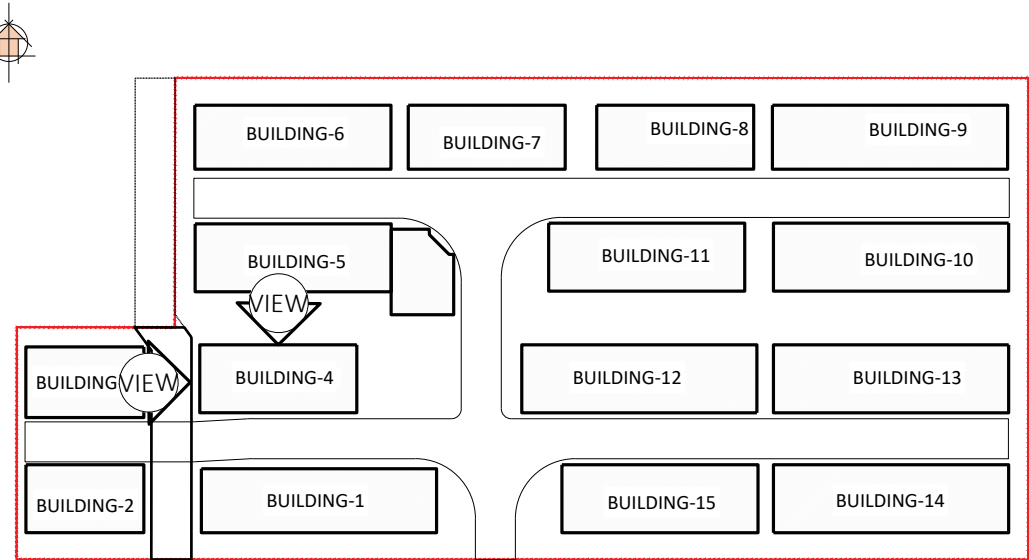
3 RIGHT SIDE(EAST) ELEVATION
3/32"=1'-0"



REV	DESCRIPTION	BY	DATE



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



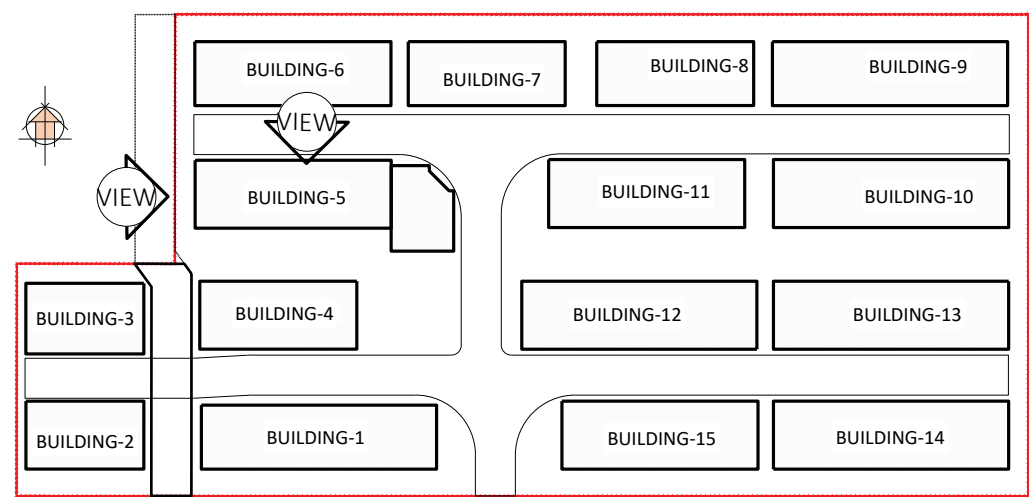
4 LEFT SIDE(WEST) ELEVATION
3/32"=1'-0"



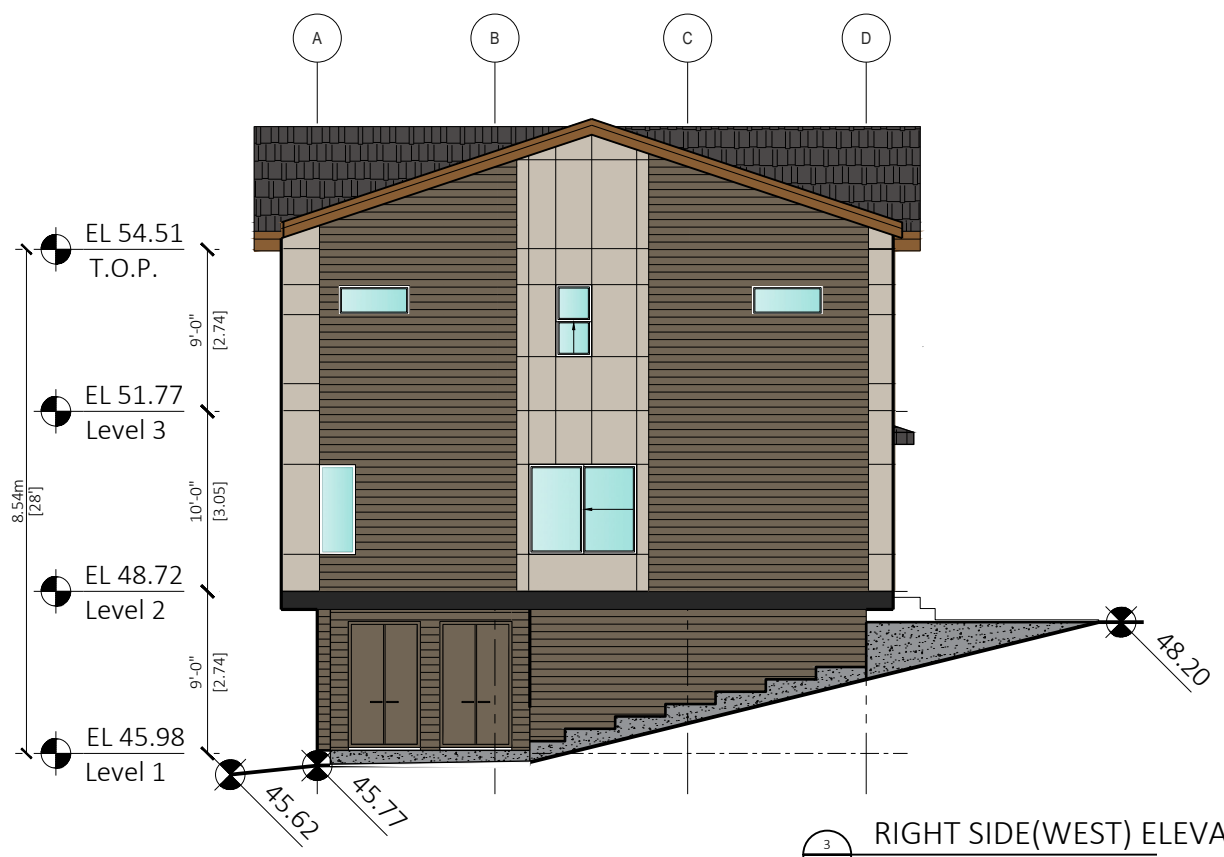
REV	DESCRIPTION	BY	DATE



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



3 KEY PLAN
NTS

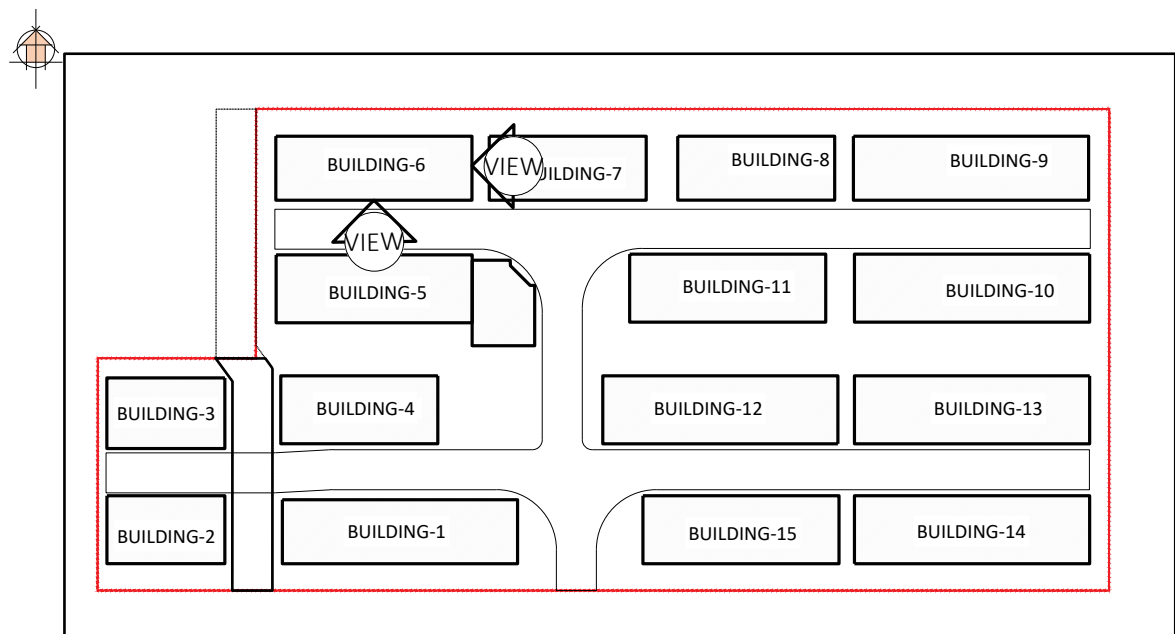


3 RIGHT SIDE(WEST) ELEVATION
3/32"=1'-0"

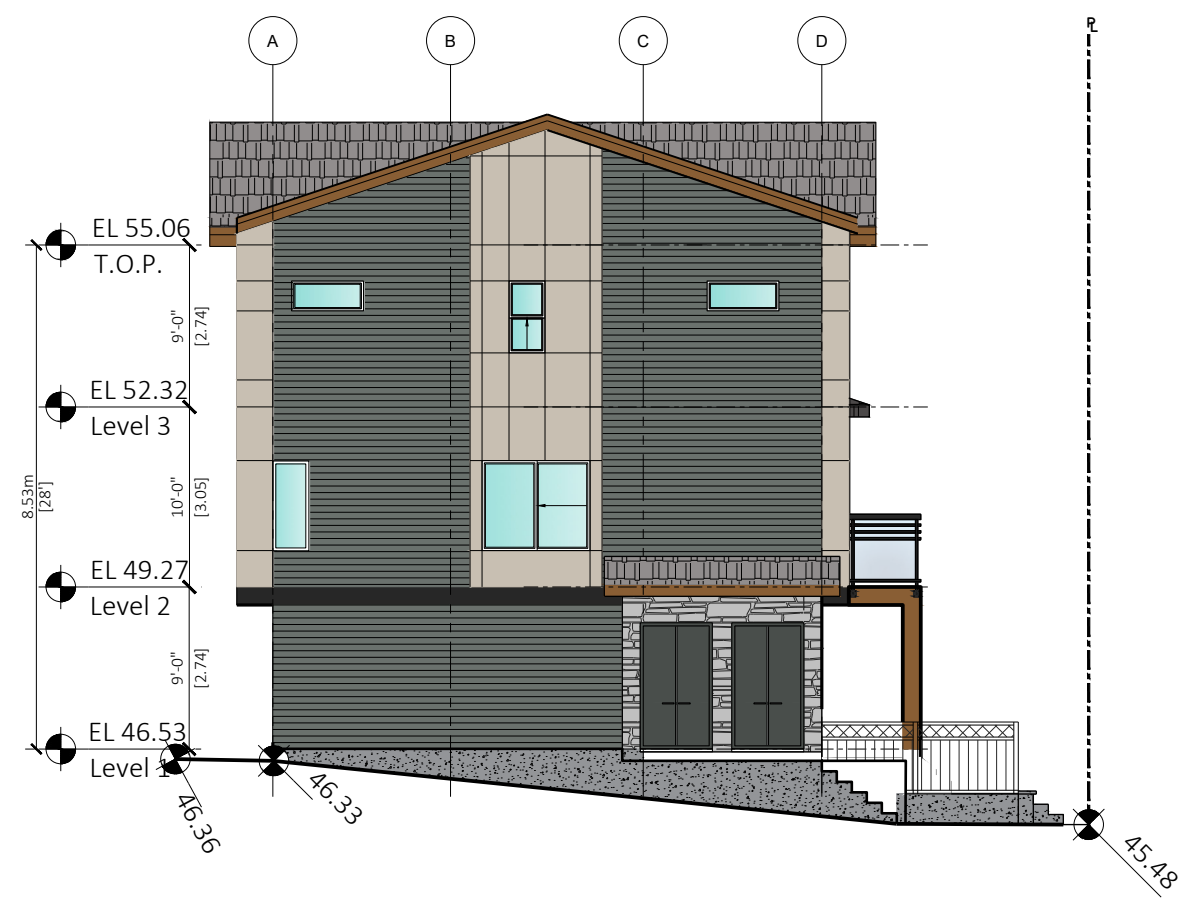
REV	DESCRIPTION	BY	DATE



1 FRONT (SOUTH) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



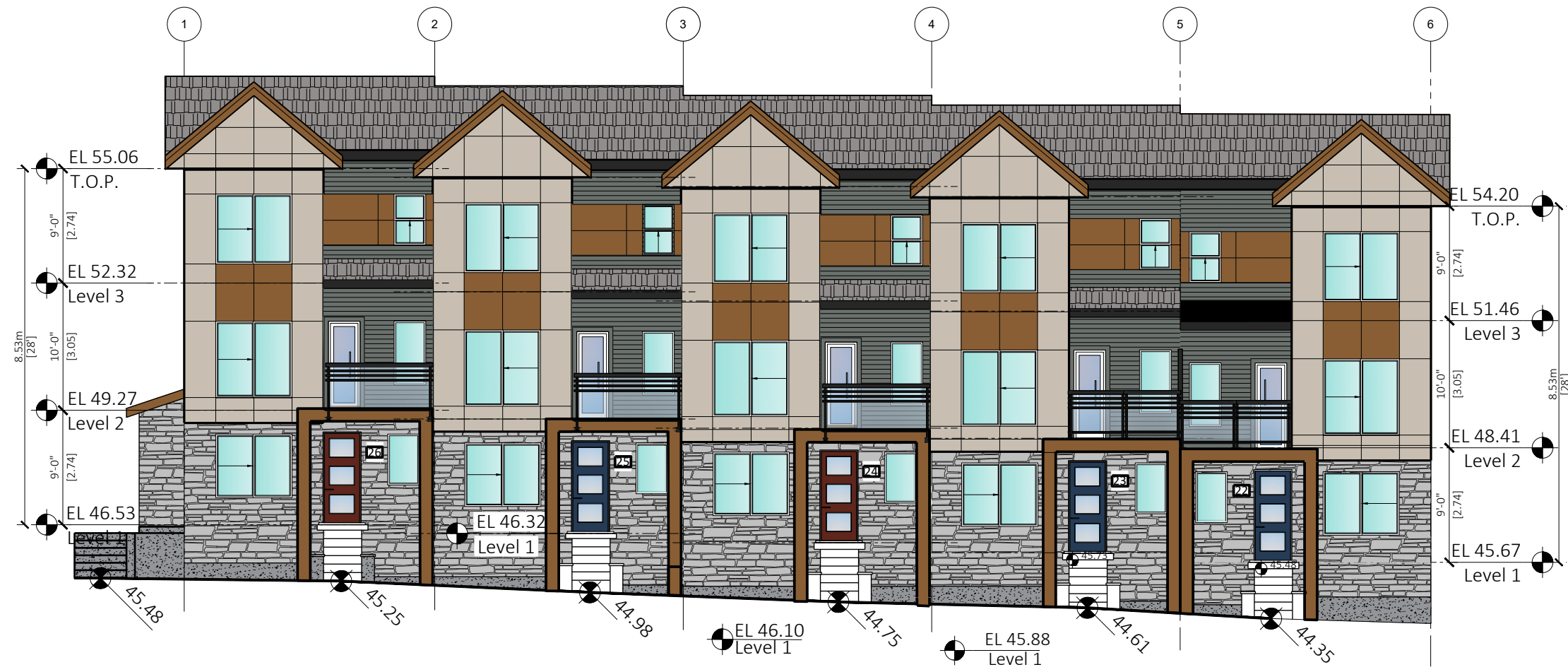
3 RIGHT SIDE(EAST) ELEVATION
3/32"=1'-0"

PROJECT INFO:
Townhouse Development
13453, 13487, 13417 111A Ave,
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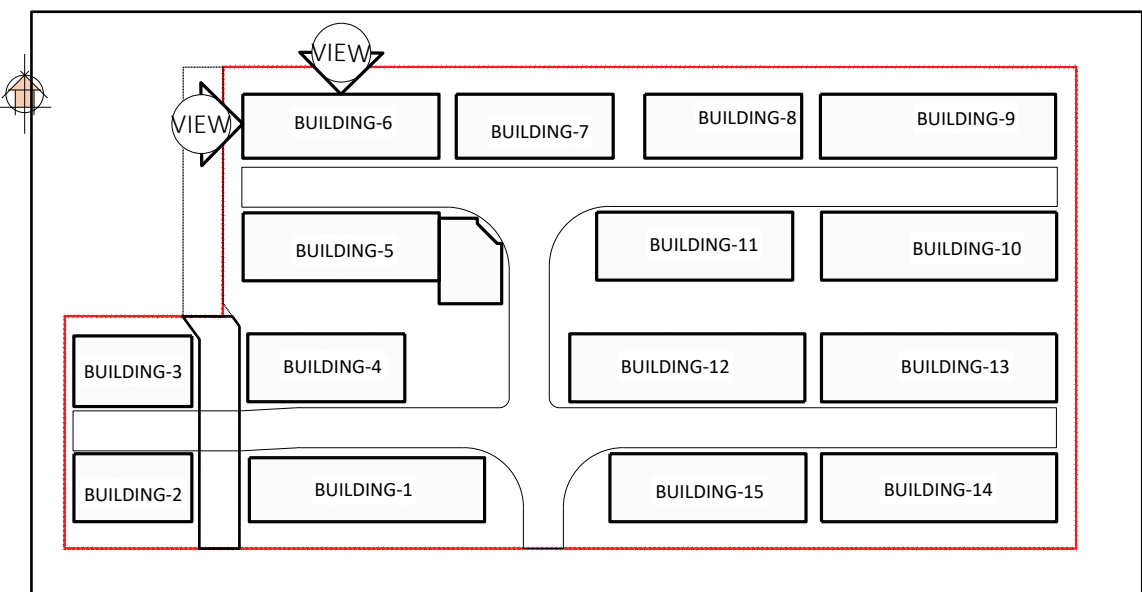
DATE
9-Jan-24
PROJECT NO:
22-211
SCALE: 3/32"=1'
DRAWN BY: S.P.

REV	DESCRIPTION	BY	DATE

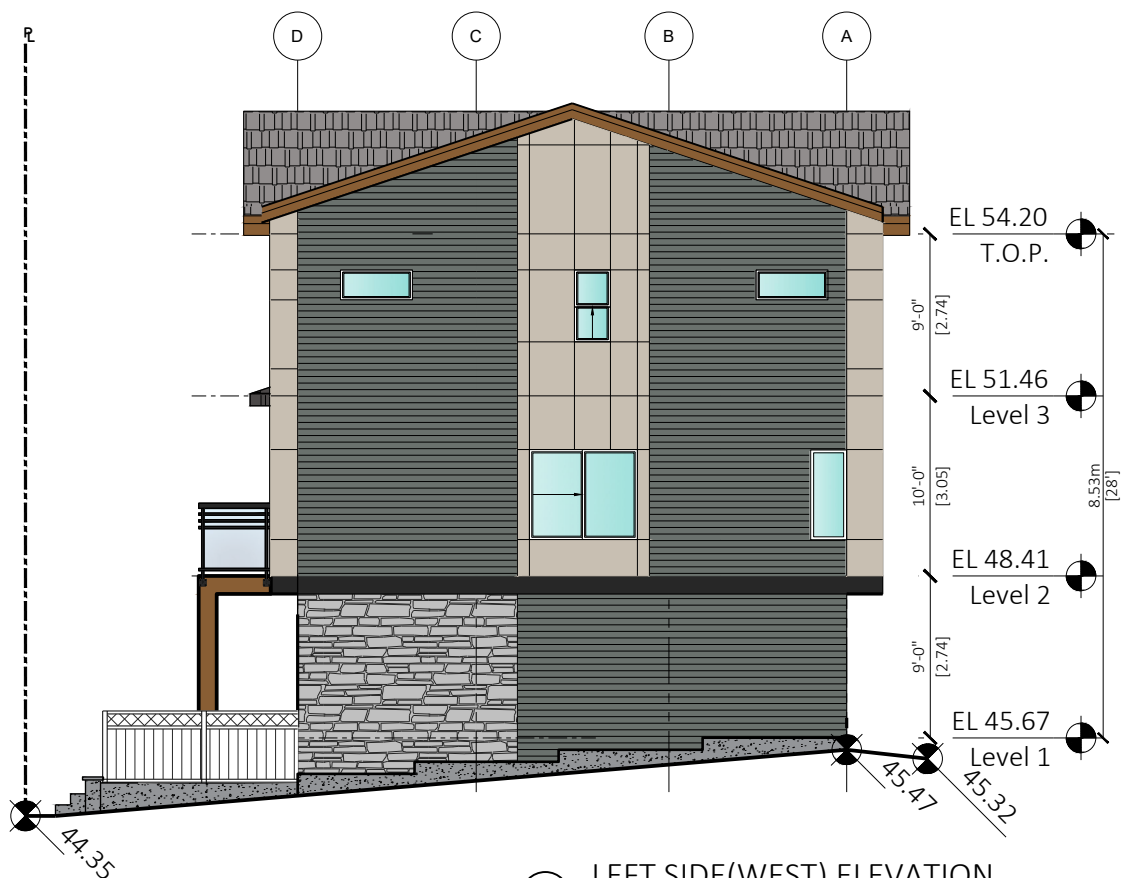
Building 6



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



3 KEY PLAN
NTS



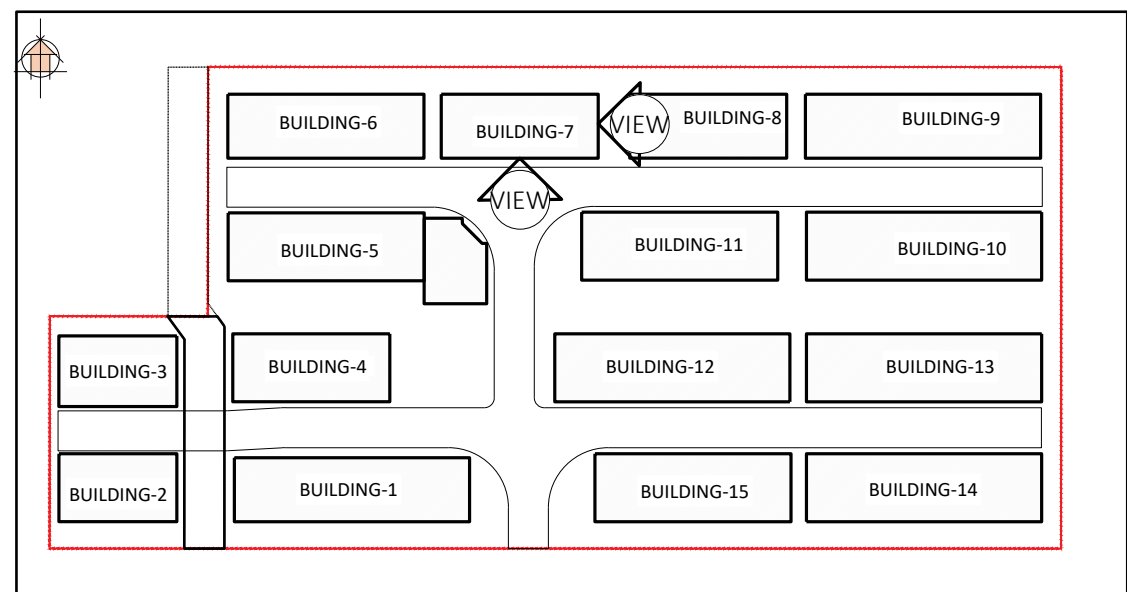
3 LEFT SIDE(WEST) ELEVATION
3/32"=1'-0"



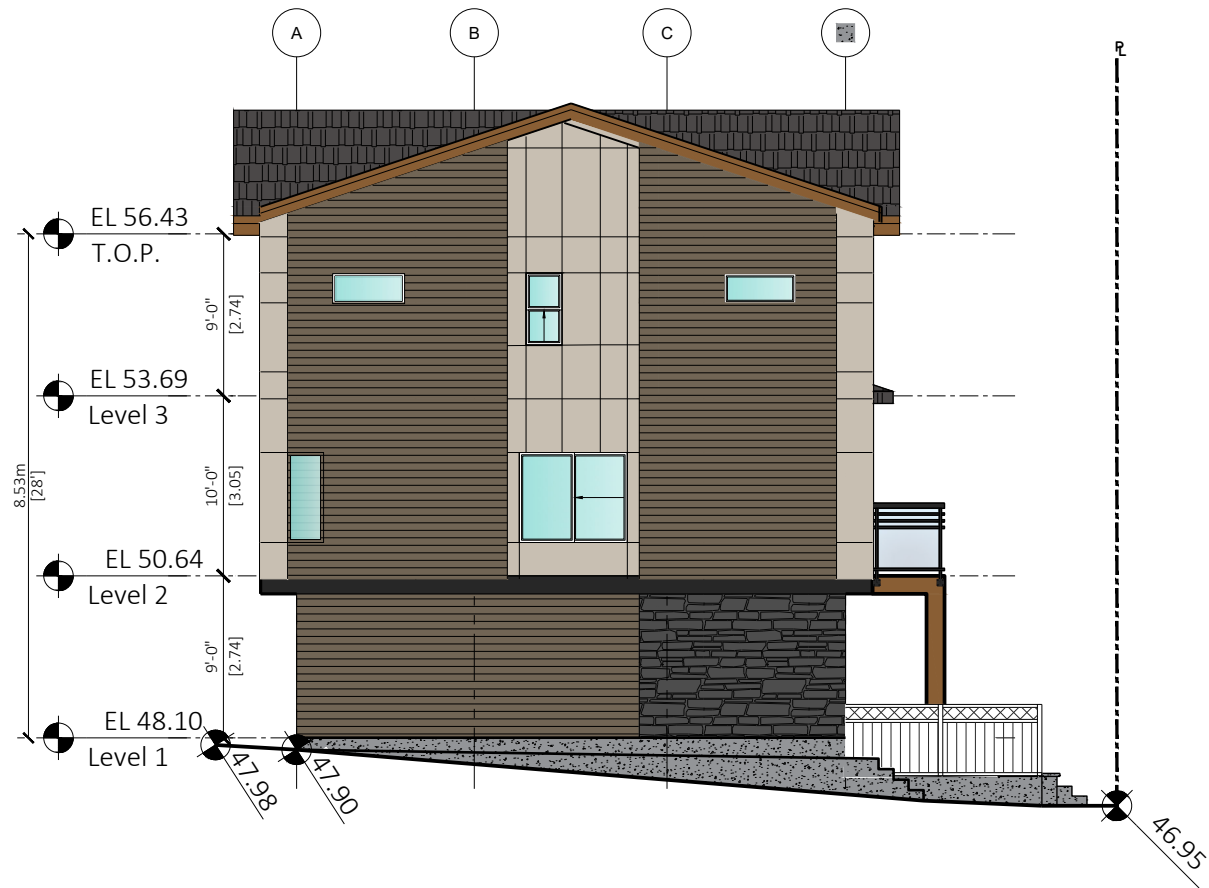
REV	DESCRIPTION	BY	DATE



1 FRONT (SOUTH) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



3 RIGHT SIDE(EAST) ELEVATION
3/32"=1'-0"

PROJECT INFO:
Townhouse Development
13453, 13487, 13417 111A Ave,
13428, 13488 112 Ave. Surrey BC
CLIENT: PLATINUM GROUP LTD

DATE
9-Jan-24
PROJECT NO:
22-211
SCALE: 3/32"=1'
DRAWN BY: S.P.

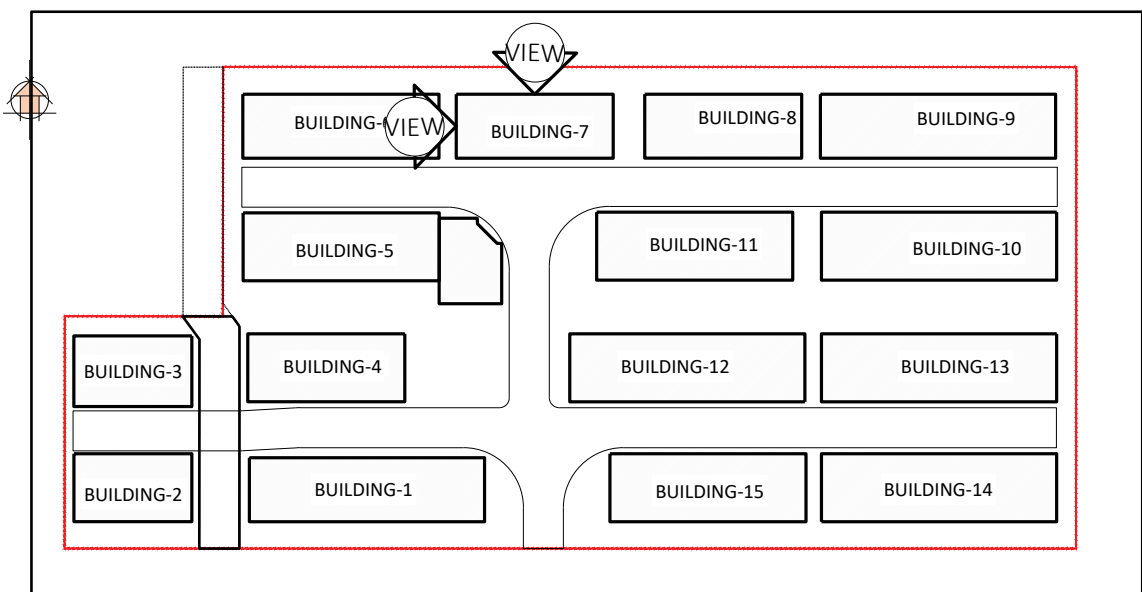
REV	DESCRIPTION	BY	DATE

Building 7

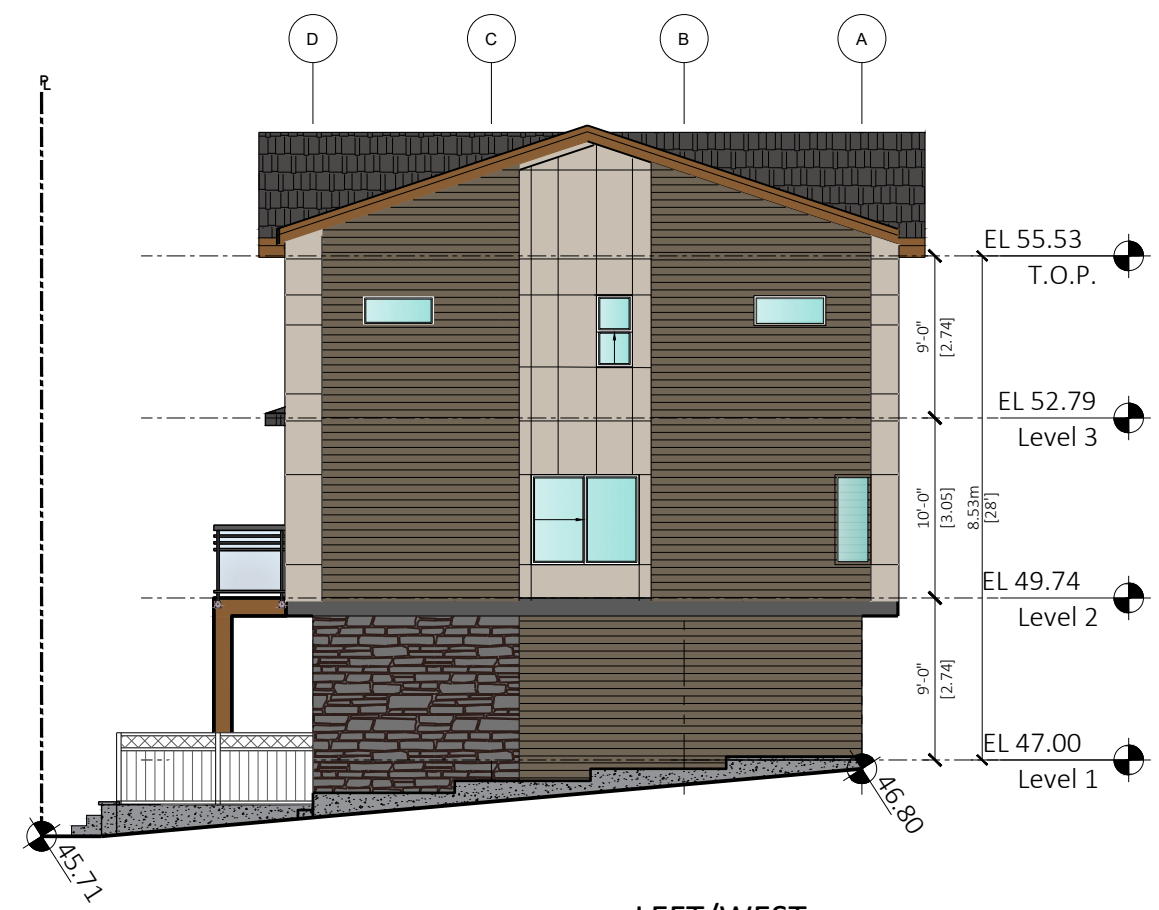
A-3.7A



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



3 KEY PLAN
NTS



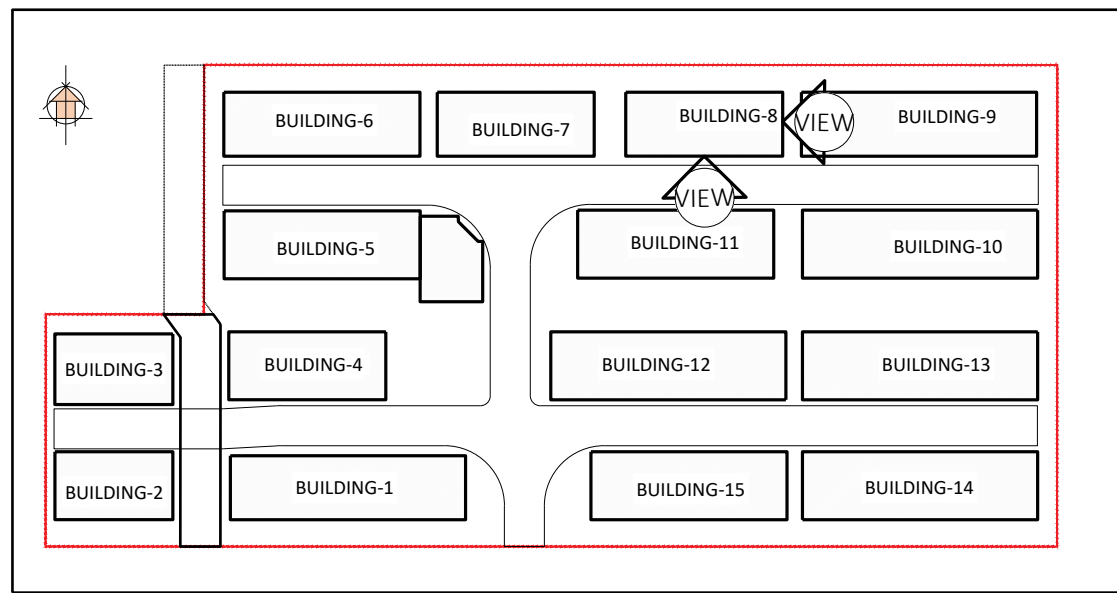
3 LEFT SIDE (WEST) ELEVATION
3/32"=1'-0"



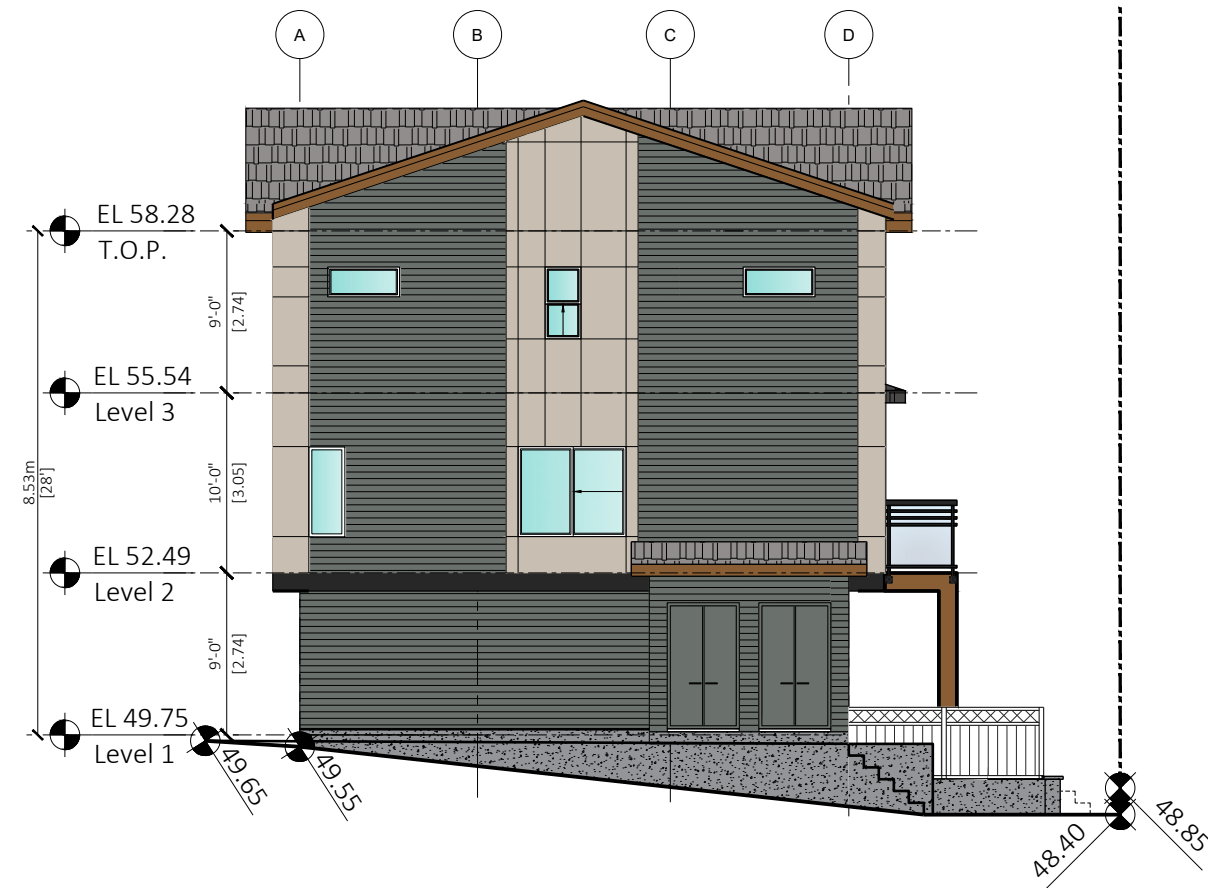
REV	DESCRIPTION	DATE	BY



1 FRONT (SOUTH) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



3 RIGHT SIDE(EAST) ELEVATION
3/32"=1'-0"



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Townhouse Development
13453, 13487, 13417 111A Ave,
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CLIENT: PLATINUM GROUP LTD

DATE
9-Jan-24
PROJECT NO:
22-211
SCALE: 3/32"=1'
DRAWN BY: S.P.

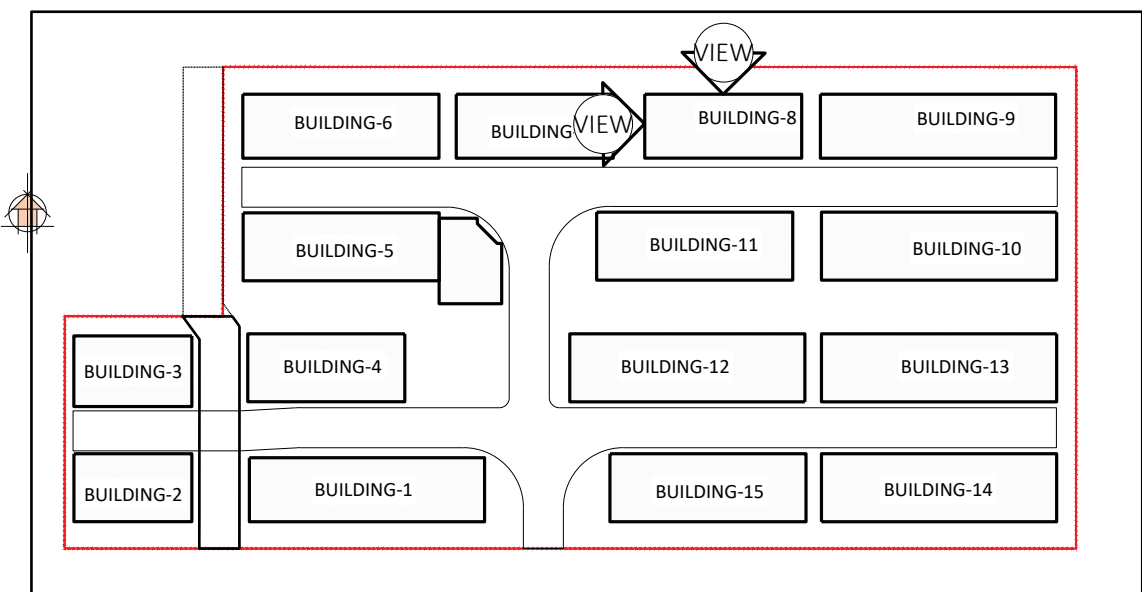
REV	DESCRIPTION	BY	DATE

Building 13

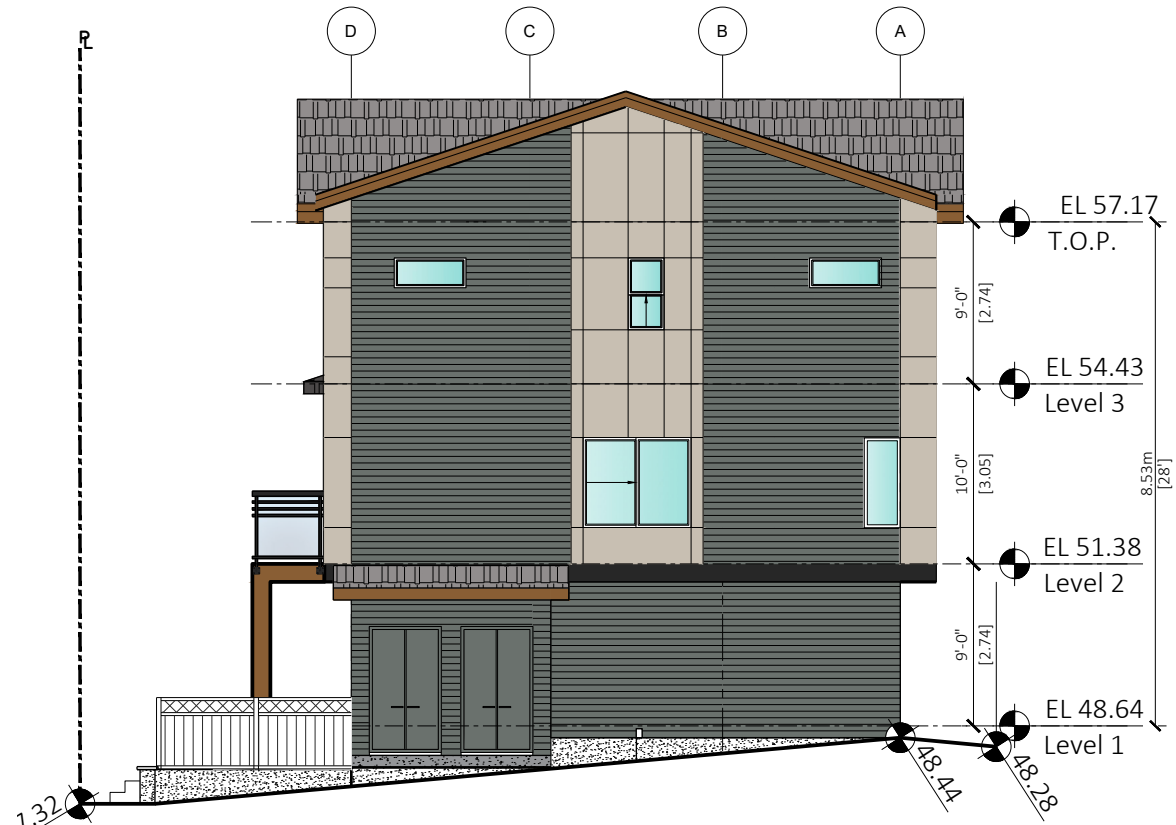
A-3.8A



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



3 KEY PLAN
NTS



4 LEFT SIDE(WEST) ELEVATION
3/32"=1'-0"

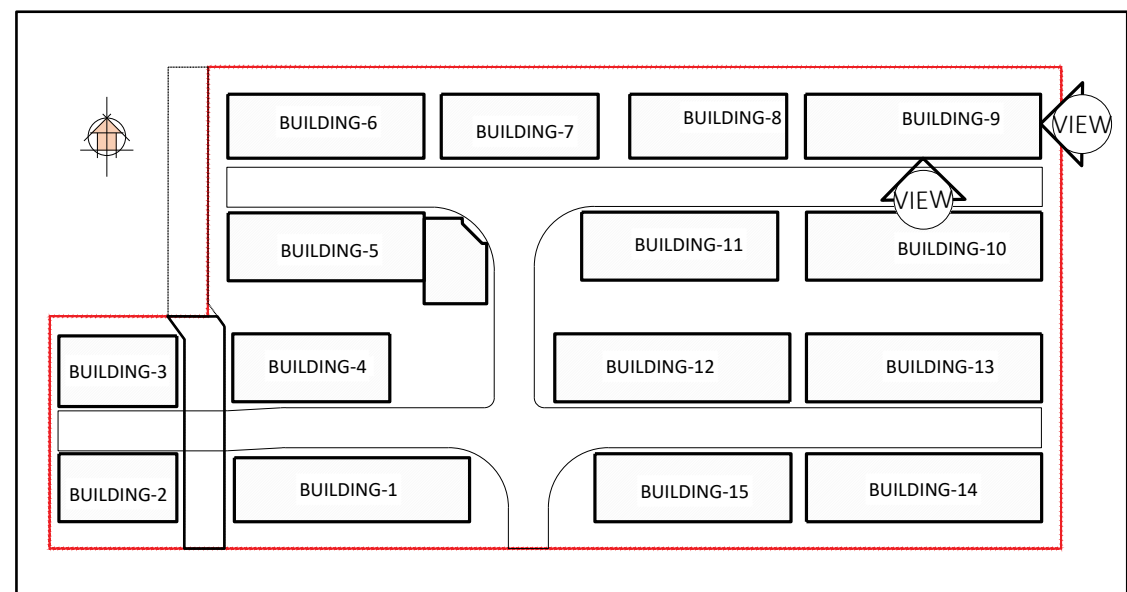


REV	DESCRIPTION	BY	DATE

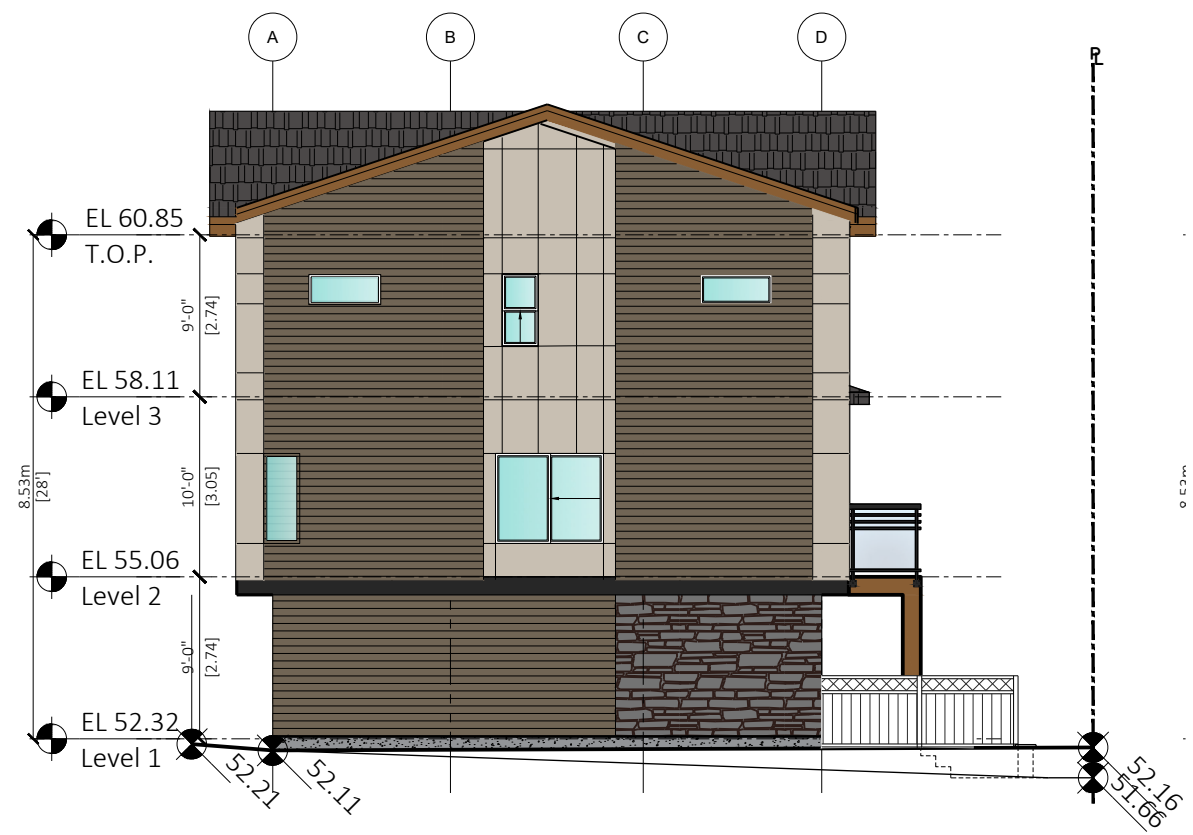


Building 9

1 FRONT (SOUTH) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



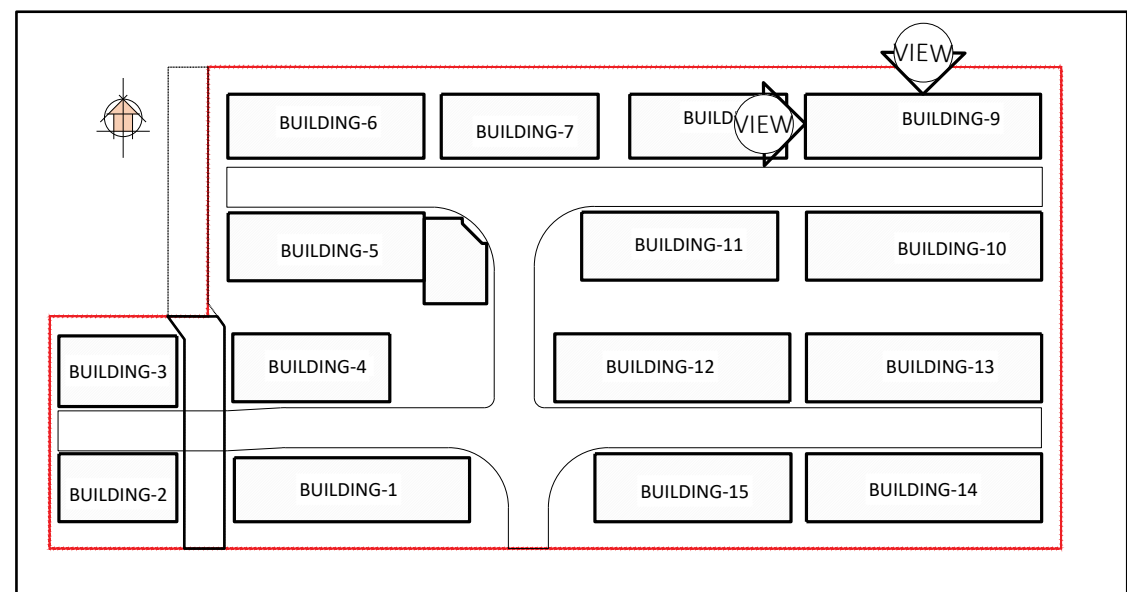
3 RIGHT SIDE (EAST) ELEVATION
3/32"=1'-0"



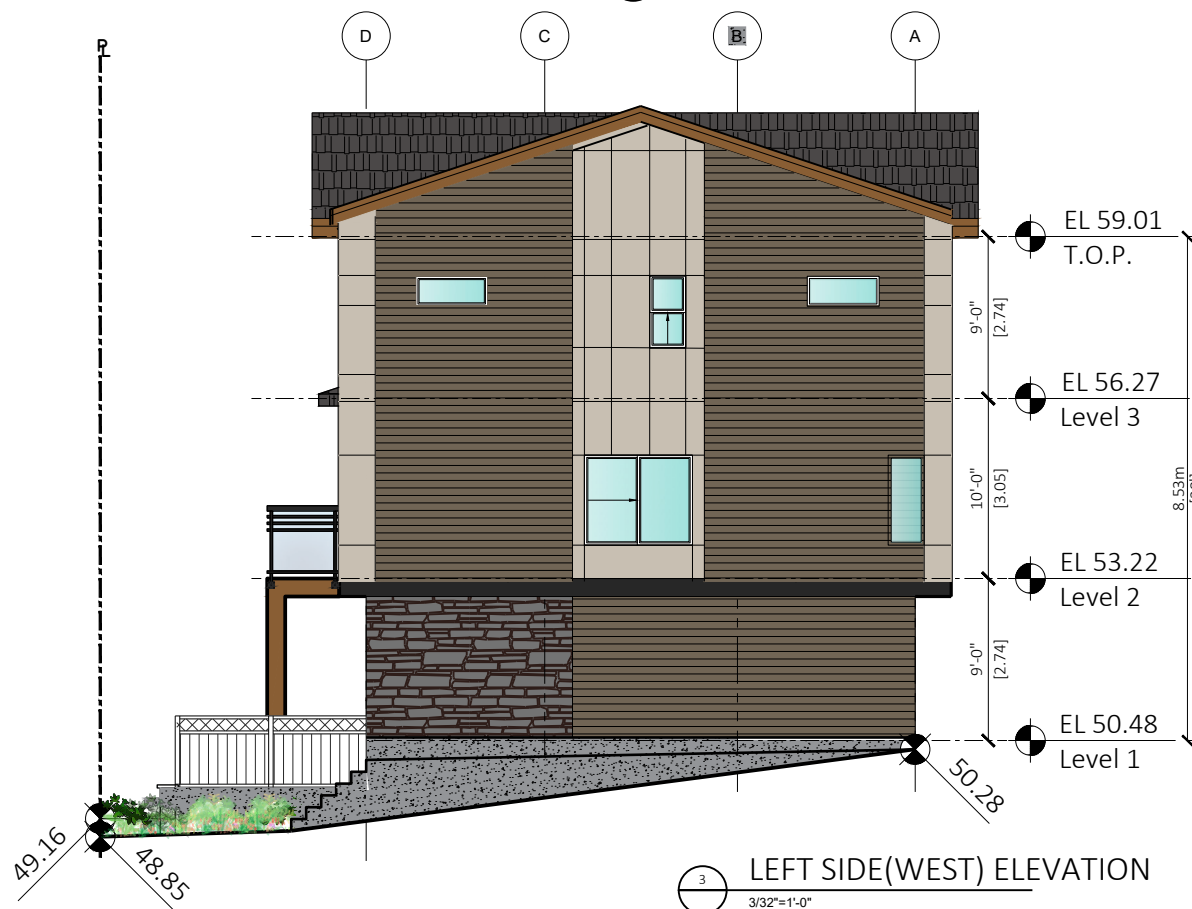
DATE	9-Jan-24		
PROJECT NO:	22-211		
SCALE:	3/32"=1'		
DRAWN BY:	S.P.		
REV	DESCRIPTION	DATE	BY



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



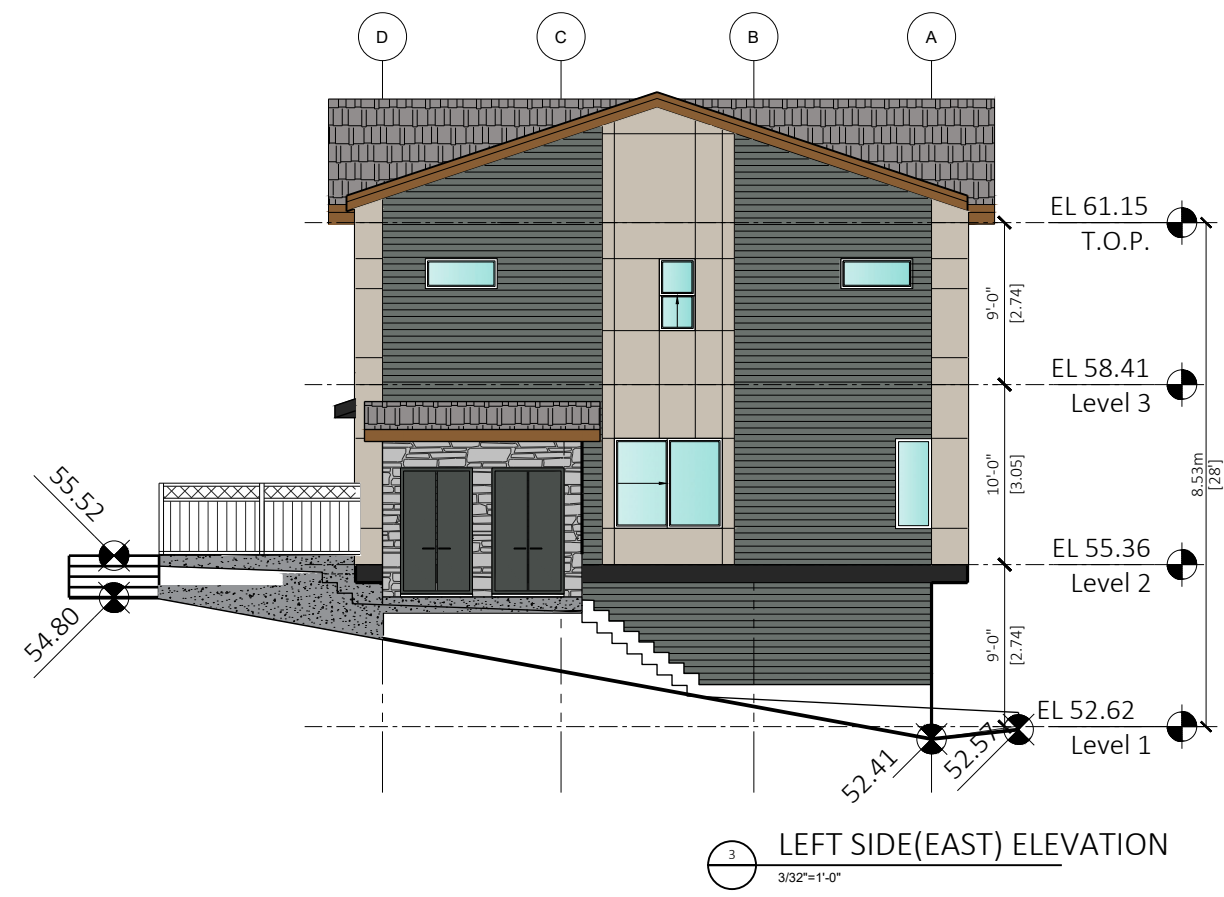
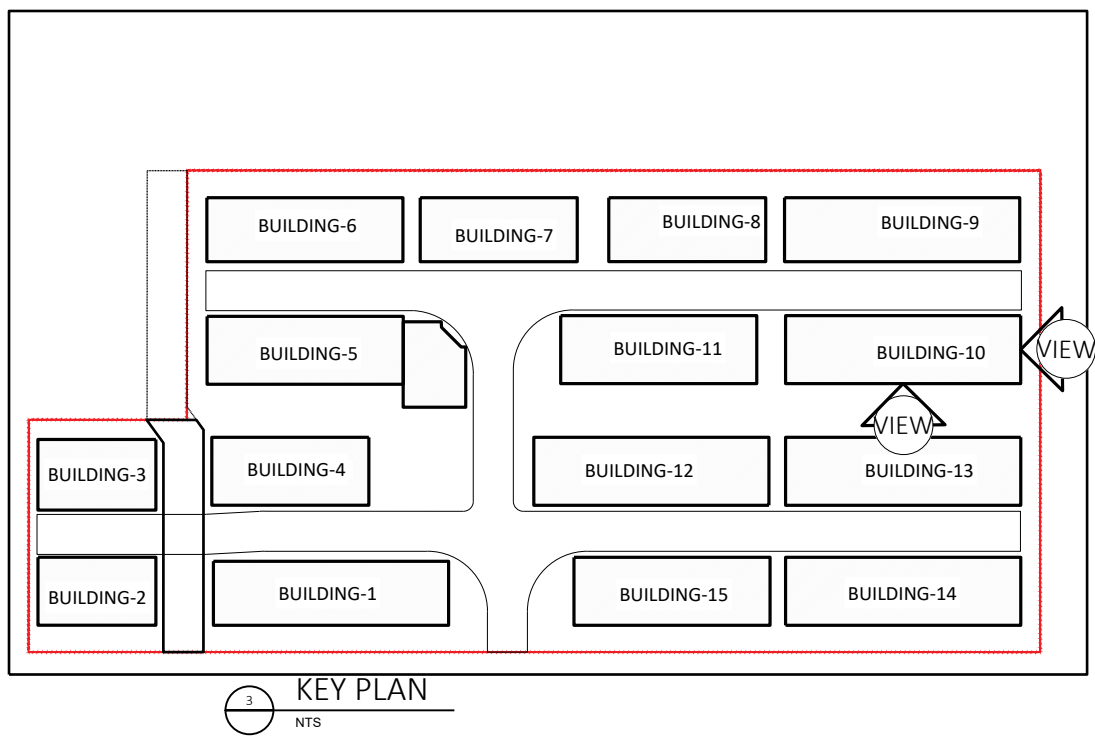
3 KEY PLAN
NTS



3 LEFT SIDE (WEST) ELEVATION
3/32"=1'-0"



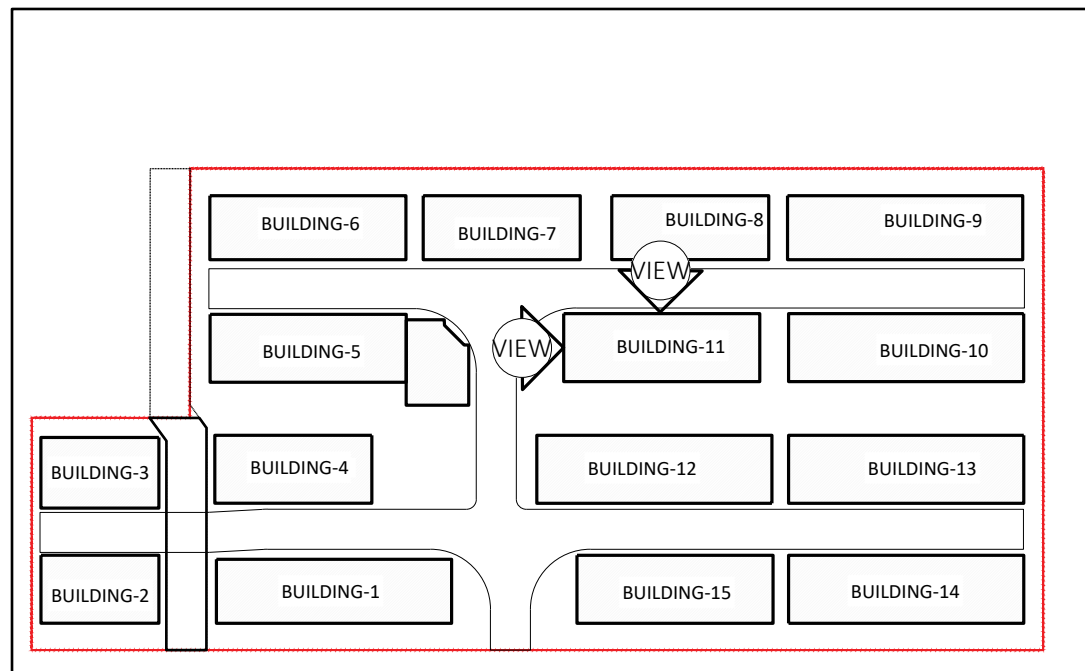
DATE	9-Jan-24		
PROJECT NO:	22-211		
SCALE:	3/32"=1'		
DRAWN BY:	S.P.		
REV	DESCRIPTION	DATE	BY



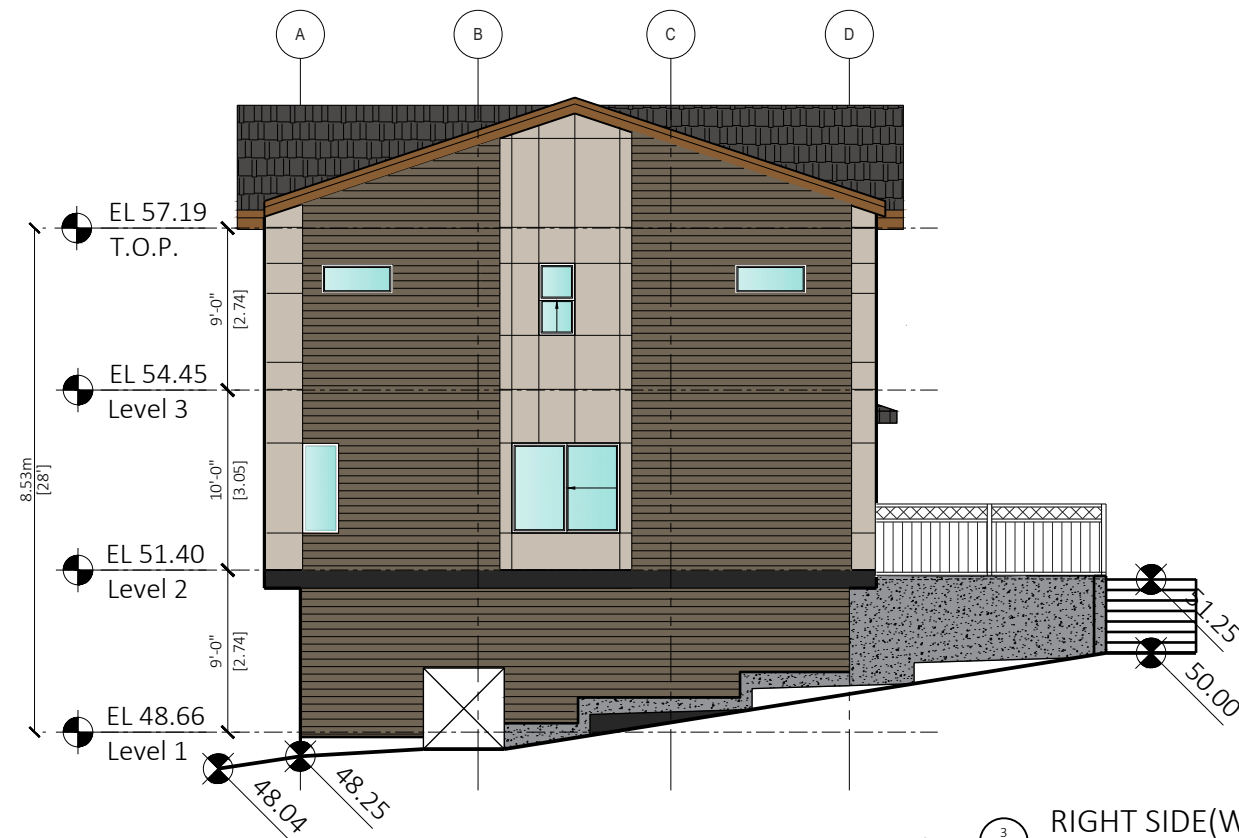
REV	DESCRIPTION	BY	DATE



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



3 KEY PLAN
NTS



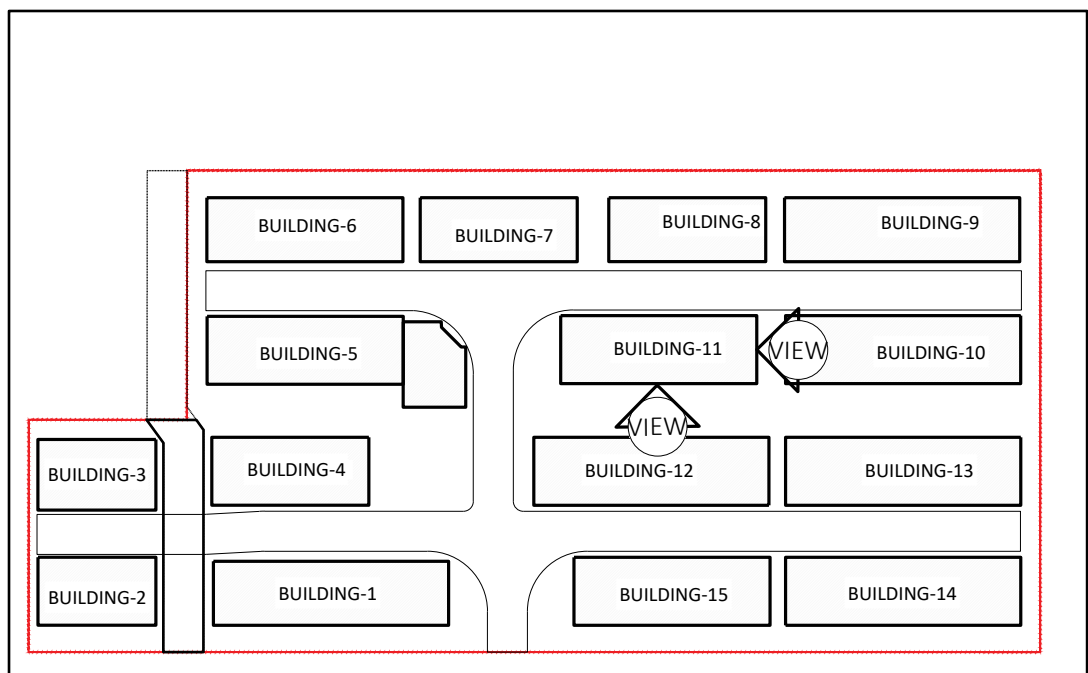
3 RIGHT SIDE(WEST) ELEVATION
3/32"=1'-0"



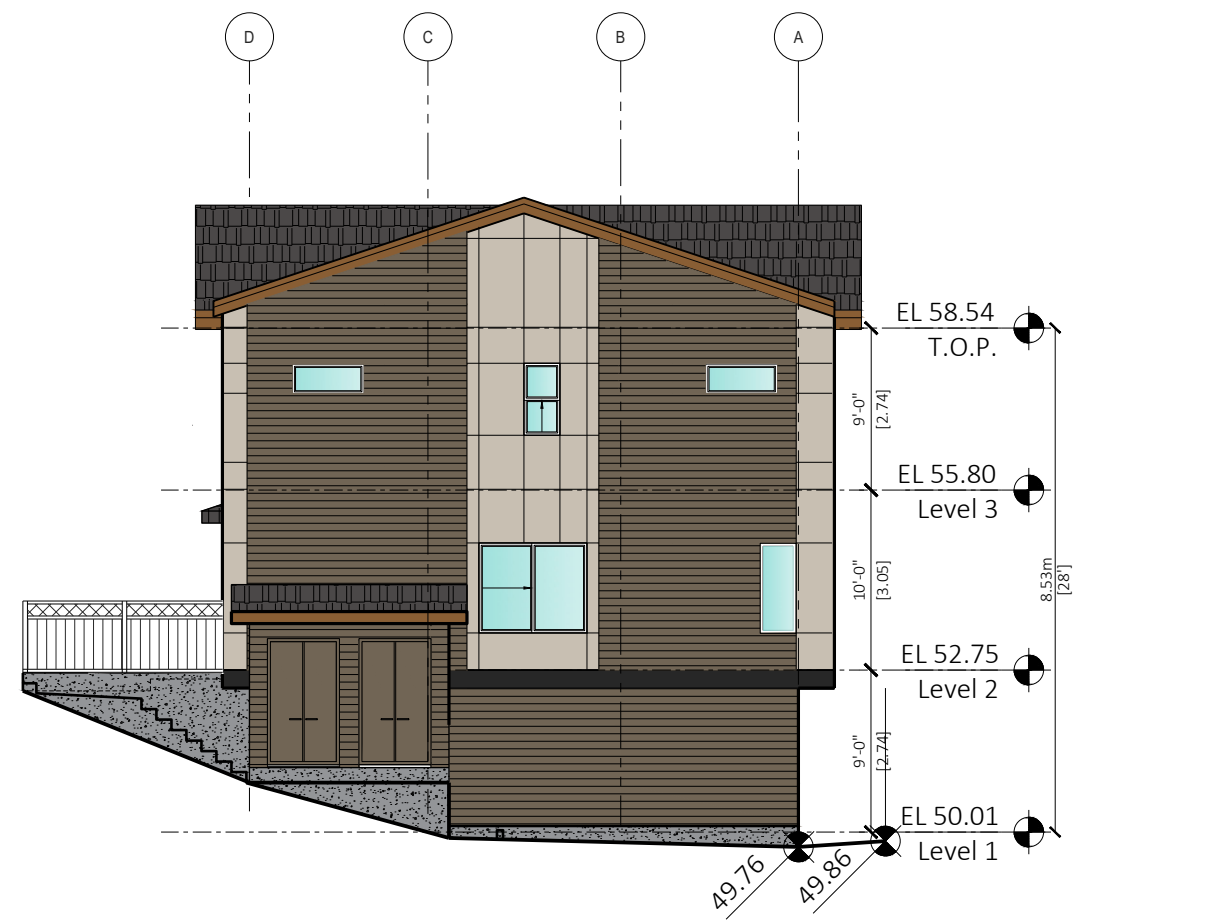
REV	DESCRIPTION	BY	DATE



REV	DESCRIPTION	BY	DATE



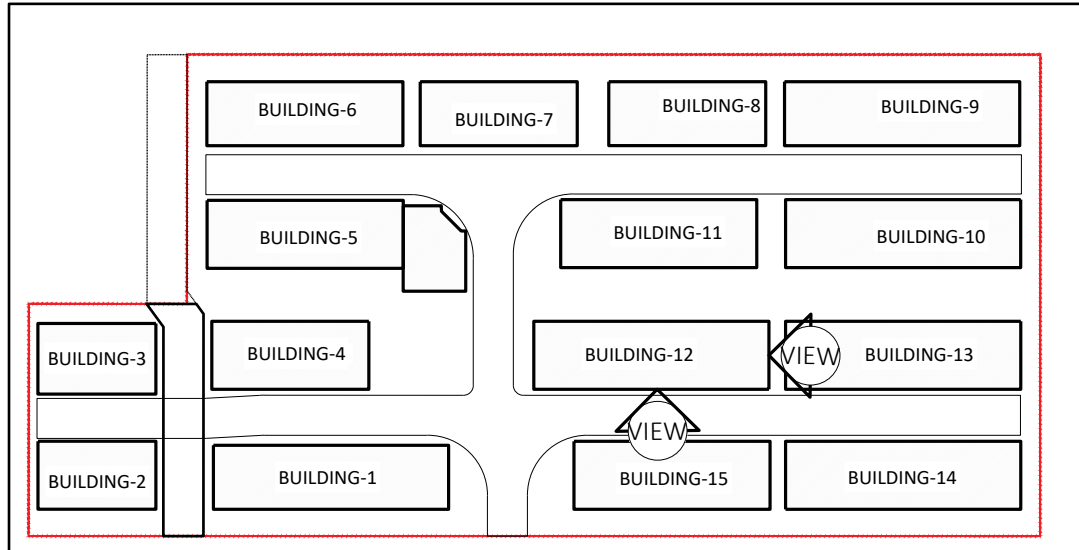
3 KEY PLAN
NTS



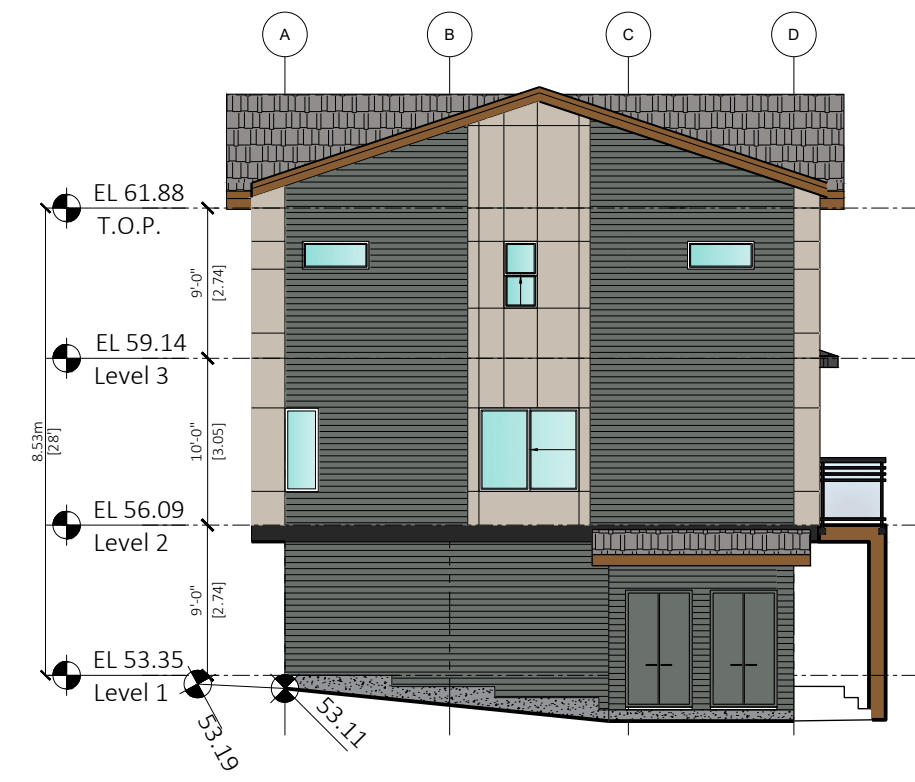
4 LEFT SIDE(EAST) ELEVATION
3/32"=1'-0"



1 FRONT (SOUTH) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



3 RIGHT SIDE(EAST) ELEVATION
3/32"=1'-0"

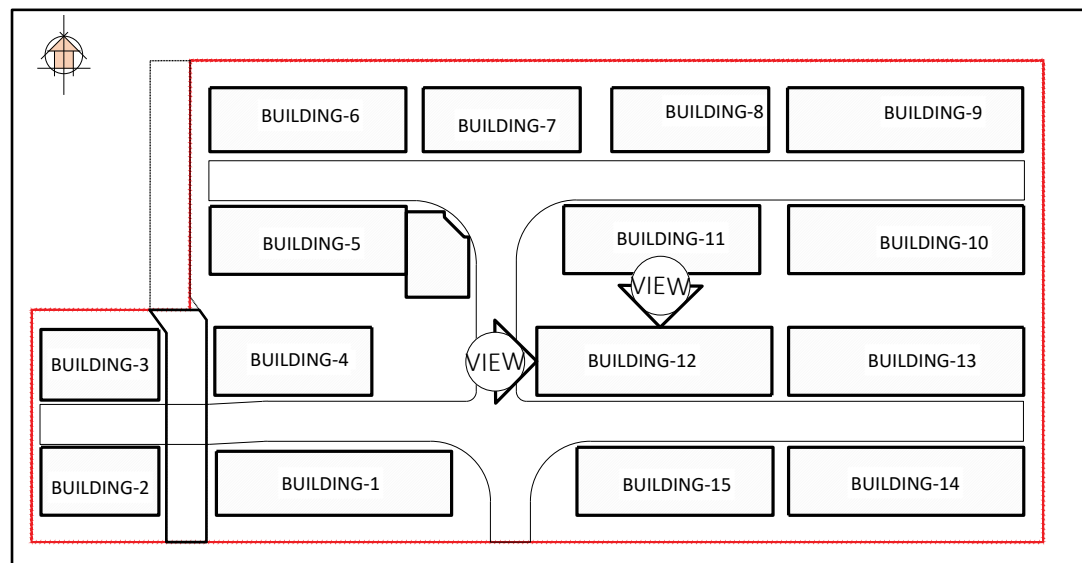


DATE	9-Jan-24	
PROJECT NO:	22-211	
SCALE:	3/32"=1'	
DRAWN BY:	S.P.	
REV	DESCRIPTION	DATE

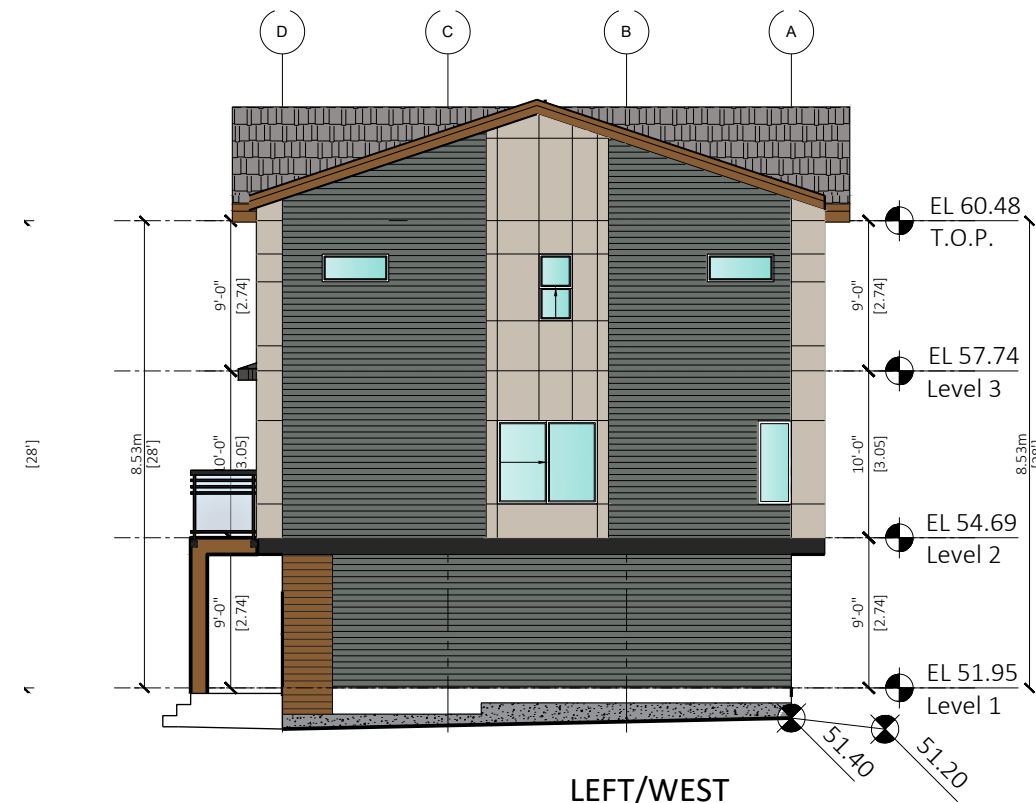


REAR/NORTH

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



3 KEY PLAN
NTS



LEFT/WEST

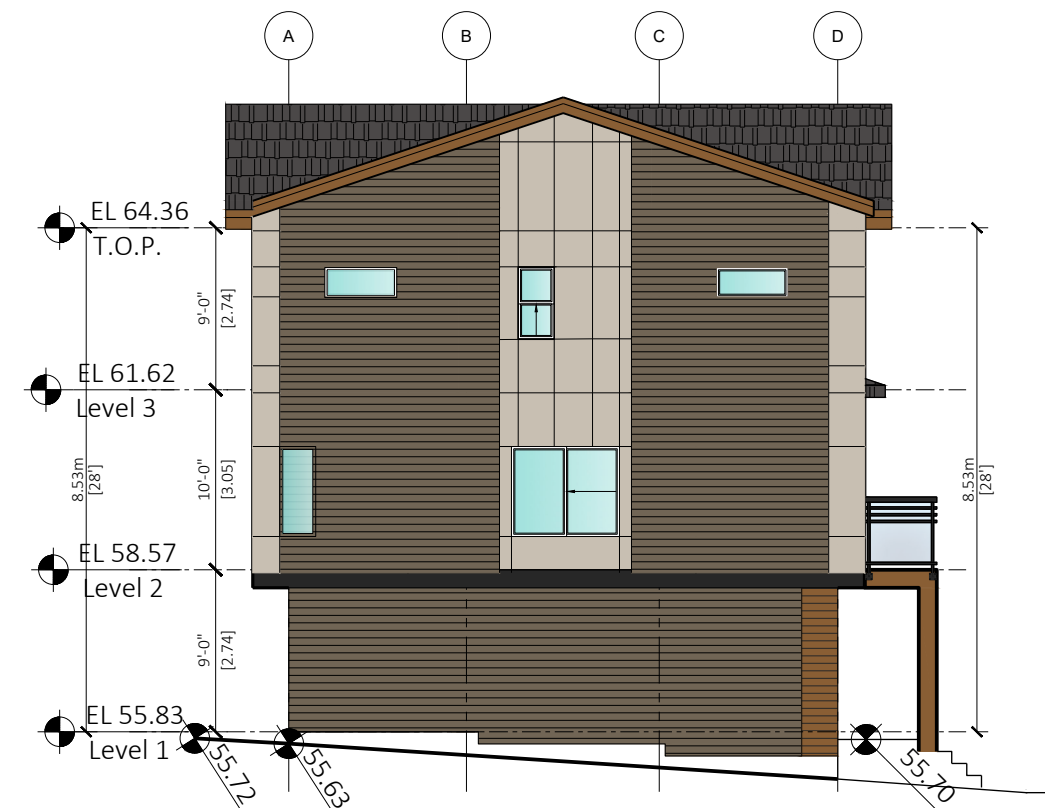
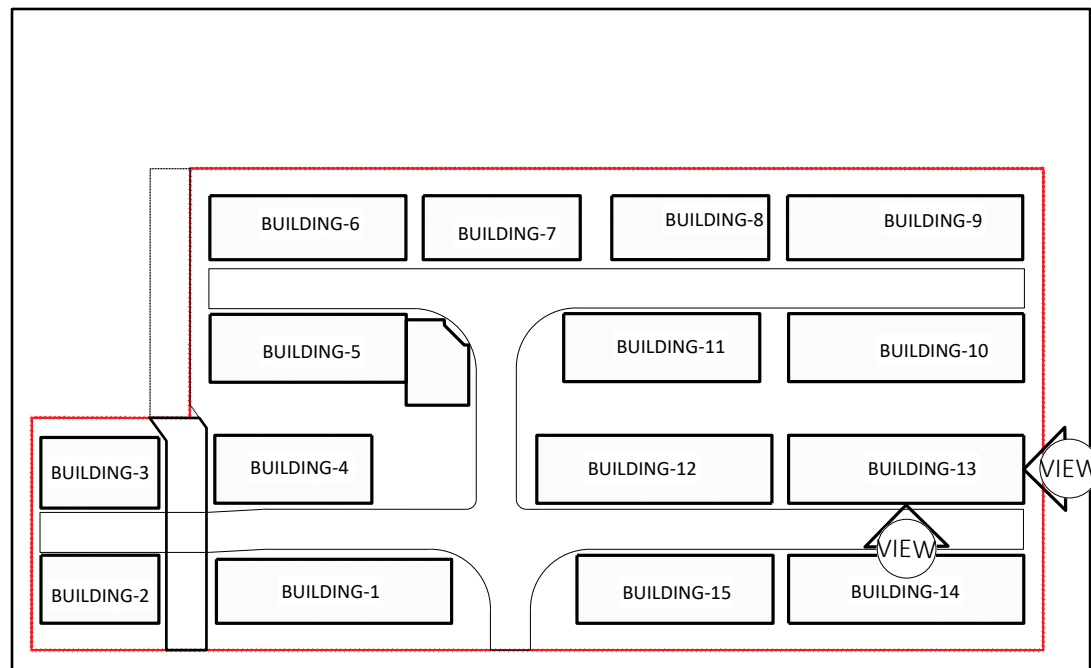
4 LEFT SIDE(WEST) ELEVATION
3/32"=1'-0"

REV	DESCRIPTION	BY	DATE



Building 13

1 FRONT (SOUTH) ELEVATION
3/32"=1'-0"

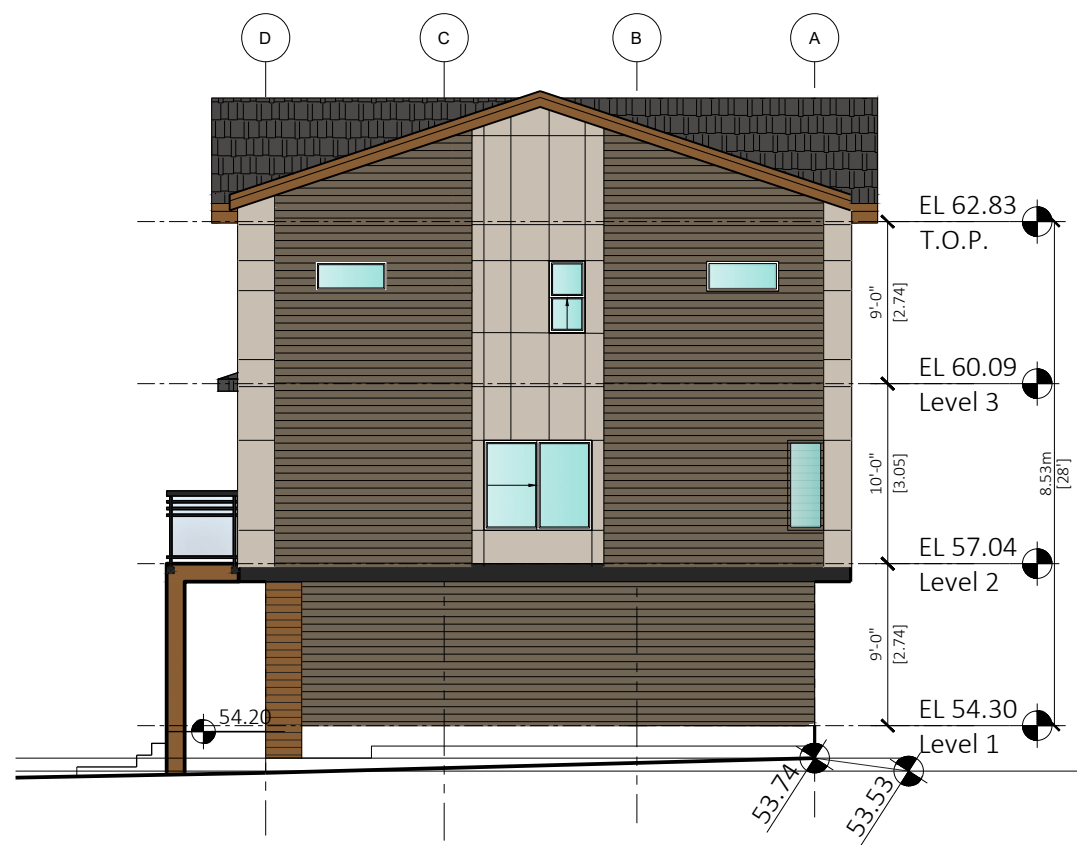


3 RIGHT SIDE(EAST) ELEVATION
3/32"=1'-0"

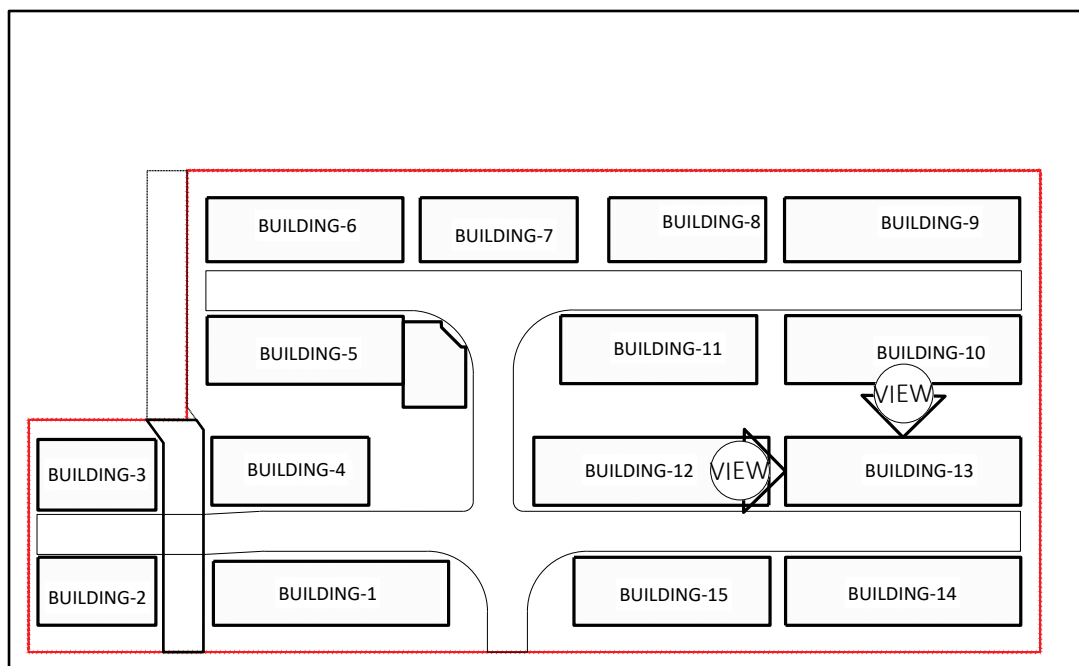
REV	DESCRIPTION	BY	DATE



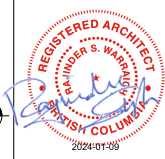
2 REAR (NORTH) ELEVATION
3/32"=1'-0"



4 LEFT SIDE(WEST) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



REV	DESCRIPTION	BY	DATE



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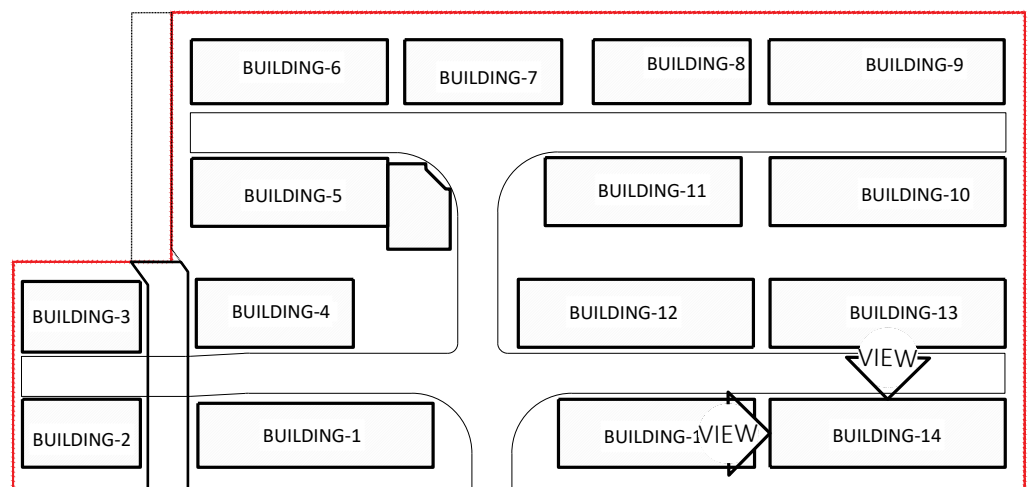
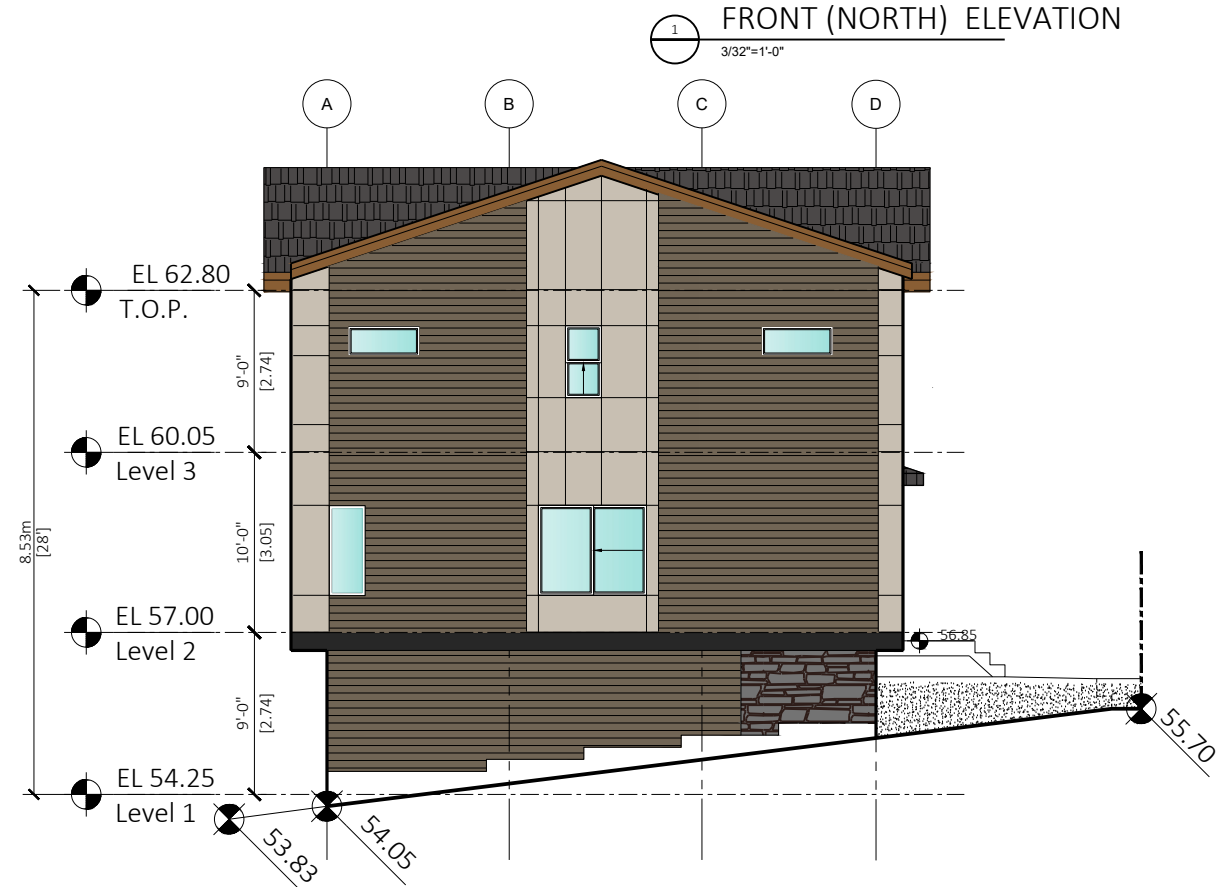
PROJECT INFO:
Townhouse Development
13453, 13487, 13417 111A Ave,
13428, 13488 112 Ave. Surrey BC
CLIENT: PLATINUM GROUP LTD

DATE
9-Jan-24
PROJECT NO:
22-211
SCALE: 3/32"=1'
DRAWN BY: S.P.

REV	DESCRIPTION	BY	DATE

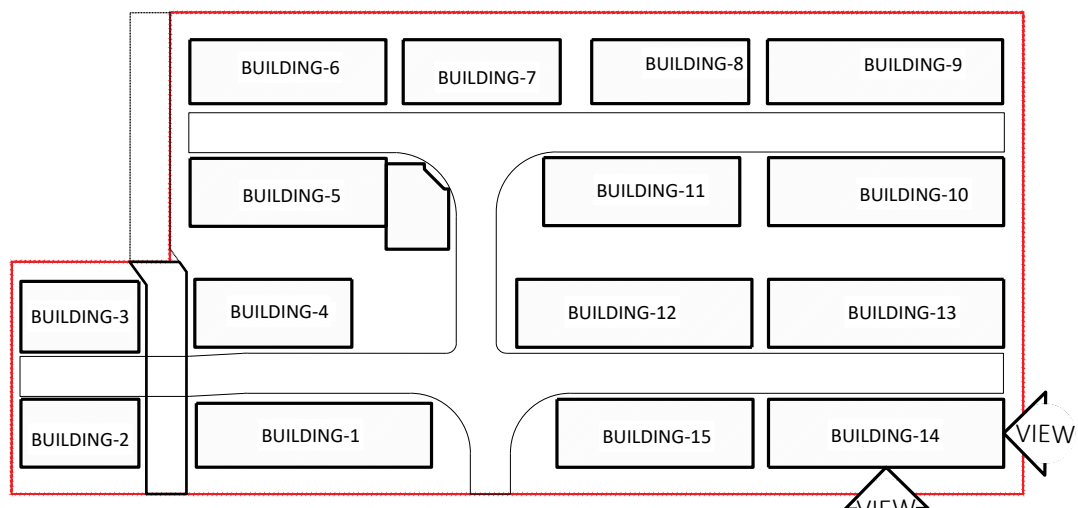
Building 14

A-3.14A

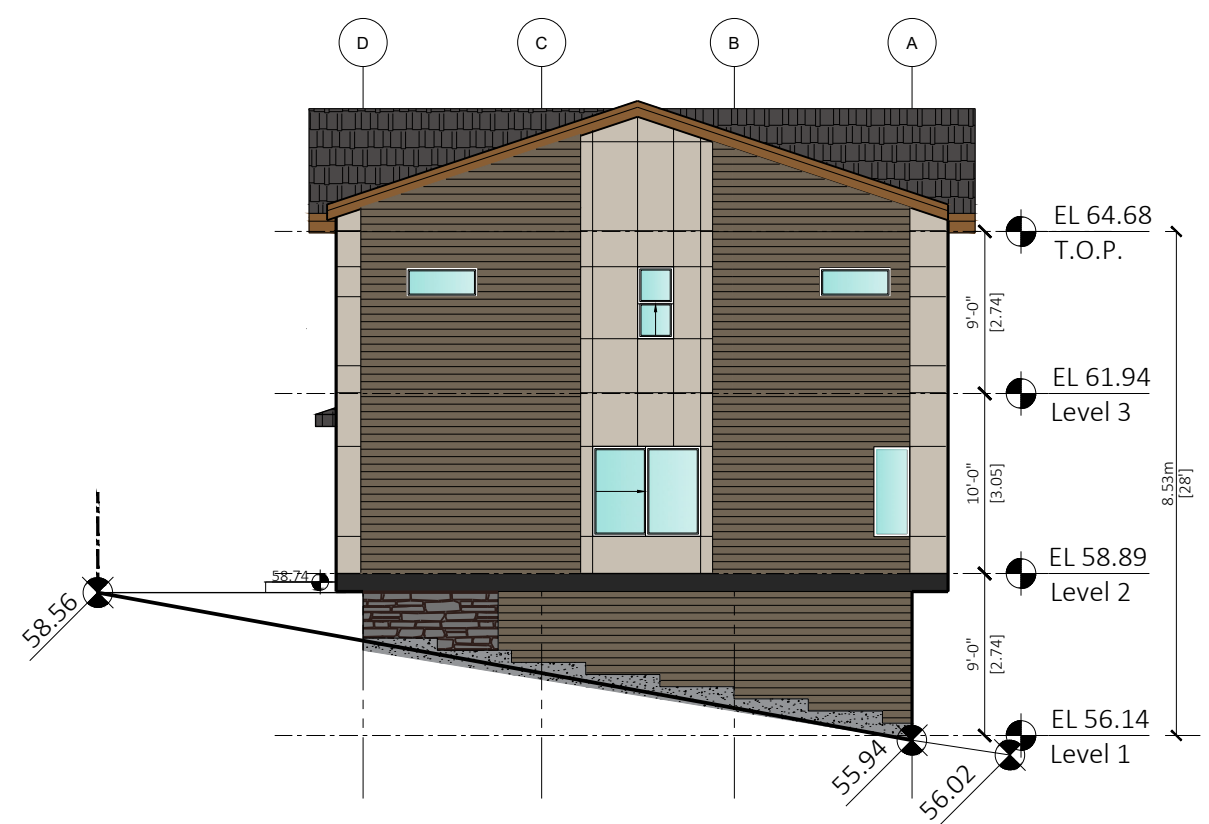




2 REAR (SOUTH) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



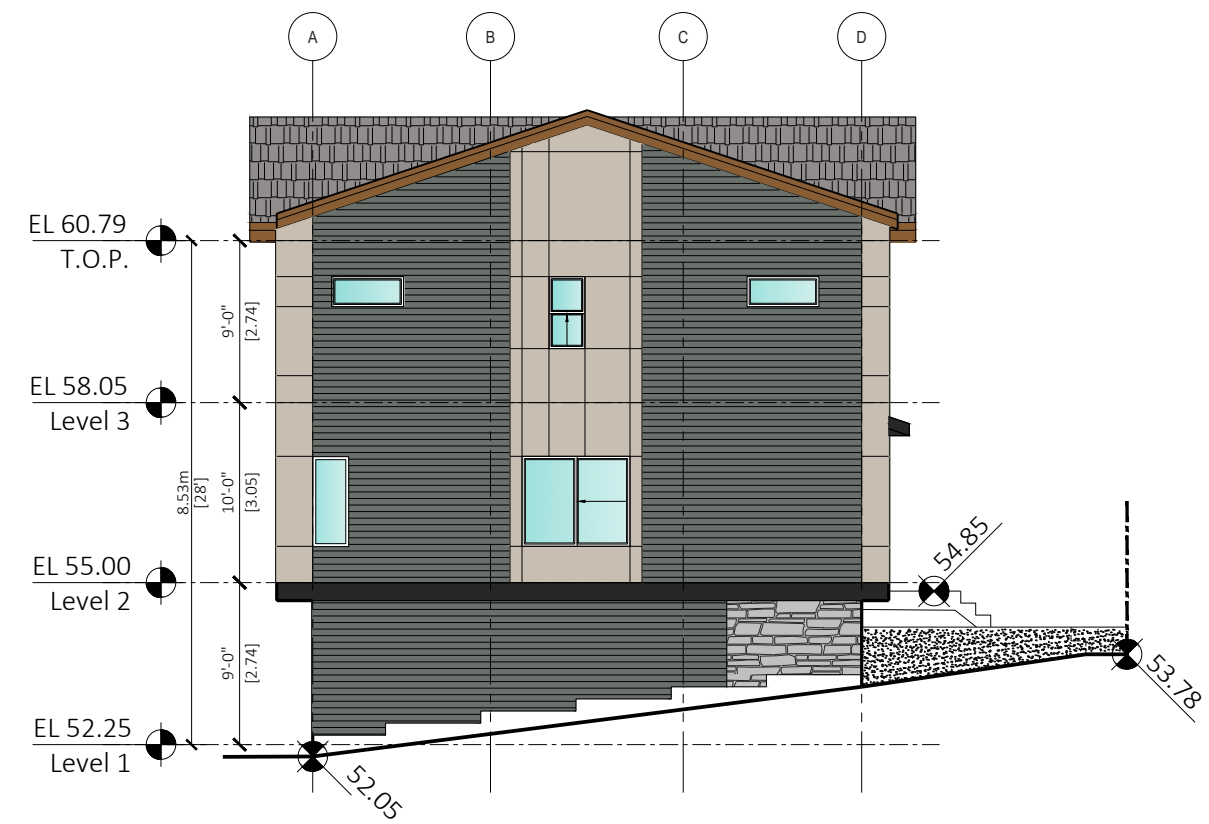
4 LEFT SIDE(EAST) ELEVATION
3/32"=1'-0"



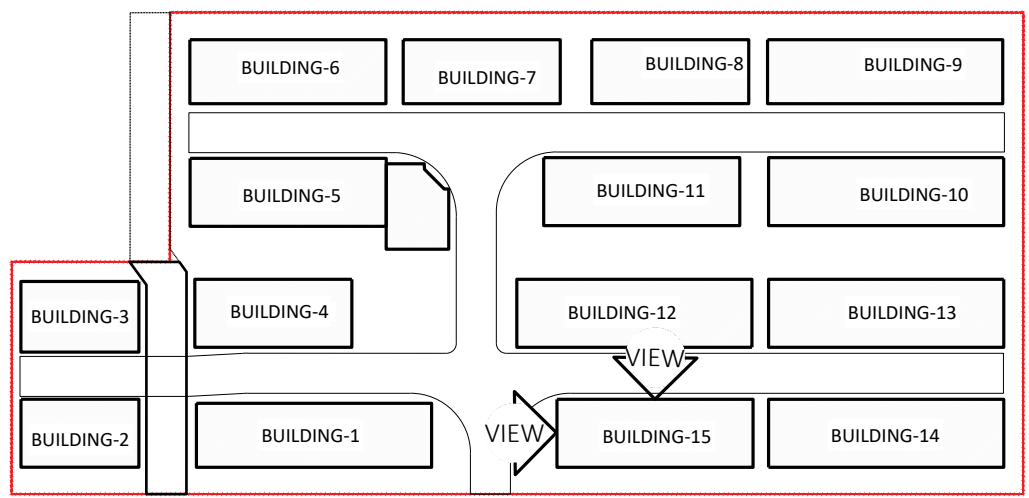
REV	DESCRIPTION	BY	DATE



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



3 RIGHT SIDE(WEST) ELEVATION
3/32"=1'-0"



3 KEY PLAN
NTS



REV	DESCRIPTION	BY	DATE

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.03.05	REVISE PER COMMENTS/LOI PLAN	SA
2	2023.12.21	REVISE PER NEW SITE PLAN	SA
3	2023.09.25	REVISE PER NEW SITE PLAN	SA
4	2023.09.27	REVISE PER NEW SITE PLAN	SA
5	2023.05.09	REVISE AND SUBMIT FOR PDP	SA
6	2023.05.09	PLANTING ARRANGEMENTS	SA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

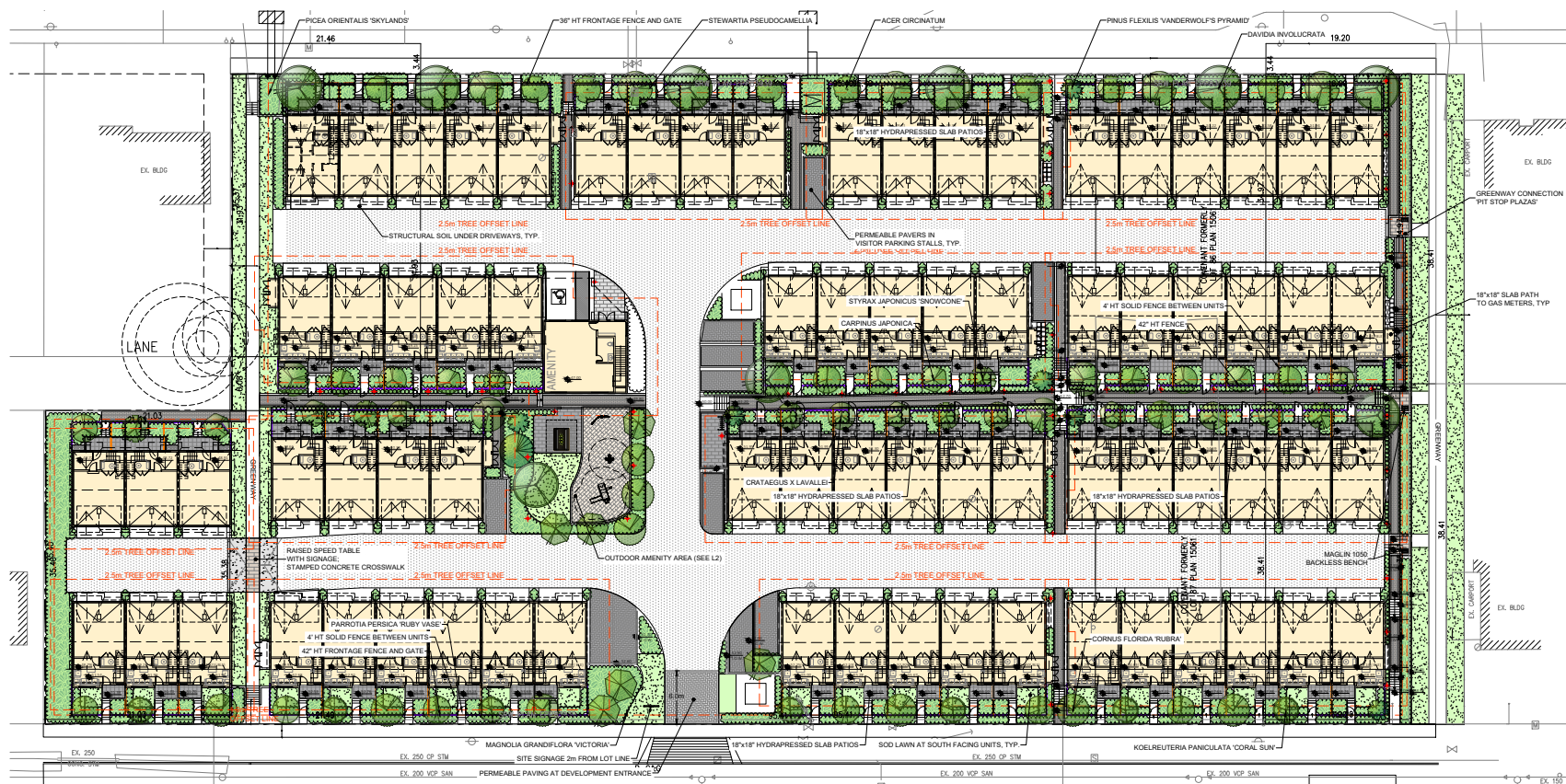
PROJECT:
BOLIVAR HEIGHTS
13453, 13487, 13417-111A AVE
13426, 13488-112 AVE
SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23.APR.17 DRAWING NUMBER:
SCALE: 1" = 20'-0"
DRAWN: SA
DESIGN: SA
CHKD: CLG

L1

OF 9

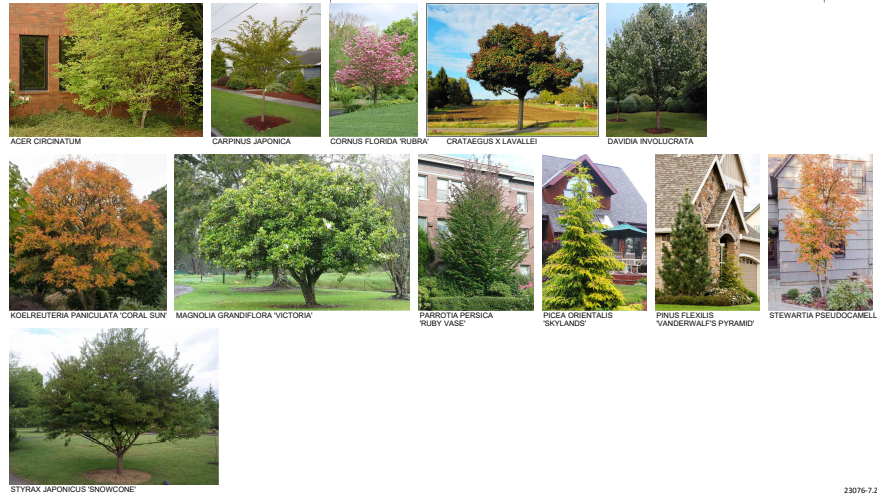


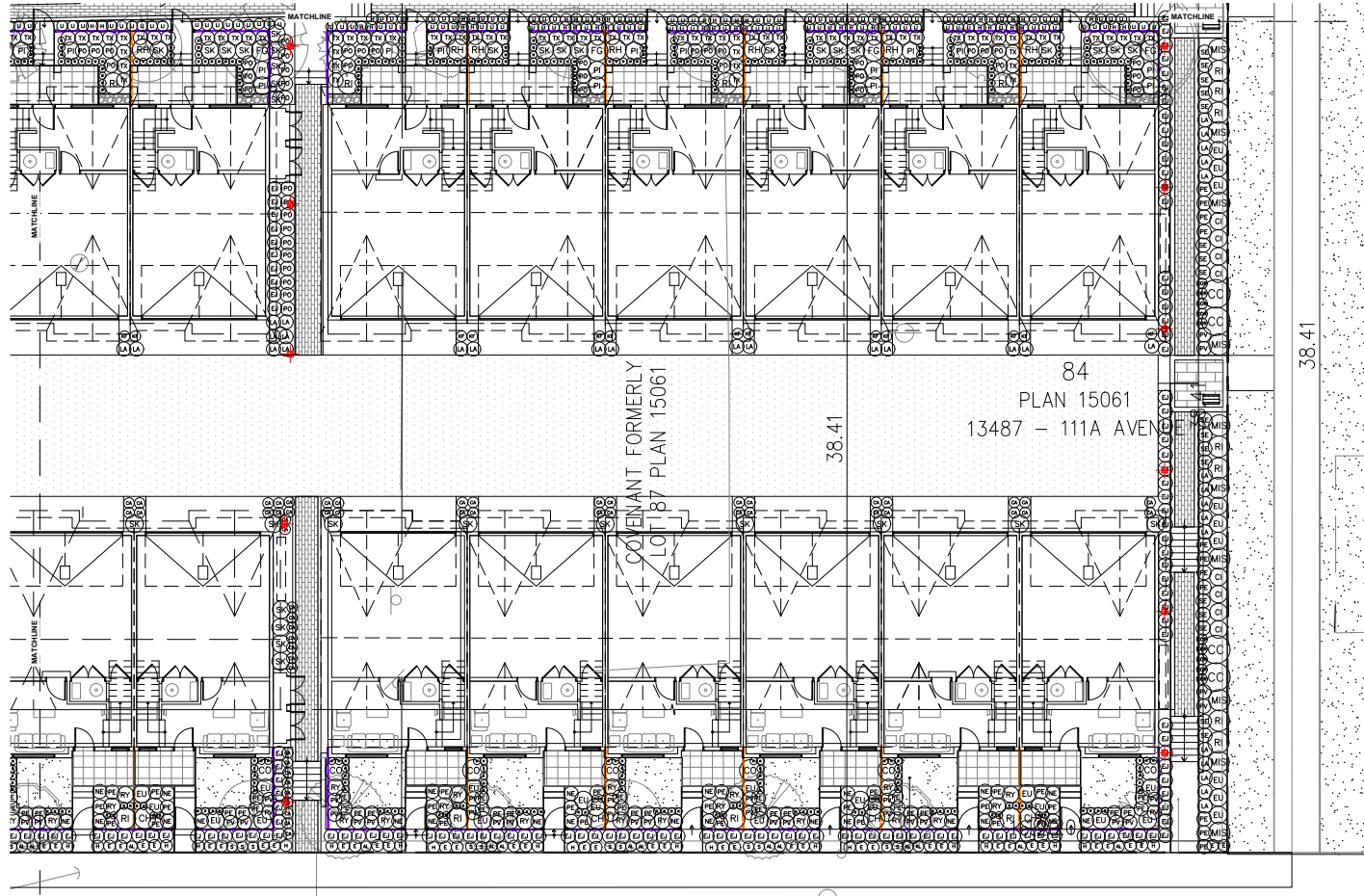
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
8	1	ACER CIRCINATUM	VINE MAPLE	6CM CAL: B&B
9	1	CARPINUS JAPONICA	JAPANESE HORNBEEAM	6CM CAL: 1.5M STD: B&B
9	1	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL: B&B
9	1	CRATAEGUS X LAVALLEI	LAVALLE HAWTHORN	6CM CAL: 1.8M STD: B&B
9	1	DAVIDA INVOLUCRATA	HANKENRICHIE' (OR DOVE) TREE	6CM CAL: B&B
7	1	KOELREUTERA PANICULATA 'CORAL SUN'	GOLDEN RAN TREE	6CM CAL: 2M STD: B&B
6	1	MAGNOLIA GRANDIFLORA 'VICTORIA'	SOUTHERN MAGNOLIA (EVERGREEN)	3M HT: B&B
9	1	PARROTTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6CM CAL: TREE FORM: B&B
1	1	PICEA ORIENTALIS 'SKYLANDS'	GOLDEN CAUCASIAN SPRUCE	3M HT: B&B
6	1	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	3M HT: B&B
9	1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL: 1.5M STD: B&B
9	1	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6CM CAL: B&B

PMG PROJECT NUMBER: 23-076

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 1. 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.

REQUIRED TREE REPLACEMENTS = 85
PROPOSED BY-LAW SIZED TREE REPLACEMENTS = 90
NO SINGLE PROPOSED TREE GENUS EXCEEDS 25%. NO SINGLE TREE SPECIES EXCEEDS 10%





SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.03.05	REVISE PER COMMENTS/LOTT PLAN	SA
2	2023.12.21	REVISE PER NEW SITE PLAN	SA
3	2023.09.25	REVISE PER NEW SITE PLAN	SA
4	2023.09.25	REVISE PER NEW SITE PLAN	SA
5	2023.09.22	REVISE PER NEW SITE PLAN	SA
6	2023.05.09	REVISE AND NUMBER FOR I/P	SA
7	2023.05.03	PLANTING ENLARGEMENTS	SA

CLIENT:

PROJECT:

BOLIVAR HEIGHTS
 13453, 13487, 13417-111A AVE
 13428, 13488-112 AVE
 SURREY

DRAWING TITLE:

**SHRUB PLANTING
 SOUTHEAST**

DATE: 23.APR.17 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: SA
 DESIGN: SA
 CHKD: CLG

L7

OF 9

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

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

DATE: **January 10, 2024** PROJECT FILE: **7823-0163-00**

RE: **Engineering Requirements
Location: 13417/13453/13487 - 111A Avenue
13428/13488 - 112 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widths along 112 Avenue.
- Dedicate 3.0 m road allowance for ultimate 6.0 m walkway.
- Register 0.5 m statutory right-of-way along the frontages of 111A and 112 Avenue.

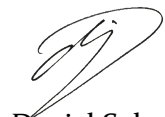
Works and Services

- Construct north side of 111A Avenue.
- Construct south side of 112 Avenue.
- Construct concrete walkway complete with pedestrian lighting.
- Construct/upgrade storm, sanitary, and water mains and service connections required along the site frontage to meet ultimate servicing requirements.

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.



Daniel Sohn, P.Eng.
Development Process Manager

M51



Department: **Planning and Demographics**
 Date: **November 23, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0163 00**

The proposed development of **74** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	64
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Projected Number of Students From This Development In:	
Elementary School =	35
Secondary School =	18
Total Students =	53

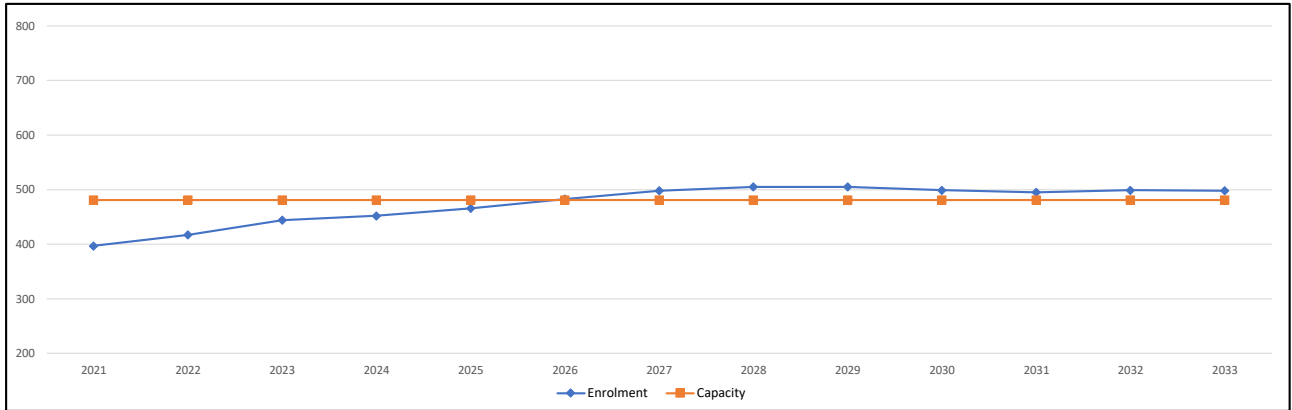
Current Enrolment and Capacities:	
James Ardiel Elementary	
Enrolment	444
Operating Capacity	481
# of Portables	0
Kwantlen Park Secondary	
Enrolment	1594
Operating Capacity	1200
# of Portables	16

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.

James Ardiel Elementary 10 year projections indicate enrolment is starting to trend upwards. A portion of the catchment runs along the northeast side of King George Boulevard. The City Center plan allows for higher densities along the boulevard's edge, transforming the area from commercial to mixed-residential. The timing of future high rise development, with good market conditions, could impact the enrolment growth upwards even more. The projections used in this report can be considered conservative. James Ardiel still has available student space to accommodate the early part of this growth.

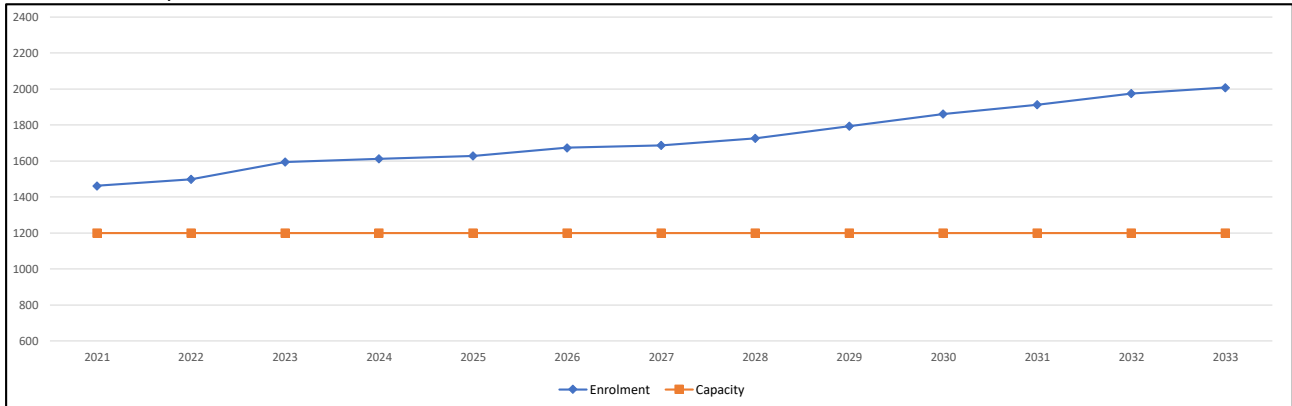
As of September 2023, Kwantlen Park Secondary is currently operating at 133% with 16 portables on site used for enrolling classes and is projected to grow by 450 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, the District received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

James Ardiel 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.

Kwantlen Park Secondary



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

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

Tree Preservation Summary

Surrey Project No:

Address: 13453, 13487, 13417 111A Avenue and 13428 13488 112 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN9275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	42	Protected Trees Identified	6
Protected Trees to be Removed	42	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	6
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = - All other species to be removed (2:1) 41 X two (2) = 82 	83	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	96	Replacement Trees Proposed	-
Replacement Trees in Deficit	0	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

December 11, 2023

Date



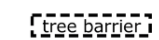
**Tree Plan for Development at
13453, 13487, 13417 111A
Avenue, 13428, 13488 112
Avenue, Surrey**

December 11, 2023

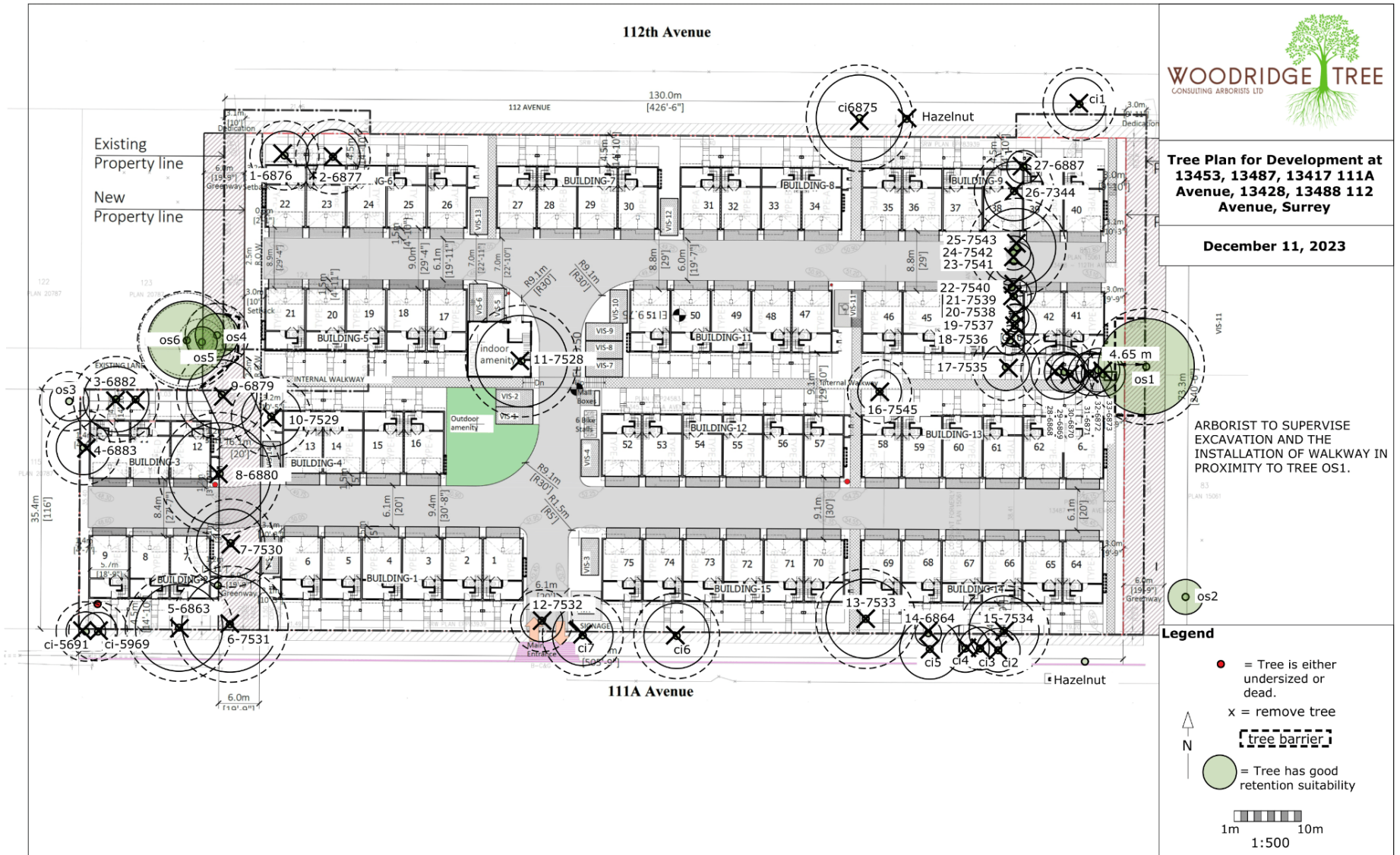
ARBORIST TO SUPERVISE
EXCAVATION AND THE
INSTALLATION OF WALKWAY IN
PROXIMITY TO TREE OS1.

Legend

- = Tree is either undersized or dead.
- x = remove tree



- = Tree has good retention suitability

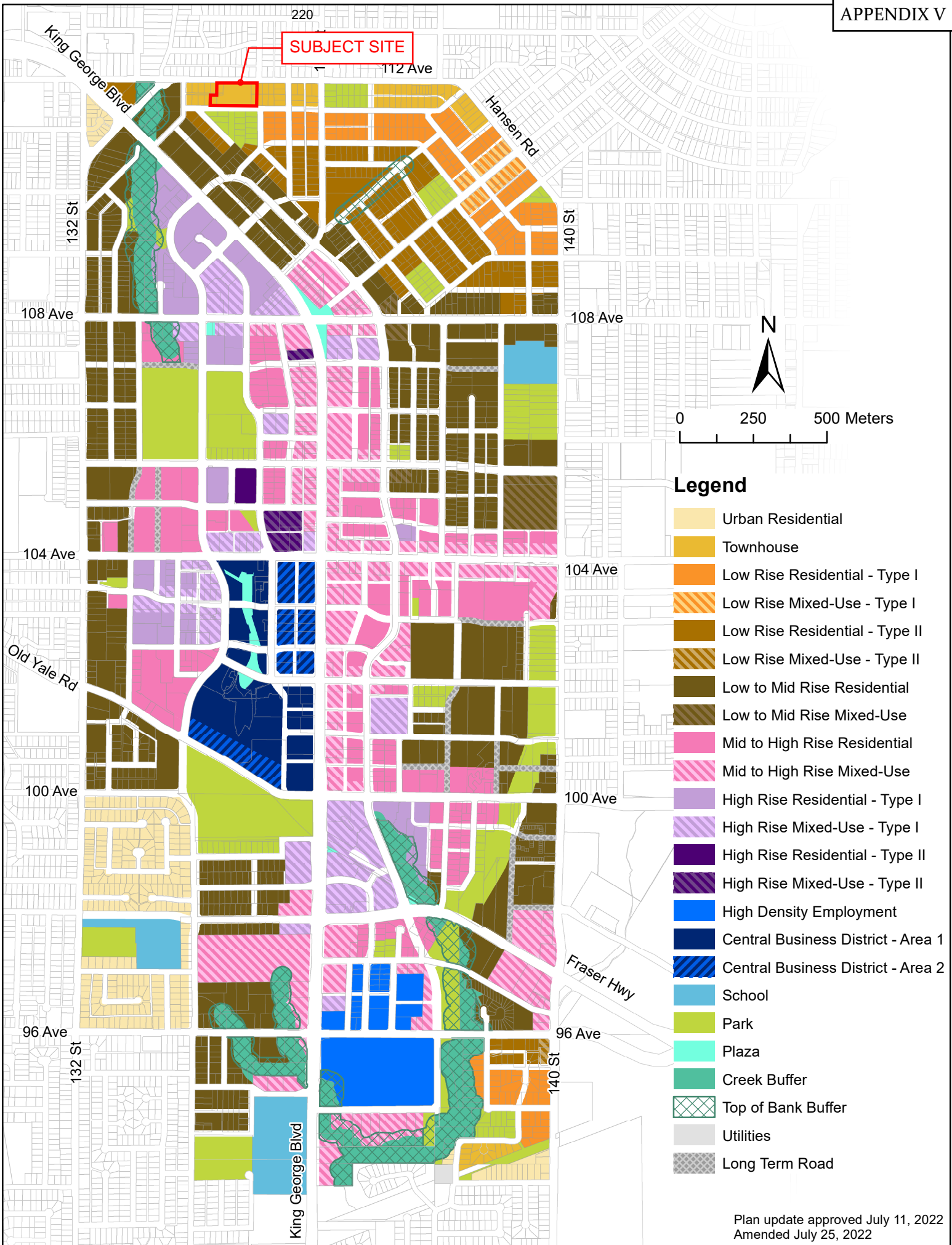




**Tree Plan for Development at
13453, 13487, 13417 111A
Avenue, 13428, 13488 112
Avenue, Surrey**

December 11, 2023





























SUBJECT SITE



0 250 500 Meters

Legend

-  Urban Residential
-  Townhouse
-  Low Rise Residential - Type I
-  Low Rise Mixed-Use - Type I
-  Low Rise Residential - Type II
-  Low Rise Mixed-Use - Type II
-  Low to Mid Rise Residential
-  Low to Mid Rise Mixed-Use
-  Mid to High Rise Residential
-  Mid to High Rise Mixed-Use
-  High Rise Residential - Type I
-  High Rise Mixed-Use - Type I
-  High Rise Residential - Type II
-  High Rise Mixed-Use - Type II
-  High Density Employment
-  Central Business District - Area 1
-  Central Business District - Area 2
-  School
-  Park
-  Plaza
-  Creek Buffer
-  Top of Bank Buffer
-  Utilities
-  Long Term Road

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0163-00

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: 003-848-833
Lot 114 Section 15 Block 5 North Range 2 West NWD Plan 20787
13417 - 111A Avenue

Parcel Identifier: 026-725-452
Lot 1 Section 15 Block 5 North Range 2 West NWD Plan BCP24583
13453 - 111A Avenue

Parcel Identifier: 010-046-925
Lot 84 Section 15 Block 5 North Range 2 West NWD Plan 15061
13487 - 111A Avenue

Parcel Identifier: 009-546-961
Lot 124 Section 15 Block 5 North Range 2 West NWD Plan 20787
13428 - 112 Avenue

Parcel Identifier: 001-798-626
Lot 85 Section 15 Block 5 North Range 2 West NWD Plan 15061
13488 - 112 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section E. Lot Coverage of Part 22 “Multiple Residential 30 Zone (RM-30)” the maximum allowable lot coverage is increased from 45% to 52%;
- (b) In Section F. Yards and Setbacks of Part 22 “Multiple Residential 30 Zone (RM-30)” the minimum front (north) yard setback is reduced from 4.5 metres to 4.0 metres to second and third floor building projections and 3.5 metres to roof overhangs;
- (c) In Section F. Yards and Setbacks of Part 22 “Multiple Residential 30 Zone (RM-30)” the minimum side (east) yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face;
- (d) In Section F. Yards and Setbacks of Part 22 “Multiple Residential 30 Zone (RM-30)” the minimum front (south) yard setback is reduced from 4.5 metres to 4.0 metres to second and third floor building extensions and 3.5 metres to roof overhangs; and
- (e) In Section F. Yards and Setbacks of Part 22 “Multiple Residential 30 Zone (RM-30)” the minimum side (west) yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face.

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 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

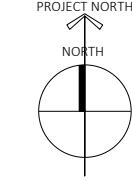
- To increase the maximum allowable lot coverage of the RM-30 Zone from 45% to 52%.

- The minimum front (north) yard setbacks of the RM-30 Zone are reduced from 4.5 metres to 4.0 metres to the 2nd and 3rd floor building projections and to 3.5 metres to roof overhangs.

- The minimum side (east) yard setbacks of the RM-30 Zone are reduced from 6.0 metres to 3.0 metres to the principal building face.

- The minimum front (south) yard setbacks of the RM-30 Zone are reduced from 4.5 metres to 4.0 metres to the 2nd and 3rd floor building projections and to 3.5 metres to roof overhangs.

- The minimum side (west) yard setbacks of the RM-30 Zone are reduced from 6.0 metres to 3.0 metres to the principal building face.

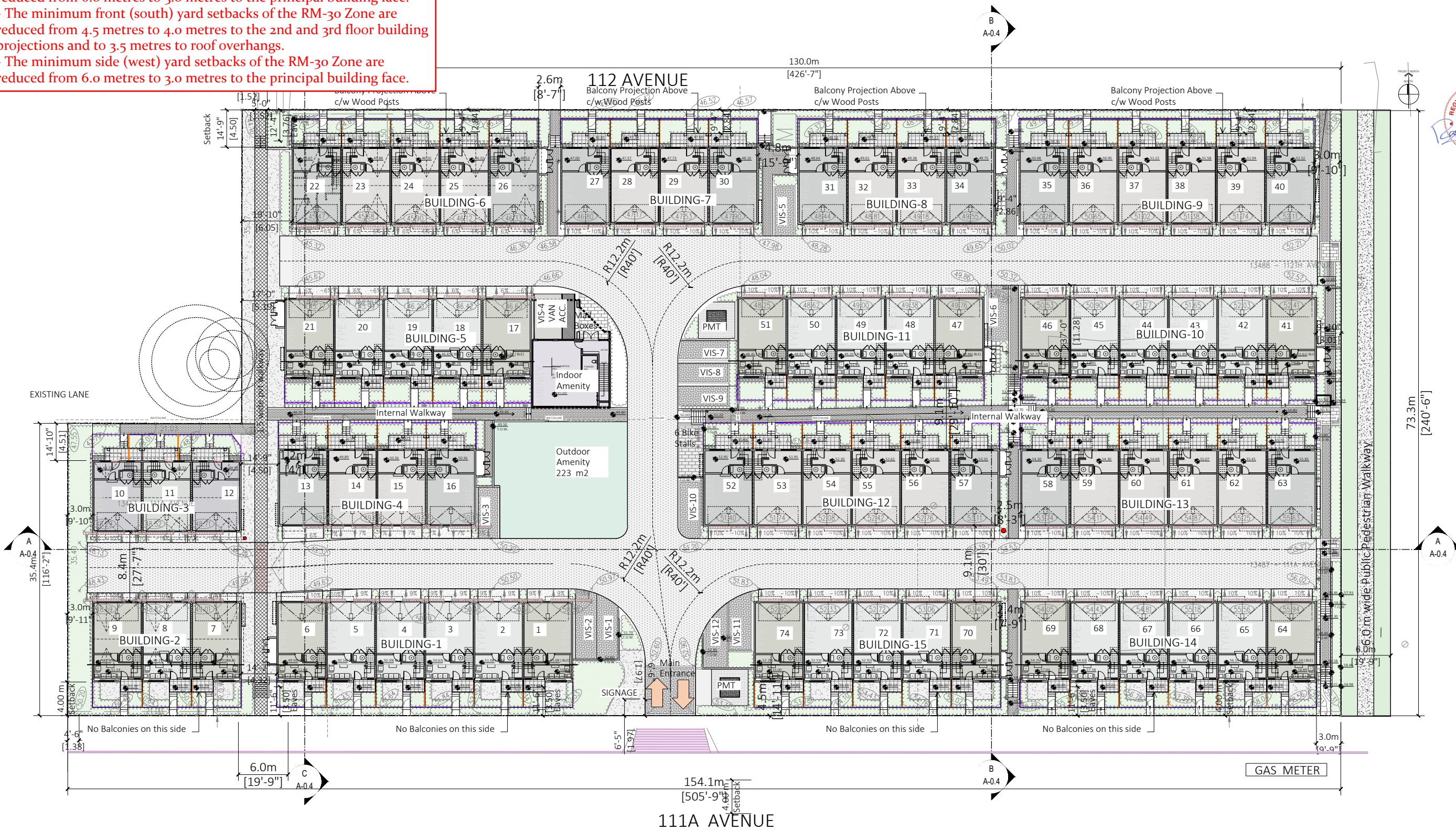


Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
Townhouse Development
13453, 13487, 13417 111A Ave,
13428, 13488 112 Ave. Surrey BC
CLIENT:
PLATINUM GROUP LTD

DATE
9-Jan-24
PROJECT NO:
22-211
SCALE:
1/40"=1'
DRAWN BY:
R.W. / S.F.

REV	DESCRIPTION	BY	DATE



1 SITE PLAN
1/40'-1'