Regular Council - Land Use Agenda

Location: Electronic Meeting
Live Streamed at surrey.ca
MONDAY, APRIL 22, 2024
Time: 5:30 p.m.

Live streamed via the City's website www.surrey.ca

A. ADOPTION OF THE AGENDA

Council is requested to pass a motion to adopt the agenda.

B. PLANNING REPORTS

1. Planning Report - Application No. 7923-0374-00
13018 - 80 Avenue

Owner: West-Bend Construction Ltd.
Director Information: R. Bellini, L. Bellini
Officer Information as at March 2, 2022: R. Bellini (President), L. Bellini (Secretary)
Agent: Russell Brewing Company (Steve Schafer)

Rezoning from CD (Bylaw No. 19295) to IL
Liquor License Amendment (patio addition)

to permit an exterior patio addition for the lounge endorsement of an existing brewery.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 19295)" to "Light Impact Industrial Zone (IL)", and a date be set for Public Hearing.

2. a Public Information Meeting in the form of a Public Hearing be set to solicit feedback from area residents and business owners' regarding the proposed liquor license amendment with the following limitations:

   (a) the addition of a 45 square metre patio as an extension of the lounge endorsement with hours of operation from 12:00 p.m. to 10:00 p.m., seven days a week.

* **Council Actions**

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199"

First Reading

Second Reading

That the Public Hearing for Bylaw No. 21199 and the Public Input for the Liquor License Amendment be held on Monday, May 6, 2024, at 7:00 p.m.

2. Planning Report - Application No. 7923-0075-00
11358 - 128 Street

Owner: Calvary Worship Centre
Director Information: P. Addea-Akyea, P. Akagu-Jones, J. Ferrey, M. Mariani, J. Mcleod, B. Morris, R. Owusu, S. Owusu, P. Tran, J. Williamson
No Officer Information Filed.
Agent: Citiwest Consulting Ltd. (Roger Jawanda)

Rezoning a portion from PA-2 to CD
Development Permit

to permit the development of a 3-storey building with childcare, office and community service uses.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7923-0075-00 generally in accordance with the attached drawings (Appendix II), and the finalized geotechnical report.

3. Council instruct staff to resolve the following issues prior to final adoption:

    (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

    (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

    (c) approval from the Ministry of Transportation & Infrastructure;

    (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(h) submission of a finalized Geotechnical Report to the satisfaction of City staff;

(i) registration of an access easement and shared parking agreement between the subject properties to ensure access to the proposed shared parking; and

(j) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

* **Bylaw Readings**

"Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

3. Planning Report - Application No. 7923-0036-00
14919 and 14939 Fraser Highway; 14974 - 92 Avenue (14976 - 92 Avenue)
Owner: 1212200 B.C. Ltd.
Director Information: V. Aujla, A. Ghuman
No Officer Information Filed as at June 11, 2023.
Agent: DF Architecture Inc (Jessie Arora)
OCP Amendment from "Urban" to "Multiple Residential"
Rezoning from RF to CD
Development Permit
to permit the development of two, 6-storey residential apartment buildings.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council file Bylaw Nos. 19543 and 19544 and close Land Development Project No. 7916-0673-00 and all applications associated with this project.

2. Council endorse the Public Notification to proceed for Bylaw No. 21242 to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential".

3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

4. Council endorse the Public Notification to proceed for Bylaw No. 21243 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

5. Council authorize staff to draft Development Permit No. 7923-0036-00 generally in accordance with the attached drawings (Appendix I).

6. 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) final approval from TransLink;

    (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

    (i) 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;

(j) 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; and

(k) Stage 2 approval of the Fleetwood Plan.

* **Council Actions**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19543"

That Council file Bylaw No. 19543.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19544"

That Council file Bylaw No. 19544.

Planning Report - Application No. 7916-0673-00

That Council close Application No. 7916-0673-00.

4. Planning Report - Application No. 7922-0380-00
6631 - 152 Street
Owners: P. Sidhu, R. Sidhu
Agent: Flat Architecture Inc. (Rajinder Warraich)
OCP Amendment from "Urban" to "Multiple Residential"
NCP Amendment from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential"
Rezoning from RH to CD (based on RM-70 and C-5)
Development Permit
to permit the development of a four-storey mixed-use building with 42 units and 756 square metres of commercial space.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential", and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7922-0380-00, generally in accordance with the attached drawings (Appendix I).

5. Council instruct staff to resolve the following issues prior to final adoption:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) submission of a road dedication plan to the satisfaction of the Approving Officer;

   (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

   (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

   (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

   (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;

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

   (j) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

(k) 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.

6. Council pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential" when the project is considered for final adoption.

* **Bylaw Readings**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

"Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

5. Planning Report - Application No. 7923-0053-00
14864, 14876, 14884 – 103A Avenue; 14865 and 14875 – 103 Avenue; 10325 – 149 Street (10327 – 149 Street); Portion of unopened lane
Owner: 1386170 B.C. Ltd.
Director Information: J. Sidhu
No Officer Information Filed.
Agent: Cre 8 Architecture Ltd. (Jaswinder Singh)
Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21246 to rezone the subject site, and a portion of unopened lane shown as Block I on the survey plan attached in Appendix II, from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.

3. Council authorize staff to draft Development Permit No. 7923-0053-00, including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).

4. Council instruct staff to resolve the following issues prior to final adoption:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

   (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

   (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone;

   (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

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

   (j) completion of the closure and acquisition of the existing unopened east-west lane allowance (Appendix II); and

   (k) 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.

6. Planning Report - Application No. 7920-0325-00
9269 - 163 Street

Owner: Civitas Builders Inc. (Previously known as One Touch Restoration Ltd.)
Director Information: P. Dhaliwal
Officer Information as at October 1, 2023: P. Dhaliwal (President)
Agent: One Touch Restoration (Pawan Dhaliwal)

OCP Amendment from "Suburban" to "Urban"
Rezoning from RH to CD (Based on RF Zone)
to allow subdivision into two single family residential lots.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

(f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

(g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

* **Bylaw Readings**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

"Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

7. Planning Report - Application No. 7920-0268-00
15390 - 28 Avenue
Owners: K. Basraon, S. Basraon
Agent: Terra Nobis Consulting (Jimmy Lee)
LAP Amendment from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots"
Rezoning from RF to RF-10
to allow subdivision into 2 single family residential lots.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21249 to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential 10 Zone (RF-10)".

2. 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) approval from the Ministry of Transportation & Infrastructure;

   (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

   (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

   (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

3. Council pass a resolution to amend the King George Highway Corridor Neighbourhood Concept Plan to redesignate the land from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots", when the project is considered for Final Adoption.

8. Planning Report - Application No. 7923-0209-00
14784 and 14794 - 106 Avenue; 10563 and 10573 - 148 Street

Owners: S. Kumar, S. Jubbal, T. Sohal,
Ds 106 Developments Ltd.
Director Information: T. Dawson, S. Hooge
No Officer Information as at March 29, 2023.

Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)

NCP Amendment from "Low Rise Transition Residential" to "Low to Mid Rise Residential"
Rezoning from RF to CD (based on RM-70)
Development Permit

to permit the development of a 6-storey residential building, containing 93 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21250 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council authorize staff to draft Development Permit No. 7923-0209-00 generally in accordance with the attached drawings (Appendix I).

3. Council instruct staff to resolve the following issues prior to final adoption:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

   (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

   (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;

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

   (i) submission of an acoustical report for the units adjacent to 148 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

   (j) registration of a volumetric statutory right-of-way, for public rights of passage, over the proposed semi-public corner plaza at the north-west portion of the subject site; and

   (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

4. Council pass a resolution to amend the Guildford Plan to redesignate the subject site from "Low Rise Transition Residential" to "Low to Mid Rise Residential", when the project is considered for Final Adoption.

9. Planning Report - Application No. 7922-0085-00
13760, 13770, 13780, 13790 and 13806 - 101A Avenue

Owner: Deer Lake Homes Ltd.
Director Information: R. Grewal, A. Ubhi
Officer Information as at January 29, 2024: R. Grewal (Secretary), A. Ubhi (President)
Agent: Flat Architecture Inc. (Rajinder Warraich)

OCP Amendment to Figures 3 and 16 from "Multiple Residential" to "Downtown 3.5 FAR".
City Centre Plan Amendment from "Low to Mid Rise Residential" to "Mid to High Rise Residential".
Rezoning from RF to CD
Development Permit
Housing Agreement

to permit the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Multiple Residential" to "Downtown 3.5 FAR" and to Figure 16: Downtown Densities to include the site, and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

4. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VI).

5. Council authorize staff to draft Development Permit No. 7922-0085-00 generally in accordance with the attached drawings (Appendix I).

6. 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 plan to the satisfaction of the Approving Officer;

   (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

   (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

   (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

   (f) the applicant enter into a Housing Agreement with the City to restrict a total of 58 dwelling units on the subject site to rental housing for a period of forty (40) years;

   (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement at the rate in effect at the time of Final Adoption;

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

   (i) registration of a Section 219 Restrictive Covenant for the residential tower 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;

   (j) registration of a Section 219 Restrictive Covenant to reflect the 58 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;

   (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces;

   (l) registration of easement agreements for shared amenity spaces, vehicular access and underground space;

(m) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department; and

(n) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Low to Mid-Rise Residential" to "Mid to High Rise Residential", when the project is considered for final adoption.

* **Bylaw Readings**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

"Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

"The Deer Lake Homes Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21253"

First Reading

Second Reading

Third Reading

10. Planning Report - Application No. 7924-0032-00
16611, 16651, and 16681 - 20 Avenue

Owner: Marathon Homes Sunnyside Ltd.
Director Information: G. Gill, J. Gill
No Officer Information Filed as at October 1, 2023.
Agent: Marathon Homes Sunnyside Ltd.

NCP Amendment from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa".
NCP Amendment to eliminate flex road and drainage corridor.
Rezoning from RA and RF-12 to RM-30 and RF-10
Development Permit / Development Variance Permit
to permit the development of 194 townhouse units and two single family lots.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21202 to rezone the portion of the site shown as Block A on the Survey Plan attached as Appendix V, from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)," and to rezone the portion of the site shown as Block B on the Survey Plan attached from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".

2. Council authorize staff to draft Development Permit No. 7924-0032-00 generally in accordance with the attached drawings (Appendix I).

3. should Council grant First and Second Reading to the subject application, Council file Bylaw No. 20769 and close Land Development Project No. 7922-0149-00 and all applications associated with this project.

4. Council approve Development Variance Permit No. 7924-0032-00 (Appendix VI), varying the following, to proceed to Public Notification:

   (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;

   (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;

   (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;

(d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;

(e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3, 4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;

(f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;

(g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and

(h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

5. Council instruct staff to resolve the following issues prior to final adoption:

(a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

(b) submission of a subdivision layout to the satisfaction of the Approving Officer;

(c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

(d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

(e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

(h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;

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

(j) registration of a right-of-way for public rights-of-passage for the multi-use pathway;

(k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and

(l) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," and to eliminate the flex road and drainage corridor alignments, when the project is considered for final adoption.

C. ADDITIONAL PLANNING COMMENTS

1. Planning Report - Application No. 7921-0174-01
1788 - 168 Street

Owner: Dlj Development Ltd.
Director Information: B. Johal,
No Officer Information Filed as at March 19, 2023.
Agent: Architecture Panel (Ruchir Dhall)

NCP Amendment from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond and for changes to the local road network.
Development Variance Permit
to permit the development of 123 townhouse units, and a detention pond.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0174-01 (Appendix VI), varying the following, to proceed to Public Notification:

(a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and

(b) to allow parking within the required setback area of the RM-30 Zone, along the southern portion of the site.

2. Council instruct staff to resolve the following issues prior to final approval:

(a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

(b) submission of a subdivision layout to the satisfaction of the Approving Officer;

(c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

(d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

(e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;

(h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;

(i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

(j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(k) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and

(m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs.

3. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, and for changes to the road network and riparian area when the project is considered for final adoption. The amendment also involves the removal of the detention pond on the lands to the south, and the redesignation of those lands from Detention Pond and Detention Pond Grading to Park and Natural Areas.

D. ITEMS REFERRED BACK

This section has no items to consider.

E. CORPORATE REPORTS

This section has no items to consider.

F. CORRESPONDENCE

This section has no items to consider.

G. NOTICE OF MOTION

This section has no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. Planning Report - Application No. 7921-0131-00
7140 - 141A Street (7138 - 141A Street)

Owners: S. Uppal, A. S. Uppal, A. K. Uppal
Agent: Arcotech Development Inc. (Daoud Nouri)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20533"
RM-D to RF - to permit the construction of one single family dwelling.

Note: Change of Owner

Council direction received December 6, 2021

Final Adoption

BYLAWS WITH PERMITS

2. Planning Report - Application No. 7916-0258-00
13941 - 64 Avenue

Owner: 1069455 B.C. Ltd. (Director Information: I. Dhaliwal, P. Dhaliwal, T. Paul, K. Rai)
Agent: Hub Engineering Inc. (Mike Kompter)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19763"
RA to RF-13, RF-SD and RM-23 - in order to subdivide into 4 single family small lots, 10 semi-detached residential units and 3 row housing units.

Council direction received January 14, 2019

Note: Change in Director

* See memorandum dated April 16, 2024

That Council amend the South Newton Neighbourhood Concept Plan to redesignate portions of the site from Townhouses (15 upa max) to Single Family Small Lots, and from Townhouses (15 upa max) to Row Housing, and for a portion to be designated as Creeks and Riparian Setbacks.

Final Adoption

Development Variance Permit No. 7916-0258-00
To reduce the minimum lot depth for proposed Lots 6 and 7; reduce the minimum separation distance between the principal dwelling and an accessory building for proposed Lot 7; allow front facing double garages on proposed Lots 15, 16 and 17; and reduce the minimum rear yard setback for proposed Lot 14.

Supported by Council April 1, 2019

That Council authorize the issuance of Development Variance Permit No. 7916-0258-00.

Development Permit No. 7916-0258-00
To issue Development Permit for Form and Character and for Sensitive Ecosystems (Streamside Areas).

Council authorized to draft January 14, 2019

That Council authorize the issuance of Development Permit No. 7916-0258-00.

3. Planning Report - Application No. 7918-0132-00
14188 - 62 Avenue

Owner: Sabremark Developments Inc. (Director Information: R. Shoker)
Agent: Sabremark Developments Inc. (Rikki Shoker)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20162"
RH to CD - to permit the development of a three-storey mixed use building consisting of 18 rental apartment units and 477 square metres of ground-floor commercial space.

Council direction received September 14, 2020

* See memorandum dated April 16, 2024

That Council amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Mixed Commercial - Residential (Townhouses)" to "Mixed Commercial-Residential (Apartments)".

Final Adoption

"The Sabremark Developments Inc. Housing Agreement Authorization Bylaw, 2020, No. 20163"
To enter into a Housing Agreement to secure the rental apartment units for a period of 20 years for the site located at 14188 - 62 Avenue.

Council direction received September 14, 2020

Final Adoption

Development Permit No. 7918-0132-00
To issue Development Permit for Form and Character.

Council authorized to draft September 14, 2020

That Council authorize the issuance of Development Permit No. 7918-0132-00.

4. Planning Report - Application No. 7919-0177-00
11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street

Owner: Quadra Holdings (King George) Ltd. (Director Information: M. Redekop, P. Warkentin)
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958"
To amend OCP Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 2.7 FAR.

Council direction received May 15, 2023

Final Adoption

"Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959"
RF and RM to CD - to develop three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

Council direction received May 15, 2023

Final Adoption

Development Variance Permit No. 7919-0177-00
To vary the requirement in Section 2.3 of the District Energy System Bylaw, 2012, No. 17667, as amended, so that the owner of a new building within Service Area B, with a gross floor area ratio of up to 2.7, will not be required to utilize hydronic systems for space heating within individual units in order to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre

Supported by Council December 18, 2023

That Council authorize the issuance of Development Variance Permit No. 7919-0177-00.

Development Permit No. 7919-0177-00
To issue Development Permit for Form and Character.

Council authorized to Draft May 15, 2023

That Council authorize the issuance of Development Permit No. 7919-0177-00.

5. Planning Report - Application No. 7921-0063-00
14683 - 104 Avenue

Owner: RDG Guilden Development Ltd. (Director Information: R. Elliott, M. Rempel)
Agent: Focus Architecture (Colin A. Hogan)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20759"
To amend OCP Table 7A: Land Use Designation Exceptions by adding site specific permission for the subject site 14683 - 104 Avenue to allow density up to 2.29 FAR.

Council direction received October 3, 2022

* See memorandum dated April 16, 2024

That Council file Bylaw No. 20759.

"Surrey Comprehensive Development Zone 86 (CD 86), Bylaw, 2022, No. 20760"
C-35 to CD - to allow the development of two, 6-storey apartment buildings with approximately 187 dwelling units and underground parking in Guildford.

Council direction received October 3, 2022

Final Adoption

Development Permit No. 7921-0063-00
To issue Development Permit for Form and Character.

Council authorized to draft October 3, 2022

That Council authorize the issuance of Development Permit No. 7921-0063-00.

6. Planning Report - Application No. 7923-0273-00
12747 - 102 Avenue; 12758 - 103 Avenue; 10238, 10252, 10272 - 127A Street; 10235, 10285 - 128 Street

Owner: Surrey Gardens Holding Ltd. (Director Information: W. Rennison, E. Rennison)
Agent: Primex Investments Ltd. (Greg Mitchell)

"The Surrey Gardens Holdings Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21084"
To enter into a Housing Agreement to extend the secured rental term from 20 to 40 years.

Council direction received October 30, 2023

Final Adoption

Development Variance Permit No. 7923-0273-00
To reduce the required off-street parking from 0.9 to 0.65 parking spaces per dwelling unit in Block B; to increase the required off-street parking from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Block B); and to increase the required off-street parking from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Blocks A and D) in order to reduce the residential off-street parking requirements for three proposed market rental apartment buildings.

Supported by Council November 20, 2023

That Council authorize the issuance of Development Variance Permit No. 7923-0273-00.

PERMITS

7. Planning Report - Application No. 7915-0238-00, 7915-0238-01
6292 - 148 Street

Owner: 0875510 B.C. Ltd. (Director Information: J. Dhaliwal, A. Sahota)
Agent: WSP Group Canada/Hunter Laird (Dexter Hirabe)

Development Variance Permit No. 7915-0238-01
To reduce the minimum lot depth on proposed Lot 1 from 22.0 metres to 11.4 metres; to reduce the minimum rear yard setback on proposed Lot 1 from 7.5 metres to 2.0 metres; and to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class B Stream" from 15 metres to 8.8 metres in order to subdivide into one single family lot and one open space lot for conveyance to the City.

Supported by Council October 30, 2023

That Council authorize the issuance of Development Variance Permit No. 7915-0238-01.

Development Permit No. 7915-0238-00
To issue Development Permit for Sensitive Ecosystems.

Council authorized to draft October 16, 2023

That Council authorize the issuance of Development Permit No. 7915-0238-00.

I. CLERKS REPORT

This section has no items to consider.

J. OTHER BUSINESS

This section has no items to consider.

K. ADJOURNMENT

Council is requested to pass a motion to adjourn the meeting.

CITY OF SURREY

ADOPTION OF THE AGENDA

CITY OF SURREY

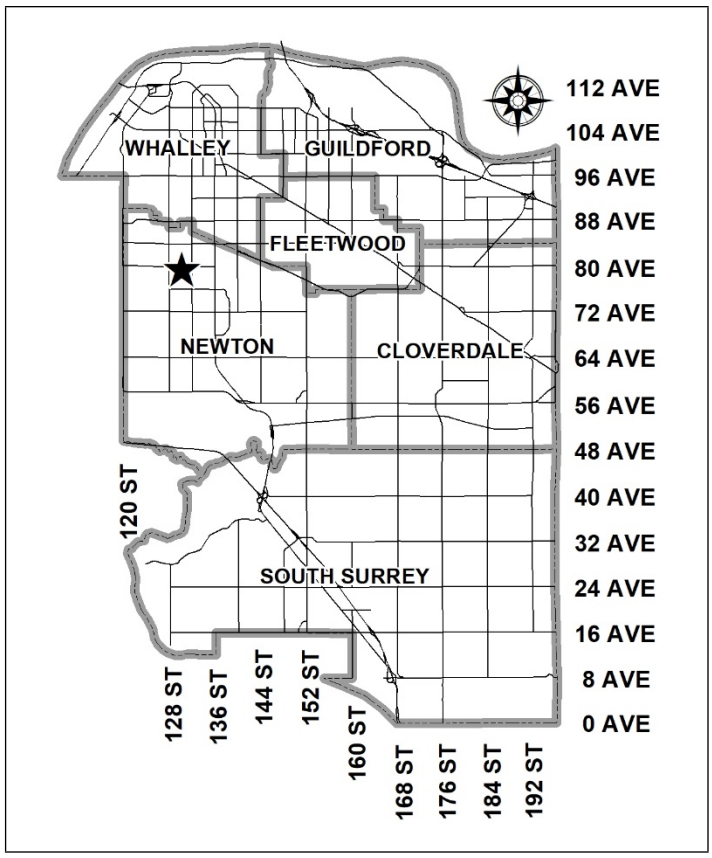
A

CITY OF SURREY

LAND USE APPLICATIONS

CITY OF SURREY

B



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0374-00

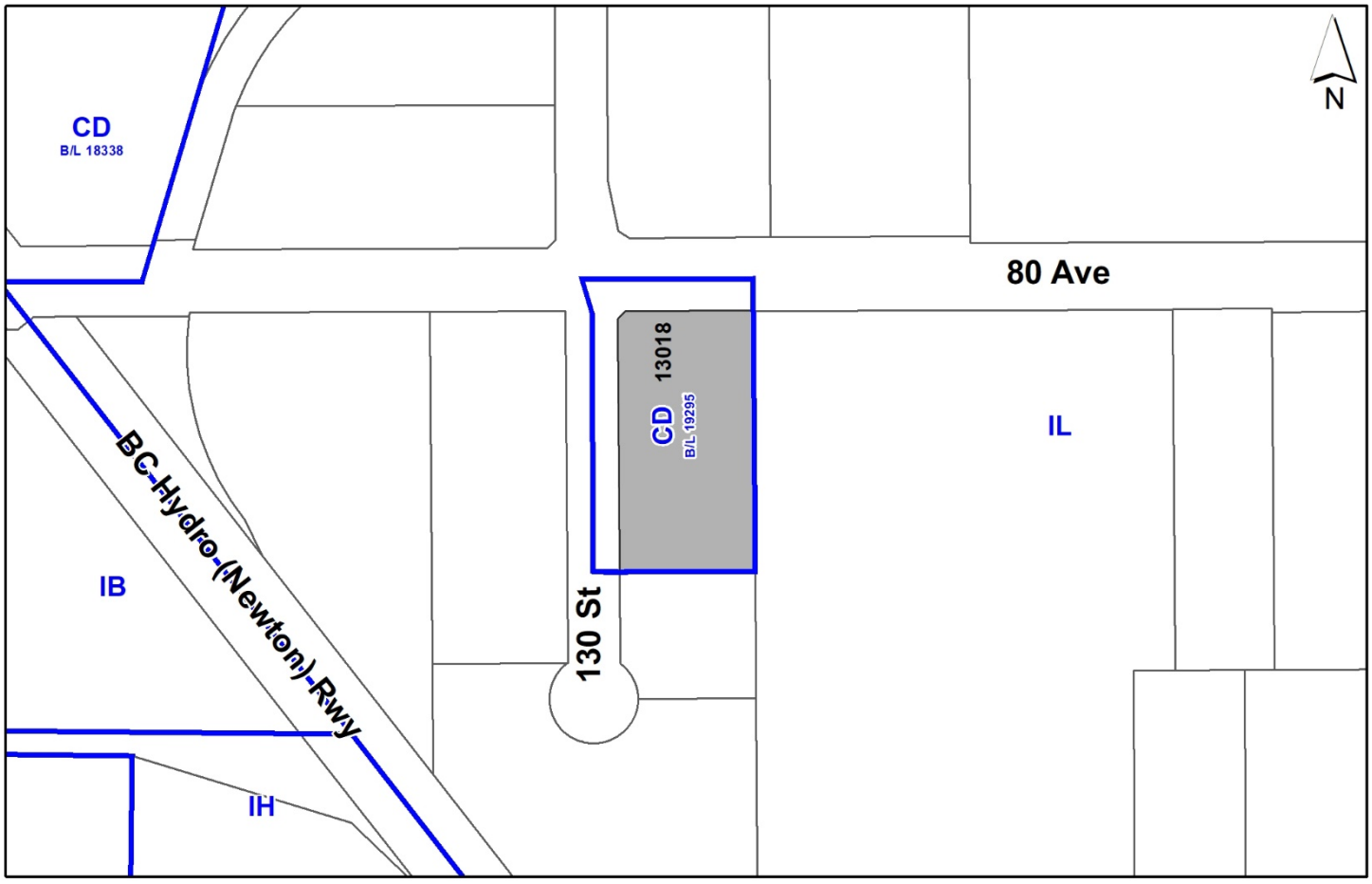
Planning Report Date: April 22, 2024

PROPOSAL:

- **Rezoning** from CD (By-law No. 19295) to IL
- **Liquor License Amendment (patio addition)**

to permit an exterior patio addition for the lounge endorsement of an existing brewery.

LOCATION:	13018 – 80 Avenue
ZONING:	CD (Bylaw No. 19295)
OCP DESIGNATION:	Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

- Approval of the proposed liquor license amendment to proceed to a Public Information meeting in the form of a Public Hearing to solicit resident and business owners' feedback on the proposed liquor license amendment.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).

- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The proposed rezoning from "Comprehensive Development Zone (CD By-law No. 19295)" to "Light Impact Industrial Zone (IL)" will facilitate the addition of an exterior patio associated with the lounge endorsement (liquor tasting lounge) for an existing brewery. Under the current CD Zone, the lounge is restricted to interior only.

- The subject site was previously rezoned from IL to CD under Development Application No. 7916-0120-00 to facilitate a brewery and lounge endorsement. At that time, a lounge was not permitted as part of a liquor manufacturing use and so a rezoning was required.

- Subsequent to changes in 2022 under Corporate Report No. R087, the IL Zone was amended to allow for an expanded liquor tasting lounge (lounge endorsement), including both interior and exterior areas. The applicant proposes to rezone back to IL Zone to utilize the provisions that would have been available had the site not been originally rezoned in 2016. This will facilitate the addition of a 45 square metre exterior patio to expand the lounge endorsement area in support of the brewery manufacturing business.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD By-law No. 19295)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.

2. A Public Information Meeting in the form of a Public Hearing be set to solicit feedback from area residents and business owners' regarding the proposed liquor license amendment with the following limitations:

    (a) The addition of a 45 square metre patio as an extension of the lounge endorsement with hours of operation from 12:00pm to 10:00pm, seven days a week.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Two one-storey multi-tenant industrial buildings	Industrial	CD (By-law No. 19295)
North (Across 80 Ave):	Industrial building	Industrial	IL
East:	Industrial buildings	Industrial	IL
South:	Industrial building	Industrial	IL
West (Across 130 Street):	Industrial buildings	Industrial	IL

Context & Background

- The 5,210 square metre subject site is located on 80 Avenue within the Newton Industrial area. The site is designated "Industrial" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (By-law No. 19295).

- The subject site was rezoned to CD (By-law No. 19295) under Development Application No. 7916-0120-00, which was adopted on May 7, 2018. The 2016 application sought a rezoning from IL to CD to allow for the serving of liquor within a lounge (lounge endorsement/liquor tasting lounge) in conjunction with the principal brewery manufacturing business. At that time, the IL Zone only permitted manufacturing but did not permit the serving of liquor as part of a lounge.

- In 2022, Corporate Report No. R087 was brought forward and adopted by Council on May 9, 2022, which introduced several new definitions, including liquor tasting lounge (lounge endorsement) and amended several industrial, business park, and commercial zones to allow for liquor tasting lounges in conjunction with a principal brewery manufacturing operation, with restrictions. This included allowances for both indoor and outdoor lounges as part of a patio.

DEVELOPMENT PROPOSAL

Planning Considerations

- Russell Brewing has been brewing for over 25 years and has operated an indoor lounge (lounge endorsement) at this location since June 2022. Under the current CD By-law (No. 19295), the lounge size is restricted to 70 square metres and can only be located inside.

- The applicant wishes to add a 45 square metre outdoor patio as an extension of the lounge endorsement. This would allow Russell Brewing to serve liquor both indoors and outdoors within the lounge service area. Russell Brewing occupies Unit 100 in Building 100 in the northwest portion of the site (see Appendix I).

- Given the outdoor lounge and expansion to the lounge area is not permitted under the existing CD Zone, Russell Brewing proposes to rezone the property back to IL Zone, which regulated the property prior to the rezoning that was undertaken with Development Application No. 7916-0120-00.

- The proposed rezoning will not impact any of the existing businesses on the site other than allowing Russell Brewing to utilize the lounge provisions that would have been available had the site not been rezoned under Development Application No. 7916-0120-00.

- The proposed patio complies with the IL Zone maximum patio size for a liquor tasting lounge.

- The proposed patio was deemed to be a minor change to the existing building and therefore, is only subject to a Minor Development Permit amendment at the time of Building Permit. No Development Permit is required at this time.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Surrey RCMP:	No concerns.
Surrey Fire Department:	No concerns.

Transportation Considerations

- The site is to be accessed via the existing driveway on 130 Street to the west.

- There are 52 existing surface parking spaces on-site, three of which will be removed to accommodate the proposed patio. The net result is 49 parking spaces on-site. The site requires 48 parking spaces, inclusive of the two required parking spaces to accommodate the patio and therefore, the parking requirements for the site will still be met.

- Alternative transportation options to and surrounding the site are currently limited. Public transportation options include a bus service via 128 Street to the west and 132 Street to the east, with the following service:

    - TransLink Route No. 323 – Newton Exchange/Surrey Central (450 metres west)
    - TransLink Route No. 324 – Newton Exchange/Surrey Central (500 metres east)

- A separated bicycle path exists on 80 Avenue with connections east and west.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant proposes to rezone the subject site from "Comprehensive Development Zone (CD By-law No. 19295)" to "Light Impact Industrial Zone (IL)".

- The site was previously zoned IL prior to a rezoning to the aforementioned CD under Development Application No. 7916-0120-00. The existing and proposed uses can be accommodated under the IL Zone.

Liquor License Amendment Approval Requirements – see 14-0042

- The Liquor and Cannabis Regulation Branch (LCRB) requests that the applicant secure local government endorsement before the application can be considered for approval by the LCRB.

- Additionally, the LCRB requires that Council comment on how the site satisfies specified criteria to ensure that adequate consideration has been given to the application by the local government. The analysis of the criteria for this site is provided as follows:

    (a) **The location of the establishment**

    - The City's long-standing locational guidelines for liquor primary establishments are as follows:
        - Select a site close to a residential area but not surrounded by residential area;
        - Select a site that is adjacent to or in a local commercial node;
        - Do not select a site on a provincial highway; and
        - Locate further than 400 metres from a school, children's park or playground.

- The subject site is located at the corner of 80 Avenue and 130 Street, in the centre of an established industrial area. Residential areas are located to the west of the subject site (approximately 585 metres away) and to the east of the subject site (approximately 330 square metres away);

- The site is located more than 700 metres from the closed park (Hunt Road Park) located in the 12600 block of 80 Avenue and more than 600 metres from the closest school (Newton Elementary School);

- The site is not located on a provincial highway; and

- Under the locational criteria established by the City, a liquor primary licensed facility should not be located within 1.6 kilometres of an existing liquor primary license. While the subject establishment holds a manufacturing license with a lounge endorsement (not a liquor primary license), the only liquor primary license that is within the vicinity of the subject site is 5 Tara Pub, located approximately 1.6 kilometres from the subject site at 8533 – 132 Street.

(b) **The proximity of the establishment to social and recreational facilities and public buildings**

- The site is located in an industrial area, away from residential uses;

- The site is located more than 700 metres from the closest park (Hunt Road Park) located in the 12600 block of 80 Avenue and more than 600 metres from the closest school (Newton Elementary School); and

- The proposed expansion of the lounge endorsement to an outdoor patio should not have any negative impact on the existing parks or schools in the area.

(c) **The hours of liquor service and person capacity of the establishment**

- The proposed hours of operation for the proposed patio are from 12:00 pm to 10:00pm, seven days a week. The proposed hours are consistent with Business License By-law for patio hours; and

(d) **The number and market focus or clientele of liquor primary licensed establishments within a reasonable distance of the proposed location**

- The intent of the proposed expansion to the lounge endorsement is to promote the products manufactured on the site. The current proposal is in keeping with the regulations for lounge endorsements and recent changes to Surrey Zoning By-law to allow for both indoor and outdoor liquor tasting lounges (lounge endorsement).

(e) **The impact of noise on the community in the immediate vicinity of the establishment**

- The site already operates with a manufacturing license and lounge endorsement for indoor service of Russell Brewing Company beer products;

- The site is located in an industrial area, away from residential uses; and

- While some additional noise may be anticipated by the outdoor patio, the applicant has agreed to enter into a Good Neighbour Agreement in accordance with City Policy No. M-25 (Appendix II).

(f) **The impact on the community if the application is approved**

- It is expected that, if the patio addition to the existing lounge endorsement is approved, there will be no or little community impact given that Russell Brewing already operates a lounge endorsement area;

- The RCMP and Surrey Fire Services have no concerns with the proposed patio addition; and

- The applicant will enter into a Good Neighbour Agreement that will help prevent potential negative issues, including noise, litter, and untidiness.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 18, 2024 and the Development Proposal Sign was installed on March 21, 2024. No concerns have been expressed concerning the development proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

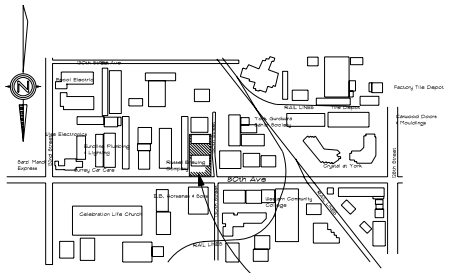
Appendix I. Site Plan
Appendix II. Good Neighbour Agreement

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

APPENDIX I



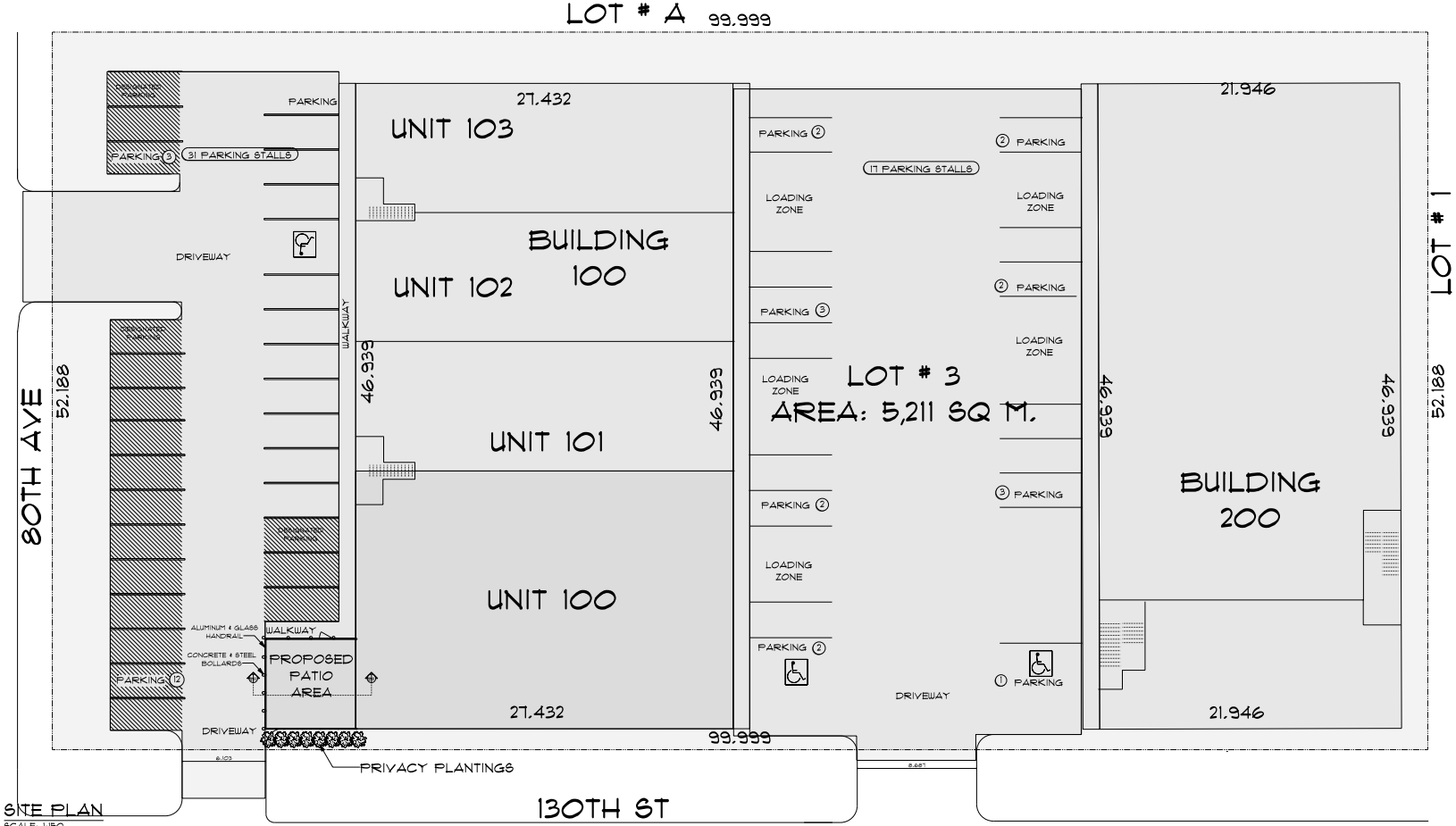
KEY PLAN
SCALE: NOT TO SCALE

SUBJECT PROPERTY

BUILDING 100	
UNIT 100	RUSSELL BREWING
UNIT 101	RUSSELL BREWING
UNIT 102	BUSY BOYS ELECTRICAL
UNIT 103	SECURAL LOCKS AND HARDWARE
BUILDING 200	
ENTIRE BUILDING	RUSSELL BREWING

DRAWING SCHEDULE	
SITE PLAN	1
OCCUPANCY ANALYSIS	2
PROPOSED 1ST FLOOR	3
CROSS SECTIONS	4
ELEVATIONS	5
PART 3	6
EXISTING FLOOR PLANS	7

THIS DOCUMENT IS NOT
A LEGAL SURVEY AND
IS NOT INTENDED AS ONE



SITE PLAN
SCALE: 1:150

DALE NICOL DESIGN
3876-204a Street
Langley B.C.
CANADA V3A4X2
PHONE:
(604) 910-2861
EMAIL:
davenicoldesign@gmail.com

UNIT 100

13018-80 Ave,
Surrey
BC

PHONE:

LEGAL DESCRIPTION:
LOT 3
SECTION 20
TOWNSHIP 2
PLAN NWP76694 NWD

ZONING:
CD 100

LOT AREA:
5,211 m2

CONTRACTOR:
Russell Brewing Company
13018-80 Ave,
Surrey
BC

ON SITE CONTACT:

BUILDING CODE:
These plans conform to the 2018 British Columbia Building Code VBBL 2014

WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

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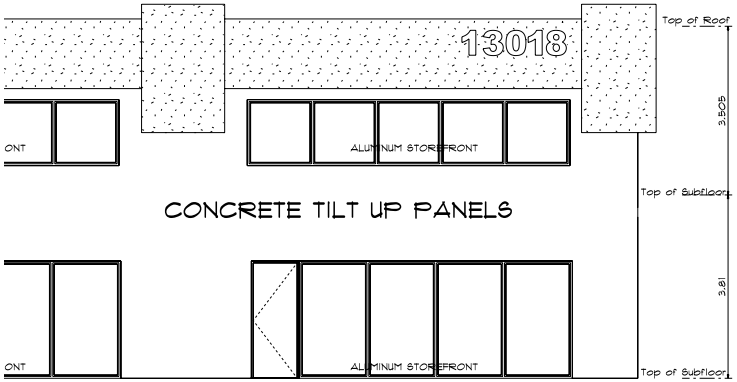
PRINT ON 24 X 36

SITE PLAN

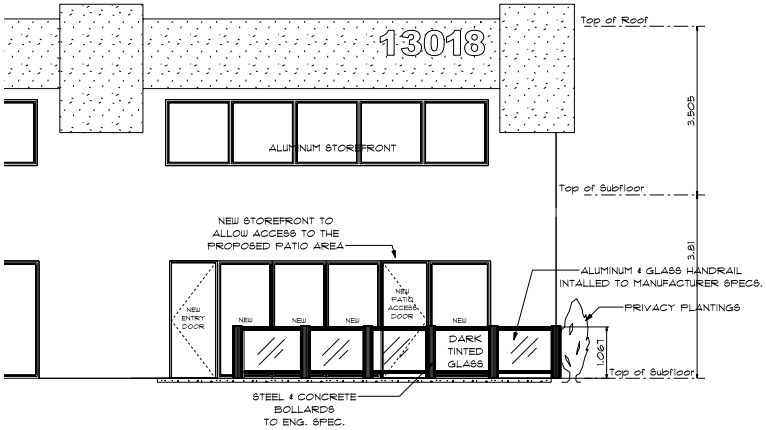
SCALE: AS NOTED

DATE:
December 1, 2022

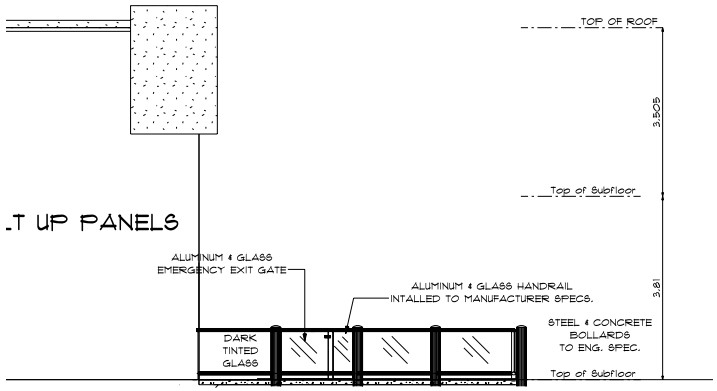
Drawing #
1902-19CD-A



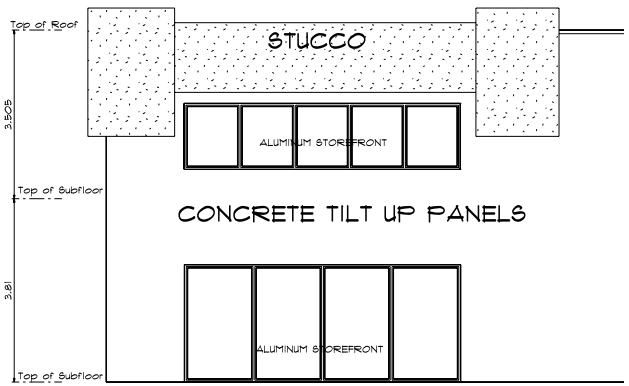
EXISTING FRONT (NORTH)
SCALE: 1:48



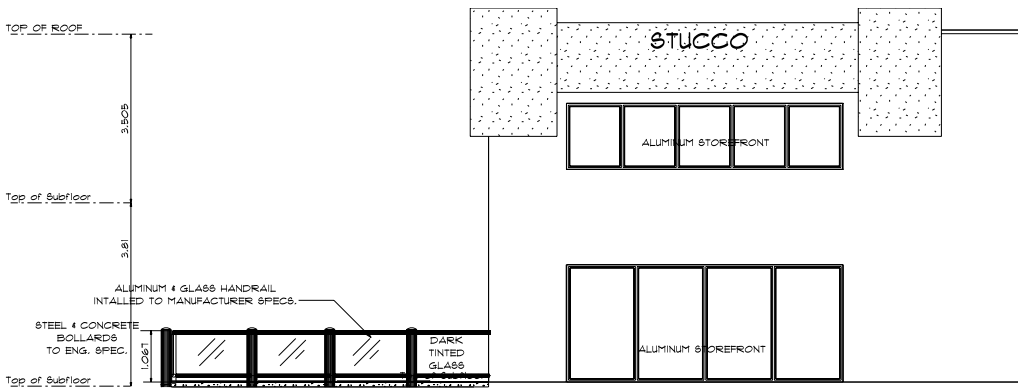
PROPOSED NORTH ELEVATION
SCALE: 1:48



PROPOSED EAST ELEVATION
SCALE: 1:48



EXISTING RIGHT (WEST)
SCALE: 1:48



PROPOSED WEST ELEVATION
SCALE: 1:48

DAVE NICOL DESIGN
3876-204a Street
Langley B.C.
CANADA V3A4X2
PHONE:
(604) 910-2861
EMAIL:
davenicoldesign@gmail.com

UNIT 100

13018-80 Ave,
Surrey
BC

PHONE:

LEGAL DESCRIPTION:
LOT 3
SECTION 20
TOWNSHIP 2
PLAN NWP76694 NWD

ZONING:
CD 100

LOT AREA:
5,211 m2

CONTRACTOR:
Russell Brewing Company
13018-80 Ave,
Surrey
BC

ON SITE CONTACT:

BUILDING CODE:
These plans conform to the 2018 British Columbia Building Code (BCBC) 2014

WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

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PRINT ON 24 X 36

ELEVATIONS

SCALE: AS NOTED

DATE:
December 1, 2022

Drawing #
1902-19CD-A

CITY OF SURREY
GOOD NEIGHBOUR AGREEMENT

BETWEEN:

(the "Owner")

AND: CITY OF SURREY
13450 – 104 Avenue
Surrey, BC V3T 1V8

(the "City")

WHEREAS the Owner of the brewery and lounge area at 13018 - 80 Avenue (the "Lounge Endorsement") and the City (collectively the "Parties"), recognize that all establishments with a Lounge Endorsement, enter into this agreement in addition to the requirements of the *Liquor Control and Licensing Act*, to control the conduct of their patrons;

AND WHEREAS the Owner wishes to demonstrate to the citizens of Surrey its desire to be a responsible corporate citizen;

AND WHEREAS the Parties wish to promote Surrey as a vibrant, safe and attractive community for the enjoyment of everyone, including residents, visitors, businesses and their workers.

NOW THEREFORE the Owner agrees with the City to enter into this Good Neighbour Agreement, the terms and conditions of which follow:

1. **Noise and Disorder**

   (a) The Owner undertakes to ensure that noise emissions from the Lounge Endorsement do not disturb surrounding residential developments and neighbourhoods, and do not violate Surrey Noise Control Bylaw, 1982, No. 7044, as amended;

(b) The Owner shall train and assign staff to monitor the activity of patrons in areas outside of the Lounge Endorsement to promote the orderly dispersal of patrons, and to discourage patrons from engaging in behaviour that may disturb the peace, quiet and enjoyment of the neighbourhood;

(c) The Owner undertakes to take commercially reasonable measures to ensure disturbances are prevented. The Owner must take reasonable measures to make sure the Lounge Endorsement is not operating contrary to the public interest and does not disturb people near the establishment. Examples of reasonable measures include installing adequate lighting outside the establishment and in the parking lot, supervising parking areas, making structural changes to allow indoor line-up areas, and posting signs at the exit doors asking the patrons not to disturb the neighbours;

(d) In those instances where patrons are lining up on the public sidewalks the Owner shall ensure that the patrons are lined up in an orderly fashion allowing for the free flow of pedestrians along the sidewalk, not blocking laneways or driveways and not spilling onto the roadway; and

(e) In cases where the presence of employees does not facilitate an orderly dispersal of patrons, the Owner shall contact the RCMP to request assistance in dealing with any persons or crowds.

2. **Criminal Activity**

(a) The Owner shall not tolerate any criminal activity within the Lounge Endorsement; and

(b) The Owner shall make commercially reasonable effort to scrutinize patrons as they enter the building to ensure that no items of contraband, including weapons and controlled substances, are brought onto the premises.

3. **Minors**

(a) The Owner shall not serve alcohol to any person under the age of 19 years of age; and

(b) The Owner shall check two pieces of identification when verifying that a customer is at least 19 years of age, one piece of which must be picture identification and may be a driver's license, a government identification card or a passport.

4. **Sale and Consumption of Alcohol**

(a) While it is recognized that there may be occasional price reductions or promotions for specific alcoholic beverages, the Owner shall offer no deep discounts (i.e., “cheap drinks”) or across-the-board discounts;

(b) When offering price reductions and promotions, the Owner shall be particularly mindful of its legal obligation to refuse service to persons who may, based on appearance or amount of alcohol consumed, be intoxicated; and

(c) The Owner shall not allow patrons to carry or consume open beverages in areas that are not licensed for such purposes, including areas outside of the Lounge Endorsement.

5. **Hours of Operation and Liquor Service**

(a) The Owner shall not allow the service of alcohol to extend beyond 12:00 am, and 10:00 pm for the exterior patio, Monday through Sunday and the service of liquor must at all times be done in accordance with the terms and conditions of the Liquor Control and Licensing Branch; and

(b) The Owner shall be permitted an extra 30 minutes to clear the Lounge Endorsement at the time of closing in order to facilitate the orderly dispersal of patrons.

6. **On-Duty Employees**

(a) The Owner shall ensure that each on-duty employee of the Lounge Endorsement is clearly identified; and

(b) The Owner shall ensure that the on-duty manager of the Lounge Endorsement maintains a list showing the full identification of each on-duty employee, and shall make the list available to the Officer In Charge of the RCMP on request.

7. **Cleanliness**

(a) The Owner shall assign staff to inspect the outside of the Lounge Endorsement to ensure that there is no litter, garbage, broken glass or other foreign objects; and

(b) The Owner shall undertake to remove, as soon as is practical, any graffiti from the building's exterior.

8. **Safety**

(a) The Owner shall ensure the occupant load sign is visibly posted near the entrance to ensure overcrowding does not take place.

9. **Other Agencies and Programs**

(a) The Owner agrees to work with the City and its departments, including the RCMP and Fire Department, to resolve any concerns that arise with respect to the operation of the Lounge Endorsement;

(b) The Owner agrees to attend a formal meeting, as and when required by the City, with the City and the RCMP to discuss issues and concerns;

(c) The Owner shall demonstrate complete support for the RCMP and its members;

(d) When incidents occur which require RCMP involvement, the Owner shall ensure that all personnel of the Lounge Endorsement cooperate fully with RCMP members and do not impede or obstruct members in performing their duties;

(e) If the Lounge Endorsement is located within a Business Improvement area, the Owner shall participate in any Business Improvement Area Watch Program, if such a program is created;

(f) The Owner shall accommodate programs which aim to eliminate occurrences of drinking and driving;

(g) The Owner shall make a free telephone available to patrons for the purpose of contacting a taxi or arranging other transportation from the Lounge Endorsement; and

(h) The Owner shall provide non-alcoholic beverages at prices which are below those set for alcoholic beverages.

10. **Enforcement**

(a) Any failure on the part of the Owner to comply with the terms outlined herein may be brought to the attention of City Council and Council may suspend the owner's business license or impose additional terms and conditions; and

(b) Nothing contained or implied in this Good Neighbour Agreement shall prejudice or affect the City's rights and authorities in the exercise of its functions pursuant to the *Community Charter* and *Local Government Act*, as amended, and the rights and powers of the City and the RCMP or Surrey Police under provincial and federal statutes and regulations, and City bylaws.

Executed the _____ day of _____, 2024 in Surrey, British Columbia,

Russell Brewing Company Ltd.

_____
Authorized Signatory

_____
Name (*please print*)

City of Surrey

_____
Ron Gill, Chief Development Approvals Officer

CITY OF SURREY

BYLAW NO. 21199

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD BYLAW NO. 19295)
TO: LIGHT IMPACT INDUSTRIAL ZONE (IL)

PID: 009-646-493
Lot 3 Section 20 Township 2 NWD Plan 76694 Except Plan EPP67033

(13018 – 80 Avenue)

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19295", is hereby repealed.

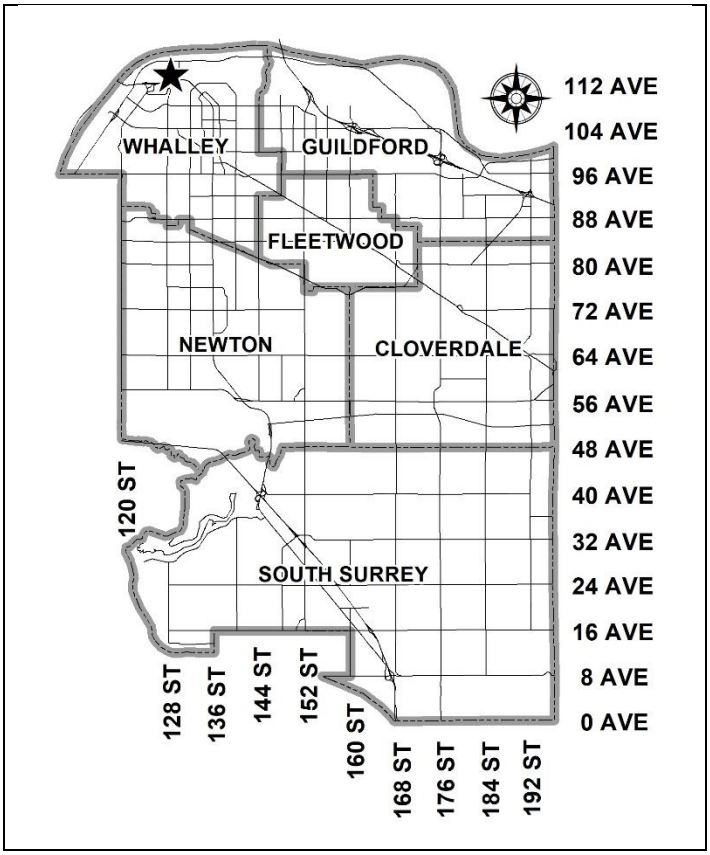
3. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199".

PASSED FIRST READING on the th day of , 20 .
PASSED SECOND READING on the th day of , 20 .
PUBLIC HEARING HELD thereon on the th day of , 20 .
PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0075-00

Planning Report Date: April 22, 2024

PROPOSAL:

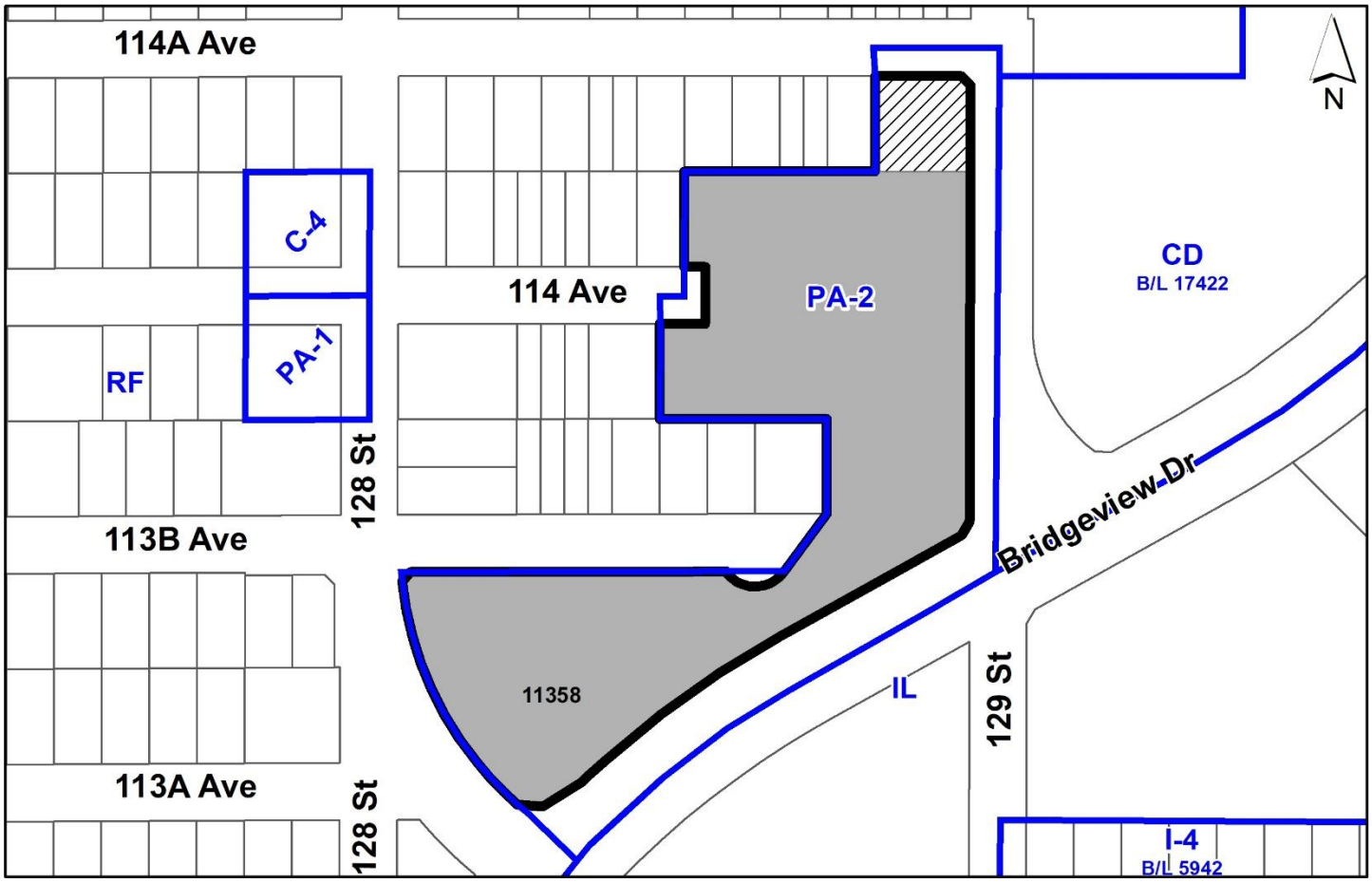
- **Rezoning a portion from PA-2 to CD**
- **Development Permit**

to permit the development of a 3-storey building with childcare, office and community service uses.

LOCATION: 11358 - 128 Street

ZONING: PA-2

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, and Hazard Lands.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Flood Prone).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building and uses will be complementary to the church to the south (currently under construction) and will provide a good transition between industrial to the east and residential uses to the west in Bridgeview.
- The built form and setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposal will provide additional needed child care spaces in the Bridgeview neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7923-0075-00 generally in accordance with the attached drawings (Appendix II) and the finalized geotechnical report.

3. Council instruct staff to resolve the following issues prior to final adoption:

    (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

    (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

    (c) approval from the Ministry of Transportation & Infrastructure;

    (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;

    (i) registration of an access easement and shared parking agreement between the subject properties to ensure access to the proposed shared parking; and

    (j) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Cavalry Church and parking lot under construction	Urban	PA-2
North (Including across 114A Avenue):	Single family dwellings	Urban	RF
East (Across unopened 129 Street):	Central City Brewery	Industrial	CD (By-law No. 17422)
South (Across Bridgeview Drive):	Vacant industrial lot (application No. 7923-0348-00 for a trucking parking facility)	Industrial	IL
West (Including across 128 Street):	Single family dwellings	Urban	RF

Context & Background

- The site is irregular in shape and is bounded by 114A Avenue to the north, Bridgeview Drive to the south, 128 Street to the west and 129 Street (unconstructed road) to the east.

- The site is designated "Urban" in the Official Community Plan (OCP).

- The site was consolidated and rezoned from "Single-Family Residential (RF) Zone" to "Assembly Hall 2 (PA-2)" in 2016 (under Development Application No. 7916-0163-00) in order to construct a church (Calvary Worship Centre). The church is currently under construction. The proposal for the church included the church building in the southwest corner, and surface parking throughout the rest of the site.

- Under the previous application, the northeast corner of the site, which is the location of the proposed building, was shown as partially developed into parking spaces, and the rest to be left undeveloped.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a rezoning, development permit and subdivision in order to construct a 3-storey building in the northeast corner of the site (see Appendix III for aerial photo).

- The site is proposed to be subdivided into 2 lots. The church and surface parking lot is proposed as "Lot 1" and the northeast corner, where the subject 3-storey building is intended to be constructed, is proposed as "Lot 2".

- The northeast portion of the site (Lot 2) is proposed to be rezoned to "Comprehensive Development Zone (CD)" to accommodate a 3-storey building.

- The proposed new building includes parking at the first level, daycare at the second level, and office and community service uses at the third level.

- As the site is located within a floodplain, there is no habitable floor area permitted below the minimum flood elevation. For this reason, the applicant has located parking and storage at the first level.

- The second level includes 460 square metres of child care space, and is proposed to accommodate approximately 49 children of different ages from infants to school-age. The exact number of children and their age groups will be determined once a child care operator is selected.

- The child care will have access to an outdoor play area located at the front of the property (along 114A Avenue).

- The third level will accommodate office and community services uses. The applicant has indicated that the target tenants for the third level include:

    - Tutoring/homework and after-school programs for children;
    - Immigrant and refugee resettlement and advisory services; and
    - Subsidized office space/meeting rooms for non-profit organizations.

- The subject site is within a Development Permit Area for Hazard Lands (Flood Prone Areas) and will be required to build to the flood construction level (FCL) of 4.6 metres geodetic, as well as follow the floodproofing provisions in the Zoning Bylaw.

- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Undevelopable Area: Net Site Area:	Lot 1: 15,866 square metres Lot 2: 925.3 square metres NA NA Lot 1: 15,866 square metres Lot 2: 925.3 square metres
Number of Lots:	2
Building Height:	11 metres
Floor Area Ratio (FAR):	1.0 FAR

Referrals

Engineering:	The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Fraser Health Authority:	The proposal will be subject to review by Fraser Health to ensure that the childcare centre meets the requirements of the Provincial Child Care Licensing Regulation.
Surrey Fire Department:	No concerns.
BC Hydro:	No concerns.
Telus:	No concerns.
Advisory Design Panel:	At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City's Advisory Design Panel (ADP) which permits commercial development less than 3 storeys to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff. The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

- The main entrance to the building will be located along 114A Avenue. Access to the at-grade parkade, and additional parking spaces shared by the church will be via 129 Street, with an easement ensuring access to the site is permitted across the church parking lot.

- According to the Zoning Bylaw, a total of 26 parking spaces are required to be provided for the proposed uses. The applicant is proposing 9 parking spaces to be located at-grade within the building. A total of 25 parking spaces, located on the adjacent church lot, are proposed to be shared with the proposed new building. A total of 34 parking spaces will be allocated to the child care/commercial building, exceeding the Zoning Bylaw requirement by 8 spaces.

- The church lot is required to have 248 parking spaces, per the Zoning Bylaw, and is providing a surplus of 50 parking spaces, for a total of 298 spaces provided.

- In general, the church and the child care/office building will have different hours of operation, with the child care and community service/office uses not being open on the weekends and the church generally operating predominantly on the weekends.

- Staff support the shared parking arrangement between the subject properties. A restrictive covenant/easement protecting the shared parking spaces for the child care/commercial building will be required to be registered on title.

- The nearest transit stop is located at 114 Ave and 128 Street and is approximately a 5-minute walk. This transit stop is serviced by bus route #371 to Scott Road Station and Surrey Central Skytrain Station.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP). The proposal complies with the Urban designation and is consistent with the following OCP Themes/Policies:

Themes/Policies

- Theme B4.14 ensures that neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, child-care centres, neighbourhood parks, and amenities specifically geared to youth.

- Theme F6.15 ensures that the City's child care policies and regulations do not create unnecessary operational barriers.

- DP1.1 Form and Character Development Permit guidelines were taken into consideration in accordance with the Official Community Plan.

CD By-law

- The applicant proposes to rezone a portion of the subject site from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)" (based on C-5).

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate child care, office and community services 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 "Neighbourhood Commercial Zone (C-5)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	C-5 Zone (Part 35)	Proposed CD Zone
Floor Area Ratio:	0.5	1.0
Lot Coverage:	50%	50%
Yards and Setbacks	Front: 7.5 m Rear: 7.5 m Side: 7.5 m	Front: 7 m Rear: 3 m Side (East): 3 m Side (West): 5 m
Principal Building Height:	9 m	11 m
Permitted Uses:	• Retail stores, excluding adult entertainment stores, auction houses, and secondhand stores and pawnshops; • Personal services uses, limited to barbershops, beauty parlours, cleaning and repair of clothing, shoe repair shops; • Eating establishments, excluding drive-through restaurants; • Neighbourhood pub; • Office uses, excluding social escort services; • General services uses, excluding funeral parlours, drive-through banks, and vehicle rentals; • Indoor recreational facilities; • Community centres; • Child care centres; • One dwelling unit per lot provided that the dwelling unit is contained within the principal building and occupied by the owner or owner's employee	• Office uses, excluding social escort services, marijuana dispensaries, and methadone clinics; • Child care centres; • General service uses, limited to tutoring and youth learning centres, and • Community services.
Parking (Part 5)		**Proposed**
Child care Commercial: Total:		 34 stalls

- The proposed bylaw is based on the "Neighbourhood Commercial Zone (C-5)", with modifications to the permitted uses, floor area ratio (FAR), building height, and minimum building setbacks.

- The proposed permitted uses have been modified from those allowed under the C-5 zone to restrict the future principal uses of the subject site to child care, office, general service and community service uses.

- The applicant has expressed that the target users for the third level include:

    - Homework and after school programs;
    - Immigrant and refugee resettlement and advisory services;
    - Subsidized office space/meeting rooms for non-profit organizations.

- These uses could be considered office, general service, or community service uses, under the Zoning Bylaw, depending on the operator. These uses are complementary to the child care use on site, as well as the adjacent church.

- The proposed floor area ratio (FAR) of 1.0 differs from C-5, which permits 0.5 FAR. The FAR is a result of the small lot size area, which is a function of the irregular shaped lot.

- The building height is proposed to be 11 metres, which differs from the permitted height in the C-5 Zone (9 metres). As the site is located within a floodplain area, development is subject to minimum Flood Construction Levels (FCL). No habitable area is permitted below the FCL. For this reason, the building has been designed to have parking at-grade on the first level, as parking is not considered habitable area. The childcare, office and community service space is only permitted on the second and third floors. The building height above the FCL (parkade level) is 8.2 metres, which complies with the C-5 Zone.

- The proposed setbacks respond to the surrounding context. A 5-metre setback on the west side of the proposed building, which includes a 3-metre landscape buffer, will provide screening and privacy between the single-family house to the west and the commercial building.

Surrey Child Care Guidelines

- In June 2023, the City established the Surrey Child Care Guidelines which are intended to provide direction for City staff and operators looking to set up a licensed child care facility in Surrey. The following analysis illustrates how the proposed application adheres to the general policies and regulations pertaining to location, outdoor space, and parking requirements related to Child Care Centres:

    - Location in Community
        - The subject site is located close to other community facilities such as Bridgeview Elementary School and Bridgeview Park.
        - The childcare is located at a corner between residential and light industrial, reducing the impact on adjacent residential uses.
    - Adjacent Uses & Safety Considerations
        - Landscaping, including hedges and fencing will contribute to screening the use from neighbouring properties.

- Arterial Roads
  - Not applicable
- Access & Parking
  - The building will be accessible to pedestrians from 114A Avenue, 129 Street (unopened road) and from the adjacent Church parking lot.
  - Bicycle parking is provided on site.
- Trees & Landscaping
  - A variety of landscape design features have been incorporated including a 3-metre landscape buffer between the adjacent residential use and the proposed building, and landscaping all around the perimeter of the property. The outdoor play area is screened by landscaping and fencing.
- Purpose-built child care facilities
  - The proposed building provides a good transition between the light industrial uses to the east and the residential neighbourhood to the west.
  - Natural and textured materials are incorporated into the design. The furniture and equipment in the outdoor play area incorporates colour.
  - Garbage/recycling and electric facilities have been incorporated into the first level parkade floor.
- Fencing & Screening
  - The outdoor play area and perimeter of the property is screened from adjacent uses with landscaping and fencing.
  - Fencing proposed is non-climbable, secure and 1.8 metres in height.
- Relationship to grade
  - The childcare is located on the second level of the building and will be primarily accessed by elevator.
- Natural light and views
  - The proposed building incorporates glazing and windows which will provide natural light into the child care spaces.
- Outdoor play areas
  - The outdoor play area will be required to meet the Fraser Health licensing requirements including requirements for outdoor play areas.
  - The outdoor play area is located within the front yard area of the building at the end of 114A Avenue. As 114A Avenue ends adjacent to the site, there is no through-fare traffic and is therefore not a busy road.
  - The outdoor play area incorporates covered areas for shade or rain cover.
  - A variety of soft materials are used in the outdoor play area including grass, wood chips and rubberized mats.

- All signage proposed must comply with the Sign Bylaw.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 19, 2023, and the Development Proposal Signs were installed on June 21, 2023. To date, staff have received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B watercourse on the north side of 114A Avenue (across the street from the subject site).

- A Sensitive Ecosystems Development Permit is not required unless undertaking roadworks that would engage the Class B watercourse on the north side of 114A Avenue. Roadworks are to be designed to avoid impacts to the watercourse on the north side. The applicant has agreed to addressing this during the detailed design stage.

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.

- A feasibility study, prepared by Kevin Bodnar *P. Eng*., of GeoPacific Consultants Ltd. and dated July 25, 2023, was reviewed by staff and found to meet the OCP submission guidelines. The finalized study will be incorporated into the Development Permit.

- The study investigated issues related to flooding to determine the feasibility of developing the site and proposes recommendations to mitigate potential hazards.

- A minimum flood plain elevation of approximately 4.6 metres geodetic is required. The applicant is proposing a main floor elevation of 5.6 metres geodetic elevation, which is approximately 1 metre above the minimum flood plain level.

- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site. The recommendations relate to site preparation, piled foundations and settlement, suspended floor slabs, slabs and footings reinforcement, soil stripping and peat removal, filling, and supervision/field reviews by the Geotechnical Engineer.

- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.

- The applicant has been responsive and adaptable to all previous urban design comments regarding the public realm interfaces, setbacks, and sensitive buffering to the single-family homes to the west.

- There is a strong and clear architectural design character that engages pedestrian interest.

- The design showcases a well-composed building using high-quality materials.

- The building responds well to its context, with scale, form, materials, and colours and blends residential and industrial.

- The building successfully hides the undercroft parking, without creating blank walls due to high water table in the area.

- The outdoor play area is 145 square metres in size and is proposed to be located within the front yard of the building. The outdoor play area features high-quality play structures and a mixture of play surfaces.

- A 1.8-metre black metal fence is proposed around the front yard perimeter, with an access gate to 114A Avenue, and access gates on both sides of the building, making the outdoor play area secure.

- The 1.8-metre black fence will continue around the perimeter of the property, except on the east side, where the fence is reduced to 1.2 metres along the future 129 Street (currently unopened road).

- Alongside the fencing, there will be 1 metre of landscaping, except for the west side, where the landscaping is proposed to be 3 metres in width, in order to provide screening and privacy for the adjacent residential use.

- A 2-metre walkway on both sides of the building is proposed for circulation and access.

- The at-grade parkade level will be accessed from the Church parking lot, through a secure gate.

TREES

- Adrian Szabunio, 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			
Alder	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Total (excluding Alder and Cottonwood Trees)	**1**	**1**	**0**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	14
Total Retained and Replacement Trees Proposed	15
Estimated Contribution to the Green City Program	NA

- The Arborist Assessment states that there is 1 mature tree on the site, excluding Alder and Cottonwood trees. Of the existing trees on site, 3 are Alder and Cottonwood trees. There are no trees being retained.

- 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 5 replacement trees on the site. The applicant is proposing 14 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees including vine maple, red maple. Dogwood and spruce.

- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Rezoning Block Plan / Survey Plan
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspectives
Appendix III.	Aerial Photo
Appendix IV.	Engineering Summary
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MS/ar

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF LOT 2, SECTION 9, BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT, PLAN 18260

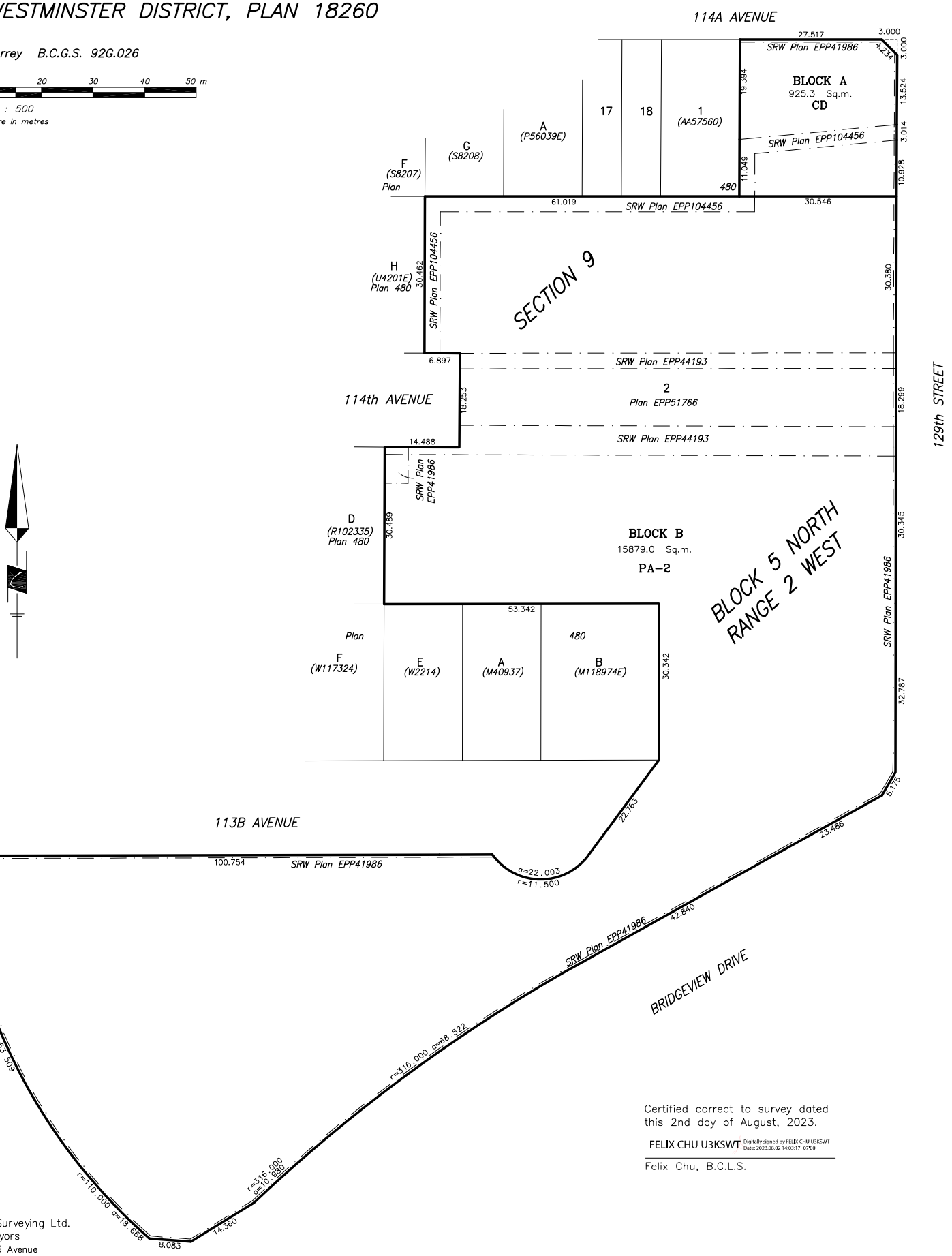
APPENDIX I

City of Surrey B.C.G.S. 92G.026

0 5 10 20 30 40 50 m

SCALE – 1 : 500

All distances are in metres



Certified correct to survey dated this 2nd day of August, 2023.

FELIX CHU U3KSWT Digitally signed by FELIX CHU U3KSWT Date: 2023.08.02 14:03:17 -07'00'

Felix Chu, B.C.L.S.

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234–18525 53 Avenue
Surrey, B.C. V3S 7A4
Phone: 604–597–3777
File: 7091–Rezoning

This plan lies within the Metro Vancouver Regional District

APPENDIX II

SOUTH HOOKED LOT

125 ST

CALVARY WORSHIP CENTRE
FFE 5.40

113B Ave.

114 AVE.

BRIDGEVIEW DR.

PROJECT NORTH

NORTH

Scale 1:400

0 5m 15m 30m 60m

0 50ft 100ft 200ft

1 New Church Facility

2 Parking

3 Access Gate

4 Access Road

5 Proposed Dare & Offices

Total Stalls Proposed
298 Stalls

PARKING

PARKING

129 ST.

DATE: NOTES: REVISIONS:

SEAL

REGISTERED ARCHITECT
ROGER AMENYOGBE
BRITISH COLUMBIA

MAR - 5, 2024

RAA

Roger Amenyogbe
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E-Mail: rammyo@shaw.ca

Daycare & Community Office Development

Surrey, British Columbia

Overall Site

Issued for Rezoning

March 2024

Prepared for
Mr. Larry Cope
Ms Susan Cope

3

Site Data:

SITE DATA:	REQUIRED	PROPOSED
Lot A - AREA :	9,960.17 sq. ft. (925.3m2)	
ZONING :	Existing PA-2	Site Specific CD
Max Height :	29.52 ft (9.0m) Above Flood Level	Site Specific
Building Height : From Average exist. Grade	36.09 ft (11.0m)	Site Specific
Max Site Coverage : at Grade Level	Site Specific	460/925.3 49.71 %
Setbacks:		
Front: (114A Ave.)	7.0m (23'-0")	7.0m (23'-0")
Back:	3.0m (10'-0")	3.0m (10'-0")
Side-East:	3.0m (10'-0"	3.0m (10'-0")
Side- West:	5.0m (16'-5")	5.0m (16'-5")

FLOOR AREAS

Parkade Useable area	Main Floor	Second Floor	Total
810 sq.ft (75m2)	4952 sq.ft (460m2)	4575 sq.ft (425m2)	10334sq.ft (960 m2)
Total Proposed GFA		9903 sq. ft (920m2)	
Total Lot Area		10,002ft (929.15 m2)	
Proposed FAR:		10334/10,002	1.0
Total Area Playground		1560 sq. ft (145m2)	
Required		7m2 of Outdoor Space per Child	
		Groups of 20 Kids to use Playgoround at a time.	

ADDRESS

Legal Description:	Lot 2 Block 5N Section 9 Range 2W Plan EPT51766 NWD
Civic Address:	11358 128 Street Surrey . B.C.

Project Data:

PROPOSED OCCUPANCY — DAYCARE

Proposed Number of Children	Infants	Toddlers	Pre-School	Total
	12	12	25	49

Total Staff Required:
i) Ratio of 1:4 for Group Child Care under 18 months — Staff required for 12 Children = 3
ii) Ratio of 1:6 for Group Child Care 18-36 months — Staff required for 12 Children = 2
iii) Ratio of 1:10 for Group Child Care of 3-5 Years to School Age — Staff required for 24 Children = 3

Total Occupancy Daycare: 8 Staff + 49 Children = 57

PROPOSED OCCUPANCY — OFFICES

Total Area Offices	Second Floor	Total
	4952 sq.ft (460m2)	4952 Sq.ft (460 m2)
REQUIRED	9.30M2 / PERSON	
PROPOSED	460/9.30 = 50 PEOPLE	

PARKING

Daycare:
i) 0.70 Parking Spaces per Employee and
ii) 0.15 Parking Spaces per Licensed Child for drop off.

STAFF	CHILDREN	Total
8 X 0.70 = 6 Stalls	49 X 0.15 = 8 Stalls	14 Stalls

OFFICES: 2.5 Parking Stalls per 100 sq. m of G.F.A.

Required	460/100 x 2.5	12 Stalls

Total Stalls Required	26 Stalls
Total Stalls Provided for New Building	9 Stalls at Parkade & 25 Stalls @ Grade
Total Stalls Allocated	34 Stalls

Original Church`s Parking Calculation:

1. Level-1: Sanctuary. A-2 Classification. Area: 2,787.50m2
   Parking Req`d as per By-Law 12000; 7.5m2/100m2
   2,787.50/100 X 7.5 = 209 stalls

2. Level-2: Community Service. A-2. Classification Area: 1,022.50m2
   Parking Req`d as per By-Law 12000; 3.5m2/100m2
   1,022.50/100 X 3.5 = 36 stalls

3. Level-3: Community Sewrvices. A2. Classification Area: 181m2
   Parking Req`d as per By-Law 12000; 3.5m2/100m2
   181/100 X 3.5 = 3stalls

Total Number of Parking Stalls req`d
= 209 + 36 + 3 = 248 Stalls

Total Number of Parking Provided
= 298 Stalls

Excess stalls from Church`s Stalls
= 298 - 248 = 50 Stalls

Required Parking Stalls for New Development
= 26 Stalls

Parking Complies

CD Rezoning based on C-5 zone

B. Principal Use of Child Care Centre is permitted.

D. Increased Density to 0.5. No caretaker's Unit.

E. Maximum Lot Coverage is 49.5%. Building complies.

F. Yards and Serbacks:
North: 7m; East:3m; South:3m and West:5m have previously been supported.

G. Principal Height from flood plain is 8.20m from flood Plain.
Allowable height above flood plain is 9.0m.
Building complies.
Total Building Height is 10.8m
Average = 9.5m (Variance Required)
Area below flood plain complies with permitted use.

G.2
No accessory buildings on site

H. Total parking required = 26 stalls
Total provided = 54 stalls
Building complies

J. 1.Garbage containers are provided within the building foorprint.
2. No outdoor storage provided.
3. Direct access is provided to play area.

RAA
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Architect
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Daycare & Community Office Development

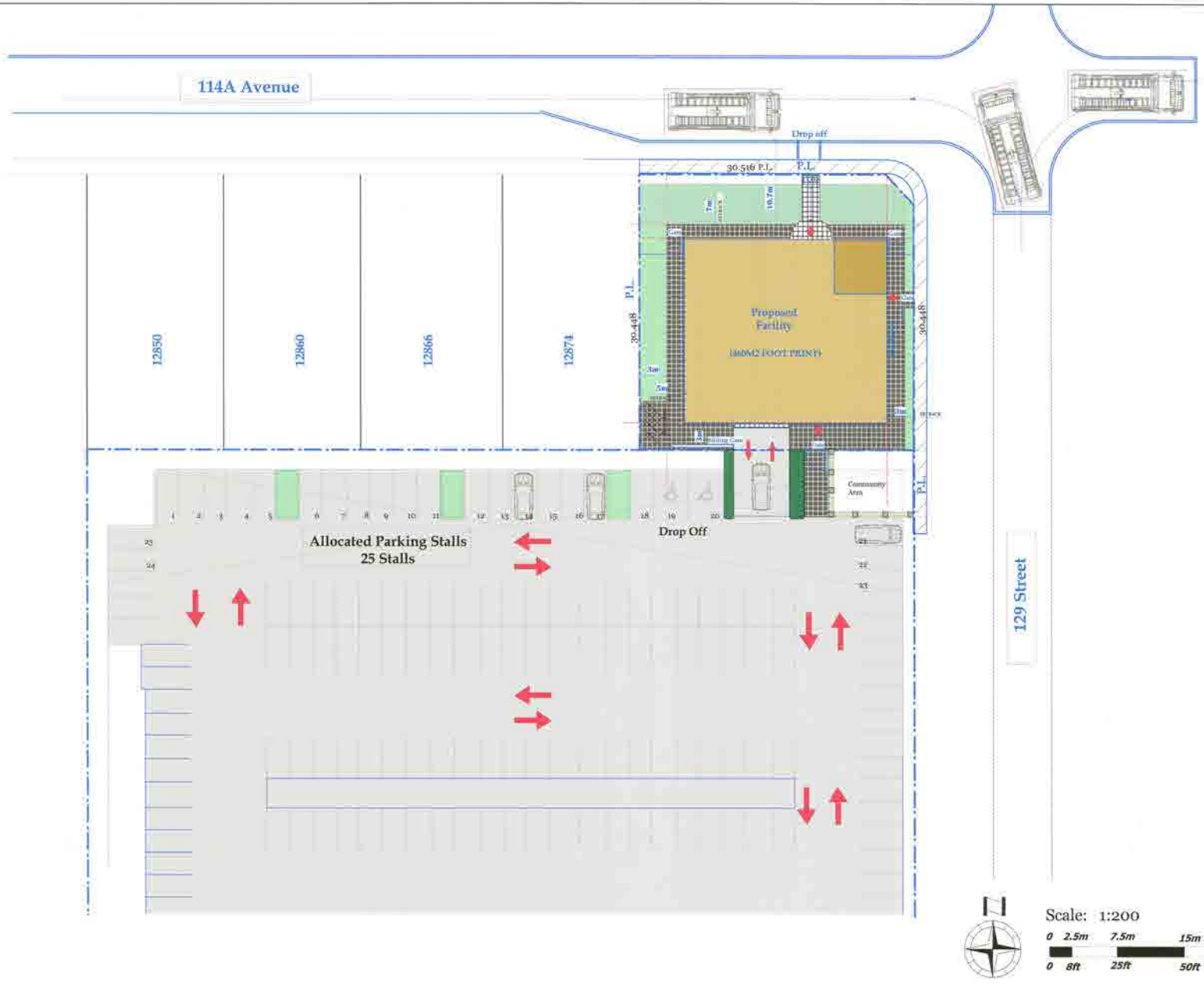
Surrey, British Columbia

Development Data

Issued for Rezoning

March 2024

Prepared for
Mr. Larry Cope
Ms Susan Cope



LEGEND:

- XXX — EXISTING SPOT ELEVATION
- XXX — PROPOSED SPOT ELEVATION
- PROPERTY LINE
- PAVERS
- CONC. PAVERS
- SLOPE DIRECTION

NOTES REGARDING ACCESS ROUTES AS REQUIRED BY BCBC 3.3.5.4, 3.2.5.5 & 3.3.5.6

1. THE ACCESS ROUTE IS LOCATED NOT MORE THAN 15 METRES FROM THE MAIN ENTRY.
2. THE CLEAR WIDTH OF THE ACCESS ROUTE IS NOT LESS THAN 1 METRES
3. THE CENTRE LINE RADIUS OF THE ACCESS ROUTE IS NOT LESS THAN 12 METRES
4. THE CHANGE OF GRADIENT IS NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 13 METRES
5. THE ACCESS ROUTE LOADING REQUIREMENTS AS PER CITY'S REQUIREMENTS

Scale: 1:200

0 2.5m 7.5m 15m 25m

0 8ft 25ft 50ft 82ft

DATE: NOTES: REVISION:

MAR - 5 2024

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Daycare & Community Office Development

Surrey, British Columbia

Context Plan

Issued for Rezoning

March 2024

Prepared for
Mr. Larry Cope
Ms Susan Cope

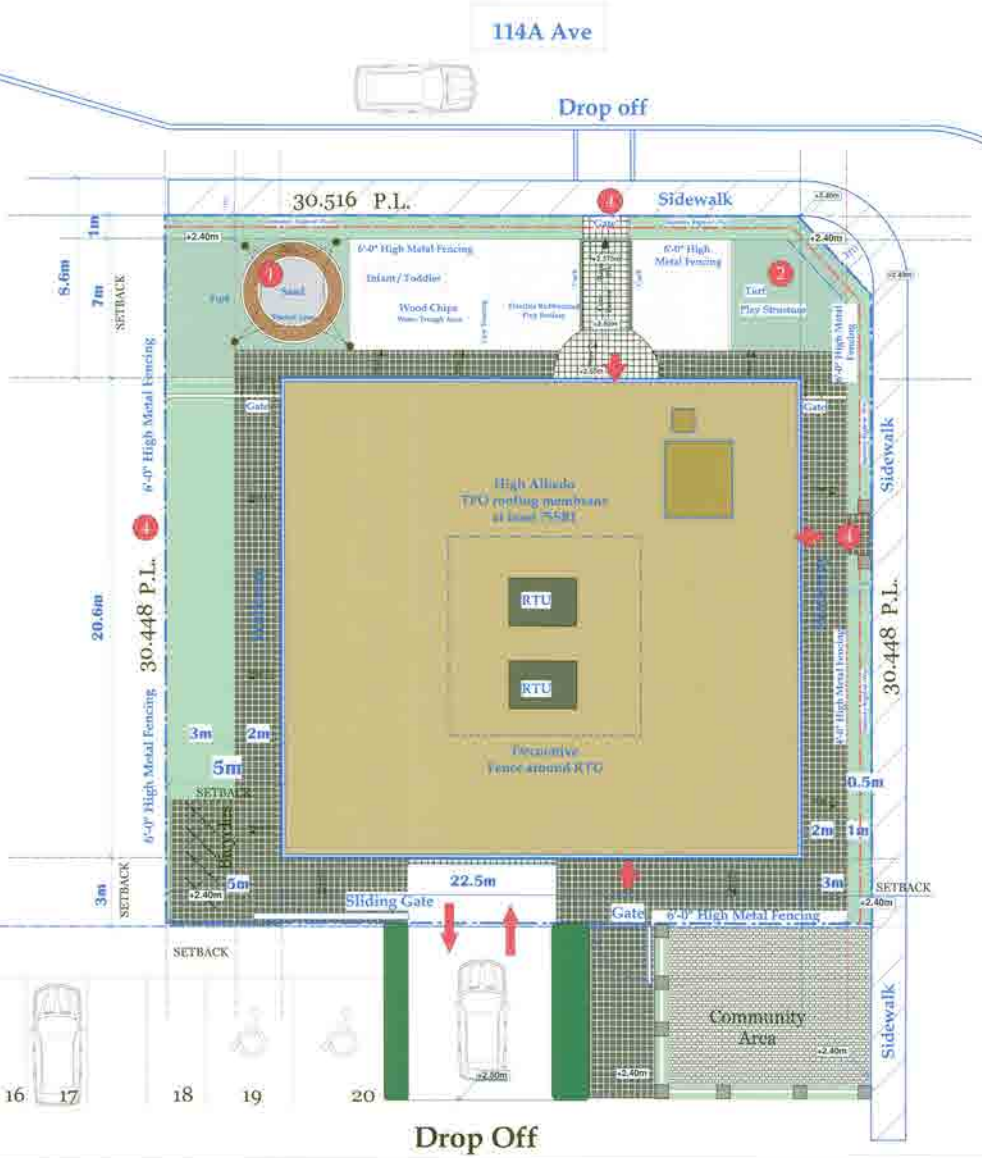
6.1

1 Shaded Area

2 Play Structure

3 South Entrance

4 Side Fence & Trees



Scale: 1:100

0 1.5m 4.5m 9.0m

0 5ft 15ft 30ft

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Daycare & Community Office Development

Surrey, British Columbia

Issued for Rezoning

March 2024

Prepared for

Mr. Larry Cope
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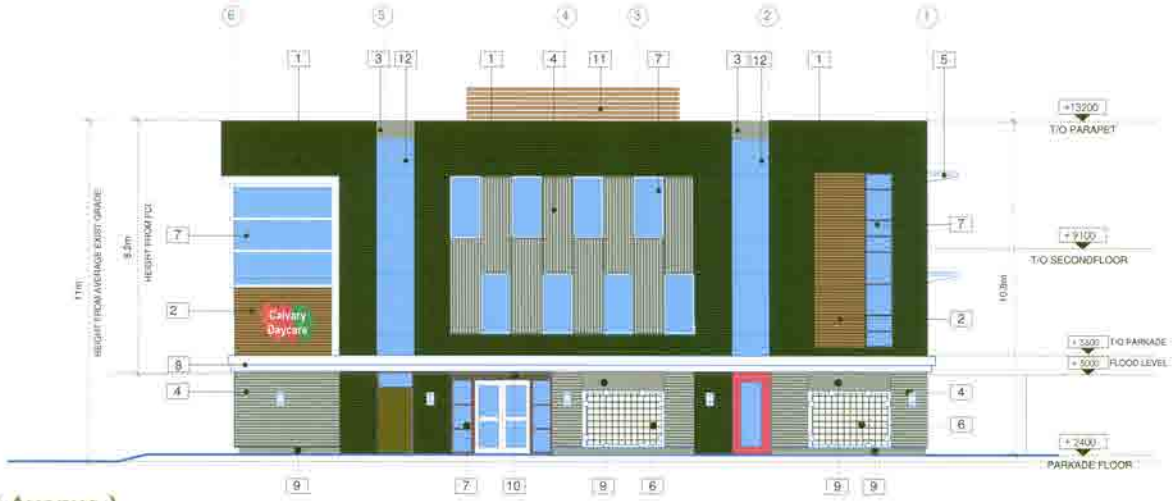
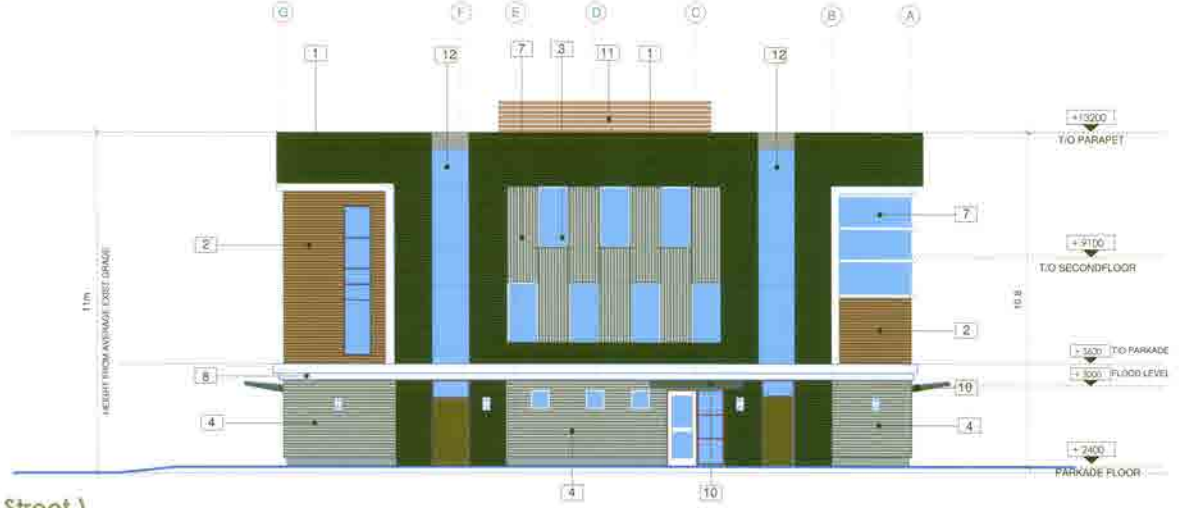


North Elevation (114A Avenue)

Scale: 1:100

0 1m 2m 4m 8m
0 3ft 7ft 13ft 26ft



East Elevation (129th Street)

Scale: 1:100

0 1m 2m 4m 8m
0 3ft 7ft 13ft 26ft

LEGEND:

1. BRICK VENEER
2. TRESPA OR CERACLAD PANELS
3. PREFORMED METAL PANEL
4. CORRUGATED METAL PANELS
5. SUNSHADE
6. GALVANISED METAL FENCE
7. GLAZING
8. BUILD OUT CORNICE
9. EXPOSED CONCRETE
10. METAL CANOPY
11. LONG BOARD - RTU ENCLOSURE
12. SPANDREL GLAZING

DATE NOTES REVISION

MAR - 5 2024

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Daycare & Community Office Development

Surrey, British Columbia

Building Elevations

Issued for Rezoning

March 2024

Prepared for
Mr. Larry Cope
Ms Susan Cope

13

South Elevation (Facing Church's Parkade)

Scale: 1:75

0 1m 2m 4m 8m
0 3ft 7ft 13ft 26ft

West Elevation (Facing Adjacent Property)

Scale: 1:75

0 1m 2m 4m 8m
0 3ft 7ft 13ft 26ft

LEGEND:

1 BRICK VENEER
2 TRESPA OR CERACLAD PANELS
3 PREFORMED METAL PANEL
4 CORRUGATED METAL PANELS
5 SUNSHADE
6 GALVANISED METAL FENCE
7 GLAZING
8 BUILD OUT CORNICE
9 EXPOSED CONCRETE
10 METAL CANOPY
11 LONG BOARD - RTU ENCLOSURE
12 SPANDREL GLAZING

DATE: NOTES: REVISION:

REGISTERED ARCHITECT ROGER C. AMENYOGBE

MAR - 5 2024

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Daycare & Community Office Development

Surrey, British Columbia

Building Elevations

Issued for Rezoning

March 2024

Prepared for
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Ms Susan Cope

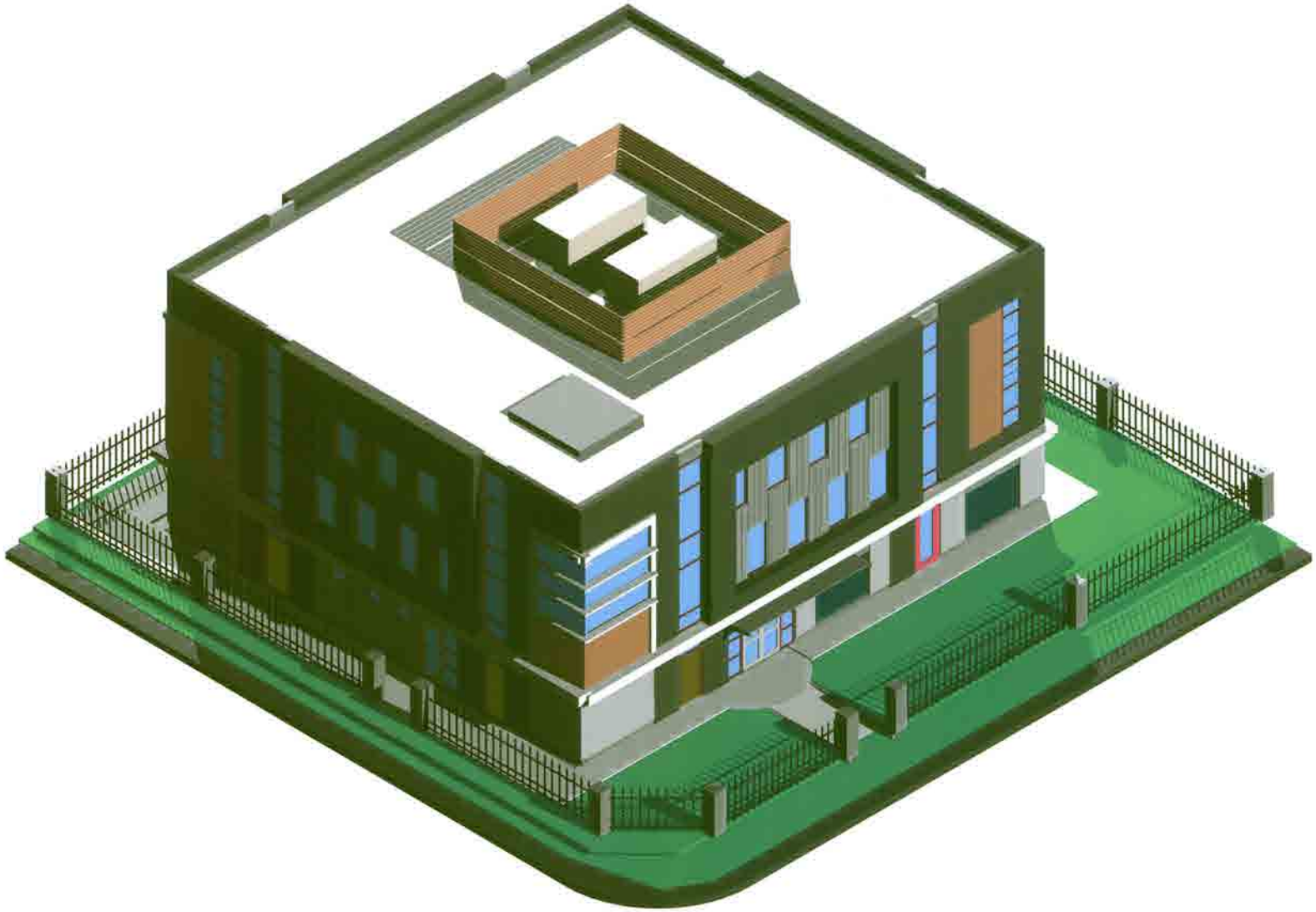
Streetscape along 114A Ave.

DATE NOTES REVISION

SEAL

REGISTERED ARCHITECT

MAR - 5 2024



DATE: NOTES: REVISION

SEAL

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ROGER K. AMENYOGBE
PROVINCE OF BRITISH COLUMBIA

MAR - 5 2024

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Daycare & Community Office Development

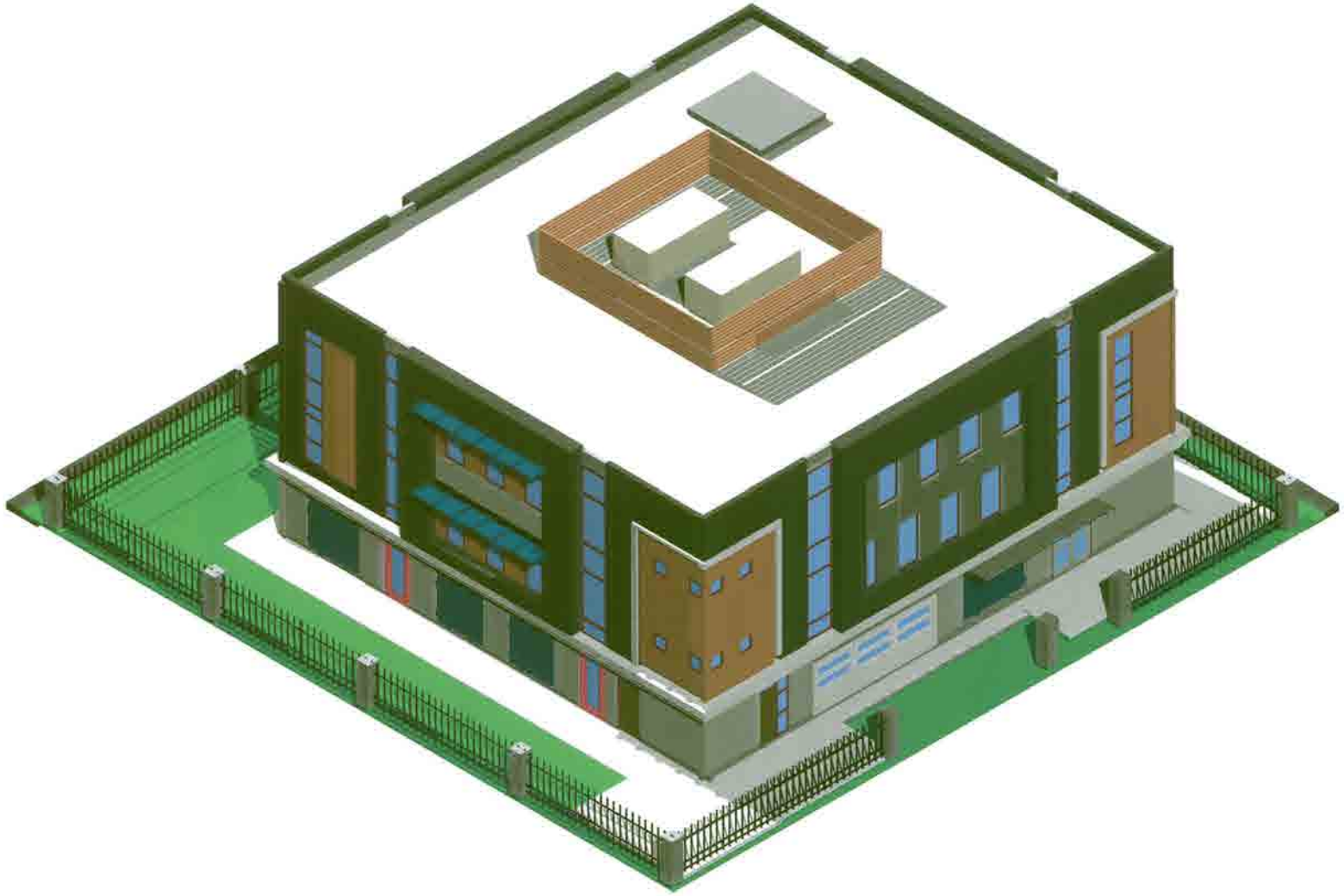
Surrey, British Columbia

Isometric View from 114A Ave.

Issued for Rezoning

March 2024

Prepared for
Mr. Larry Cope
Ms Susan Cope



DATE	NOTES	REVISION

REGISTERED ARCHITECT
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MAR - 1 2024

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Daycare & Community Office Development

Surrey, British Columbia

Isometric View from Church's Parkade

Issued for Rezoning

March 2024

Prepared for
Mr. Larry Cope
Ms Susan Cope

DATE | NOTES | REVISION

REGISTERED ARCHITECT
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Daycare & Community Office Development

Surrey, British Columbia

View from 114A Ave. & 129th Street

Issued for Rezoning

March 2024

Prepared for
Mr. Larry Cope
Ms Susan Cope

DATE	NOTES	REVISION

SEAL

REGISTERED ARCHITECT ROGER K. AMENYOGBE BRITISH COLUMBIA

MAR - 5 2024

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Daycare & Community Office Development

Surrey, British Columbia

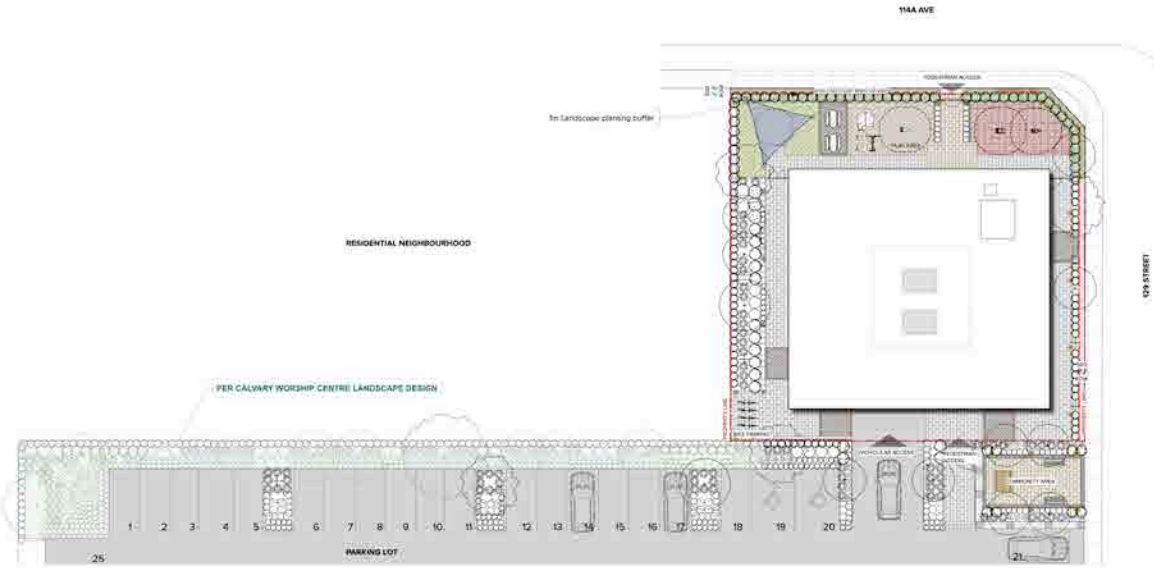
View from Church's Parkade

Issued for Rezoning

March 2024

Prepared for

Mr. Larry Cope
Ms Susan Cope



1 KEY PLAN
Scale: 1:200

Landscape Design per Cavalry Worship Centre

0.5m Statutory Right of Way

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS Standard's latest edition. Container sizes are specified as per "CNTA Standards'. Both plant size and coontainer size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply.Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected.Allow a minimum of five working days prior to delivery for request to substitute.Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the Canadian Landscape Standard'.Provide certification upon request.All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground'areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications.Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium.Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material , stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.
The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.
Plant species and varieties may not be substituted without the approval of the Landscape architect.
All wood fences to be cedar, with one coat of clear penetrating preservative.
All engineering drawings (Civil, Mechanical and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape(planting).
All soft landscape areas to be serviced by High Efficiency Irrigation System.

REFER L3 FOR SHRUBS AND TREE SPECIES

REFER L4/L5 FOR HARDSCAPE SPECIFICATIONS

DESIGN RATIONALE AND SUMMARY

This childcare facility is located in close vicinity to the Bridgeview Elementary School, and can be accessed from 114A Ave. The site has access from the parking lot in the South, and has a main pedestrian access from the North. The access to the community area is from the sidewalk that runs along 129 Street. There's a common access for the daycare and the office spaces, but the daycare play area is guarded from the rest of the site by a fence on both sides of the Site - East and West. A one meter planting buffer is proposed with a metal fence along 114A Ave. A 6' metal fence along with Vaccinium Ovatum is proposed along the property line for privacy and security.

The frontyard of the site is designed such that kids have an interactive playground area and playful learning experience by using the carefully selected instruments. Site landscape has been designed to meet the city requirements of daycare playarea (approx. 145 sqm) and various surface configurations are proposed including- Rubberized play tiles, woodchips, sodded areas and sand pit, therefore developing and enhancing their sensory system. The playground also offers tangible instruments for the kids, and the flowering shurbs add interesting and vibrant colours to the surrounding. Designed to meet the needs functionally, the design is also visually appealing and caters to the demographics of young children and toddlers. Utmost consideration with regards to safety is considered, such that the kids are safe from toxic plants, and have a soft landing material in the fall-zone. Landscaping elements are used for space definition and a more pleasant enviornment for the infants, toddlers and the preschool kids.

Native plants are proposed along the site and the adjoining parking lot for minimum maintenance in the future. Native shrub species like Mahonia Aquifolium, Mahonia Nervosa, Rosa Rugosa, Vaccinium Ovatum, and Kinnikinnick are proposed for this site. Distinct paving patterns are proposed for defining the access points owing to their functionality.

Mahonium Aquifolium

Rosa Rugosa

Hosta Blue Angel

Kinnikinnick

Vaccinium Ovatum

Sarcococca Ruscifolia

3 EXAMPLES OF PROPOSED SHRUBS
Scale: NTS

Acer Circinatum

Acer Rubrum "Bowhall"

Cornus Nuttalli "Naksnel"

Pica Omorika

4 EXAMPLES OF PROPOSED TREES
Scale: NTS

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster St. Whiterock, BC, Canada BC V4B 0C4 | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
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Project
Daycare and Community Centre Development

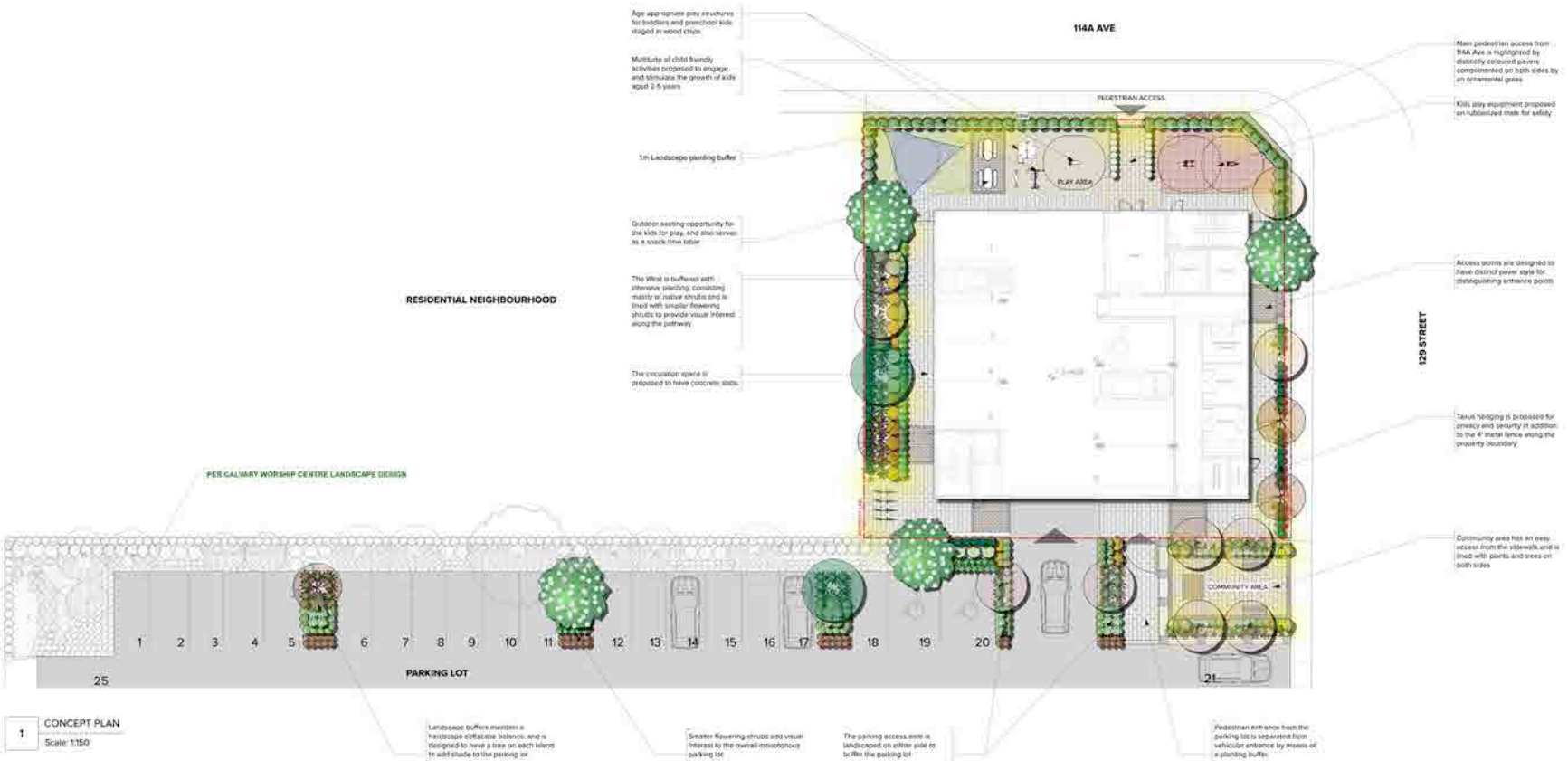
Owner
Larry and Sue Cope

Sheet Title
Key Plan

Total Sheets: 5	Sheet No: L1	Contractors:	Consultants: Roger Amenyogbe Architect
Drawn By: BB	Checked By: RD	AHJ: City of Surrey	Documents:
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	29-09-2023	DP Application
B	27-11-2023	DP Re-Submission
C	12-02-2024	DP Re-Submission
D	04-03-2024	DP Re-Submission

Scale
0 3 8 13 m



1 CONCEPT PLAN
Scale: 1:150

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster St. Whiterock, BC, Canada BC V4B 0C4 | 6047831450 | ruchir@architecturepanel.com

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Project
Daycare and Community Centre Development

Owner
Larry and Sue Cope

Sheet Title
Concept Plan

Total Sheets: 5	Sheet No: L2	Contractors:	Consultants: Roger Amenyogbe Architect
Drawn By: BB	Checked By: RD	AHJ: City of Surrey	Documents:
Reviewed By: RD	Status: DP Application		

No	Date	Issue Notes
A	29-09-2023	DP Application
B	27-11-2023	DP Re-Submission
C	12-02-2024	DP Re-Submission
D	04-03-2024	DP Re-Submission

N

Scale
0 3 6 9 m

APPENDIX III
Location of proposed child care and commercial building
Surface parking to be constucted (under development application no. 7916-0163-00)
Church under construction (approved under development application no. 7916-0163-00)
BRIDGEVIEW ELEMENTARY SCHOOL
Bridgeview Park
Bridgeview Community Hall
114B Ave
114A Ave
114 Ave
113B Ave
113A Ave
112B Ave
115 Ave
127A St
128 St
126A St
129 St
131 St
Bridgeview Dr
11358
11366
11374
11350
11411
11259

APPENDIX IV

INTER-OFFICE MEMO

TO:	**Director, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Development Process Manager, Engineering Department**		
DATE:	**March 04, 2024**	PROJECT FILE:	**7823-0075-00**
RE:	**Engineering Requirements Location: 11358 128 St**		

REZONE/SUBDIVISION

Works and Services

- Construct south side of 114A Avenue complete with turnaround facility.
- Construct storm, sanitary and water service connections to service the development.
- Provide on-site stormwater mitigation and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

Daniel Sohn, P.Eng.
Development Process Manager

BD

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX V

Tree Preservation Summary

Surrey Project No:

Address: 11358 128 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

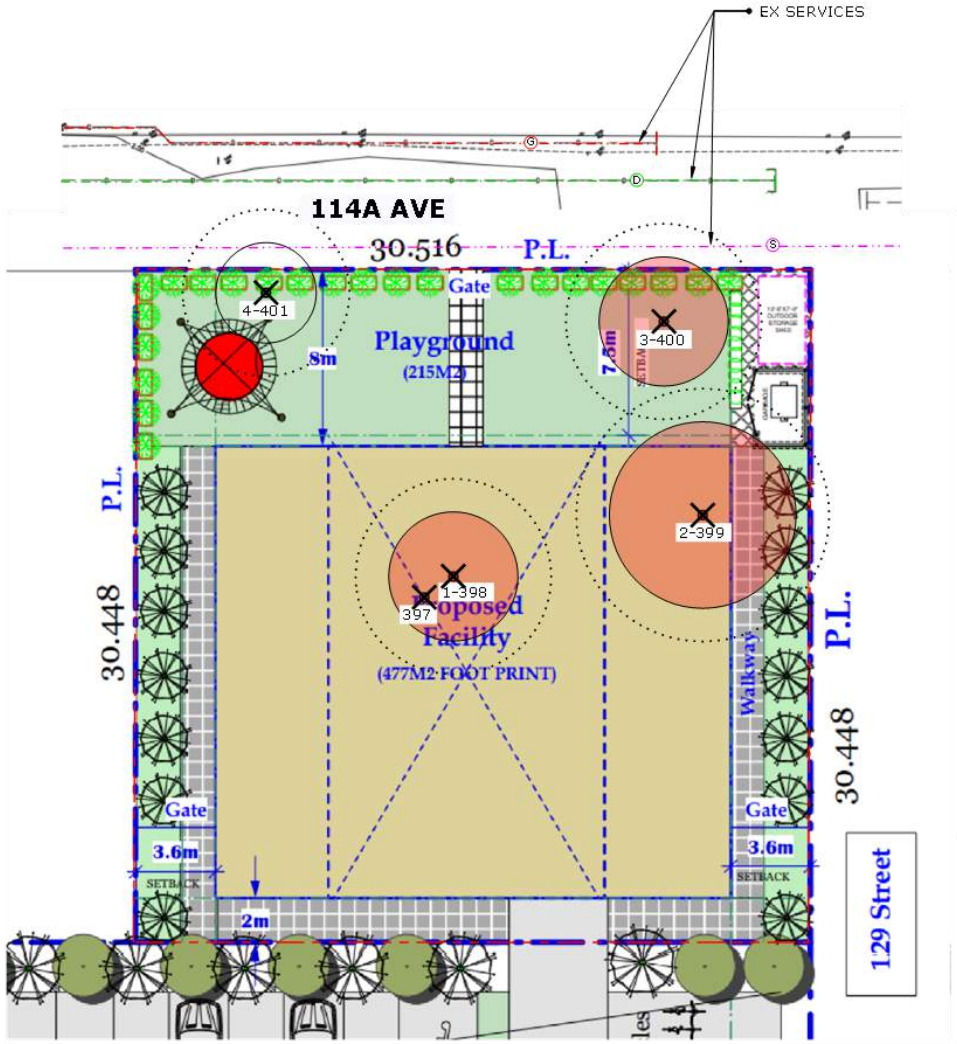
On-Site Trees	Number of Trees		Off-Site Trees	Number of Trees
Protected Trees Identified *	4		**Protected Trees Identified**	0
Protected Trees to be Removed	4		**Protected Trees to be Removed**	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0		**Protected Trees to be Retained**	0
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3 - All other species to be removed (2:1) 1 X two (2) = 2	5		**Total Replacement Trees Required:** - 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	14		**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)

October 31, 2022

Date



WOODRIDGE TREE
CONSULTING ARBORISTS LTD

Tree Plan for Construction at
11358 128 Street,
Surrey

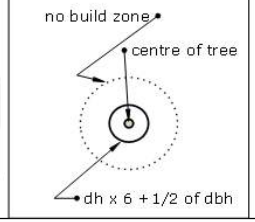
Date: October 31, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
397	Red Alder	28	n/a
1-398	Red Alder	45	2.70
2-399	Red Alder	65	3.90
3-400	Red Alder	45	2.70
4-401	Cherry Tree	35	2.10

Notes
-Trees 3-400 & 4-401 DBH are estimated, due to access constraints
-Trees with red TPZ are Poor retention suitability. All others are Moderate

Legend



Legend

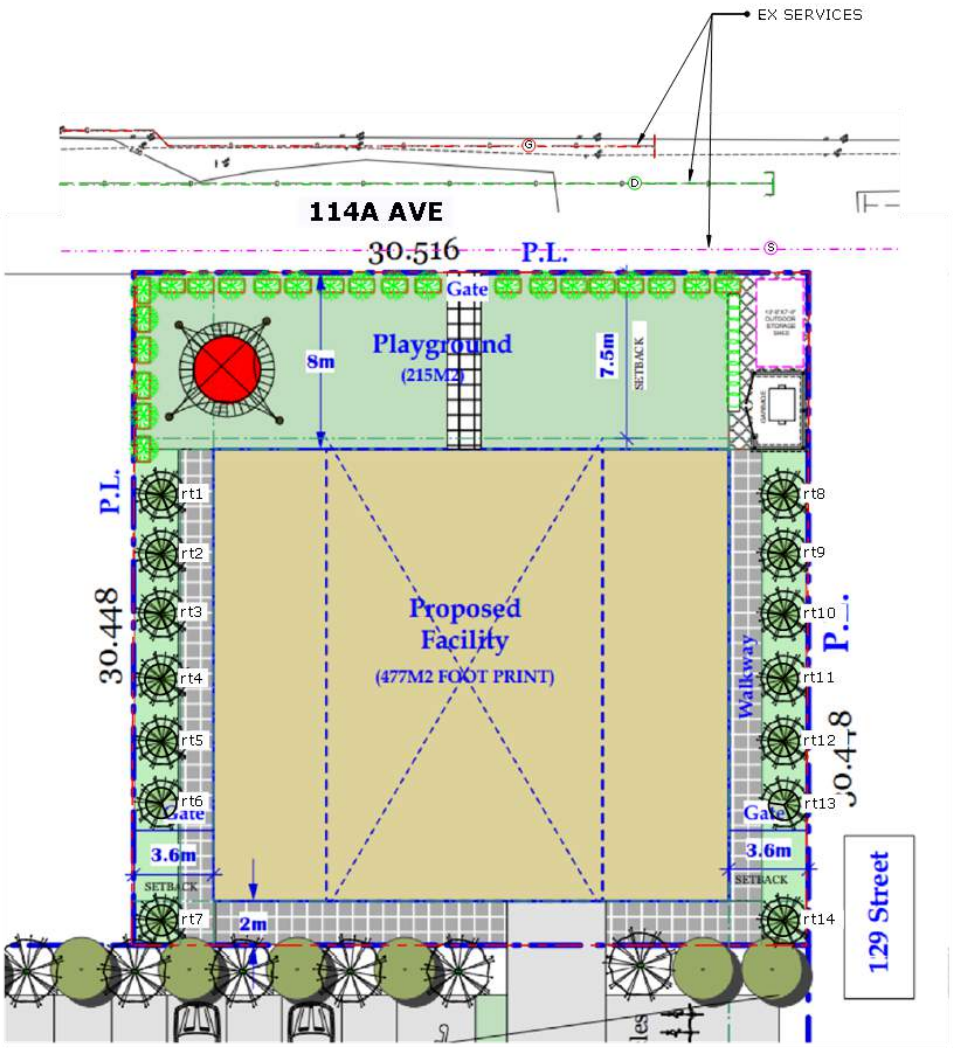
N

= Undersized tree

x = remove tree

tree barrier

1m 1:200 10m



WOODRIDGE TREE
CONSULTING ARBORISTS LTD

Tree Replacement Plan for Construction at 11358 128 Street, Surrey

Date: October 31, 2022

Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

Replacement trees to be a minimum 5cm caliper if deciduous, or a minimum 3m tall if coniferous

Legend

N

= existing tree

= replacement tree

1m 1:200 10m

CITY OF SURREY

BYLAW NO. 21241

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 210 (CD 210), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: ASSEMBLY HALL 2 ZONE (PA-2)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 210" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 210	Portion of 11358 – 128 Street	Lot 2, Plan Epp51766	21241	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PUBLIC HEARING HELD thereon on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 210 (CD 210)

In this Comprehensive Development Zone 210 (CD 210), **Part 35, Neighbourhood Commercial (C-5) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Block A		
Address	**Legal Descriptions**	**PID**
11358 – 128 Street (portion of)	That Portion of Lot 2 Section 9 Block 5 North Range 2 West NWD Plan EPP51766 as shown outlined in bold, labelled as Block A on the Survey Plan attached hereto as Schedule A, certified correct by Felix Chu, B.C.L.S. on the 2nd day of August 2023, containing 925.3 square metres	030-367-441 (portion of)

(collectively the "*Lands*")

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"**A**. **Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development an office *building* with a *child care centre* and limited service uses."

2. Permitted Uses

Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:

"**B**. **Permitted Uses**

Lands, buildings and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. Office uses, excluding the following:
   i. *Social escort services*;
   ii. Marijuana dispensaries; and
   ii. *Methadone clinics.*
2. *General service uses*, limited to tutoring and youth learning centres.
3. *Community services*
4. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended."

3. Density

Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

"**D. Density**

1. Maximum Density:
   Maximum *density* shall be as follows:
   (a) 1 *dwelling unit*; and
   (b) The lesser of *floor area ratio* of 0.1 or *building* area of 300 sq. m.
2. Permitted Density Increases:
   If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.0."

4. Yards and Setbacks

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"**F. Yards and Setbacks**

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	SETBACKS:			
USES:	*Front Yard*	*Rear Yard*	West *Side Yard*	East *Side Yard*
Principal Building[1]	7.0 m	3.0 m	5.0 m	3.0 m

1 Notwithstanding the definition of *setback* in Part 1, Definitions, overhangs and canopies may encroach into the required *setbacks*."

5. Height of Buildings

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"**G. Height of Buildings**

1. Principal Buildings:
   Principal building height shall not exceed 11 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4 m.
3. Structures:
   Structure height shall not exceed 4 m."

6. Off-Street Parking and Loading/Unloading

Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" as follows:

"**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:
   Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, a minimum of 9 *parking spaces* shall be provided on site, located at-grade within the *building* envelope."

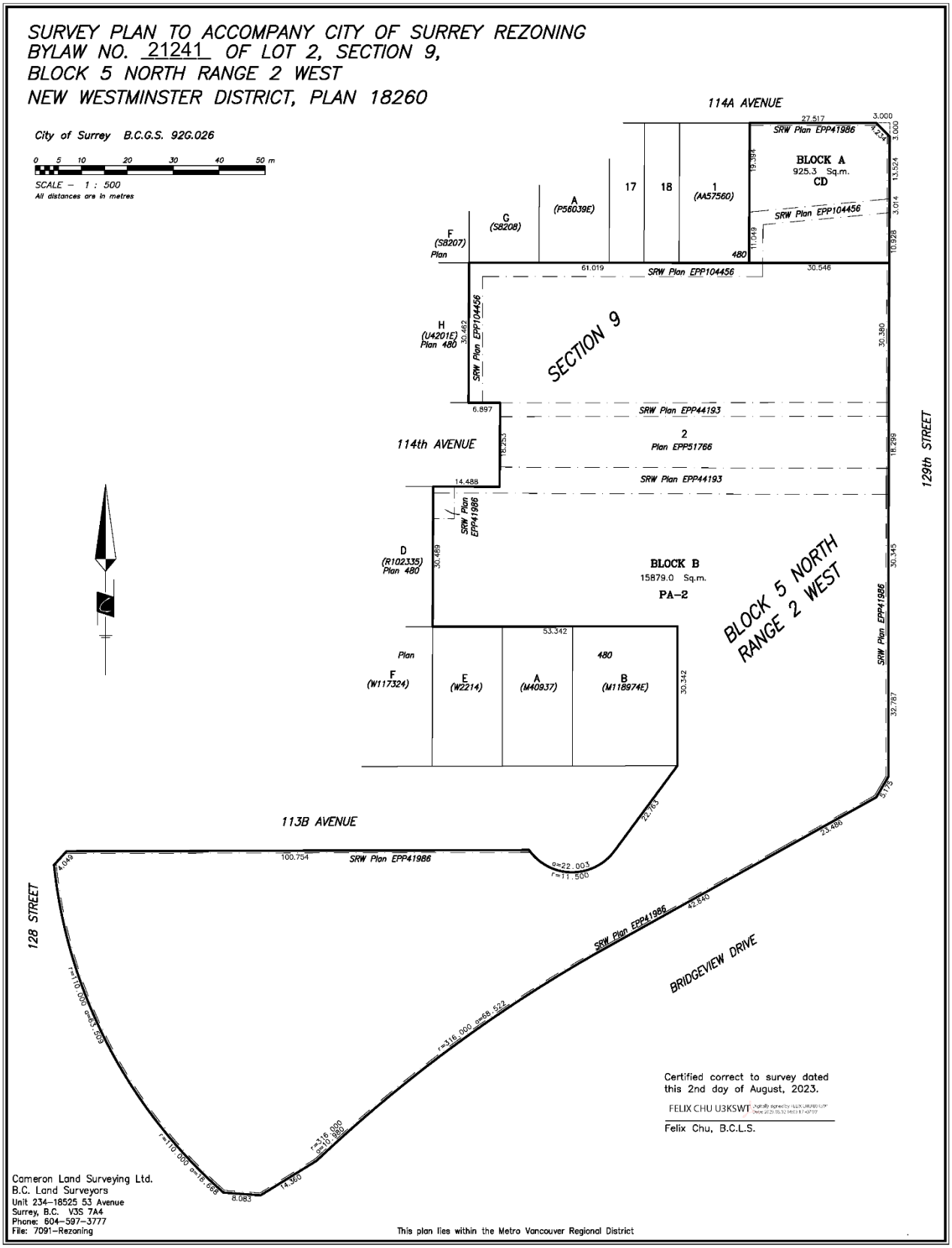
7. Subdivision

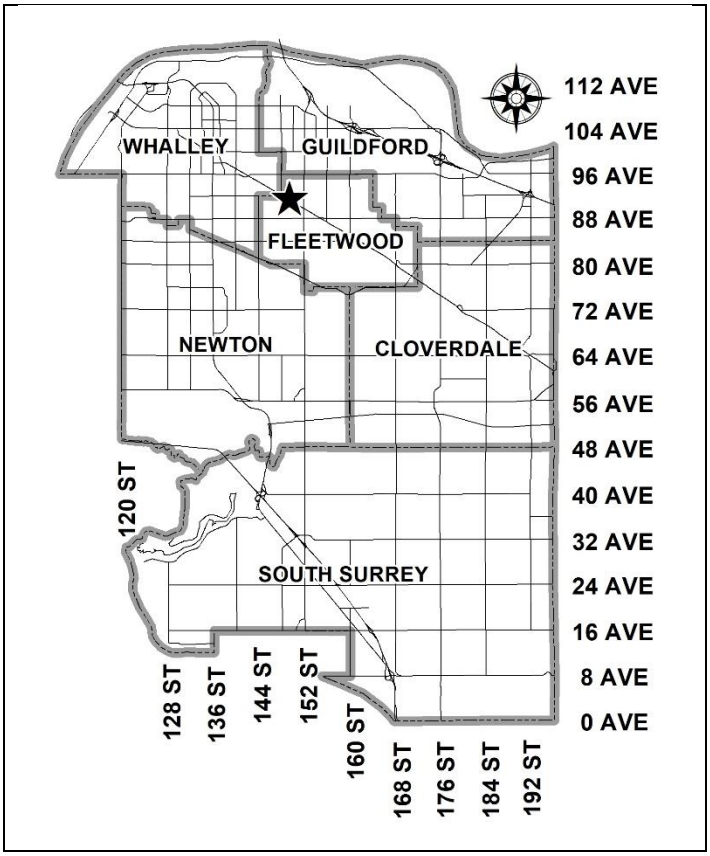
Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

"**K. Subdivision**

1. Minimum Lot Sizes:
   Lots created through subdivision except strata *lots*, shall conform to the following minimum standards:
   (a) *Lot* Area: Minimum 920 sq. m;
   (b) *Lot* Width: Minimum 25 m; and
   (c) *Lot* Depth: Minimum 30 m."

SCHEDULE A


SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. 21241 OF LOT 2, SECTION 9,
BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT, PLAN 18260
City of Surrey B.C.G.S. 92G.026
0 5 10 20 30 40 50 m
SCALE – 1 : 500
All distances are in metres
114A AVENUE
27.517
3.000
SRW Plan EPP41986
BLOCK A
925.3 Sq.m.
CD
SRW Plan EPP104456
17
18
1
(AA57560)
A
(P56039E)
G
(S8208)
F
(S8207)
Plan
480
61.019
30.546
H
(U4201E)
Plan 480
SECTION 9
SRW Plan EPP44193
2
Plan EPP51766
114th AVENUE
14.488
SRW Plan EPP41986
D
(R102335)
Plan 480
BLOCK B
15879.0 Sq.m.
PA-2
BLOCK 5 NORTH
RANGE 2 WEST
129th STREET
53.342
Plan
480
F
(W117324)
E
(W2214)
A
(M40937)
B
(M118974E)
113B AVENUE
100.754
r=22.003
r=11.500
128 STREET
r=110.000
r=316.000
r=316.000
8.083
14.360
BRIDGEVIEW DRIVE
42.640
Certified correct to survey dated
this 2nd day of August, 2023.
FELIX CHU U3KSWT
Felix Chu, B.C.L.S.
Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234–18525 53 Avenue
Surrey, B.C. V3S 7A4
Phone: 604–597–3777
File: 7091–Rezoning
This plan lies within the Metro Vancouver Regional District



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0036-00

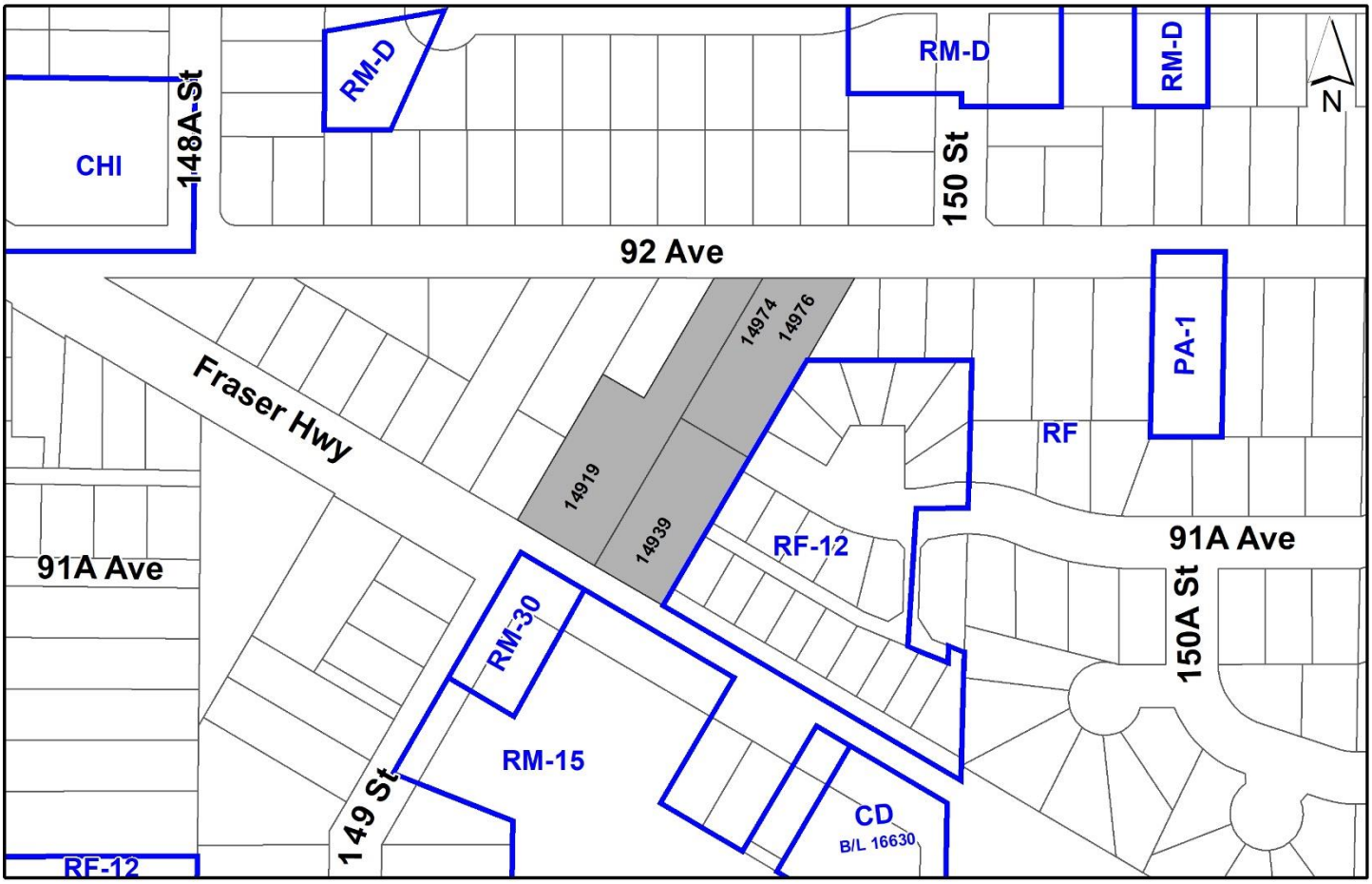
Planning Report Date: April 22, 2024

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to CD
- **Development Permit**

to permit the development of two, 6-storey residential apartment buildings.

LOCATION:	14919 Fraser Highway 14939 Fraser Highway 14974 92 Avenue (also 14976 92 Avenue)
ZONING:	RF
OCP DESIGNATION:	Urban
TCP DESIGNATION:	Low Rise Residential



RECOMMENDATION SUMMARY

- File Rezoning Bylaw Nos. 19543 and 19544.
- OCP Amendment Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Rezoning Bylaw to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character**.**

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed amendment to the Official Community Plan (OCP) to redesignate the subject site from "Urban" to "Multiple Residential" is consistent with the anticipated land use designation for this part of the Fleetwood Plan.
- 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 Transit-Oriented Area designation under Bill 47 (2023). As such, Council is requested to endorse the Public Notification to proceed for the proposed OCP Amendment and Rezoning By-laws. The By-laws 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 generally complies with the uses and densities as outlined in the Fleetwood Plan, which received Stage 1 approval from Council on March 7, 2022 (Corporate Report No. R049;2022).
- The proposed density and building form are appropriate for this part of Fleetwood and complies with the Development Permit (Form and Character) requirements in the OCP.
- The proposed buildings are expected to achieve an attractive architectural built form utilizing high quality materials and contemporary lines. The street interface has been designed to a high-quality to achieve a positive urban experience between the proposed buildings and the public realm.

- The proposed development is within a proposed Frequent Transit Development Area (FTDA) and conforms to the goal of achieving high-rise, high density development near public transit options.

- The site is within walking distance of bus transit along Fraser Highway and is approximately 425 metres from the future SkyTrain station at Fraser Highway and 152 Street.

- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Stage 1 Fleetwood Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law Nos. 19543 and 19544 and close Land Development Project No. 7916-0673-00 and all applications associated with this project.

2. Council endorse the Public Notification to proceed for a By-law to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential.

3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

4. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

5. Council authorize staff to draft Development Permit No. 7923-0036-00 generally in accordance with the attached drawings (Appendix I).

6. Council instruct staff to resolve the following issue**s** 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) final approval from TransLink;

    (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

    (i) 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;

(j) 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; and

(k) Stage 2 approval of the Fleetwood Plan.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lots, under Development Application No. 7916-0673-00 to permit 14 single family small lots granted Third Reading April 9, 2018.	Low Rise Residential	RF
North (Across 92 Avenue):	Single family lots	Townhouse	RF
East:	Single family lots	Low Rise Residential	RF & RF-12
South (Across Fraser Highway):	Single family lots and townhomes	Low Rise Residential and Townhouse	RF, RM-15 & RM-30
West :	Single family lots	Low Rise Residential	RF

Context & Background

- The subject site is a 7,333-square metre site, consisting of three properties, located south of 92 Avenue, north of Fraser Highway at 149 Street in Fleetwood.

- The subject site is designated "Urban" in the Official Community Plan (OCP), "Low Rise Residential" in the Stage 1 Fleetwood Plan and is zoned "Single Family Residential Zone (RF)".

- Previous Development Application No. 7916-0673-00 received Third Reading on April 9, 2018, which proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" in order to allow subdivision into 14 small single family lots. Application No. 7916-0673-00 is proposed to be closed and replaced with the subject application.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two 6-storey apartment buildings on two lots (north lot, proposed Lot 1; and south lot, proposed Lot 2) with 140 units, the applicant is proposing the following:

    - OCP Amendment to redesignate the site from "Urban" to "Multiple Residential";
    - Rezoning the site from RF to CD (based on RM-70 Zone); and
    - Detailed Development Permit for Form and Character.

- The proposed development will consist of 140 residential dwelling units above two levels of underground parking.

- The following table provides specific details on the proposal:

	Proposed
Lot Area	
Gross Site Area:	7,333 square metres
Road Dedication:	2,802 square metres
Net Site Area (Lot 1):	2,235 square metres
Net Site Area (Lot 2):	2,295 square metres
Number of Lots:	2
Building Height:	6 storeys / 21 metres (Lot 1) and 6 storeys / 20 metres (Lot 2)
Floor Area Ratio (FAR):	1.56 gross / 2.45 net (Lot 1) / 2.59 net (Lot 2)
Floor Area	
Residential (Lot 1):	5,469 square metres
Residential (Lot 2):	5,955 square metres
Total:	11,424 square metres
Residential Units:	
Studio:	9
1-Bedroom:	76
2-Bedroom:	38
3-Bedroom:	17
Total:	140

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	**The School District has advised that there will be approximately 18 school-age children generated by this development, of which the School District has provided the following expected student enrollment.** 11 Elementary students at Berkshire Park Elementary School 4 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 2027.
Parks, Recreation & Culture:	Barry Mather Park is the closest active park and contains amenities including a playground and natural area. It is 165 metres walking distance from the development. Future active parkland is proposed within 185 metres walking distance of the development as part of the Fleetwood Plan.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development application. However, there are some items which will be required to be addressed as part of the Building Permit application.
Advisory Design Panel:	At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City's Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff. The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Road Network & Infrastructure

- The applicant will be providing the following improvements:

    - Dedication and construction of the south side of 92 Avenue to the local road standard;
    - Dedication and construction of the north side of Fraser Highway;
    - Dedication and construction of 91A Avenue to the local road standard;
    - Dedication and construction of 149 Street to the local road standard; and
    - Dedication and construction of a north/south pedestrian walkway connecting 91A Avenue and 92 Avenue.

Traffic Impacts

- The proposed development is anticipated to generate approximately one to two vehicles every minute in the peak hour, according to industry standard rates. A site-specific transportation impact assessment was not required as the proposal is below the City's typical threshold. An area-wide transportation impact assessment is being conducted as part of the Fleetwood Plan, which will provide a comprehensive evaluation of traffic impacts of development throughout Plan area and inform the servicing strategy.

Access

- Driveway access to the underground parking on proposed Lot 1 and Lot 2 will be from 91A Avenue.

Transit

- The subject property is located within walking distance of bus transit along Fraser Highway and is approximately 425 metres from the future SkyTrain station at Fraser Highway and 152 Street.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated Urban in the OCP.

- An OCP Amendment is required to redesignate the subject site to Multiple Residential, which is consistent with the Stage 1 Fleetwood Plan.

Amendment Rationale

- The subject site is located within a future FTDA, as identified by the Stage 1 Fleetwood Plan, and is within close proximity to the future 152 Street SkyTrain station. The development will promote walkability, allows for greater housing choice and complies with OCP principles that encourage higher-density development in FTDAs.

Themes/Policies

- The proposal aligns with the following OCP Themes/Policies:
    - Growth Management
        - Accommodating Higher Density: Direct residential development into approved Secondary Plan areas at densities sufficient to encourage commercial development and transit services expansion.
        - Efficient New Neighbourhoods: Plan and develop new neighbourhoods with an emphasis on compact forms of development.
    - Centres, Corridors and Neighbourhoods:
        - Healthy Neighbourhood: Plan and design urban neighbourhoods with sufficient densities to support a higher-quality transit system that is accessible to most residents.
        - Urban Design: Ensure a new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
    - Ecosystems
        - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment through a design that meets typical sustainable development criteria.

Secondary Plans

Land Use Designation

- The subject property is designated "Low Rise Residential" in the Stage 1 Fleetwood Plan.

- The "Low Rise Residential" designation permits up to 2.0 FAR (gross). The designation supports up to 4-5 storeys and up to 6 storeys for sites abutting a Frequent Transit Network. Where new development interfaces with Plan-designated "Townhouse" (including across the street), building height should transition down to a maximum of 4 storeys.

- The applicant is proposing a gross density of 1.56 FAR, which complies with the maximum permitted under the designation.

- The applicant is proposing to amend the road network in the Stage 1 Fleetwood Plan by replacing a portion of 149 Street with a walkway. This amendment is supported by staff and will be reflected in the Stage 2 Fleetwood Plan.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the Stage 1 Fleetwood Plan:

    - Active Living: Provide spaces and amenities to foster active living, wellness, and opportunities for social connection.
    - Mobility for All: Develop active transportation and transit infrastructure to support universal access to safe mobility.
    - Robust Economy: Support a thriving and diverse local business environment.
    - Climate Resilience: Transition to a net zero carbon community that can adapt to climate change.
    - Focused Growth: Support thoughtful transit-oriented development guided by the community context.

- The Stage 1 Fleetwood Plan Development Expectations Policy requires a minimum of 30% of new multi-family housing units should be family-oriented 2-bedroom or greater, and at least 10% as 3-bedroom or greater. The intent is to provide a broader range of housing choice for a variety of family sizes, types as well as compositions.

- Staff note that the proposal addresses these family-oriented housing policies in the Fleetwood Plan by providing approximately 39% of the total dwelling units as two or more bedrooms and 12% of the dwelling units as three or more bedroom.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate two proposed 6-storey residential buildings on proposed Lot 1 and Lot 2. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law for Block A (Lot 1) and Block B (Lot 2) are illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50	**Block A:** 2.45 **Block B:** 2.59
Lot Coverage:	33%	**Block A:** 46% **Block B:** 47%
Yards and Setbacks	7.5 metres	**Block A:** North: 5.5 metres South: 5.5 metres East: 6.0 metres West: 5.5 metres **Block B:** North: 5.5 metres South: 5.5 metres East: 6.0 metres West: 5.5 metres
Principal Building Height:	50 metres	**Block A:** 21 metres **Block B:** 20 metres
Permitted Uses:	• Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings • Child Care Centres	• Multiple unit residential buildings • Ground-oriented Multiple Unit residential buildings
Amenity Space:		
Indoor Amenity: Outdoor Amenity:	**Block A:** 220 square metres **Block B:** 207 square metres **Block A:** 220 square metres **Block B:** 207 square metres	**Block A:** The proposed 210 square metres + CIL meets the Zoning Bylaw requirement. **Block B:** The proposed 259 square metres exceeds the Zoning Bylaw requirement. **Block A:** The proposed 321 square metres exceeds the Zoning Bylaw requirement. **Block B:** The proposed 548 square metres exceeds the Zoning Bylaw requirement.

Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	193	171
Residential Visitor:	28	14
Total:	221	185
Accessible:	4	6
Bicycle Spaces		
Residential Secure Parking:	168	238
Residential Visitor:	12	12

- The proposed CD Bylaw is based upon the "Multiple Residential 70 Zone (RM-70)" with modifications to the permitted density, lot coverage, minimum building setbacks and off-street parking requirements.

- The applicant proposes a floor area ratio (FAR) of 1.56 (gross). The proposed density is consistent with the proposed Stage 1 Fleetwood Plan designation of "Low Rise Residential". If calculated on the net site area, the FAR for Block A (Lot 1) is 2.45 and the FAR for Block B (Lot 2) is 2.59. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.45 and 2.59 for Blocks A and B, respectively, in the CD Bylaw.

- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 46% and 47% for Block A and B, respectively, in the CD Bylaw to accommodate the proposed 6-storey apartment built form.

- The proposal to reduce the minimum building setback requirement along the street frontages for the proposed apartment buildings is supported given it will allow for a more urban, pedestrian-oriented streetscape.

On-site Parking and Bicycle Storage

- The proposed development includes a total of 185 parking spaces consisting of 171 resident parking spaces and 14 parking spaces for visitors. In addition, the applicant will provide 6 accessible parking spaces.

- The applicant is proposing to provide a rate of 1.1 parking space per dwelling unit for residents and 0.1 parking space per dwelling unit for visitors (1.2 per unit in total) in each building. The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates, previously endorsed by Council, as part of Corporate Report No. R115; 2021 ("Parking Update: Rapid Transit Corridors and Rental Housing").

- Of the 185 parking stalls provided, 46 small car stalls, or 25% of the total number of parking spaces, are proposed. The Surrey Zoning Bylaw allows for a maximum of 35% of the total parking spaces on-site to be provided for small cars.

- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the north and west lot lines. As a result, the proposed CD Bylaw will permit the underground parkade facility to extend within 0.5 metre of these lot lines.

- The development will provide a total of 238 secure bicycle parking spaces in the underground parkades. This exceeds the minimum bicycle parking stalls required under the Zoning Bylaw. In addition, the applicant will provide 6 bicycle parking spaces, at grade for visitors, for each of the proposed buildings which complies with the Zoning Bylaw requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046; 2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit Issuance. The current rate is $2,227.85 per new unit.

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Low to Mid Rise Residential 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, with rates anticipated to increase in April 2024. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.

- The applicant will be required to contribute $1,113.92 per new lot to support the redevelopment of new affordable housing.

- 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 November 30, 2023, and the Development Proposal Signs were installed on January 8, 2024. Staff received responses from 4 neighbours *(staff comments in italics):*

    - One respondent sought more information regarding the ultimate road network in the area.

    (Staff provided the requested information to the respondent.)

- Three respondents expressed concerns with the impacts that the increased density would have on traffic, parking, infrastructure and property values in the neighbourhood.

(Staff advised that there are a variety of detailed planning process underway which are necessary to develop the final and comprehensive Stage 2 Fleetwood Plan. As part of this process, staff are undertaking a detailed servicing analysis to identify infrastructure improvements, as well as an area-wide Transportation Impact Assessment to assess the cumulative impact of development on traffic.)

- The subject development application was reviewed by the Fleetwood Community Association (FCA). The Fleetwood Community Association provided the following comments *(staff comments in italics):*

  - The proposal will place added pressure on existing elementary and secondary schools in the area which are already operating over capacity.

    (City staff continue to liaise with the School District and provide regular updates on new development proposals in order to assist with school capacity planning.)

  - The applicant should provide a child care facility in one of the buildings.

    (The applicant is not proposing to provide a child care facility at this time.)

  - The applicant should provide commercial floor area on the ground floor along Fraser Highway.

    (This portion of Fraser Highway is not designated for mixed-use. The Stage 1 Fleetwood Plan focuses mixed-use areas in key nodes in order to ensure their success.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the interim urban design guidelines in the Stage 1 Fleetwood Plan.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the interim urban design guidelines in the Stage 1 Fleetwood Plan.

- The applicant has worked with staff to:
  - provide appropriate ground floor setbacks to accommodate planting and to ensure a consistent and comfortable streetscape;
  - provide appropriate step backs for levels 5 and 6 on the north, east and south elevations of Building 1 and the north and east elevations of Building 2 in order to maintain a 4-storey visual expression along 91A Avenue and 92 Avenue and to provide

a sensitive interface to the smaller local roads and the existing single family homes to the east;
- to integrate the building design with the naturally sloping terrain
- provide two-level townhouse units along the Fraser Highway interface for resident livability;
- emphasize the 2-storey townhome expression along 91A Avenue, 92 Avenue and 149 Street to aid in the visual transition from low to medium density;
- refine the exterior elevations and materials; and
- design an acceptable urban public realm interface and edge treatments.

Building 1 (Lot 1)

- The proposed building is a 6-storey, wood frame residential building, consisting of two street frontages.

- The design responds to the existing development scale pattern by stepping back the two uppermost storeys along the north, east and south property lines for relief to the building's massing.

- The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.

- The predominant building material is comprised of durable cementitious panels and horizontal siding with a robust brick base to reinforce the 2-storey townhouse character.

- The building orientation provides appropriate urban edges on 91A Avenue and 92 Avenue while ensuring that units will provide greater observation of the public realm with active rooms facing toward the street and pedestrian walkways as a means of CPTED and street activation.

- The applicant is proposing a unit mix of 4 micro studios, 2 studio units, 37 one-bedroom, 23 two-bedroom units and 6 three-bedroom units.

Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".

- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity

- The Zoning Bylaw requires the applicant to provide a minimum of 3 square metres per unit and 4 square metres per micro unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 220 square metres of indoor amenity space to serve the residents of the proposed Building 1. Of this 220-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.

- The applicant proposes 210 square metres of indoor amenity space, which exceeds the minimum on site requirements of 74 square metres but is less than the 220 square metre total indoor amenity space requirement for the project.

- The applicant has agreed to provide a monetary contribution of $9,000 (based on $3,000 per unit) to address the remaining shortfall in the required indoor amenity space, in accordance with Council Policy No. O-48, as amended. Cash-in-lieu contributions for indoor amenity space are increased on an annual basis and must be paid at the rate in effect at the time of Final Adoption.

- The applicant is proposing indoor amenity on Levels 1 and 2, including a gym, kitchen and lounge areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit, the proposed development must provide a total of 220 square metres of outdoor amenity space to serve the residents of the proposed Building 1.

- The applicant is proposing 321 square metres of outdoor amenity, exceeding the minimum requirement.

- The applicant is proposing an outdoor amenity area at grade within the rear yard area and a rooftop amenity on Level 6.

- The amenities on the ground level include a children's play area and various seating areas directly adjacent to the indoor amenity area.

- The Level 6 rooftop amenities includes a variety of seating areas.

- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

<u>Building 2 (Lot 2)</u>

- The proposed building is a 6-storey, wood frame residential building, consisting of three street frontages.

- The building orientation provides appropriate urban edges on 91A Avenue, 149 Street and Fraser Highway.

- The design responds to the existing development scale pattern by stepping back the two uppermost storeys along the north and east property lines.

- The ground-floor units are oriented toward the streets with front door access and usable semi-private outdoor space.

- The predominant building material is comprised of durable cementitious panels and horizontal siding with a robust brick base to reinforce the 2-storey townhouse character.

- The applicant is proposing a unit mix of 3 micro studios, 39 one-bedroom, 15 two-bedroom units and 11 three-bedroom units.

Landscaping

- The ground floor residential interface along the street frontages consist of landscaped front yards separated from the public realm by planter boxes, providing a sense of privacy while still maintaining "eyes on the street".

- See the Outdoor Amenity section below regarding landscaping for the outdoor amenity areas.

Indoor Amenity

- Based upon the City's Zoning Bylaw requirement, the proposed development must provide 207 square metres of indoor amenity space to serve the residents of the proposed Building 2. Of this 207-square metre requirement, a minimum of 74 square metres of indoor amenity space must be provided on site, and the remaining indoor amenity space requirement can be addressed through cash-in-lieu.

- The applicant proposes 259 square metres of indoor amenity space, exceeding the minimum requirement.

- The applicant is proposing indoor amenity on Levels 1 and 2, including a gym, kitchen and lounge areas.

Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit, the proposed development must provide a total of 207 square metres of outdoor amenity space to serve the residents of the proposed Building 2.

- The applicant is proposing 548 square metres of outdoor amenity, exceeding the minimum requirement.

- The applicant is proposing an outdoor amenity area at grade within the rear yard area and a rooftop amenity on Level 6.

- The amenities on the ground level include a children's play area and various seating areas directly adjacent to the indoor amenity area.

- The Level 6 rooftop amenities includes a variety of seating areas.

- The soft landscaping proposed throughout the amenity areas consist of resilient, low-maintenance plantings which are tolerant of urban conditions.

Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 ("Proposed Changes to Advisory Design Panel Procedures for Development Applications") which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, the ADP can be waived.

- 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:

    - Coordinate all design drawings for accuracy and completeness;
    - Provide more details and annotations for accuracy and completeness;
    - Ensure the planting material along Fraser Highway is selected to promote privacy;
    - Provide high-quality materials in the public realm with a focus on accessibility; and
    - Design refinement to the public realm interface.

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

TREES

- Corey Plester, ISA Certified Arborist 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:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	19	19	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	4	4	0
Hawthorn sp.	1	1	0
Cherry sp.	1	1	0
Lombardy Poplar	1	1	0
Bigleaf Maple	2	2	0
Coniferous Trees			
Western Red Cedar	23	23	0
Ellwood Falsecypress	1	1	0
Douglas Fir	9	9	0
Norway Spruce	2	1	1

Total (excluding Alder and Cottonwood Trees)	**44**	**43**	**1**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**64**
Total Retained and Replacement Trees Proposed	**65**
Estimated Contribution to the Green City Program	**$23,650**

- The Arborist Assessment states that there are a total of 44 mature trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 30% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain one tree as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- 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 107 replacement trees on the site. Since the proposed 64 replacement trees can be accommodated on the site, the proposed deficit of 43 replacement trees will require an estimated cash-in-lieu payment of $23,650, representing $550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on Fraser Highway, 91A Avenue, 92 Avenue and 149 Street. This will be determined by the Engineering Department during the servicing design review process.

- In summary, a total of 65 trees are proposed to be retained or replaced on the site with an estimated contribution of $23,650 to the Green City Program.

- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

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.	OCP Redesignation Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

LM/ar

APPENDIX I

SUBDIVISION PLAN OF LOTS "A" AND "B", BOTH OF PLAN 19191; LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 13191), PLAN 7541: ALL OF SECTION 34, TOWNSHIP 2, NEW WESTMINSTER DISTRICT

PLAN EPP

The City of Surrey B.C.G.S. 92G.016

0 5 10 20 30 40 50 m

SCALE – 1 : 500

All distances are in metres

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

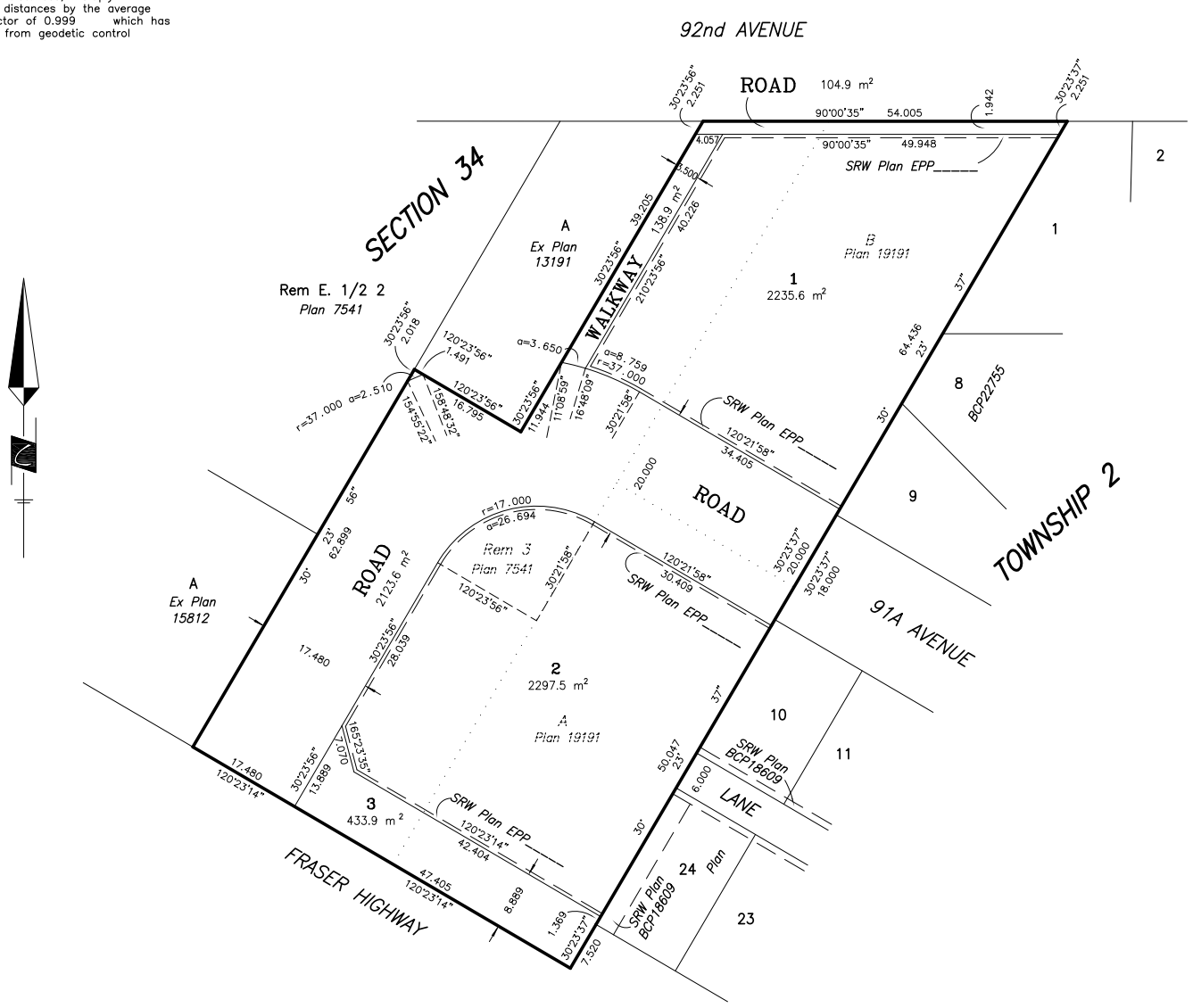
Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

Grid Bearings are derived from observations between Control Monuments

The UTM co–ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments

This plan shows horizontal ground–level distances except where otherwise noted. To compute grid distances, multiply ground–level distances by the average combined factor of 0.999 which has been derived from geodetic control monument

PRELIMINARY – 14 MARCH 2024



Legend:

- ▲ Denotes control monument found
- ● Denotes standard iron post found
- ○ Denotes standard iron post set

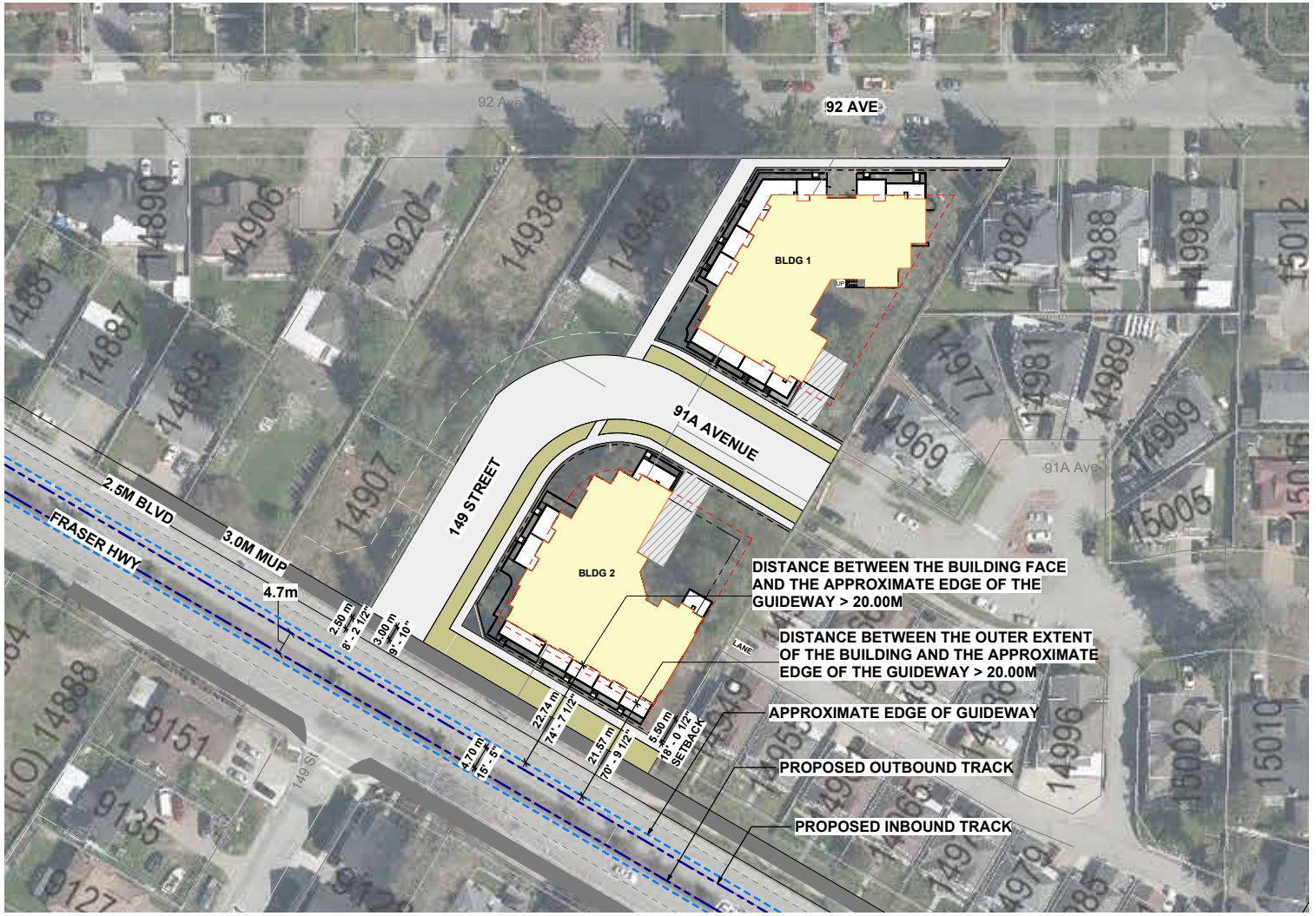
Note: This plan shows one or more witness posts which are not set on the true corner(s).
Witness posts are set along the production of a boundary unless otherwise noted.
Some symbols and lines have been exaggerated for clarity.

The field survey represented by this plan was completed on the __ day of _____, 2023.
Sean Costello, B.C.L.S. (900)

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.

This plan lies within the Metro Vancouver Regional District

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 – 18525 53 Avenue
Surrey, B.C. V3S 7A4
Phone: 604–597–3777
File: 6510–SUB3



1 A-009 CONTEXT PLAN WITH SKYTRAIN GUIDEWAY
1 : 366

NOTES:

2024-02-27 - DP REVISED SUBMISSION

2024-02-27	C	DP REVISED SUBMISSION
2024-01-26	B	DP REVISED SUBMISSION
2023-12-14	A	ADP SUBMISSION
2023-10-31	1	REVISED DP SUBMISSION
2023-01-16	0	DP SUBMISSION

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PROJECT:

MULTI-FAMILY RESIDENTIAL

14974,14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:

HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

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CHECKED:	NN
SCALE:	1 : 366
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

CONTEXT PLAN WITH SKYTRAIN GUIDEWAY

DRAWING No. **A-009** | **E** | N

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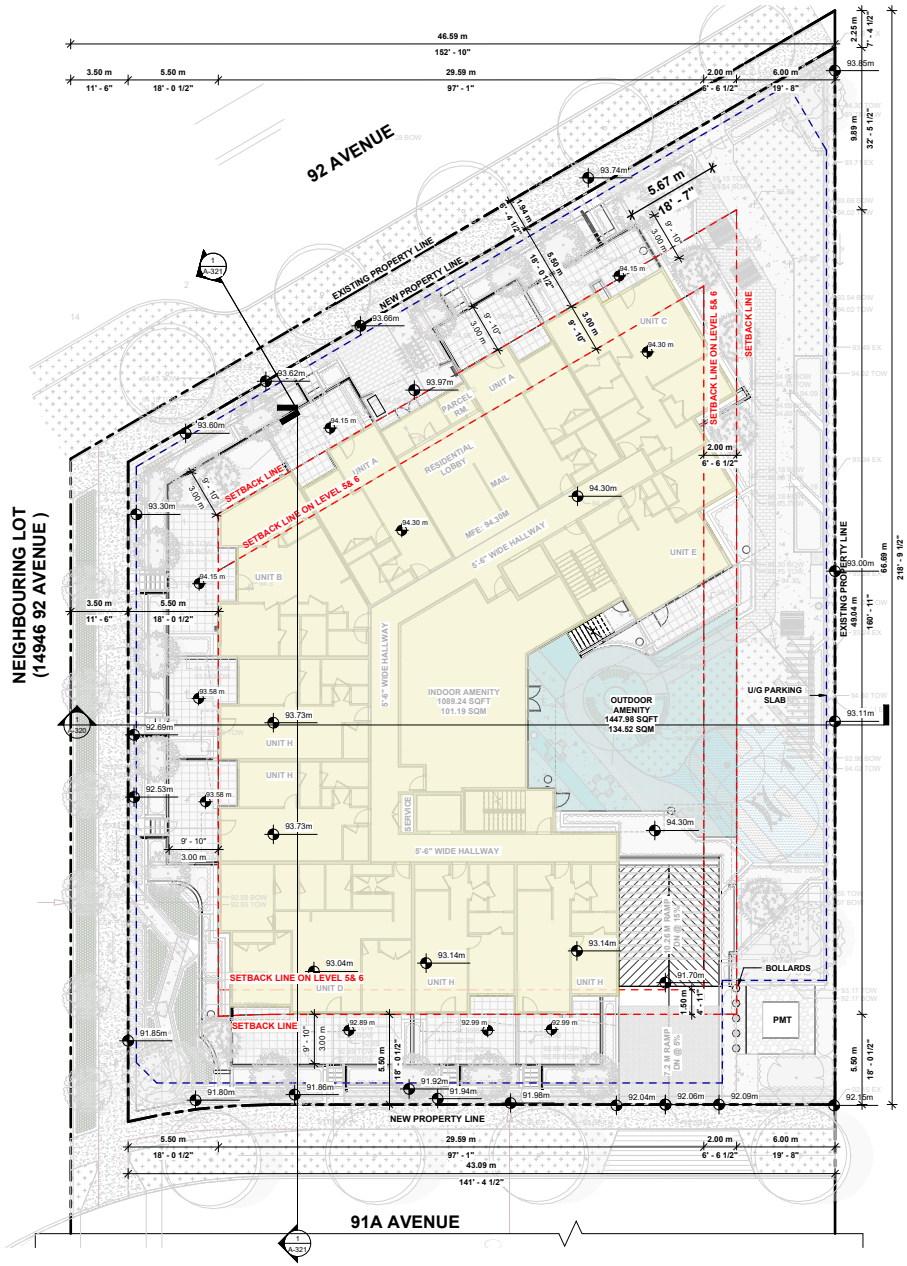

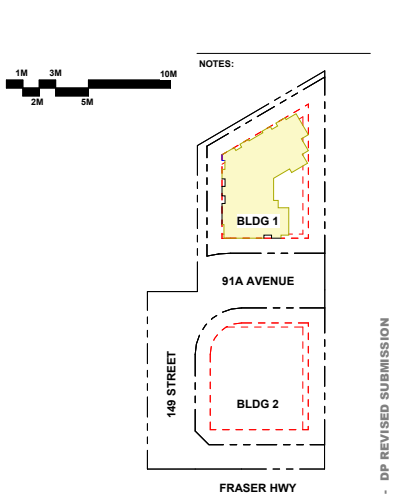

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2023-01-05	A	DP SUBMISSION

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SITE PLAN - BUILDING 1

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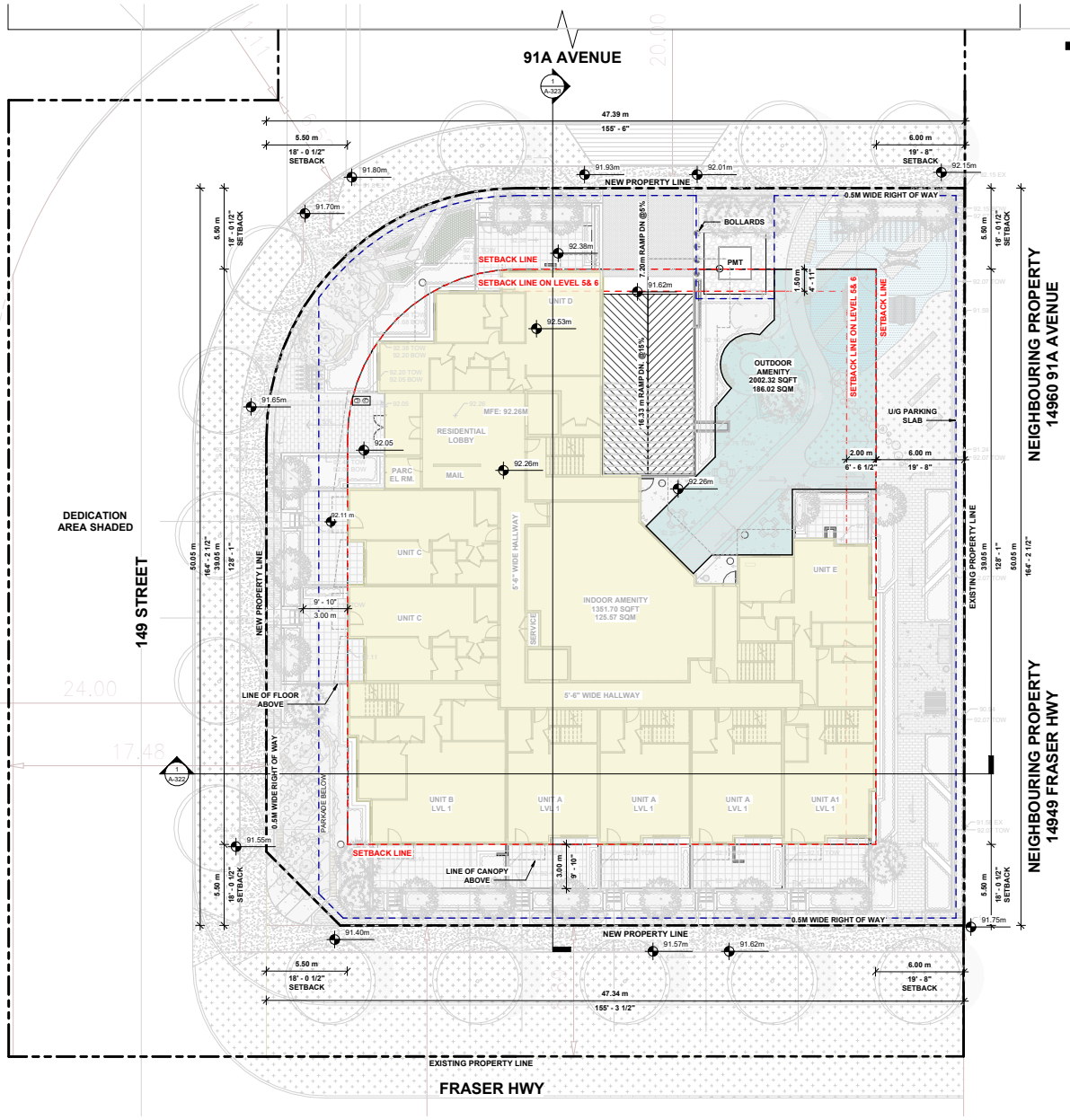

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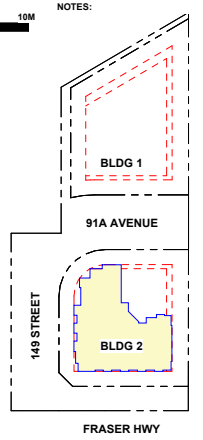

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2023-12-14	C	ADP SUBMISSION	
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SITE PLAN - BUILDING 2

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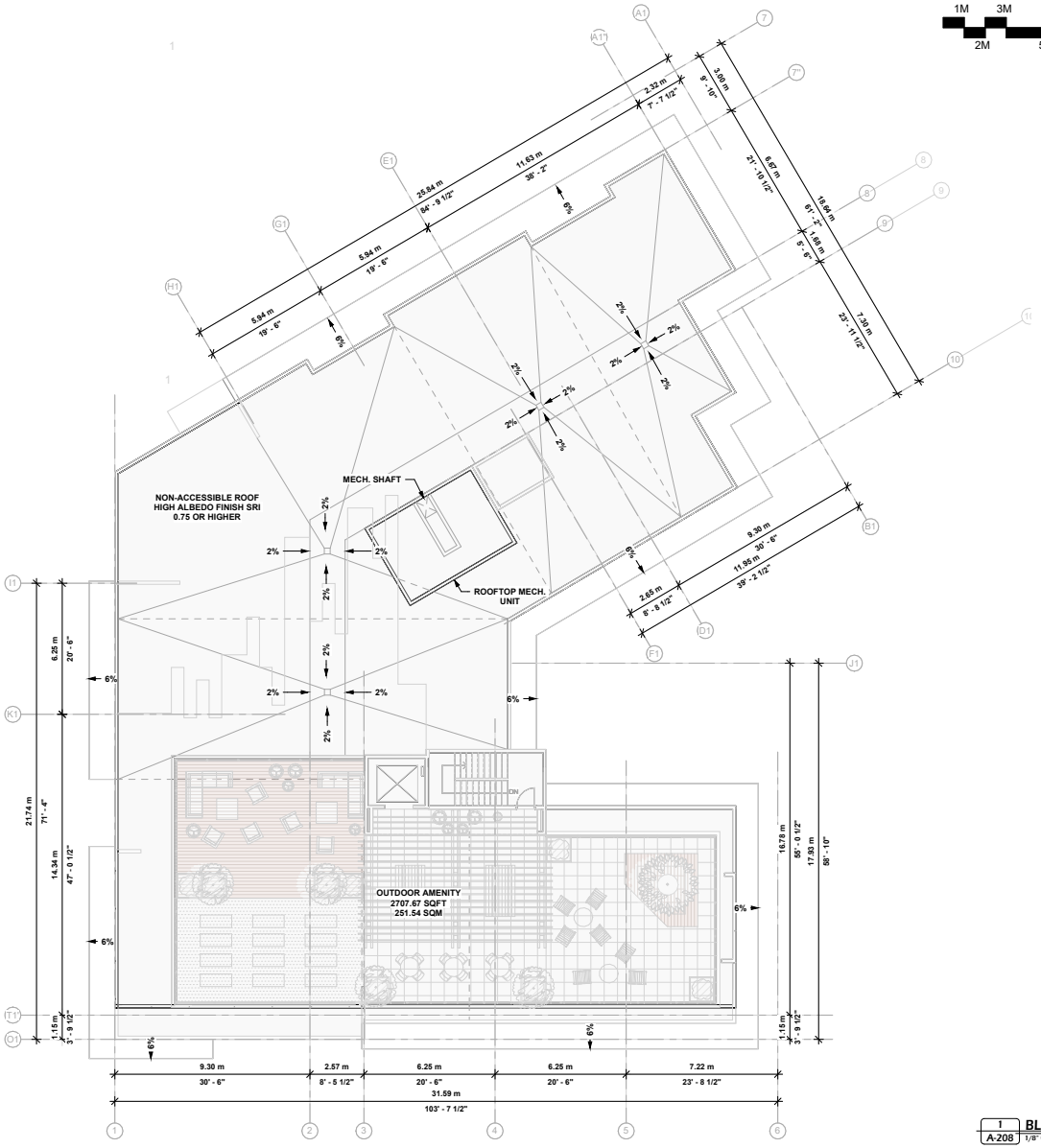

1M 3M 10M
2M 5M

1 / A-208 BLDG-1 - ROOF DECK
1/8" = 1'-0"

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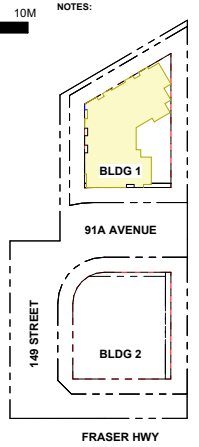

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BUILDING-1 (ROOF PLAN)

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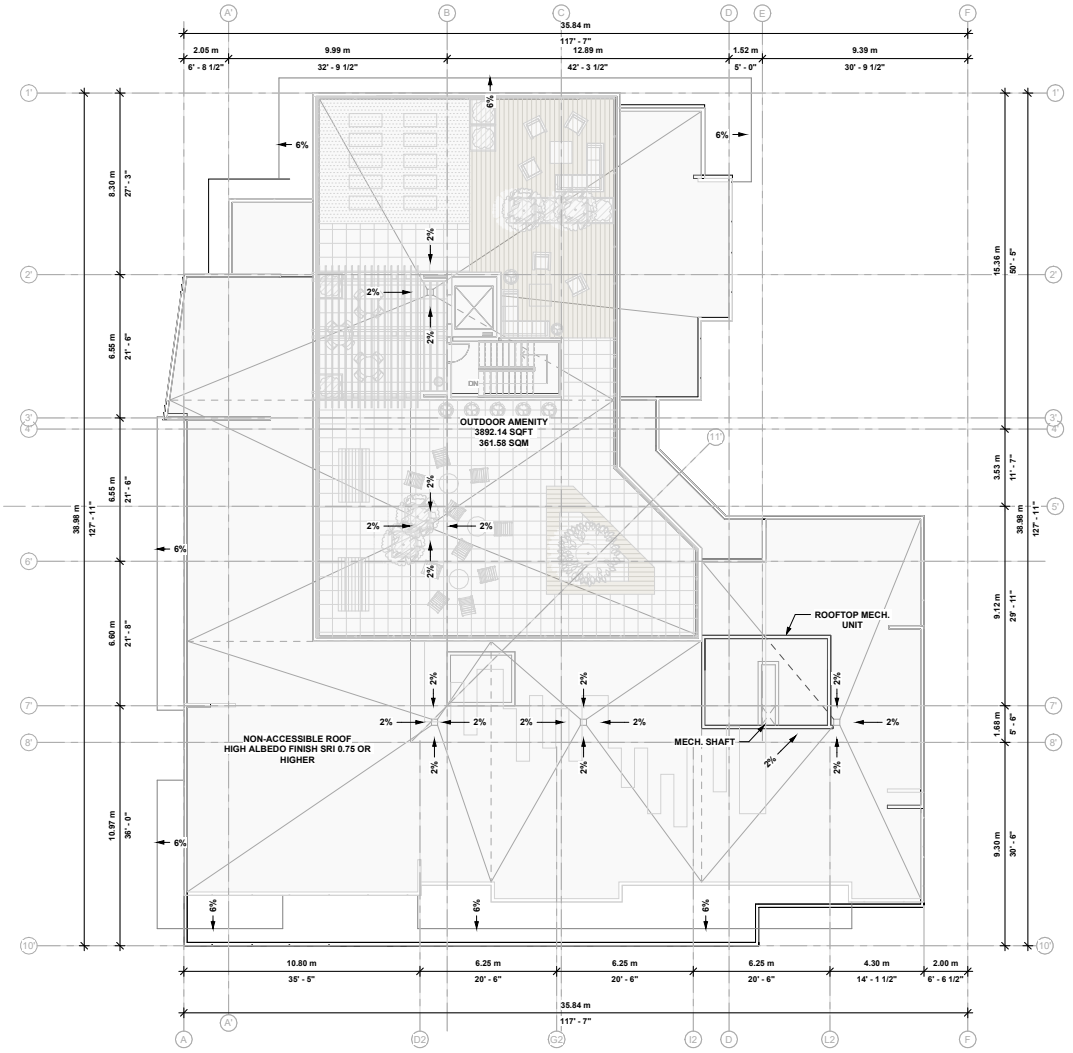

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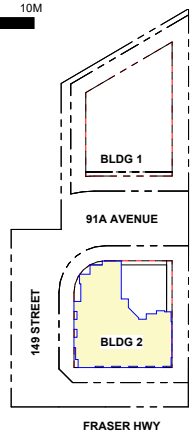

1 A-218 BLDG-2 - ROOF DECK
1/8" = 1'-0"

2024-02-27 - DP REVISED SUBMISSION

2024-02-27	E	DP REVISED SUBMISSION
2024-01-26	D	DP REVISED SUBMISSION
2023-12-14	C	ADP SUBMISSION
2023-10-31	B	REVISED DP SUBMISSION
2023-01-05	A	DP SUBMISSION

DF ARCHITECTURE INC.
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GROUP 161
DF ARCHITECTURE | ATELIER PACIFIC ARCHITECTURE | BARNETT DEMBEK ARCHITECTS

GROUP 161 IS NOT AN ARCHITECTURAL FIRM; ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

PROJECT:

MULTI-FAMILY RESIDENTIAL

14974,14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:

HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

DRAWN:	SA
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

BUILDING-2 (ROOF PLAN)

DRAWING No.: **A-218** **E**

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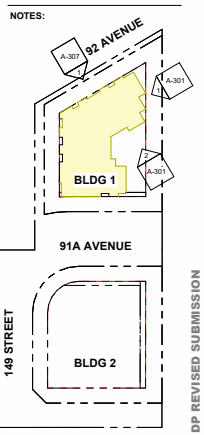
2024-04-17 9:58:30 AM

1 A-301 **BUILDING 1 - NORTH-EAST ELEVATION**
1/8" = 1'-0"

2 A-301 **BUILDING-1 - SOUTH-EAST ELEVATION**
1/8" = 1'-0"

3 A-301 **BUILDING-1 - NORTH ELEVATION (92 AVENUE)**
1/8" = 1'-0"



2024-02-27 - DP REVISED SUBMISSION

2024-02-27	E	DP	DP REVISED SUBMISSION
2024-01-26	D	DP	DP REVISED SUBMISSION
2023-12-14	C	ADP	ADP SUBMISSION
2023-10-31	B	DP	REVISED DP SUBMISSION
2023-01-05	A	DP	DP SUBMISSION

DF ARCHITECTURE INC.
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PROJECT:

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14974,14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:

HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7006 EXTRA WHITE
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7006 EXTRA WHITE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN
6. SOFFIT- WOODET RUSTIC SERIES PROFILE COLOR: SUMMER WHAET
7. ALUMINIUM AL13 COLOR: SW 6034 DARK AUBURN
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL13 SW 6034 DARK AUBURN
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS
10. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-5/8"2-13/16"11-5/8
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK
12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK
13. POWDER COATED ALUMINIUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
14. ARCHITECTURAL FINISH CONCRETE
15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
16. ALUMINIUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
17. FLASHING COLOR TO MATCH: AL 13 SW 6034 DARK AUBURN
18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
19. FLASHING COLOR TO MATCH: SW 7006 EXTRA WHITE
20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK

DRAWN:	SA
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

BUILDING-1 - NORTH & EAST ELEVATIONS

DRAWING No.: **A-301** | **E**

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2024-04-17 9:58:40 AM

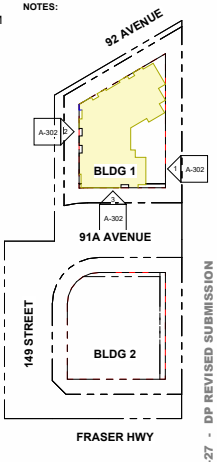
1 A-302 BUILDING-1 - EAST ELEVATION
1/8" = 1'-0"

2 A-302 BUILDING-1 - WEST ELEVATION (149 STREET)
1/8" = 1'-0"

3 A-302 BUILDING-1 - SOUTH ELEVATION (91A AVENUE)
1/8" = 1'-0"

1M 3M 10M
2M 5M

NOTES:



2024-02-27	D	DP REVISED SUBMISSION
2024-01-26	C	DP REVISED SUBMISSION
2023-12-14	B	ADP SUBMISSION
2023-10-31	A	REVISED DP SUBMISSION
2023-01-05	A	DP SUBMISSION

2024-02-27 - DP REVISED SUBMISSION

SCHEDULE OF FINISHES

1.	SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS	12.	SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK
2.	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7006 EXTRA WHITE	13.	POWDER COATED ALUMINIUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
3.	SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7006 EXTRA WHITE	14.	ARCHITECTURAL FINISH CONCRETE
4.	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN	15.	GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
5.	SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN	16.	ALUMINIUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
6.	SOFFIT- WOODET RUSTIC SERIES PROFILE COLOR: SUMMER WHAET	17.	FLASHING COLOR TO MATCH: AL 13 SW 6034 DARK AUBURN
7.	ALUMINIUM AL13 COLOR: SW 6034 DARK AUBURN	18.	FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
8.	SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL13 SW 6034 DARK AUBURN	19.	FLASHING COLOR TO MATCH: SW 7006 EXTRA WHITE
9.	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS	20.	FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
10.	GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-5/8"2-13/16"11-5/8	21.	FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK
11.	PAINTED VINYL WINDOWS COLOR: STANDARD BLACK		

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PROJECT:

MULTI-FAMILY RESIDENTIAL

14974,14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:

HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

DRAWN:	SA
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

BUILDING-1 - SOUTH & WEST ELEVATIONS

DRAWING No.: **A-302** **E**

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1 A-303 **BUILDING-2 - EAST ELEVATION**
1/8" = 1'-0"

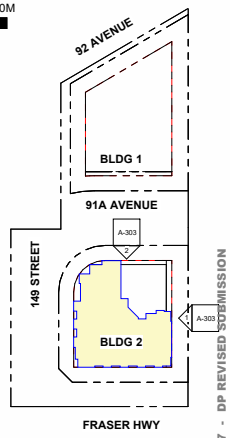
2 A-303 **BUILDING-2 - NORTH ELEVATION (91A AVENUE)**
1/8" = 1'-0"

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7006 EXTRA WHITE
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7006 EXTRA WHITE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN
6. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 6258 TRICORN BLACK
7. ALUMINIUM AL13 COLOR: EMERALD
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL13 EMERALD
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS
10. MANGANESE IRONSPOT (SMOOTH)- ENDICOTT BRICK - NORWEGIAN 3-5/8"2-13/16"11-5/8
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK
12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK
13. POWDER COATED ALUMINIUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
14. ARCHITECTURAL FINISH CONCRETE
15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
16. ALUMINIUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
17. FLASHING COLOR TO MATCH: AL13 EMERALD
18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
19. FLASHING COLOR TO MATCH: SW 7006 EXTRA WHITE
20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK

1M 3M 10M
2M 5M

NOTES:



2024-02-27 - DP REVISED SUBMISSION

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2024-02-27	C	M	DP REVISED SUBMISSION
2024-01-26	B	D	DP REVISED SUBMISSION
2023-12-21	A	D	ADP SUBMISSION
2023-10-31	A	R	REVISED DP SUBMISSION
2023-01-05	A	M	DP SUBMISSION

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PROJECT:

MULTI-FAMILY RESIDENTIAL

14974,14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:

HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

DRAWN:	SA
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

BUILDING-2 - NORTH & EAST ELEVATIONS

DRAWING No.: **A-303** **E**

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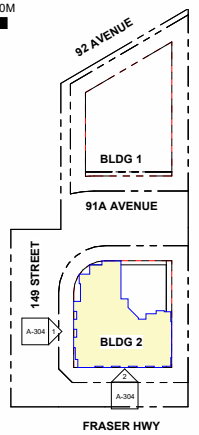
1 A-304 BUILDING-2 - WEST ELEVATION (149 STREET)
1/8" = 1'-0"

2 A-304 BUILDING-2 - SOUTH ELEVATION (FRASER HWY)
1/8" = 1'-0"

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7066 GRAY MATTERS
2. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7006 EXTRA WHITE
3. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7006 EXTRA WHITE
4. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7674 PEPPERCORN
5. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 7674 PEPPERCORN
6. SMOOTH FINISH HARDIE PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: SW 6258 TRICORN BLACK
7. ALUMINIUM AL13 COLOR: EMERALD
8. SOLID CORE WOOD DOORS PAINTED MATCH COLOR TO: AL13 EMERALD
9. SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH: SW 7066 GRAY MATTERS
10. MANGANESE IRONSPOT (SMOOTH)- ENDICOTT BRICK - NORWEGIAN 3-5/8"2-13/16"11-5/8
11. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK
12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR: STANDARD BLACK
13. POWDER COATED ALUMINIUM RAILING COLOR: STANDARD BLACK GLASS (TRANSPARENT) COLOR
14. ARCHITECTURAL FINISH CONCRETE
15. GLASS AWNING C-CHANNEL CANOPY FRAM COLOR MATCH TO: STANDARD BLACK WITH TRANSPARENT GLASS
16. ALUMINIUM COVERED COLUMN COLOR MATCH TO: SW 7066 GRAY MATTERS
17. FLASHING COLOR TO MATCH: AL13 EMERALD
18. FLASHING COLOR TO MATCH: SW 7066 GRAY MATTERS
19. FLASHING COLOR TO MATCH: SW 7006 EXTRA WHITE
20. FLASHING COLOR TO MATCH: SW 7674 PEPPERCORN
21. FLASHING COLOR TO MATCH: SW 6258 TRICORN BLACK

NOTES:



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2024-02-27		5	DP REVISED SUBMISSION
2024-01-26		D	DP REVISED SUBMISSION
2023-12-14		C	ADP SUBMISSION
2023-10-31		B	REVISED DP SUBMISSION
2023-01-05		A	DP SUBMISSION

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CLIENT:

HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

DRAWN:	SA
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

BUILDING-2 - SOUTH & WEST ELEVATIONS

DRAWING No.: **A-304** **E**

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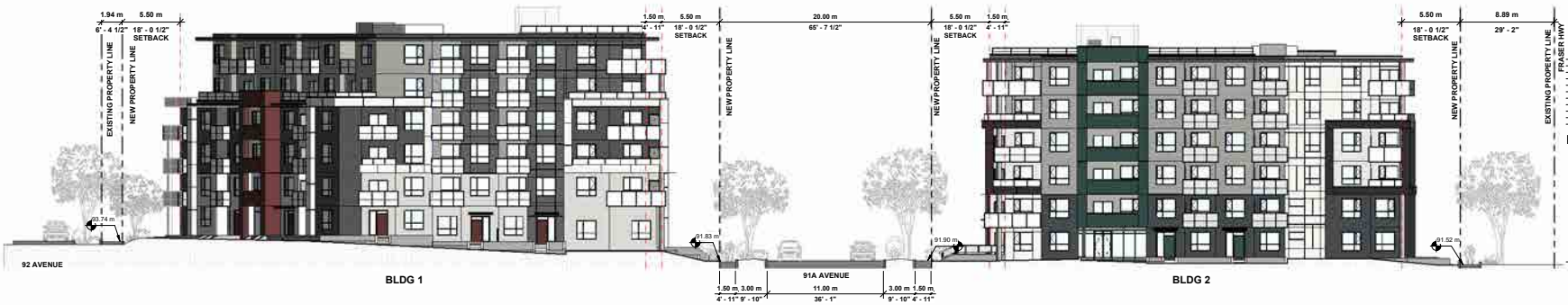
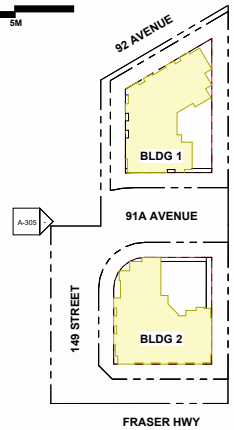


1 A-305 STREETSCAPE - WEST VIEW
1 : 179

1M 3M 10M
2M 5M

NOTES:



	6	
	5	
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2024-02-27	1	DP REVISED SUBMISSION
2024-01-26	0	DP REVISED SUBMISSION
2023-12-04	C	ADP SUBMISSION
2023-10-31	B	REVISED DP SUBMISSION
2023-01-25	A1	DP SUBMISSION

2024-02-27 - DP REVISED SUBMISSION

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CLIENT:

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DRAWN:	SA
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

STREETSCAPE - WEST VIEW

DRAWING No.: **A-305** | **E**

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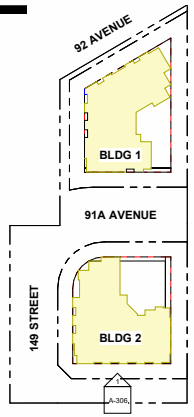
1 STREETSCAPE - FRASER HWY
A-306 1" = 10'-11"

1M 3M 10M
2M 5M

NOTES:



2024-02-27 - DP REVISED SUBMISSION

2024-02-27	D	DP REVISED SUBMISSION
2024-01-26	C	DP REVISED SUBMISSION
2023-12-21	B	ADP SUBMISSION
2023-10-31	A1	REVISED DP SUBMISSION
2023-01-05	A	DP SUBMISSION

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DRAWN:	SA
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

STREETSCAPE - FRASER HWY

DRAWING No.: **A-306** | **E**

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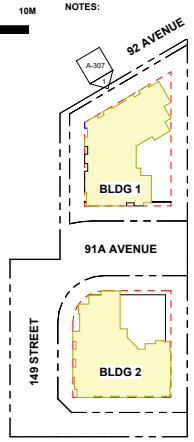
C:\Users\nisha\Documents\Sur-159-Central - 2024 02 27 (ADP REVISED)_Shiha Cent AM 20240417 093918

1 A-307 BUILDING-1 - STREET SCAPE (ALONG 92 AVE)
1" = 11'-6"

1M 3M 10M
2M 5M

NOTES:



2024-02-27	E	DP REVISED SUBMISSION
2024-01-26	D	DP REVISED SUBMISSION
2023-12-21	C	ADP SUBMISSION
2023-10-31	B	REVISED DP SUBMISSION
2023-01-05	A	DP SUBMISSION

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350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
T (604)284-0134 F (604)284-5131
info@dfarchitecture.ca

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PROJECT:

MULTI-FAMILY RESIDENTIAL

14974,14976 92 AVE, 14939, 14919 FRASER HWY, SURREY, BC

CLIENT:

HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

DRAWN:	SA
CHECKED:	NN
SCALE:	As indicated
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

STREETSCAPE - NORTH VIEW

DRAWING No.: **A-307** | **E**

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2024-02-27 - DP REVISED SUBMISSION

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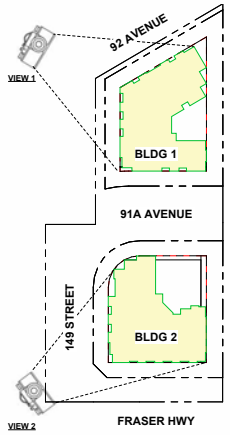
2 / A-350 BUILDING 1 - 3D VIEW

1 / A-350 BUILDING 2 - 3D VIEW

NOTES:



2024-02-27 - DP REVISED SUBMISSION

	6	
	5	
	4	
	3	
2024-02-27	2	DP REVISED SUBMISSION
2024-01-30	1	DP REVISED SUBMISSION
2023-12-21	0	ADP SUBMISSION
2023-10-31	A1	REVISED DP SUBMISSION
2023-01-16	A	DP SUBMISSION

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CLIENT:

HIGH STREET MARKETING GROUP #307-6678 152 STREET SURREY, BC. V3S 3L4

DRAWN:	SA
CHECKED:	NN
SCALE:	1/64" = 1'-0"
JOB NO.:	SUR-159
DATE:	MAR 2022

SHEET TITLE:

3D VIEWS

DRAWING No. **A-350** **E**

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2024-02-27 7:59:29 AM

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6 LD-01	DRIP STRIP
	3 LD-02	HYDRAPRESSED SLAB
	4 LD-02	CONCRETE UNIT PAVING
	4 LD-02	CONCRETE UNIT PAVING
	1,2 LD-02 / 8 LD-01	CONCRETE PAVING
	5 LD-02	RUBBER SURFACE
		SOD See Critical Landscape Notes for Specifications
	4 LD-01	SHRUB PLANTING
	7 LD-01	GROUND COVER PLANTING
	5 LD-03	SEAT WALL
	3 LD-03	PICNIC TABLE
	8 LD-03	BIKE RACK
		TRASH RECEPTACLE
		BOLLARD

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		6' PRIVACY CEDAR FENCE by Architect
		48" DECORATIVE PICKET FENCE
		42" GUARDRAIL

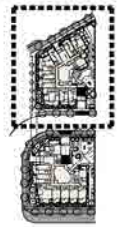
PLANT SCHEDULE BUILDING 1

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier laevis 'Spring Flurry' / Spring Flurry Serviceberry	B&B		6cm cal.	6
	Cercis canadensis / Eastern Redbud	B&B	6cm		2
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm		14
	Magnolia grandiflora 'Edith Bogue' / Edith Bogue Southern Magnolia	B&B	6m		9
	Pinus contorta 'Contorta' / Shore Pine	B&B		3.0m ht	7

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO| MOUNT PLEASANT STUDIO
102-9183 Church St| 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R9 | V5T 3J7
www.vdz.ca | 604.882.0838

Key Map (NTS)



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6	ET	Re-Issued for DP	Feb. 27, 2024
5	ET	Re-Issued for DP	Dec. 07, 2023
4	ET	Re-Issued for DP	Oct. 30, 2023
3	MW	Issued for DP	Dec. 16, 2022

REVISIONS TABLE FOR DRAWINGS

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No	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
92 Ave and Fraser Highway

Location:
14974 92 AVE & 14939, 14919 FRASER HWY, SURREY, BC

Drawn: FW	Stamp
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	

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Drawing Title: BUILDING 1 LANDSCAPE PLAN - INTERIM

NORTH

VDZ Project #: DP2022-66

Drawing #: L-01A

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6 LD-01	DRIP STRIP
	3 LD-02	HYDRAPRESSED SLAB Size: 610mm x 610mm x 50mm Pattern: Stack Bond Colour: Natural Manufacturer: Belgard
80mm 80mm	4 LD-02	CONCRETE UNIT PAVING Size: 225mm x112.5mm Pattern: Refer to plan Colour: Harvest Manufacturer: Belgard
	4 LD-02	CONCRETE UNIT PAVING Size: 300mm x 600mm Pattern: Refer to plan Colour: Graduated Grey Manufacturer: Belgard
Charcoal Natural	1.2 LD-02 8 LD-01	CONCRETE PAVING
	5 LD-02	RUBBER SURFACE
		SOD See Critical Landscape Notes for Specifications
	4 LD-01	SHRUB PLANTING
	7 LD-01	GROUND COVER PLANTING
	5 LD-03	SEAT WALL
	3 LD-03	PICNIC TABLE
	8 LD-03	BIKE RACK
		TRASH RECEPTACLE
		BOLLARD

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		6' PRIVACY CEDAR FENCE by Architect
		48" DECORATIVE PICKET FENCE
		42" GUARDRAIL

PLANT SCHEDULE BUILDING 1

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Amelanchier alnifolia 'Spring Flurry' / Saskatoon Spring Flurry Serviceberry	B&B		6cm cal.	6
	Cercis canadensis / Eastern Redbud	B&B	6cm		2
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm		14
	Magnolia grandiflora 'Edith Bogue' / Edith Bogue Southern Magnolia	B&B	6cm		9
	Pinus contorta 'Contorta' / Shore Pine	B&B		3.0m ht	7

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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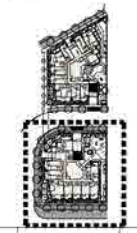
Key Map (NTS)



No.	By:	Description:	Date:
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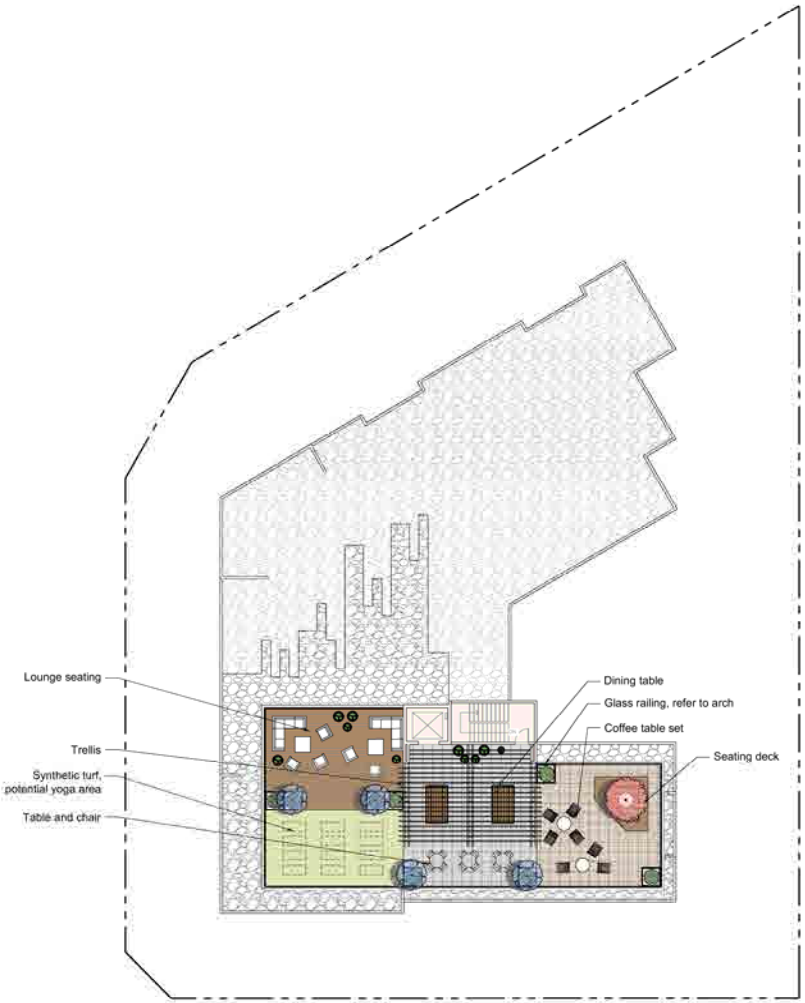
Drawing Title: BUILDING 2 LANDSCAPE PLAN - INTERIM

NORTH

VDZ Project #: DP2022-66

Drawing #: L-02A



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		GRAVEL Size: 3/4"-1" (cement aggregate) Colour: White, Black
	3 LD-02	HYDRAPRESSED SLAB Size: 610mm x 610mm x 50mm Pattern: Stack Bond Colour: Natural & Charcoal Manufacturer: Belgard
	1 LD-04	DECKING
	4 LD-04	SYNTHETIC TURF
		PLANTING POT
	8 LD-02	PLANTING POT
		TRASH RECEPTACLE
		GLASS RAILING by Arcadia

PLANT SCHEDULE BUILDING 1

TREES	BOTANICAL / COMMON NAME	CONT	CAL
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	8cm
	Syringa vulgaris 'Charles Joly' / Charles Joly Common Lilac	1.5m container grown, densely branched, well established	

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
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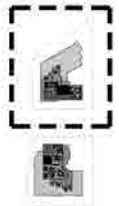
MOUNT PLEASANT STUDIO: 102-355 Kingsway, Vancouver, BC, V5T 3J7
www.vdz.ca 604.882.0030

Key Map (NTS)



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1	MW	Issued for DP	Dec. 16, 2022
No.	By:	Description	Date

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Project:
92 Ave and Fraser Highway

Location:
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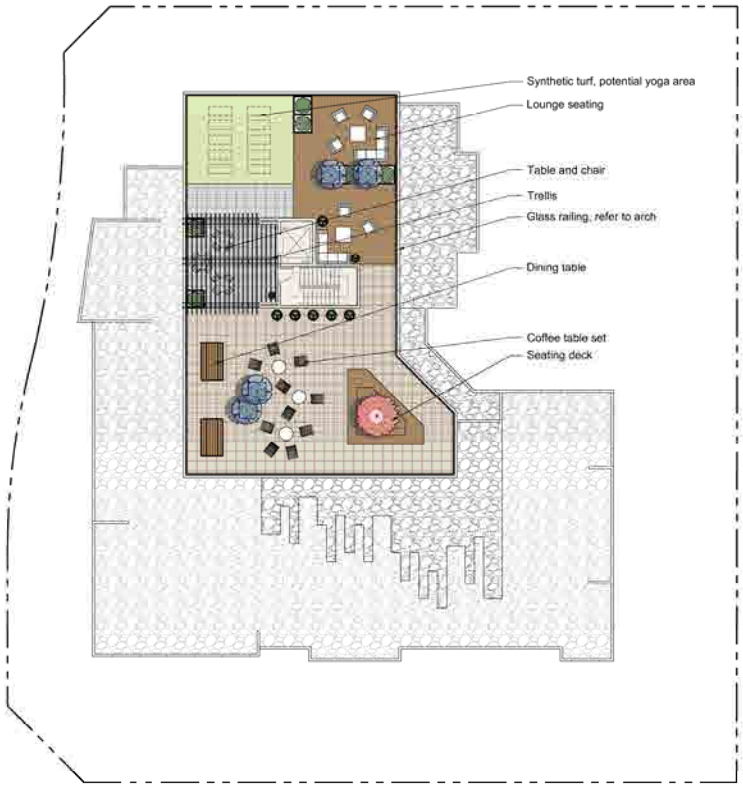
Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	

Drawing Title: BUILDING 1 ROOF PLAN

NORTH

VDZ Project #: DP2022-66

Drawing #: L-05



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
		GRAVEL Size: 2"-3" coarse aggregate Colour: White, Black
	3 LD-02	HYDRAPRESSED SLAB Size: 610mm x 610mm x 50mm Pattern: Stack Bond Colour: Natural & Charcoal Manufacturer: Belgard
	1 LD-04	DECKING
	4 LD-04	SYNTHETIC TURF
		PLANTING POT
	8 LD-02	PLANTING POT
		TRASH RECEPTACLE
		GLASS RAILING by Architect

PLANT SCHEDULE BUILDING 2

TREES	BOTANICAL / COMMON NAME	CONT	CAL
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm
	Syringa vulgaris 'Charles Joly' / Charles Joly Common Lilac	1.5m container grown, densely branched, well established	

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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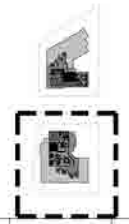
Key Map (NTS)



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No.	By:	Description	Date

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REVISIONS TABLE FOR SHEET

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92 Ave and Fraser Highway

Location:
14974 92 AVE & 14939 149'9 FRASER HWY SURREY BC

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Checked: PC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	

Drawing Title: BUILDING 2 ROOF PLAN

NORTH

VDZ Project #: DP2022-66

Drawing #: L-06

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**Director, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Manager, Development Services, Engineering Department**		
DATE:	**April 16, 2024**	PROJECT FILE:	**7823-0036-00**

RE: **Engineering Requirements**
Location: 14974 92 Ave, 14919 Fraser Hwy, 14939 Fraser Hwy

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.889 metres along Fraser Highway;
- Dedicate 20.0 metres for 91A Avenue;
- Dedicate varying width for 149 Street;
- Dedicate 3.5 metres for North-South walkway;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 metre statutory right-of-way (SRW) along frontages.

Works and Services

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required;
- Construct frontage mains required to service the site;
- Construct on-lot stormwater mitigation features as required;
- Provide stormwater control plan and resolve any identified downstream constraints; and
- Register legal documents as applicable.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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

Janelle Frank, P.Eng.
Development Review Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX III

Surrey Schools
LEADERSHIP IN LEARNING

Department: **Planning and Demographics**
Date: **April 9, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0036 00 (Updated April 2024)**

The proposed development of 140 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	23

Projected Number of Students From This Development In:	
Elementary School =	13
Secondary School =	6
Total Students =	19

Current Enrolment and Capacities:	
Berkshire Park Elementary	
Enrolment	434
Operating Capacity	527
# of Portables	0
Johnston Heights Secondary	
Enrolment	1460
Operating Capacity	1450
# of Portables	1

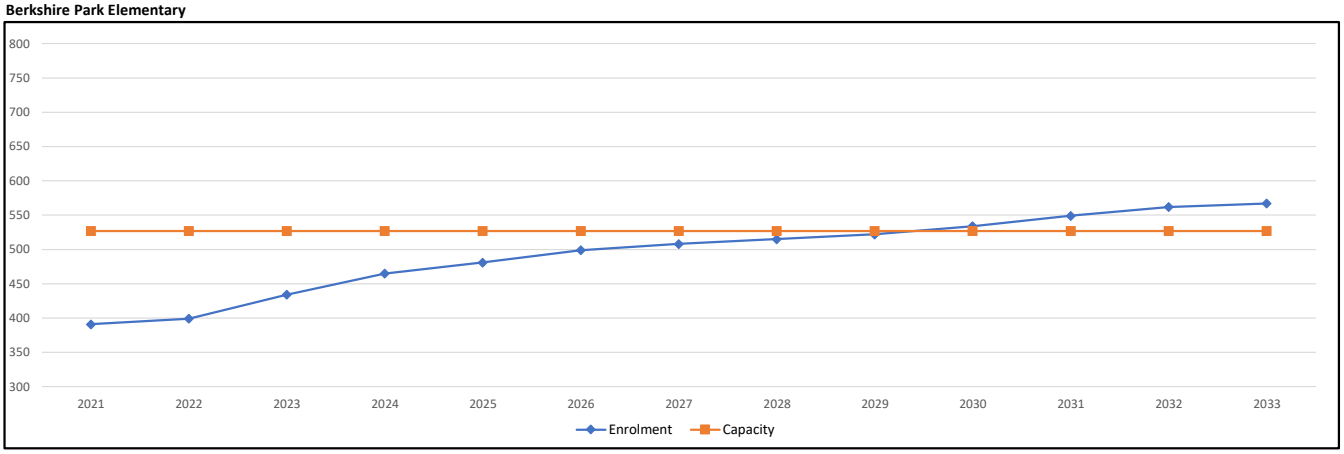
Summary of Impact and Commentary

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.

Berkshire Park Elementary has been growing in the past three years and will continue to grow with the densification proposed in the Fleetwood Plan. The 10 year enrolment projections reflect a conservative growth. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

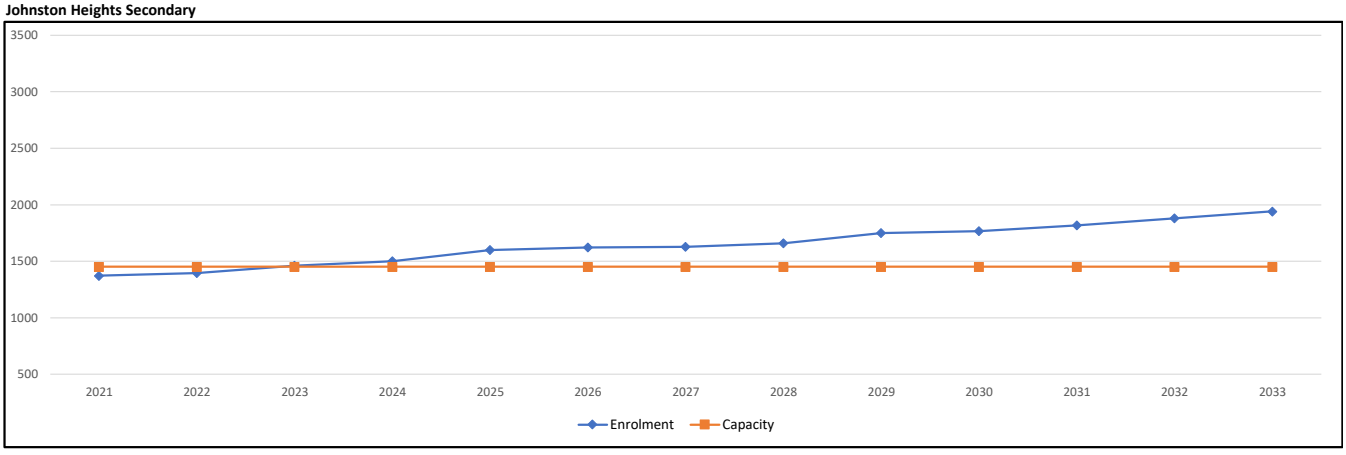
Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as Berkshire Park Elementary; stable and level. In September 2023, the school started to operate above capacity seen by the enrolment increases and this trend will likely continue in the future given the Skytrain and densification around the school neighborhood. 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 school capacity and additional portables, 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.

Berkshire Park 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

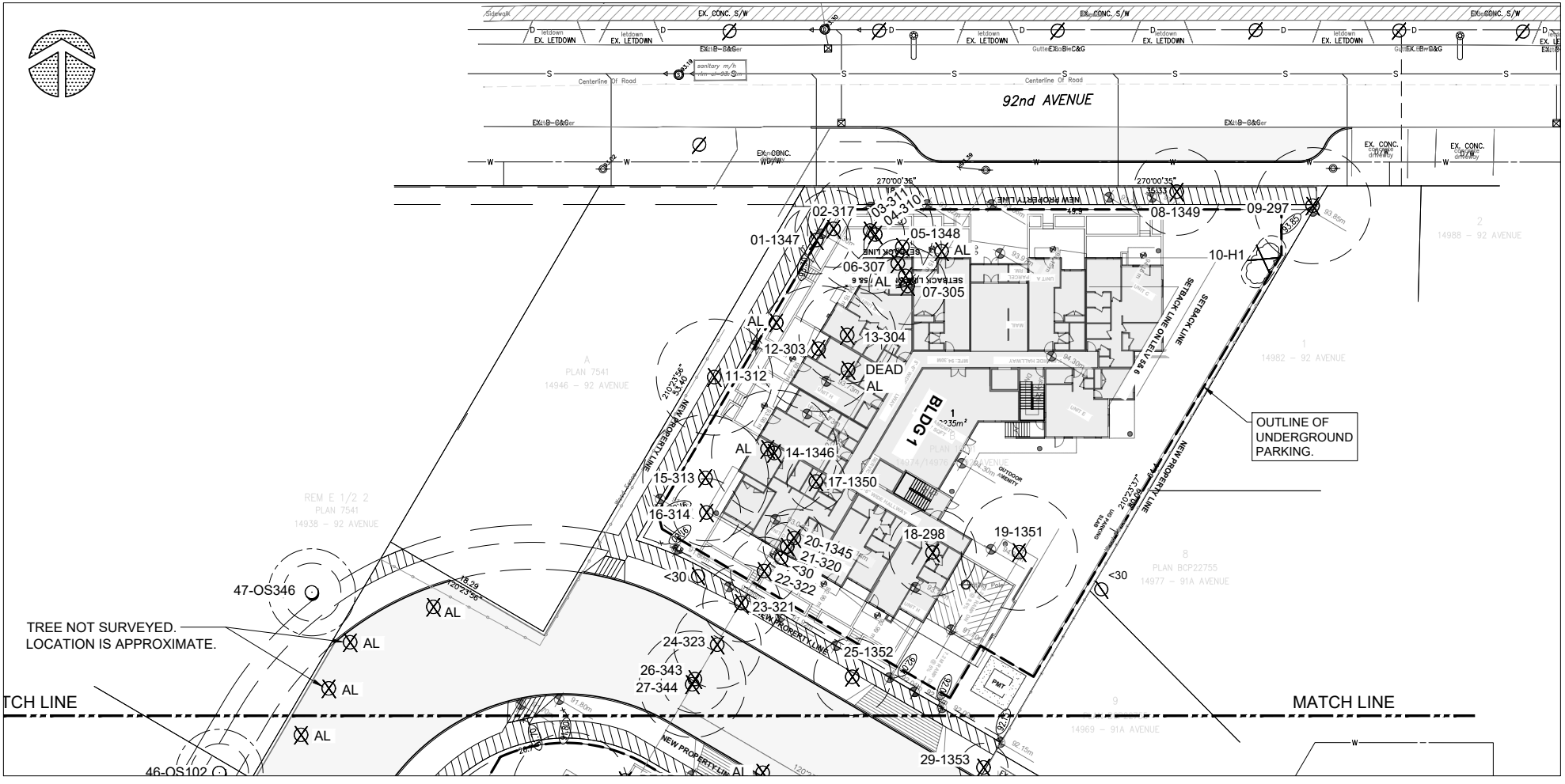
Tree Preservation Summary

Surrey Project No: 16-00673-00
Address: 14919 14939 Fraser Hwy & 14974 14976 92 Ave
Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	**Number of Trees**
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	63
Protected Trees to be Removed	62
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio 19 X one (1) = 19 - All other Trees Requiring 2 to 1 Replacement Ratio 43 X two (2) = 86 Dead Trees >30cm DBH Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2	107
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A
Off-Site Trees	**Number of Trees**
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	**0**
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:	Date: October 25, 2023



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5M EXCAVATION OFFSET
- TREE NOT ASSESSED

0 5 10 20 METERS

GENERAL NOTES:

- REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

NO.	DATE	BY	REVISION
1	APR11/22	MK	SITE PLAN W/ UNDERGROUND PARKING
2	APR13/22	MK	CIVIL PLAN
3	OCT22/22	MK	SITE PLAN
4	SEPT28/23	MK	SITE PLAN
5	OCT24/23	MK	SITE PLAN

NO.	DATE	BY	REVISION
6	OCT25/23	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

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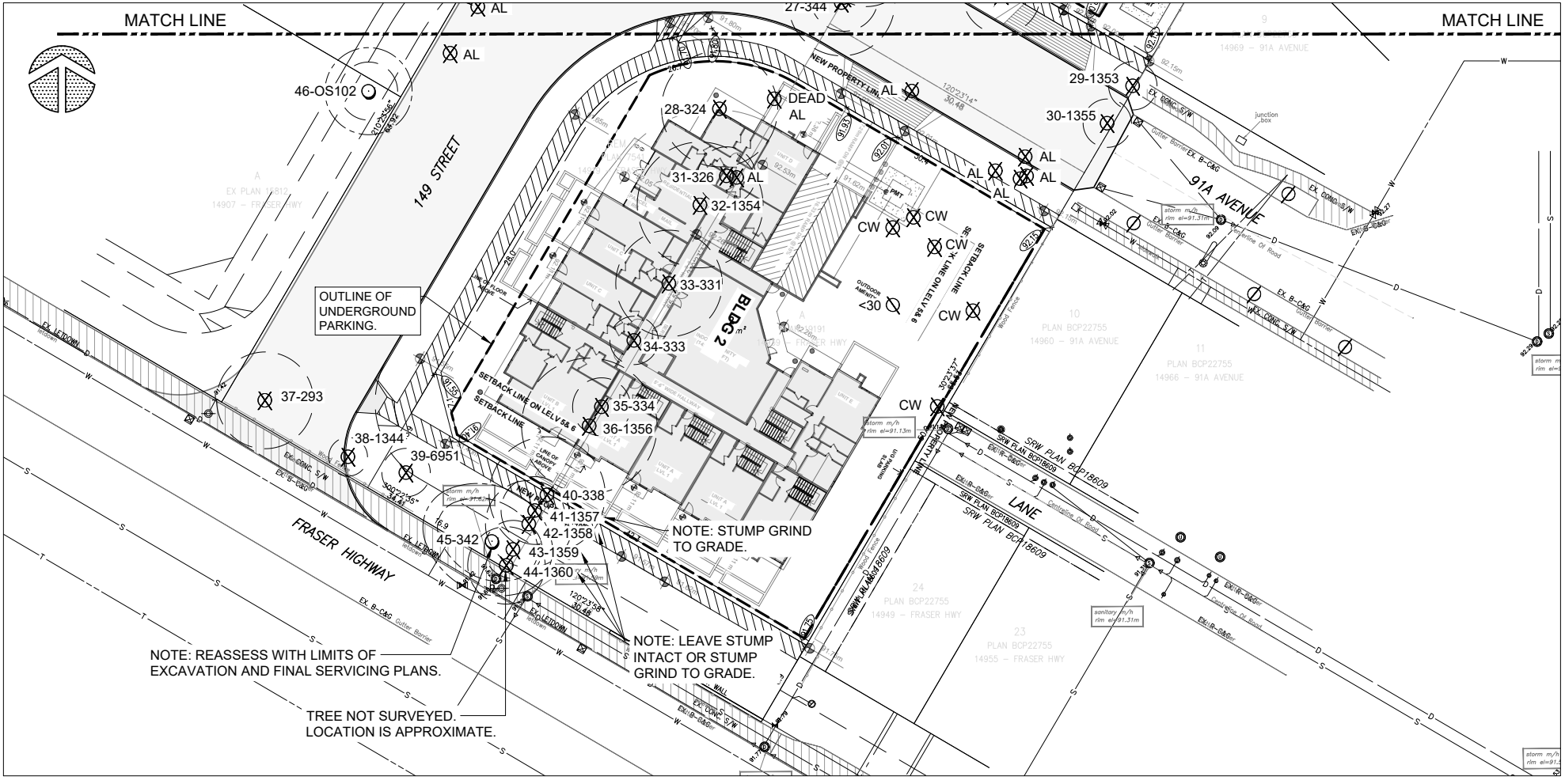
PROJECT TITLE
14919 14939
FRASER HWY &
14974 14976
92 AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN-NORTH

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MARCH 30, 2022

T-1A
SHEET 2 OF 5



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5M EXCAVATION OFFSET
- TREE NOT ASSESSED

0 5 10 20 METERS

GENERAL NOTES:
- REASSESS ALL TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

NO.	DATE	BY	REVISION
1	APR11/22	MK	SITE PLAN W/ UNDERGROUND PARKING
2	APR13/22	MK	CIVIL PLAN
3	OCT22/22	MK	SITE PLAN
4	SEPT28/23	MK	SITE PLAN
5	OCT24/23	MK	SITE PLAN
6	OCT25/23	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

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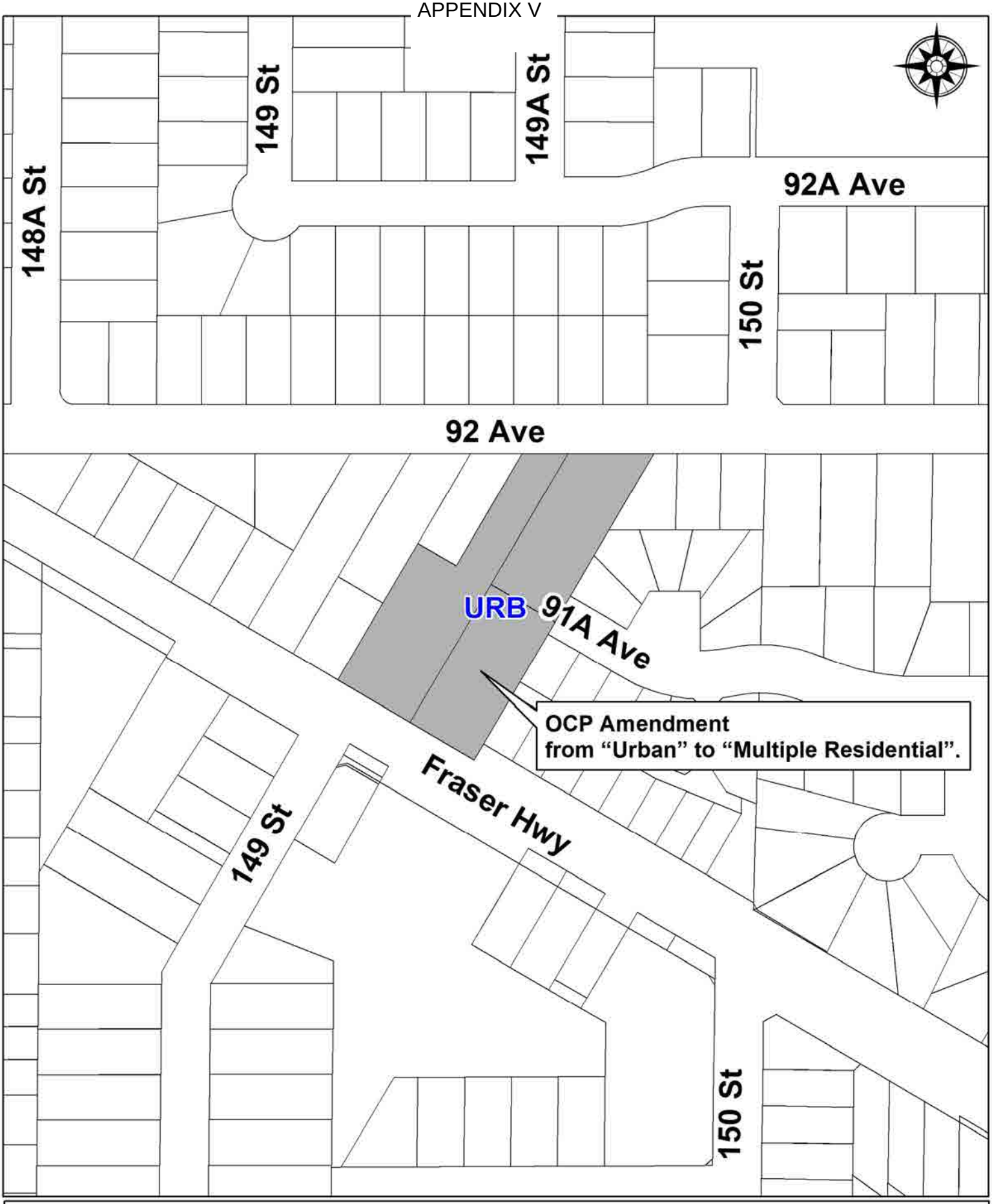
PROJECT TITLE
14919 14939
FRASER HWY &
14974 14976
92 AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN-SOUTH

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MARCH 30, 2022

T-1B
SHEET 3 OF 5



CITY OF SURREY
the future lives here.

OCP Amendment 23-0036-00

OCP Amendment from "Urban" to "Multiple Residential".

N

CITY OF SURREY

BYLAW NO. 21242

A bylaw to amend the provisions of Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the area shown shaded on the plan labeled Schedule A, attached hereto as follows:

FROM: URBAN (URB)

TO: MULTIPLE RESIDENTIAL (MR)

PID: 011-235-055
Lot 3 Except: Parcel "A" (Explanatory Plan 13191);
Section 34 Township 2 New Westminster District Plan 7541

(14919 Fraser Highway)

PID: 010-479-741
Lot "A" Section 34 Township 2 New Westminster District Plan 19191

(14939 Fraser Highway)

PID: 010-479-767
Lot "B" Section 34 Township 2 New Westminster District Plan 19191

(14974 – 92 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21242".

PASSED FIRST READING on the th day of , 20__.

PASSED SECOND READING on the th day of , 20__.

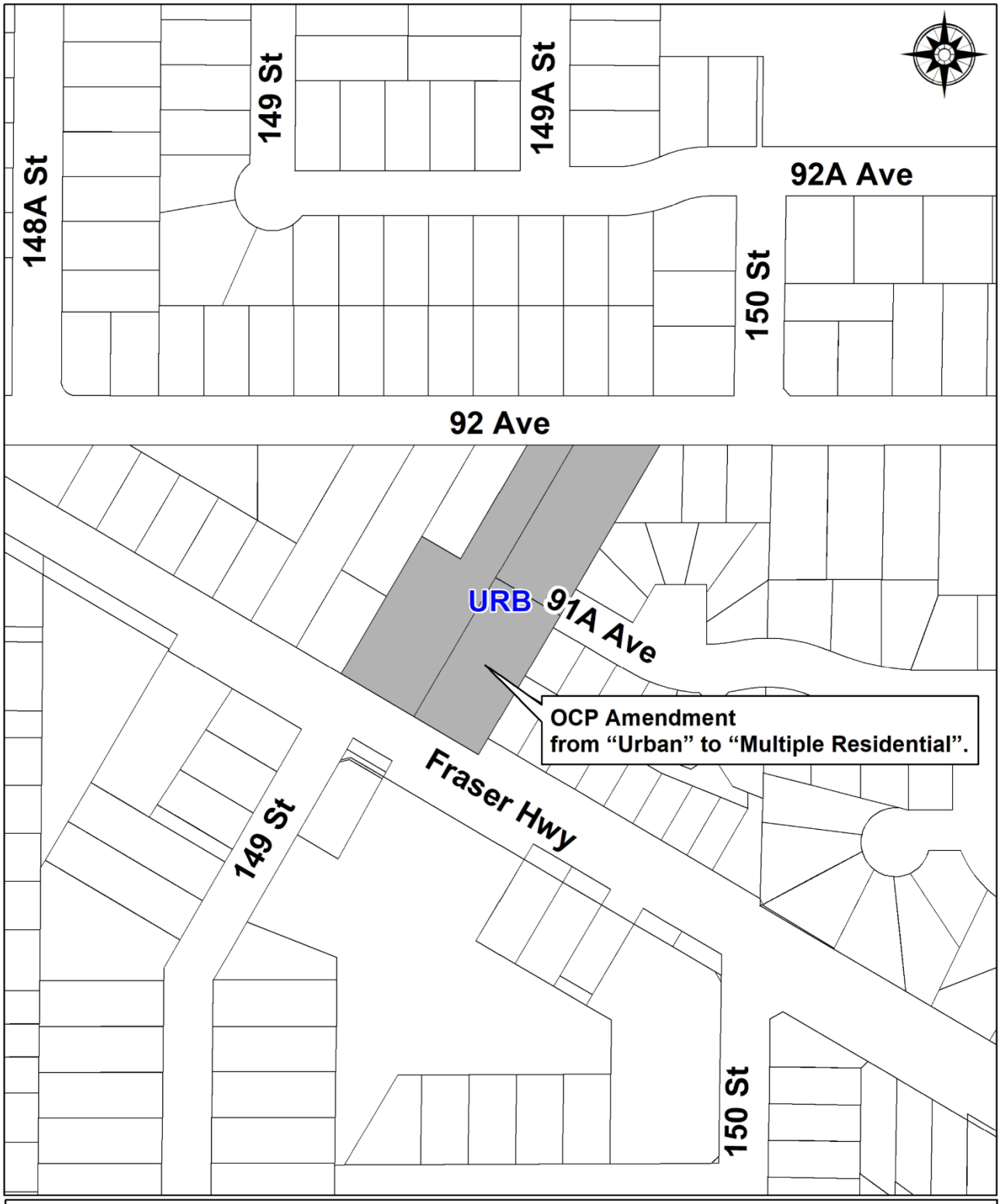
PASSED THIRD READING on the th day of , 20__.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_____MAYOR

_____CLERK

SCHEDULE A



CITY OF SURREY
the future lives here.

OCP Amendment 23-0036-00

OCP Amendment from "Urban" to "Multiple Residential".

N

CITY OF SURREY

BYLAW NO. 21243

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 209 (CD 209), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 209" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 209	(a) 14919 Fraser Highway (b) 14939 Fraser Highway (c) 14974 - 92 Avenue	(a) Lot 3, Plan 7541 (b) Lot A, Plan 19191 (c) Lot B, Plan 19191	21243	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 209 (CD 209), Bylaw, 2024, No. 21243".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 209 (CD 209)

In this Comprehensive Development Zone 209 (CD 209), **Part 24, Multiple Residential 70 Zone (RM-70)**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
14919 Fraser Highway	Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541	011-235-055
14939 Fraser Highway	Lot "A" Section 34 Township 2, NWD Plan 19191	010-479-741
14974 - 92 Avenue	Lot "B" Section 34 Township 2 NWD Plan 19191	010-479-767

The lands are divided into Blocks A and B, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March, 2024.

Block A		
Address	**Legal Descriptions**	**PID**
14919 Fraser Highway (portion of)	That portion of Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 2.94 ha	011-235-055 (Portion of)
14974 - 92 Avenue (Portion of)	That portion of Lot "B" Section 34 Township 2 NWD Plan 19191 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 2.94 ha	010-479-767 (Portion of)

Block B		
Address	**Legal Descriptions**	**PID**
14919 Fraser Highway (Portion of)	That portion of Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 4.40 ha	011-235-055 (Portion of)
14939 Fraser Highway	Lot "A" Section 34 Township 2 NWD Plan 19191	010-479-741
14974 - 92 Avenue (Portion of)	That portion of Lot "B" Section 34 Township 2 NWD Plan 19191 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 4.40 ha	010-479-767 (Portion of)

(collectively the "*Lands*")

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"**A**. **Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

2. Density

Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

"**D. Density**

1. Maximum Density:

Maximum *density* shall be as follows:

(a) 1 *dwelling unit*; and

(b) The lesser of *floor area ratio* of 0.1 or *building* area of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

(a) Block A: Maximum *floor area ratio* of 2.45, excluding:

i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and

ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone);

(b) Block B: Maximum *floor area ratio* of 2.59, excluding:

i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and

ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone)."

3. Lot Coverage

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"**E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be as follows:

(a) Block A: 46%; and

(b) Block B: 47%."

4. Yards and Setbacks

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"**F. Yards and Setbacks**

Block A:

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	***SETBACKS:*** North *Yard*	South *Yard*	East *Yard*	West *Yard*
Principal and *Accessory Buildings* and *Structures*	5.5 m	5.5 m	6.0 m	5.5 m

Block B:
Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS: North *Yard*	South *Yard*	East *Yard*	West *Yard*
Principal and *Accessory Buildings* and *Structures*	5.5 m	5.5 m	6.0 m	5.5 m

1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking-underground* may be located up to 0.5 m of any *lot line*.
2 Notwithstanding the definition of *setback* in Part 1, Definitions, roof overhangs, vertical fins, *balconies*, columns and canopies may encroach up to 2.35 m into the required *setbacks*.
3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*."

5. Height of Buildings

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"**G. Height of Buildings**

1. Block A:
   Principal building height shall not exceed 21 m.
2. Block B:
   Principal building height shall not exceed 20 m.
3. Accessory Buildings:
   Accessory building height shall not exceed 4.5 m.
4. Structures:
   Structure height shall not exceed 4.5 m."

6. Off-Street Parking and Loading/Unloading

Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" as follows:

"**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:
   Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
   (a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking spaces* per *dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 *parking space* per *dwelling unit*.
2. Tandem Parking:
   Tandem parking is not permitted.
3. Underground Parking:
   All required resident *parking spaces* shall be provided as *parking - underground*.
4. Bicycle Parking:
   A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*."

7. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"**J. Special Regulations**

1. Amenity Spaces:

Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:

(a) Outdoor *amenity space* in the amount of:
   i. 3.0 sq. m per *dwelling unit*; and
   ii. 1.0 sq. m per *lock-off suite*; and
   iii. 4.0 sq. m per *micro unit*;

(b) Outdoor *amenity space* shall not be located within the required *setbacks*;

(c) Indoor *amenity space* in the amount of:
   i. 3.0 sq. m per *dwelling unit*; and
   ii. 1.0 sq. m per *lock-off suite*; and
   iii. 4.0 sq. m per *micro unit*; and

(d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. Child Care Centres:

Child care centres shall be located on the *lot* such that these centres:

(a) Have direct access to an *open space* and play area within the *lot*; and

(b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater."

SCHEDULE A

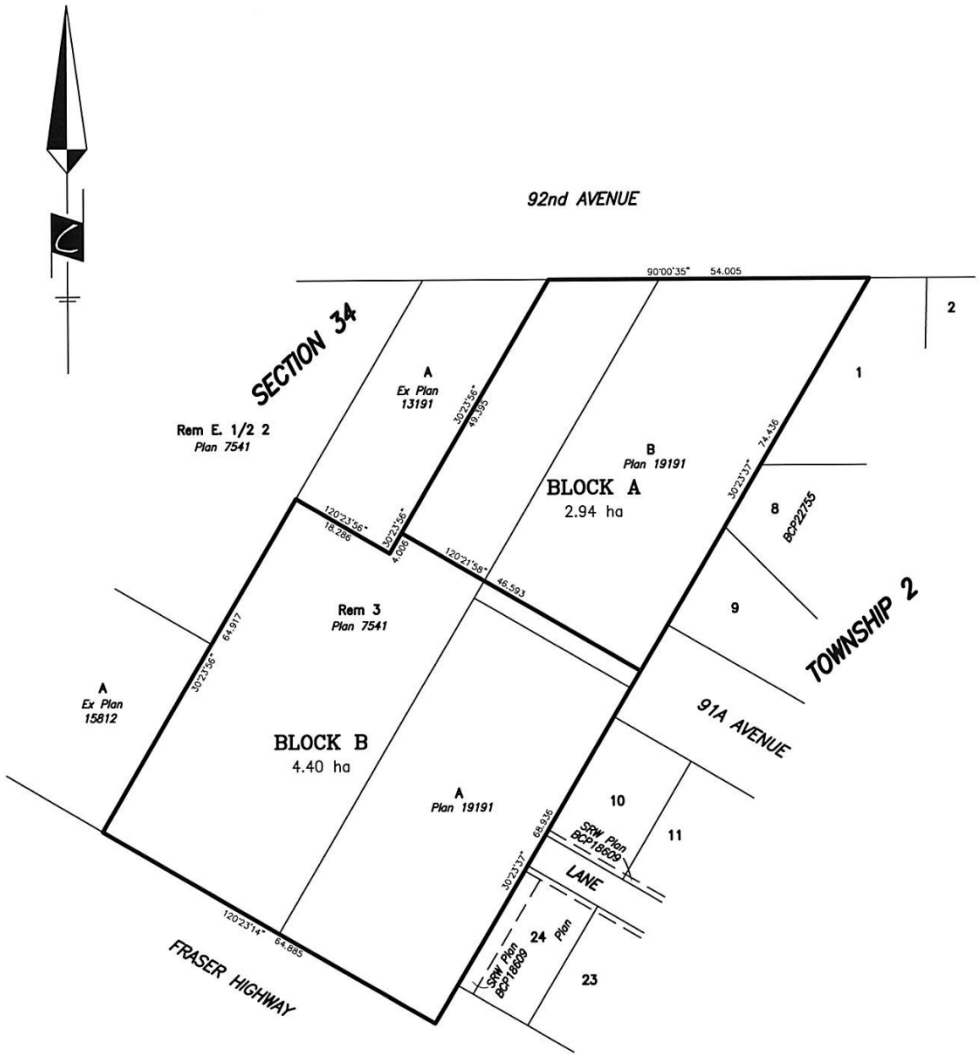
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 21243 OF LOTS A AND B PLAN 19191; AND LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 13191); PLAN 7541; ALL OF SECTION 34, TOWNSHIP 2, NEW WESTMINSTER DISTRICT

City of Surrey B.C.G.S. 92G.016

0 10 20 30 40 50 m

SCALE – 1 : 750

All distances are in metres



BRITISH COLUMBIA PROFESSIONAL LAND SURVEYOR
SEAN COSTELLO NO. 900

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 – 18525–53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604–597–3777
File: 7317–ZONING

This plan lies within the Metro Vancouver Regional District

Certified correct to survey dated this 12th day of March, 2024.

Sean Costello, B.C.L.S.

CITY OF SURREY

BYLAW NO. 19543

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000", as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 010-479-767
Lot "B" Section 34 Township 2 New Westminster District Plan 19191, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 28th day of February, 2018, containing 2063.4 square metres, called Block A.

(Portion of 14974 / 14976 – 92 Avenue)

Portion of Parcel Identifier: 011-235-055
Lot 3 Except: Parcel "A" (Explanatory Plan 13191) Section 34 Township 2 New Westminster District Plan 7541, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 28th day of February, 2018, containing 871.6 square metres, called Block B.

(Portion of 14919 - Fraser Highway)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of single family housing on small *urban lots* at least 12.0 metres [40 ft.] wide.

B. Permitted Uses

Land and *structures* shall be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *unit density* shall not exceed 28 *dwelling units* per hectare [11.5 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Section K.1 of this Zone.

2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this "Surrey Zoning By-law, 1993, No. 12000", as amended, the following must be included in the calculation of *floor area ratio*:

    i. Covered areas used for parking, unless the covered parking is located within the *basement*;

    ii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and

    iii. Floor area, including garages and covered parking with extended height exceeding 3.7 metres [12 feet], must be multiplied by 2, excluding:

        (a) Staircases;

        (b) 19 square metres [200 sq. ft.]; and

        (c) Floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.

    (b) For building construction within a lot:

        i. The *floor area ratio* shall not exceed 0.72, provided that, of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport, which may be reduced to 20 square metres [215 sq. ft.] for a single attached garage or carport and

further provided that the garage meets the dimensional requirements of Section H.3 of this Zone;

ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls only at the first storey level or a combination thereof; and

iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *principal building* floor area, inclusive of a garage or carport, shall be 265 square metres [2,860 sq. ft.].

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback / **Use**	*Front Yard*	*Rear Yard*	*Side Yard*	*Side Yard* on *Flanking Street*
For *Interior Lots*				
Principal Buildings	6.0 m.[1] [20 ft.]	7.5 m.[3] [25 ft.]	1.2 m. [4 ft.]	N/A
Accessory Buildings and *Structures*	--[2]	1.0 m.[4] [3 ft.]	0.0 m. [0 ft.]	N/A
For *Corner Lots*				
Principal Buildings	6.0 m. [1a] [20 ft.]	5.5 m.[3a] [18 ft.]	1.2 m. [4 ft.]	2.0 m. [6.5 ft.]
Accessory Buildings and *Structures*	--[2]	1.0 m.[4] [3 ft.]	0.0 m. [0 ft.]	6.0 m. [20 ft.]

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

1 The *front yard setback* of the *principal building* on an *interior lot* may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 metres [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 4.0 metres [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 metres [13 ft.] and 2.0 metres [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.

1a The *front yard setback* of the *principal building* on a *corner lot* may be reduced to a minimum of 3.5 metres [11.5 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 metres [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 3.5 metres [11.5 ft.] *front yard setbacks* may be further reduced to a minimum of 3.5 metres [11.5 ft.] and 2.0 metres [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.

2 *Accessory buildings* and *structures* are not permitted within the f*ront yard setback*.

3 The minimum *rear yard setback* of the *principal building* on an *interior lot* may be reduced to 6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*. The *rear yard setback* of the *principal building* may be further reduced to 4.5 metres [15 ft.] for a maximum of 50% of the width of the rear of the *principal building* at the first floor by an unenclosed *deck* with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.

3a The *rear yard setback* of the *principal building* on a *corner lot* may be further reduced to 4.0 metres [13 ft.] for a maximum of 50% of the width of the rear of the *principal building* at the first floor by an unenclosed *deck* with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.

4 A minimum *separation* of 5 metres [16 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

1. *Principal buildings*:

   (a) The *building height* shall not exceed 9.0 metres [31 ft.]; and

   (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. *Accessory buildings* and *structures*: The *building height* shall not exceed 3.0 metres [10 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5.0 metres [16 ft.].

H. Off-Street Parking

1. A minimum of 3 off-street *parking spaces* shall be provided, 2 of which may be in the *driveway*.

2. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.].

3. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

(a)	Single garage that accommodates one vehicle only:	The maximum width of a garage shall be 4.0 metres [13 ft.] measured between the interior faces of the side walls of the garage.
(b)	Double garage that accommodates two vehicles parked side by side:	The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be 6.3 metres [23 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].

4. A double garage or carport to accommodate two *vehicles* parked side by side shall not be permitted on any *lot* less than 12.0 metres [39 ft.] wide pursuant to Section K.1.

5. A triple garage to accommodate three *vehicles* parked side by side is not permitted.

6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 3 cars or trucks.

7. Outside parking or storage of *campers*, boats, or *house trailers* is not permitted.

8. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 metres [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved areas shall be landscaped. This *landscaping* shall be maintained.

2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.

3. *Landscaping* in the *front yard* shall be a follows:

   (a) Where the *driveway* is located in the *front yard*, a minimum of 75% of the required *front yard*, except the *driveway*, shall be landscaped, which shall not include any non-porous or paved surfaces; and

   (b) Where the *driveway* is not located in the *front yard*, a minimum of 90% of the required *front yard*, except for a maximum 1.5 metres [5 ft.] wide entrance path and a maximum 1.0 metre [3 ft.] wide path leading to the *side yard*, shall be landscaped, which shall not include any non-porous or paved surfaces.

J. Special Regulations

1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 14 square metres [150 sq.ft.], including the stairs

2. A *secondary suite* shall:

   (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

   (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	***Lot* Size**	***Lot* Width**	***Lot* Depth**
Interior Lot	336 sq.m. [3,617 sq. ft.]	12 metres [39 ft.]	24 metres [78 ft.]
Corner Lot	344 sq.m. [3,703 sq. ft.]	14 metres [46 ft.]	22 metres [72 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in "Surrey Zoning By-law, 1993, No. 12000", as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RF-13 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.

3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.

5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.

8. Subdivisions shall be subject to the applicable "Surrey Development Cost Charge Bylaw, 2016, No. 18664", as may be amended or replaced from time to time, and the development cost charges shall be based on the RF-13 Zone.

9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19543"

PASSED FIRST READING on the 12th day of March, 2018.

PASSED SECOND READING on the 12th day of March, 2018.

PUBLIC HEARING HELD thereon on the 9th day of April, 2018.

PASSED THIRD READING on the 9th day of April, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____ MAYOR

_____ CLERK

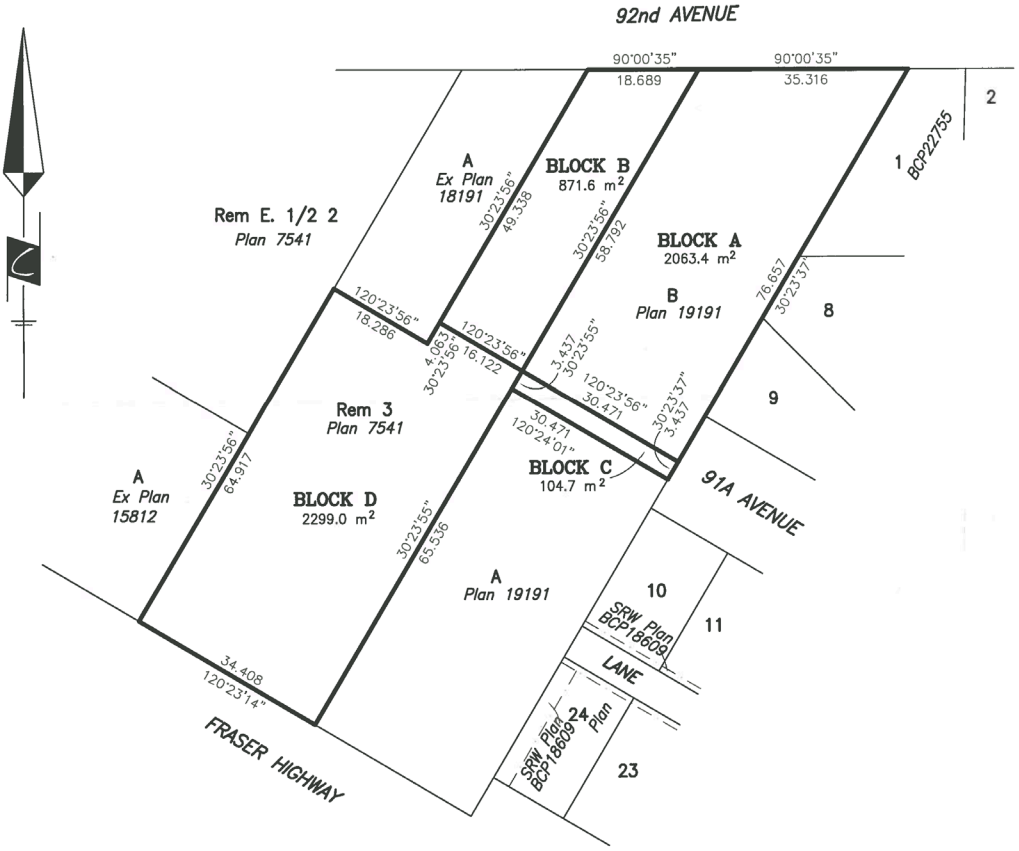
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 19543 OF LOT "B", PLAN 19191 AND LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 13191); PLAN 7541; BOTH OF SECTION 34, TOWNSHIP 2, NEW WESTMINSTER DISTRICT

City of Surrey B.C.G.S. 92G.016

0 10 20 30 40 50 m

SCALE – 1 : 750

All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 – 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604–597–3777
File: 6510–ZONING

BRITISH COLUMBIA PROFESSIONAL LAND SURVEYOR
SEAN COSTELLO NO. 900

Certified correct to survey dated this 28th day of February, 2018.

Sean Costello, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

CITY OF SURREY

BYLAW NO. 19544

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000," as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: SINGLE FAMILY RESIDENTIAL (13) ZONE (RF-13)

Portion of Parcel Identifier: 011-235-055
Lot 3 Section 34 Township 2 New Westminster District Plan 7541
As Shown on a Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 28th day of February, 2018, containing 2299.0 square metres called Block D

(Portion of 14919 Fraser Highway)

Parcel Identifier: 010-479-741
Lot A Section 34 Township 2 New Westminster District Plan 19191

(14939 Fraser Highway)

Portion of Parcel Identifier: 010-479-767
Lot "B" Section 34 Township 2 New Westminster District Plan 19191
As Shown on a Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 28th day of February, 2018, containing 104.7 square metres called Block C

(Portion of 14974 Fraser Highway)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19544"

PASSED FIRST READING on the 12th day of March, 2018.

PASSED SECOND READING on the 12th day of March, 2018.

PUBLIC HEARING HELD thereon on the 9th day of April, 2018.

PASSED THIRD READING on the 9th day of April, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 20 .

_____MAYOR

_____CLERK

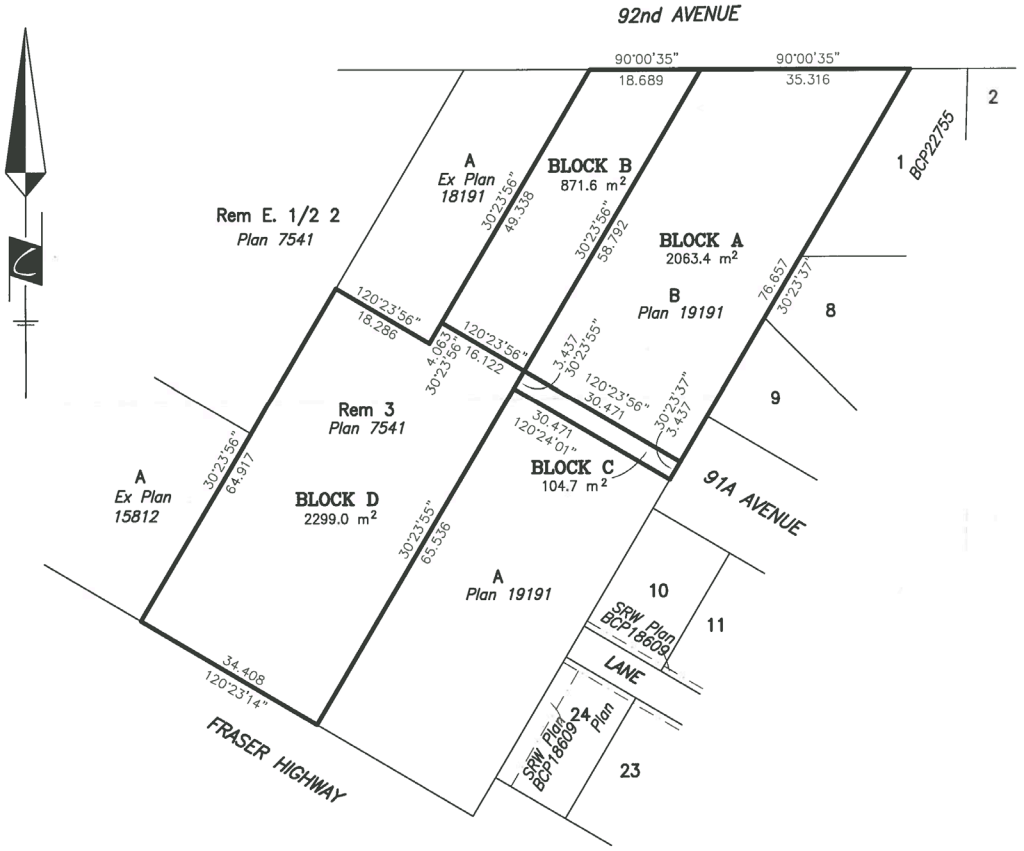
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 19544 OF LOT "B", PLAN 19191 AND LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 13191); PLAN 7541; BOTH OF SECTION 34, TOWNSHIP 2, NEW WESTMINSTER DISTRICT

City of Surrey B.C.G.S. 92G.016

0 10 20 30 40 50 m

SCALE – 1 : 750

All distances are in metres



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Certified correct to survey dated this 28th day of February, 2018.

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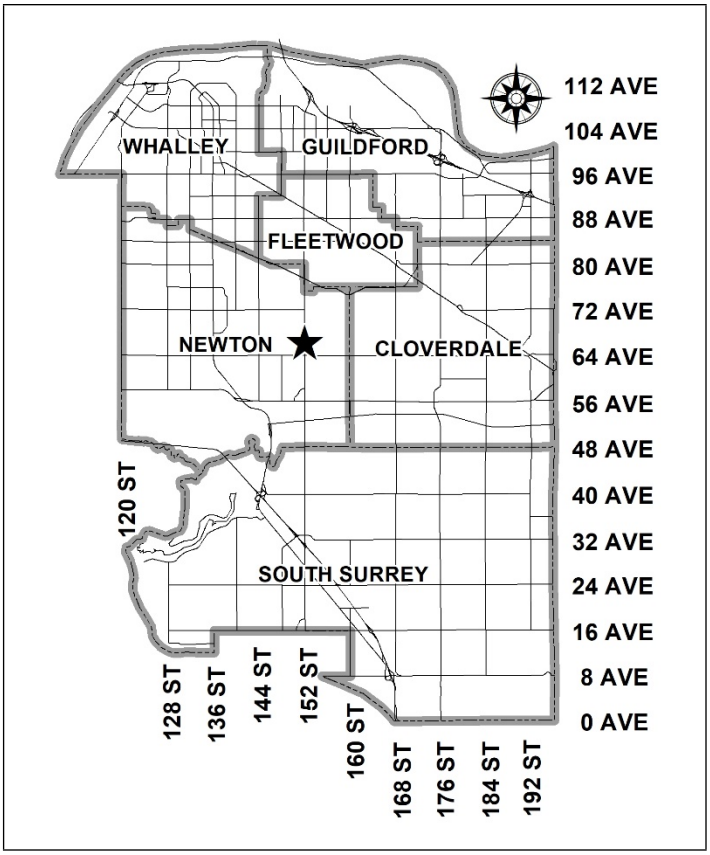
This plan lies within the Greater Vancouver Regional District



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7922-0380-00

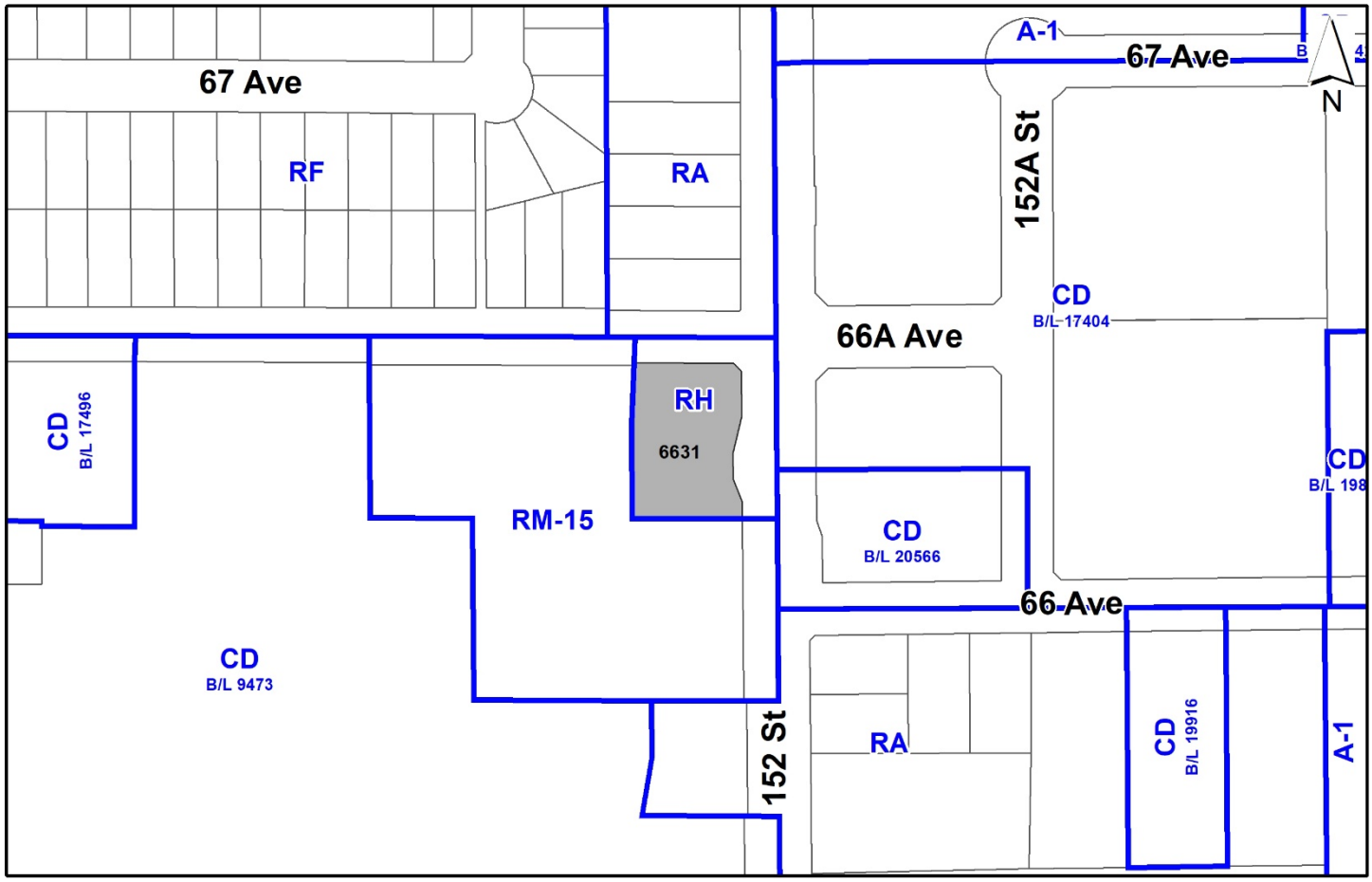
Planning Report Date: April 22, 2024

PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **NCP Amendment** from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential"
- **Rezoning** from RH to CD (based on RM-70 and C-5)
- **Development Permit**

to permit the development of a four-storey mixed-use building with 42 units and 756 square metres of commercial space

LOCATION:	6631 – 152 Street
ZONING:	RH
OCP DESIGNATION:	Urban
NCP DESIGNATION:	Townhouses (max 15 u.p.a.)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment and Rezoning.

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.

- Proposing an amendment to the East Newton South Neighbourhood Concept Plan (NCP) from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential".

RATIONALE OF RECOMMENDATION

- The proposal complies with the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The proposal does not comply with the Urban designation in the Official Community Plan (OCP); however, the proposed density and building form are appropriate for this part of East Newton South and provides local commercial amenities for area residents.

- The proposed development is situated at an intersection on 152 Street, which is an arterial road with transit connections to King George Station, Guildford Town Centre, and Semiahmoo Town Centre.

- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7922-0380-00, generally in accordance with the attached drawings (Appendix I).

5. Council instruct staff to resolve the following issues prior to final adoption:

    (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

    (b) submission of a road dedication plan to the satisfaction of the Approving Officer;

    (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

    (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;

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

(j) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

(k) 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.

6. Council pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single-detached dwelling	Townhouses (max 15 upa) and Landscape Buffer Strips	RH
North (Across): 66A Avenue	Single-detached dwellings	Urban Single Family Residential	RA
East (Across): 152 Street	Two-storey commercial business park building and proposed four-storey business park building under Development Application No. 7919-0347-00, which received Final Adoption on October 3, 2022.	East Newton Business Park: Local Commercial, Business Park, and Buffers/Natural Areas	CD (Bylaw Nos. 17404 and 20566)
South:	Two-storey townhouses	Townhouses (max 15 upa) and Landscape Buffer Strips	RM-15
West:	Two-storey townhouses	Townhouses (max 15 upa) and Landscape Buffer Strips	RM-15

Context & Background

- The subject site is 2,391 square metres in size and located in the East Newton South Neighbourhood Concept Plan (NCP). The site is designated "Townhouses (max 15 upa)" and "Landscape Buffer Strips" in the East Newton South NCP and designated "Urban" in the Official Community Plan (OCP).

- The site is located at the southwest corner of the intersection of 152 Street and 66A Avenue.
- The site is generally flat and abuts an existing two-storey townhouse complex.
- The site is opposite a commercial business park building in East Newton Business Park.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the Official Community Plan from "Urban" to "Multiple Residential," an amendment to the East Newton South NCP from "Townhouses (max 15 upa)" and "Landscape Buffer Strips" to "Mixed-Use Commercial/Residential" and rezoning from "Half Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD) based on the "Multiple Residential 70 Zone (RM-70)" and "Neighbourhood Commercial Zone (C-5)," and a Development Permit for Form and Character.
- The proposed "Comprehensive Development Zone (CD) will be based on the "Multiple Residential 70 Zone (RM-70)" and "Neighbourhood Commercial Zone (C-5)".
- The proposed development will be four storeys and have 42 apartments units and 756 square metres of commercial/retail space at the ground level.

	Proposed
Lot Area	
Gross Site Area:	2,440 square metres
Road Dedication:	49 square metres
Net Site Area:	2,391 square metres
Number of Lots:	1
Building Height:	16.9 metres (four-storeys)
Floor Area Ratio (FAR):	1.46
Floor Area	
Residential:	2,742 square metres
Commercial:	756 square metres
Total:	3,498 square metres
Residential Units:	
Studio:	n/a
1-Bedroom:	29 (69%)
2-Bedroom:	12 (29%)
3-Bedroom:	1 (2%)
Total:	42

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 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.** 4 Elementary students at T.E. Scott Elemetary School 2 Secondary students at Frank Hurt 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 December 2026.
Parks, Recreation & Culture:	No concerns. Sullivan Park is the closest active park with amenities including, outdoor sport fields, outdoor sport courts, walking trails and is 700 metres walking distance from the development. 63A Neighbourhood Park is the closest park with a natural area and is 645 metres walking distance from the development.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City's Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less, and supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP. The proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding urban design items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Transit & Active Transportation

- The subject site abuts a transit stop with the following services:
    - No. 345: King George Station/White Rock Centre; and
    - No. 375: White Rock/White Rock South/Guildford.

- The subject site is also approximately 420 metres away from another transit stop on 64 Avenue with following services:
    - No. 364: Langley Centre/Scottsdale.

- The Johnston Greenway multi-use pathway runs north-south along the east side of 152 Street. While parts of the multi-use pathway have not been completed, the greenway is intended to connect Fleetwood with East Newton South. The Johnston Greenway connects with other multi-use pathways, including the Interurban Greenway, Fleetwood Greenway, and Bose Greenway, which, collectively, provide connections north, south, east, and west throughout Surrey.

Traffic Impacts

- The subject proposal does not meet the Surrey Design Criteria Manual trip generation threshold for requiring a Transportation Impact Analysis (TIA), and therefore, no TIA was prepared.

Road Network and Infrastructure

- The applicant is required to dedicate road right-of-way along 152 Street and construct the sidewalk. The applicant is also required to construct the 66A Avenue frontage. Construction on 66A Avenue will include pavement, sidewalks, streetlights, and boulevard.

Access

- All vehicle access to the surface parking and underground parking will come from 66A Avenue.

Parking

- The applicant is proposing to provide a total of 69 spaces for the residential component, including 8 visitor spaces, and 23 spaces for the commercial component, which complies with the parking requirements in the Zoning By-law.

- With the exception of three parking spaces at surface level, all parking spaces will be accessed via the underground parkade.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. In addition, the applicant proposes a high albedo roof with a minimum Solar Radiance Index (SRI) value of 80.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan.

- The proposal includes an amendment to the OCP designation from "Urban" to "Multiple Residential".

Amendment Rationale

- The proposed amendment will help provide a diverse mix of housing options in East Newton South, while also delivering local-serving commercial amenities within walking distance.

- The proposed commercial uses at the ground level will reduce pressure on the adjacent East Newton Business Park to provide commercial uses, thereby retaining its principal function as an industrial business park.

- The proposed density and building design are sensitive to the adjacent low-rise townhouses to the west through the use of a substantial landscape buffer, tree retention, and upper storey step-backs.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

- The applicant will be required to provide the per unit or per sq. ft. flat rate for the floor area above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

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

Themes/Policies

- The proposed development is consistent with several OCP Themes and Policies, including:

    - Growth Management:
        - *Growth Priorities:* Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
        - *Sensitive Infill:* Encourage local neighbourhood commercial centres and associated local gathering places to appropriately locate within existing neighbourhoods in order to increase walking and cycling options and contribute to neighbourhood character.
    - Centres, Corridors and Neighbourhoods:
        - *Housing:* Plan and design new neighbourhoods to accommodate a wide range of diverse households through their lifecycle by encouraging innovative and flexible forms of housing to support a diversity of household sizes and composition and rental opportunities.
        - *Neighbourhood Services:* Create mixed-use neighbourhood centres that support the needs of local residents by including local-oriented shopping, services, schools and amenities within easy walking distance in order to reduce dependency on private vehicles.

Secondary Plans

Land Use Designation

- The subject site is designated "Townhouses (max 15 upa)" and "Landscape Buffer Strips" in the East Newton South NCP. The applicant's proposal for a four-storey mixed-use building requires an amendment to the East Newton South NCP to "Mixed-use Commercial/Residential".

Amendment Rationale

- The proposed increase in density and change in housing form from townhouse to multiple residential – apartment, provides a diversity of housing in this area of East Newton South.

- The proposed four-storey building is sensitively designed to integrate into the existing residential neighbourhood through a 5.0 wide landscape buffer and an upper storey step-back on the southern façade adjacent to the townhouse complex to the west.

- The proposed mixed-use building at this location provides additional local serving commercial services to East Newton South, where commercial uses are currently limited.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

- The applicant will be required to provide the per sq. ft. flat rate for the floor area above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed four storey mixed-use building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)" and the "Neighbourhood Commercial Zone (C-5)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone, C-5 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	C-5 Zone (Part 35)	Proposed CD Zone
Floor Area Ratio:	1.50	0.50	1.50
Lot Coverage:	33%	50%	45%
Yards and Setbacks	Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard: 7.5 m Flanking Side Yard: 7.5 m	Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard: 7.5 m Flanking Side Yard: 7.5 m	Front Yard: 4.0 m Rear Yard: 5.4 m (reduced to 4.8 m for levels 2-3; increased to 7.5 m for level 4) Side Yard: 7.5 m Flanking Side Yard: 4.0 m
Principal Building Height:	50 m	9 m	16.9 m
Permitted Uses:	Principal uses: • Multiple-unit residential buildings Accessory uses: • Child care centres	Principal uses: • Retail stores • Personal service uses • Eating establishments • Neighbourhood pub • Office uses • Indoor recreational facilities • Community services • Child care centres Accessory uses: • Caretaker unit	Principal uses: • Multiple-unit residential buildings Accessory uses: Restricted to ground floor and limited to no larger than 320 sq. m. • Retail stores • Personal service uses • General service uses • Indoor recreational facilities • Community services • Child care centres • Eating establishments (restricted to 150 sq. m.
Amenity Space			
Indoor Amenity:	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	The proposed 116 m² + CIL of $9,000 meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	3.0 sq. m. per unit & 4.0 sq. m. per micro unit	The proposed 130 m² meets the Zoning By-law requirement.
Parking (Part 5)		**Required**	**Proposed**
Number of Stalls			
Commercial:		23	23

Residential:	58	61
Residential Visitor:	8	8
Total:	89	92
Bicycle Spaces		
Residential Secure Parking:	60	70
Residential Visitor:	6	10

- The CD Zone proposes the same maximum floor area ratio (FAR) at 1.50 as is permitted under the RM-70 Zone. The proposed 1.50 FAR is consistent with the proposed "Mixed-use Commercial/Residential" designation in the East Newton South NCP, and with the proposed "Multiple Residential" designation in the OCP.

- The RM-70 Zone has a maximum lot coverage of 33%. The CD Bylaw proposes a higher lot coverage of 45%.

- The reduced setbacks on 152 Street and 66A Avenue are in keeping with the OCP Form and Character design guidelines for creating an active retail streetscape. A reduced setback on the southern elevation allows for a more efficient development, while the fourth storey setback is at the minimum 7.5 metres, as identified in the RM-70 and C-5 zones.

- The CD Zone proposes abuilding height at 16.9 metres, which is less than the 50 metres that is permitted in the RM-70 Zone. The increased building height will facilitate the provision of ground floor commercial, which requires taller clear height to remain viable. The ground floor commercial units are approximately 1.4 metres taller in ceiling height than typical residential.

- The CD Bylaw proposes to maintain the majority of commercial uses under the C-5 Zone, however excludes "neighbourhood pub" and "office uses". The exclusion of neighbourhood pub will minimize potential nuisance impacts to the existing residential neighbourhood, with a focus on neighbourhood serving retail instead. Similarly, the exclusion of office uses will ensure that neighbourhood serving retail remains the principal commercial use, with office uses directed to the adjacent East Newton Business Park.

- The accessory commercial uses will be restricted to the ground floor and limited to no greater than 320 square metres each in size. This will ensure there is a variety of commercial services in the development. Similarly, eating establishments shall be restricted to a maximum of 150 square metres.

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.

- 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 current rate is $2,227.85 per new unit.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

- The applicant will be required to provide the flat rate for the square feet above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Newton is $11.14 per square foot for apartments.

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 $1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 11, 2023 and the Development Proposal Signs were installed on June 2, 2023. Staff received one response from neighbouring residents *(staff comments in italics):*

    - Concerns about potential noise and traffic.

      (The proposed development includes a 5.0 metre wide landscape buffer along the western property line to buffer the proposed development from the adjacent low-rise townhouse complex. The building will further buffer the adjacent residential area from 152 Street.

      The proposal does not meet the Surrey Design Criteria Manual trip generation threshold for requiring a Transportation Impact Analysis (TIA), and therefore, no TIA was prepared.)

    - Concerns about security for adjacent residents.

      (The applicant proposes to erect a 1.8 metre tall wooden fence along the southern and western property lines, buffering the adjacent low-rise townhouse complex. The addition of residents within the 42 units will support observation (eyes on the street) for the neighbourhood, contributing to neighbourhood safety.)

- The subject development application was reviewed by the Sullivan Amateur Athletic and Community Association. No comments were received.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the East Newton South Neighbourhood Concept Plan (NCP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton South Neighbourhood Concept Plan (NCP).

- The applicant has worked with staff to provide an appropriate buffer to adjacent low-rise townhouse complex, including the provision of a landscape buffer with tree retention, new planting and substantial building setbacks with upper storey stepback.

- The design of the building is contemporary. The building is well-articulated with a palette of materials and colours, which provides for visual interest on the facades. The ground floor commercial retail units are delineated with a high quality natural material (brick) while the upper three storeys that are reserved for residential include a mixture of fibre cementious panel and cedar wood cladding at the corner of 152 Street and 66A Avenue. The cedar cladding provides an attractive feature for this intersection. Level four is stepped-back at the southern elevation by 7.5 metres, which reduces the overall massing towards the adjacent townhouse complex.

- The site plan proposes a significant west yard building setback of 12.9 metres and a 5.0 metre wide landscape buffer to provide an appropriate transition between the proposed development and the adjacent low-rise townhouse complex. Garbage and recycling facilities are located at surface level adjacent to the drive-aisle. The facility includes a roofed enclosure.

- The proposed residential lobby entrance is at the northwest corner of the building, where there is a lobby area and mail pick-up area. The design incorporates CPTED principles including landscape design that allows clear and unobstructed views, visible and well-lit walkways and entries, and glazed doors and windows.

- The applicant is proposing to provide two levels of underground parking, which will provide the majority of parking for the development. The underground parkade is accessed via the west side of the building where a drive-aisle connects to 66A Avenue. An additional three parking stalls, two of which are accessible stalls, are provided along the surface drive-aisle. The stalls are screened from view along the 152 Street commercial frontage and partially screened along 66A Avenue.

- The frontage of the building along 152 Street and wrapping the 66A Avenue frontage will consist of eight (8) commercial retail units (CRU) with large window exposure. The CRUs are anticipated to range in size from 67 square metres to 108 square metres. The units can be combined to create larger commercial retail units at the time of a tenant improvement/building permit application, if desired.

- Signage for the CRUs is proposed to be provided as fascia signs in individual channel letters above the entrance. No window signage or screening that would obscure the glazing is permitted on all CRU glazing. No signage for the CRUs will be permitted from the drive-aisle side, other than to denote the address. This will help maintain 152 Street as the principal entrance.

- The proposed residential units range in size from 44 square metres for a 1-bedroom unit to 62 square metres for a 2-bedroom unit, and to 101 square metres for a 3-bedroom unit.

Landscaping

- The landscaping proposes a total of 16 trees to be planted on the site, including six trees within the western landscape buffer, and a significant number of shrubs and ground cover species.

- The 152 Street commercial frontage will have a split sidewalk design, comprised of a walkway adjacent to the storefronts, flanked with alternating in-ground shrubbed planters, landscape furnishing (seating and bicycle racks) and paved walk-throughs to the City sidewalk. Walkways on private property will feature specialty paving.

- The applicant is proposing a 5.0-metre-wide landscape buffer along the western boundary to transition the adjacent low-rise townhouse complex to the subject apartment proposal. The landscape buffer consists of a collection of coniferous and deciduous trees and shrubs and ground cover. The buffer also includes space for the retention of off-site trees that are located on the adjacent townhouse complex.

Indoor Amenity

- The total required indoor amenity space is 126 square metres while the applicant is providing a total of 116 square metres, plus a $9,000 contribution to account for the physical space shortfall. This meets the requirements of the Zoning By-law.

- The indoor amenity space is located on level four at the northwest corner of the building. The indoor amenity space is divided into several rooms, with spaces for a lounge, gym, and yoga room.

Outdoor Amenity

- The total required outdoor amenity space is 126 square metres while the applicant is providing a total of 130 square metres, thus exceeding the requirements.

- The outdoor amenity space is located entirely on the rooftop, accessed from the indoor amenity space and is proposed to include garden plots, lounge areas with a barbeque, and a turfed bocce court.

Outstanding Items

- 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. This includes coordination of the drawings.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	2	2	0
Scarlet Oak	2	1	1
Coniferous Trees			
Western Red Cedar	4	2	2
Douglas Fir	2	0	2
Grand Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	**11**	**6**	**5**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**16**
Total Retained and Replacement Trees	**21**
Contribution to the Green City Program	**$550**

- The Arborist Assessment states that there are a total of 11 mature trees on the site, excluding Alder and Cottonwood trees. Five existing trees, approximately 31% of the total trees on the site, are Alder and Cottonwood trees. It was determined that five trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. In addition, one City tree at the northwest corner of the site along 66A Avenue is proposed to be removed to accommodate the site's drive aisle access.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 17 replacement trees on the site. Since only 16 replacement trees can be accommodated on the site, the deficit of one replacement tree will require a cash-in-lieu payment of $550 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 Paperbark Maple, False Cypress, Japanese Snowbell, and Persian Ironwood.

- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of $550 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	OCP Redesignation Map

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

4 STORY MIXUSE BUILDING

APPENDIX I

6631 152 ST. Surrey, BC V3S 3L2

CITY PROJECT NO:- 22-0380

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Ph: 604-503-4484

PROJECT TEAM

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Tel: 604-597-3777

CIVIL:
Hub Engineering Inc.
#212-12992 76ave.
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ARBORIST:
HUCKLEBERRY Landscape Design.
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LANDSACPE ARCHITECT:
PMG LANDSCAPE ARCHITECTS LTD.
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CONTACT: CAELAN GRIFFITHS
T : 604 294 0011 EXT. 116
E: caelan@pmglandscape.com

DRAWING LIST

A - 000	COVER PAGE
A - 001	DATA SHEET
A - 002	CONTEXT PHOTOS
A - 003	CONTEXT PLAN
A - 004	DESIGN RATIONAL
A - 005	PRECEDENT IMAGES
A - 006	STREETSCAPE
A - 007	SHADOW ANALYSIS
A - 008	MATERIAL BOARD
A - 009	SIGNAGE DETAIL
A - 010	SIGNAGE DETAIL
A - 011	GARBAGE DETAIL
A - 012	SUSTAINABILITY SHEET
A - 100	BASE PLAN
A - 101	SITE PLAN
A - 102	FIRE ACCESS PLAN
AP - 201	FLOOR PLANS - PARKING 1
AP - 202	FLOOR PLANS - PARKING 2
A - 201	FLOOR PLANS - LEVEL 1
A - 202	FLOOR PLANS - LEVEL 2
A - 203	FLOOR PLANS - LEVEL 3
A - 204	FLOOR PLANS - LEVEL 4
A - 205	ROOF PLAN
A - 301	ELEVATIONS - EAST
A - 302	ELEVATIONS - SOUTH& NORTH
A - 303	ELEVATIONS - WEST
A - 304	3D VIEW-1
A - 305	3D VIEW-2
A - 306	3D VIEW-3
A - 401	SECTIONS - A-A'
A - 402	SECTIONS - B-B'
A - 403	SECTIONS - C&D

SITE STATISTICS- PROPOSED MIX-USE BUILDING

CIVIC ADDRESS:			6631 152 St Surrey BC			
LEGAL DISCRIPTION						
ZONING			RH to CD			
	OCP		URBAN TO MIXUSE MULTIFAMILY			
GROSS SITE AREA:	26,261.00		ft2	2439.7 M2	60 Acre	
ROAD DEDICATIONS:	523.00		ft2	48.5 m2		
NET AREA:	25,738.00		ft2	2391.1 m2		
			ZONING			
	BUILDING HEIGHT					
			15.4 M			
	SETBACKS		PROVIDED			
	NORTH		4.00 m			
	SOUTH		5.40 M			
	EAST		4.00 m			
	WEST		12.9 m			
			LOT COVERAGE			
	ALLOWED		33%			
	PROPOSED		36%			
			DENISTY			
	PROPOSED FSR on net @ 1.48 fsr		106455 ft2 / 989 m2	1.5 on net		
BUILDING FLOOR AREA			(EXCLUDING PARKING)			
	COMMERCIAL		UTILITI ROOM		RESI	TOTAL
LEVELS-1	8,137.00 Sq.Ft.	755.95 M.	29.30 M.	1,086.10 Sq.Ft.	100.90 M.	886.15 M.
LEVELS-2				10,040.10 Sq.Ft.	932.76 M.	932.76 M.
LEVELS-3				10,040.10 Sq.Ft.	932.76 M.	932.76 M.
LEVELS-4				8,353.50 Sq.Ft.	776.07 M.	776.07 M.
	8,137.00 Sq.Ft.	755.95 M.	29.30 M.	29,519.80 Sq.Ft.	2742.48 M.	3527.73 M.
TOTAL AREA						
			OUTDOOR AMENITY			
	REQUIRED				PROVIDED	
	42 x 3m2		126 m2		130.7 m2	
			INDOOR AMENITY LOCATED AT 5TH FLOOR			
	REQUIRED				PROVIDED	
	42 x m2		126 m2		115.5 m2	
			OFF STREET PARKING			
					REQUIRED	PROVIDED
COMMERCIAL AREA	755.90 M.	3 car/100m2	755.90x3/100=22.6 STALLS		= 22.6 SPACES	= 23.0 SPACES
RESIDNETIAL	PARKING OR 1BD & 1BD + DEN UNITS			29 x 1.30	= 37.7 SPACES	= 38.0 SPACES
	PARKING FOR 2BD + UNITS			13 x 1.50	= 19.5 SPACES	= 23.0 SPACES
	TOTAL PARKING FOR RESIDENTIAL				= 57.2 SPACES	= 61.0 SPACES
VISITOR	APARTMENT			2 % OF TOTAL UNIT	= 8.4 SPACES	= 8.0 SPACES
	TOTAL INCLUDING COMMERCIAL VISITOR AND RESIDENTIAL				= 88.2 SPACES	= 92.0 SPACES
			H/C PARKING			
	If required Parkign spaces are between 50 & 100, then 1 Parking space is required					
	If required Parkign spaces are between 100 & 200, then 2 Parking spacs are required					
					1	6
			BICYCLE PARKING			
			CLASS A	CLASS B		
	REQUIRED :		1.2 STALLS PER RES UNIT = 50.4 STALLS			
	PROVIDED		70			

RESI.UNIT SCHEDULE

TYPES	ON LEVELS	AREA(SQ.FT)	AREA(SQ.M)	TOTAL UNITS
A1(1B)	2,3,4	550	51.09	6
A2(1B)	2,3,4	476	44.22	8
A3(1B)	2,3,4	581	53.97	6
A4(1B)	2,3,4	510	47.38	3
A5(1B)	2,3	681	63.26	2
A6(1B)	2,3,4	526	48.86	3
A7(1B)	2,3,4	495	45.98	3
B1(2B)	2,3	780	72.46	4
B2(2B)	2,3,4	669	62.2	3
B3(2B)	2,3,4	796	73.99	3
C1(3B)	4	1088	101.12	1
TOTAL NO OF UNITS				42

C.R.UNIT SCHEDULE

TYPES	ON LEVELS	AREA(SQ.FT)	AREA(SQ.M)	TOTAL UNITS
101	1	716.18	66.53	1
102	1	851.06	79.06	1
103	1	839.28	77.97	1
104	1	1052.2	97.75	1
105	1	1161.54	107.91	1
106	1	1121.19	104.16	1
107	1	973.11	90.4	1
108	1	850.52	79.01	1
		7565.08	702.79	8
Additional commerical Area		572.2	53.16	
		8,137.00 Sq.Ft.	755.95	

UNIT MIX SCHEDULE

LEVELS	C.R.U	1 BD	2 BD	3 BD	T. UNITS PER FLOOR
LVL 1	8	0	0	0	8
LVL 2		10	5	0	15
LVL 3		10	5	0	15
LVL 4		9	2	1	12
TOTAL	8 UNITS	29 UNITS	12 UNITS	1 UNITS	50 UNITS

FLAT ARCHITECTURE
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REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-04-11

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST
SURREY , B.C
CLIENT:

DATE
22-Mar-24
PROJECT NO:

SCALE: As Noted
DRAWN BY: RW

DATE	BY	REV

DATA SHEET

A-001

KEY PLAN
A-003 Scale: N.T.S

1 A-006 Scale: N.T.S STREET SCAPE FROM 152 STREET

2 A-006 Scale: N.T.S STREET SCAPE FROM 66A AVE

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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
22-Mar-24

PROJECT NO:

SCALE: As Noted
DRAWN BY: BS

DATE
BY
REV

STREET SCAPE

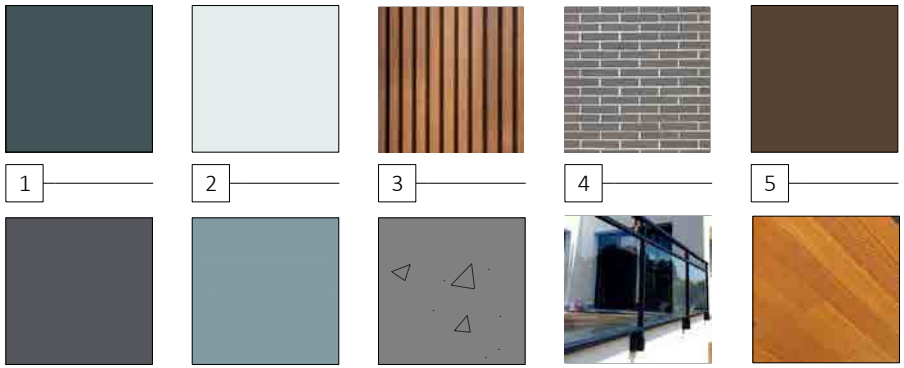
A-006

NORTH ELEVATION

1
A-008

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

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)COLOR : DARK GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PATRIOTIC WHITE 2135-70
3	NEWTEC WOOD CLADDING
4	GREY CLINKER BY MORA BRICKS
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : RAISIN TORTE
6	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : Dior Gray 2133-50
7	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PROVINCE BLUE 2135-40
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)
9	TRANSLUCENT - GLAZED METAL GLASS GUARD RAILING (CHARCOAL FINISH)GLASS TRANSPARENCY 85%
10	THERMALLY- BROKEN, DOUBLE - GLAZED VINYL WINDOWS (WHITE FINISH)
11	THERMALLY- BROKEN, DOUBLE - GLAZED ALLUMINIUM WINDOWS (WHITE FINISH)
12	ALUMINUM SOFIT IN WOODEN FINISH



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REGISTERED ARCHITECT
JUNHUI S. WANG
BRITISH COLUMBIA
2024-04-11

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
22-Mar-24

PROJECT NO:

SCALE: As Noted

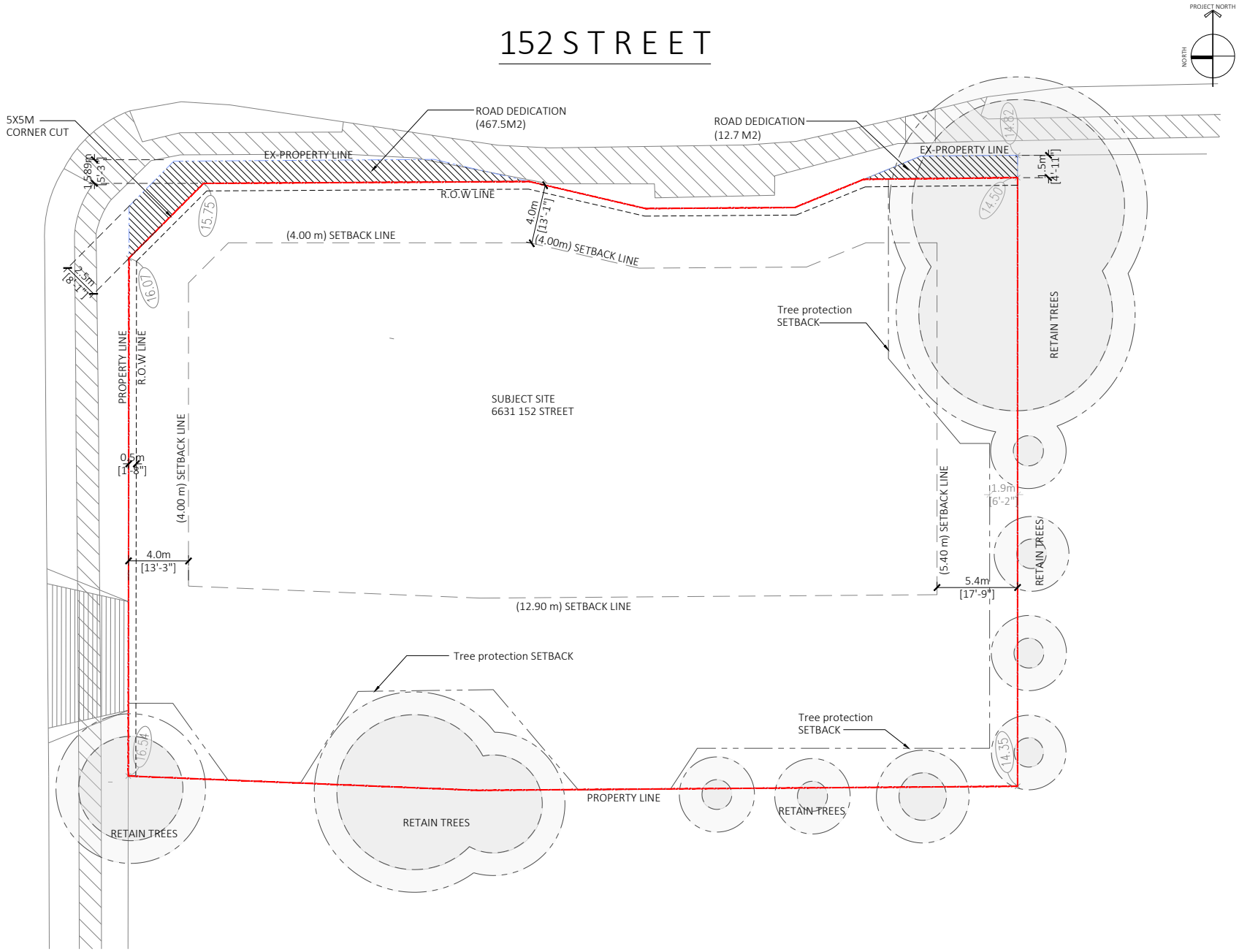
DRAWN BY: BS

DATE	BY	REV

MATERIAL BOARD

A-008

152 STREET



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REGISTERED ARCHITECT
BRANDON SIU
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
19-Oct-23

PROJECT NO:

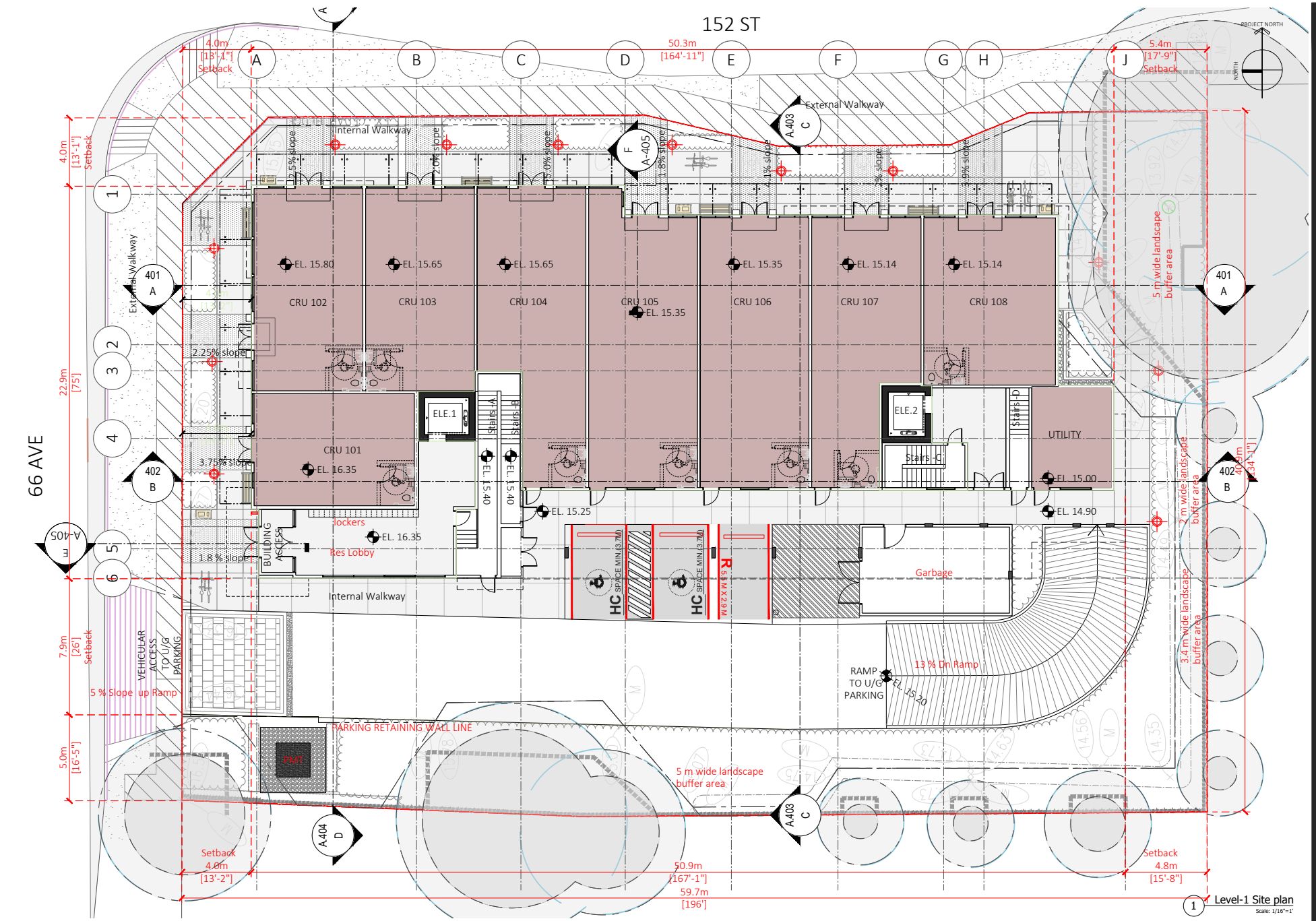
SCALE: 1/20"=1'-0"

DRAWN BY: BS

NO	BY	DATE

ARCH.BASE PLAN

A-100



1 Level-1 Site plan
Scale: 1/16"=1'

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PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

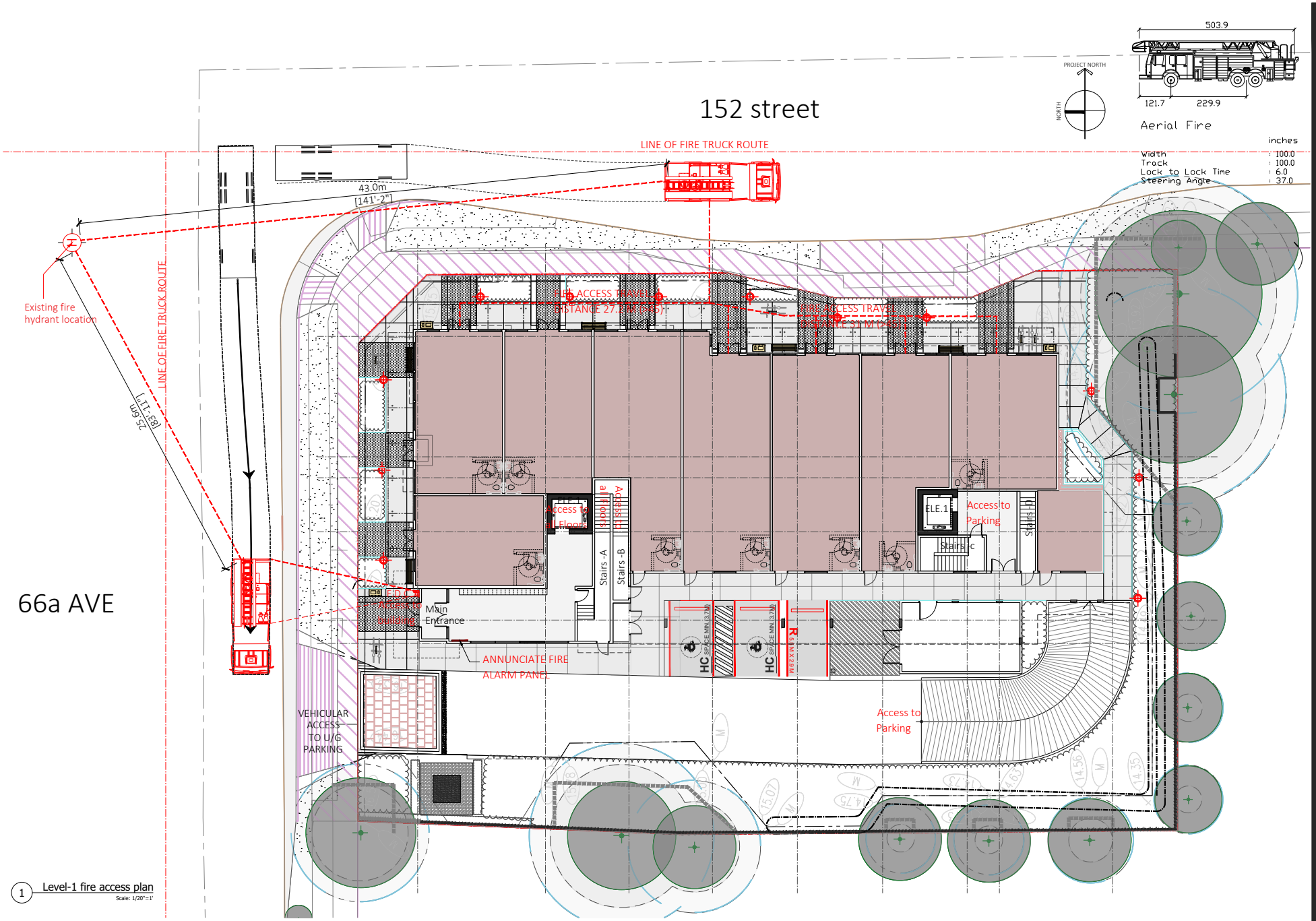
DATE
5-Apr-24

PROJECT NO:

SCALE: As Noted
DRAWN BY: RW/BS

SITE PLAN

A 101



1 Level-1 fire access plan
Scale: 1/20"=1'

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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:
RANJIT SIDHU

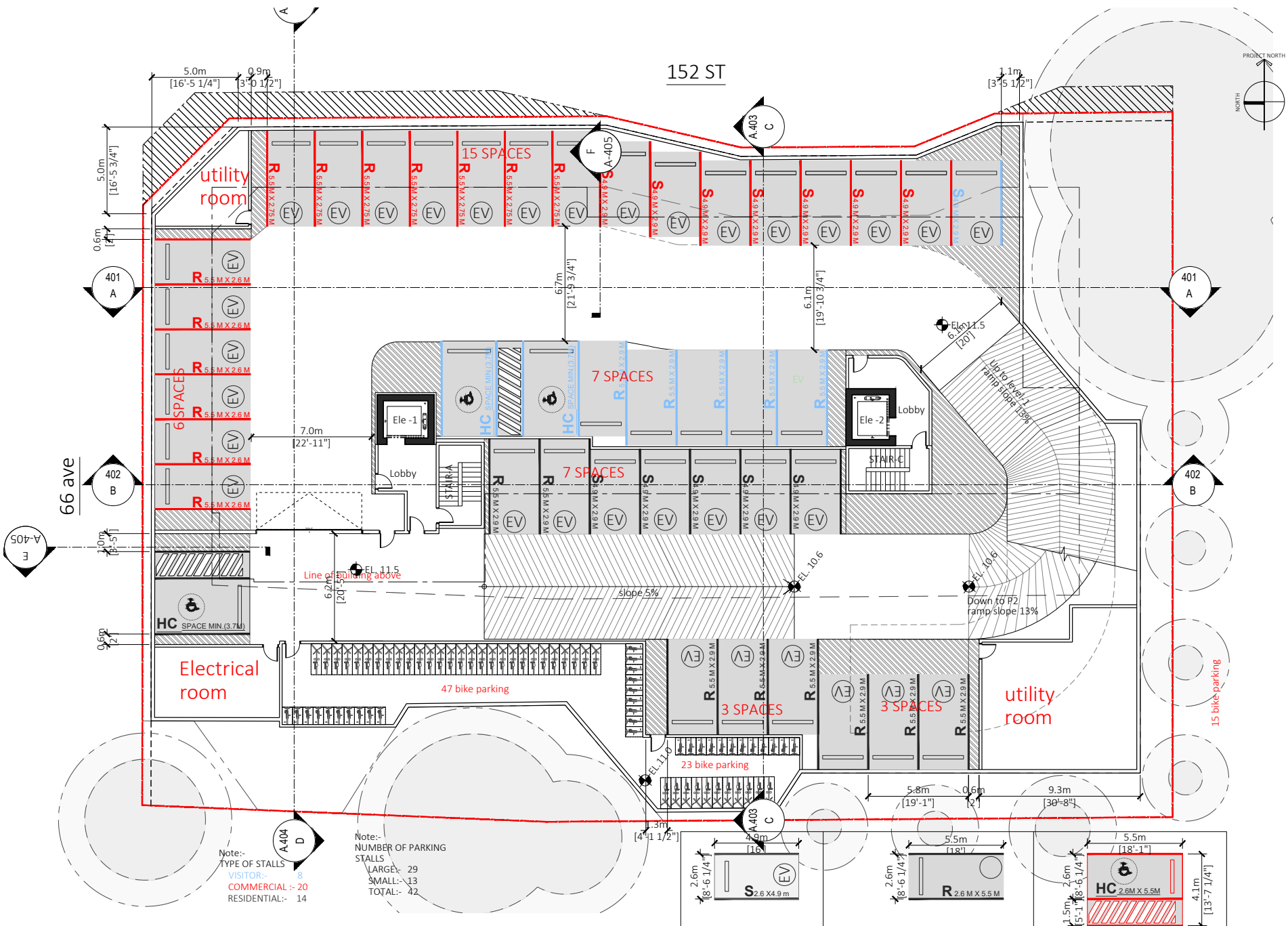
DATE
19-Oct-23

PROJECT NO:

SCALE: As Noted
DRAWN BY: RW/BS

FIRE ACCESS PLAN
LEVEL-1

A 102



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PROVINCE OF BRITISH COLUMBIA

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MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

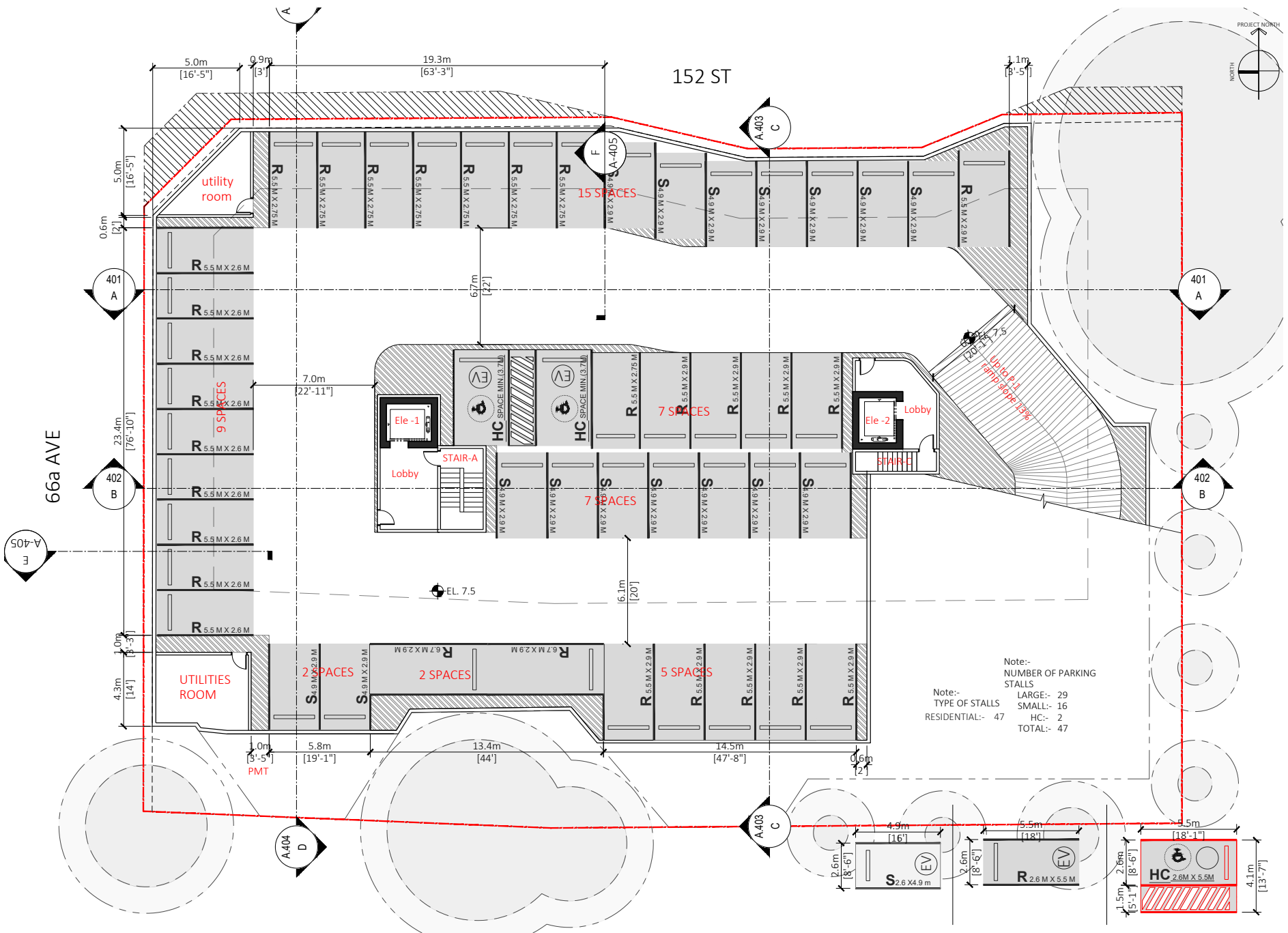
DATE
5-Apr-24

PROJECT NO:

SCALE: As Noted

DRAWN BY: BS

AP-201



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PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
20-Oct-23

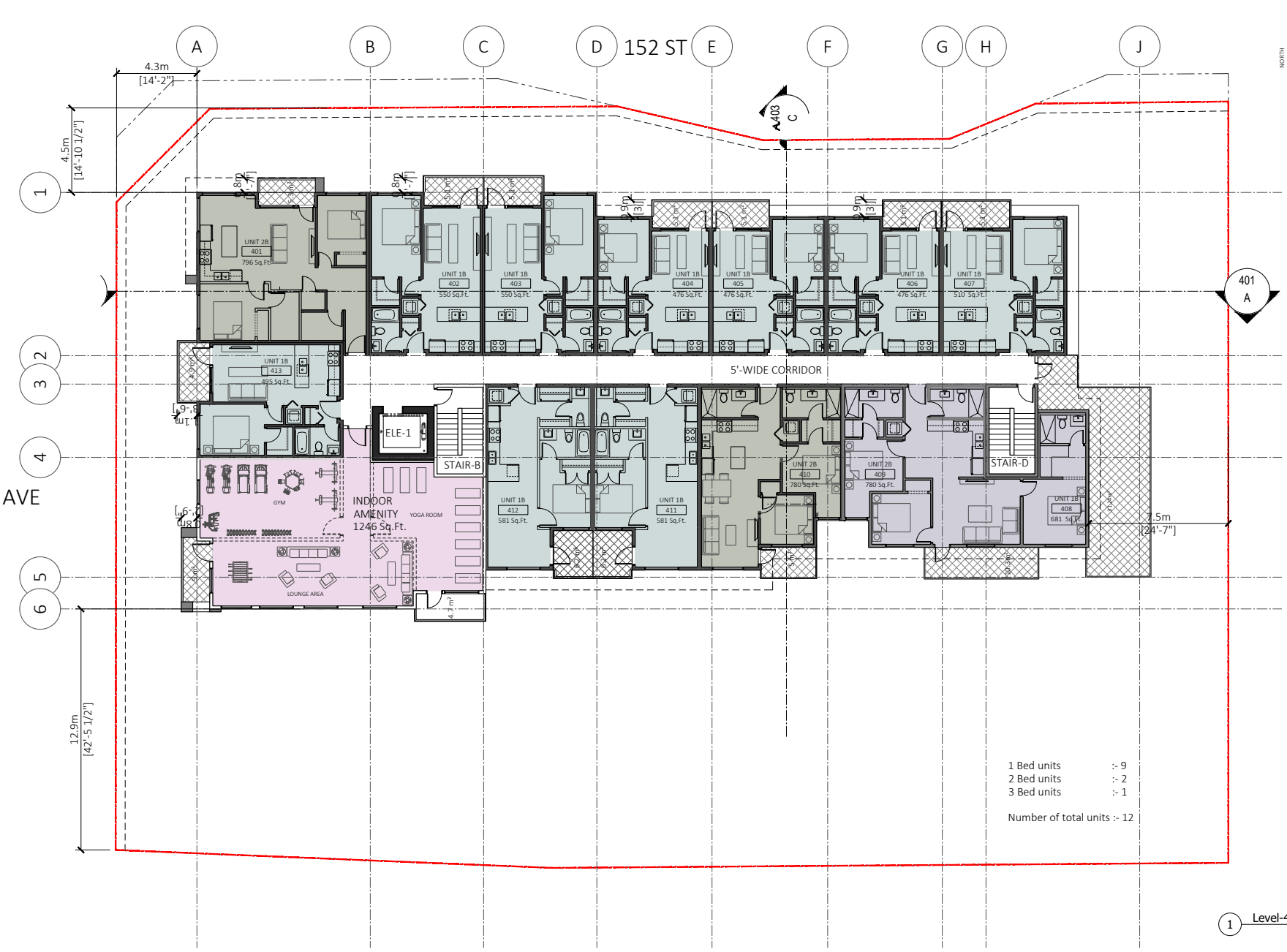
PROJECT NO:

SCALE:
As Noted

DRAWN BY:
RW/BS

NO.	BY	DATE

AP-202



1 Level-4 Floor plan
Scale: 1/16"=1'

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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO: MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE 9-Dec-22

PROJECT NO:

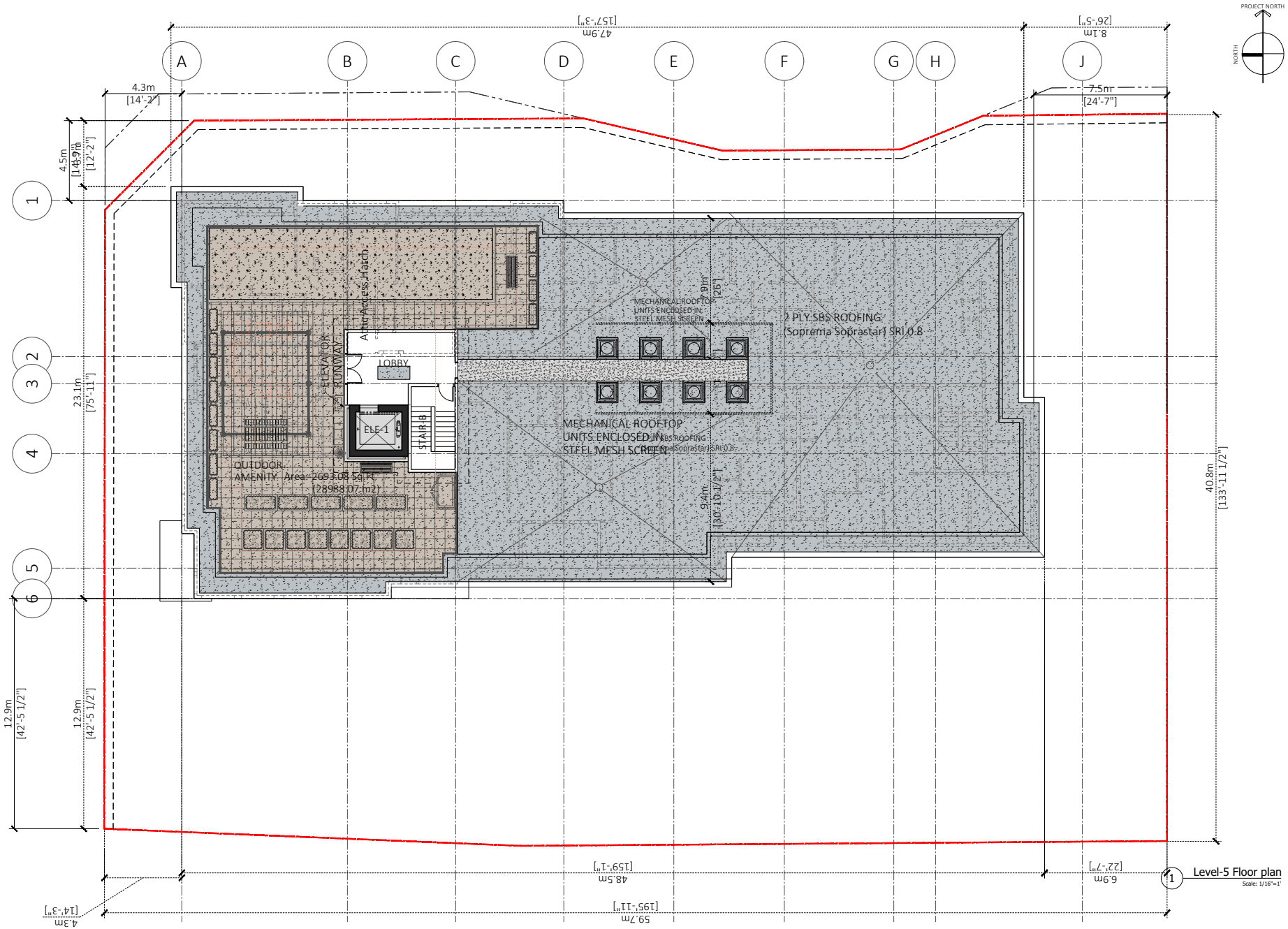
SCALE: As Noted

DRAWN BY: RW/BS

REV	BY	DATE

LEVEL 4

A 204



1 Level-5 Floor plan
Scale: 1/16"=1'

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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
19-Oct-23

PROJECT NO:

SCALE: As Noted
DRAWN BY: BS

NO	BY	DATE

LEVEL 5

A 205

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)COLOR : DARK GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PATRIOTIC WHITE 2135-70
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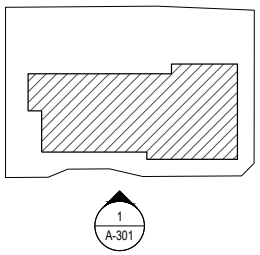
11	THERMALLY- BROKEN, DOUBLE - GLAZED ALLUMINIUM WINDOWS (WHITE FINISH)
12	ALUMINUM SOFIT IN WOODEN FINISH



1 East Elevation along 152 st
Scale: 1/16"=1'

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

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY
CLIENT:
RANJIT SIDHU

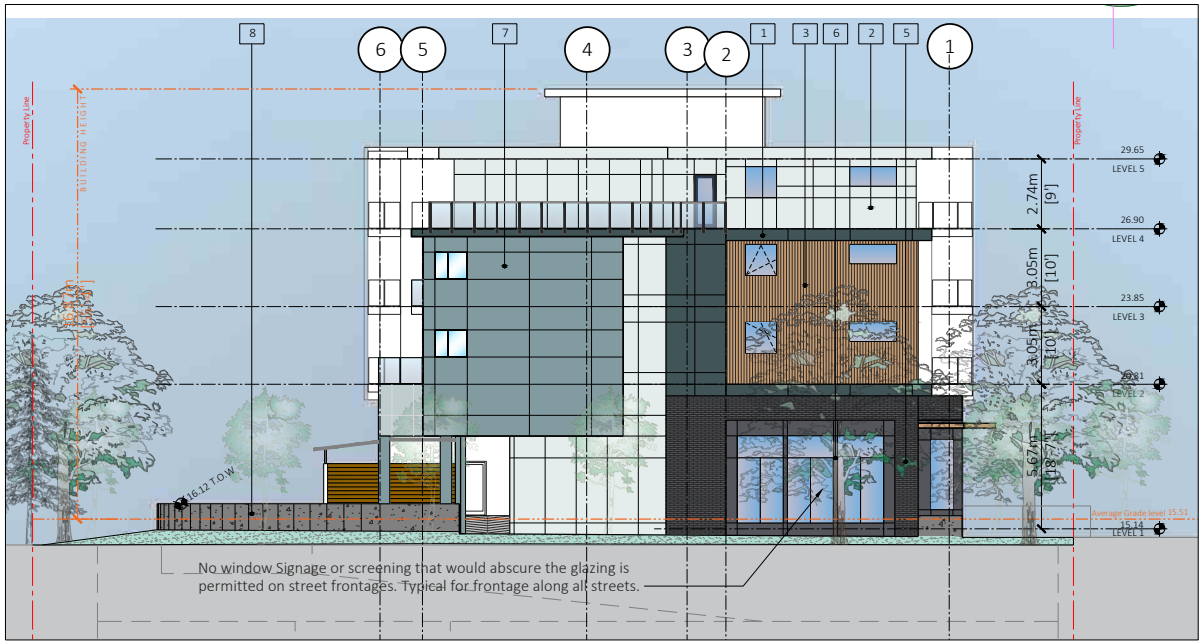
DATE
5-Apr-24
PROJECT NO:

SCALE:
As Noted
DRAWN BY:
BS

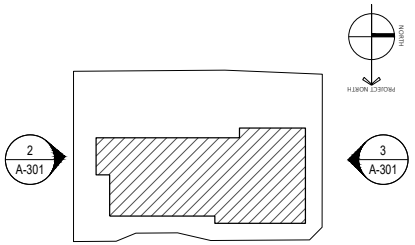
	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

ELEVATION
AS NOTED

A-301



2 South Elevation
Scale: 1/16"=1'



1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)COLOR : DARK GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PATRIOTIC WHITE 2135-70
3	NEWTEC WOOD CLADDING
4	GREY CLINKER BY MORA BRICKS
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : RAISIN TORTE
6	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : Dior Gray 2133-50
7	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PROVINCE BLUE 2135-40
8	ARCHITECTURAL FINISH CONCRETE COLOR LIGHT GREY (ELASTOMERIC PAINT FINISH)
9	TRANSLUCENT - GLAZED METAL GLASS GUARD RAILING (CHARCOAL FINISH)GLASS TRANSPARENCY 85%
10	THERMALLY- BROKEN, DOUBLE - GLAZED VINYL WINDOWS (WHITE FINISH)
11	THERMALLY- BROKEN, DOUBLE - GLAZED ALLUMINIUM WINDOWS (WHITE FINISH)
12	ALUMINUM SOFIT IN WOODEN FINISH

3 North Elevation Along 66A Ave
Scale: 1/16"=1'

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

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY
CLIENT:
RANJIT SIDHU

DATE
5-Apr-24
PROJECT NO:

SCALE:
As Noted
DRAWN BY:
BS

NO	BY	DATE

ELEVATION
AS NOTED

A-302

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR)COLOR : DARK GRAY)
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : PATRIOTIC WHITE 2135-70
3	NEWTEC WOOD CLADDING
4	GREY CLINKER BY MORA BRICKS
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : RAISIN TORTE
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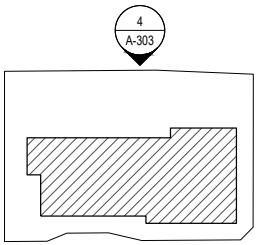

4 West Elevation
Scale: 1/16"=1'

FLAT ARCHITECTURE

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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY

CLIENT:
RANJIT SIDHU

DATE
5-Apr-24

PROJECT NO:

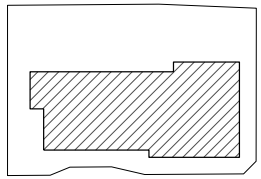
SCALE:
As Noted

DRAWN BY:
BS

NO	BY	DATE

ELEVATION
WEST

A-303



3
A-306

NORTH
PROJECT NORTH

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

REGISTERED ARCHITECT
JAMINDER S. BAL
PROVINCE OF BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY
CLIENT:
RANJIT SIDHU

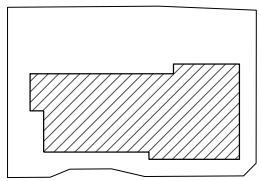
DATE
5-Apr-24
PROJECT NO:

SCALE:
As Noted
DRAWN BY:
BS

NO	BY	DATE

3D VIEW
VIEW-1

A-304



2
A-305

FLAT ARCHITECTURE

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

Ph: 604-503-4484

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:
RANJIT SIDHU

DATE
5-Apr-24

PROJECT NO:

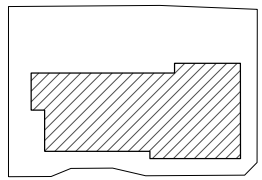
SCALE:
As Noted

DRAWN BY:
BS

NO	BY	DATE

3D-VIEW
VIEW-2

A-305



FLAT ARCHITECTURE
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Surrey BC, V3X 1G1
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Ph: 604-503-4484

REGISTERED ARCHITECT
BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:
RANJIT SIDHU

DATE
5-Apr-24

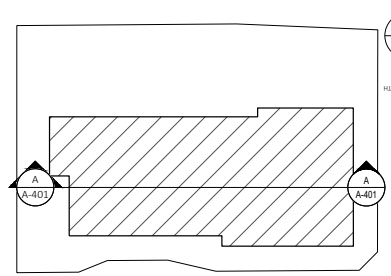
PROJECT NO:

SCALE: As Noted
DRAWN BY: BS

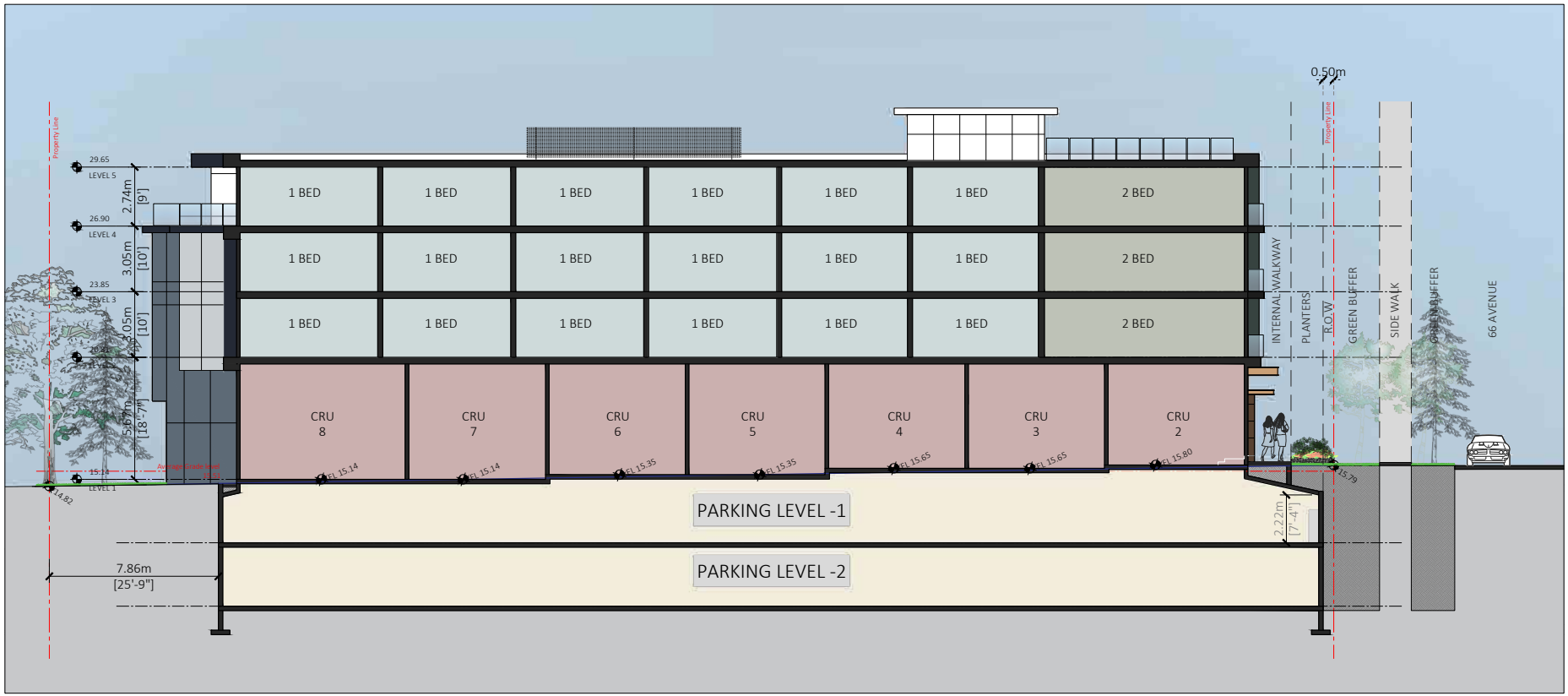
NO	BY	DATE

3D VIEW
VIEW-3

A-306



1 KEY PLAN
Scale: N.T.S



1 Section - A-A
Scale: 1/16"=1'

FLAT ARCHITECTURE
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contact@flatarchitecture.ca
Ph: 604-503-4484

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024-04-11

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
5-Apr-24

PROJECT NO:

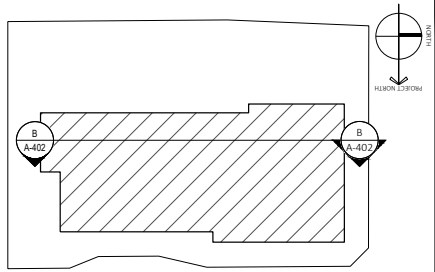
SCALE:
As Noted

DRAWN BY:
BS

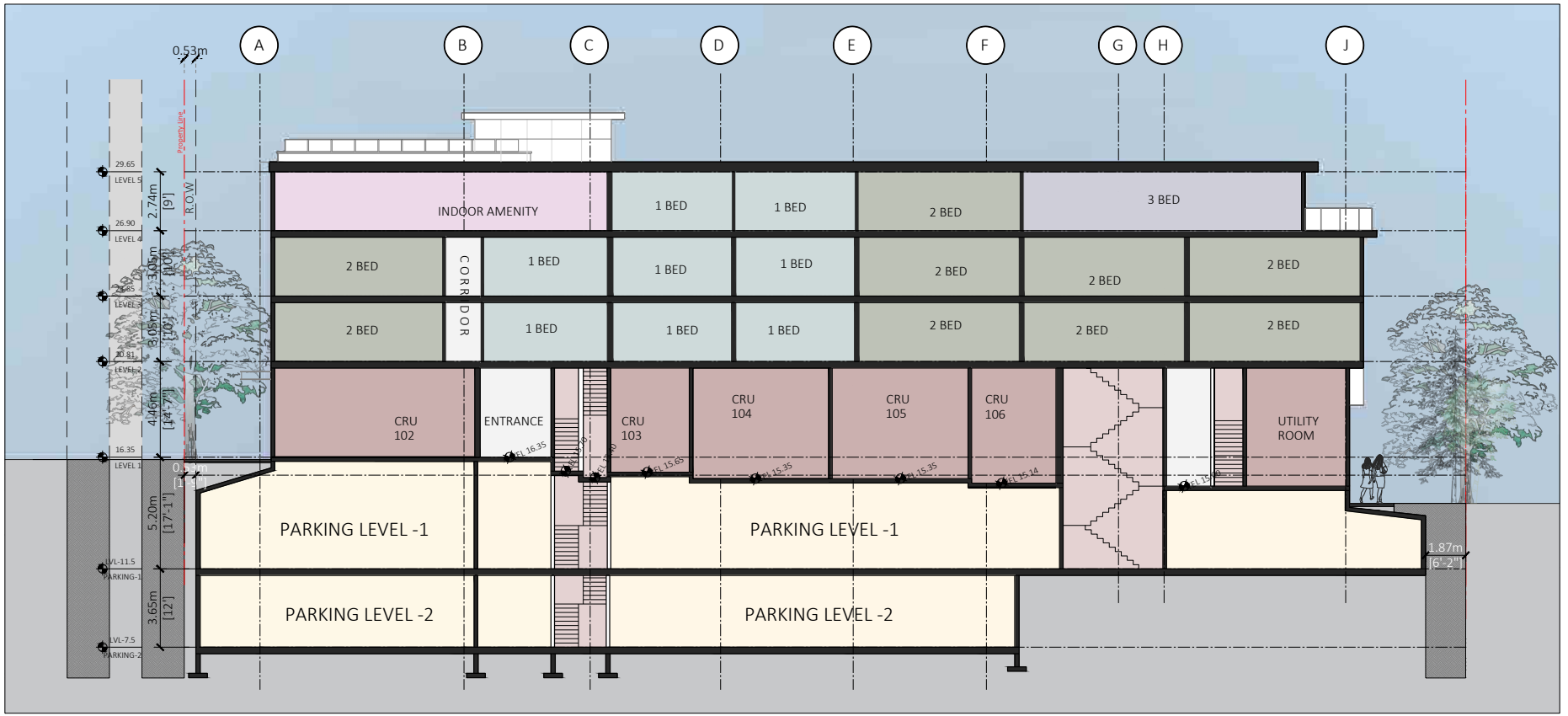
NO	BY	DATE

Section
AS NOTED

A-401



1 KEY PLAN
Scale: N.T.S



1 Section - B-B'
Scale: 1/16"=1'

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Surrey BC, V3X 1G1
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REGISTERED ARCHITECT
BRITISH COLUMBIA

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
5-Apr-24

PROJECT NO:

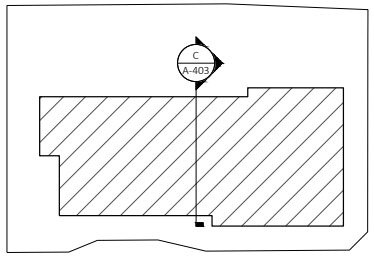
SCALE:
As Noted

DRAWN BY:
BS

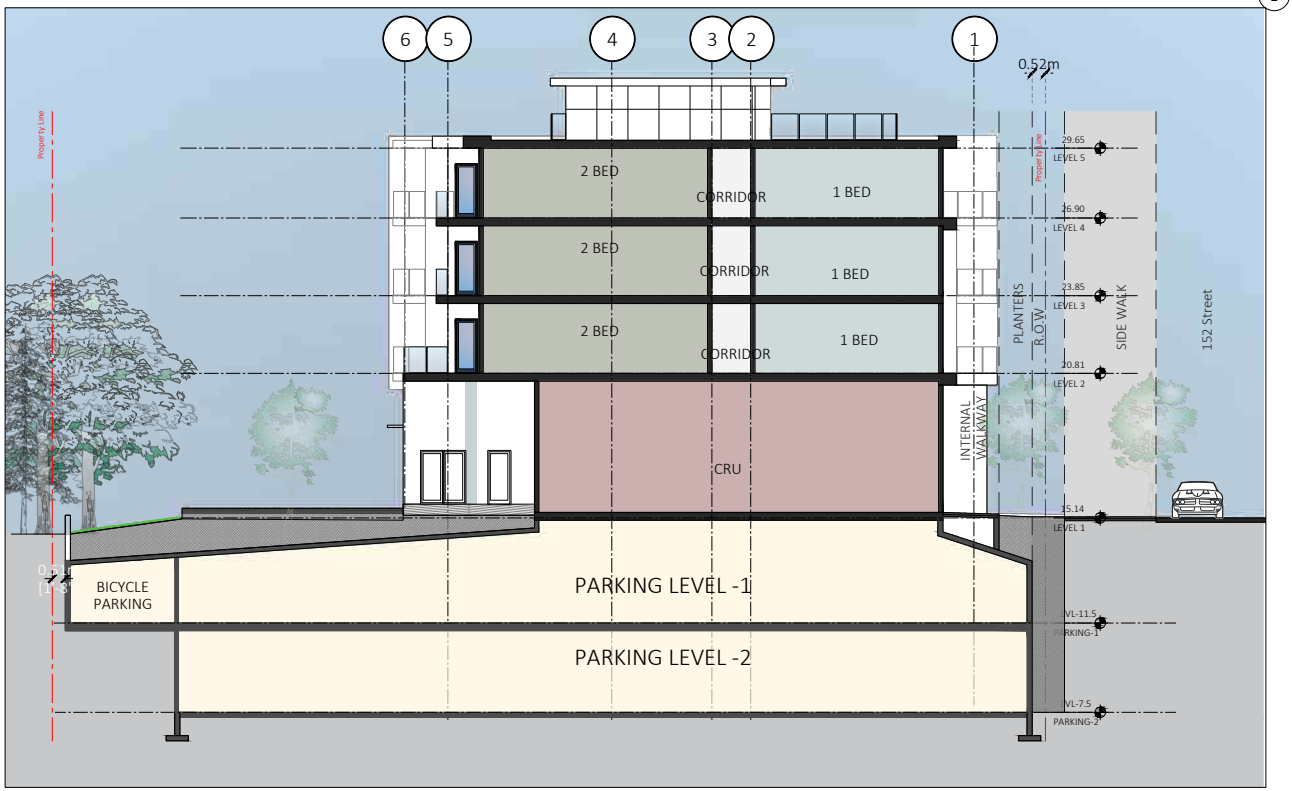
DATE
BY
REV

Section
AS NOTED

A-402



1 KEY PLAN
Scale: N.T.S



3 Section - C
Scale: 1/16"=1'

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

REGISTERED ARCHITECT
RANJIT SINGH SIDHU
BRITISH COLUMBIA
2024-04-11

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:
RANJIT SIDHU

DATE
5-Apr-24

PROJECT NO:

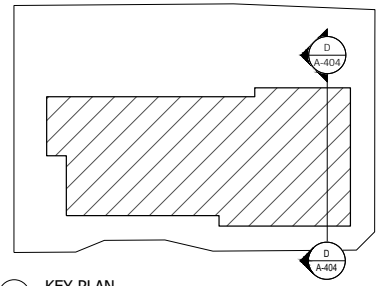
SCALE:
As Noted

DRAWN BY:
BS

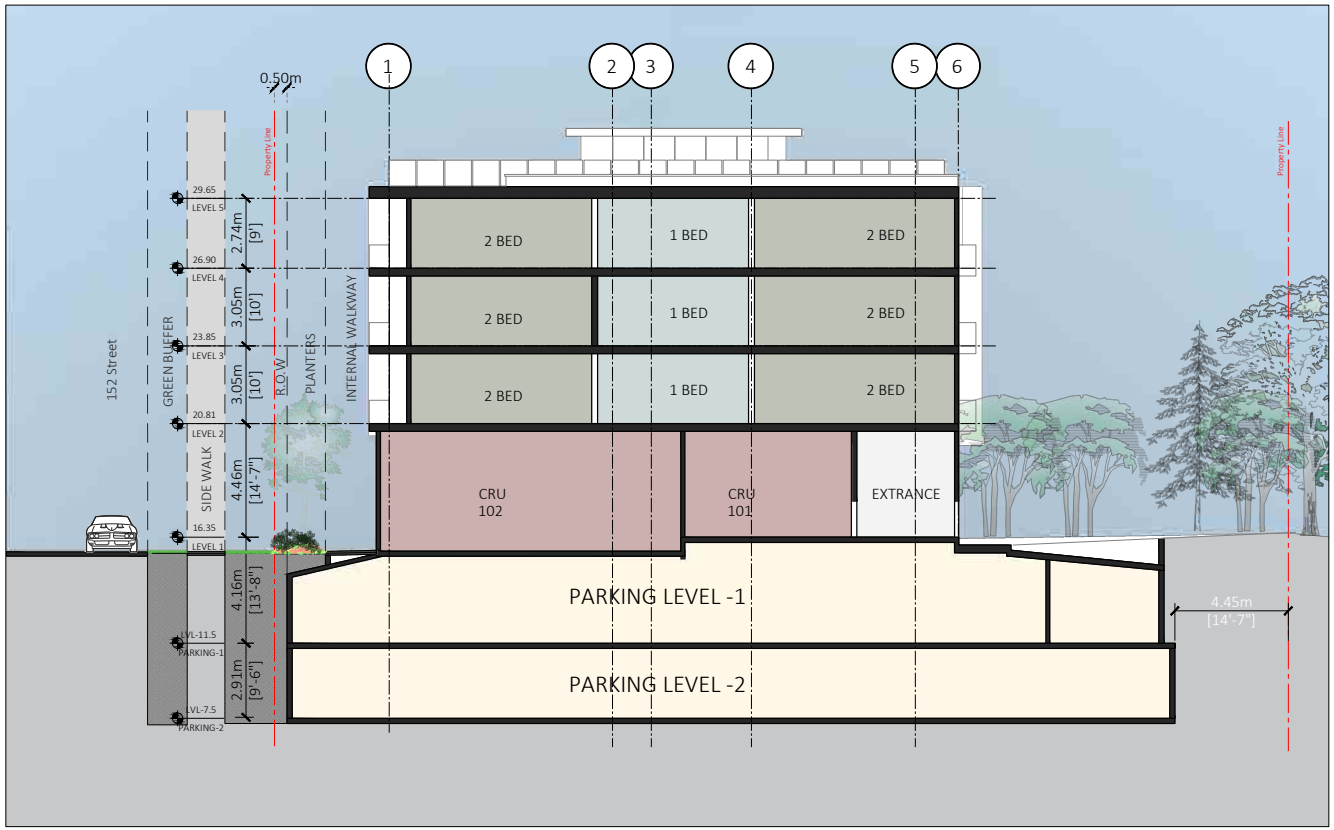
NO	BY	DATE

DETAIL
SECTION

A-403



1 KEY PLAN
Scale: N.T.S



3 Section -D'
Scale: 1/8"=1'

FLAT ARCHITECTURE
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contact@flatarchitecture.ca
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REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-04-11

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
5-Apr-24

PROJECT NO:

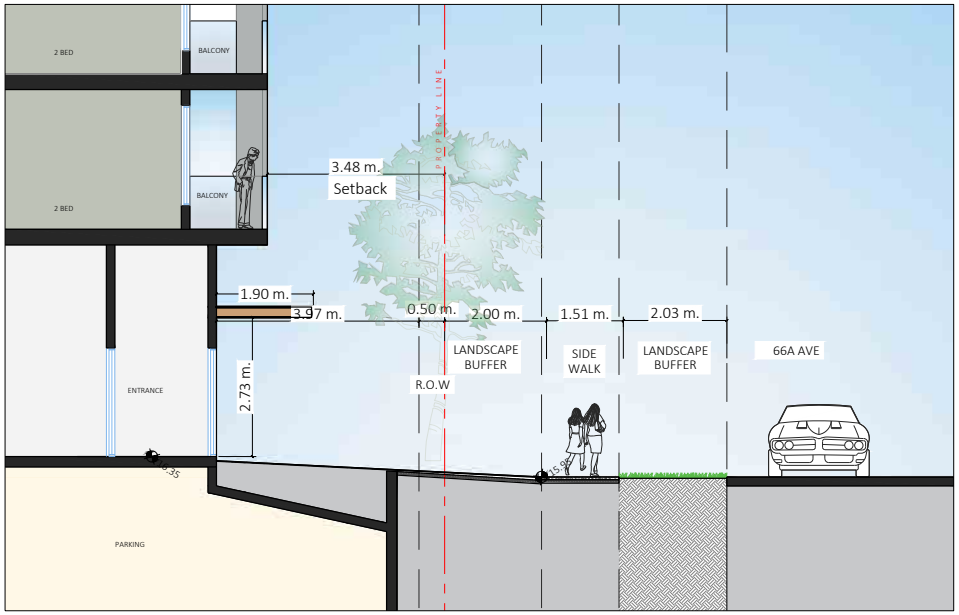
SCALE:
As Noted

DRAWN BY:
BS

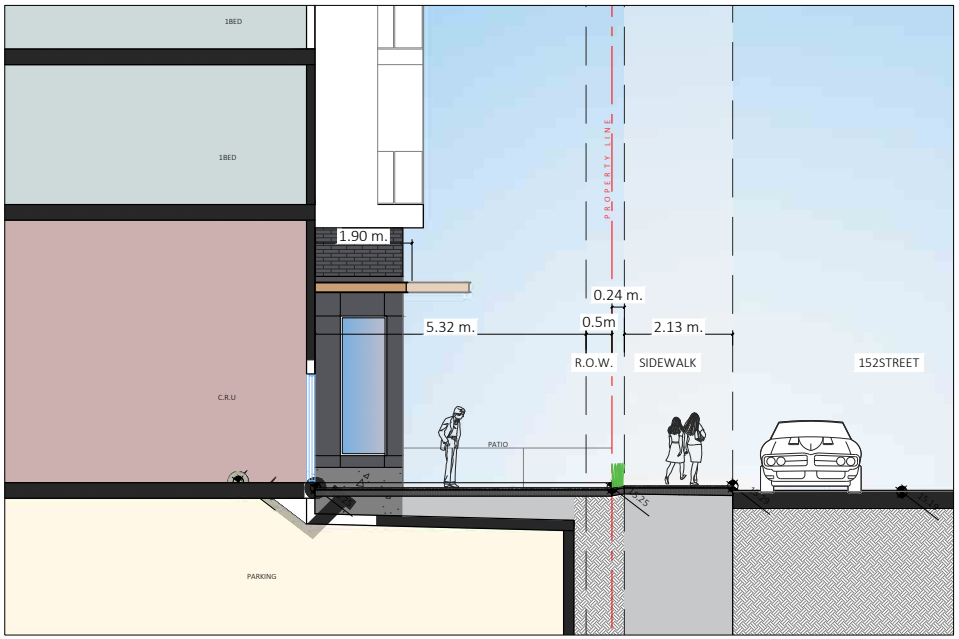
NO	BY	DATE

DETAIL
SECTION

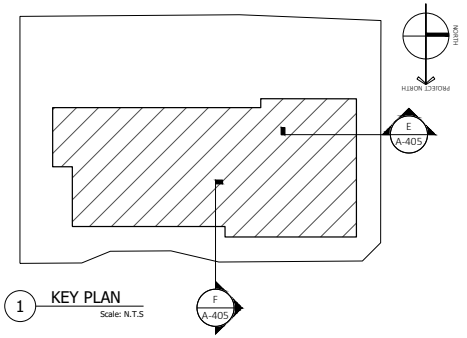
A-404



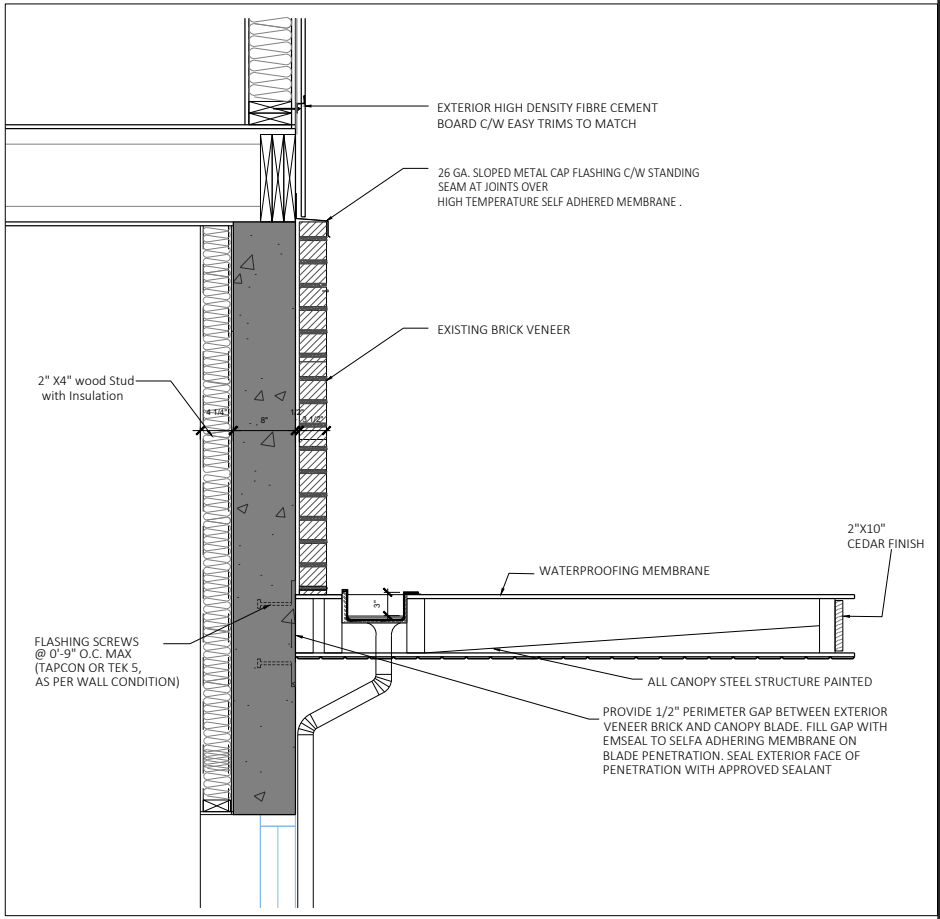
1 Section - E
Scale: 1/8"=1'



2 Section - F
Scale: 1/8"=1'



1 KEY PLAN
Scale: N.T.S



3 Material transitions detail
Scale: 3/4"=1'

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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2024-04-11

PROJECT INFO:
MIX USE DEVELOPMENT
AT 6631 152 ST SURREY BC

CLIENT:

DATE
5-Apr-24

PROJECT NO:

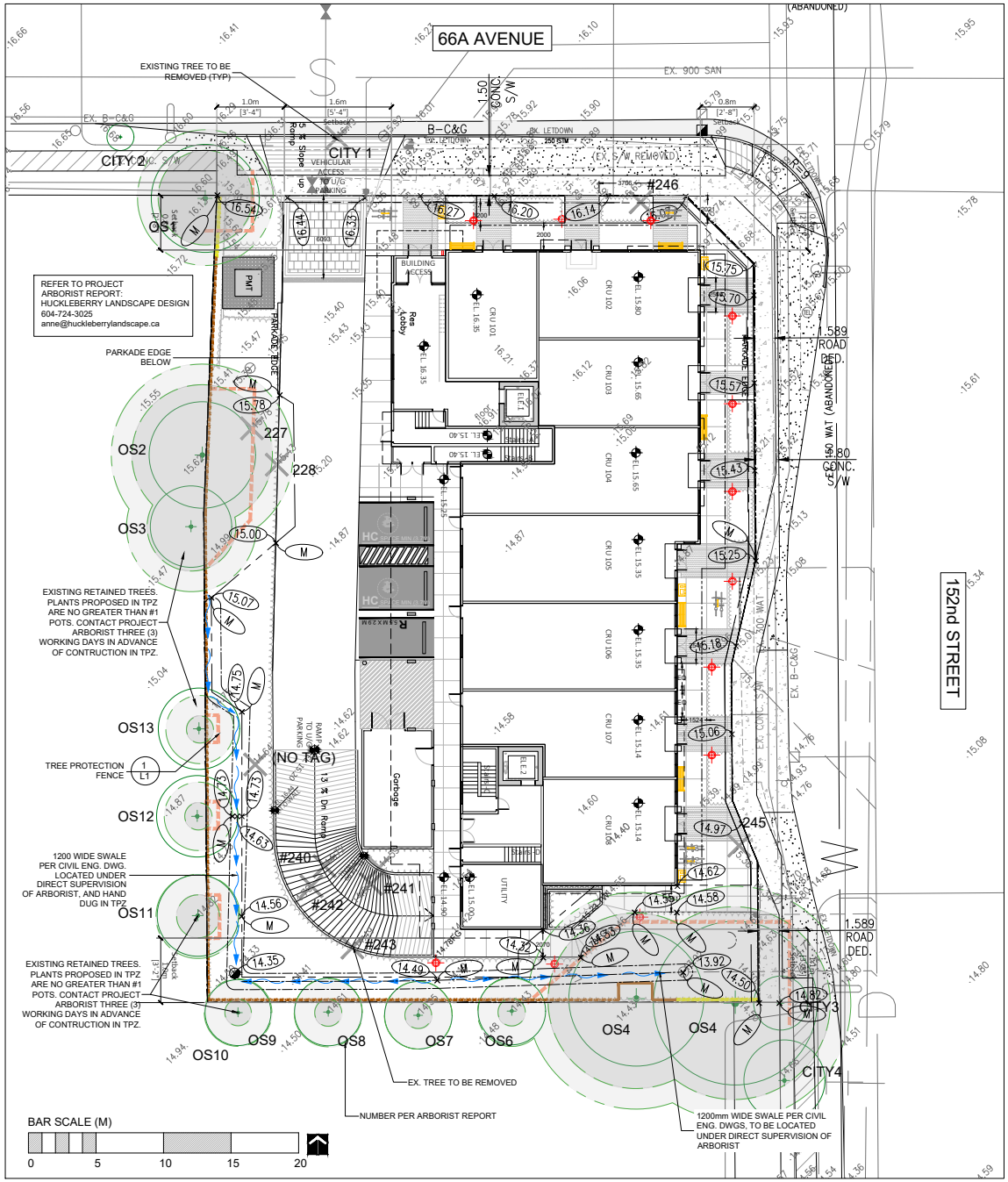
SCALE:
As Noted

DRAWN BY:
BS

NO	DATE

DETAIL SECTION

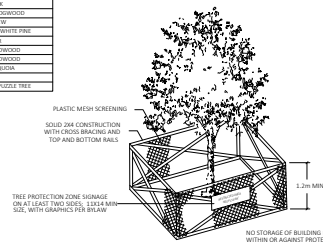
A-405



TREES PROTECTED BY SPECIES

ARBUTUS
GARRY OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
GRAND FIR
COAST REDWOOD
DAWN REDWOOD
GIANT SEQUOIA
GINKGO
MONKEY PUZZLE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

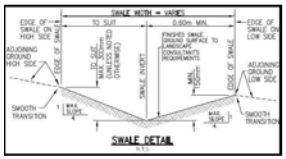


TREE PROTECTION DISTANCE TABLE

TRUNK DIAMETER in cm. @ dbh.*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM dbh.
*(DIAMETER AT BREAST HEIGHT OR 1.4M FROM GRADE).

1 / L1 TREE PROTECTION FENCE
NTS



PROPOSED SWALE - FOR INFORMATION ONLY.
1. REFER TO LATEST HUB ENGINEERING CIVIL ENG. DWGS. FOR MORE INFORMATION.
2. ALL SWALE CONSTRUCTION WITHIN TREE PROTECTION AREAS WILL BE HAND DUG UNDER DIRECT SUPERVISION OF PROJECT ARBORIST, TO THEIR SPECIFICATIONS.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	24.APR.05	CIVIL OFFSITE REV.	BJ
5	24.MAR.22	UPDATE PER CITY COMMENTS-CIVIL COORD	BJ
4	24.FEB.06	UPDATE PER CITY COMMENTS	CLG
3	23.OCT.06	REV PER CITY COMMENTS	BJ
2	22.DEC.14	ROOFTOP CONCEPT/ISSUE FOR SUBMISSION	CLG
1	22.DEC.05	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:
MIXED USE DEVELOPMENT

6631-152 STREET
SURREY

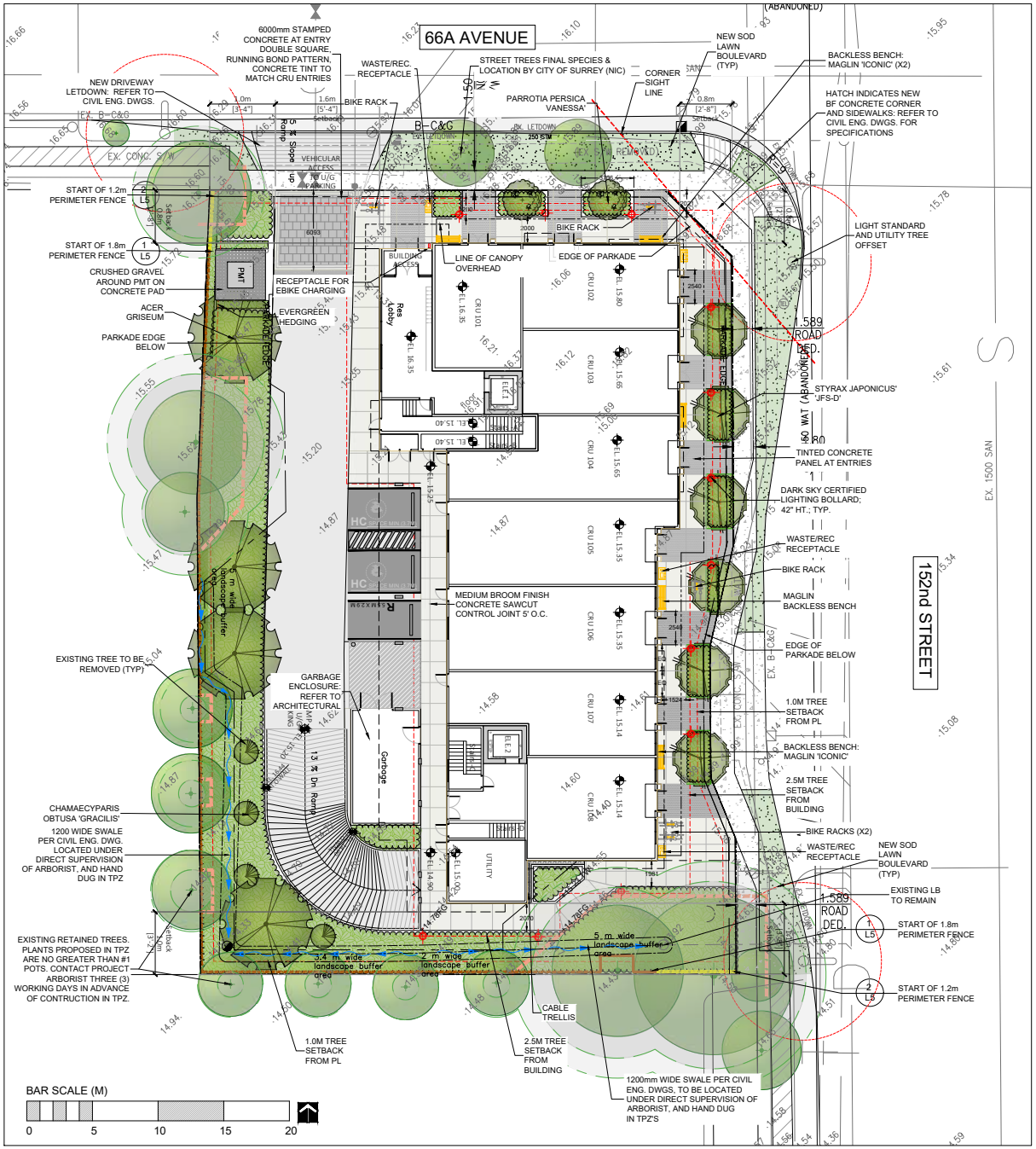
DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 22.OCT.10
SCALE: 1:150
DRAWN: CLG
DESIGN:
CHK'D: CG

DRAWING NUMBER: **L1**
OF 5

22228-6.ZIP

PMG PROJECT NUMBER: **22-228**



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1	22.DEC.05	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:
MIXED USE DEVELOPMENT

6631-152 STREET
SURREY

DRAWING TITLE:
LANDSCAPE PLAN LEVEL 1

DATE: 22.OCT.10
SCALE: 1:150
DRAWN: CLG
DESIGN:
CHK'D: CG

DRAWING NUMBER: **L2**
OF 5

22228-6.ZIP

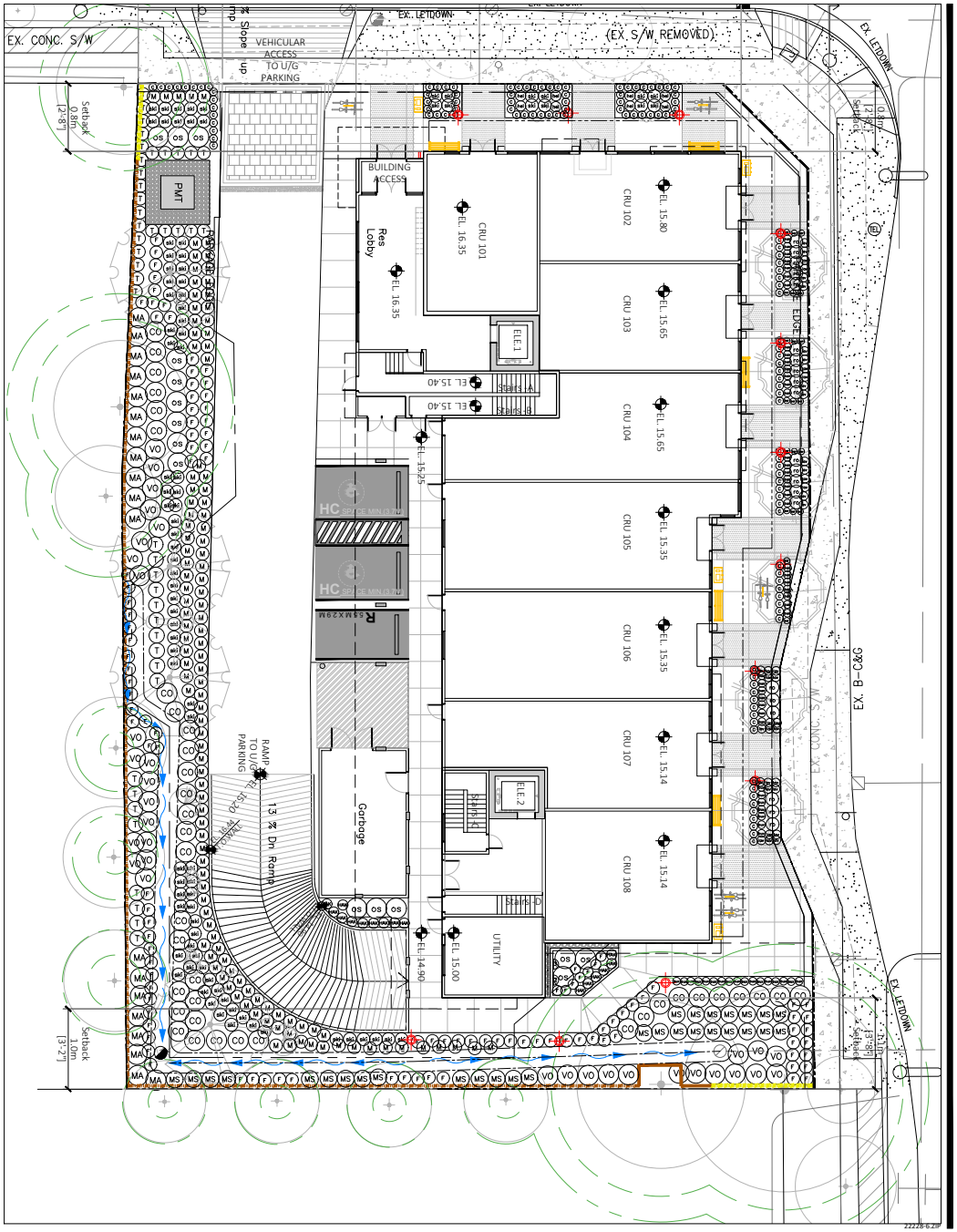
PMG PROJECT NUMBER: **22-228**

PLANT SCHEDULE

PMG PROJECT NUMBER: 22-228

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	4	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	3.0M HT; B&B; CLIMATE RESILIENT
	2	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL; 2.0M STD; B&B; CLIMATE RESILIENT
	6	STYRAX JAPONICUS 'JFS-D'	SNOWCONE JAPANESE SNOWBELL	6CM CAL; 2.0M STD; B&B; CLIMATE RESILIENT
SHRUB				
bux	59	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT;25CM
co	37	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	#3 POT; 80CM
ma	19	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
os	15	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT; 50CM
ro	21	ROSA 'NOARE'	CARPET ROSE; RED	#2 POT; 40CM
ski	91	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25CM
T	44	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
vo	33	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
K	36	CALAMAGROSTIS A. 'KARL FOERSTER'	KARL FOERSTER FEATHERREED GRASS	#2 POT
C	125	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
HAK	16	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
VINE				
PA	2	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	#3 POT; 75CM; STAKED
PERENNIAL				
ber	20	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	15CM POT
hel	8	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
lav	38	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT
GC				
M	118	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM
MS	30	MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	#2 POT, FULL
F	111	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT

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



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	24.APR.05	CIVIL OFFSITE REV.	BJ
5	24.MAR.22	UPDATE PER CITY COMMENTS-CIVIL COORD	BJ
4	24.FEB.06	UPDATE PER CITY COMMENTS	CLG
3	23.OCT.06	REV PER CITY COMMENTS	BJ
2	22.DEC.14	ROOFTOP CONCEPT/ISSUE FOR SUBMISSION	CLG
1	22.DEC.05	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:
MIXED USE DEVELOPMENT

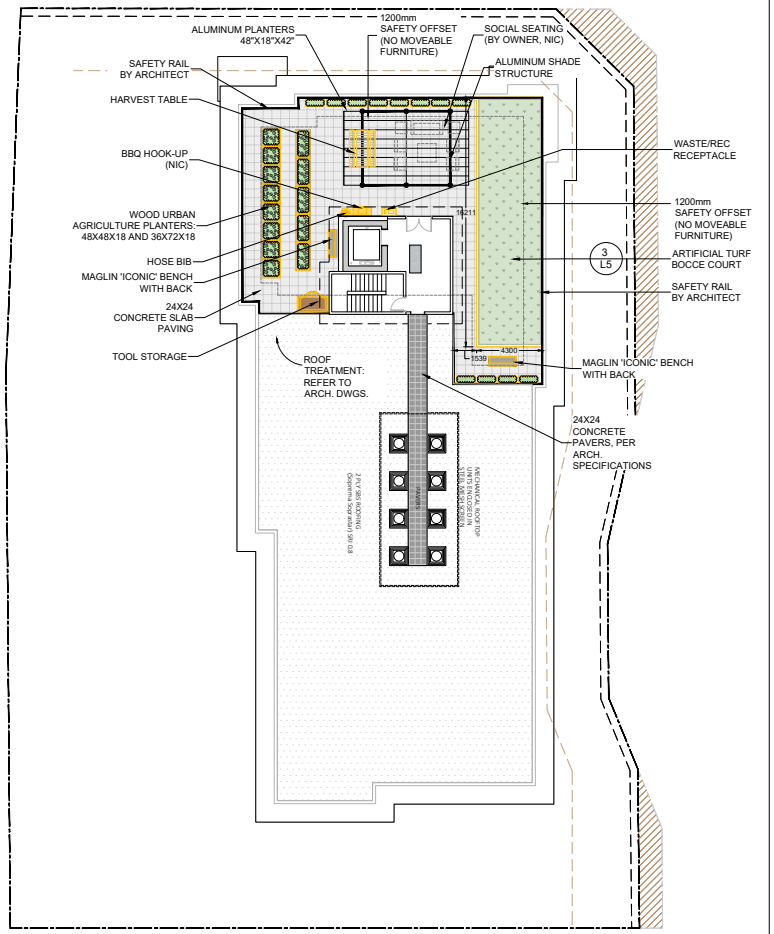
6631-152 STREET
SURREY

DRAWING TITLE:
SHRUB PLAN

DATE: 22.OCT.10
SCALE: 1:125
DRAWN: CLG
DESIGN:
CHKD: CG

DRAWING NUMBER: **L3**
OF 5

PMG PROJECT NUMBER: **22-228**



PROPOSED TREES

ACER GRISEUM

CHAMAECYPARIS OBTUSA 'GRACILIS'

PARROTIA PERSICA 'VANESSA'

STYRAX JAPONICUS 'JFD'

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1	22.DEC.05	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:
MIXED USE DEVELOPMENT

6631-152 STREET
SURREY

DRAWING TITLE:
LANDSCAPE PLAN: ROOF

DATE: 22.OCT.10
SCALE: 1:150
DRAWN: CLG
DESIGN:
CHK'D: CG

DRAWING NUMBER:
L4
OF 5

22228-6.ZIP

PMG PROJECT NUMBER: **22-228**

PROPOSED LANDSCAPE ELEMENTS

MAGLIN 'ICONIC' BENCH - WITH BACK

MAGLIN 'ICONIC' BENCH - BACKLESS

MAGLIN 'ICONIC' BIKE RACK

MAGLIN 'LEXICON' 2-STREAM WASTE/RECYCLING CONTAINER

LIFESPACE WOOD PLANTERS

LIFESPACE 8'-0" HARVEST TABLE

TOOL STORAGE 6X3 CEDARSHED BAYSIDE SHED

SYNLAWN BOCCE COURT

ALUMINUM PERGOLA

PAVING

SCORED BROOM FINISH CONCRETE

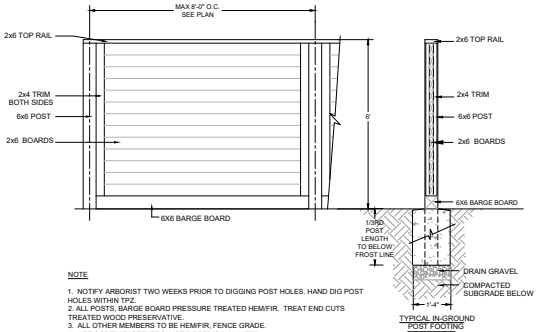
CHARCOAL TINTED CONCRETE

ROOF DECK:
600X600X20mm PORCELAIN SLABS
'ARCTIC WIND' - BC BRICK;
STACKED BOND PATTERN

LIGHTING LEGEND

SYMBOL	MODEL
	LIGHTING BOLLARD* LITHONIA RADEAN LIGHTING BOLLARD: DARK SKY CERTIFIED

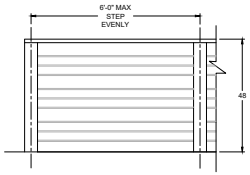
* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT REQUIRED.



NOTE

1. NOTIFY ARBORIST TWO WEEKS PRIOR TO DIGGING POST HOLES. HAND DIG POST HOLES WITHIN TPZ.
2. ALL POSTS, BARGE BOARD PRESSURE TREATED HEM/FIR. TREAT END CUTS TREATED WOOD PRESERVATIVE.
3. ALL OTHER MEMBERS TO BE HEM/FIR, FENCE GRADE.
4. USE SCREW FASTENERS, HOT DIPPED GALVANIZED.
5. APPLY 2 COATS STAIN PER MANUFACTURER'S SPECIFICATIONS; COLOUR AS PREAPPROVED BY ARCHITECT. PROVIDE SAMPLE.
6. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP 3" TO 6".
7. LOCATE FENCE WITHIN PROPERTY LINE.

1 / L5 PERIMETER FENCE - 1.8m/72"
1:25



NOTE

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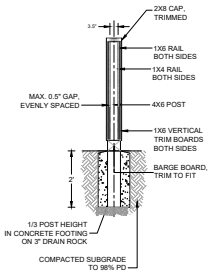
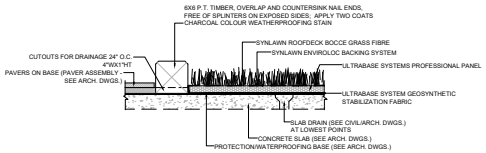
7. LOCATE FENCE WITHIN PROPERTY LINE.

2 / L5 PERIMETER FENCE - 1.2m/48"
1:25





NOTES:
1. INSTALL PER MANUFACTURERS' SPECIFICATIONS FOR ULTRABASE SYSTEMS AND SYNLAWN, AND INSTALLED BY AUTHORIZED INSTALLERS.
2. GRASS TO BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION.
3. SEAMS TO BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.
4. PRODUCT ALTERNATIVES FOR BASE AND DRAINAGE LAYERS AT THE DISCRETION OF THE ARCHITECT.

3 / L5 BOCCE COURT
1:10

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1	22.DEC.05	REVISE PER NEW SITE PLAN	CJ

CLIENT:

PROJECT:
MIXED USE DEVELOPMENT

6631-152 STREET
SURREY

DRAWING TITLE:
DETAILS

DATE: 22.OCT.10
SCALE: VARIES
DRAWN: CLG
DESIGN:
CHK'D: CG

DRAWING NUMBER: **L5** **OF 5**

22228-6.ZIP

PMG PROJECT NUMBER: **22-228**

APPENDIX II

INTER-OFFICE MEMO

TO:	**Director, Area Planning & Development - South Surrey Division Planning and Development Department**		
FROM:	**Development Services Manager, Engineering Department**		
DATE:	**August 23, 2023**	PROJECT FILE:	**7822-0380-00**
RE:	**Engineering Requirements Location: 6631 152 St**		

OCP/NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP/NCP Amendment and Development Permit beyond those below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 1.589 m towards 152 Street.
- Dedicate 5.0 m x 5.0 m corner cut at 152 Street and 66A Avenue.
- Register 0.5 m SRW along 152 Street, and 66A Avenue.

Works and Services

- Construct south side of 66A Avenue.
- Construct west side of 152 Street.
- Provide water, storm and sanitary service connections, along with driveway letdown.
- Provide water quality/sediment control inlet chamber for each lot.
- Register applicable legal documents as determined through the Servicing Agreement process.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX III

Surrey Schools
LEADERSHIP IN LEARNING

Department: **Planning and Demographics**
Date: **April 2, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0380 00 (Updated Apr 2, 2024)**

The proposed development of 42 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	7

Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	2
Total Students =	6

Current Enrolment and Capacities:	
T E Scott Elementary	
Enrolment	538
Operating Capacity	444
# of Portables	4
Frank Hurt Secondary	
Enrolment	1499
Operating Capacity	1250
# of Portables	4

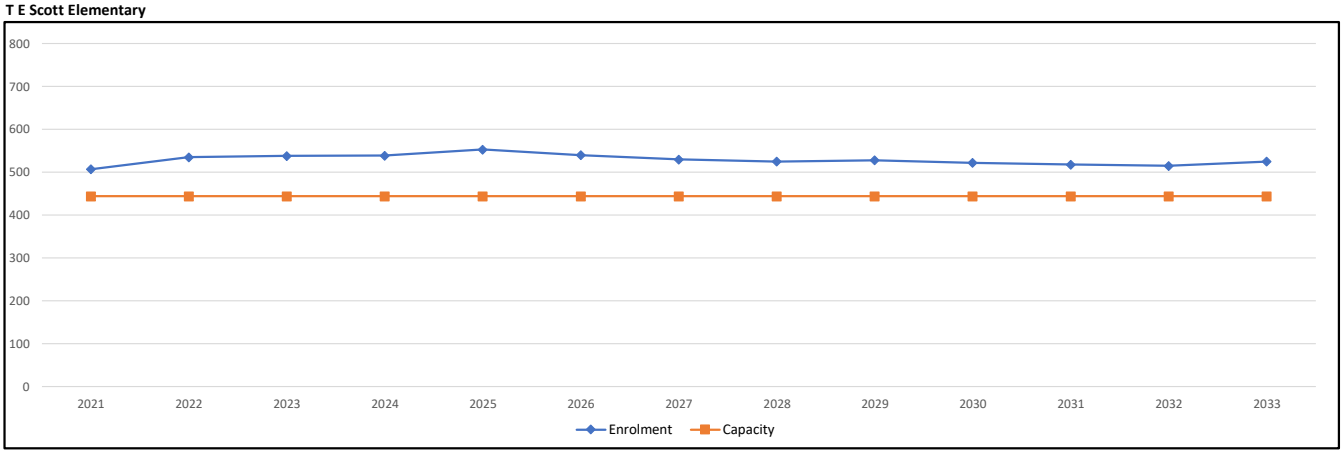
Summary of Impact and Commentary

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.

In 2012, a 200 capacity addition was added to T E. Scott. As of September 2022, there are 4 portables on-site used as enrolling spaces. The school's current operating capacity is 444. There is currently no future additions in the 2023/2024 Capital Plan planned for T. E. Scott.

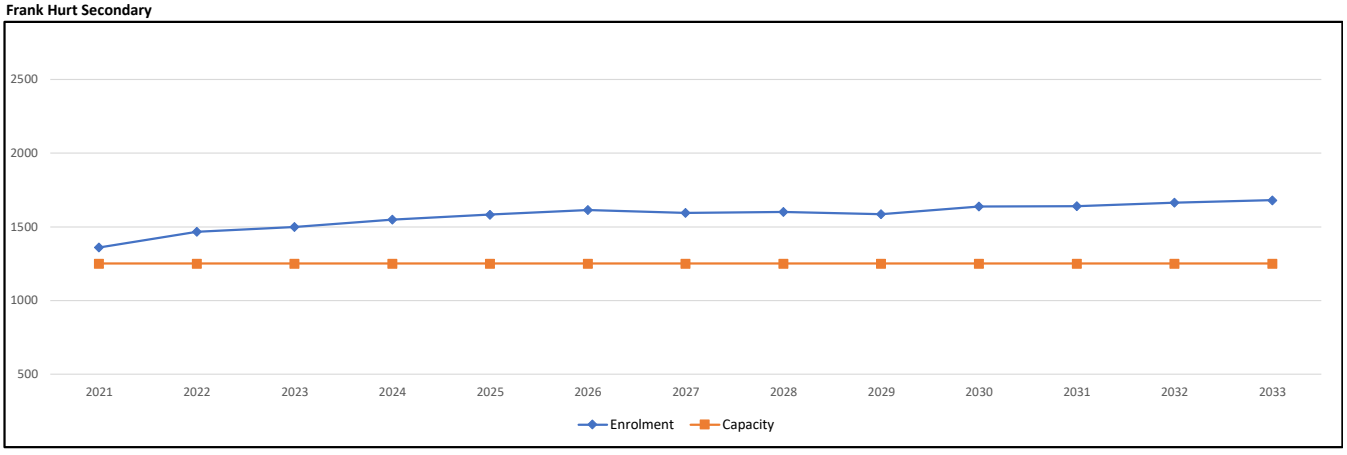
Frank Hurt Secondary is operating at 119% and it is projected to grow to 136% over the next 10 years. As a result, as part of the District's 2024/25 Capital Plan submission to the Ministry of Education, there is a capital request to construct 750-capacity addition targeted to open September 2029. The Ministry has yet to approve capital funding for this project.

T E Scott 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.

Frank Hurt 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

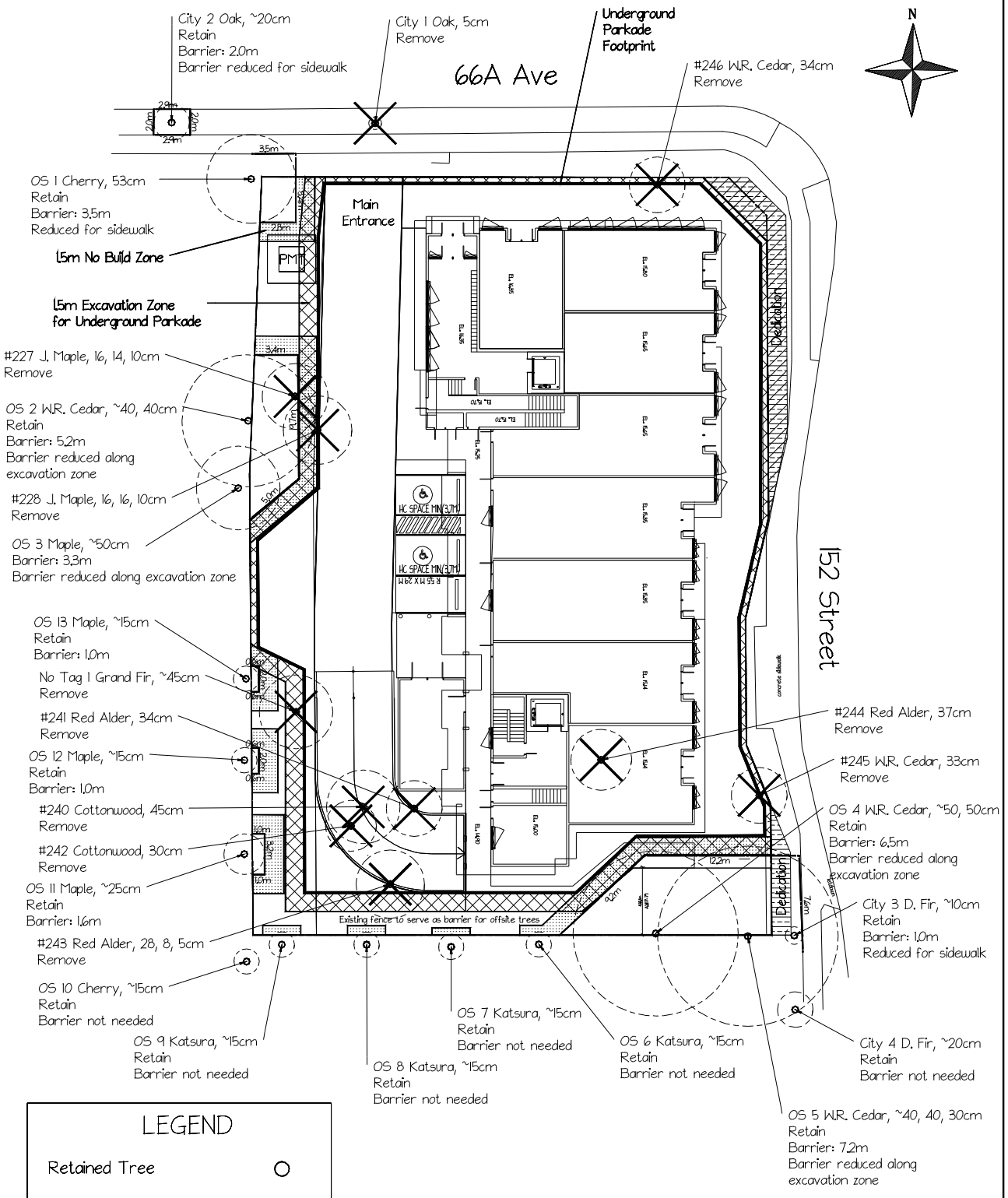
Surrey Project No: 22-0380
Address: 6631 152 Street, Surrey
Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	**16**
Protected Trees to be Removed	**11**
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	**5**
Total Replacement Trees Required: • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5 • All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	**17**
Replacement Trees Proposed	**16**
Replacement Trees in Deficit	**1**
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	**0**

Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	**0**
Total Replacement Trees Required: • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = ___ • All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = ___	**0**
Replacement Trees Proposed	**0**
Replacement Trees in Deficit	**0**

Summary, report and plan prepared and submitted by:

Anne Kulla
Certified ISA Arborist PN-6263A Certified Tree Risk Assessor no. 334

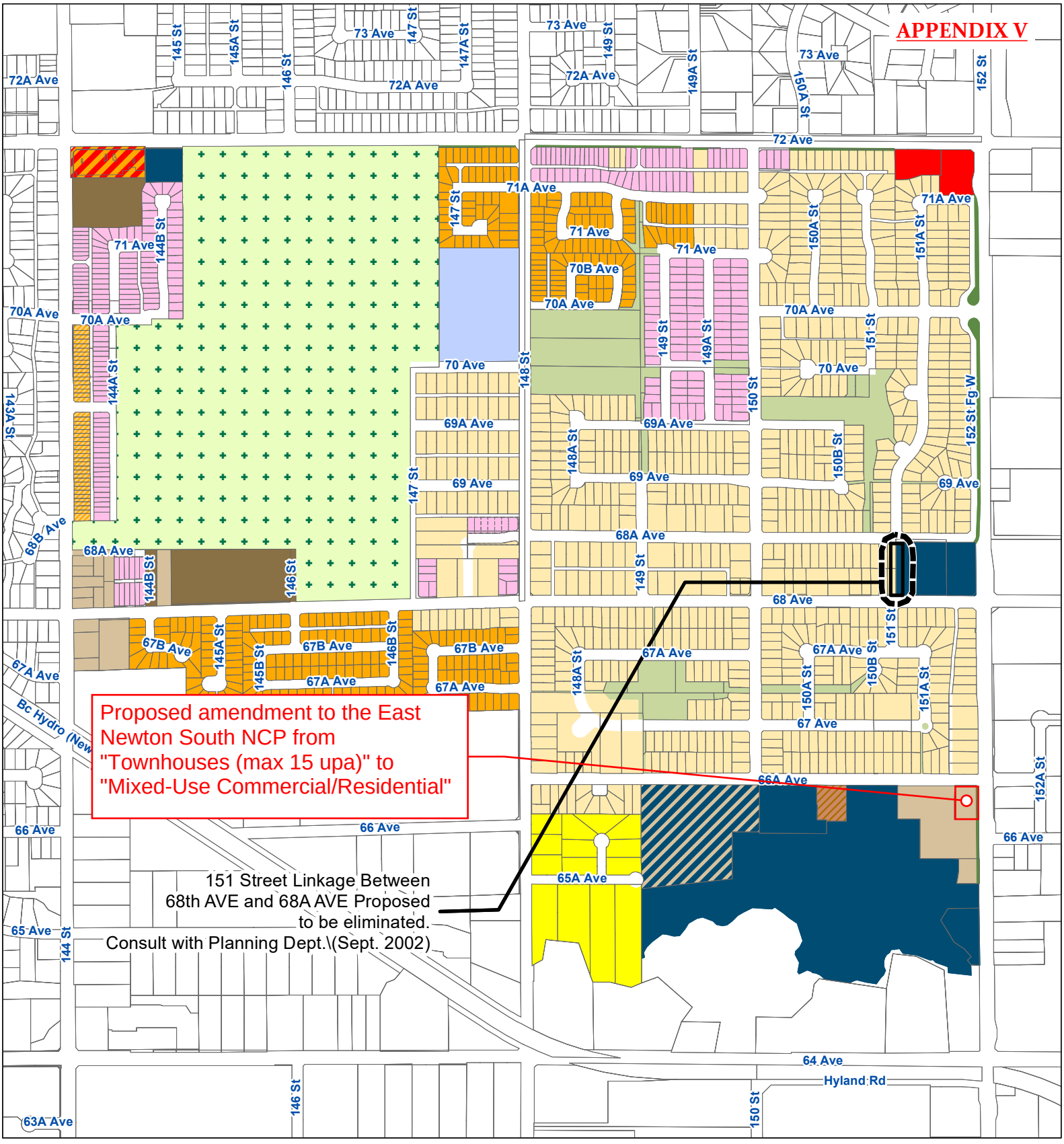


LEGEND

- Retained Tree
- Removed Tree
- Critical Root Zone
- Tree Protection Barrier
- Excavation Zone
- 1.5m No Build Zone

Huckleberry Landscape Design
604-724-3025
www.huckleberrylandscape.ca

Address: 6631 152 Street, Surrey	
Client Name: Ranjit Sidhu	Project: New Development
Drawing: Tree Plan	Drawing no: 1 of 1 Revision no:
Scale: 1 : 300	Date: Mar 23, 2023 Drawn by: TZ



- Half Acre Single Family Residential
- Low Density Compact Housing (max. 10 u.p.a.)
- Urban Single Family Residential
- Single Family Small Lots
- Semi-Detached
- Townhouses (max. 15 u.p.a.)
- Townhouses (max. 20 u.p.a.)
- Medium-High Density Townhouses
- Mixed-Use Commercial / Residential
- Institutional
- Institutional/Townhouses
- Neighbourhood/Local Commercial
- Schools
- Parks and Open Space
- Cemetery
- Landscape Buffer Strips

EAST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

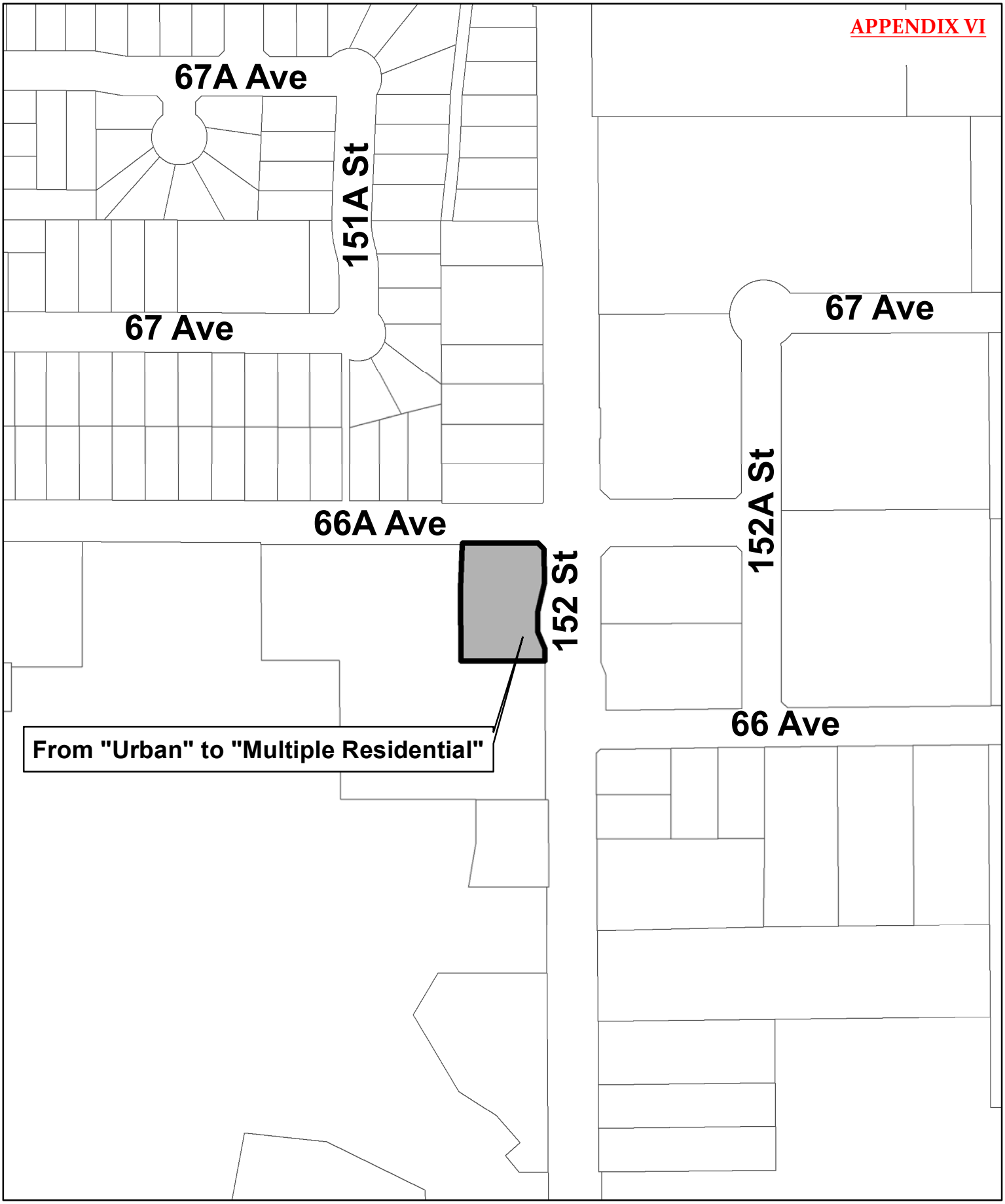
Approved By Council December 15,1997 Amended 11 MAy 2022

N

0 50 100 200 Meters

This map is provided as general reference only. The City of Surrey makes no warrantees, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

APPENDIX VI



CITY OF SURREY
the future lives here.

OCP Amendment 22-0380-00

Proposed amendment from Urban to Multiple Residential"

N

CITY OF SURREY

BYLAW NO. 21244

A bylaw to amend the provisions of Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the area shown shaded on the plan labeled Schedule A, attached hereto as follows:

FROM: URBAN (URB)

TO: MULTIPLE RESIDENTIAL (MR)

PID: 017-629-802
Lot 2, Except Part in Plan LMP20330 Section 15 Township 2 NWD Plan LMP2748

(6631 – 152 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PUBLIC HEARING HELD thereon on the th day of , 20 .

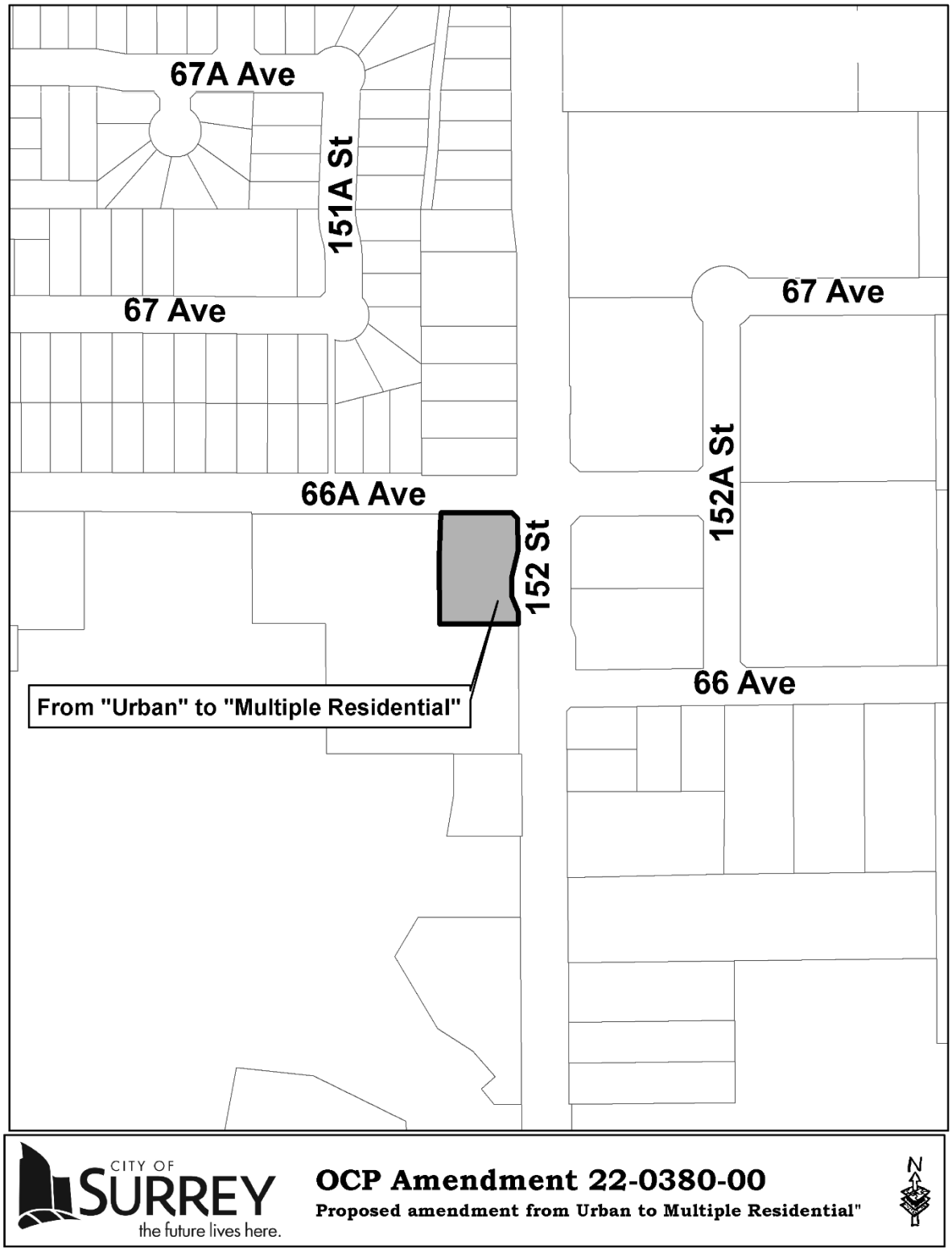
PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_____MAYOR

_____CLERK

SCHEDULE A


67A Ave
151A St
67 Ave
67 Ave
152A St
66A Ave
152 St
66 Ave
From "Urban" to "Multiple Residential"
CITY OF SURREY
the future lives here.
OCP Amendment 22-0380-00
Proposed amendment from Urban to Multiple Residential"
N

CITY OF SURREY

BYLAW NO. 21245

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 206 (CD 206), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 206" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 206	6631 - 152 Street	Lot 2, Plan LMP2748	21245	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PUBLIC HEARING HELD thereon on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 206 (CD 206)

This Comprehensive Development Zone 206 (CD 206) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
6631 – 152 Street	Lot 2, Except Part in Plan LMP20330, Section 15, Township 2, NWD, Plan LMP2748	017-629-802

(collectively the "*Lands*")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *multiple unit residential building* and related *amenity spaces,* and neighbourhood commercial uses, which are to be developed in accordance with a *comprehensive design.*

B. Permitted Uses

Lands, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

Multiple unit residential buildings, provided that no residential uses are located on the ground floor.

Accessory Uses:

1. The following uses are permitted, provided they are restricted to the ground floor of a *multiple unit residential building* and that the maximum *gross floor area* of each individual business does not exceed 320 sq. m.
   (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops;*
   (b) *Personal service uses,* limited to barbershops, beauty parlours, cleaning and repair of clothing, and shoe repair shops;
   (c) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle* rentals;
   (d) Indoor *recreational facilities*, excluding a gymnasium;
   (e) *Community service; and*
   (f) *Child care centres,* regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
2. *Eating establishments* excluding *drive-through restaurants,* provided that they are restricted to the ground floor of a *multiple unit residential building* and the maximum *gross floor area* of each individual business does not exceed 150 sq. m.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Maximum Density:
   Maximum *density* shall be as follows:
   (a) 1 *dwelling unit*; and
   (b) The lesser of *floor area ratio* of 0.1 or *building* area of 300 sq. m.

2. Permitted Density Increases:
If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:
(a) Maximum *floor area ratio* of 1.50, excluding:
i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.5. of this Zone).

3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 45%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	SETBACKS:			
USES:	*Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal and *Accessory Buildings* and *Structures*[1, 4, 5, 6]	4.0 m	5.4 m[2, 3]	7.5 m	4.0 m

1 Notwithstanding Section F. of this Zone, canopies and *balconies* may encroach into the *setbacks.*
2 Notwithstanding Section F. of this Zone, the minimum *rear yard setback* for storeys two and three may be reduced to 4.8 m.
3 Notwithstanding Section F. of this Zone, the minimum *rear yard setback* for storey four is 7.5 m.
4 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
5 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking – underground* may be located up to 0.5 m of any *lot line*.
6 Notwithstanding Section F. of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 16.9 m.
2. Accessory Buildings and Structures:
Excluding indoor *amenity space buildings*, *accessory building* and *structure height* shall not exceed 6 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Tandem parking is not permitted.
3. Underground Parking:
All required resident *parking spaces* shall be provided as *parking – underground*.

4. Parking Areas:
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in front of the main entrance of a non-*ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking:
   A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence or a combination thereof.

J. Special Regulations

1. Amenity Spaces:
   Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:
   (a) Outdoor *amenity space* in the amount of:
      i. 3.0 sq. m per *dwelling unit*; and
      ii. 1.0 sq. m per *lock-off suite*; and
      iii. 4.0 sq. m per *micro unit*;
   (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
   (c) Indoor *amenity space* in the amount of:
      i. 3.0 sq. m per *dwelling unit*; and
      ii. 1.0 sq. m per *lock-off suite*; and
      iii. 4.0 sq. m per *micro unit*; and
2. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B. of this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
3. Balconies:
   Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.

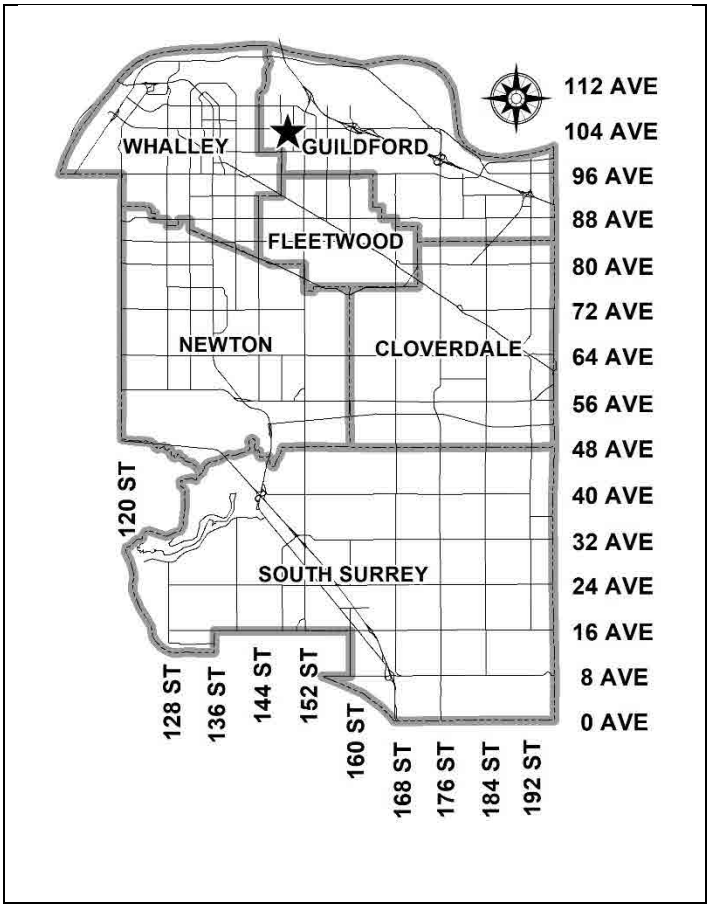
K. Subdivision

1. Minimum Lot Sizes:
   Lots created through subdivision, except strata *lots*, shall conform to the following minimum standards:
   (a) *Lot* Area: Minimum 2,000 sq. m;
   (b) *Lot* Width: Minimum 30 m; and
   (c) *Lot* Depth: Minimum 30 m.
2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0053-00

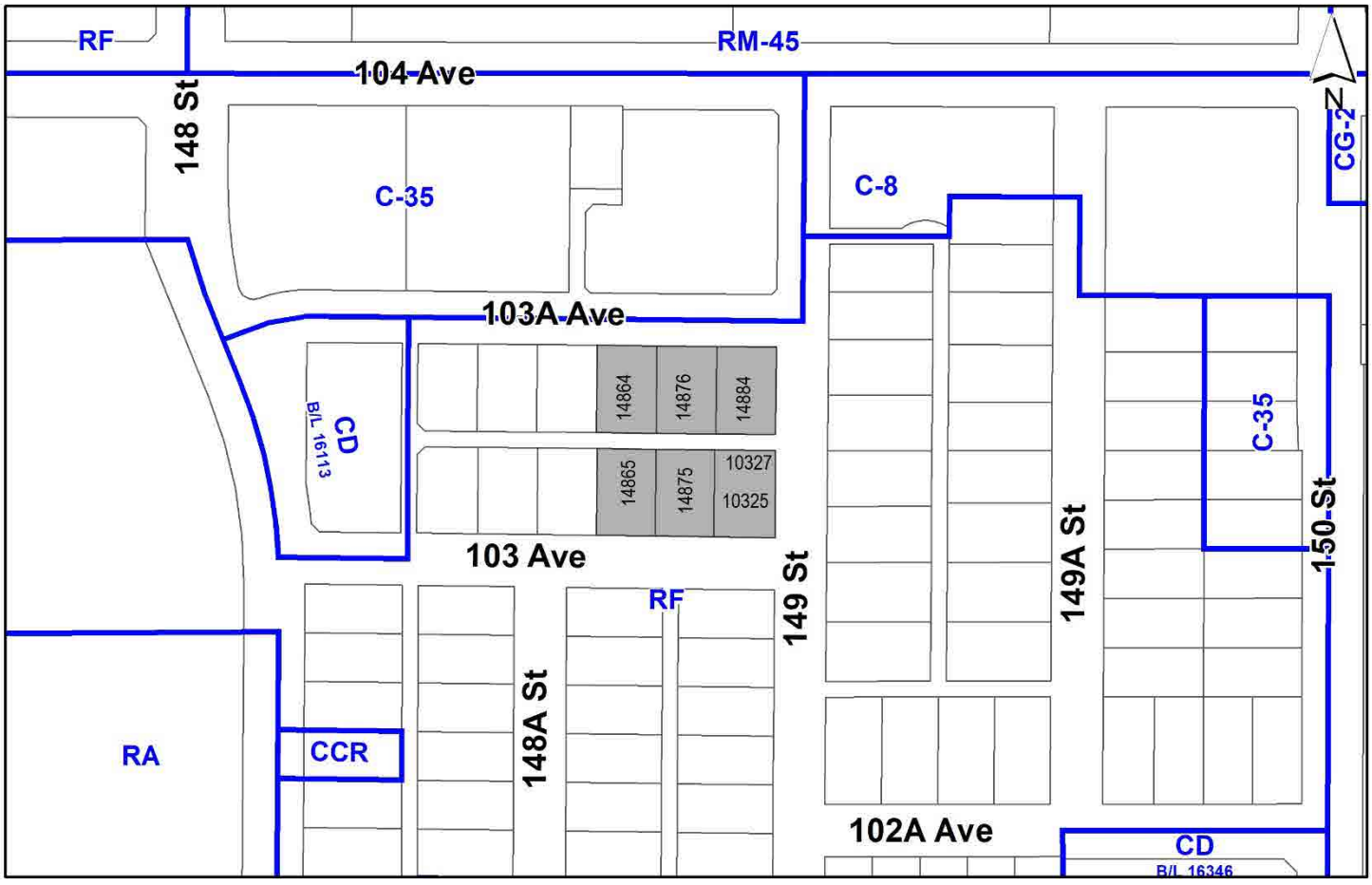
Planning Report Date: April 22, 2024

PROPOSAL:

- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

to permit the development of two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site.

LOCATION:	14864 – 103A Avenue 14876 – 103A Avenue 14884 – 103A Avenue 14865 – 103 Avenue 14875 – 103 Avenue 10325 – 149 Street (10327 149 St) Portion of unopened lane
ZONING:	RF
OCP DESIGNATION:	Multiple Residential
TCP DESIGNATION:	Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

- Approval to vary the Sign By-law through a comprehensive sign design package.

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposal to vary regulations in the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Multiple Residential" designation in the Official Community Plan (OCP).

- The proposal complies with the "Low to Mid Rise Residential" designation in the Town Centre Plan.

- The development proposal is located within an Urban Centre, situated in close proximity to an existing Frequent Transit Network (FTN) along 104 Avenue and roughly 275 metres from a rapid bus stop. The proposal supports the goal of achieving higher-density development on transit corridors and, therefore, is considered supportable for this part of the Guildford Plan.

- The proposed building is of a high-quality architectural design and the building setbacks achieve a more urban, pedestrian streetscape in compliance with the Form and Character Development (DP) guidelines in the OCP.

- The proposed variance to the Sign Bylaw will permit two identification signs on the canopies installed above the principal lobby entrance to Building 1 and Building 2. The signage assists in wayfinding and, therefore, is supported by staff.

- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site, and a portion of unopened lane shown as Block I on the survey plan attached in Appendix II, from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.

3. Council authorize staff to draft Development Permit No. 7923-0053-00, including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).

4. Council instruct staff to resolve the following issues prior to final adoption:

    (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

    (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

    (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone;

    (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

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

    (j) completion of the closure and acquisition of the existing unopened east-west lane allowance (Appendix II); and

(k) 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/TCP Designation	Existing Zone
Subject Site	Single family dwellings	Multiple Residential/Low to Mid Rise Residential	RF
North (Across 103A Avenue):	High-rise apartment building (Sunwest Estates)	Town Centre/High Rise Mixed use	C-35
East (Across 149 Street):	Single family and duplex dwellings	Multiple Residential/Low to Mid Rise Residential and Road	RF
West and South (Across 103 Avenue):	Single family dwellings	Multiple Residential/Low to Mid Rise Residential	RF

Context & Background

- The subject property is located on the west side of 149 Street, between 103 Avenue and 103A Avenue.

- The property is approximately 0.47 hectare in total area and presently occupied by single family dwellings.

- The subject property is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the Guildford Plan as well as zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of two 6-storey residential buildings consisting of 182 dwelling units with underground parking, the applicant proposes the following:

    - Rezoning from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone [RM-70]");
    - Development Permit for Form and Character; and
    - Consolidation of six (6) lots and portion of unopened lane into one (1) lot.

- Development details are included in the following table:

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Undevelopable Area: Net Site Area:	5,011.57 sq. m. 284.60 sq. m. N/A 4,726.98 sq. m.
Number of Lots:	6 (existing) 1 (proposed)
Building Height:	19.87 m.
Unit Density:	N/A
Floor Area Ratio (FAR):	2.39 (Gross)/2.54 (Net)
Floor Area	
Residential: Commercial: Total:	11,993.30 sq. m. N/A 11,993.30 sq. m.
Residential Units:	
1-Bedroom: 1-Bedroom plus den: 2-Bedroom: 2-Bedroom plus den: 3-Bedroom: Total:	16 dwelling units 93 dwelling units 44 dwelling units 12 dwelling units 17 dwelling units 182 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 28 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

16 Elementary students at Hjorth Road Elementary School
7 Secondary students at Guildford Park Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture:	No concerns. The closest active park is Hjorth Road Park with amenities including outdoor sports fields, an outdoor pool as well as a playground and is 175 metres walking distance from the site. Green Timbers Urban Forest Park is the closest park with natural areas and is 905 metres walking distance from the proposed development.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City's Advisory Design Panel (ADP) which permits multi-family proposals that are 6-storeys or less to proceed to Council for By-law introduction, without review and/or comment from the ADP, provided that the proposal is generally supported by City staff. The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

Road Network and Infrastructure

- The applicant will be required to provide the following road frontage improvements to support the subject proposal:
    - Construction of 103 Avenue to the City's local road standard;
    - Construction of 103A Avenue to the City's local road standard;
    - Construction of 149 Street to the City's local road standard; and
    - Dedication and construction of new walkway along the west side of the subject site.
- In addition, the applicant proposes to purchase and consolidate the portion of unopened lane allowance, located through the middle of the subject site, between the northerly and southerly properties under application (roughly 399 square metres in total area, as shown in Appendix II).

Traffic Impacts

- The subject proposal is anticipated to generate approximately one to two vehicle trips per minute in the peak hour, based on industry standard rates. The proposal is below the City's threshold for requiring a site-specific transportation impact analysis ("TIA"). An area-wide TIA was conducted as part of the Guildford Plan to evaluate comprehensive traffic impacts to the Plan area and to inform the planned infrastructure and road network improvements, which have been incorporated into the Guildford Plan.

Transit

- The subject site is located within close proximity to frequent transit along 104 Avenue and is roughly 130 metres from an existing bus stop (#320 – Fleetwood/Langley Centre to Surrey Central Station) and 275 metres from a rapid bus stop (R1 – Guildford to King George).

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

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated "General Urban" in the Regional Growth Strategy (RGS).

- The proposed development complies with the General Urban RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP).

- The proposed development complies with the Multiple Residential OCP designation.

Themes/Policies

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

- The proposal supports directing higher-density residential land uses to locations within walking distance of neighbourhood centres, along main roads, near transit routes and/or adjacent to major parks or civic amenities.

- The dwelling units along the street frontages include urban design features (e.g. ground-floor patio space, upper storey balconies, internal sidewalks, etc.) that promote a welcoming public streetscape and urban public realm.

Secondary Plans

Land Use Designation

- The subject site is designated "Low to Mid Rise Residential" in the Guildford Plan.

- The proposed development complies with the Low to Mid Rise Residential designation.

Themes/Objectives

- The proposed development on the subject site complies with the building form, density and height permitted under the "Low to Mid Rise Residential" designation in the Guildford Plan.

- The proposed apartment building supports the gradual transition of heights and densities between higher-density areas (i.e. the "core") and existing single-family areas that will be retained at the periphery of the plan area.

- The Guildford Plan identified several family-oriented and affordable housing policies that include requiring minimum percentages of family-oriented dwelling units in multi-family proposals (i.e. two or more bedroom and three or more bedroom units). In addition, these policies include a prescribed minimum unit size and specify that all new multi-family units should meet the Adaptable Housing Standards of the BC Building Code. The intent of these policies is to provide a broader range of housing choice for a variety of different family sizes, types and compositions.

- Staff note that the proposal partially addresses the family-oriented housing policies in the Guildford Plan by providing approximately forty percent (40%) of the total dwelling units as two or more bedroom (73 dwelling units in total) and nine percent (9%) of the dwelling units as three or more bedroom (17 dwelling units in total).

- Although the majority of dwelling units are slightly smaller than the minimum unit size that is prescribed in the Guildford Plan, the applicant is proposing to provide 12 dwelling units or roughly seven percent (7%) as Adaptable units.

Proposed CD Bylaw

- The applicant proposes to rezone the subject site from "Single Family Residential (RF)" to "Comprehensive Development Zone (CD)" (based upon the "Multiple Residential 70 Zone [RM-70]") in order to accommodate the proposed 6-storey apartment buildings.

- The proposed CD Zone for the subject site identifies the uses, densities and setbacks proposed.

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RM-70 Zone (Part 24)	Proposed CD Zone
Unit Density:	N/A	N/A
Floor Area Ratio:	2.0	2.54 (Net)
Lot Coverage:	33%	50%
Yards and Setbacks		
North Yard	7.5 m.	5.5 m.
East Yard	7.5 m.	5.5 m.
South Yard	7.5 m.	5.5 m.
West Yard	7.5 m.	7.0 m.
Principal Building Height:	50 m.	21 m.
Permitted Uses:	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres	Multiple unit residential buildings, ground-oriented multiple unit residential buildings and child care centres
Amenity Space		
Indoor Amenity:	546 sq. m.	The proposed 504.4 m² plus cash-in-lieu meets the Zoning By-law requirement.
Outdoor Amenity:	546 sq. m.	The proposed 910 m² exceeds the Zoning By-law requirement.
Parking (Part 5)	**Required**	**Proposed**
Number of Stalls		
Residential:	251 parking spaces	217 parking spaces
Residential Visitor:	36 parking spaces	21 parking spaces
Total:	287 parking spaces	238 parking spaces
Bicycle Spaces		
Residential Secure Parking:	218 bicycle spaces	221 bicycle spaces
Residential Visitor:	12 bicycle spaces	12 bicycle spaces

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and location of the underground parkade relative to the lot lines.

- The proposed 6-storey apartment buildings on the subject site will have a floor area ratio (FAR) of 2.39 Gross (2.54 Net). The Low to Mid Rise Residential land-use designation in the Guildford Plan will permit a maximum FAR of 2.25 (Gross). For Multiple Residential designated sites, the OCP allows a maximum FAR of 2.5 (Gross) on sites located within an Urban Centre, a Frequent Transit Development Area, sites that abut a FTN and where specifically noted in the approved Secondary Plan. Given the subject site is located within Guildford Town Centre, the proposed increase in density to 2.54 FAR (Net), in the CD Bylaw, can be supported by staff.

- As the Stage 2 Plan allows a maximum gross density of 2.25 FAR, the applicant will be required to provide a Tier 2 Capital Plan Project Community Amenity Contribution (CAC) in support of the proposed increase in density beyond the maximum density permitted under the "Low to Mid Rise Residential" designation in the Guildford Plan.

- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 49% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.

- The reduced setbacks proposed on the subject site will allow for better connectivity to the street and enlarge the outdoor amenity space for future residents while providing a more pedestrian-friendly urban streetscape.

- Given the subject site is located within an Urban Centre, in close proximity to a FTN and within walking distance of public transit, staff are supportive of reducing the parking rate on the subject site (see discussion below).

On-Site Parking and Bicycle Storage

- The proposed development includes a total of 238 parking stalls consisting of 217 resident parking spaces and 21 parking spaces for visitors. In addition, the applicant will provide 7 accessible parking stalls. All parking spaces are provided within an enclosed underground parkade that will be accessed from 103A Avenue.

- The applicant is proposing to provide a total of 238 parking spaces, equivalent to a rate of 1.2 parking space per dwelling unit plus 0.1 visitor space per dwelling unit. The proposed resident parking rate is within the range of 1.1 to 1.3 parking space per dwelling unit, as recommended in Corporate Report No. R115;2021 ("Parking Update: Rapid Transit Corridors and Rental Housing"), and will be specified in the CD Bylaw at a rate of 1.1 parking space per dwelling unit.

- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metre of the street frontage. As a result, the proposed CD Zone will permit the underground parking facility to extend to 0.5 metre from all lot lines.

- The development will provide a total of 221 secure bicycle parking spaces in the underground parkade. This will meet the minimum bicycle parking spaces required under the Zoning Bylaw. In addition, the applicant will provide 12 at-grade bicycle parking stalls, which complies with the Zoning By-law requirement.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will be required to provide a financial contribution of $2,227.85 per dwelling unit. The contributions are payable at the rate applicable at the time of Building Permit issuance.

- As noted above, the proposed development will be subject to Capital Project CACs (Tier 2) for the proposed increase in density beyond the maximum gross floor area ratio (FAR) of 2.25 that is permitted under the "Low to Mid Rise Residential" designation in the Guildford Plan, to a maximum allowable density of 2.39 FAR (Gross)/2.54 (Net).

- The applicant will be required to provide the flat rate (per square foot) for the bonus density achieved which exceeds the maximum approved density under the current Town Centre Plan (TCP) designation in order to satisfy the proposed amendment. The financial contribution is payable at the rate applicable at the time of Rezoning Final Adoption. The current flat rate for Guildford is $21.36 per square metre for apartment developments, with rates anticipated to increase in April 2024.

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 $1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April, 2024 under Corporate Report No. R046;2024.

- The applicant will be required to contribute $1,113.92 per new lot to support the development of new affordable housing.

- 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 February 9, 2024, and the Development Proposal Signs were installed on February 21, 2024. To date, staff have received no responses from local area residents with respect to the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.

- The proposal generally complies with the Form and Character Development Permit (DP) guidelines in the OCP and the Guildford Plan. The applicant has also worked with staff to ensure the proposed landscaping and building massing encourage an attractive streetscape and reflect an urban public realm.

Building Design

- The applicant is proposing to construct two 6-storey apartment buildings consisting of 182 dwelling units with underground parking on a consolidated site.

- There is a north building that provides a streetwall along 103A Avenue and most of 149 Street while leaving a gap to the south building that continues the streetwall on this street and 103 Avenue. This building siting arrangement provides a courtyard between them that is opened towards the westerly pedestrian walkway. The two uppermost storeys are stepped-back 2.0 metres from the fourth storey to allow the massing to be more compatible with the existing neighbourhood and future developments.

- The subject property is located within "Guildford Centre." The proposed development adheres to the Town Centre Plan's vision of this district which is characterized by its attractive and distinctive medium-density developments with simple and clean architectural lines, strong and ordered fenestration with limited projections. The Guildford Centre District is also distinguished by the significant use of high-quality natural materials that include brick and/or natural stone as well as natural wood or refined metal panels.

- The proposed buildings have a simple contemporary urban building form being rectilinear in its massing with a flat roof and limited projections which reflect the "Guildford Centre" aesthetic complemented by their continuous 2- to 4-storey brick base and light neutral coloured fibre cement siding and panels that complement the upper storeys. The balcony guardrails use metal railing and glass panels to maintain a simple character that complements the traditional brick material, while the underside soffit uses wood tones to soften the building with a sense of warmth against the brick.

- The building orientation ensures the units will provide strong observation of the public realm with active rooms and private raised-patios facing toward the street which helps to address Crime Prevention Through Environmental Design (CPTED) concerns.

- The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm. All ground-floor units will be slightly elevated above the sidewalk and will have front door access with usable private/semi-private outdoor space.

- The patios contain a combination of hardscaping and broad amounts of landscaping to support a strong series of tree canopies around the street on private property that contributes to an enhanced landscaped neighbourhood.

Unit Design

- The unit mix is comprised of 16 one-bedroom, 93 one-bedroom plus den, 44 two-bedroom, 12 two-bedroom plus den and 17 three-bedroom dwelling units.

- The dwelling units range in size from roughly 37 square metres for a one-bedroom to 82 square metres for the largest three-bedroom apartment.

- The applicant will provide seven percent (7%) of the dwelling units on-site as Adaptable units (12 dwelling units in total).

Proposed Signage

- The applicant is proposing a canopy sign at the principal lobby entrance which is comprised of individual channel letters. The proposed canopy will project 1.5 metres from the face of the exterior wall and will have a minimum clearance of 2.4 metres. In addition, the proposed sign will project only 3 centimeters from the canopy itself which is consistent with the Surrey Sign Bylaw provisions for commercial/industrial canopy signage.

- As the Sign Bylaw does not permit awning/canopy signs in residential zones, the applicant is requesting a variance to the Sign Bylaw in order to permit the proposed canopy signs. Given the canopy signs are important in identifying the lobby entrance, the proposed canopy signs are considered reasonable and staff support the proposed variance.

- At present, there is no free-standing sign proposed on-site. If additional signage is required in future, it will be considered as part of a separate development application and would need to comply with the Surrey Sign Bylaw.

Indoor Amenity Space

- The proposed indoor amenity space is located at the southeast corner of Building 1 and northeast corner of Building 2. The indoor amenity space will provide direct access to the common outdoor amenity space which is shared between the two proposed buildings.

- The indoor amenity space will include kitchen and dining spaces, lounge/seating areas, board game spaces and meeting rooms.

- The proposed indoor amenity space is approximately 504 square metres in total area which is 42 square metres less than the 546 square metres required under the Zoning By-law, based on 3 square metres per dwelling unit. The applicant will be providing cash-in-lieu of the indoor amenity space to make up for this shortfall in accordance with City policy.

Outdoor Amenity Space and Proposed Landscaping

- The applicant is proposing both at-grade and roof top outdoor amenity space. The outdoor amenity space, located at the roof top level, consists of a BBQ area and dining tables, lounge furniture, tai chi and yoga patio, garden shed, potting table and community garden plots.

- The common at-grade outdoor amenity space includes an outdoor patio area, bench seating and children's playground equipment.

- The proposed outdoor amenity space is roughly 910 square metres which exceeds the minimum outdoor amenity space requirement, per the Zoning Bylaw, based on a total of 3 square metres per dwelling unit.

- Each individual ground-oriented unit will have a small private patio or front yard enclosed by a 1.2 metre high metal picket fence and privacy gate with layered planting that consists of a by-law sized tree, small shrubs and low-lying groundcover.

- The dwelling units fronting onto the street (103 Avenue, 103A Avenue and 149 Street) will have semi-private patio space and direct access to the adjacent sidewalk through a separate entryway.

- Each apartment unit that faces onto the street frontage will provide an "eyes-on-the street" function with active rooms facing toward the public realm.

- Exterior lighting is designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.

Outstanding Items

- At the Regular Council – Public Hearing Meeting on December 18, 2023, Council endorsed the recommendations in Corporate Report No. R214;2023 ("Proposed Changes to Advisory Design Panel Procedures for Development Applications") which allows all multi-family developments that are 6-storeys or less to proceed to Council for bylaw introduction, provided the proposal is generally supported by City staff. For these projects, no review and/or comment is required by the Advisory Design Panel (ADP). The subject proposal is generally supported by Urban Design staff and, therefore, can be exempted from the ADP review process.

- 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:

    - Complete the street elevations with the ground-oriented unit appearance.
    - Refinement of the continuous balcony articulation.
    - Coordinate surface utilities to avoid disturbing the livability of residents while still having generous landscaping along public realm interfaces.
    - Refine the publicly accessible open spaces.

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

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates, 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			
Alder	1	1	0
Cottonwood	17	17	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	1	0
Black Cherry	1	1	0
Norway Maple	1	1	0
Common Cheery	1	1	0
Silver Birch	1	1	0
Horse Chestnut	1	1	0
Coniferous Trees			
Douglas Fir	5	5	0
Western Red Cedar	16	16	0
Western Hemlock	1	1	0
Total (excluding Alder and Cottonwood Trees)	**28**	**28**	**0**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**60**
Total Retained and Replacement Trees Proposed	**60**
Estimated Contribution to the Green City Program	**$7,700**

- The Arborist Assessment states that there are a total of twenty-eight (28) mature trees on the site, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately thirty-nine percent (39%) of the total trees on the site, are Alder and Cottonwood trees. The applicant is not proposing to retain any on-site trees as part of this development proposal. The proposed tree retention was assessed taking into consideration building footprints, road dedication, the location of services 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 seventy-four (74) replacement trees on-site. The applicant proposes to provide a total of sixty (60) replacement trees on the subject site. The proposed deficit of fourteen (14) replacement trees will require an estimated cash-in-lieu payment of $7,700, representing $550 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.

- In addition to the replacement trees, boulevard trees will be planted on 103 Avenue, 103A Avenue and 149 Street. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consists of a variety of trees including Pyramidal European Hornbeam, Paperbark Maple, Threadleaf Cyress, Thornless Cockspur Hawthorn, Leylands Cypress, Princeton Sentry Maidenhair, Slender Silhouette Sweetgum, Bruns Serbian Spruce, Ruby Vase Persian Ironwood, Arnold Sentinel Austrian Black Pine, Fastigiate English Oak, Green Vase Zelkova, Chanticleer Pear and Green Vase Zelkova.

- In summary, a total of sixty (60) trees are proposed to be replaced on the site with an estimated contribution of $7,700 to the Green City Program.

- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Sign Bylaw Variances
Appendix II.	Block Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MRJ/ar

Appendix I

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow a total of two (2) identification signs, one (1) for Building #1 and one (1) for Building #2. The signs will be placed on the canopy above the principal lobby entrance to each building.	One (1) identification sign is permitted, per multiple residential development, either as a free-standing sign or fascia sign.	The proposed canopy signs are important for wayfinding and will help identify the principal lobby entrance to each multiple residential building proposed on-site.

Appendix II

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO._____, OF PART OF LANE AND LOTS 12 TO 14 PLAN 19549, PART OF LANE AND LOTS 6 TO 8 PLAN 18004, ALL OF SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT

SURREY FILE
7923–0053–00

BCGS 92G.016

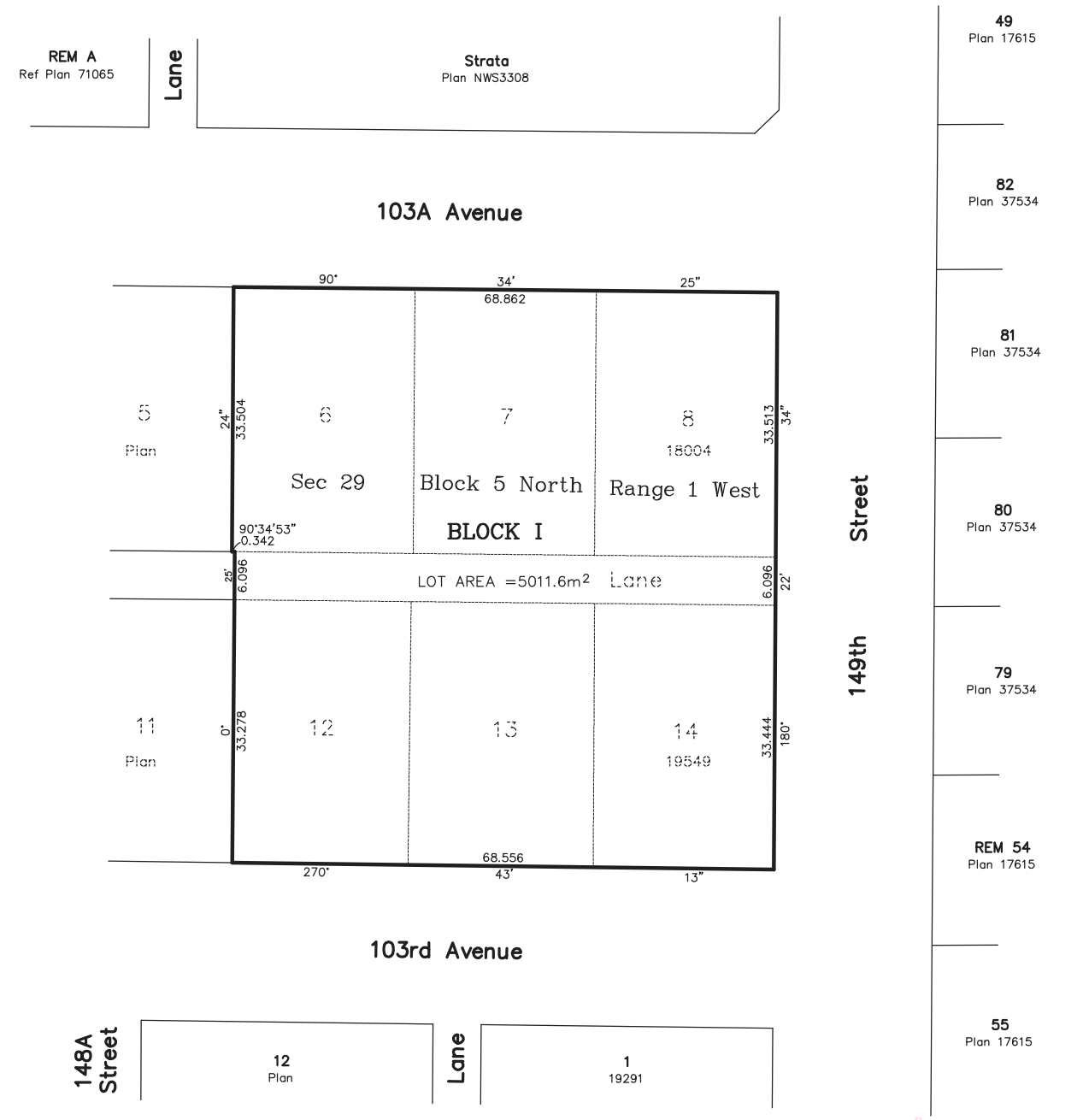
Integrated Survey Area No. 1, City of Surrey

SCALE 1:500

0 10 20 30 40

All distances are in metres and decimal

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500



COMPASS LAND SURVEYING LTD.
Professional Land Surveyors
#202–8381 128th Street
Surrey, B.C. V3W 4G1
Tel: 604–503–6898
Email: Office@CompassSurveys.com
File No.: 2009024 RE2

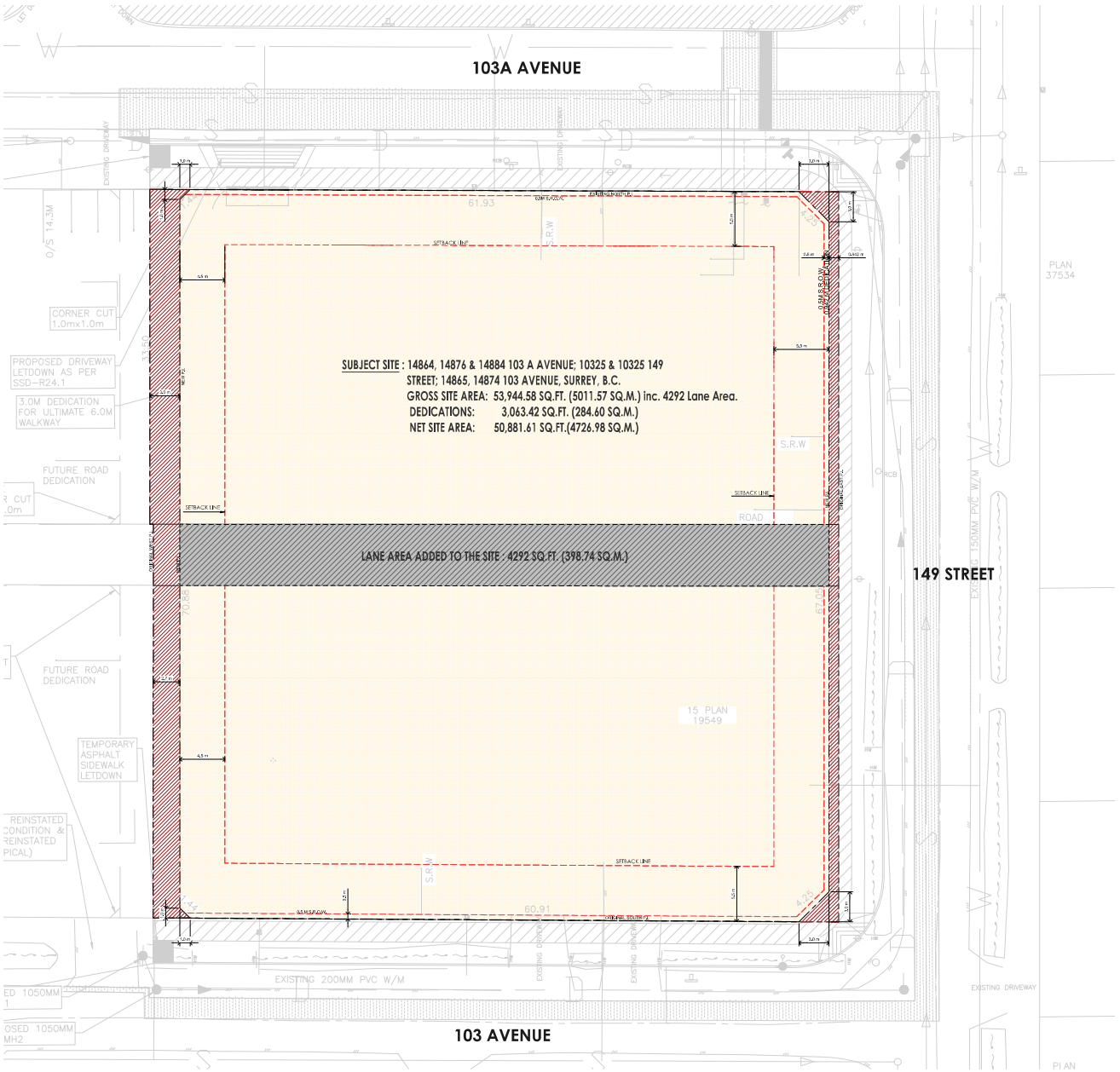
Shou Peng Liu -- BCLS - ABCLS

Digitally signed by Shou Peng Liu -- BCLS - ABCLS
DN: c=CA, o=CertifiO Pro, ou=Association of British Columbia Land Surveyors, 0.9.2342.19200300.100.1.1=933, cn=Shou Peng Liu -- BCLS - ABCLS
Date: 2024.04.12 14:15:14 -07'00'

The survey plan was completed on the 11th day of April, 2024.
SHOUPENG LIU, B.C.L.S. #933

14864/76/84 103A AVENUE,
10325/27/149 STREET,
14865/75/ 103 AVENUE
SURREY BC

REGISTERED ARCHITECT
JASWINDER SINGH GREWAL
BRITISH COLUMBIA
2024-04-12



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

Plot Date: APRIL 11, 2024

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Project:
6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:
BASE - PLAN

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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

DWG. NO: A.0.1

PROJECT RECONCILIATION:

PROJECT NO.	21-255	
PROJECT DATA		
CLIENT	PAUL SIDHU	
LEGAL DISCRIPTION		
CIVIC ADDRESS	14864,14876&14884 103A AVENUE; 10325&10327 149 STREET 14865,14875 103 AVENUE SURREY, BC	
AUTHORITY HAVING JURISDICTION	City of Surrey	
APPLICABLE POLICIES	CITY OF SURREY OCP AND ZONING BYLAW	
	GUILDFORD NCP	
APPLICABLE CODES	BRITISH COLUMBIA BUILDING CODE 2018	
ZONING	CURRENT	RF
	PROPOSED	CD (BASED ON RM-70)

SITE AREA		
GROSS AREA	5,011.57 Sq.Mt.	53,944.58 Sq.Ft.
DEDICATION	284.60 Sq.Mt.	3,063.42 Sq.Ft.
NET SITE AREA	4,726.98 Sq.Mt.	50,881.16 Sq.Ft.

SITE COVERAGE(EXCLUDING RAMP)			Net Site coverage	Gross Site coverage
BUILDING 1 & 2	2,460.97 Sq.Mt.	**26,489.86 Sq.Ft.**	52%	49%

SITE COVERAGE (INCLUDING RAMP)		
BUILDING	2,460.97 Sq.Mt.	26,489.86 Sq.Ft.
PARKING RAMP	53.13 Sq.Mt.	571.93 Sq.Ft.
TOTAL	2,514.10 Sq.Mt.	**27,061.79 Sq.Ft.**

SET BACKS	103A AVE (N)	149 ST.(E)	103 AVE.(S)	WEST
	5.62M	**5.62M**	**5.6M**	**7.2M**

F.A.R PROPOSED		Net F.A.R.	Gross F.A.R.
FLOOR AREA FOR F.A.R.	**129,095 Sq.Ft.**	**2.54**	**2.35**

BUILDING HEIGHTS	PERMITTED	PROPOSED	METERS
STOREYS		6	19.87

AMENITY SPACE				
INDOOR	REQUIRED		546.0 Sq.Mt.	**5,877.14 Sq.Ft.**
	PROVIDED		504.4 Sq.Mt.	**5,429.00 Sq.Ft.**
OUTDOOR	REQUIRED		546.0 Sq.Mt.	**5,877.14 Sq.Ft.**
	PROVIDED		910.7 Sq.Mt.	**9,802.91 Sq.Ft.**

INDOOR AMENITY SPACE	
GF	2415
3F	3014
	5429
TOTAL	

OUTDOOR AMENITY SPACE	
GF	4018.36
ROOF TOP	5784.55
TOTAL	**9802.91**

Parking - Required*	Ratio		Units		Stalls
Per 1 Bedroom or Less	1.1		109		119.90
Per 2 Bedrooms or more	1.1		73		80.30
Vistor	0.1		182		18.20
Total					218.40

Parking - Provided	P1	P2	ACCESSIBLE (P1)	TOTAL
RESIDENTIAL	97	120	6 acc.+1 van acc.	217
Visitor	21		1 acc. + 2 van acc.	21
Total	118	120		**238**

PROPOSED DEVELOPMENT AREA SUMMARY (BUILDING 1 & 2)

	# OF STOREYS	# OF UNITS	GROSS FLOOR AREA SQ.MT.	GROSS FLOOR AREA SQ.FT.	FAR EXCLUSION* SQ.MT.	FAR EXCLUSION* SQ.FT.	NET FAR AREA SQ.MT.	NET FAR AREA SQ.FT.
LEVEL 1	1	28						
RESIDENTIAL(PER STOREY)			2181.39	23480.44				
AMENITY- INDOOR					224.36	2415		
GFA							1957.03	21065.44
LEVEL 2	1	28						
RESIDENTIAL(PER STOREY)			2210.52	23794				
AMENITY- INDOOR					280.01	3014		
GFA							1930.51	20780
LEVEL 3	1	34						
RESIDENTIAL(PER STOREY)			2192.03	23595				
							2192.03	23595
LEVEL 4	1	34						
RESIDENTIAL(PER STOREY)			2192.03	23595				
							2192.03	23595
LEVEL 5	1	29						
RESIDENTIAL(PER STOREY)			1860.83	20030.00				
							1860.83	20030
LEVEL 6	1	29						
RESIDENTIAL(PER STOREY)			1860.83	20030.00				
							1860.83	20030
TOTAL	6	182	12497.63	134524.44	504.37	5429.0	**11,993.3 Sq.Mt.**	**129,095.4 Sq.Ft.**

BICYCLE PARKING - REQUIRED	RATIO	UNITS/ BLDG.	STALLS
RESIDENT- PER UNIT	1.2	182	218.4
VISITOR - PER RESIDENTIAL BLDG.		6	12
TOTAL			230.4

BICYCLE PARKING PROVIDED	
RESIDENT	221
VISITOR	12
TOTAL	233

UNIT MIX	UNITS	% PER TYPE	% SPLIT	SUBTOTAL (FOR PARKING)
1 BEDROOM	16	9%	60%	109
1 BEDROOM + DEN	93	51%		
2 BEDROOM	44	24%	31%	73
2BEDROOM + DEN	12	7%		
2 BEDROOM (TOWNHOME)	-	-		
3 BEDROOM	17	9%	9%	
TOTAL	182	100%	100%	**182**
Adaptable Units Provided (inc. in 182 units)		**7%**		**12**

Plot Date: APRIL 11, 2024

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Cre 8 Architecture Ltd.

Project:

6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:

14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:

PROJECT DATA

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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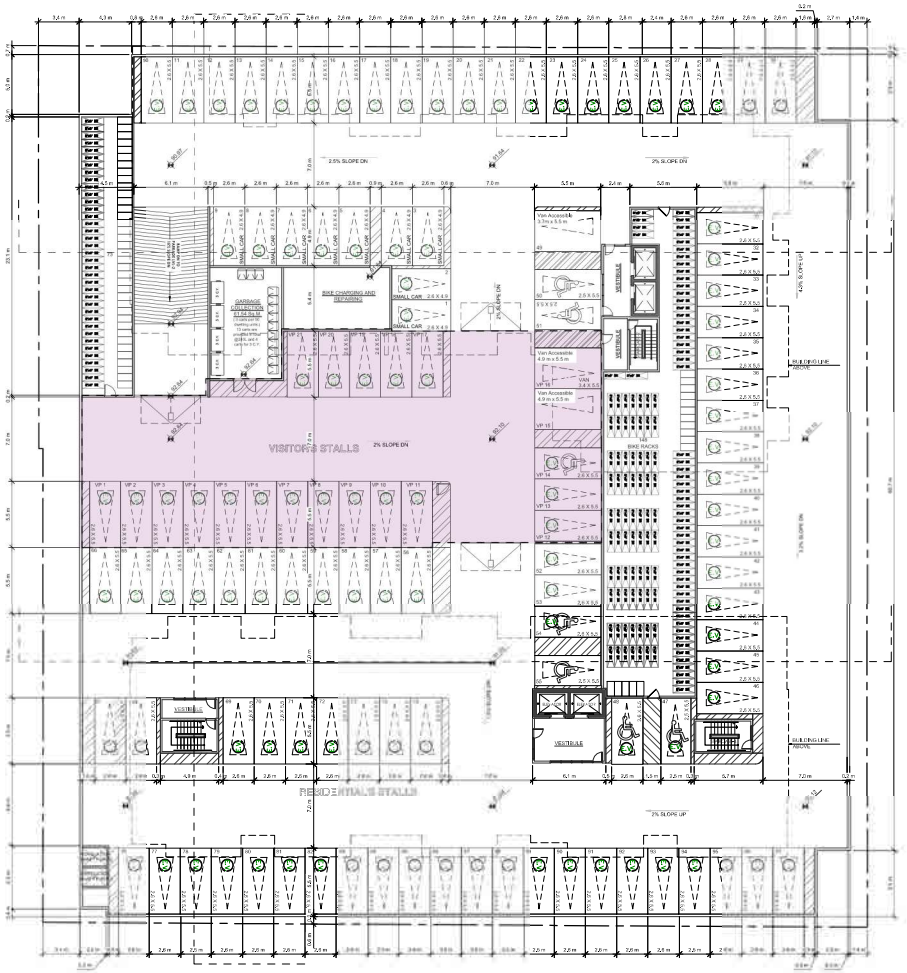
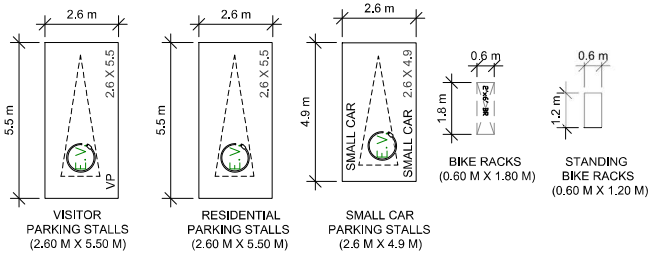
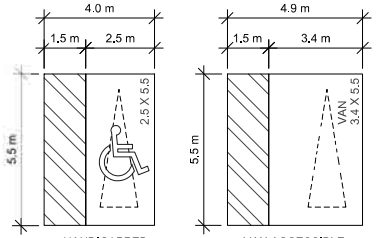
Scale: *N.T.S*

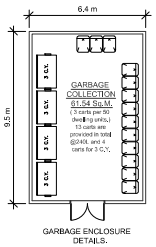
DWG. NO: *A.0.2*





VISITOR CAR PARKING





GARBAGE ENCLOSURE DETAILS.

118 stalls lvl-1
VP - 21 STALLS
RES. - 97 STALLS
inc. 7acc. stalls
inc. 3 van acc. stalls
inc. 9 small car stalls

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

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Drawing:
PARKADE-LVL-1

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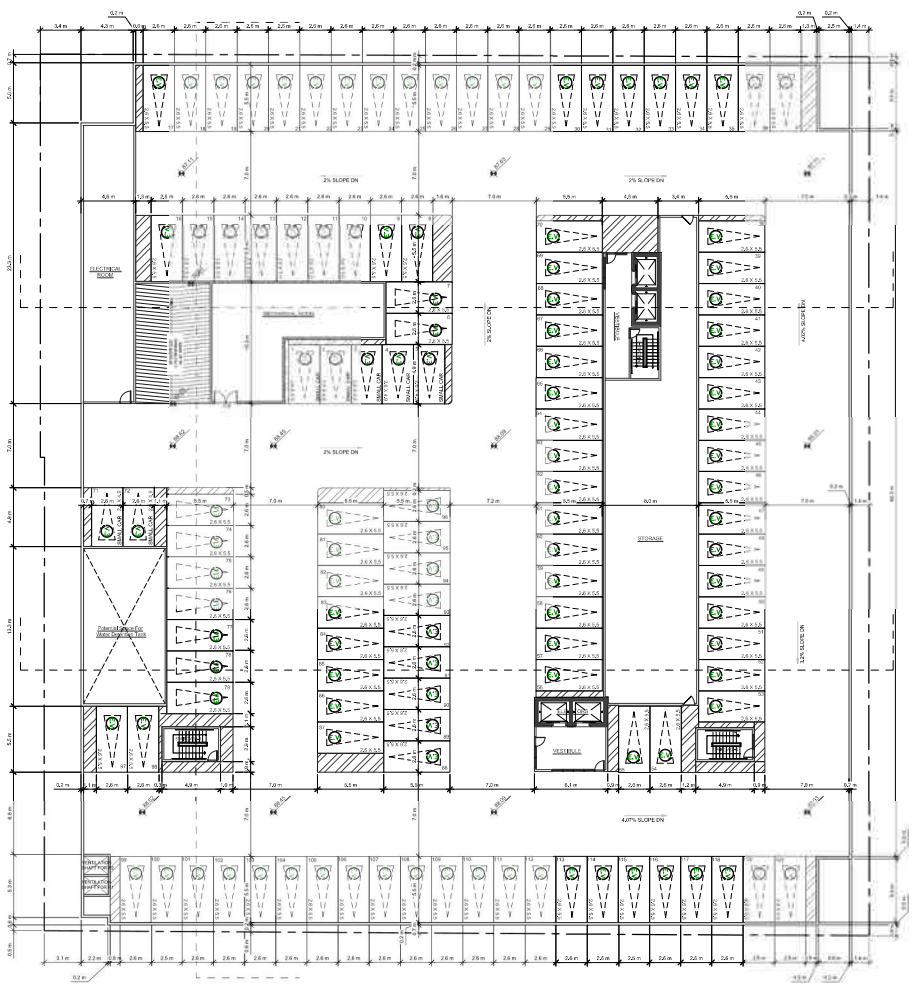
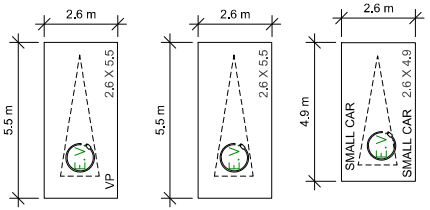
Scale: 1/16"=1'-0"

DWG. NO: ***A.2.0***

Plot Date: APRIL 11, 2024





120 stalls lvl-2
inc. 7 small car stalls

1 PARKADE LEVEL-2
Scale: 1/16"=1'-0"

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Drawing:
PARKADE-LVL-2

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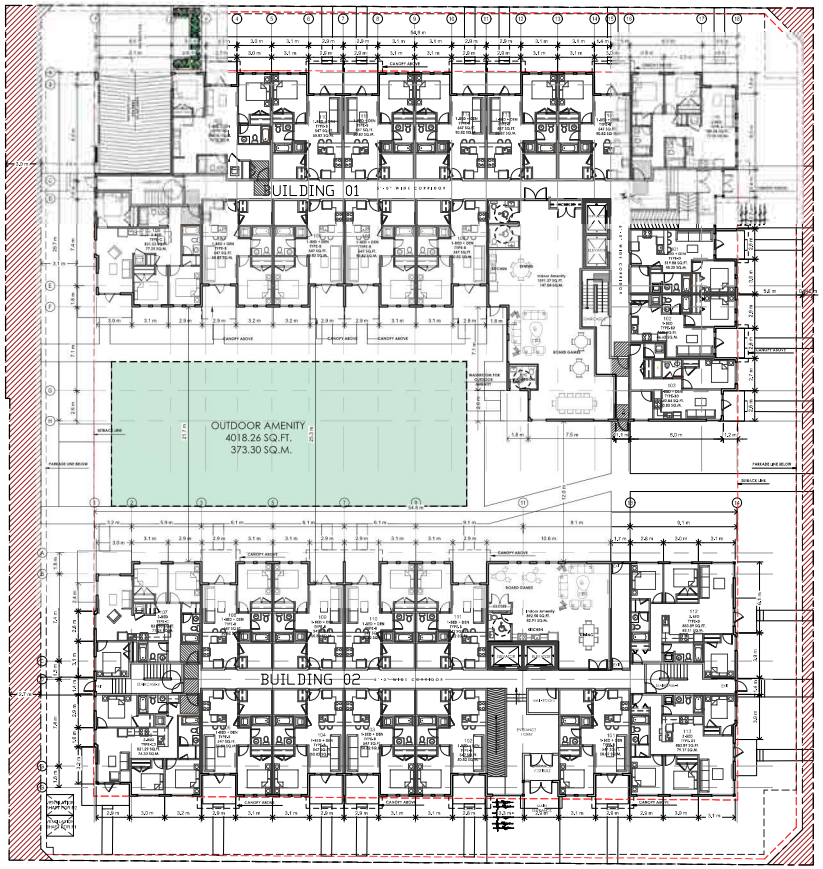
Scale: 1/16"=1'-0"

DWG. NO: A.2.0(A)

Plot Date: APRIL 11, 2024

103A AVENUE



149 STREET

103 AVENUE

BUILDING 01	
1 BED :	1 UNITS (6.66 %)
1 BED + DEN :	11 UNITS (73.33%)
2 BED :	1 UNITS (6.66 %)
2-BED + DEN :	1 UNITS (6.66 %)
3 BED:	1 UNITS (6.66 %)
TOTAL UNITS :	15 UNITS

BUILDING 02	
1 BED :	0 UNITS
1 BED + DEN :	9 UNITS (69.23 %)
2 BED :	0 UNITS
2-BED + DEN :	0 UNITS
3 BED:	4 UNITS (30.77 %)
TOTAL UNITS :	13 UNITS

1 MAIN-FLOOR PLAN
Scale: 1/16"=1'-0"

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6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:
MAIN FLOOR PLAN

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
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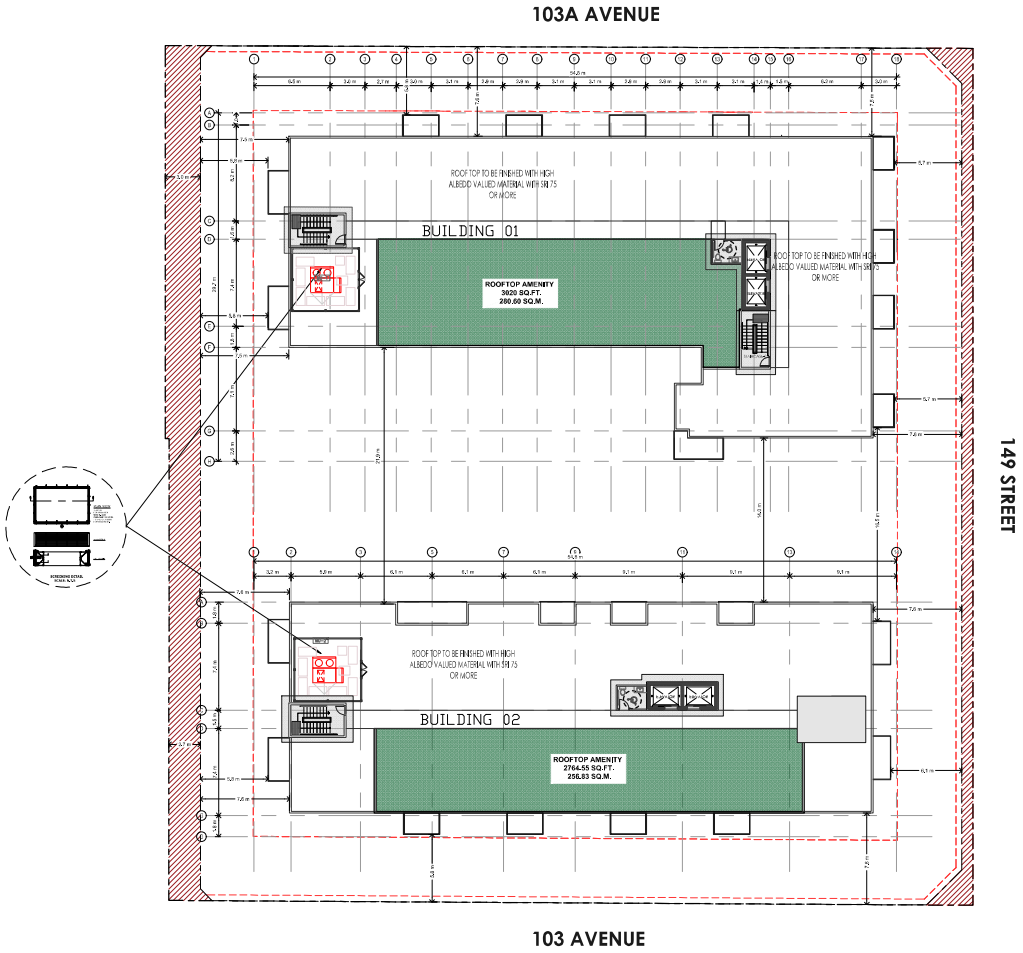
Scale: 1/16"=1'-0"

DWG. NO: A.2.1

Plot Date: APRIL 11, 2024



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

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6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:
ROOFTOP

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

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

DWG. NO: A.2.6

Plot Date: APRIL 11, 2024

1 NORTH ELEVATION (ALONG 103A STREET)

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

2 EAST ELEVATION (ALONG 149 STREET)

Scale: 1/8"=1'-0"

MATERIAL LEGEND :-

1. THIN BRICKS - DARK IRON (Endicott Bricks)
2. 6" HARDIE SIDING - SLATE GRAY
3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
4. 6" HARDIE SIDING - IRON GRAY
5. DOOR COLOR (NIGHT OWL -SHERWIN WILLIAMS 7061)
6. CEDAR SOFFIT (DARK KNOTTY PINE)
7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
8. FASCIA (TO MATCH WITH IRON GRAY)
9. BLACK VINYL WINDOWS (TINTED BLACK)

Plot Date: APRIL 11, 2024

Cre 8 Architecture Ltd.

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Project Address:
14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:
ELEVATIONS BUILDING-1

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

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Scale: 1"=1'-0"

DWG. NO: A.3.1

1 SOUTH ELEVATION (ALONG OUTDOOR AMENITY)
Scale: 1/16"=1'-0"

MATERIAL LEGEND :-

1. THIN BRICKS - DARK IRON (Endicott Bricks)
2. 6" HARDIE SIDING - SLATE GRAY
3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
4. 6" HARDIE SIDING - IRON GRAY
5. DOOR COLOR (NIGHT OWL -SHERWIN WILLIAMS 7061)
6. CEDAR SOFFIT (DARK KNOTTY PINE)
7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
8. FASCIA (TO MATCH WITH IRON GRAY)
9. BLACK VINYL WINDOWS (TINTED BLACK)

2 WEST ELEVATION (ALONG 3M SIDEWALK)
Scale: 1/8"=1'-0"

cre8 ARCHITECTURE ltd
ARCHITECTS

Cre 8 Architecture Ltd.

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Tel: (778) 891-0167
Email: jaswinder@cre8architecture.ca

Project:
6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:
ELEVATIONS BUILDING-1

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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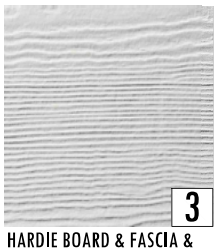
Scale: 1"=1'-0"

DWG. NO: A.3.2

Plot Date: APRIL 11, 2024

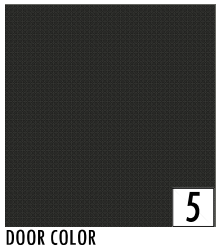
THIN BRICKS
DARK IRON (Endicott Bricks)

6" HARDIE SIDING - SLATE GRAY



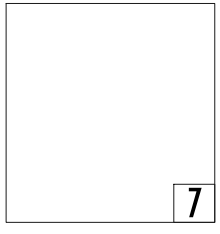
HARDIE BOARD & FASCIA & TRIMS- ARCTIC WHITE

6" HARDIE SIDING - IRON GRAY

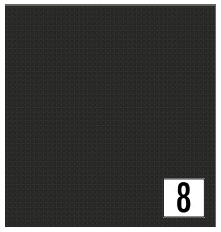


DOOR COLOR
(NIGHT OWL -SHERWIN WILLIAMS 7061)

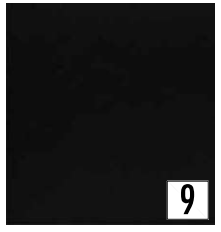
CEDAR SOFFIT:
(DARK KNOTTY PINE)



FASCIA / TRIMS- ARCTIC WHITE



FASCIA/ TRIMS - IRON GREY



WINDOWS - BLACK VINYL

MATERIAL LEGEND :-

1. THIN BRICKS - DARK IRON (Endicott Bricks)
2. 6" HARDIE SIDING - SLATE GRAY
3. HARDIE BOARD & FASCIA & TRIMS - ARCTIC WHITE
4. 6" HARDIE SIDING - IRON GRAY
5. DOOR COLOR (NIGHT OWL -SHERWIN WILLIAMS 7061)
6. CEDAR SOFFIT (DARK KNOTTY PINE)
7. FASCIA / TRIMS (TO MATCH WITH ARCTIC WHITE)
8. FASCIA (TO MATCH WITH IRON GRAY)
9. BLACK VINYL WINDOWS (TINTED BLACK)

Plot Date: APRIL 11, 2024

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Project:
6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:
MATERIAL SPECIFICATIONS

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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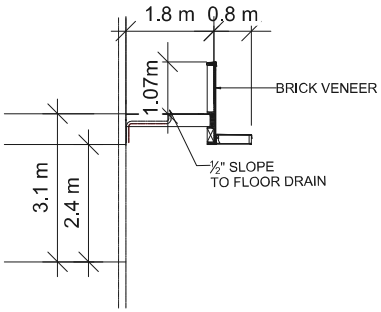
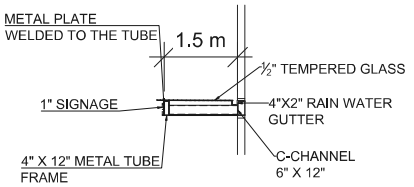
Scale: 1/8"=1'-0"

DWG. NO: A.3.5

1 GAS METER DETAILS
Scale: 1/8"=1'-0"

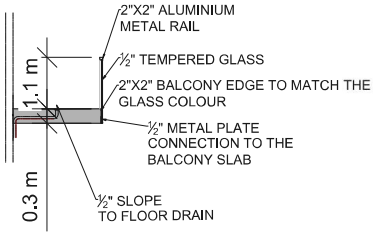


2 CANOPY DETAIL ON FIRST FLOOR
Scale: 1/4"=1'-0"



NOTE : CANOPY SIGNAGE WILL BE COMPRISED OF INDIVIDUAL CHANNEL LETTERS

3 ENTRANCE CANOPY AND SIGNAGE DETAIL
Scale: 1/4"=1'-0"



3 BALCONY RAILLING DETAIL
Scale: 1/4"=1'-0"

5 GARBAGE STAGING DETAILS
Scale: 1/8"=1'-0"

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Project:
6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT
Project Address:
14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.
Drawing:
DETAILS
Project Status:
DEVELOPMENT PERMIT DWGS.

SUBMISSION

Date (YYYY-MM-DD)	Description

REVISION

No.	Date	Description

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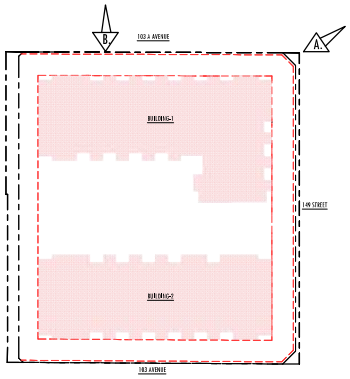
Scale: AS MENTIONED
DWG. NO: A.4.3

Plot Date: JANUARY 30, 2024



A. NORTH EAST CORNER VIEW (ALONG 103 A AVE & 149 STREET)

B. NORTH SIDE VIEW (ALONG 103 A AVENUE)

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Project:

6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:

14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:

3D-VIEWS

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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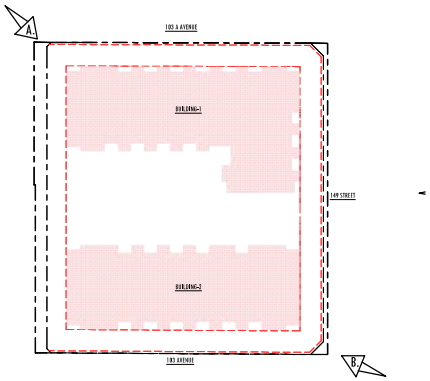
Scale: *N.T.S.*

DWG. NO: **A.5.1**

Plot Date: APRIL 11, 2024



A. NORTH WEST CORNER VIEW (ALONG 103 A AVE & WEST SIDE WALKWAY)

B. SOUTH EAST VIEW (ALONG 103 AVENUE & 149 STREET)

Plot Date: APRIL 11, 2024

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Email: jaswinder@cre8architecture.ca

Project:
6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:
14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:
3D-VIEWS

Project Status:
DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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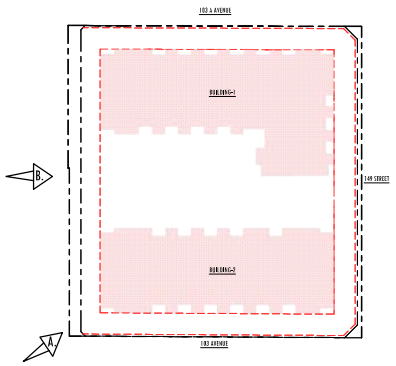
Scale: *N.T.S.*

DWG. NO: **A.5.2**



A. SOUTH WEST CORNER VIEW (ALONG 103 AVE & 3M WIDE WALKWAY)

B. EAST SIDE VIEW (ALONG 149 STREET)

cre8 ARCHITECTS

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Project:

6-STOREY MULTIFAMILY RESIDENTIAL DEVELOPMENT

Project Address:

14864/76/84 103A AVE. ; 10325/27 149 STREET; 14865/75 103 AVE. SURREY, B.C.

Drawing:

3D-VIEWS

Project Status:

DEVELOPMENT PERMIT DWGS.

REVISION

No.	Date	Description
01.	MARCH 25, 2024	D.P.
02.	APRIL 11, 2024	D.P.

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Scale: *N.T.S.*

DWG. NO: **A.5.3**

Plot Date: APRIL 11, 2024

TREE SCHEDULE

PMG PROJECT NUMBER: 22-241

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER GRISEUM	PAPERBARK MAPLE	5CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	5	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL; B&B; CLIMATE RESILIENT
	2	CHAMAECYPARIS PISIFERA 'FILIFERA'	THREADLEAF CYPRESS	3.0M HT; B&B; CLIMATE RESILIENT
	5	CRATAEGUS CRUS-GALLI	THORNLESS COCKSPUR HAWTHORN	5CM CAL;2M HT; B&B; CLIMATE RESILIENT
	4	CUPRESSUS LEYLANDII	LEYLANDS CYPRESS	3.0M HT; B&B; CLIMATE RESILIENT
	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	5CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	5CM CAL; B&B; CLIMATE RESILIENT
	4	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5.0CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	3	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.0M HT; B&B; CLIMATE RESILIENT
	5	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT; B&B; CLIMATE RESILIENT
	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	5CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
	5	QUERCUS ROBUR 'FASTIGIATA'	FASTIGIATE ENGLISH OAK	5CM CAL; 1M STD; B&B; CLIMATE RESILIENT
	4	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	5CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
	52	TOTAL REPLACEMENT SIZED TREES PROPOSED		

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.

NOTE: CLIMATE RESILIENCE IS DETERMINED BY IDENTIFYING SPECIES FROM THE URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE 'VERY SUITABLE' OR 'SUITABLE' TYPES OR BY REFERENCING OTHER REPUTABLE SOURCES FOR DROUGHT AND URBAN CONDITION TOLERANCE.

NOTE: IRRIGATION SYSTEM TO BE DESIGN-BUILD, PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM TO BE HIGH EFFICIENCY DRIP IRRIGATION, SMART-CONTROLLED, INSTALLED TO IIABC STANDARDS.

ACER GRISEUM

CARPINUS BETULUS 'FASTIGIATA'

CHAMAECYPARIS PISIFERA 'FILIFERA'

CRATAEGUS CRUS-GALLI

PINUS NIGRA 'ARNOLD SENTINEL'

QUERCUS ROBUR 'FASTIGIATA'

ZELKOVA SERRATA 'GREEN VASE'

LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'

PARROTIA PERSICA 'RUBY VASE'

FRANCES ANDREW URBAN FORM BENCH

MAGLIN - SERIES 400 CLUSTER SEATING BLUE

MAGLIN ICONIC BENCH 2300 SERIES - BLUE FRAME

TREK FIT OUTDOOR FITNESS

MAGLIN ICONIC BIKE RACK - BLUE

MAGLIN PICNIC TABLE - 200 SERIES CLUSTER SEATING BLUE FRAME

Lighting Legend

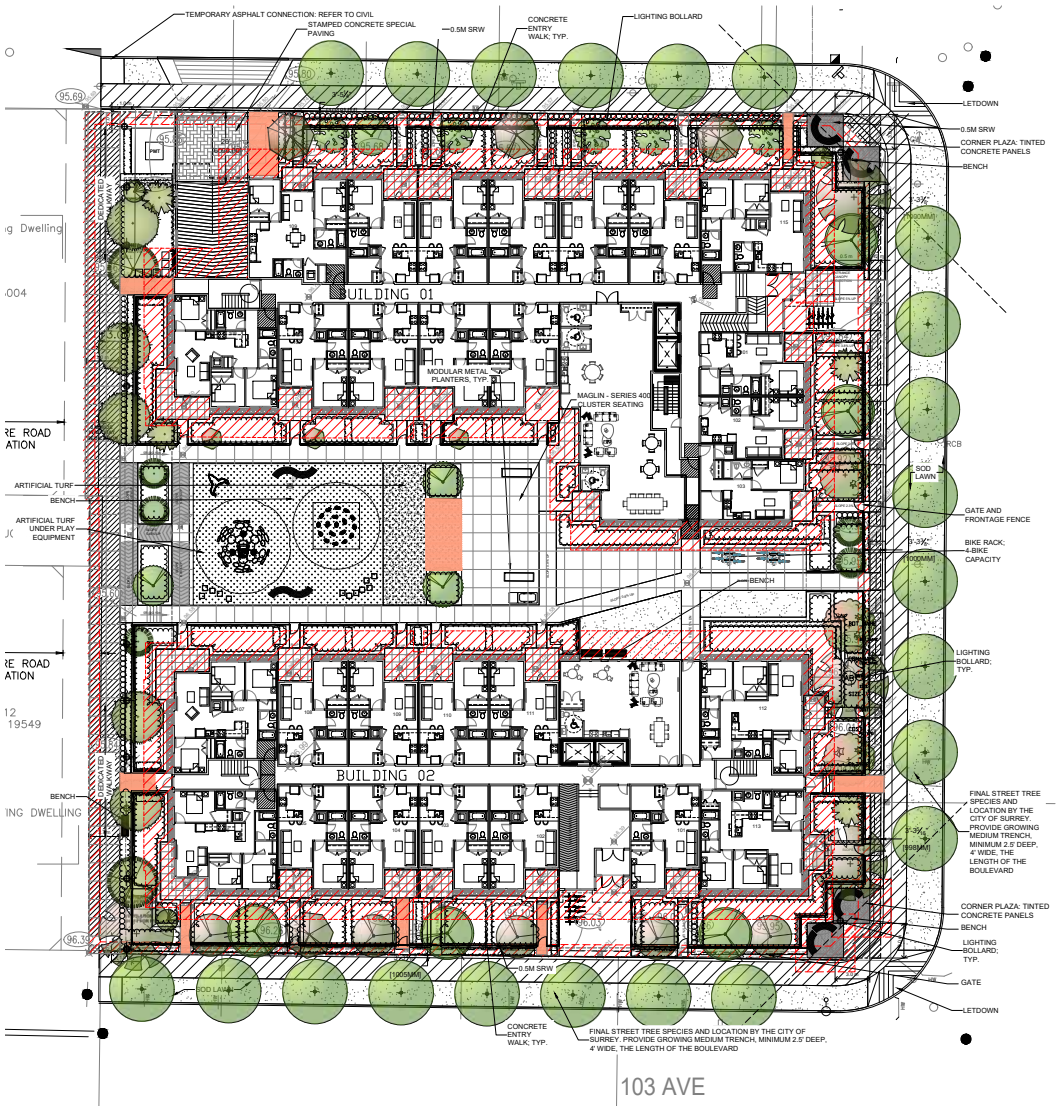
Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

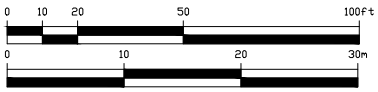
* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT.

LITHONIA RADEAN BOLLARD: DARK SKY APPROVED

WAC URBANI SCONCE AS STEP LIGHT: DARK SKY APPROVED

PLAY WORLD UNITY DOME





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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.APR.12	NEW BASE PLANS - ISSUE FOR SUBMISSION	CLG
7	23.DEC.05	NEW SITE PLAN	MM
6	23.NOV.23	NEW BASE PLANS	MM
4	23.SEP.15	UPDATE PER NEW BASE PLANS	CLG
3	23.AUG.17	UPDATE PER NEW SITE PLAN / CITY COMMENTS	CLG
2	23.JAN.27	UPDATE PER NEW SITE PLAN	CLG
1	22.DEC.12	NEW SITE PLAN	DD

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

14864/76/84-103A AVE
SURREY

DRAWING TITLE:

LANDSCAPE PLAN GROUNDFLOOR

DATE:	22.DEC.08	DRAWING NUMBER:	
SCALE:	1:200		L1
DRAWN:	CLG		
DESIGN:	CLG		
CHKD:	CW		OF 7

22241-9.ZIP

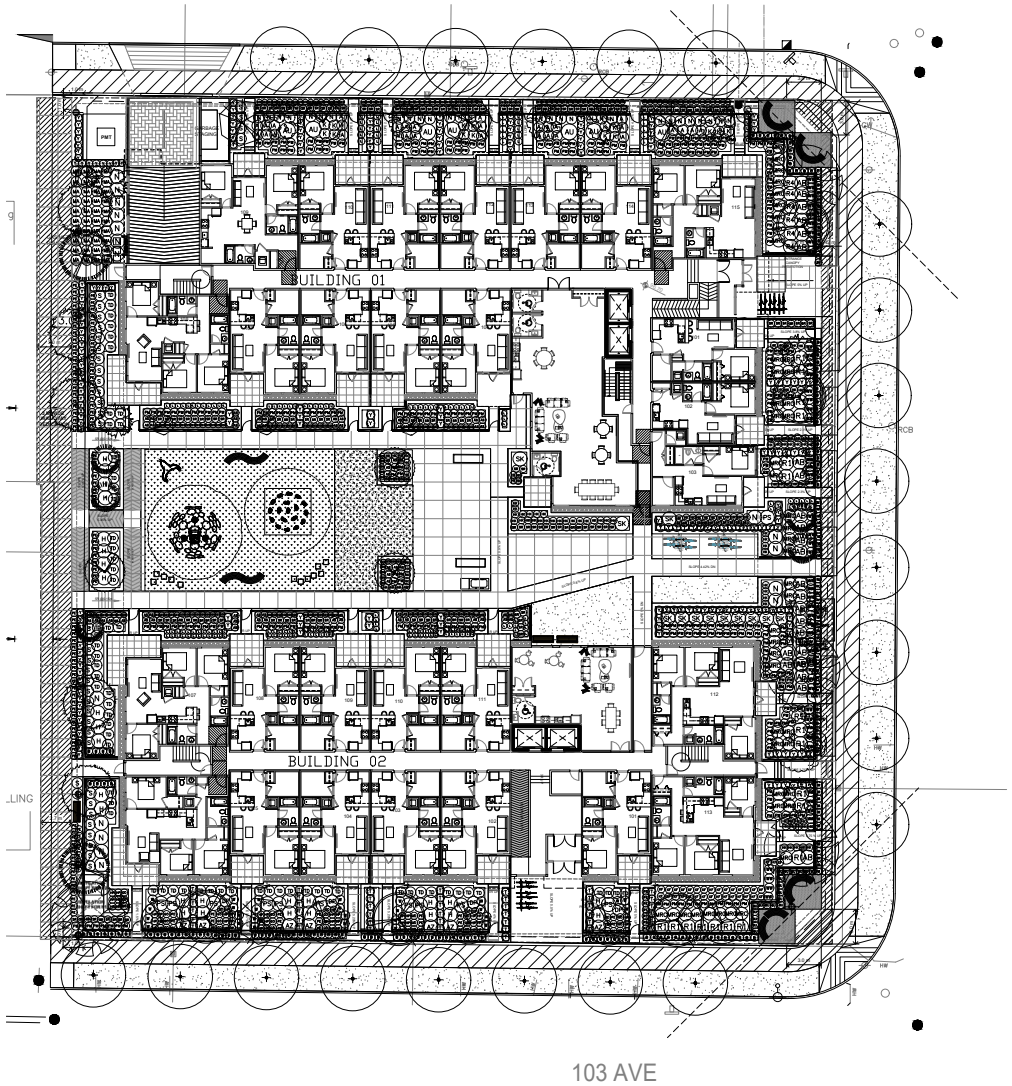
PMG PROJECT NUMBER: **22-241**

PLANT SCHEDULE

PMG PROJECT NUMBER: 22-241

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AB	24	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER PINK ABELIA	#3 POT
AU	7	AUCUBA JAPONICA 'PICTURATA' (FEMALE)	SPOTTED JAPANESE AUCUBA	#3 POT; 50CM
AZ	31	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)	#2 POT
AZ	7	AZALEA MOLLIS HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
BM	137	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
BS	19	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#3 POT; 40CM
HA	51	HYDRANGEA ARB. 'INVINCIBELLE WEE WHITE'	INVINCIBELLE WEE WHITE HYDRANGEA	#3 POT
HM	27	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 80CM
IC	42	ILEX X MESERVEAE 'MONDO'	LITTLE RASCAL DWARF HOLLY	#2 POT
KL	15	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
MA	40	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT
NA	46	NANDINA DOMESTICA 'SIERRA SUNRISE'	SIERRA SUNRISE HEAVENLY BAMBOO	#3 POT; 50CM
PM	11	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#3 POT; 40CM
RC	6	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON (PINK)	#3 POT; 50CM
RP	19	RHODODENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHODODENDRON (RED-PURPLE)	#3 POT
SJ	12	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
SR	164	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT
SA	39	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT
SD	4	SPIREA 'DOUBLE PLAY DOUZY'	DOUBLE PLAY DOUZY SPIREA	#3 POT
TM	66	TAXUS MEDIA X 'DENSIFORMIS'	DWARF ENGLISH YEW	#3 POT, SHEARED
TX	202	TAXUS X MEDIA 'HICKSII' (LG)	HICK'S YEW (LG)	1.2M HT, B&B
T	43	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B
W	27	WEIGELA 'SPILLED WINE'	SPILLED WINE WEIGELA	#2 POT
GRASS				
CK	33	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
HM	106	HAKONECHLOA MACRA 'ALLGOLD'	ALLGOLD JAPANESE HAKONE GRASS	#1 POT
MS	46	MISCANTHUS SINENSIS 'EMPMS01'	RED CLOUD MAIDEN GRASS	#2 POT, FULL
PA	132	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#2 POT
PERENNIAL				
AS	66	ASTILBE X ARENDSII 'FANAL'	MEADOW SWEET; RED	#2 POT; 5 EYE OR LARGER
HS	48	HEUCHERA 'GRAPE EXPECTATIONS'	PURPLE LEAF CORAL BELLS	#1 POT
LM	163	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY-TURF	#1 POT
RF	27	RUDBECKIA F. V. SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	#2 POT
GC				
CE	179	CAREX 'EVERGOLD'	EVERGOLD SEDGE	#1 POT
PS	266	POLYSTICHUM MUNITUM	SWORD FERN	#1 POT

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



0 10 20 50 100ft
0 10 20 30m

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.APR.12	NEW BASE PLANS - ISSUE FOR SUBMISSION	CLG
7	23.DEC.05	NEW SITE PLAN	MM
6	23.NOV.23	NEW BASE PLANS	MM
4	23.SEP.15	UPDATE PER NEW BASE PLANS	CLG
3	23.AUG.17	UPDATE PER NEW SITE PLAN / CITY COMMENTS	CLG
2	23.JAN.27	UPDATE PER NEW SITE PLAN	CLG
1	22.DEC.12	NEW SITE PLAN	DD

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

14864/76/84-103A AVE
SURREY

DRAWING TITLE:

SHRUB PLAN

DATE: 22.DEC.08
SCALE: 1/16" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: CW

DRAWING NUMBER: **L2**
OF 7

22241-9.ZIP

PMG PROJECT NUMBER: **22-241**

Growing Medium Legend

Symbol	Model
	TREE-BEARING BED 1.0M DEPTH
	SHRUB-BEARING BED 450MM DEPTH
	STRUCTURAL SOIL BREAKOUT TRENCH TO CONNECT SOIL VOLUMES 600MM DEPTH

0 10 20 50 100ft

0 10 20 30m

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1	22.DEC.12	NEW SITE PLAN	DD

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

14864/76/84-103A AVE
SURREY

DRAWING TITLE:

GROWING MEDIUM VOLUME PLAN

DATE: 22.DEC.08
SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHKD: CW

DRAWING NUMBER: **L4**

OF 7

22241-9.ZIP

PMG PROJECT NUMBER: **22-241**

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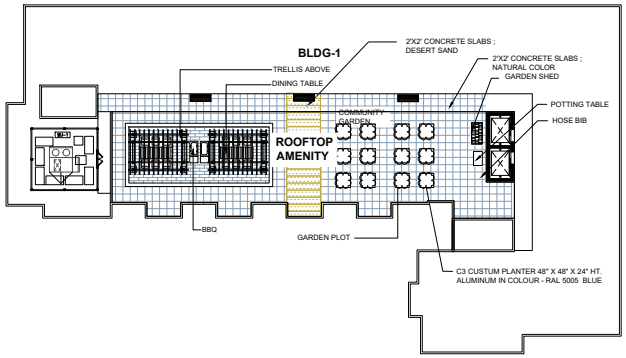
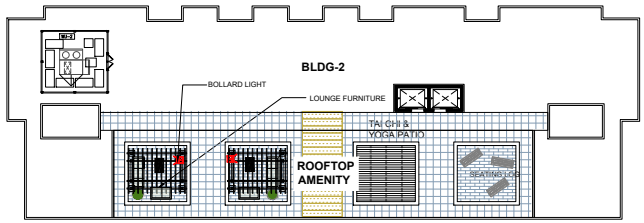
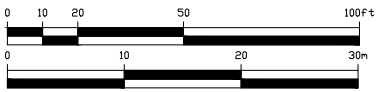
p: 604 294-0011 ; f: 604 294-0022

SEAL:







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1	22.DEC.12	NEW SITE PLAN	DD

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

14864/76/84-103A AVE
SURREY

DRAWING TITLE:

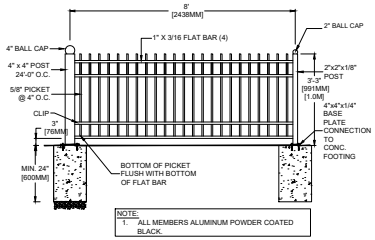
LANDSCAPE PLAN ROOFTOP

DATE: 22.DEC.08
SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHK'D: CW

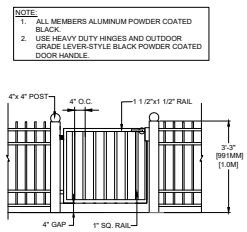
DRAWING NUMBER: **L5** OF 7

22241-9.ZIP

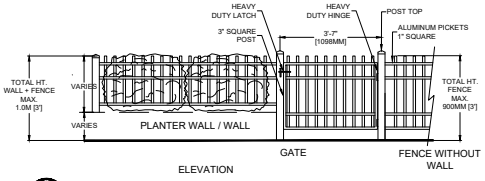
PMG PROJECT NUMBER: **22-241**



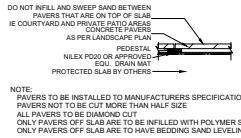
1 - 1.0M HT. STREET FRONTAGE FENCE
1:25



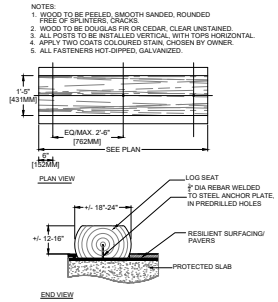
2 - 1.0M HT. METAL PICKET GATE
1:25



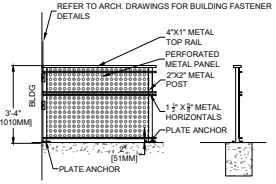
3 - METAL FENCE & GATE AT PLANTER
1:25



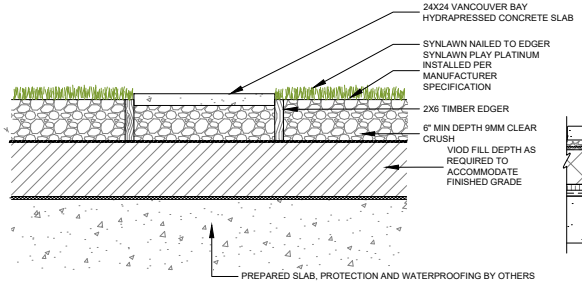
4 - HYDRAPRESSED PATIO SLABS
1:25



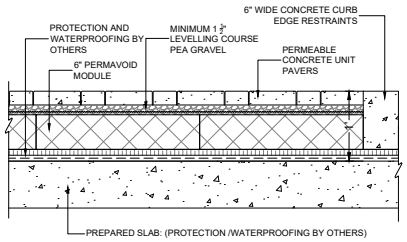
5 - BALANCE LOGS
1:25



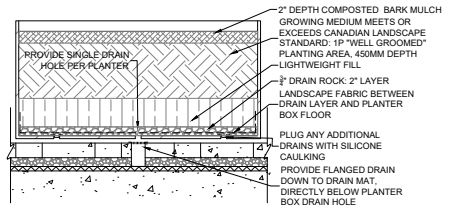
6 - PATIO SCREEN
1:30



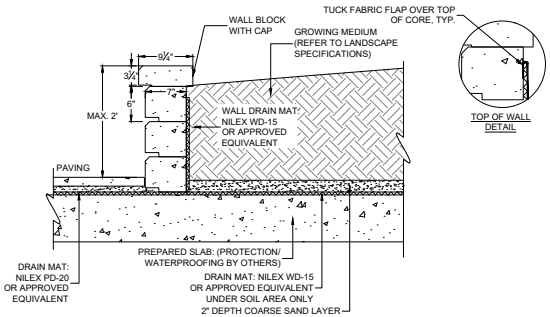
13 - ARTIFICIAL TURF
1:10



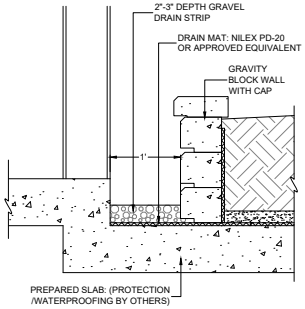
7 - PAVERS ON SLAB
1:10



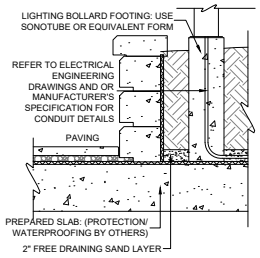
8 - PLANTING IN PLANTER BOXES
1:10



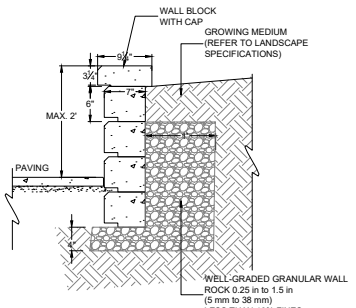
9 - PLANTER WALL ON SLAB
1:10



10 - DRAIN ROCK STRIP
1:10



11 - LIGHTING BOLLARD
1:10



12 - PLANTER WALL AT GRADE
1:10

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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2	23.JAN.27	UPDATE PER NEW SITE PLAN	CLG
1	22.DEC.12	NEW SITE PLAN	DD

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

14864/76/84-103A AVE
SURREY

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 22.DEC.08
SCALE: 1/16" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: CW

DRAWING NUMBER: **L6**
OF 7

22241-9.ZIP

PMG PROJECT NUMBER: **22-241**

Appendix III

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**Director, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Manager, Development Services, Engineering Department**		
DATE:	**March 04, 2024**	PROJECT FILE:	**7823-0053-00**
RE:	**Engineering Requirements Location: 14864 103A Ave**		

OCP TEXT AMENDMENT

There are no engineering requirements relative to the OCP Text Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.0 m x 3.0 m corner cut at 149 Street and 103A Avenue;
- Dedicate 3.0 m x 3.0 m corner cut at 149 Street and 103 Avenue;
- Dedicate 3.0 m along western PL for ultimate 6.0 m N-S walkway;
- Dedicate 1.0 m x 1.0 m corner cuts at N-S walkway and 103A Ave & 103 Ave; and
- Register 0.5 m statutory right-of-way (SRW) along road frontages.

Works and Services

- Construct the south side of 103A Avenue;
- Construct the north side of 103 Avenue;
- Construct the west side of 149 Street;
- Construct the walkway with 2.0 m concrete path and 1.0 m boulevard;
- Construct 7.3 m concrete letdown for access;
- Construct adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers/water meter, to service the lot; and
- Construct required servicing mains (drainage, water, and sanitary) and/or upgrade as required along the site frontage in order to meet frontage requirements and to provide servicing to the development site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

Janelle Frank, P.Eng.
Development Review Manager

M51

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

Appendix IV

Department: **Planning and Demographics**
Date: **March 21, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0053 00**

The proposed development of 183 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	28

Projected Number of Students From This Development In:	
Elementary School =	16
Secondary School =	7
Total Students =	23

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

Summary of Impact and Commentary

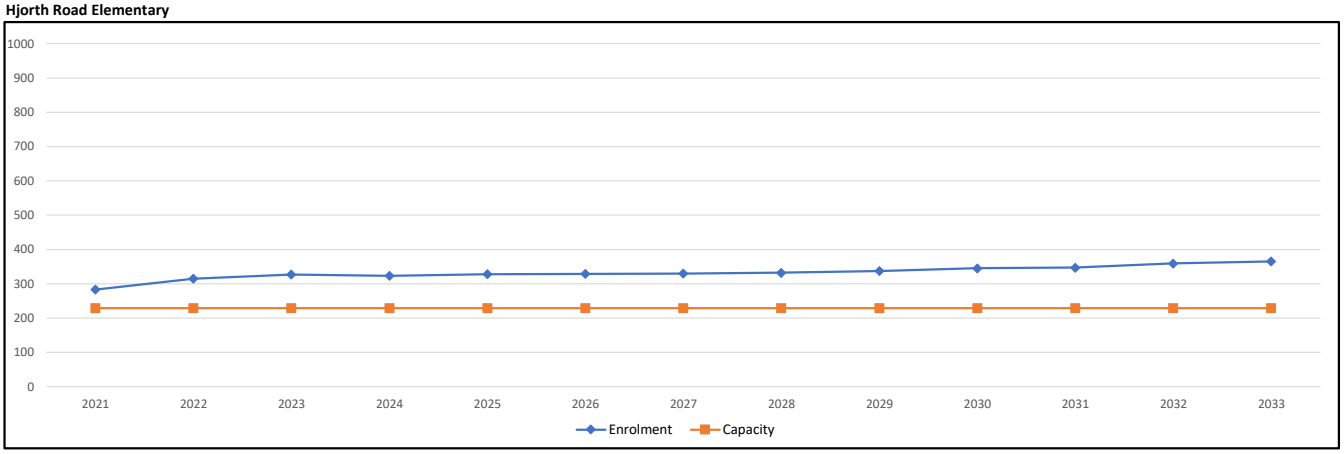
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

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

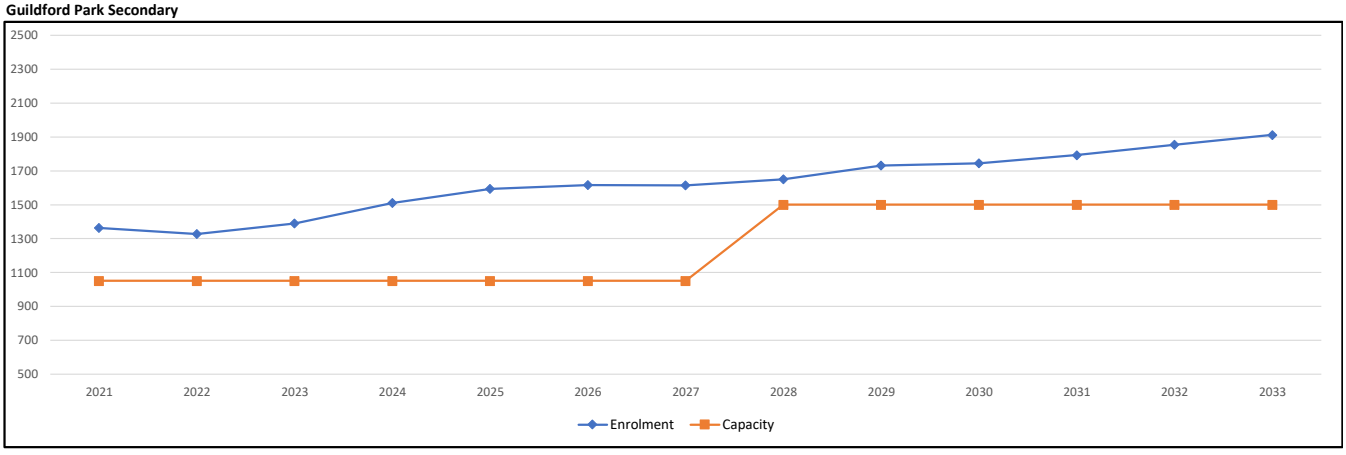
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved.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

Hjorth Road Elementary



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

Guildford Park Secondary



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

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

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: **14864, 14876, 14884, 10325 & 10327 103A St, 14865, 14875 103 St, Surrey**

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified (*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees*)	**46**
Protected Trees to be Removed	**46**
Protected Trees to be Retained (*Excluding trees within proposed open space or riparian areas*)	**0**
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 18 X one (1) = 18 All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = 56	**18** **56**
Replacement Trees Proposed	**61**
Replacement Trees in Deficit	**13**
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	**N/A**

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	**0**
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	**0** **0**
Replacement Trees Proposed	**0**
Replacement Trees in Deficit	**0**

Summary, report and plan prepared and submitted by:

Francis Klimo

(*Signature of Arborist*)

August 18, 2023

Date

Revisions		
No.	Date	August 3, 2023

Consultants

Scale 1:300

Project Title

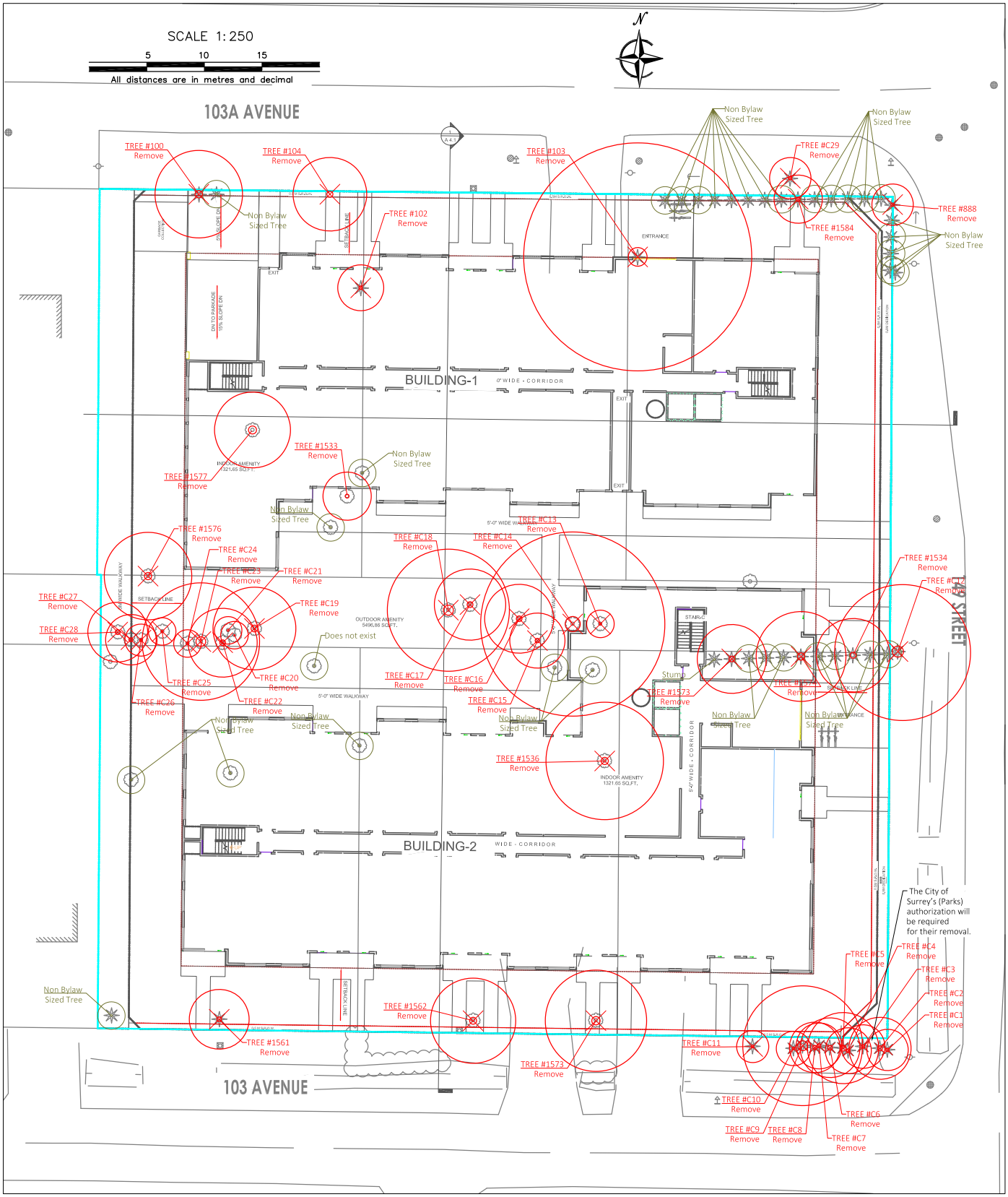
TREE MANAGEMENT PLAN

Project Number

14864, 14876, 14884, 10325 & 10327 103A St, 14865, 14875 103 St, Surrey

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

Klimo & Associates



CITY OF SURREY

BYLAW NO. 21246

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 205 (CD 205), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 205" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 205	(a) 14864 – 103A Avenue (b) 14876 – 103A Avenue (c) 14884 – 103A Avenue (d) 14865 – 103 Avenue (e) 14875 – 103 Avenue (f) 10325 – 149 Street (g) Portion of lane	(a) Lot 6, Plan 18004 (b) Lot 7, Plan 18004 (c) Lot 8, Plan 18004 (d) Lot 13, Plan 19549 (e) Lot 14, Plan 19549 (f) Lot 15, Plan 19549	21246	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 205 (CD 205), Bylaw, 2024, No. 21246".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 205 (CD 205)

In this Comprehensive Development Zone 205 (CD 205), **Part 24, Multiple Residential 70 Zone (RM-70)**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
14864 – 103A Avenue	Lot 6 Section 29 Block 5 North Range 1 West NWD Plan 18004	000-438-731
14876 – 103A Avenue	Lot 7 Section 29 Block 5 North Range 1 West NWD Plan 18004	010-344-713
14884 – 103A Avenue	Lot 8 Section 29 Block 5 North Range 1 West NWD Plan 18004	010-344-721
14865 – 103 Avenue	Lot 13 Section 29 Block 5 North Range 1 West NWD Plan 19549	010-526-463
14875 – 103 Avenue	Lot 14 Section 29 Block 5 North Range 1 West NWD Plan 19549	002-240-581
10325 – 149 Street	Lot 15 Section 29 Block 5 North Range 1 West NWD Plan 19549	010-526-471
Lane (portion of)	Portion of lane as shown outlined in bold, labelled as Block I on the Survey Plan, attached hereto as Schedule A, certified correct by Shou Peng Liu, B.C.L.S. on the 11th day of April, 2024, collectively containing 0.501 hectare	

(collectively the *"Lands"*)

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"**A. Intent**

This Zone is intended to accommodate and regulate the development of medium *density*, medium rise *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

2. Density

Delete Sub-section D.2. in Section "D. Density" and replace it with a new Sub-section D.2. as follows:

"2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 2.54, excluding:

(a) The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and

(b) Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.5. of this Zone)."

3. Lot Coverage

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"**E. Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 50%."

4. Yards and Setbacks

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"**F. Yards and Setbacks**

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	SETBACKS:			
USES:	North *Yard*	East *Yard*	South *Yard*	West *Yard*
Principal Building and *Structures*	5.5 m	5.5 m	5.5 m	4.5 m

1 Notwithstanding the definition of *setback* in Part 1, Definitions, *balconies* may encroach 1.8 m and canopies 1.0 m into the required *setbacks*.

2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.

3 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of any *lot line*."

5. Height of Buildings

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"**G. Height of Buildings**

1. Principal Buildings:
   Principal building height shall not exceed 21 m.
2. Structures:
   Structure height shall not exceed 4.5 m."

6. Off-Street Parking and Loading/Unloading

Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" as follows:

"**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:
   Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
   (a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/ Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking space* per *dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 parking space per *dwelling unit*.
2. Tandem Parking:
   Tandem parking is not permitted.
3. Underground Parking:
   All required resident *parking spaces* shall be provided as *parking – underground*.
4. Parking Areas:
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in front of the main entrance of a non-*ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking:
   A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at, below, or above *finished grade*, with convenient access to the outside of the *building*."

7. Landscaping and Screening

Delete Sub-section I.2. under Section I. Landscaping and Screening and replace it with the following:

"2. Refuse:

Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*."

7. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"**J. Special Regulations**

1. Amenity Spaces:

Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:

(a) Outdoor *amenity space* in the amount of:

i. 3.0 sq. m per *dwelling unit*; and

ii. 1.0 sq. m per *lock-off suite*; and

iii. 4.0 sq. m per *micro unit*;

(b) Outdoor *amenity space* shall not be located within the required *setbacks*;

(c) Indoor *amenity space* in the amount of:

i. 3.0 sq. m per *dwelling unit*; and

ii. 1.0 sq. m per *lock-off suite*; and

iii. 4.0 sq. m per *micro unit*; and

(d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. Child Care Centres:

Child care centres shall be located on the *lot* such that these centres:

(a) Have direct access to an *open space* and play area within the *lot*; and

(b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater."

SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 21246, OF PART OF LANE AND LOTS 12 TO 14 PLAN 19549, PART OF LANE AND LOTS 6 TO 8 PLAN 18004, ALL OF SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT

SURREY FILE No. 7923–0053–00

BCGS 92G.016

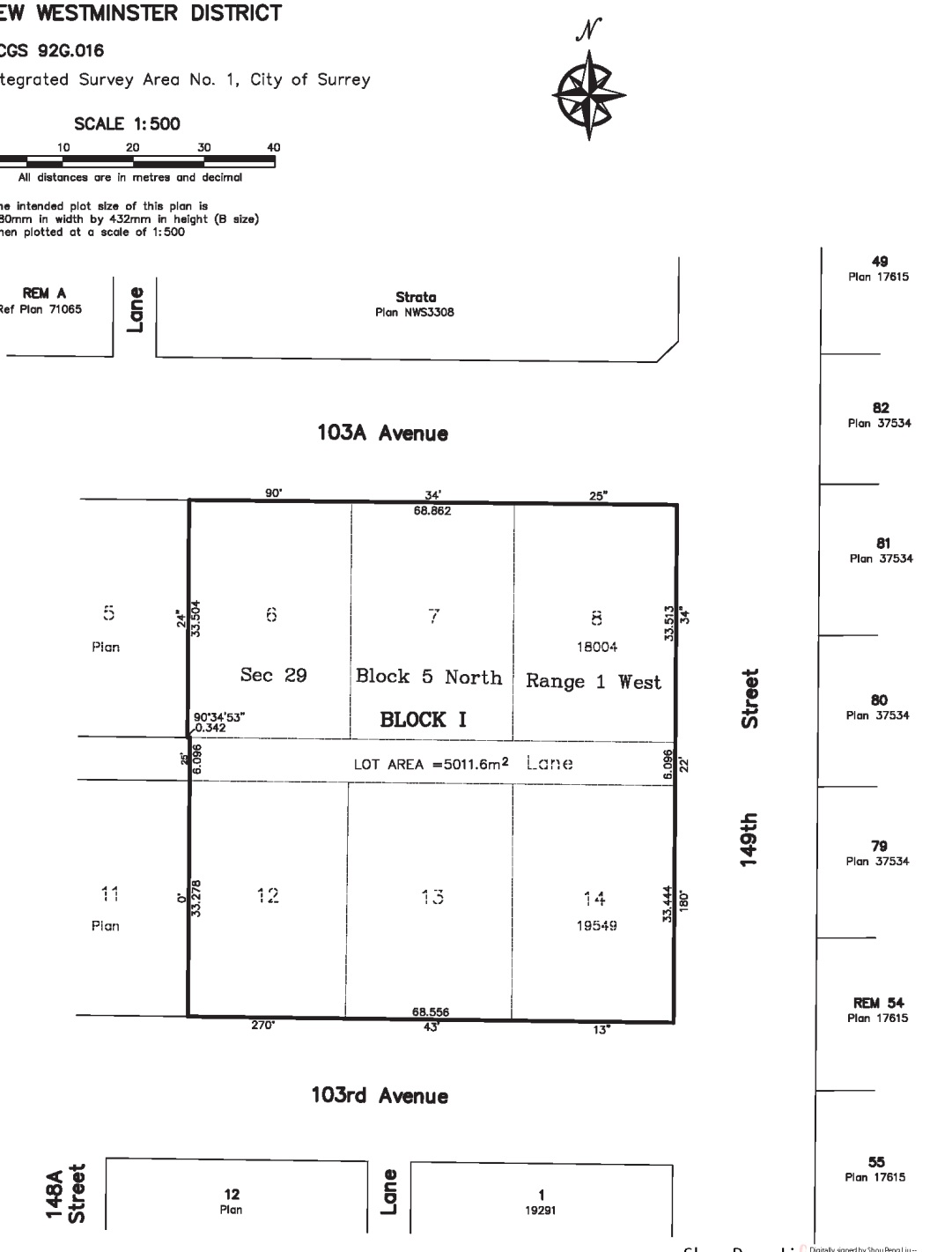
Integrated Survey Area No. 1, City of Surrey

SCALE 1:500

0 10 20 30 40

All distances are in metres and decimal

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500

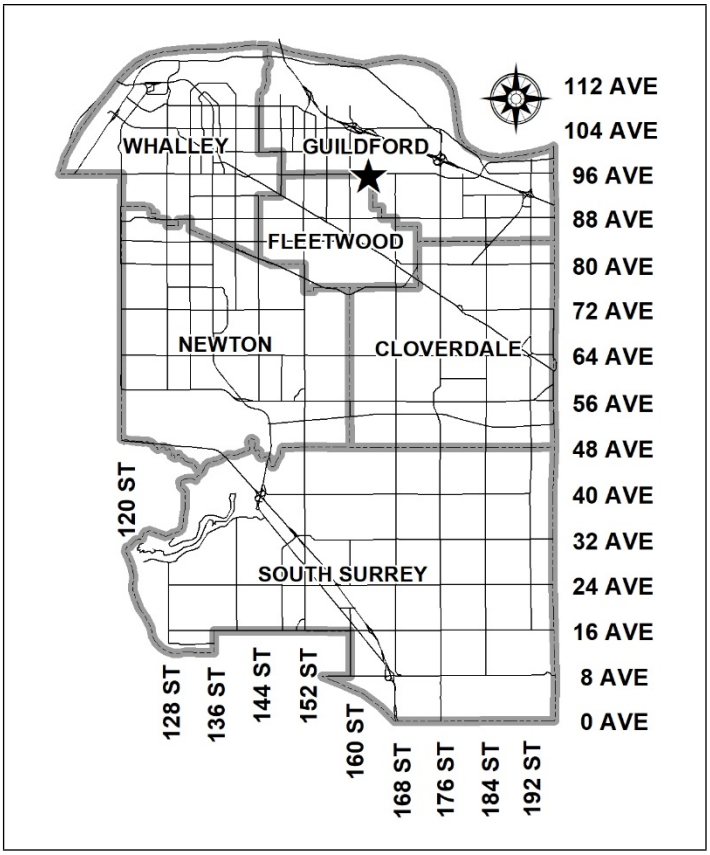


COMPASS LAND SURVEYING LTD.
Professional Land Surveyors
#202–8381 128th Street
Surrey, B.C. V3W 4G1
Tel: 604–503–6898
Email: Office@CompassSurveys.com
File No.: 2009024 RE2

Shou Peng Liu -- BCLS - ABCLS

Digitally signed by Shou Peng Liu -- BCLS - ABCLS
DN: c=CA, o=Certifi-ID Pro, ou=Association of British Columbia Land Surveyors, 0.9.2342.19200300.100.1.1=933, cn=Shou Peng Liu - BCLS - ABCLS
Date: 2024.04.12 14:13:14 -07'00'

The survey plan was completed on the 11th day of April, 2024.
SHOUPENG LIU, B.C.L.S. #933



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7920-0325-00
Planning Report Date: April 22, 2024

PROPOSAL:

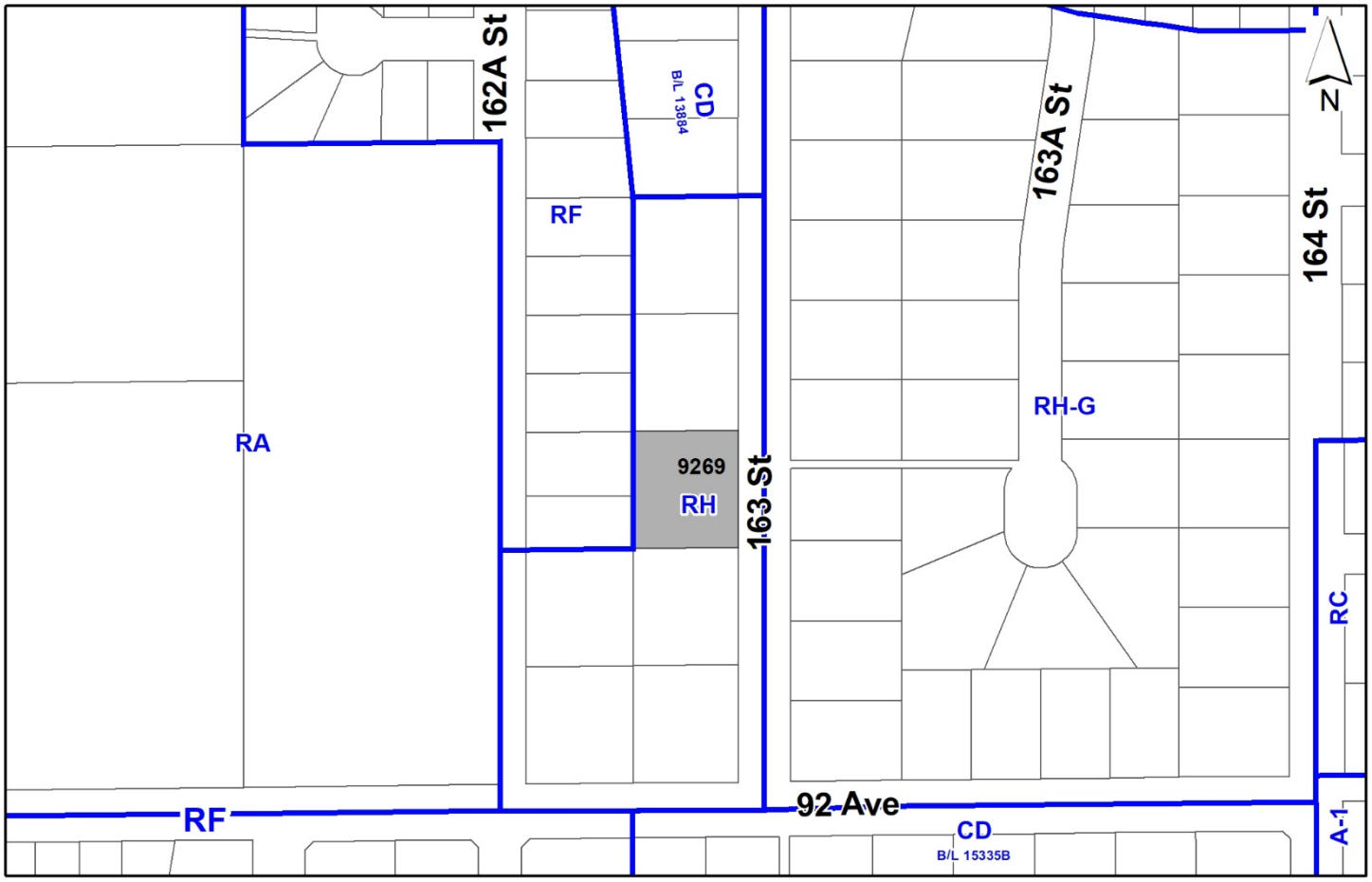
- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RH to CD (Based on RF Zone)

to allow subdivision into two single family residential lots.

LOCATION: 9269 - 163 Street

ZONING: RH

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - OCP Amendment; and
    - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- The proposed two lot subdivison cannot be accommodated under the existing Suburban OCP designation and therefore a redesignation to Urban is proposed.

- The proposed lots are oversized and will therefore provide a transition between Suburban lots on the east side of 163 Street to more typical Urban (RF zoned) lots to the west along 162A Street.

- The proposal will establish a precedent for other existing Suburban lots on the west side of 163 Street (between 92 Avenue and 93 Avenue) to redesignate to Urban and to develop in a similar manner as the subject development proposal, subject to Council approval.

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The applicant has demonstrated some community support for the proposal through neighbourhood canvassing.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

    (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

    (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant single family lot	Suburban	RH
North:	Single family dwelling	Suburban	RH
East (Across 163 Street):	Single family dwellings	Suburban	RH-G
South:	Single family dwelling	Suburban	RH
West:	Single family Dwellings	Urban	RF

Context & Background

- The 1,817 square metre subject property is located at 9269 – 163 Street in Fleetwood. The subject lot is approximately 45 metres in width and 40 metres in depth.

- The subject lot is designated "Suburban" in the Official Community Plan (OCP) is zoned "Half Acre Residential Zone (RH)", and is located in a transition area between Urban and Suburban lands in the OCP.

- Properties immediately west of the subject site, on the east side of 162A Street, have been rezoned and subdivided under the RF Zone, whereas properties to the north, south and east of the subject site have remained as larger suburban lots with some new house construction on the existing lots.

- The proposed OCP Amendment to Urban, rezoning, and subdivision into two single family lots will be the first along the west side of 163 Street, between 92 Avenue and 94 Avenue, and will establish a precedent along this block. For this reason, the applicant has undertaken neighbourhood canvassing, which has demonstrated some neighbourhood support for the proposal.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an OCP amendment to redesignate the subject site from "Suburban" to "Urban" (see Appendix VI) and rezoning from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", based on the "Single Family Residential Zone (RF)" , in order to allow subdivision from one (1) lot into two (2) lots.

	Proposed
Lot Area	
Gross Site Area:	0.18 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A

	Proposed
Net Site Area:	0.18 hectares
Number of Lots:	2
Unit Density:	11.1 UPH
Range of Lot Sizes	886 – 930 square metres
Range of Lot Widths	20.4 – 23.3 metres
Range of Lot Depths	40.3 – 40.4 metres

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

1 Elementary student at Serpentine Heights Elementary School
1 Secondary student at North Surrey 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.

BC Hydro: BC Hydro has no objection to the project.

Parks, Recreation & Culture: Parks supports retention of one city tree.

The closest active park is Serpentine Heights Park and is approximately 150 metres away and includes a natural area.

Transportation Considerations

- The applicant is required to construct the west side of 163 Street to the City's local road standard to service the subject proposal.

- Access to the proposed lots will be via 163 Street.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Growth Strategy (RGS).

- General Urban Areas are intended for residential neighborhoods.

- The proposed single-family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The subject site is designated "Suburban" in the Official Community Plan (OCP). The resultant unit density from the proposed subdivison into 2 lots cannot be accommodated under the Suburban OCP designation. An OCP amendment to Urban is proposed to accommodate the subdivision.

Amendment Rationale

- The proposed Official Community Plan (OCP) amendment, from Suburban to Urban (Appendix VI), is generally consistent with recent development in the general area. The properties to the immediate west fronting 162A Street, and further north, along the west and east side of 162A Street, are designated Urban.

- The proposed lots are oversized and will therefore provide a transition between Suburban lots on the east side of 163 Street to more typical Urban (RF zoned) lots to the west along 162A Street.

- The proposal will establish a precedent for other existing Suburban lots on the west side of 163 Street (between 92 Avenue and 94 Avenue) to redesignate to Urban and to develop in a similar manner as the subject development proposal, subject to Council approval.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The applicant has demonstrated some community support for the proposal through neighbourhood canvassing.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposals is consistent with the following OCP Themes/Policies:

    - OCP Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

    - OCP Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the two proposed single family residential lots. 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 "Single Family Residential Zone (RF)".

- The proposed CD Zone is identical to the RF Zone except for minimum lot sizes and dimensions, which are all larger in the proposed CD Zone than in the RF Zone, as illustrated in the following table:

Zoning	RF Zone (Part 16)	Proposed CD Zone
Dimensions:		
Lot Size:	560 square metres	886 square metres
Lot Width:	15 metres	20.4 metres
Lot Depth:	28 metres	40.3 metres

- Density, lot coverage, setback and parking provisions are all consistent with the RF Zone, which will ensure compatibility of house size and design with adjacent single family residential homes in the surrounding neighbourhood.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Design consultants Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).

- The Character Study involved reviewing several existing homes in the neighbourhood to establish suitable design guidelines for the proposed subdivision. The study found that the neighbourhood is relatively new with a similar character for each dwelling. The surrounding established residential area is considered as acceptable architectural context for the subject site. These homes meet massing design standards and modern roofing and construction material standards. The Design Consultant has proposed a set of building design guidelines that will ensure compatible interface with existing neighboring properties with new homes that will feature similar massing characteristics, roof types, roof pitches, roofing materials and siding materials.

- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated September 10, 2020, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $4,455.70.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than 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 $1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.

- The applicant will be required to contribute $1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 30, 2021, and the Development Proposal Signs were installed on May 6, 2021 and again on March 21, 2024. Staff received 9 responses from

neighbouring property owners, in addition to a petition of support from the applicant *(staff comments in italics):*

- Seven (7) residents inquired about the feasibility of the subject proposal and other subdivisions in the area.
    - *The subject proposal will establish a precedent for other properties on the west side of 163 Street, between 92 Avenue and 94 Avenue, to develop in a similar fashion, subject to Council approval.*
- Two (2) residents expressed concern about an increase traffic, density, and decreased property value.
    - *The proposed subdivison into two lots is not anticipated to result in an observable difference in traffic volumes.*
    - *The proposed lots can accommodate a minimum of 3 off-street parking spaces in accordance with the Zoning Bylaw.*
    - *The proposal is to create two oversized Urban lots that will provide a transition from existing Suburban lots to the east and existing Urban lots to the west.*
- The applicant has provided staff with canvassing results which included nineteen (19) signatures in support of the proposal from residents located along 162A Street, 163 Street and 163A Street in the vicinity of the subject site.
- The subject development application was reviewed by the Fleetwood Community Association who have no concerns with the proposal.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & 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:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	2	0	2
Coniferous Trees			
Western Red Cedar	5	0	5
Cypress	3	0	3
Total (excluding Alder and Cottonwood Trees)	**10**	**0**	**10**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**0**
Total Retained and Replacement Trees Proposed	**10**

- The Arborist Assessment states that there are a total of 10 mature trees on the site. The applicant proposes to retain all 10 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.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix VI.	OCP Redesignation Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar

Appendix I

PRELIMINARY
FOR DISCUSSION PURPOSES

Title	RESIDENTIAL SUBDIVISION			
Address	9269 - 163 STREET, SURREY BC			
Project No.	20-013	Date 2020-08-13	Scale 1:500	Dwg No. -

GurSimer Design and Management Inc.
Tel: 778-895-658 | Email: nirvair@gs-gm.com

Appendix II

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**Director, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Daniel Sohn, Development Process Manager, Engineering Department**		
DATE:	**April 09, 2024**	PROJECT FILE:	**7820-0325-00**
RE:	**Engineering Requirements Location: 9269 163 St**		

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m SRW along the frontage of 163 Street
- Register 1.5 m SRW for sanitary main if required

Works and Services

- Construct the west side of 163 Street
- Construct sanitary, storm, and water service connections to each lot
- Implement onsite sustainable drainage features
- Register applicable legal documents on title as determined through detailed design

A Servicing Agreement is required prior to Rezone/Subdivision.

Daniel Sohn, P.Eng.
Development Process Manager

DYC

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

Appendix III

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

Development Impact Analysis on Schools For:

Application #: **20 0235 00 (update April 2024)**

The proposed development of 2 Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2

Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
Serpentine Heights Elementary	
Enrolment	399
Operating Capacity	434
# of Portables	0
North Surrey Secondary	
Enrolment	1428
Operating Capacity	1175
# of Portables	9

Summary of Impact and Commentary

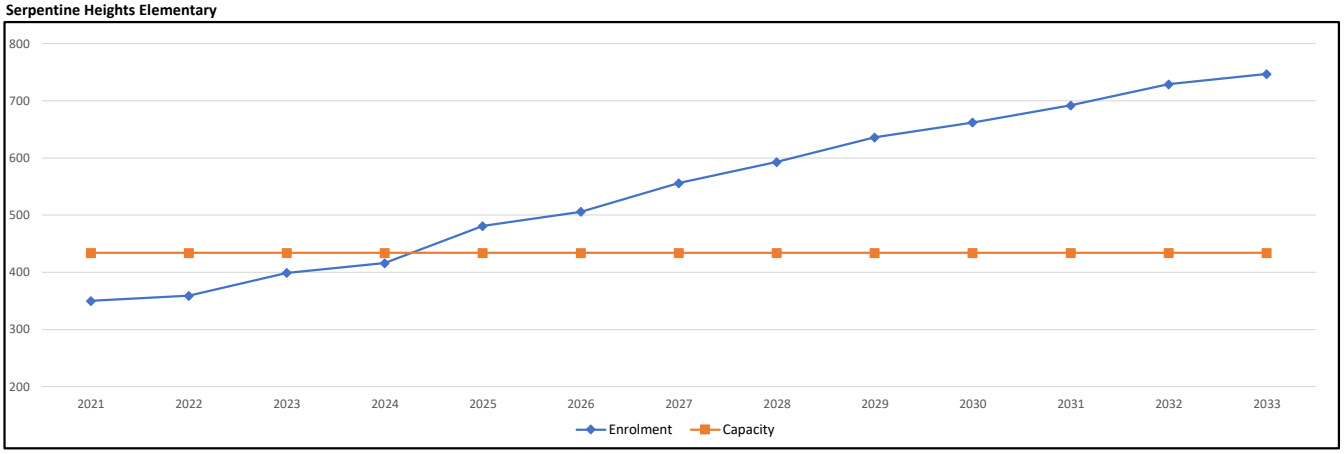
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

This school will serve the future Anniedale/Tynehead community. The District recognizes that enrolment will go up once the Anniedale/Tynehead NCP gets underway and the has submitted as part of the 2024/2025 Five Year Capital Plan submission to the Ministry of Education, to build a new 605 capacity elementary school in the area. This project has not been approved by the Ministry as of yet.

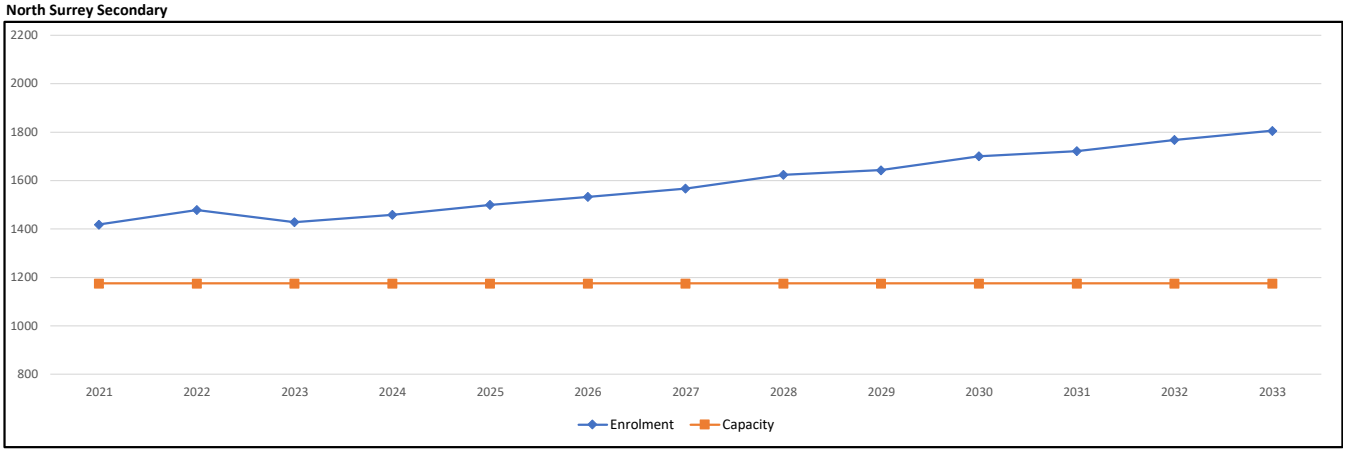
North Surrey Secondary is operating at 122% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is conservative. As part of the 2024/2025 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

Serpentine Heights 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.

North Surrey 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.*

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7920-0325-00
Project Location: 9269 - 163 Street, Surrey, BC
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, AScT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the *City* Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The neighborhood of this subdivision is in imbedded within an older half-acre subdivision. All the homes surrounding the subject property are homes that are older half-acre, three storey split-level homes.

Homes in the neighborhood include the following:

- The homes surrounding the property are all majority are older half-acre, three storey split-level homes that are approximately 20 years old. The roof styles are versatile with low modest hip roofs along with steep slopes and articulate gables accents and street projections. Roof surfaces are primarily asphalt shingles and concrete tiles with various cladding materials such as hardi siding and stucco with stone or brick accents.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

1) Context styles of homes for the proposed building scheme are modern and west coast modern and craftsman.

2) All context homes are 2 or 3 storey homes.

3) Front entrances are 1 storey in height.

4) Massing: Old homes are mostly west coast modern context.

5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.

6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.

7) Roof pitch is a 12:12 for the newer context homes.

Dwelling Types/Locations: 2 or 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in hardi siding or stucco and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include craftsman style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

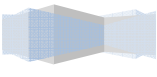
Restrictions on Dwellings Basement entry homes not permitted.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch is 4:12 and maximum of 12:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey,



Brown, or Black.

In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front with maximum height of 8'0".

Landscaping: Landscaping: Moderate modem urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

Compliance Deposit: **$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: March 6, 2021

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, AScT, CRD, at.aibc

Date: March 6, 2021

Appendix V

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: **9269 163 St, Surrey**

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified (*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees*)	**10**
Protected Trees to be Removed	**0**
Protected Trees to be Retained (*excluding trees within proposed open space or riparian areas*)	**10**
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	**0** **0**
Replacement Trees Proposed	**0**
Replacement Trees in Deficit	**0**
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	**0**

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	**0**
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	**0** **0**
Replacement Trees Proposed	**0**
Replacement Trees in Deficit	**0**

Summary, report and plan prepared and submitted by:

Francis Klimo

(*Signature of Arborist*)

April 11, 2024

Date

Revisions		
No.	Date	October 23, 2020

Consultants

Scale 1:200

Project Title

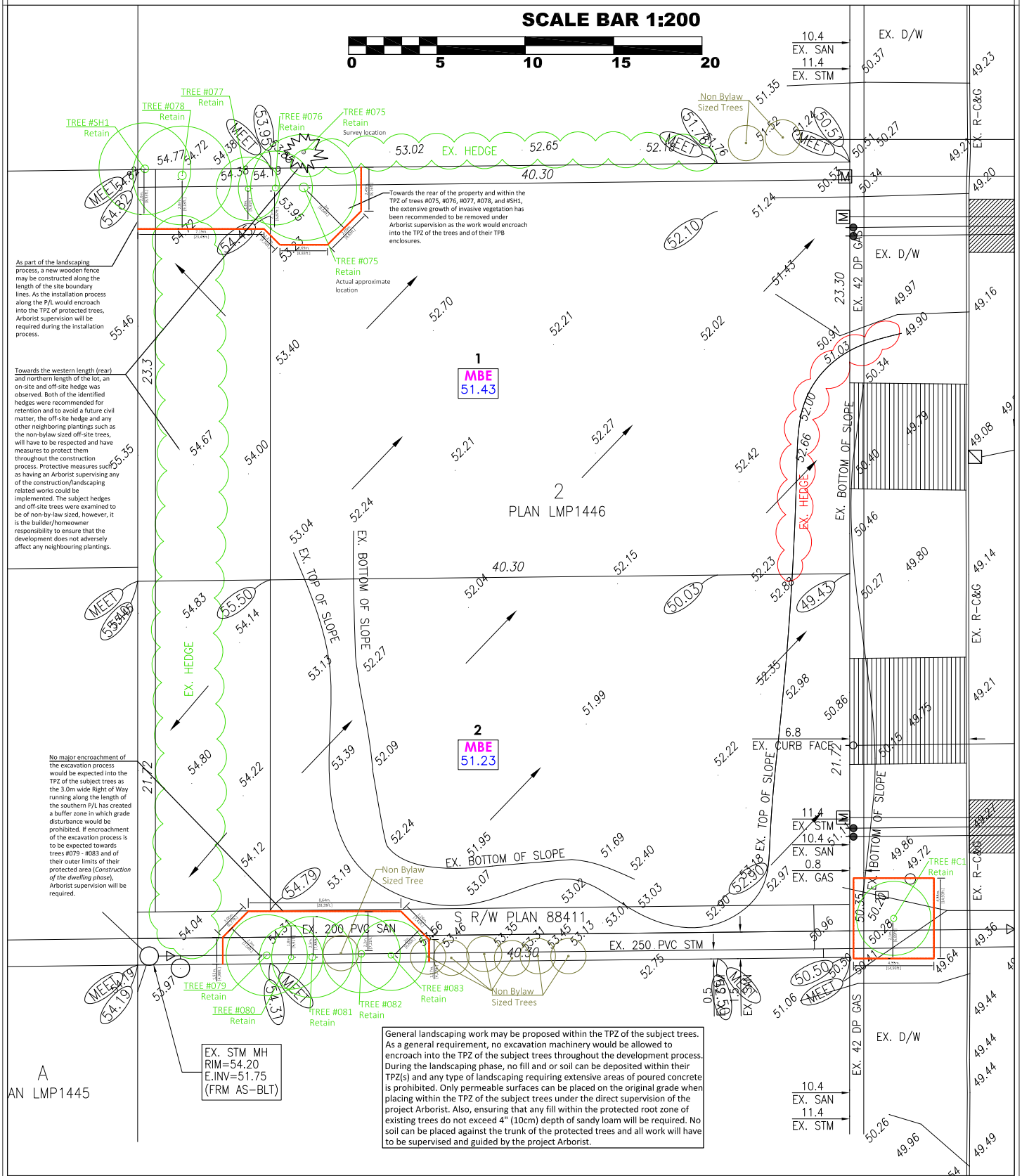
TREE MANAGEMENT PLAN

Project Number

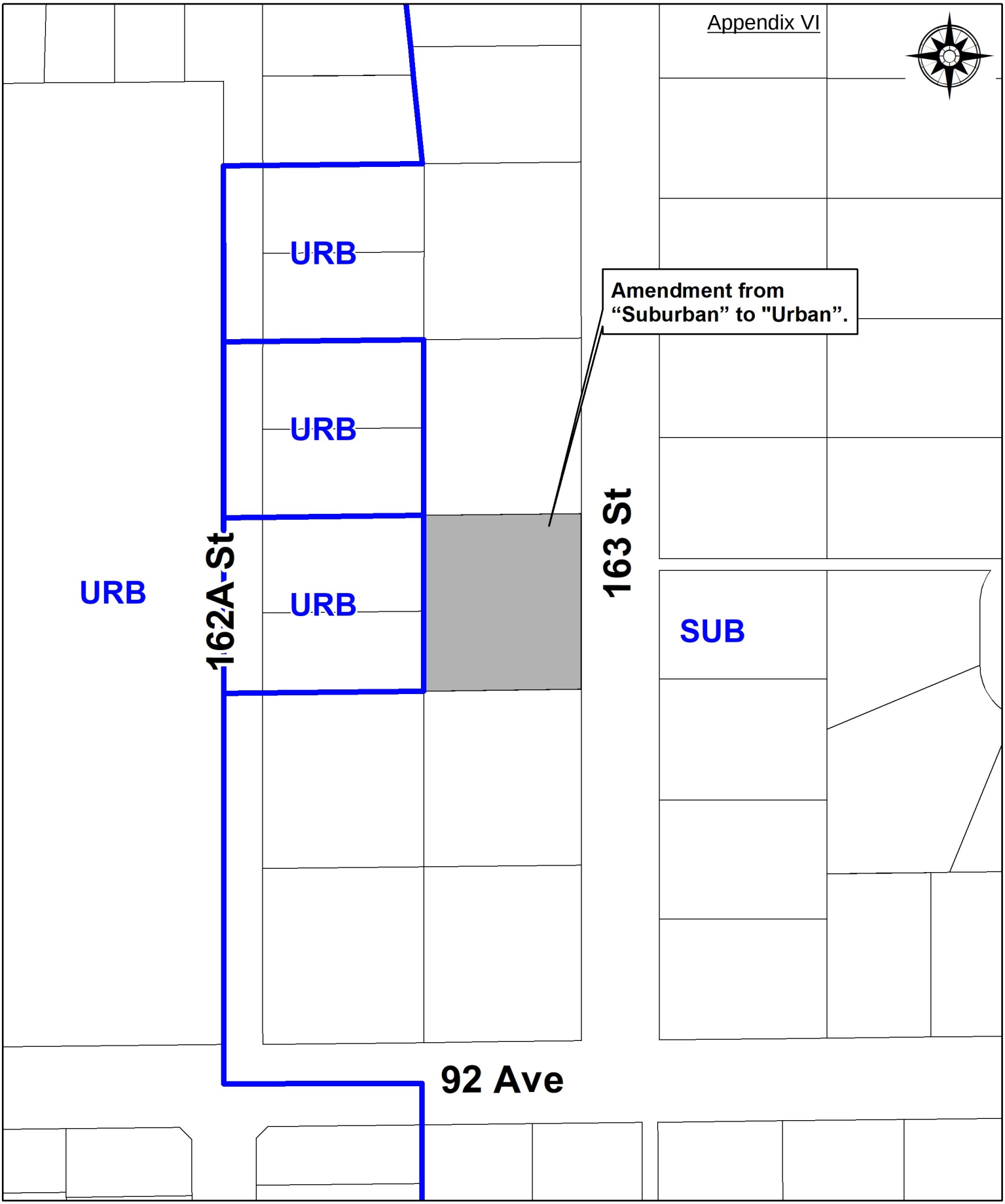
9269 163 ST, SURREY

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

Klimo & Associates



ALL TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY.BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.



CITY OF SURREY
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OCP Amendment 20-0325-00

Amendment from “Suburban” to "Urban”.

N

CITY OF SURREY

BYLAW NO. 21247

A bylaw to amend the provisions of Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Figure 3, General Land Use Designations" of the Land Uses and Densities Section by changing the land use designation for the area shown shaded on the plan labeled Schedule A, attached hereto as follows:

FROM: SUBURBAN (SUB)

TO: URBAN (URB)

PID: 017-465-770
Lot 2 Section 36 Township 2 New Westminster District Plan LMP1446

(9269 – 163 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247".

PASSED FIRST READING on the th day of , 20__.

PASSED SECOND READING on the th day of , 20__.

PUBLIC HEARING HELD thereon on the th day of , 20__.

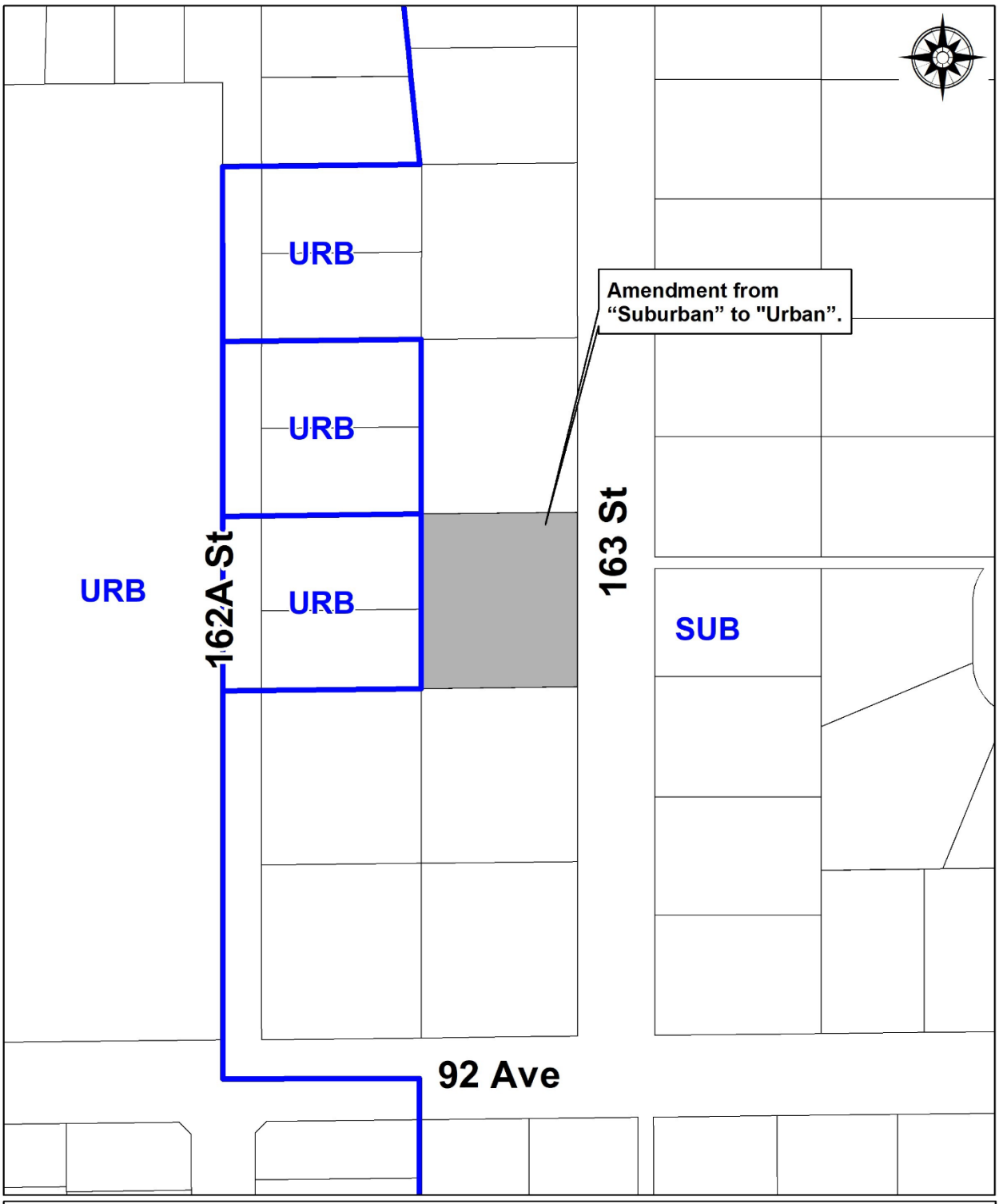
PASSED THIRD READING on the th day of , 20__.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_____MAYOR

_____CLERK

SCHEDULE A


URB
URB
URB
URB
Amendment from
“Suburban” to "Urban”.
162A St
163 St
SUB
92 Ave
CITY OF
SURREY
the future lives here.
OCP Amendment 20-0325-00
Amendment from “Suburban” to "Urban”.
N

CITY OF SURREY

BYLAW NO. 21248

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 203 (CD 203), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 203" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 203	9269 – 163 Street	Lot 2, Plan LMP1446	21248	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PUBLIC HEARING HELD thereon on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 203 (CD 203)

In this Comprehensive Development Zone 203 (CD 203), **Part 16, Single Family Residential Zone (RF)** as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
9269 – 163 Street	Lot 2 Section 36 Township 2 NWD Plan LMP1446	017-465-770

(collectively the "*Lands*")

except as follows:

1. Subdivision

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

"**K. Subdivision**

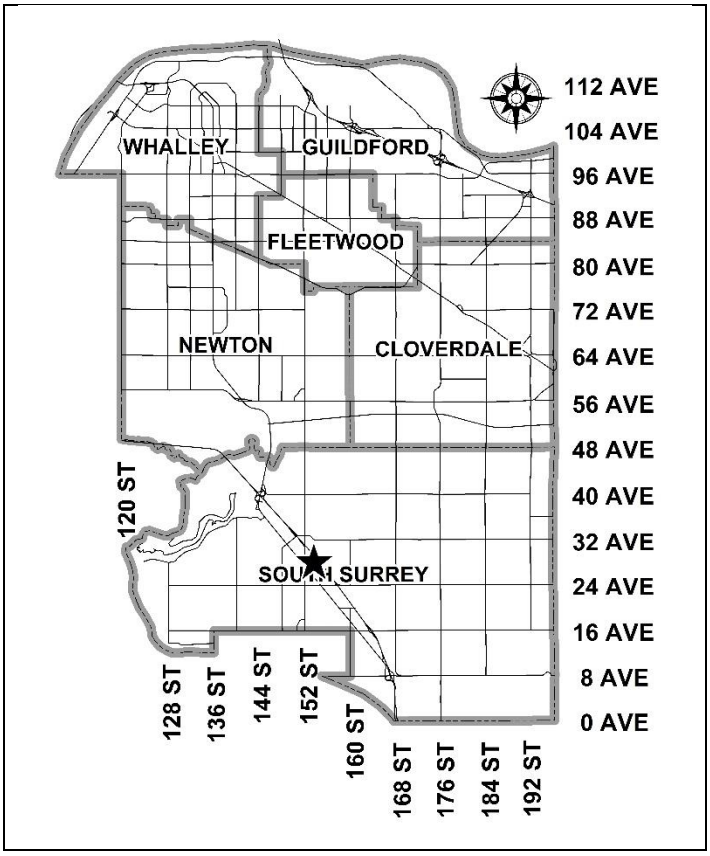
1. Minimum Lot Sizes:

Lots created through subdivision shall conform to the following minimum standards:

(a) *Lot* Area: Minimum 886 sq. m;

(b) *Lot* Width: Minimum 20 m; and

(c) *Lot* Depth: Minimum 40 m."



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7920-0268-00

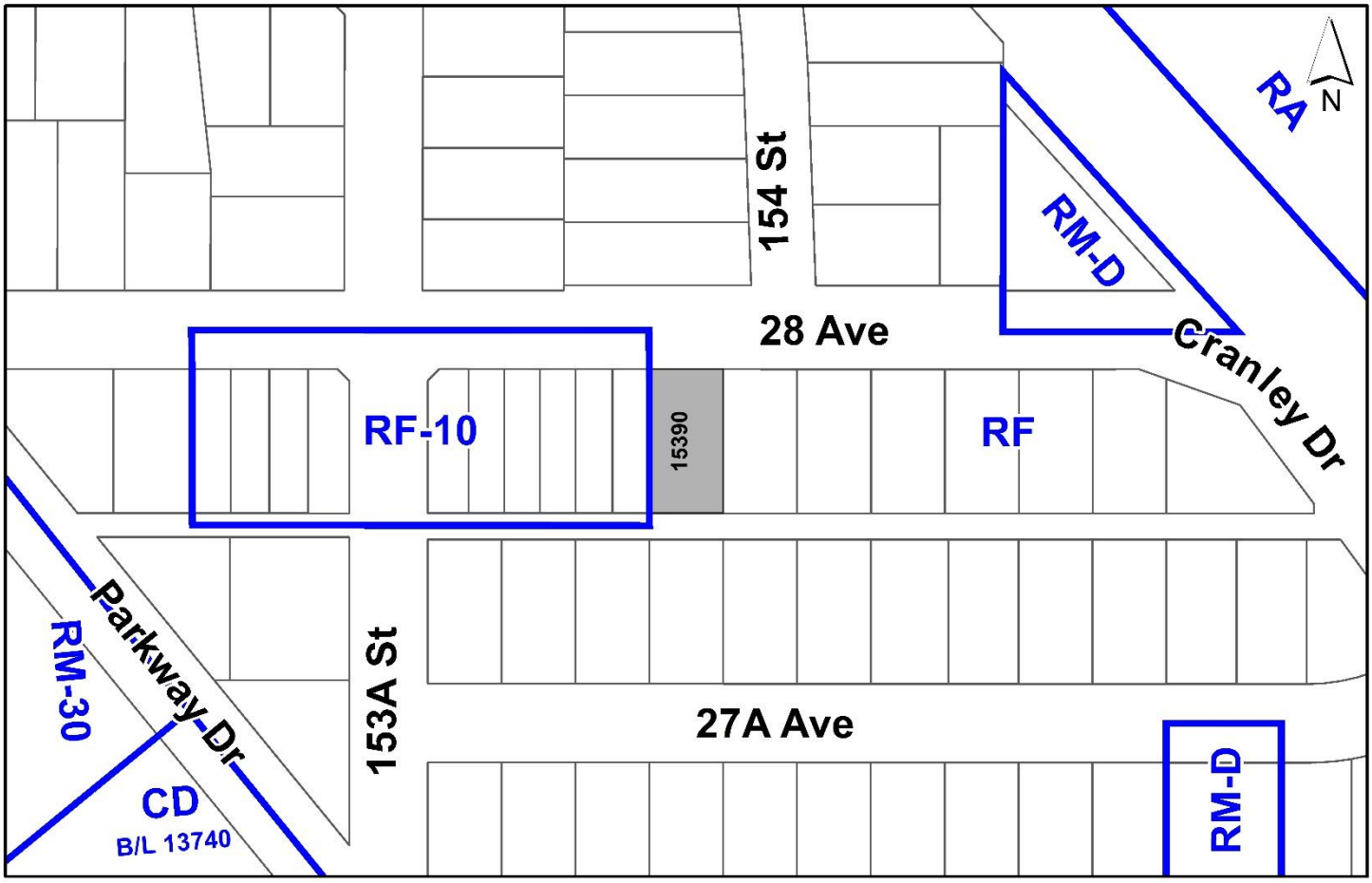
Planning Report Date: April 22, 2024

PROPOSAL:

- **LAP Amendment** from Single Family Residential (6 u.p.a.) to Single Family Small Lots
- **Rezoning** from RF to RF-10

to allow subdivision into two single family residential lots.

LOCATION:	15390 28 Ave
ZONING:	RF
OCP DESIGNATION:	Urban
LAP DESIGNATION:	Single Family Residential (6 u.p.a)



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the King George Highway Corridor Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- The proposed land use complies with the Official Community Plan (OCP) Designation for the property.

- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required 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 General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

- Single Family Small Lot (RF-10) development was previously approved at the west end of the block, east of 153A Street, in 2016. Continuation of a similar form of development was anticipated along the south side of 28 Avenue for the whole block, including the subject property. The properties between the subject property and 153A Street to the west have all been rezoned and developed as RF-10 lots.

- The proposed "Single Family Small Lot" designation is appropriate for this part of the King George Highway Corridor and provides an appropriate transition from the higher density multi-family developments to the west. It is also within proximity to the Frequent Transit Network (FTN) on King George Boulevard, and other transit options along 152 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from Single Family Residential Zone (RF) to Single Family Residential 10 Zone (RF-10)

2. 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) approval from the Ministry of Transportation & Infrastructure;

    (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

    (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

    (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

3. Council pass a resolution to amend the King George Highway Corridor Neighbourhood Concept Plan to redesignate the land from "Single Family Residential (6 u.p.a.) to "Single Family Small Lots" when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
North (Across 28 Ave.):	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
East:	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
South:	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
West:	Single Family Dwelling	Single Family Small Lots	RF-10

DEVELOPMENT PROPOSAL

Background and Proposal

- The subject site is located on the south side of 28 Avenue, east of 153A Street. The site is designated Urban in the Official Community Plan (OCP) and Single Family Residential (6 u.p.a.) in the King George Highway Corridor Neighbourhood Concept Plan.

- The applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into two (2) single family small lots.

- The proposed lots conform to the minimum lot width, depth, and area requirements of the RF-10 Zone for Type III lots. Driveway access is proposed from the existing lane at the rear of the subject property, in accordance with the off-street parking access requirements of the RF-10 Zone.

Planning Considerations

- The applicant is proposing to rezone the property at 15390-38 Avenue from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and to amend the King George Highway Corridor Land Use/Development Concept Plan designation for the site from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" to allow subdivision from one (1) lot into two (2) lots.

	Proposed
Lot Area	
Gross Site Area: Net Site Area:	696 sq. metres 696 sq. metres
Number of Lots:	2
Unit Density:	28.57 units per hectare
Lot Sizes	348 m²
Lot Widths	9.44 metres
Range of Lot Depths	36.85 metres-36.86 metres

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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment. 1 Elementary student at Jessie Lee Elementary School 1 Secondary student at Earl Marriott Secondary School (Appendix III)
Parks, Recreation & Culture:	Parks accepts the removal of city trees 210, 211, 212 as recommended in the project arborist report dated June 26, 2023. Parks requires a tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program. Parks requests that the City trees proposed for removal along 28 Avenue be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree securities collected into the Green City Program.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval had previously been granted for one year, which has lapsed. The proposal is required to be granted approval by MOTI prior to final adoption. The applicant will be required to complete any requirements associated with MOTI approval as a condition of approval of this application, should any requirements be identified.

Transportation Considerations

- No dedication is required for 28 Avenue, as the ultimate 20 metre wide road allowance has been achieved. No dedication along the existing rear lane is required.

- Sidewalk construction is required on the south side of 28 Avenue along the lot frontage.

- Driveway access is not permitted to 28 Avenue for RF-10 lots such as that proposed. Access will be provided from the existing rear lane.

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 site is designated "General Urban" in the Regional Growth Strategy (RGS).

- General Urban areas are intended for residential neighbourhoods.

- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).

- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.

- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:

> A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

Secondary Plans

Land Use Designation

- The site is designated "Single Family Residential (6 u.p.a.)" in the King George Highway Corridor LAP. The proposal does not comply with the existing designation as the proposed density is approximately 11.6 units per acre.

- The applicant is proposing an amendment to the LAP to "Single Family Small Lots" to permit the proposed use.

Amendment Rationale

- The applicant is proposing to redesignate the site to "Single Family Small Lots" within the King George Highway Corridor LAP.

- The subject site is adjacent to 6 RF-10 lots to the west and will be a continuation of this single family detached housing form along the block.

- The subject site is within walking distance of nearby bus stops on 152 Street and King George Boulevard. At the east end of the block there is also access to a pedestrian bridge to cross Highway 99.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)", and parking requirements.

RF-10 **Zone (Part F)**	**Permitted and/or Required**	**Proposed**
Unit Density:	31 dwelling units per hectare	36.5 dwelling units per hectare
Yards and Setbacks		
Front Yard (North):	4 metres	3.5 metres
Side Yard (East/West):	1.2 metres	2.2-3.5 metres
Rear (South):	6.0 metres	16.7 metres
Lot Size		
Lot Size:	Interior Lot: 324 m²	Interior Lot: 348 m²
Lot Width:	Interior Lot: 9 metres	Interior Lot: 9.44 metres
Lot Depth:	Interior Lot: 36 metres	Interior Lot: 36.85-36.66 metres
Parking (Part 5)	**Required**	**Proposed**
Number of Spaces	3 off-street parking spaces per lot. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.	3 off-street parking spaces provided per lot; driveway access only proposed from the rear lane.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $4,455.70 per new unit.

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 $1,000 per new unit (since increased) to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.

- The applicant will be required to contribute $1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 2, 2021, and the Development Proposal Signs were installed on June 22,2021. Staff received 1 response from neighbouring properties:

  The responder supported the application, stating it will result in a more cohesive neighbourhood feel.

  The proposed RF-10 Zoning is consistent with existing development to the west of the proposed subdivision. Similar development is expected to occur along the south side of 28 Avenue, providing an appropriate transition from the higher density housing forms to the west.

TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese snowbell	1	0	1
Coniferous Trees			
Western red cedar	4	4	0
Deodar cedar	1	1	0
Douglas fir	6	6	0
Total (excluding Alder and Cottonwood Trees)	**12**	**11**	**1**
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**0**		
Total Retained and Replacement Trees	**1**		
Contribution to the Green City Program (including Onsite, offsite Shared, and City Trees)	**$11,200.00**		

- The Arborist Assessment states that there is a total of twelve (12) mature trees (including onsite (4), shared (4), and City (4) with no Alder and Cottonwood trees. The City trees are located in the 28 Ave boulevard. It was determined that one (1) tree can be retained as part of this development proposal, which is a City tree. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- The removal of three (3) City trees is required due to conflict with the proposed building envelope given the small lot.

- Four (4) of the removed trees are shared with the property 15398 28 Avenue abutting to the east. That property owner has authorized the removal of the existing shared trees for the purpose of accommodating house construction.

- The Arborist Assessment also states that there is a total of twelve (12) mature trees located offsite with no Alder and Cottonwood trees, three (3) of which are proposed to be removed, while nine (9) are proposed to be retained. These trees are located on the south side of the existing lane, which his proposed to be meandered to allow for the proposed retention.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of twenty-eight (28) replacement trees on the site. Zero (0) replacement trees are proposed by the applicant and will require a cash-in-lieu payment of $11,200 representing $400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- In summary, **1** tree is proposed to be retained on the site with a contribution of $11,200 to the Green City Program. This figure includes onsite, offsite, shared and City trees.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	King George Highway Corridor LAP Amendment Map

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

7920-0268-00

APPENDIX I

TERRA NOBIS CONSULTING INC.
#203-15585 24 AVENUE
SURREY, BC, V4A 2J4
EMAIL: INFO@TERRANOBIS.COM
PHONE: 604.946.3007

CITY OF SURREY
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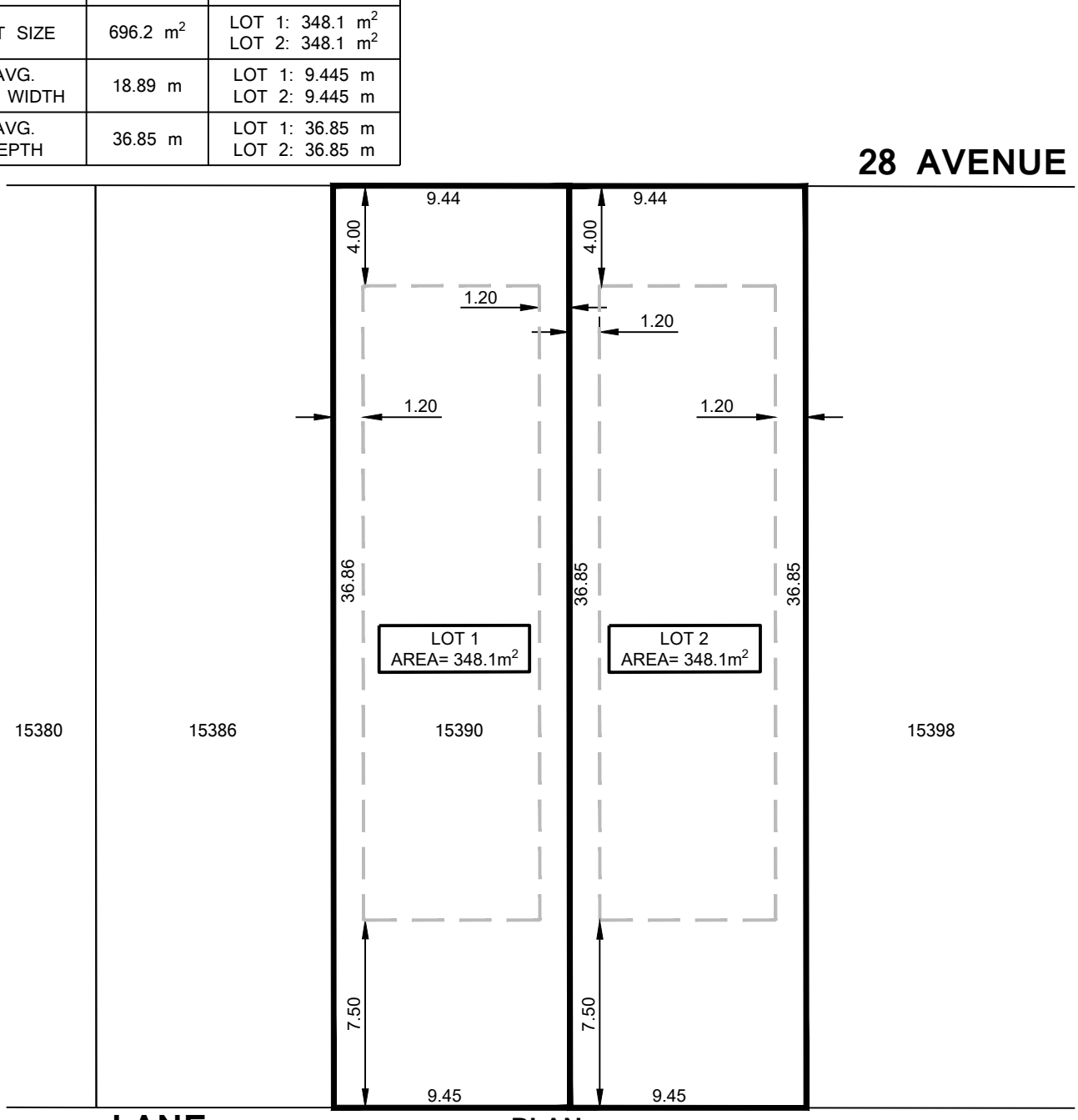
	EXISTING	PROPOSED
LOTS	1	2
ZONING	RF	RF-10
LOT SIZE	696.2 m^2	LOT 1: 348.1 m^2 LOT 2: 348.1 m^2
AVG. LOT WIDTH	18.89 m	LOT 1: 9.445 m LOT 2: 9.445 m
AVG. DEPTH	36.85 m	LOT 1: 36.85 m LOT 2: 36.85 m



PLAN

SCALE: 1:250

C:\Dropbox\Terra-Nobis Consulting\3. Projects\20039 -15390 28 Avenue, Surrey - Planning (Sukhraj Basraon)\Design\Drawings\20039 - 15390 28 Ave.dwg [SITEPLAN] 9/21/2020 9:06AM

No	DATE	BY	CK	REVISIONS DESCRIPTION
0.	21 SEP 2020	JL	PG	FOR APPLICATION

TITLE : **SUBDIVISION LAYOUT**
15390 28 AVENUE, SURREY

SUKHRAJ BASRAON
EMAIL: SUKHRAJSUKHI@GMAIL.COM

SCALE: 1:250

SEAL

NOT FOR CONSTRUCTION

DATE: 21 SEP 2020

20039

REV 0.

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development**
- South Surrey Division
Planning and Development Department

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

DATE: **April 4, 2024** PROJECT FILE: **7820-0268-00**

RE: **Engineering Requirements**
Location: 15390 28 Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m Statutory Right-of-Way (SRW) along 28 Avenue frontage.

Works and Services

- Construct south side of 28 Avenue.
- Construct rear Lane along the full site frontage.
- Construct storm main along Lane for drainage purposes.
- Provide storm, sanitary, and water service connections to each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee is required.

Daniel Sohn, P.Eng.
Development Process Manager

JNC

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

July 8, 2021

Planning

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary is currently in construction and targeted to open September 2021. This new facility will relieve the overcrowding at Earl Marriot Secondary. When the new secondary school opens, newly adopted boundary changes will come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriott.

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0268 00 (updated July 2021)

SUMMARY

The proposed 2 Single family with suites
are estimated to have the following impact
on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2020 Enrolment/School Capacity

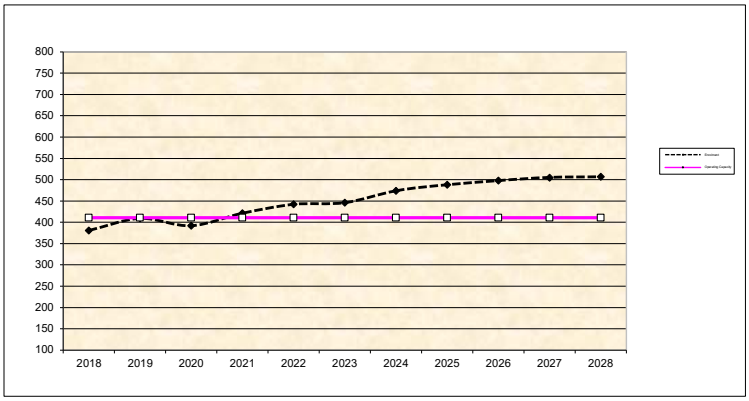
Jessie Lee Elementary	
Enrolment (K/1-7):	53 K + 339
Operating Capacity (K/1-7)	38 K + 373
Earl Marriott Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:	3

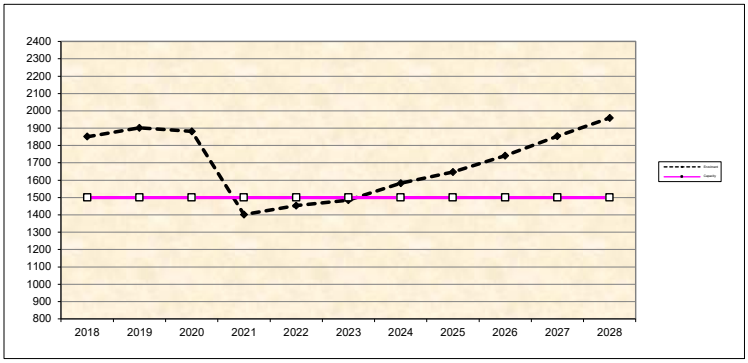
***Population** : The projected population of children aged 0-19 Impacted by the development.*

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

Jessie Lee Elementary



Earl Marriott Secondary



** Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.*
Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 20-0268-00
Project Location: 15390 - 28 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site home at 15390 on the south side of 28 Avenue is a 1970's old urban Basement Entry home with a box-like massing design, a prominent street facing deck, and a 2:12 slope common gable roof with a tar and gravel surface. The home is in a good state of repair, but is to be demolished to facilitate subdivision.

West of the subject site home, and also on the south side of 28 Avenue are ten contiguous RF-10 zoned lots developed under three applications; Surrey projects 16-056-00, 15-0269-00, and 16-0663-00. There are now ten new RF-10 homes all less than five years old. The homes are Two-Storey type and all are constructed at the maximum 2335 sq.ft. (including 420 sq.ft. garage) floor area cap of the RF-10 zone. The homes are 22 feet wide, and all have a front porch/veranda with a single storey front entrance. Garages are located at the rear of the dwelling with lane access. The two homes adjacent to the west side of the subject home are "West Coast Contemporary" style with flat and low slope roofs. The other homes west of that are "Neo-Traditional" and "Neo-Heritage" style homes with 8:12 slope common hip or common gable main roofs, and two to four street facing projections with a variety of roof forms including common gable, Dutch hip, shed, and common hip. These homes are all clad in fibre cement plank in a horizontal lap application. Feature projections are articulated with either fibre cement shingles or in a vertical board and batten application (1x4 over fibre cement board). Built up wood posts, bold trim, and decorative wood braces all contribute to the high overall standard of these new RF-10 homes.

Homes east of the site include a 1970's "West Coast Traditional French Provincial emulation" Basement Entry type at 15398 - 28 Ave., a 3500+ sq.ft. "Neo-Traditional" Two Storey home with three stories visible from the front and the garage at the basement level at 15408 - 28 Avenue, and a 1960's 2000 sq.ft. Bungalow with above-ground basement clad in vinyl at 15418 - 28 Avenue.

Lots on the north side of 28 Avenue are RF zone and include three Two-Storey homes constructed in the 1990's. Styles include "Neo-Traditional" and "Modern California Stucco". The massing designs are all considered mid-scale, with proportionally consistent feature projections that result in balanced massing. Roof slopes range from 7:12 to 12:12. Roof surfaces include cedar shingles or asphalt shingles. Homes are clad in vinyl or stucco.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

1) **Context Homes:** There are context homes on the north side of 28 Avenue that are considered "context" homes for an RF zone development, but are not suitable for emulation at the subject site due to much narrower lot widths at the subject site and because subject site homes will have rear lanes with garages not visible from the street. The homes west of the subject lot are RF-10 zone, have the same lot width, and have rear lanes similar to the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, and are well balanced across the façade. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with the ten homes west of the subject site on the south side of 28 Avenue.
2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments, and include "Neo-Traditional" and "West Coast Contemporary". Styles recommended for this site include “Neo-Traditional” and “Neo-Heritage”, and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
3) **Home Types :** There are a wide range of home types evident, but it is expected that all new homes constructed at the subject site will be Two-Storey type. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
4) **Massing Designs :** Massing designs should meet new standards for RF10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
5) **Front Entrance Design :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
6) **Exterior Wall Cladding :** This is South Surrey area in which lots have high value. Although vinyl has been used on some of the older homes in this area, it is not permitted in the building schemes for neighbouring RF-10 projects. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, and so vinyl is not recommended.
7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

8) **Roof Slope :** The recommendation is to set the minimum roof slope at 4:12. A provision is also recommended to allow slopes less than 4:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: West of the subject home are ten 22 foot wide, 2335 sq.ft. "Neo-Traditional" and "West Coast Contemporary" style Two-Storey type homes, articulated to a high standard, with single storey front entrances, and garages at the rear. East of the site on the south side of 28 Avenue are a variety of homes including an old urban box-like Basement Entry home, a high mass "Ne-Traditional" Two-Storey with basement with garage at the basement level, and a small 1960's Bungalow with above ground basement. Homes on the north side of 28 Avenue include three 1990's Two-Storey type in "Neo-Traditional" and "Modern California Stucco" styles. All are considered "context quality RF homes", with proportionally consistent and balanced projections. Wall cladding on these homes is stucco-only, or vinyl with feature masonry veneer. Landscapes range from a modest to an above-average standard.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings) Strong relationship with neighbouring “context homes” including the ten existing homes west of the subject site on the south side of 28 Avenue. Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage”, and "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various

elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 4:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard*: Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: $5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: April 25, 2021

Reviewed and Approved by: Date: April 25, 2021

APPENDIX V

Tree Preservation Summary

Plans checked by: J8D Trees & Landscaping
Planning & Development
Date: Apr 16, 2024

CITY OF SURREY
[✓] Acceptable
[ ] Not Acceptable

Surrey Project No:
Address: 15390 28 Avenue
Registered Arborist: Freedom Sukenick

Edited by Jane Regnier April 16, 2024

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	~~8~~ 12
Protected Trees to be Removed	~~8~~ 11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	~~0~~ 1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio ~~8~~ 11 X two (2) = ~~16~~ 22	~~16~~ 22
Replacement Trees Proposed	0
Replacement Trees in Deficit	~~16~~ 22
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	6
Replacement Trees Proposed	0
Replacement Trees in Deficit	6

Summary, report and plan prepared and submitted by:

Freedom Sukenick
(Signature of Arborist)

June 26, 2023
Date

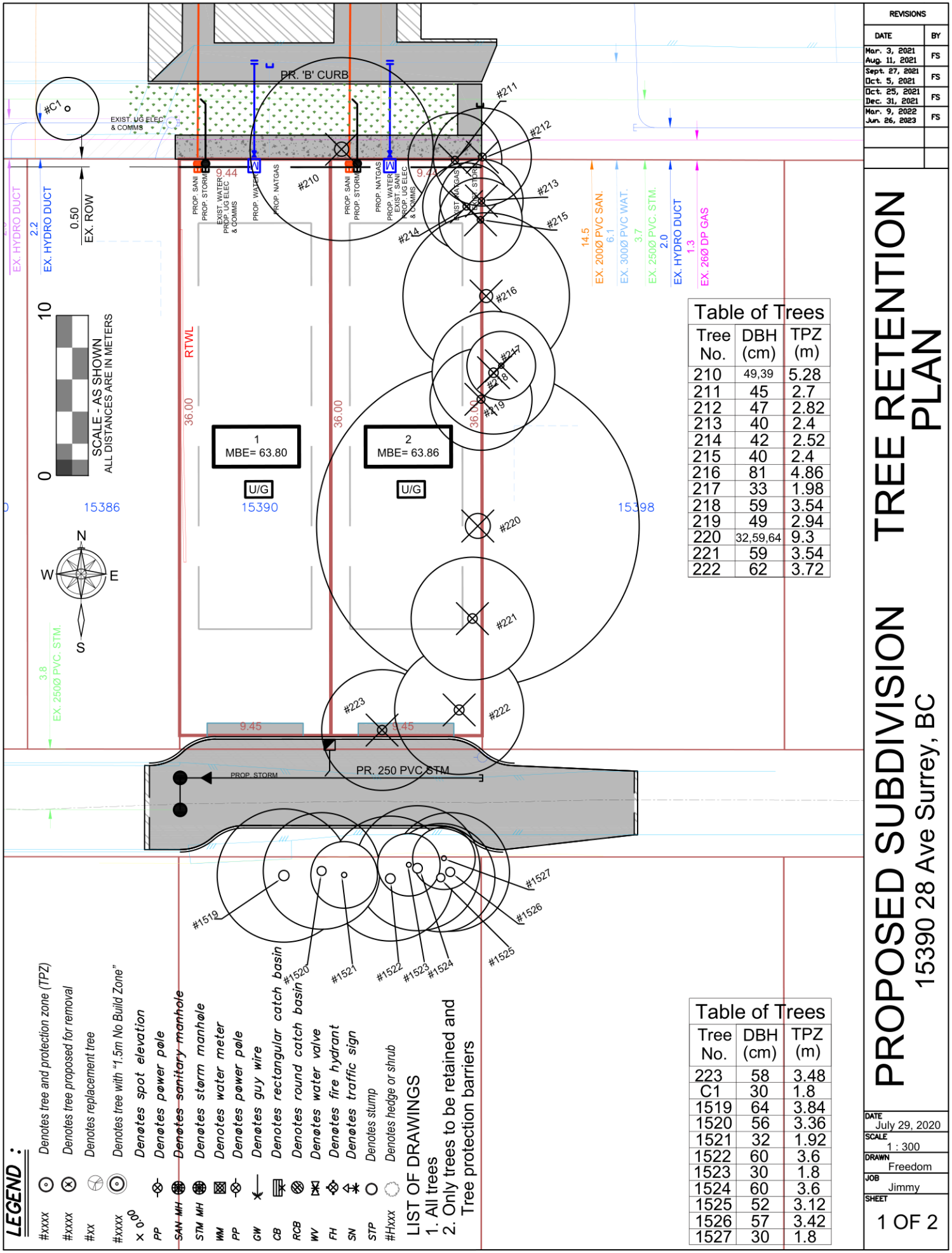


Table of Trees		
Tree No.	DBH (cm)	TPZ (m)
210	49,39	5.28
211	45	2.7
212	47	2.82
213	40	2.4
214	42	2.52
215	40	2.4
216	81	4.86
217	33	1.98
218	59	3.54
219	49	2.94
220	32,59,64	9.3
221	59	3.54
222	62	3.72

Table of Trees		
Tree No.	DBH (cm)	TPZ (m)
223	58	3.48
C1	30	1.8
1519	64	3.84
1520	56	3.36
1521	32	1.92
1522	60	3.6
1523	30	1.8
1524	60	3.6
1525	52	3.12
1526	57	3.42
1527	30	1.8

LEGEND :

- #xxxx — Denotes tree and protection zone (TPZ)
- #xxxx — Denotes tree proposed for removal
- #xx — Denotes replacement tree
- #xxxx — Denotes tree with "1.5m No Build Zone"
- Denotes spot elevation
- PP — Denotes power pole
- SAN MH — Denotes sanitary manhole
- STM MH — Denotes storm manhole
- WM — Denotes water meter
- PP — Denotes power pole
- GW — Denotes guy wire
- CB — Denotes rectangular catch basin
- RCB — Denotes round catch basin
- WV — Denotes water valve
- FH — Denotes fire hydrant
- SN — Denotes traffic sign
- STP — Denotes stump
- #Hxxx — Denotes hedge or shrub

LIST OF DRAWINGS
1. All trees
2. Only trees to be retained and Tree protection barriers

REVISIONS

DATE	BY
Mar. 3, 2021 Aug. 11, 2021	FS
Sept. 27, 2021 Oct. 5, 2021	FS
Oct. 25, 2021 Dec. 31, 2021	FS
Mar. 9, 2022 Jun. 26, 2023	FS

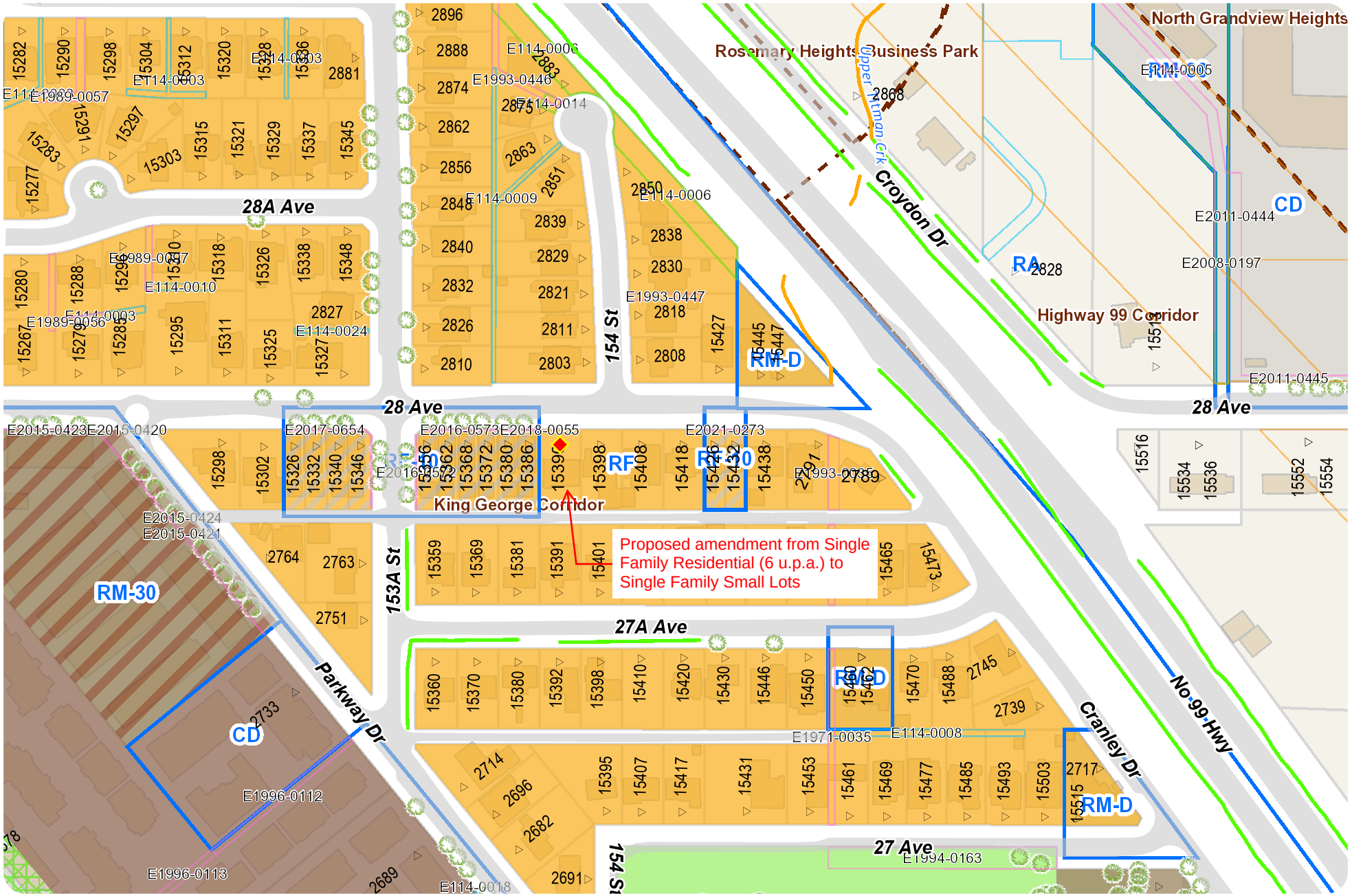
PROPOSED SUBDIVISION TREE RETENTION PLAN

15390 28 Ave Surrey, BC

DATE July 29, 2020
SCALE 1 : 300
DRAWN Freedom
JOB Jimmy
SHEET 1 OF 2

King George Corridor Land Use Development Concept Plan

APPENDIX VI



Development Application 20-0268

Scale: 1:2,378

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

0 0.01 0.03 0.06 0.09 km

Map created on: 2024-04-16

CITY OF SURREY

BYLAW NO. 21249

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

   FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
   TO: SINGLE FAMILY RESIDENTIAL 10 ZONE (RF-10)

   PID: 009-471-545
   Lot 4 Section 23 Township 1 New Westminster District Plan 20726

   (15390 – 28 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21249".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

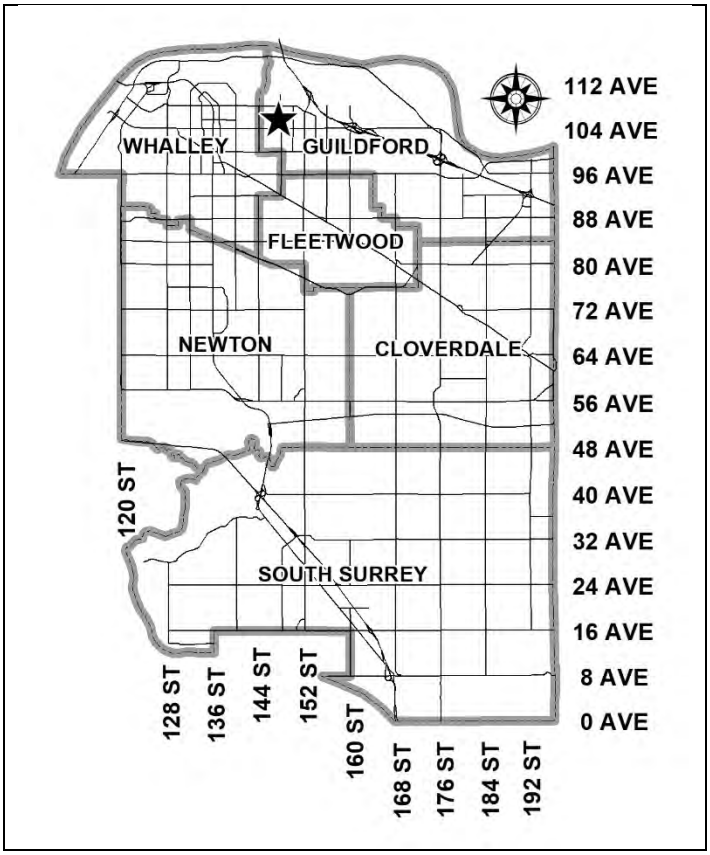
PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7923-0209-00

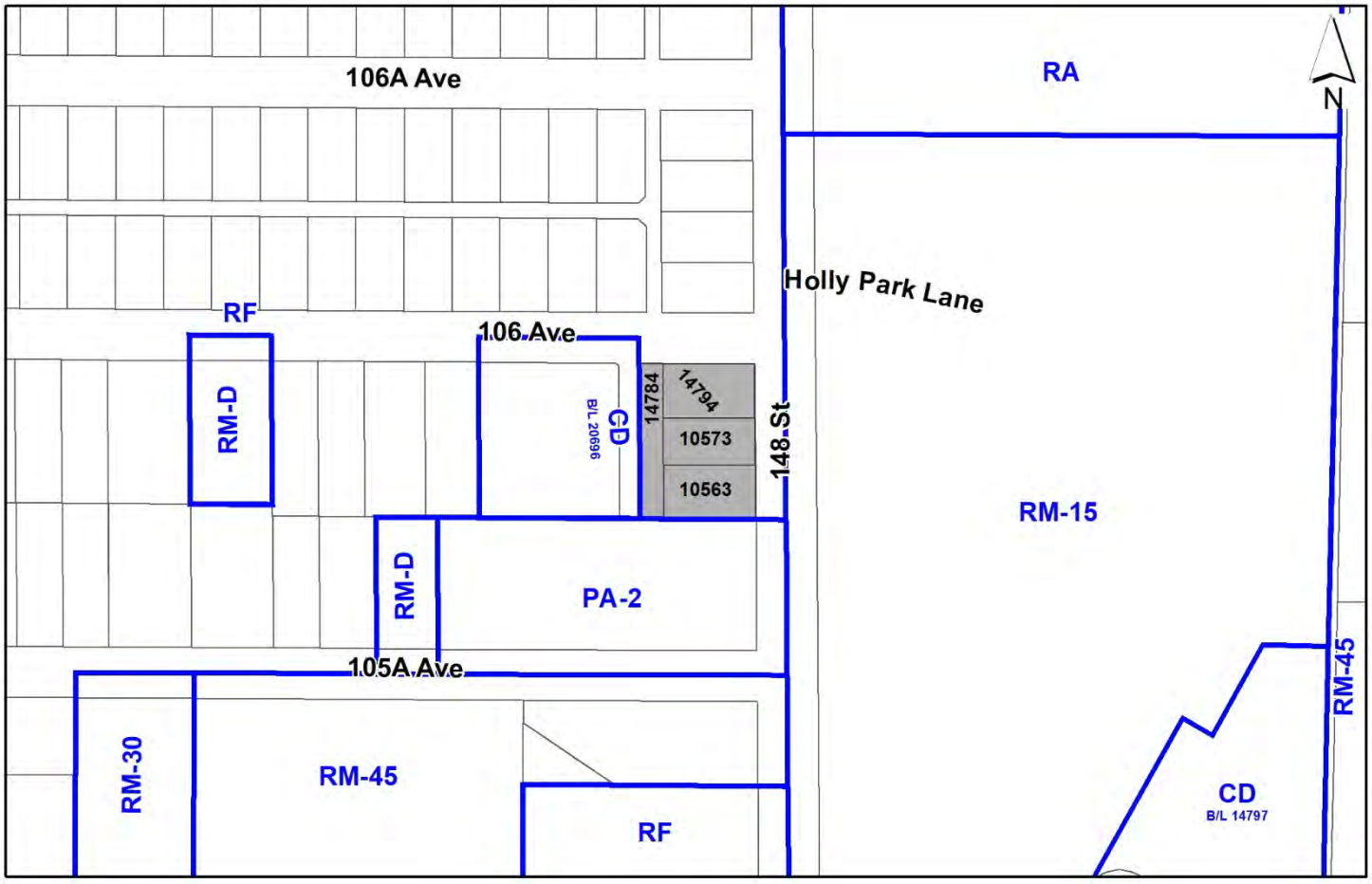
Planning Report Date: April 22, 2024

PROPOSAL:

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

to permit the development of a 6-storey residential building, containing 93 dwelling units over two (2) levels of underground parking, on a consolidated site in Guildford.

LOCATION:	14784 and 14794 - 106 Avenue 10563 and 10573 - 148 Street
ZONING:	RF
OCP DESIGNATION:	Multiple Residential
NCP DESIGNATION:	Low Rise Transition Residential



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward for First, Second and Third Reading.

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Guildford Plan from "Low Rise Transition Residential" to "Low to Mid Rise Residential".

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).

- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

- To accommodate the proposed development, an amendment to the Guildford Plan is required in order to redesignate the subject site from "Low Rise Transition Residential" to "Low to Mid Rise Residential".

- The applicant will provide a density bonus amenity contribution, consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The proposal complies with the Development Permit requirements in the OCP for Form and Character. The proposed building achieves an attractive architectural built form, which utilizes quality materials and contemporary massing as well as building lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The subject site is located within close proximity to the existing 104 Avenue Frequent Transit Network (FTN) and its associated Frequent Transit Development Area (FTDA), extending to the centreline of 105A Avenue approximately 60 metres to the south. As such, the proposed density and built form are appropriate for a site within the Multiple Residential designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council authorize staff to draft Development Permit No. 7923-0209-00 generally in accordance with the attached drawings (Appendix I).

3. Council instruct staff to resolve the following issues prior to Final Adoption:

    (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

    (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

    (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

    (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;

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

    (i) submission of an acoustical report for the units adjacent to 148 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

    (j) registration of a volumetric statutory right-of-way, for public rights of passage, over the proposed semi-public corner plaza at the north-west portion of the subject site; and

    (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

4. Council pass a resolution to amend the Guildford Plan to redesignate the subject site from "Low Rise Transition Residential" to "Low to Mid Rise Residential" when the project is considered for Final Adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	Guildford Plan Designation	Existing Zone
Subject Site	Three (3) single family lots and one (1) remnant lot created under Development Application No. 7921-0259-00 (14784 – 106 Avenue)	Low Rise Transition Residential	RF
North (Across 106 Avenue):	Single family lots.	Low Rise Transition Residential	RF
East (Across 148 Street):	186-unit townhouse complex (Holly Park Lane)	Low Rise Transition Residential	RM-15
South:	Korean New Leaf Church	Low Rise Transition Residential	PA-2
West (Across Lane):	6-storey, 115-unit apartment building approved under Development Application No. 7921-0259-00.	Low to Mid Rise Residential	CD (By-law No. 20696)

Context & Background

- The 2,830-square metre subject site, comprised of three (3) single family residential lots and one (1) remnant lot created under Development Application No. 7921-0259-00, is located at the south-west corner of 106 Avenue and 148 Street in the Hawthorne District of the Guildford Plan area.

- The southern portion of the subject site is currently encumbered by a 3-metre wide statutory (SRW) right-of-way (E1972-0078) containing 200mm diameter sanitary main, which is to be retained as part of the subject development application. Grade changes within the SRW must be reviewed and accepted by the City's Engineering Department and landscaping may only consist of sodded grass and low-lying shrubs.

- Three (3) of the four (4) properties are presently occupied by single family residential dwellings, which are proposed to be demolished as part of the subject development application.

- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low Rise Transition Residential" in the Guildford Plan and is currently zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 6-storey residential building, containing 93 dwelling units over two (2) levels of underground parking in the Hawthorne District of the Guildford Plan area, the applicant will require the following:

    - **NCP Amendment** from "Low Rise Transition Residential" to "Low to Mid Rise Residential" under the Guildford Plan;
    - **Rezoning** from RF to CD (based on RM-70);
    - **Development Permit** for Form and Character; and
    - **Subdivision (Consolidation)** from four (4) lots to one (1) lot.

	Proposed
Lot Area	
Gross Site Area:	2,830.1 square metres
Road Dedication:	172.4 square metres
Net Site Area:	2,657.7 square metres
Number of Lots:	1
Building Height:	20.0 metres (6-storeys)
Floor Area Ratio (FAR):	2.43 (Gross); 2.60 (Net)
Floor Area	
Residential:	6,863.5 square metres
Indoor Amenity Space:	144.1 square metres
Total:	**7,007. 6 square metres**
Residential Units:	
Studio:	1 dwelling unit (1% of total dwelling units)
1-Bedroom:	44 dwelling units (48% of total dwelling units)
2-Bedroom:	33 dwelling units (35% of total dwelling units)
3-Bedroom:	15 dwelling units (16% of total dwelling units)
Total:	**93 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 14 school-age children generated by this development, of which the School District has provided the following expected student enrollment.** 8 Elementary students at Hjorth Road Elementary School 4 Secondary students at Guildford Park Secondary School (Appendix III) **Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.** Hjorth Road Elementary is currently operating at 143% capacity. A request for a 17-classroom addition has been included in the School District's 2024/2025 Five Year Capital Plan, however, the Ministry of Education has not yet approved funding for this request. Guildford Park Secondary is currently operating at 132% capacity. In May 2023, the School District received capital funding approval from the Ministry of Education for a 450-capacity addition, which is targeted to be open by Spring 2028. The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2027.
Parks, Recreation & Culture:	No concerns. Parks accepts the removal of City Tree No. 47 as well as Shared Tree No. 1 in association with the proposed development. The closest active park is Holly Park and is approximately 220 metres away. Future parkland is proposed within 330 metres of the subject site as part of the Guildford Plan.
Surrey Fire Department:	No concerns. Comments provided to be addressed as part of the subsequent Building Permit application.

Advisory Design Panel:	At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214, amending the Terms of Reference of the City's Advisory Design Panel and therefore permitting multi-family proposal that are 6-storeys or less to proceed to Council consideration, without prior review and/or comments from the ADP, provided that the proposal is generally supported by City staff. The proposed development on the subject site is generally supported by City staff and the applicant has agreed to resolve any outstanding items identified through the post-Council review process prior to consideration of approval and execution of Development Permit No. 7923-0209-00.

Transportation Considerations

Road Network and Infrastructure:

- The applicant will be required to provide the following road dedication and improvements as part of the subject development application:
    - Construction of the south side of 106 Avenue to the City's Local Road standard; and
    - Dedication of 148 Street to the City's Arterial Road standard and construction of a new concrete sidewalk adjacent to the east lot line of the subject site.

Access

- The proposed development is to be accessed from the existing lane on the west side of the subject site, which was dedicated and constructed under Development Application No. 7921-0259-00.

Traffic Impacts:

- The proposed development is anticipated to generate one (1) vehicle trip every one (1) to two (2) minutes in the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis ("TIA") is not required as the proposed traffic generation is below the City's requirement threshold.

Transit and/or Active Transportation Routes:

- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA) and approximately 460 metres from an existing stop serviced by TransLink Rapid Bus Route No. R1 (Guildford Exchange/Network Exchange – B-Line).

- The subject site is located approximately 60 metres to the north of the future Hawthorne Greenway, which runs east-west along 104A and 105 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Secondary Plans

Land Use Designation

- The subject site is designated "Low Rise Transition Residential" under the Guildford Plan.

- In order to accommodate the subject development proposal, the applicant is required to amend the Guildford Plan in order to redesignate the site from "Low Rise Transition Residential" to "Low to Mid Rise Residential".

Amendment Rationale

- The applicant will be required to provide the per sq. ft. flat rate Tier 2 Community-Specific Community Amenity Contribution (CAC) for the floor area achieved beyond the maximum permitted FAR under the Guildford Plan in order to satisfy the proposed Amendment. The contribution will be payable at the rate applicable at the time of Final Adoption of the Rezoning Bylaw.

- The subject site is located in close proximity to the 104 Avenue Frequent Transit Development Area (FTDA), the northern boundary of which is located along the centreline of 105A Avenue approximately 60 metres to the south of the subject site, and approximately 325 metres north of the existing 104 Avenue Frequent Transit Network (FTN).

- As such, a higher density multiple residential development on the subject site is supportable given that it promotes walkability, allows for greater housing choice and complies with the current "Multiple Residential" designation of the subject site under the OCP, which supports a maximum density of 2.5 FAR, and encourages higher-density development in areas served by FTNs.

- The proposed density and building height is in keeping with the Development Application No. 7921-0259-00, a proposed 6-storey apartment building containing approximately 115 dwelling units with underground parking, located directly to the west of the subject site which was granted Final Adoption by Council on November 30, 2023.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 6-storey, 93-unit residential building on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 70 Zone (RM-70)."

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	**RM-70 Zone (Part 24)**	**Proposed CD Zone**
Unit Density:	N/A	N/A
Floor Area Ratio:	1.50 (Net)	2.60 (Net)
Lot Coverage:	33%	47%
Yards and Setbacks		
North Yard:	7.5 metres	5.5 metres
East Yard:	7.5 metres	5.5 metres
South Yard:	7.5 metres	6.0 metres
West Yard:	7.5 metres	4.5 metres
Principal Building Height:	50.0 metres	21.0 metres
Permitted Uses:	• Multiple unit residential buildings; • Ground-oriented multiple unit residential buildings; and • Child care centres.	• Multiple unit residential buildings.
Amenity Space		
Indoor Amenity:	3.0 sq.m. per dwelling unit (279 sq.m. total)	The proposed 144 m² + CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per dwelling unit (279 sq.m. total)	The proposed 298 m² meets the Zoning By-law requirement.
Parking (Part 5)	**Required**	**Proposed**
Number of Stalls		
Residential:	102 parking spaces	103 parking spaces
Residential Visitor:	9 parking spaces	9 parking spaces
Total:	**111 parking spaces**	**112 parking spaces**
Accessible:	2 (50% van-accessible)	2 (50% van-accessible)
Small Car (35% max.):	33 (	30 (27%)
Bicycle Spaces		
Residential:	112	120
Residential Visitor:	6	6

- The proposed CD Bylaw is based upon the RM-70 Zone with modifications to the maximum permitted density, lot coverage, minimum building setbacks, maximum building height, off-street parking requirements and the location of the underground parkade in relation to the lot lines.

- When calculated based on the gross site area, the proposed 6-storey apartment building on the subject site will have a floor area ratio (FAR) of 2.43, which is slightly higher than the 2.25 FAR (Gross) permitted under the "Low to Mid Rise Residential" designations in the Guildford Plan.

- Given the proximity of the subject site to an existing FTN (104 Avenue) as well as its associated FTDA, the proposal to increase the density from 1.5 to 2.6 FAR (Net) in the CD Bylaw is supportable.

- The maximum lot coverage has been increased from 33% under the RM-70 Zone to a maximum of 47% in the CD Bylaw to accommodate the proposed built form. The proposed lot coverage is typical for 6-storey apartment buildings on a site of this size.

- The proposed setback reductions will allow for better connectivity to the street, providing a more pedestrian-friendly urban landscape, as well as providing additional space for the proposed central courtyard containing most of the proposed outdoor amenity space (see Form and Character Development Permit Requirements section for details).

On-site Parking and Bicycle Storage:

- The proposed development includes a total of 112 parking spaces, consisting of 103 residential parking spaces and 9 parking spaces for visitors. In addition, the applicant will provide two (2) accessible parking spaces.

- The applicant is proposing to provide a rate of 1.1 parking spaces per dwelling unit for residents and 0.1 parking spaces dwelling unit for visitors (1.2 per dwelling unit in total). The proposed parking reduction is supportable given the subject site is located within a Rapid Transit Area (RTA) and complies with the reduced parking rates previously endorsed by Council as part of Corporate Report No. R115; 2021.

- The Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located within 0.5 metres of the north, east and west lot lines. As a result, the proposed CD Bylaw will permit the underground parking facility to be 0.5 metres from all lot lines.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update was approved in April 2023, under Corporate Report No. R037;2023, with rates anticipated to increase further in April 2024.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is $2,227.85 per new dwelling unit.

- The proposed development will be subject to Tier 2 Community-Specific Capital Project Community Amenity Contributions (CACs) for proposed density greater than the maximum floor area ratio (FAR) that is permitted under the "Low Rise Transition Residential" designation in the Guildford Plan, to a maximum allowable density of 2.43 FAR (Gross).

- The applicant will be required to provide the flat rate (per square foot) contribution for the bonus density achieved, which will be payable at the rate applicable at the time of Final Adoption of the subject Rezoning Bylaw. The current flat rate is $21.36 per square foot for apartment developments in Guildford.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,113.92 per new dwelling unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.

- 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 February 21, 2024 and the Development Proposal Signs were installed on March 20, 2024. To date, staff have received no responses from area residents or adjacent property owners with respect to the subject development proposal.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to, and generally complies with, the Form and Character Development Permit guidelines in the OCP as well as the design guidelines in the Guildford Plan.

- The applicant has worked with staff to:

    - To accommodate the proposed building density and massing while maintaining the existing grading conditions within the 3.0-metre wide statutory right-of-way containing a sanitary sewer infrastructure along the southern portion of the subject site.

Building Design

- The applicant is proposing an inverted "L"-shaped, 6-storey apartment building containing 93 market strata dwelling units with two (2) levels of underground parking. The proposed units consist of 1 studio unit, 44 1-bedroom units, 33 2-bedroom units and 15 3-bedroom units, which range in size from 38 to 81 square metres.

- The applicant proposes a total of 6 adaptable units, equivalent to approximately 7% of all dwelling units.

- The proposed building achieves an attractive visual aesthetic through the application of contemporary architectural characteristics, such as the rectilinear building massing and flat roof, in addition to the use of high-quality materials. The street interface has been designed to a high standard in order to achieve a positive urban experience between the proposed building and the public realm.

- The northern (106 Avenue) and eastern (148 Street) facades include a variety of materials such as cementitious fibre horizontal planks, brick veneer in both glazed white and glazed black, powder-coated aluminum railings, with transparent glass, and vinyl windows in black. The visual prominence of the 106 Avenue lobby entrance is improved through the use of a full-height glass curtain wall system, with black mullions, and black metal canopy.

Landscaping

- The landscape plans includes a mixture of trees, shrubs, and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishings.

- All ground-floor units have front door access as well as a useable, semi-private patio space that is screened from the public realm though a combination of grade changes, tiered retaining walls, layered planting consisting of a bylaw sized tree, low-lying shrubs, perennials, and grasses as well as privacy fencing.

- Access to the semi-private patio space will be provided through either a separate gated entryway from the adjacent public or private sidewalk or through the individual dwelling units.

- Exterior lighting will be designed to reduce light pollution as well as provide adequate lighting to ensure community safety, in keeping with Crime Prevention Through Environmental Design (CPTED) principles.

Signage

- One (1) identification sign is proposed on the northern (106 Avenue) building façade, directly under the lobby canopy. The signage is comprised of individual backlit and polished aluminum channel letters and complies with the Surrey Sign By-law.

- No additional signage is proposed on-site. If required, the proposed signage will be considered through a separate application and should comply with the Surrey Sign By-law, as amended.

Indoor Amenity

- The required indoor amenity space is 279 square metres, or three (3) square metres per new dwelling unit. The applicant is proposing to provide 144 square metres of on-site indoor amenity space thereby requiring a cash-in-lieu contribution for the proposed shortfall in accordance with City policy.

- The indoor amenity space is located within the central portion of the ground floor within the proposed building, directly adjacent to the outdoor amenity space proposed within the south-facing courtyard. The space consists of a lounge, games room, exercise/yoga room and accessible washroom facility.

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

Outdoor Amenity

- The required outdoor amenity space is 279 square metres, or three (3) square metres per new dwelling unit. The applicant is proposing a total of approximately 298 square metres thereby exceeding the minimum requirement.

- The proposed outdoor amenity space is divided into two areas: a large, at-grade courtyard and large rooftop amenity space.

- The ground level courtyard, accessible from the indoor amenity space, several adjacent dwelling units and a semi-private pedestrian walkway located along the south lot line, contains an open, multi-purpose lawn area, lounge/games area, and children's playground.

- The rooftop outdoor amenity space is proposed to include a variety of shared seating areas, an outdoor BBQ and communal dining as well as decorative planters.

Outstanding Items

- The applicant has agreed to resolve any outstanding items identified through Development Planning review process to the satisfaction of the Planning and Development Department before Final Adoption of the subject Rezoning Bylaw, should the application be supported by Council.

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. City staff will continue to work with the applicant to resolve the following:
    - Further enhance the material palette of the proposed development in order to better align with the Hawthorne District design standards of the Guildford Plan.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates 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
Deciduous Trees			
Amur Maple	1	0	1
European Beech	1	1	0
Japanese Hornbeam	1	0	1
Coniferous Trees			
Norway Spruce	1	1	0
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	**5**	**2**	**3**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**21**
Total Retained and Replacement Trees Proposed	**24**
Estimated Contribution to the Green City Program	**Not required**

- The Arborist Assessment states that there is a total of five (5) protected trees both on the subject site and in the 106 Avenue and 148 Street road allowances impacted by the proposed subject development of which three (3) are to be retained. There are no Alder or Cottonwood trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Additionally, the Arborist Assessment states that there is one (1) on-site tree (No. 7894) and four (4) off-site trees (OS7889, OS7890, OS7891 and OS3) impacted by the proposed subject development. However, permission for the removal of Tree Nos. 7894, OS7889, OS7890, OS7891 has been provided through Development Application No. 7921-0259-00, directly to the west of the subject site, which was granted Final Adoption by Council on November 20, 2023.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of four (4) replacement trees on the site. The applicant is proposing 21 replacement trees, thereby exceeding City requirements.

- In addition to the replacement trees, boulevard street trees will be planted on 106 Avenue and 1498 Street. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including Fraser Fir, Autumn Blaze Maple, Eddies White Wonder Dogwood, Raywood Ash, Columnare Apple, Shademaster Honey Locust, and Japanese Snowbell.

- In summary, a total of 24 trees are proposed to be retained or replaced on the site with no requirement for a contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

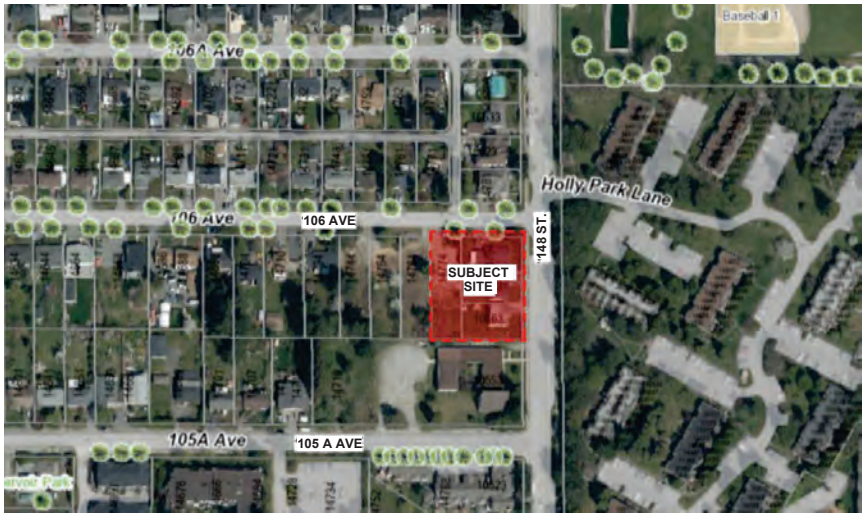
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

CL/ar

MULTI FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, BRITISH COLUMBIA



PROJECT INFO

LEGAL DESCRIPTION:

LOT 131 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD
LOT 132 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD
LOT 133 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD
LOT 134 SECTION 19 RANGE 1 PLAN NWP41515 NWD

CIVIC ADDRESS:

14774 & 14794 106 AVENUE, 10573 & 10563 148 St,
SURREY BRITISH COLUMBIA

ZONING INFORMATION:

ZONE:

EXISTING:	RF
PROPOSED:	CD

LOT AREA:

GROSS SITE AREA	-	0.70 AC. / 2827.82 SQM
DEDICATION	-	0.04 AC. / 172.43 SQM
NET SITE AREA	-	0.66 AC. / 2655.47 SQM

PROJECT DIRECTORY

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SDindo@aplinmartin.com

ARCHITECTURAL

Category	SHEET NO.	SHEET NAME
SITE & INFO.	A-001	COVER SHEET
	A-002	DATA DEVELOPMENT
	A-003	BASE PLAN
	A-004	OVER VIEW OF PLAN AREA
	A-005	LAND USE CONCEPT
	A-006	PARKS AND OPEN SPACE
	A-007	ROAD NETWORK
	A-008	CONTEXT PLAN
	A-008B	CONTEXT PLAN
	A-009	CONTEXT PHOTO - CURRENT SITE VIEW
	A-010	CONTEXT PHOTO - CURRENT SURROUNDING VIEW
	A-011	SHADOW ANALYSIS
	A-012	SITE ANALYSIS
BUILDING & UNIT PLANS	A-100	SITE PLAN
	A-101	SITE PLAN FIRE DEPARTMENT
	A-200	PARKING LEVEL_2
	A-201	PARKING LEVEL_1
	A-202	FLOOR PLANS - LEVEL 1
	A-203	FLOOR PLANS - LEVEL 2-4
	A-204	FLOOR PLANS - LEVEL 5
	A-205	FLOOR PLANS - LEVEL 6
	A-206	FLOOR PLANS - ROOF LEVEL
	A-220	UNIT PLANS
	A-221	UNIT PLANS
	A-222	UNIT PLANS
	A-223	UNIT PLANS
ELEVATIONS, SECTIONS, 3D VIEW	A-300	ELEVATIONS - NORTH & EAST
	A-301	ELEVATION - SOUTH & WEST
	A-302	MATERIAL BOARD ELEVATION
	A-303	STREETSCAPE
	A-304	PUBLIC REALM SECTION
	A-320	BUILDING SECTION 1
	A-321	BUILDING SECTION 2
	A-322	BUILDING SECTION 3
	A-323	BUILDING SECTION 4
	A-350	3D VIEWS

NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

2024-04-16	E	REV. DP AS PER CITY COMMENTS
2024-04-03	D	DP DRAWINGS
2024-01-09	C	PRELIMINARY DRAWINGS
2023-12-20	B	PRELIMINARY DRAWINGS
2023-12-05	A	PRELIMINARY DRAWINGS

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GROUP 161 IS NOT AN ARCHITECTURAL FIRM; ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE

PROJECT:
MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:
DAWSON + SAWYER

DRAWN: NS
CHECKED: DS
SCALE:
JOB NO.: SUR-194
DATE: MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:
COVER SHEET

DRAWING No.
A-001 **E**

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4/16/2024 4:49:31 PM C:\Users\Designer\Documents\Sur_194-148th street-concept-central_detailED.RCO.rvt

DEVELOPMENT DATA

LEGAL DESCRIPTION				
LOT 131 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD				
LOT 132 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD				
LOT 133 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP41515 NWD				
LOT 134 SECTION 19 RANGE 1 PLAN NWP41515 NWD				
CIVIC ADDRESS				
14774 & 14794 106 AVENUE, 10573 & 10563 148 St, SURREY BRITISH COLUMBIA				
ZONING INFORMATION				
ZONE				
EXISTING	RF			
PROPOSED	CD			
LOT AREA				
GROSS SITE AREA	**30,463.56 Sq.Ft.**	**2,830.13 Sq.Mt.**	**0.70 ac**	**0.28 ha**
DEDICATIONS AREA	1,902.10 Sq.Ft.	176.71 Sq.Mt.	0.04 ac	0.14 ha
NET SITE AREA	**28,561.46 Sq.Ft.**	**2,653.42 Sq.Mt.**	**0.66 ac**	**0.27 ha**
LOT COVERAGE				
PROPOSED ON NET SITE AREA	13151.98 ft	1,221.61 Sq.Mt.	46.05%	
BUILDING HEIGHT				
PROPOSED			6 STOREYS	
SETBACK				
NORTH (FROM 106 AVE.)		18.04 ft		5.50 Mt.
NORTH (FROM 106 AVE. ON LEVEL 6)		24.61 ft		7.50 Mt.
SOUTH(FROM NEIGHBOURING LOT)		19.69 ft		6.00 Mt.
EAST (FROM 148 ST.)		18.04 ft		5.50 Mt.
EAST (FROM 148 ST. ON LEVEL 6)		24.61 ft		7.50 Mt.
WEST (FROM NEIGHBOURING LOT)		15.00 ft		4.50 Mt.
WEST (FROM NEIGHBOURING LOT ON LEVEL 6)		21.33 ft		6.50 Mt.

OFF STREET PARKING

UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
TOTAL REQUIRED RESIDENTIAL PARKING	93	1.1	102.3	102
TOTAL VISITORS PARKING	93	0.1	9.3	9
NO. OF PARKING REQUIRED (INCLUDING VISITOR PARKING)				**111**
TOTAL NO OF PARKING PROVIDED			**112**	
NO. OF SMALL CAR PARKING PROVIDED			**30**	**27%**
NO. OF ACCESSIBLE CAR PARKING PROVIDED			**2**	**2%**

BICYCLE SPACES

REQ. BICYCLE SPACES	REQUIRED		PROVIDED	
BICYCLE PARKING	1.2/D.U	111.6	128 SPACES AT 1ST LEVE.	
TEMPORARY BICYCLE PARKING	6		6 SPACES	

STORAGE

STORAGE ON PARKING LEVEL 2	82

F.A.R

6 STOREY APARTMENT BUILDING

	STUDIO	1 BED RM.	2 BED RM.	3 BED RM.		Sq.Ft.	Sq.Mt.
LEVEL 1	0	7	4	2		13,221.52 Sq.Ft.	1,228.28 Sq.Mt.
LEVEL 2	0	7	7	2		12,946.69 Sq.Ft.	1,202.75 Sq.Mt.
LEVEL 3	0	7	7	2		12,946.69 Sq.Ft.	1,202.75 Sq.Mt.
LEVEL 4	0	7	7	2		12,946.69 Sq.Ft.	1,202.75 Sq.Mt.
LEVEL 5	0	9	5	2		12,599.28 Sq.Ft.	1,170.47 Sq.Mt.
LEVEL 6	1	14	1	0		10,896.15 Sq.Ft.	1,012.25 Sq.Mt.
INDOOR AMENITY						1,380.14 Sq.Ft.	128.22 Sq.Mt.
TOTAL NO. OF UNITS	1	51	31	10	93		
PERCENTAGE	1.08%	54.84%	33.33%	10.75%	100.0%		
TOTAL BUILDABLE AREA (EXCLUDING INDOOR AMENITY)						73,176.88 Sq.Ft	6,891.03 Sq.Mt.
F.A.R (ON NET SITE AREA)							2.60
F.A.R (ON GROSS SITE AREA)							2.43

UNIT SCHDULE

APARTMENT UNITS

FLOOR		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	AREA PER UNIT		NO. OF UNITS
UNIT A1	1 BED RM.+ DEN	6	4	4	4	4	3	631.17 Sq.Ft.	58.64 Sq.M.	25
UNIT A1 ADAP.	1 BED RM.+ DEN	1	1	1	1	1	0	631.17 Sq.Ft.	58.64 Sq.M.	5
UNIT A2	2 BED RM.	2	2	2	2	0	0	646.21 Sq.Ft.	60.03 Sq.M.	8
UNIT A3	1 BED RM.	0	0	0	0	0	1	528.90 Sq.Ft.	49.13 Sq.M.	1
UNIT A3 ADAP.	1 BED RM.	0	0	0	0	0	1	528.90 Sq.Ft.	49.13 Sq.M.	1
UNIT A5	1 BED RM.+DEN	0	0	0	0	0	2	580.20 Sq.Ft.	53.90 Sq.M.	2
UNIT A6	2 BED RM.	0	2	2	2	2	0	736.21 Sq.Ft.	68.39 Sq.M.	8
UNIT B	2 BED RM.+ DEN	1	1	1	1	1	0	756.62 Sq.Ft.	70.29 Sq.M.	5
UNIT B1	1 BED RM.	0	0	0	0	0	1	636.44 Sq.Ft.	59.13 Sq.M.	1
UNIT B4	1 BED RM.+ DEN	0	0	0	0	0	1	598.72 Sq.Ft.	55.62 Sq.M.	1
UNIT B5	1 BED RM.	0	0	0	0	0	1	537.69 Sq.Ft.	49.95 Sq.M.	1
UNIT B6	1 BED RM.+ DEN	0	0	0	0	0	1	670.62 Sq.Ft.	62.30 Sq.M.	1
UNIT C	2 BED RM.+ DEN	1	1	1	1	1	0	873.03 Sq.Ft.	81.10 Sq.M.	5
UNIT C1	3 BED RM.	2	2	2	2	2	0	855.04 Sq.Ft.	79.43 Sq.M.	10
UNIT C2	2 BED RM.+ DEN	0	0	0	0	0	1	722.01 Sq.Ft.	67.07 Sq.M.	1
UNIT C3	2 BED RM.	0	1	1	1	1	0	911.55 Sq.Ft.	84.68 Sq.M.	4
UNIT D	1 BED RM.+ DEN	0	1	1	1	1	1	742.57 Sq.Ft.	68.98 Sq.M.	5
UNIT D1	1 BED RM.	0	1	1	1	1	1	638.67 Sq.Ft.	59.33 Sq.M.	5
UNIT E	STUDIO	0	0	0	0	0	1	405.44 Sq.Ft.	37.67 Sq.M.	1
UNIT E1	1 BED RM.	0	0	0	0	2	1	506.39 Sq.Ft.	47.04 Sq.M.	3
TOTAL NO. OF APARTMENT UNITS		13	16	16	16	16	16			93

AMENITY SPACE

OUTDOOR AMENITY	NO OF UNITS		AREA PER UNIT		AREA		
REQUIRED	93		3.00 Sq.M.		3,002.04 Sq.Ft.		279.00 Sq.M.
TOTAL REQUIRED AMENITY AREA					**3,002.04 Sq.Ft.**		**279.04 Sq.M.**
PROVIDED ON LEVEL 1 & ROOF					3,208.54 Sq.Ft.		298.04 Sq.M.
TOTAL PROVIDED OUTDOOR AMENITY					**2,008.50 Sq.Ft.**		**186.51 Sq.M.**
INDOOR AMENITY							
REQUIRED	93		3.00 Sq.M.		3,002.04 Sq.Ft.		279.00 Sq.M.
TOTAL REQUIRED AMENITY AREA					**3,002.04 Sq.Ft.**		**279.00 Sq.M.**
PROVIDED ON LEVEL 1					1,551.45 Sq.Ft.		144.13 Sq.M.
TOTAL PROVIDED INDOOR AMENITY					1,380.14 Sq.Ft.		**128.22 Sq.M.**

NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

	H		
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	E		
2024-04-16	D	A	REV. DP AS PER CITY COMMENTS
2024-04-01	C	D	DP DRAWINGS
2024-01-09	B	C	PRELIMINARY DRAWINGS
2023-12-20	A	B	PRELIMINARY DRAWINGS
2023-12-05		A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
CANADA V6X 2W9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

GROUP 161

GROUP 161 IS NOT AN ARCHITECTURAL FIRM; ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE

PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA 2024-04-16

SHEET TITLE:

DATA DEVELOPMENT

DRAWING No.

A-002 **E**

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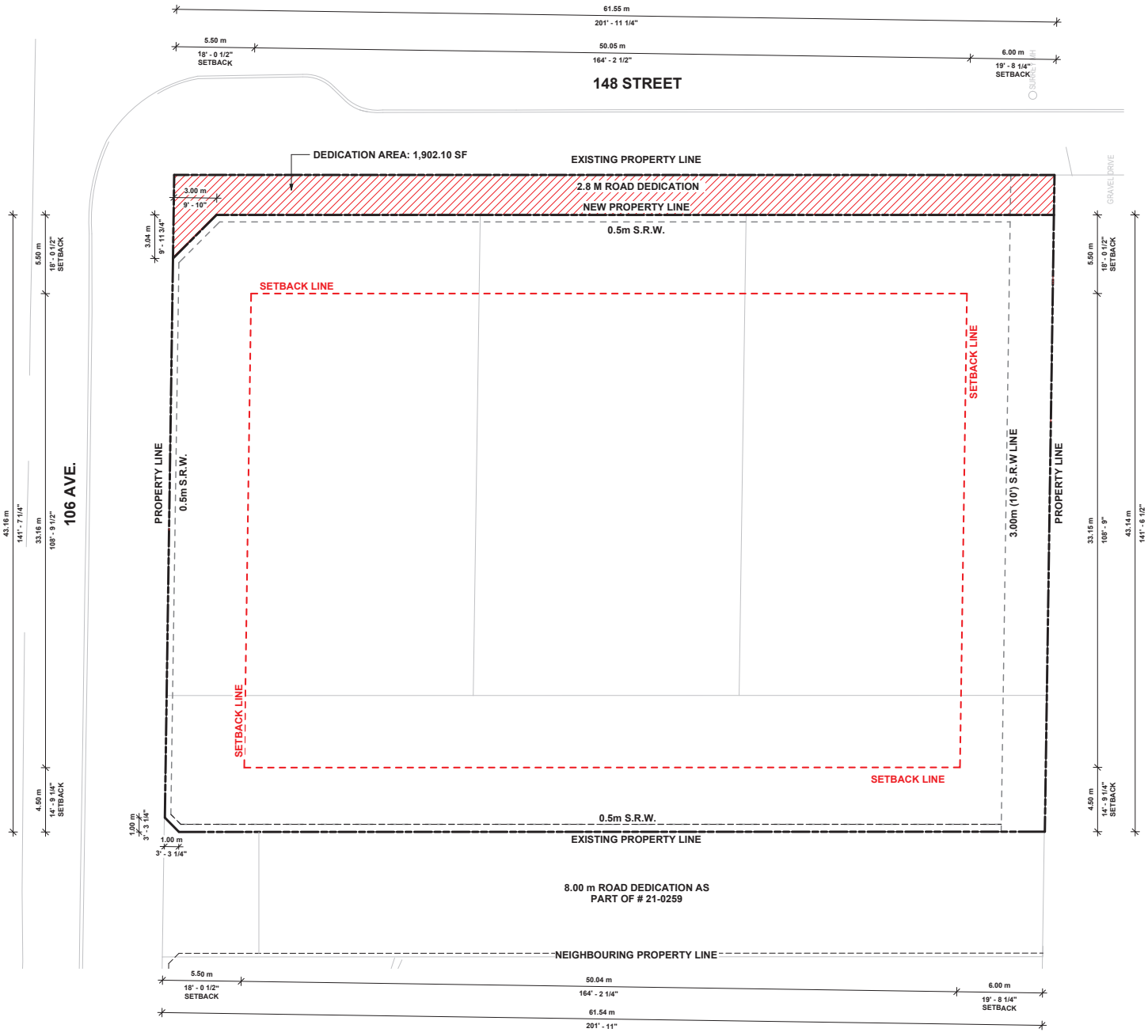

1 BASE PLAN
3/32" = 1'-0"

NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

	H		
	G		
	F		
	E		
2024-04-16	D	REV. DP AS PER CITY COMMENTS	
2024-04-01	C	DP DRAWINGS	
2024-01-09	B	PRELIMINARY DRAWINGS	
2023-12-20	A	PRELIMINARY DRAWINGS	
2023-12-05			

DF ARCHITECTURE INC.

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

BASE PLAN

DRAWING No.: **A-003** **E**

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NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

		H	
		G	
		F	
2024-04-16	0	E	REV. DP AS PER CITY COMMENTS
2024-04-01	0	D	DP DRAWINGS
2024-01-09	0	C	PRELIMINARY DRAWINGS
2023-12-20	0	B	PRELIMINARY DRAWINGS
2023-12-05	0	A	PRELIMINARY DRAWINGS

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	12" = 1'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA 2024-04-16

SHEET TITLE:

CONTEXT PLAN

DRAWING No.: **A-008B** | **E**

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3. EAST VIEW_ LOT 10573 & 10563 148 St

4. NORTH VIEW_ LOT 14774 & 14794 106 AVENUE

5. NORTH-WEST VIEW_ LOT 14774 & 14794 106 AVENUE

SUBJECT SITE 14774 & 14794 106 AVENUE, 10573 & 10563 148 St, SURREY BRITISH COLUMBIA

1. NORTH-EAST VIEW_ LOT 10573 & 10563 148 St & LOT 14774 & 14794 106 AVENUE

2. SOUTH-EAST VIEW_ LOT 10573 & 10563 148 St

NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

	H		
	G		
	F		
	E		
2024-04-16	D	4	REV. DP AS PER CITY COMMENTS
2024-04-01	C	D	DP DRAWINGS
2024-01-09	B	C	PRELIMINARY DRAWINGS
2023-12-20	A	B	PRELIMINARY DRAWINGS
2023-12-05		A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.
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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN: NS
CHECKED: DS
SCALE:
JOB NO.: SUR-194
DATE: MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

CONTEXT PHOTO - CURRENT SITE VIEW

DRAWING No.

A-009 | **E**

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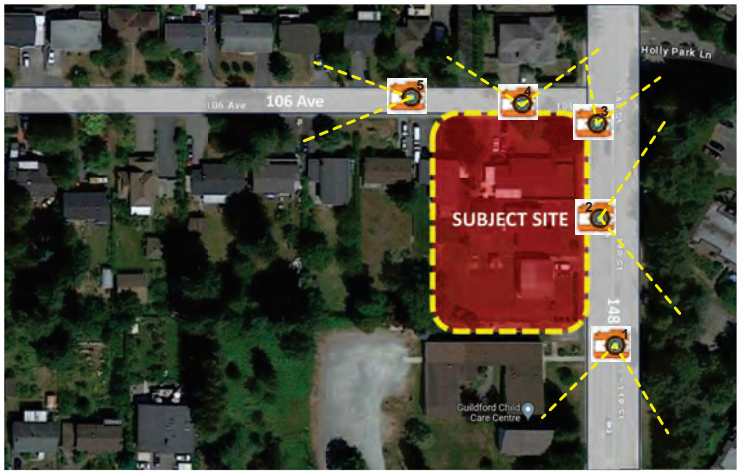
3. NORTH-EAST VIEW OPPOSITE TO SITE (CORNER 148 St &106 AVE)

4. NORTH VIEW OPPOSITE TO SITE (106 AVE)

5. NORTH-WEST VIEW OPPOSITE TO SITE (106 AVE)



SUBJECT SITE 14774 & 14794 106 AVENUE, 10573 & 10563 148 St, SURREY BRITISH COLUMBIA

1. SOUTH -EAST VIEW OPPOSITE TO SITE (148 St)

2. EAST VIEW OPPOSITE TO SITE (148 St)

NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

		H	
		G	
		F	
		E	
2024-04-16	4	D	REV. DP AS PER CITY COMMENTS
2024-04-01	3	C	DP DRAWINGS
2024-01-09	2	B	PRELIMINARY DRAWINGS
2023-12-20	1	A	PRELIMINARY DRAWINGS
2023-12-05			

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN: NS
CHECKED: DS
SCALE:
JOB NO.: SUR-194
DATE: MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

CONTEXT PHOTO - CURRENT SURROUNDING VIEW

DRAWING No.

A-010 **E**

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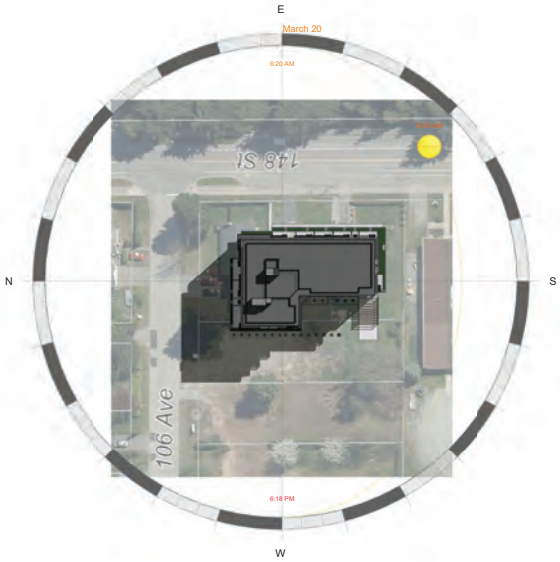
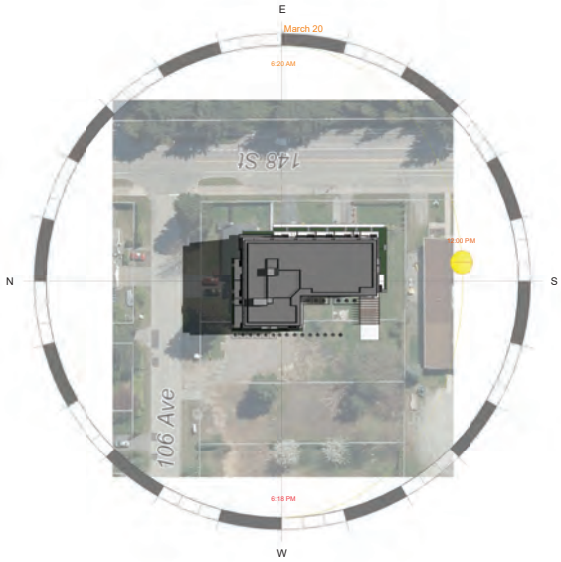
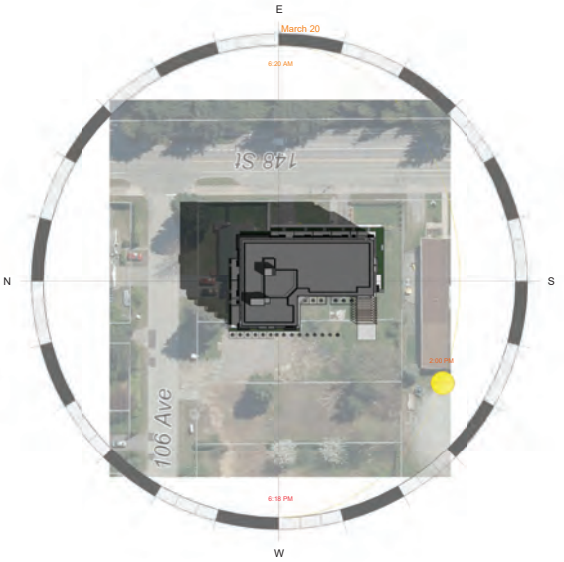


1 EQ MARCH-10AM



2 EQ MARCH-NOON



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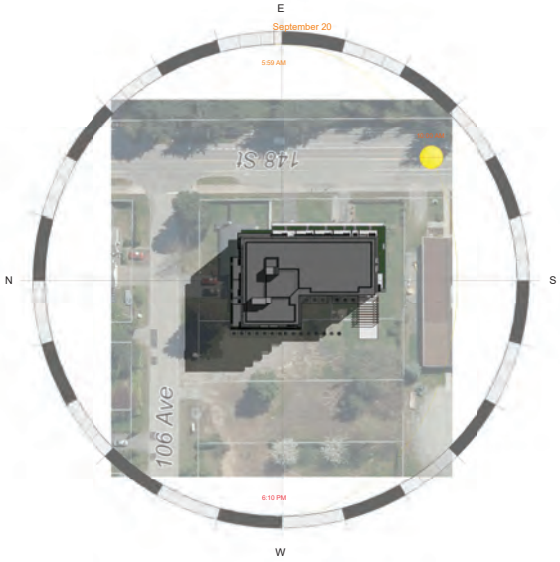
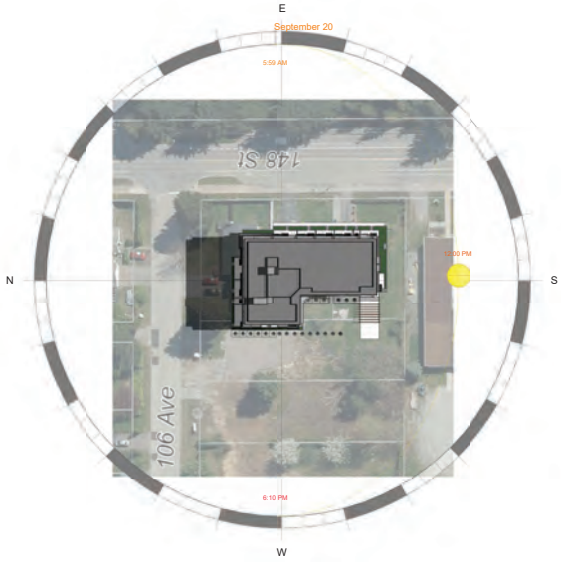
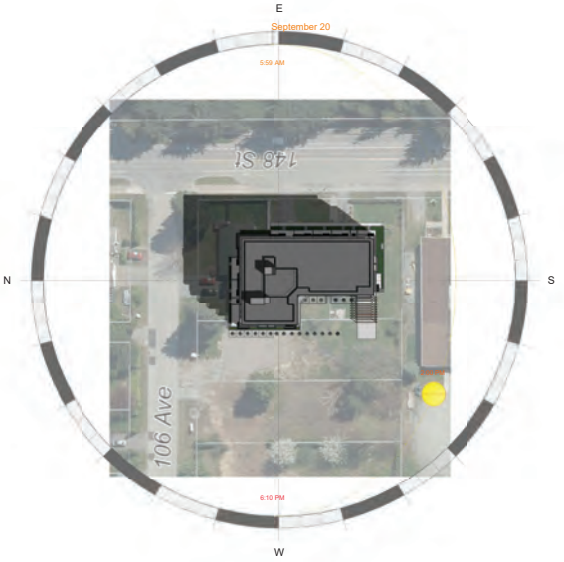


4 EQ SEPTEMBER-10AM



5 EQ SEPTEMBER-NOON



6 EQ SEPTEMBER-2PM

NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

		H	
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2024-04-16	2	E	REV. DP AS PER CITY COMMENTS
2024-04-01	1	D	DP DRAWINGS
2024-01-09	0	C	PRELIMINARY DRAWINGS
2023-12-20		B	PRELIMINARY DRAWINGS
2023-12-05		A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

350-10851 SHELLBRIDGE WAY, RICHMOND, B.C.
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info@dfarchitecture.ca

GROUP 161

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN: NS
CHECKED: DS
SCALE:
JOB NO.: SUR-194
DATE: MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

SHADOW ANALYSIS

DRAWING No.

A-011 **E**

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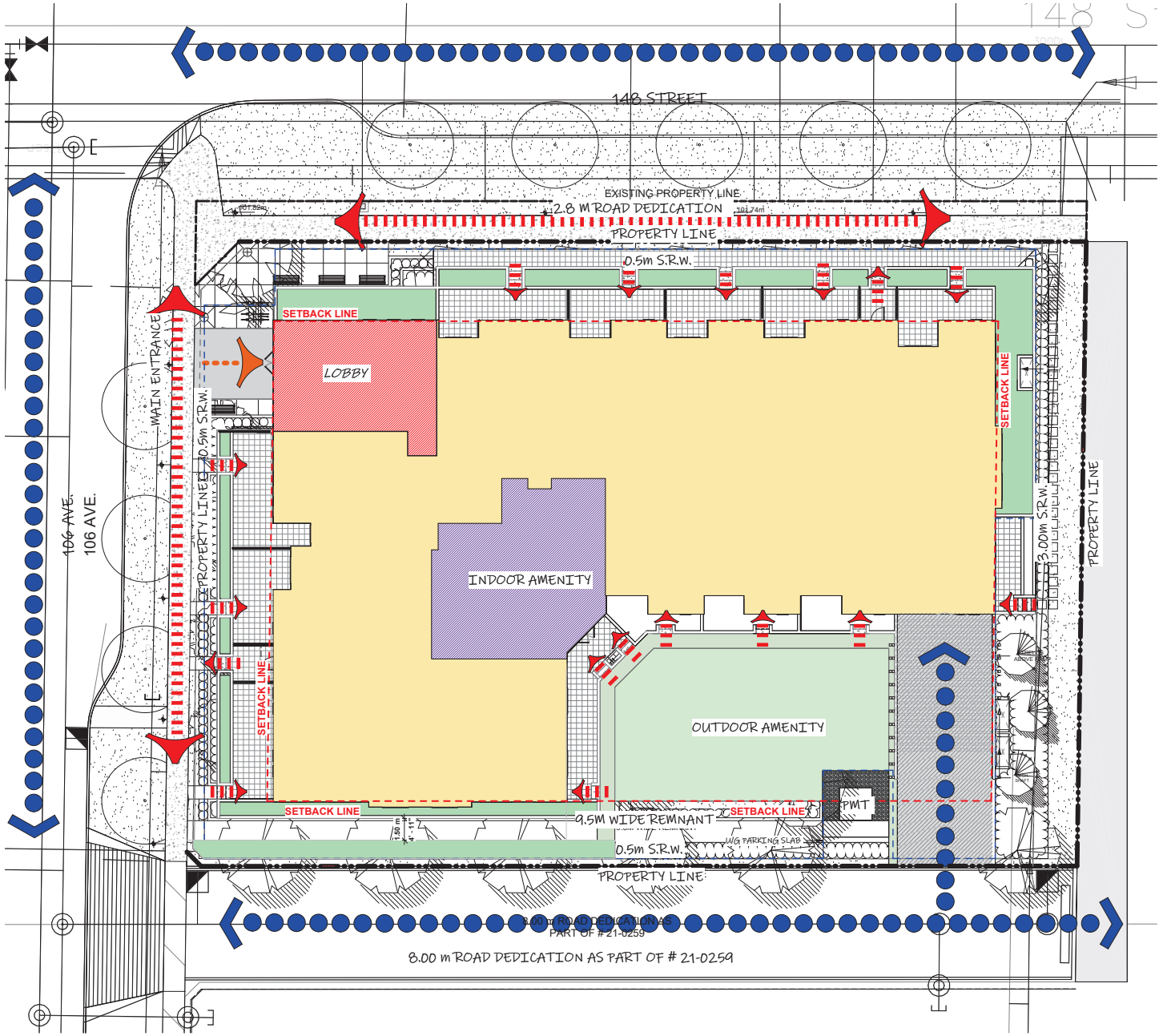

1 SITE ANALYSIS
3/32" = 1'-0"

NOTES:

LEGEND

- PEDESTRIAN CIRCULATION
- VEHICULAR CONNECTION TO DEVELOPMENT

2024-04-16 - REV. DP AS PER CITY COMMENTS

2024-04-16	A	REV. DP AS PER CITY COMMENTS	
2024-04-01	D	DP DRAWINGS	
2024-01-09	C	PRELIMINARY DRAWINGS	
2023-12-20	B	PRELIMINARY DRAWINGS	
2023-12-01	A	PRELIMINARY DRAWINGS	

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	As indicated
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA 2024-04-16

SHEET TITLE:

SITE ANALYSIS

DRAWING No.: **A-012** **E**

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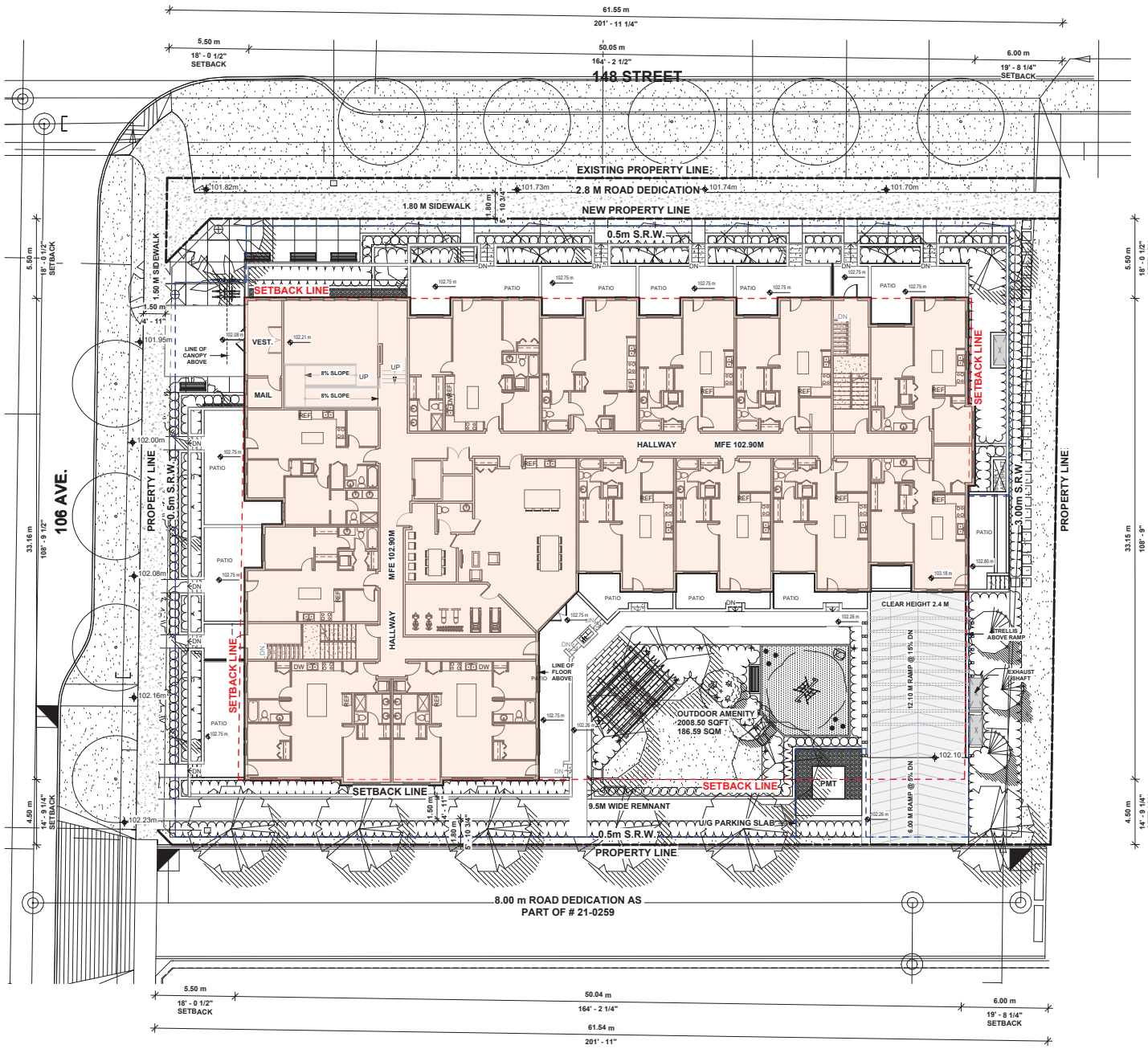

1 SITE PLAN
3/32" = 1'-0"

NOTES:

2024-04-16	A	REV. DP AS PER CITY COMMENTS	
2024-04-01	D	DP DRAWINGS	
2024-01-09	C	PRELIMINARY DRAWINGS	
2023-12-20	B	PRELIMINARY DRAWINGS	
2023-12-05	A	PRELIMINARY DRAWINGS	

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

SITE PLAN

DRAWING No.: **A-100** **E**

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1 NORTH ELEVATION (106 AVE)
1/8" = 1'-0"

2 EAST ELEVATION (148 STREET)
1/8" = 1'-0"

SCHEDULE OF FINISHES - BLDG 1

1. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-5/8"2-13/16"11-5/8
2. SMOOTH FINISH HORIZONTAL FIBER CEMENT BOARD (HARDIE) PLANK LAPSIDING COLOR TO MATCH AGED PEWTER
3. POWDER COATED ALUMINIUM RAILING COLOR : STANDARD BLACK GLASS (TRANSPARENT) COLOR
4. PAINTED VINYL WINDOWS COLOR : STANDARD BLACK
5. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH BM 1603 GRAPHITE OR EQUIVALENT
6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN
7. ARCHITECTURAL FINISH CONCRETE
8. C-CHANNEL CANOPY FRAME: STANDARD BLACK GLASS (TRANSPARENT)
9. FLASHINGS COLOR TO MATCH: WHITE BRICK
10. FLASHINGS COLOR TO MATCH: AGED PEWTER
11. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY
12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR : STANDARD BLACK
13. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK
14. SOLID CORE WOOD DOORS COLOR TO MATCH: LIGHT GREY
15. STOREFRONT WINDOW
16. SMOOTH FINISH FIBER CEMENT BOARD (HARDIE) PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: GRAPHITE BM 1603
17. FLASHING GRAPHITE
18. GLAZED BLACK SN8 - ENDICOTT BRICK NORWEGIAN 3-5/8"2-13/16"11-5/8
19. VINYL SOFFIT (COLOR TO MATCH ADJACENT FINISH MATERIAL)
20. SOFFIT - COLOR TO MATCH : WOODTONE RUSTIC SERIES SUMMER WHEAT

NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

2024-04-16	2	A	REV. DP AS PER CITY COMMENTS
2024-04-01	1	D	DP DRAWINGS
2024-01-09	0	C	PRELIMINARY DRAWINGS
2023-12-20	0	B	PRELIMINARY DRAWINGS
2023-12-05	0	A	PRELIMINARY DRAWINGS

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	As indicated
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

ELEVATIONS - NORTH & EAST

DRAWING No.

A-300 **E**

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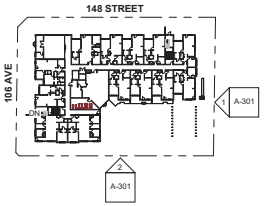
1 SOUTH ELEVATION (CHURCH SIDE)
1/8" = 1'-0"

2 WEST ELEVATION (LANE)
1/8" = 1'-0"

SCHEDULE OF FINISHES - BLDG 1

1. GLAZED WHITE - ENDICOTT BRICK NORWEGIAN 3-5/8*2-13/16*11-5/8
2. SMOOTH FINISH HORIZONTAL FIBER CEMENT BOARD (HARDIE) PLANK LAPSIDING COLOR TO MATCH AGED PEWTER
3. POWDER COATED ALUMINIUM RAILING COLOR : STANDARD BLACK GLASS (TRANSPARENT) COLOR
4. PAINTED VINYL WINDOWS COLOR : STANDARD BLACK
5. WINDOW WALL SYSTEM COLOR: (TRANSPARENT), MULLION COLOR TO MATCH BM 1603 GRAPHITE OR EQUIVALENT
6. 6 FEET HIGH ALUMINUM & GLASS PRIVACY SCREEN
7. ARCHITECTURAL FINISH CONCRETE
8. C-CHANNEL CANOPY FRAME: STANDARD BLACK GLASS (TRANSPARENT)
9. FLASHINGS COLOR TO MATCH: WHITE BRICK
10. FLASHINGS COLOR TO MATCH: AGED PEWTER
11. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: LIGHT GREY
12. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT), COLOR : STANDARD BLACK
13. SOLID CORE WOOD DOORS WITH GLAZING COLOR: STANDARD BLACK
14. SOLID CORE WOOD DOORS COLOR TO MATCH: LIGHT GREY
15. STOREFRONT WINDOW
16. SMOOTH FINISH FIBER CEMENT BOARD (HARDIE) PANEL FRY REGLET REVEAL SYSTEM COLOR TO MATCH: GRAPHITE BM 1603
17. FLASHING GRAPHITE
18. GLAZED BLACK SN8 - ENDICOTT BRICK NORWEGIAN 3-5/8*2-13/16*11-5/8
19. VINYL SOFFIT (COLOR TO MATCH ADJACENT FINISH MATERIAL)
20. SOFFIT - COLOR TO MATCH : WOODTONE RUSTIC SERIES SUMMER WHEAT

NOTES:



2024-04-16 - REV. DP AS PER CITY COMMENTS

		G	
		F	
		E	
2024-04-16	D	E	REV. DP AS PER CITY COMMENTS
2024-04-01	C	D	DP DRAWINGS
2024-01-09	B	C	PRELIMINARY DRAWINGS
2023-12-20	A	B	PRELIMINARY DRAWINGS
2023-12-05		A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.
350-10851 SHELLBRIDGE WAY, RICHMOND, B.C. CANADA V6X 2W9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

GROUP 161

GROUP 161 IS NOT AN ARCHITECTURAL FIRM; ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE

PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	As indicated
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA 2024-04-16

SHEET TITLE:

ELEVATION - SOUTH & WEST

DRAWING No.: **A-301** **E**

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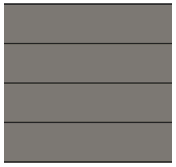
4. SMOOTH FINISH FIBER CEMENT BOARD (HARDIE) PANEL FRY REGLET SYSTEM - GRAPHITE BM1603

5. SOFFIT - TO MATCH WOODTONE RUSTIC SERIES SUMMER WHEAT

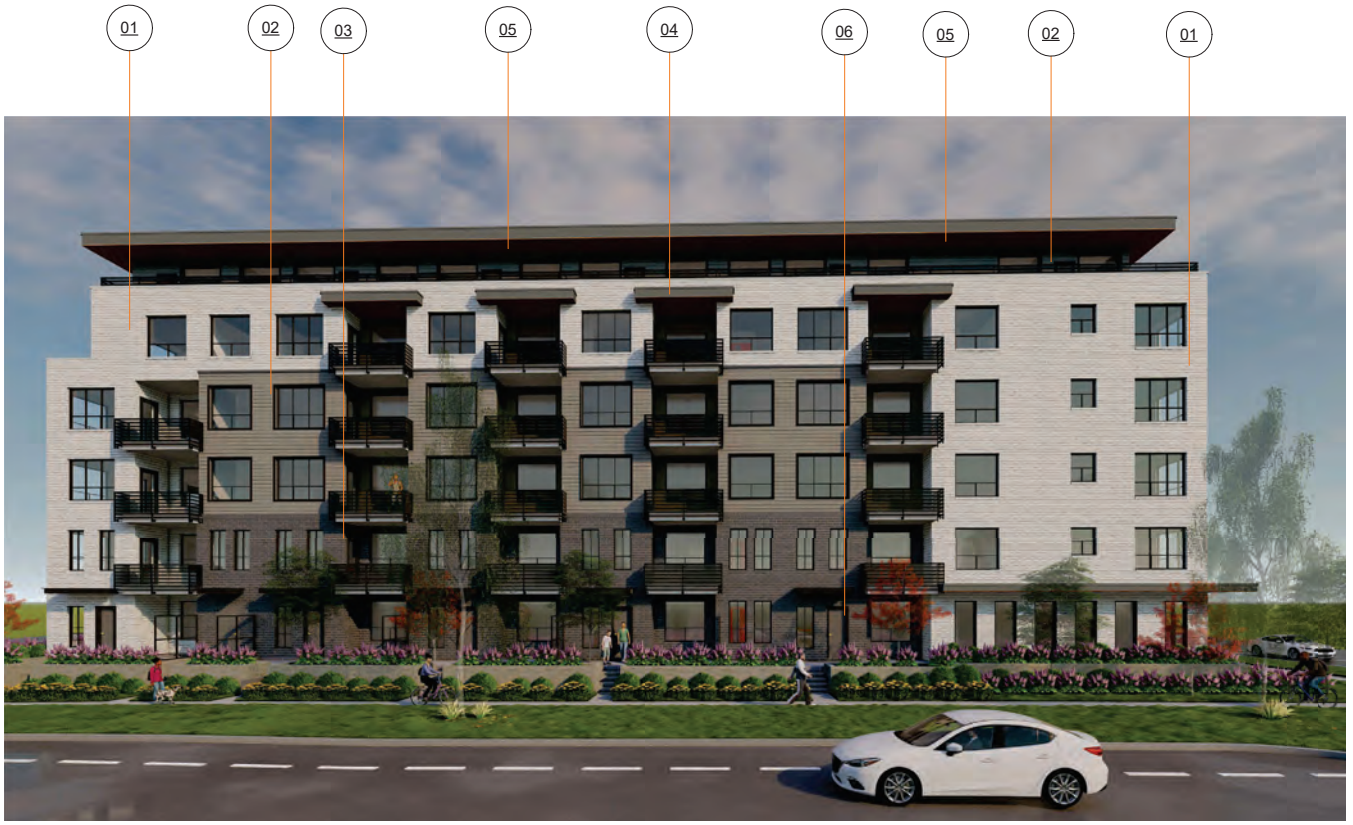
6. SOLID CORE WOOD DOORS - LIGHT GREY

3. ENDICOTT BRICK NORWEGIAN - GLAZED BLACK SN8



2. SMOOTH FINISH HORIZONTAL FIBER CEMENT BOARD (HARDIE) PLANK LAPSIDING - AGED PEWTER

1. ENDICOTT BRICK NORWEGIAN - GLAZED WHITE



EAST VIEW FROM 128 STREET

NOTES:

NO.	DATE	REVISIONS
E	2024-04-16	REV. DP AS PER CITY COMMENTS
D	2024-04-01	DP DRAWINGS
C	2024-01-09	PRELIMINARY DRAWINGS
B	2023-12-20	PRELIMINARY DRAWINGS
A	2023-12-05	PRELIMINARY DRAWINGS

df ARCHITECTURE inc.
350 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA, V6X 3Z6
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info@dfarchitecture.ca

PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST,
SURREY, B.C

CLIENT:

DAWSON + SAWYER

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DRAWN:	DS
CHECKED:	NN
SCALE:	12" = 1'-0"
JOB NO.:	SUR- 119
DATE:	MAR 2020
SHEET TITLE:	

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA

2024-04-16

MATERIAL BOARD
ELEVATION

DRAWING No.: **A-302** | **E**

1 STREETSCAPE - EAST VIEW
1" = 15'-0"

2 STREETSCAPE - NORTH VIEW
1" = 15'-0"

NOTES:

2024-04-16 - REV. DP AS PER CITY COMMENTS

		H	
		G	
		F	
		E	
2024-04-16	2	A	REV. DP AS PER CITY COMMENTS
2024-04-01	1	D	DP DRAWINGS
2024-01-09	0	C	PRELIMINARY DRAWINGS
2023-12-20		B	PRELIMINARY DRAWINGS
2023-12-05		A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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CANADA V6X 2W9
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GROUP 161

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	1" = 15'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

STREETSCAPE

DRAWING No.

A-303 | **E**

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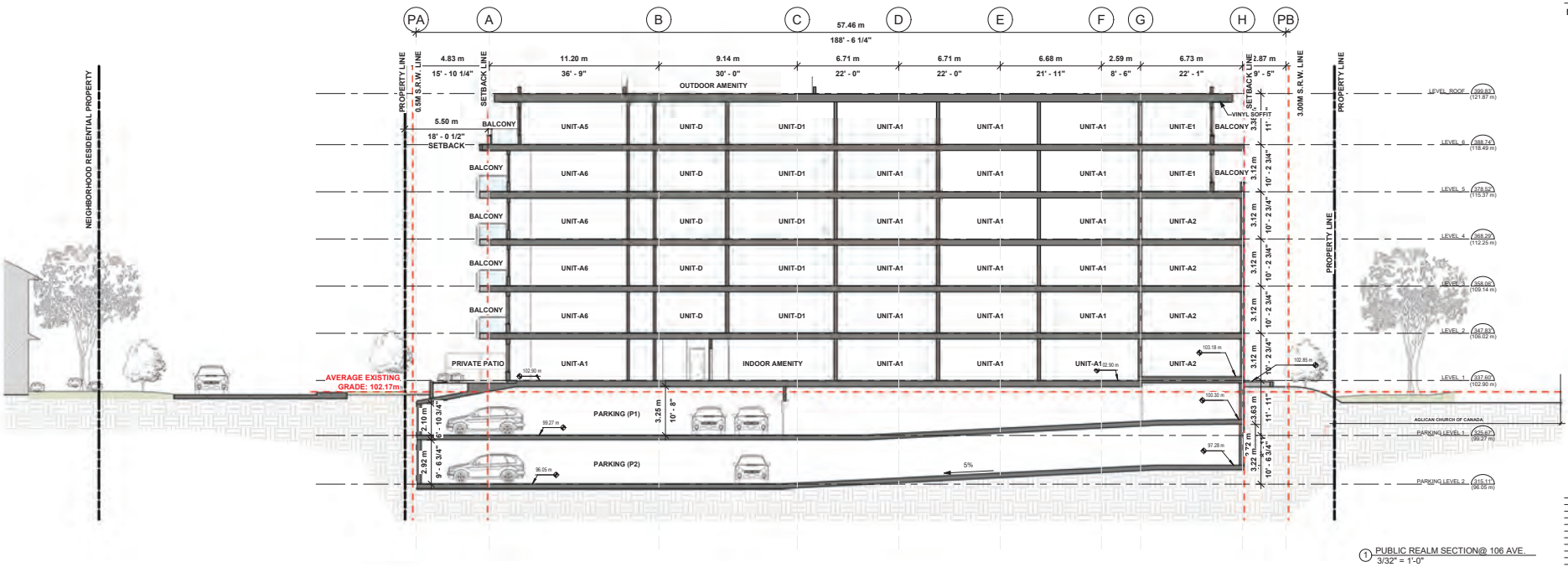
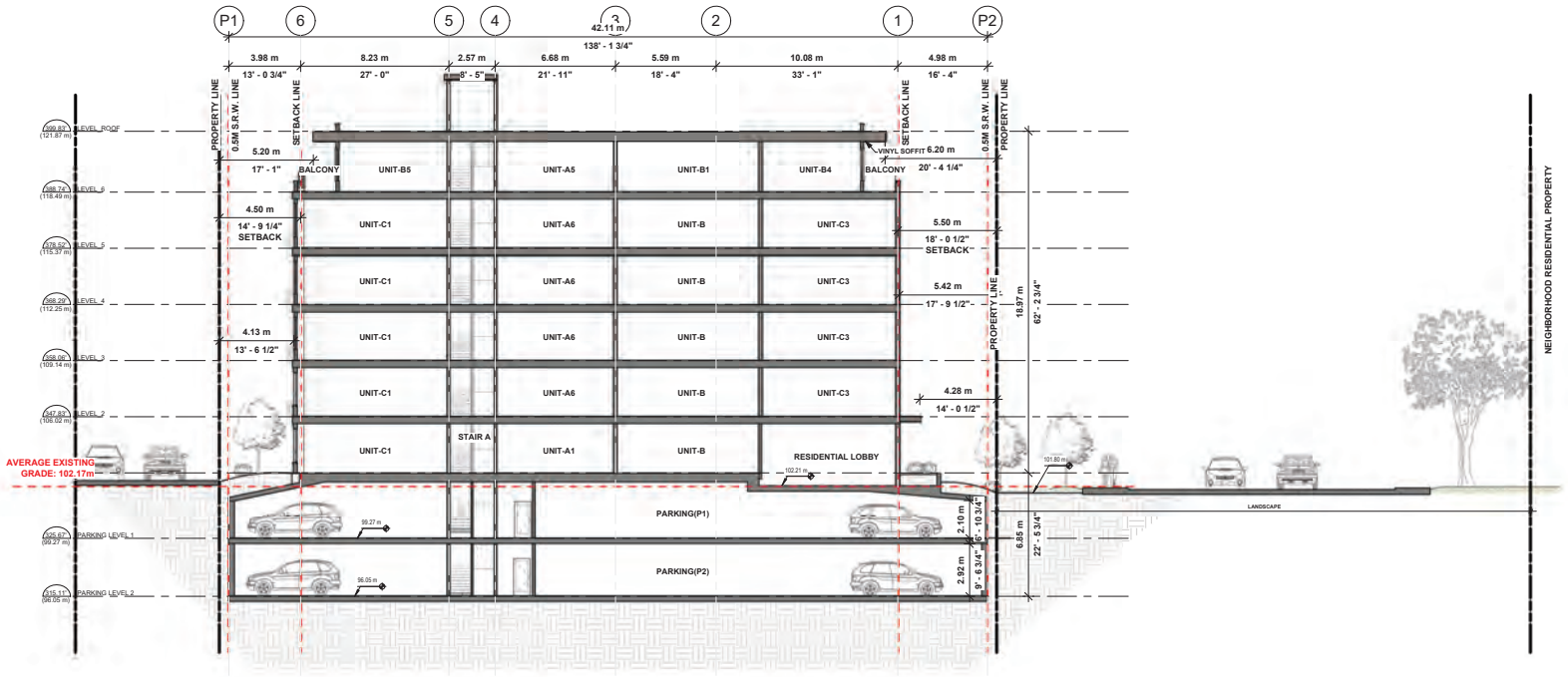


1 PUBLIC REALM SECTION@ 106 AVE.
3/32" = 1'-0"



2 PUBLIC REALM SECTION@ 148 ST. -
3/32" = 1'-0"

NOTES:

	H	
	G	
	F	
	E	
2024-04-16	D	REV. DP AS PER CITY COMMENTS
2024-04-01	C	DP DRAWINGS
2024-01-09	B	PRELIMINARY DRAWINGS
2023-12-20	A	PRELIMINARY DRAWINGS
2023-12-05		

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	3/32" = 1'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

PUBLIC REALM SECTION

DRAWING No.: **A-304** **E**

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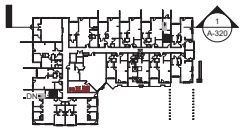
1 BUILDING SECTION 1
1/8" = 1'-0"

NOTES:



2024-04-16 - REV. DP AS PER CITY COMMENTS

2024-04-16	A	REV. DP AS PER CITY COMMENTS
2024-04-01	D	DP DRAWINGS
2024-01-09	C	PRELIMINARY DRAWINGS
2023-12-20	B	PRELIMINARY DRAWINGS
2023-12-05	A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	As indicated
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

BUILDING SECTION 1

DRAWING No.

A-320 **E**

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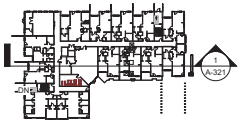
1 BUILDING SECTION 2
1/8" = 1'-0"

NOTES:



2024-04-16 - REV. DP AS PER CITY COMMENTS

		H	
		G	
		F	
		E	
2024-04-16	D	A	REV. DP AS PER CITY COMMENTS
2024-04-01	C	D	DP DRAWINGS
2024-01-09	B	C	PRELIMINARY DRAWINGS
2023-12-20	A	B	PRELIMINARY DRAWINGS
2023-12-05		A	PRELIMINARY DRAWINGS

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	As indicated
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

BUILDING SECTION 2

DRAWING No.

A-321 | **E**

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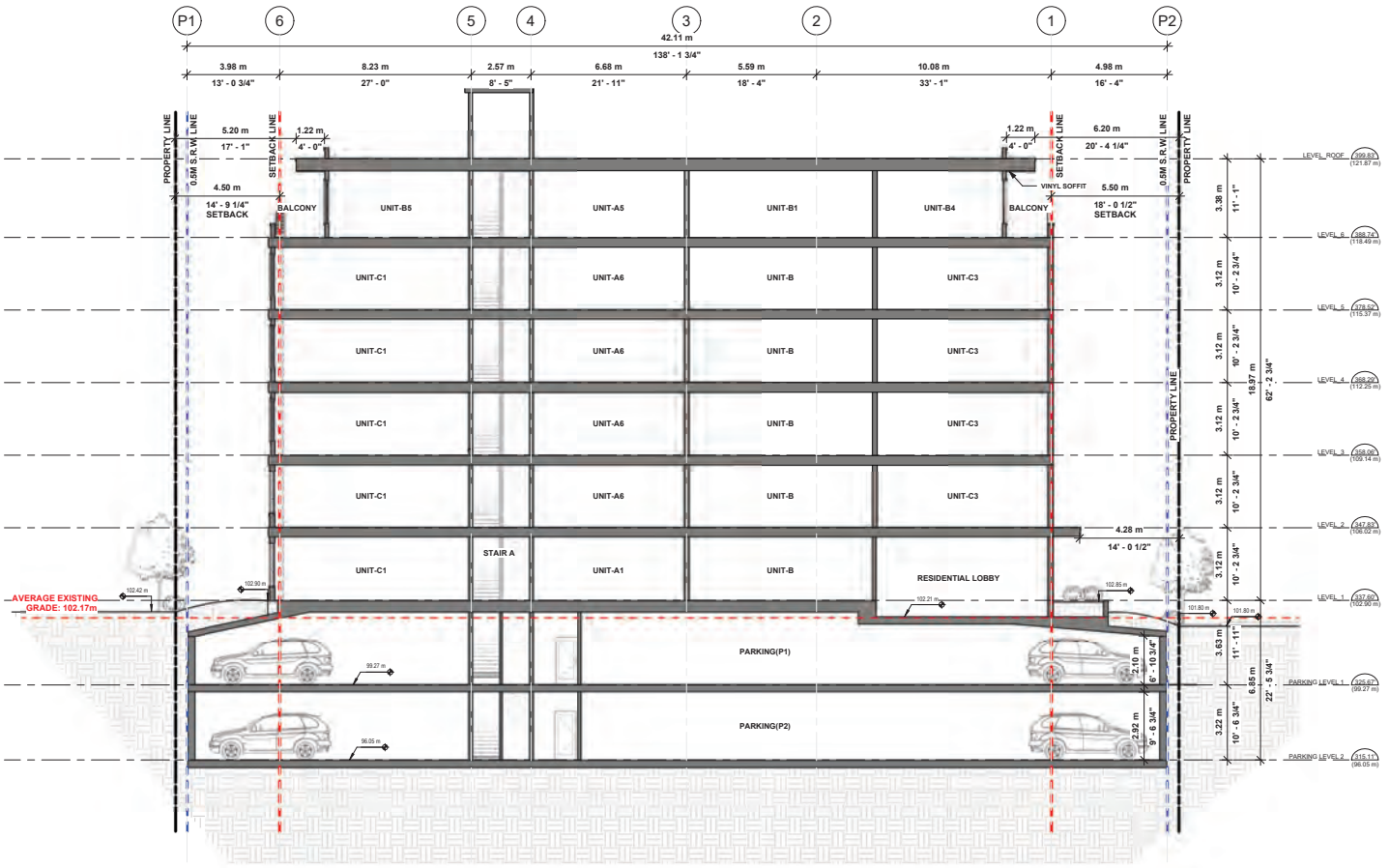

1 BUILDING SECTION 3
1/8" = 1'-0"

NOTES:

		F	
		E	
		D	
		C	
		B	
2024-04-16	2024-04-01	A	REV. DP AS PER CITY COMMENTS
2024-04-01	2024-01-09	D	DP DRAWINGS
2024-01-09	2023-12-20	C	PRELIMINARY DRAWINGS
2023-12-20	2023-12-05	B	PRELIMINARY DRAWINGS
2023-12-05		A	PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	As indicated
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

BUILDING SECTION 3

DRAWING No.

A-322 **E**

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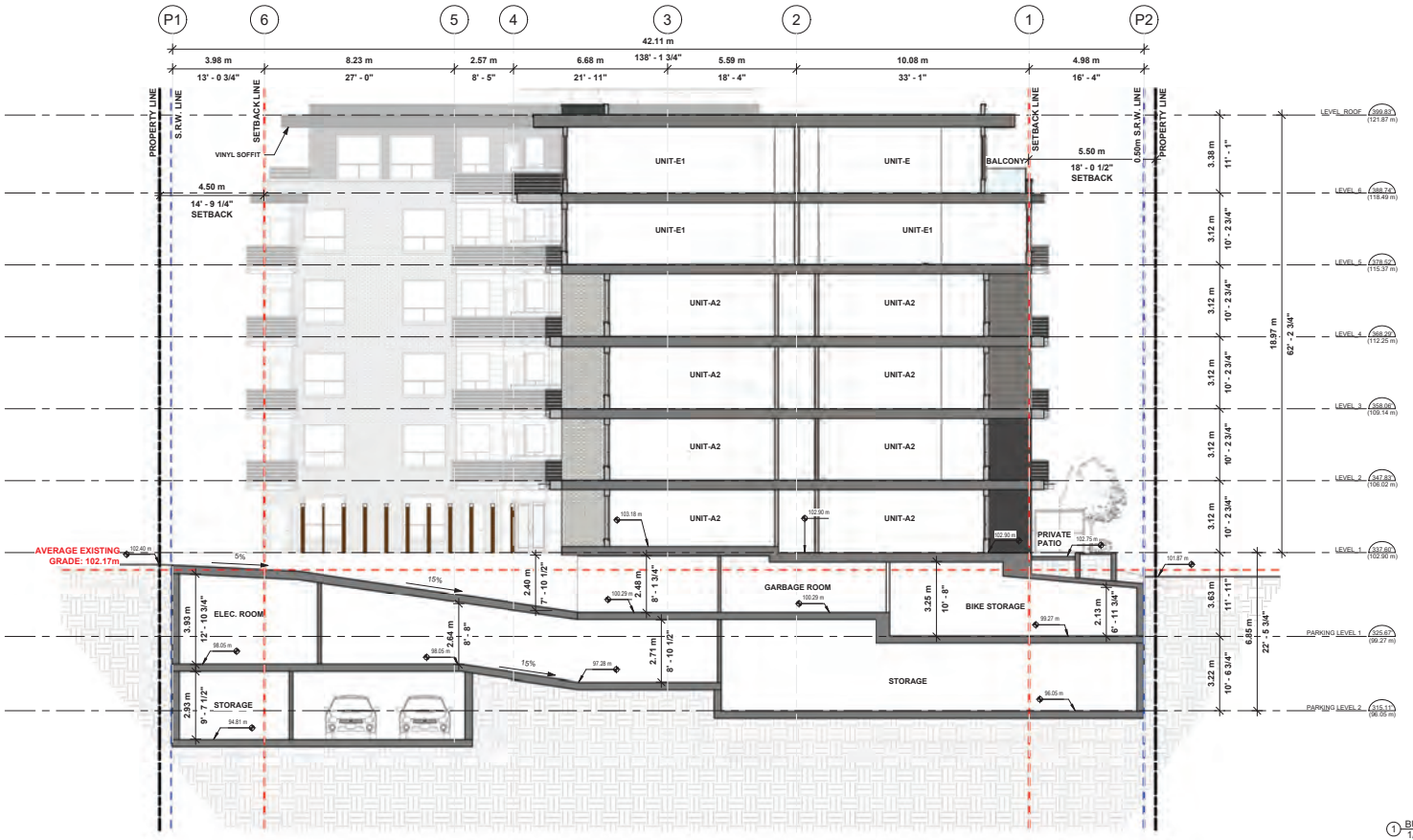
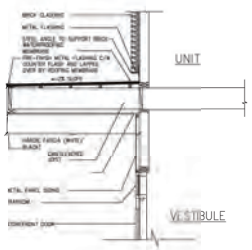
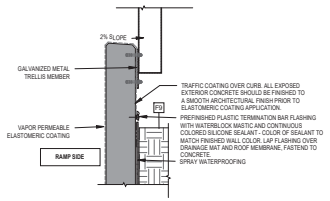


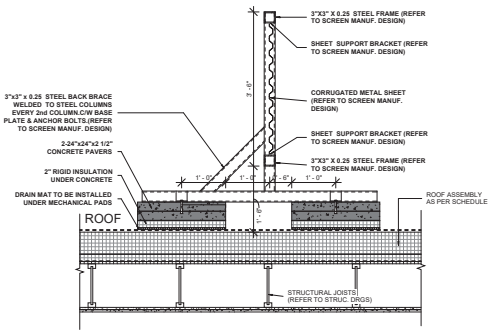
1 BUILDING SECTION 4
1/8" = 1'-0"



4 CANOPY DETAIL
3/4" = 1'-0"

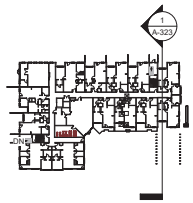


5 TRELLIS DETAIL (RAMP)
1" = 1'-0"



3 MECH. EQUIPMENT SCREEN
3/4" = 1'-0"

NOTES:



2024-04-16 - REV. DP AS PER CITY COMMENTS

		E	
		D	
		C	
		B	
		A	
2024-04-16	E		REV. DP AS PER CITY COMMENTS
2024-04-01	D		DP DRAWINGS
2024-01-09	C		PRELIMINARY DRAWINGS
2023-12-20	B		PRELIMINARY DRAWINGS
2023-12-05	A		PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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info@dfarchitecture.ca

GROUP 161

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	As indicated
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA
2024-04-16

SHEET TITLE:

BUILDING SECTION 4

DRAWING No.

A-323 | **E**

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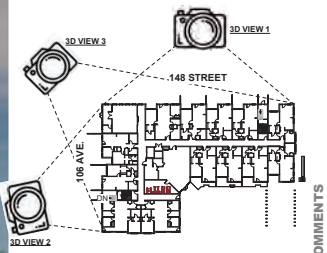
3D VIEW 1: VIEW FROM 148 STREET

3D VIEW 3: VIEW FROM THE INTERSECTION OF 106 AVE. AND 148 STREET

NOTES:



3D VIEW 2: VIEW FROM 106 AVENUE

3D VIEW : VIEW MAIN ENTRANCE

3D VIEW : VIEW FROM 148 STREET

2024-04-16 - REV. DP AS PER CITY COMMENTS

		H	
		G	
		F	
		E	
2024-04-16	D	D	REV. DP AS PER CITY COMMENTS
2024-04-01	C	C	DP DRAWINGS
2024-01-09	B	B	PRELIMINARY DRAWINGS
2023-12-20	A	A	PRELIMINARY DRAWINGS
2023-12-05			PRELIMINARY DRAWINGS

DF ARCHITECTURE INC.

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PROJECT:

MULTI-FAMILY DEVELOPMENT

106 AVE. & 148 ST, SURREY, B.C

CLIENT:

DAWSON + SAWYER

DRAWN:	NS
CHECKED:	DS
SCALE:	1" = 50'-0"
JOB NO.:	SUR-194
DATE:	MAR 2023

REGISTERED ARCHITECT JESSIE ARORA BRITISH COLUMBIA 2024-04-16

SHEET TITLE:

3D VIEWS

DRAWING No.: **A-350** **E**

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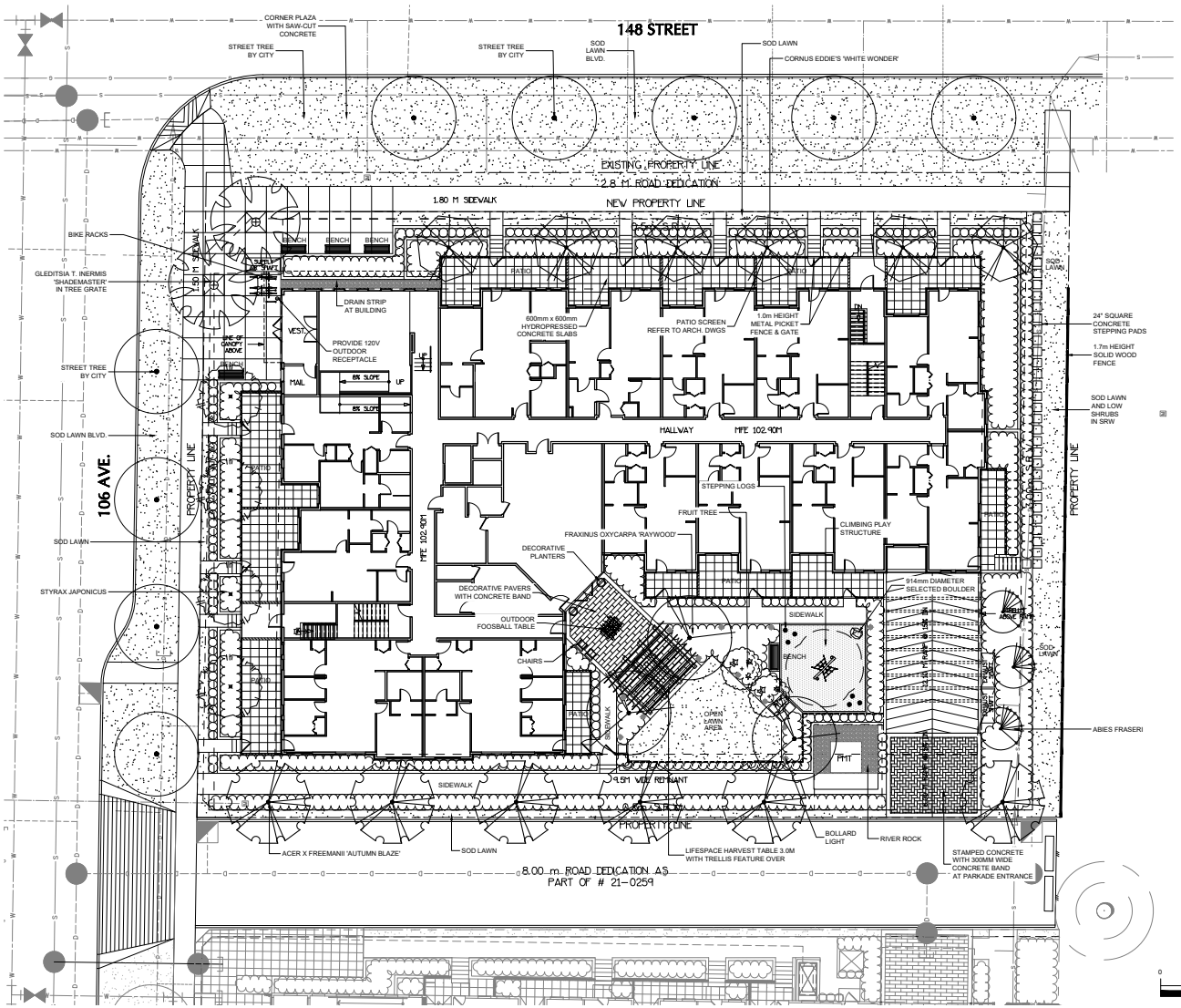
PLANT SCHEDULE

PMG PROJECT NUMBER: 23-162

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ABIES FRASERI	FRASER FIR	2.5M HT; B&B
	6	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	5CM CAL; 1.8M STD; B&B
	6	CORNUS EDDIE'S 'WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
	3	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B&B
	2	FRUIT TREE	COLUMNARE APPLE VARIETIES	#7 POT
	2	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.5M STD; B&B

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



0 10 20M

23162-3.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	24.MAR.22	NEW SITE PLAN / CITY COMMENTS	DO
1	24.JAN.17	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:

DAWSON SAWYER

PROJECT:

6-STOREY APARTMENT MULTI-FAMILY DEVELOPMENT

106 AVENUE & 148 STREET SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 23.AUG.23
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHK'D: MCY

DRAWING NUMBER: **L1** OF 7

PMG PROJECT NUMBER: **23-162**

PLANT SCHEDULE

PMG PROJECT NUMBER: 23-162

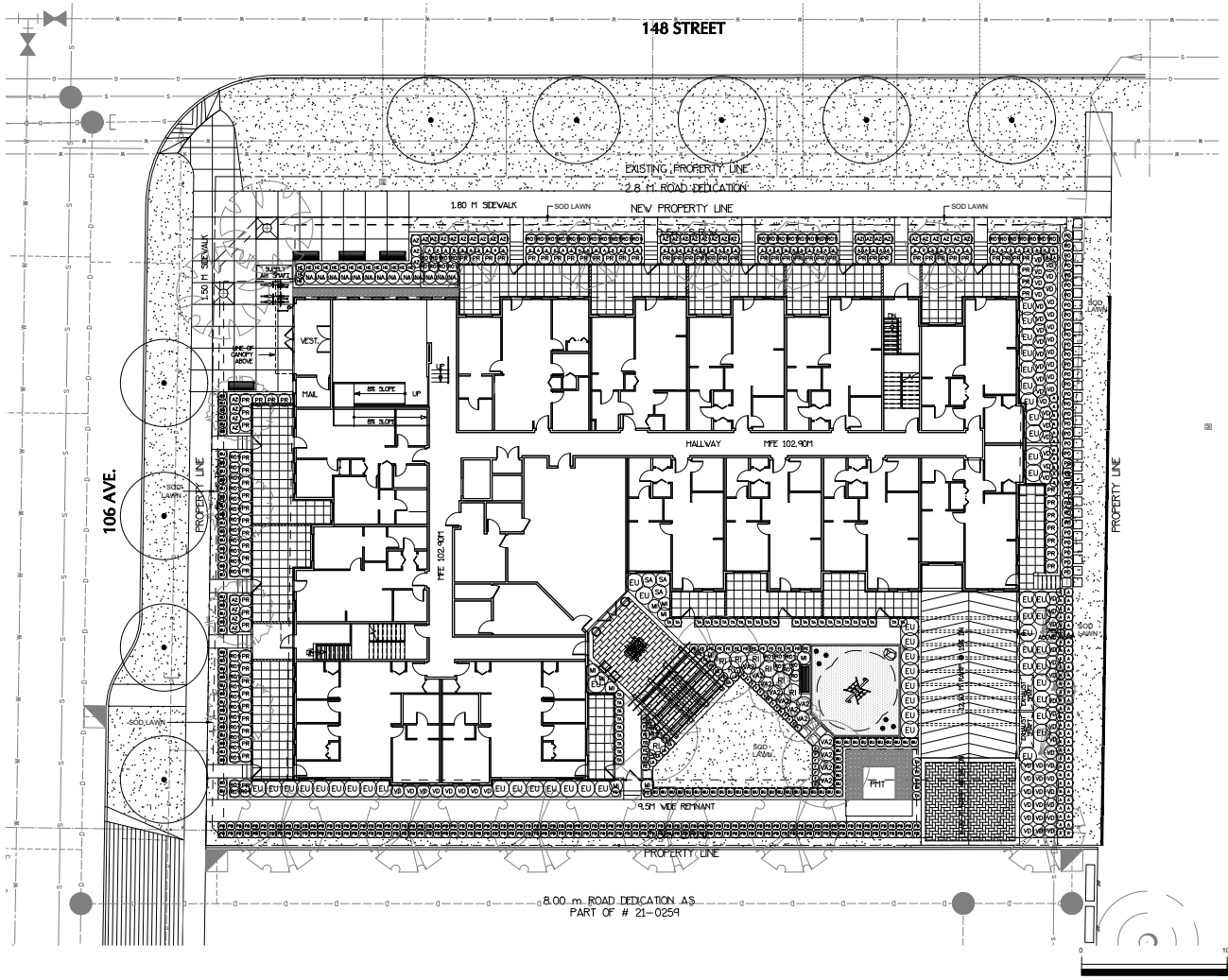
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(EU)	39	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUISH-VIOLET	#2 POT; 25CM
(B)	80	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(SA)	53	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
(N)	13	NANDINA DOMESTICA	HEAVENLY BAMBOO	#3 POT; 50CM
(PJ)	170	PIERIS JAPONICA 'BROOKESIDE MINIATURE'	DWARF COLUMNAR PIERIS	#3 POT; 50CM
(PL)	79	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
(R)	8	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
(RN)	67	ROSA 'NOASON'	CARPET ROSE; YELLOW	#2 POT; 40CM
(S)	3	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT; 30CM
(TX)	33	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
(TP)	5	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
(V)	12	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(VD)	67	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM

PLANT SCHEDULE

PMG PROJECT NUMBER: 23-162

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
(FE)	32	FESTUCA CINEREA	BLUE FESCUE	#1 POT
(M)	11	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#1 POT
PERENNIAL				
(HE)	16	HEMEROCALLIS 'RED MAGIC'	DAYLILY; RED AND YELLOW	#1 POT; 1-2 FAN
(LA)	8	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
GC				
(K)	135	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
(F)	21	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	15CM POT
(WS)	35	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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



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2	24.MAR.22	NEW SITE PLAN / CITY COMMENTS	DO
1	24.JAN.17	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:
DAWSON SAWYER

PROJECT:
6-STOREY APARTMENT MULTI-FAMILY DEVELOPMENT

106 AVENUE & 148 STREET SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 23.AUG.23
SCALE: 1:150
DRAWN: JR
DESIGN: JR
CHK'D: MCY

DRAWING NUMBER: **L2**
OF 7

23162-3.ZIP

PMG PROJECT NUMBER: **23-162**

MATERIALS LEGEND

KEY		ITEM	DESCRIPTION
A		CONCRETE	BROOM FINISHED
B		CONCRETE UNIT PAVERS	BELGARD TEXADA HYDRAPRESSED SLAB, 609x609MM, NATURAL COLOUR
C		CONCRETE UNIT PAVERS	BARKMAN BROADWAY 65MM PAVERS, 600X300X65MM, NATURAL COLOUR
D		STAMPED CONCRETE	
E		RIVER ROCK	50MM-100MM, COLOUR: GREY TO GREEN
F		RESILIENT SURFACE	ENGINEERED FIBAR RESILIENT PLAY SURFACE
G		BENCH	MAGLIN 870 BACKED, MATT SILVER; IPE WOOD SLATS; ON CONCRETE PAD
H		BIKE RACK	MAGLIN 1600 SERIES SC; MATT SILVER
I		CHAIR	WISHBONE BESELT 0.6M CHAIR
J		HARVEST TABLE	LIFESPACE 3.0M LONG HARVEST TABLE
K		FOOSBALL TABLE	SANDERSON CONCRETE OUTDOOR FOOSBALL TABLE
L		FIBERGLASS PLANTER	GREEN THEORY PLANTER 300MM DIA. 660MM HT. FIBERGLASS PLANTER
M		914MM DIA. BOULDER	ROUNDED, NO SHARP EDGES, SUBMIT PHOTO APPROVAL PRIOR TO INSTALLATION
		FENCE	1.0m HT. METAL PICKET, REFER TO DETAIL
		FENCE	1.7m HT. SOLID WOOD, REFER TO DETAIL
		PATIO SCREEN	REFER TO ARCHITECT'S DRAWINGS

LIGHTING LEGEND

KEY	ITEM	DESCRIPTION
◆	BOLLARD LIGHT	PHILIPS LED BOLLARD LIGHT II; BCP150/151

NOTE: PLEASE REFER TO ELECTRICAL FOR FINAL LIGHTING TYPES AND LOCATIONS. MOUNTING DETAIL PER MANUFACTURER SPEC.

KOMPAN UP AND OVER PLAY STRUCTURE

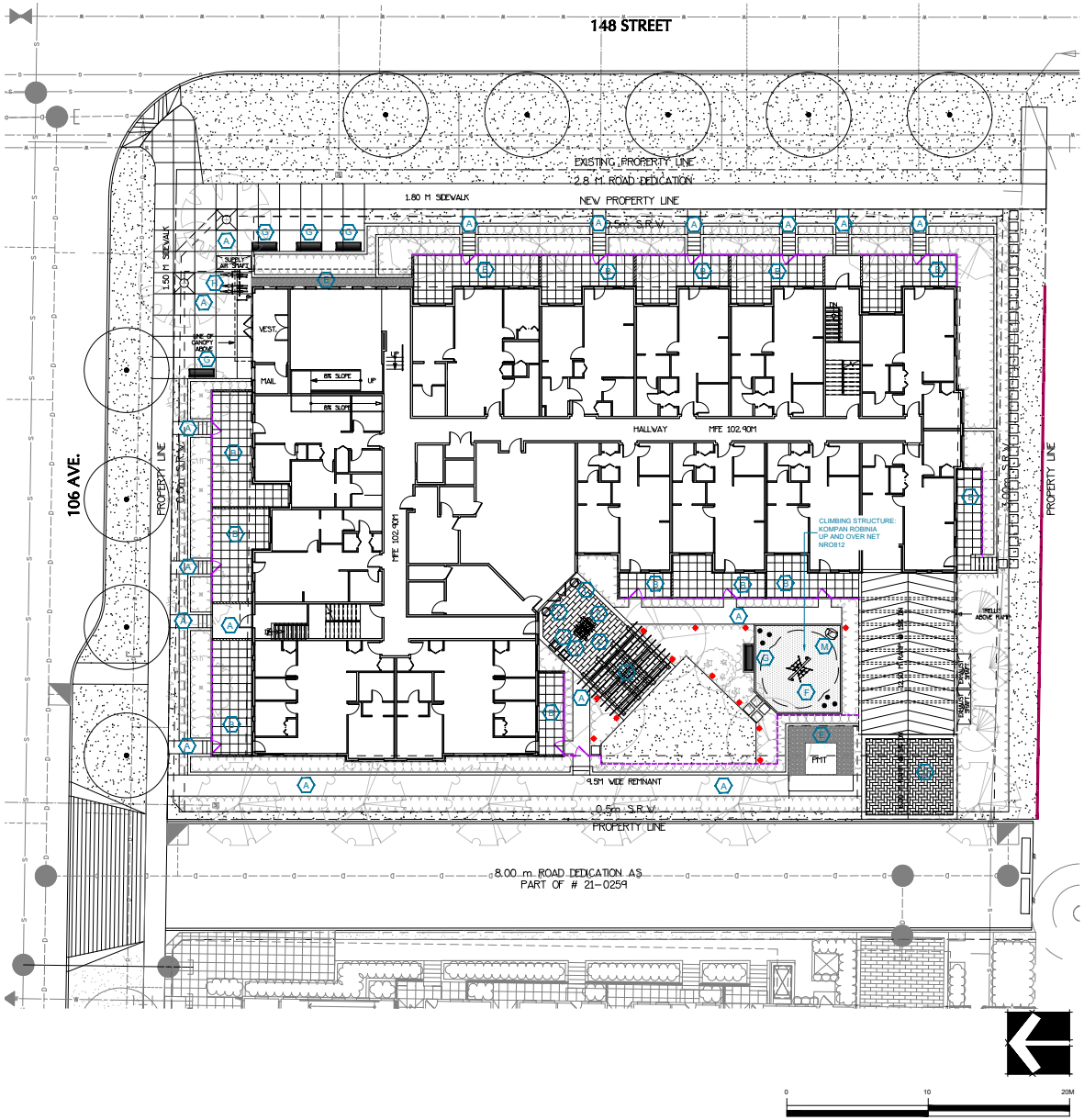
LIFESPACE HARVEST TABLE

SANDERSON CONCRETE FOOSBALL TABLE

MAGLIN 870 BENCH

MAGLIN 1600 BIKE RACK

MAGLIN BESELT CHAIR



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1	24.JAN.17	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:

DAWSON SAWYER

PROJECT:

6-STOREY APARTMENT MULTI-FAMILY DEVELOPMENT

106 AVENUE & 148 STREET SURREY, BC

DRAWING TITLE:

MATERIALS PLAN

DATE:	23.AUG.23	DRAWING NUMBER:	L3
SCALE:	1:150		
DRAWN:	JR		
DESIGN:	JR		
CHK'D:	MCY		OF 7

23162-3.ZIP

PMG PROJECT NUMBER: **23-162**

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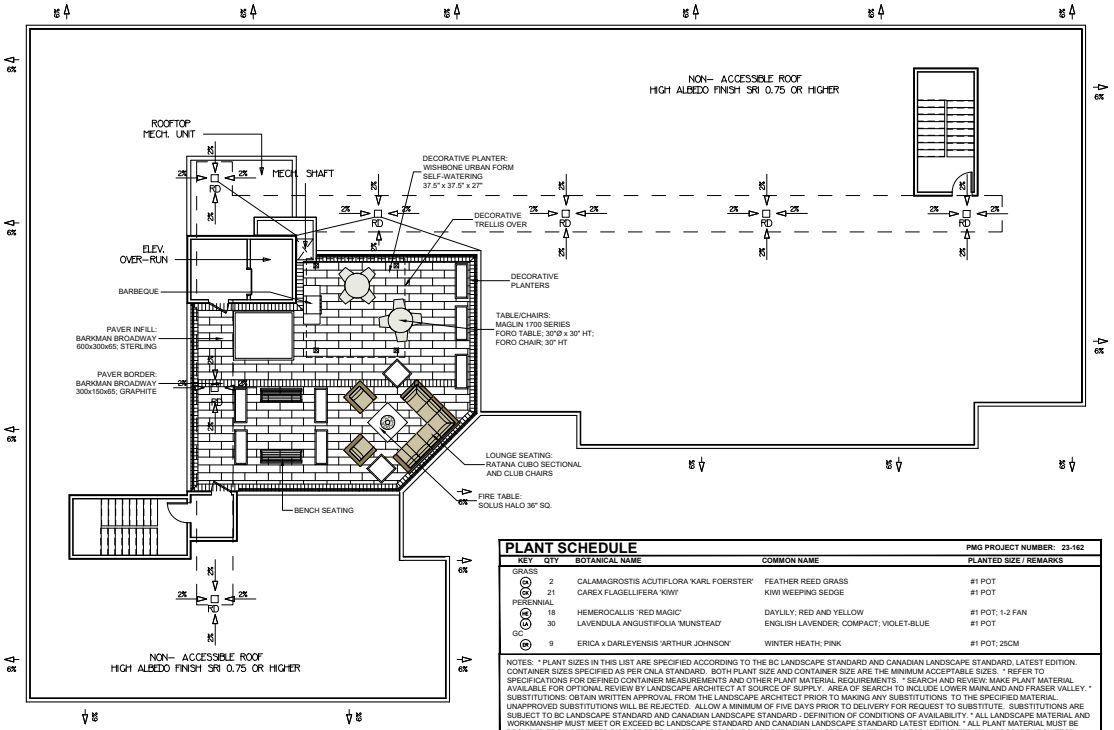
SEAL:

MAGLIN FORO TABLE/CHAIRS

RATANA CUBO LOUNGE SEATING

SOLUS HALO FIRE TABLE



PLANT SCHEDULE

PMG PROJECT NUMBER: 23-162

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
CA	2	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CO	21	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE	#1 POT
PERENNIAL				
HE	18	HEMEROCALLIS 'RED MAGIC'	DAYLILY; RED AND YELLOW	#1 POT; 1-2 FAN
LA	30	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
GC				
ER	9	ERICA x DARLEYENSIS 'ARTHUR JOHNSON'	WINTER HEATH; PINK	#1 POT; 25CM

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

0 5 10 15M

NO.	DATE	REVISION DESCRIPTION	DR.
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1	24.JAN.17	NEW SITE PLAN / CITY COMMENTS	JR

CLIENT:

DAWSON SAWYER

PROJECT:

6-STOREY APARTMENT
MULTI-FAMILY DEVELOPMENT

106 AVENUE & 148 STREET
SURREY, BC

DRAWING TITLE:

ROOF TOP AMENITY AREA

DATE: 23.AUG.23
SCALE: 1:100
DRAWN: JR
DESIGN: JR
CHK'D: MCY

DRAWING NUMBER: **L6** OF 7

23162-3.ZIP

PMG PROJECT NUMBER: **23-162**

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**Director, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Manager, Development Services, Engineering Department**		
DATE:	**April 02, 2024**	PROJECT FILE:	**7823-0209-00**

RE: **Engineering Requirements**
Location: 14884 and 14794 – 106 Avenue
10563 and 10573 - 148 Street

NCP AMENDMENT

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

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 148 Street;
- Dedicate 3.0 m x 3.0 m corner cut at 106 Avenue and 148 Street intersection;
- Register 0.50 m statutory right-of-way (SRW) along 148 Street and 106 Avenue frontages;
- Dedicate 1.0 m x 1.0 m corner cut at N-S residential lane.

Works and Services

- Construct the west side of 148 Street;
- Construct the south side of 106 Avenue;
- Construct residential Lane;
- Construct driveway letdown for access to the site;
- Construct adequately-sized service connections (drainage, water, and sanitary), to the site; and
- Construct/upgrade required fronting servicing mains (drainage, water, and sanitary) in order to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

Janelle Frank, P.Eng.,
Development Review Manager

M51

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

Department: **Planning and Demographics**
Date: **March 27, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 02029 00**

The proposed development of 93 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	14

Projected Number of Students From This Development In:	
Elementary School =	8
Secondary School =	4
Total Students =	12

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

Summary of Impact and Commentary

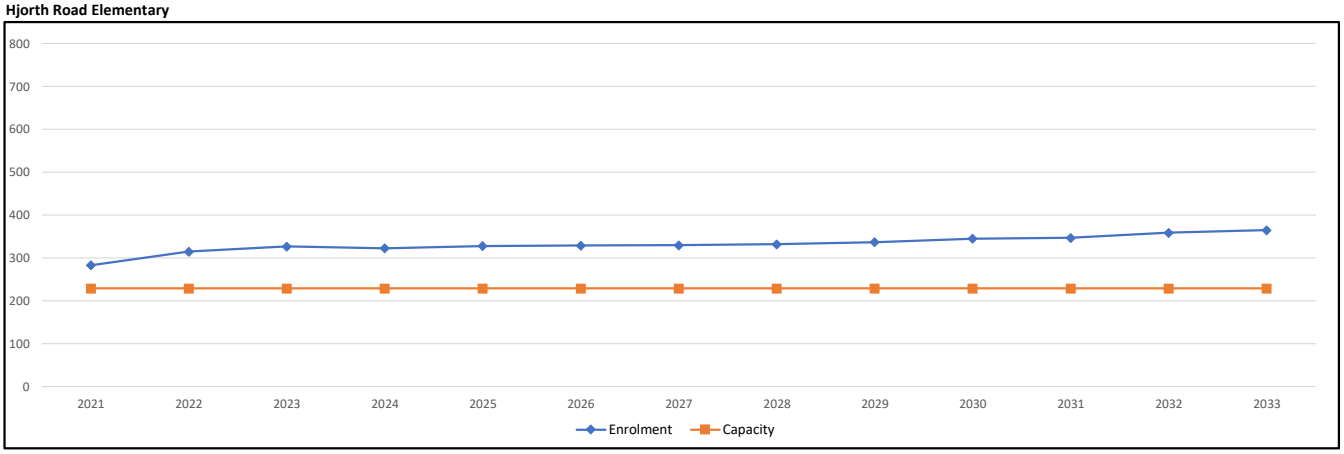
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

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

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

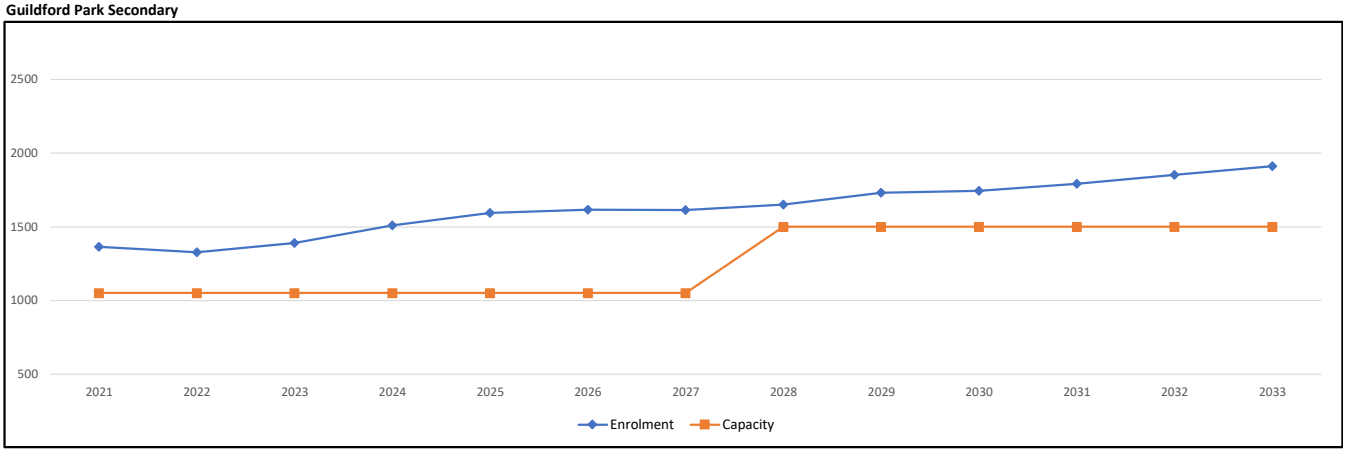
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved.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

Hjorth Road Elementary



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

Guildford Park Secondary



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

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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

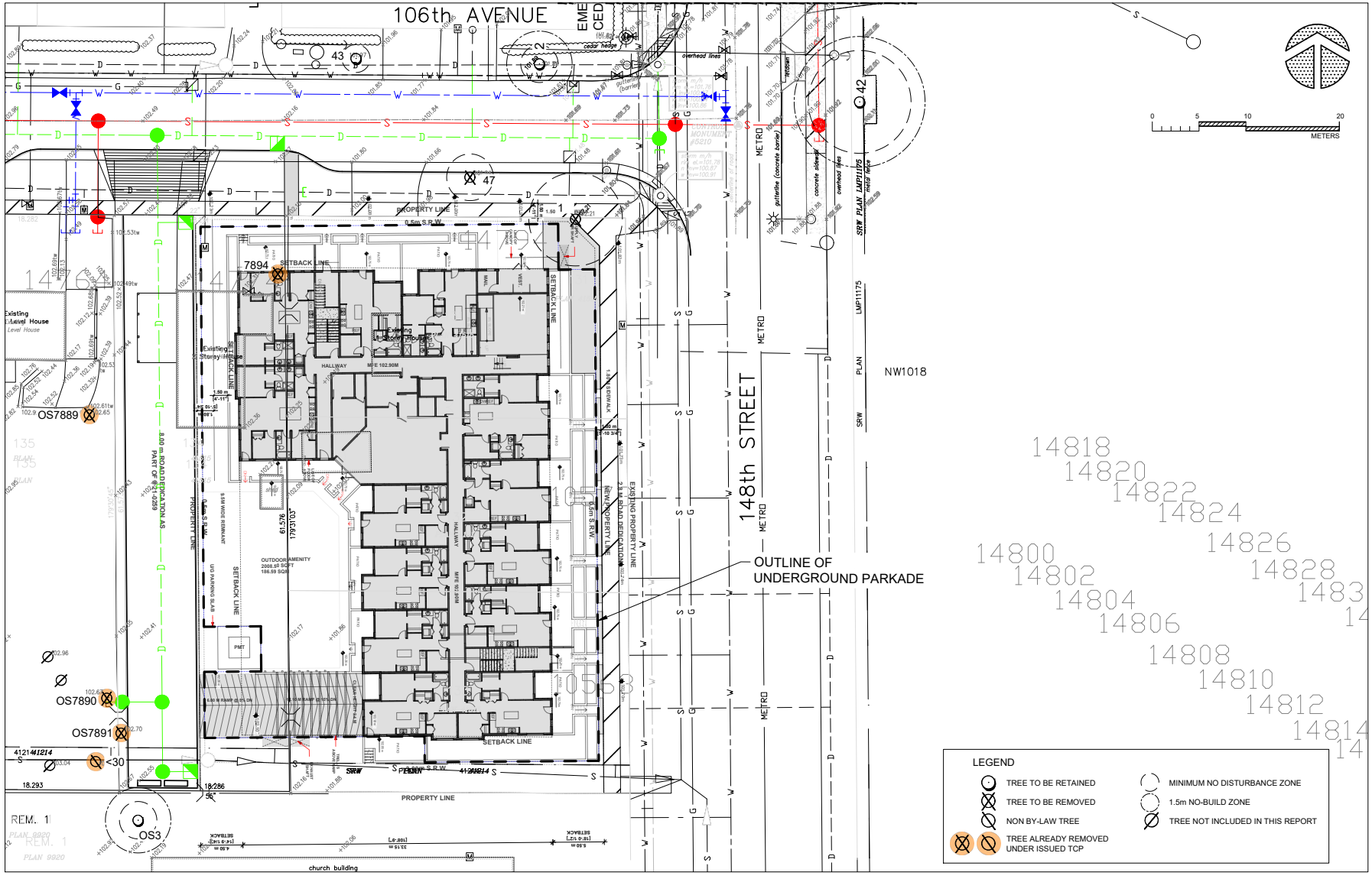
Tree Preservation Summary

Surrey Project No: 7923-0209-00
Address: 14774, 14794 - 106 Avenue & 10573, 10563- 148 Street, Surrey, BC
Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	5
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	4
Replacement Trees Proposed	26
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: March 28, 2024



STAMP		NO.	DATE	BY	REVISION
		1	AUG10/23	MK	CIVIL PLAN
		2	JAN11/23	MK	SITE PLAN
		3	MAR28/24	MK	SITE & 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

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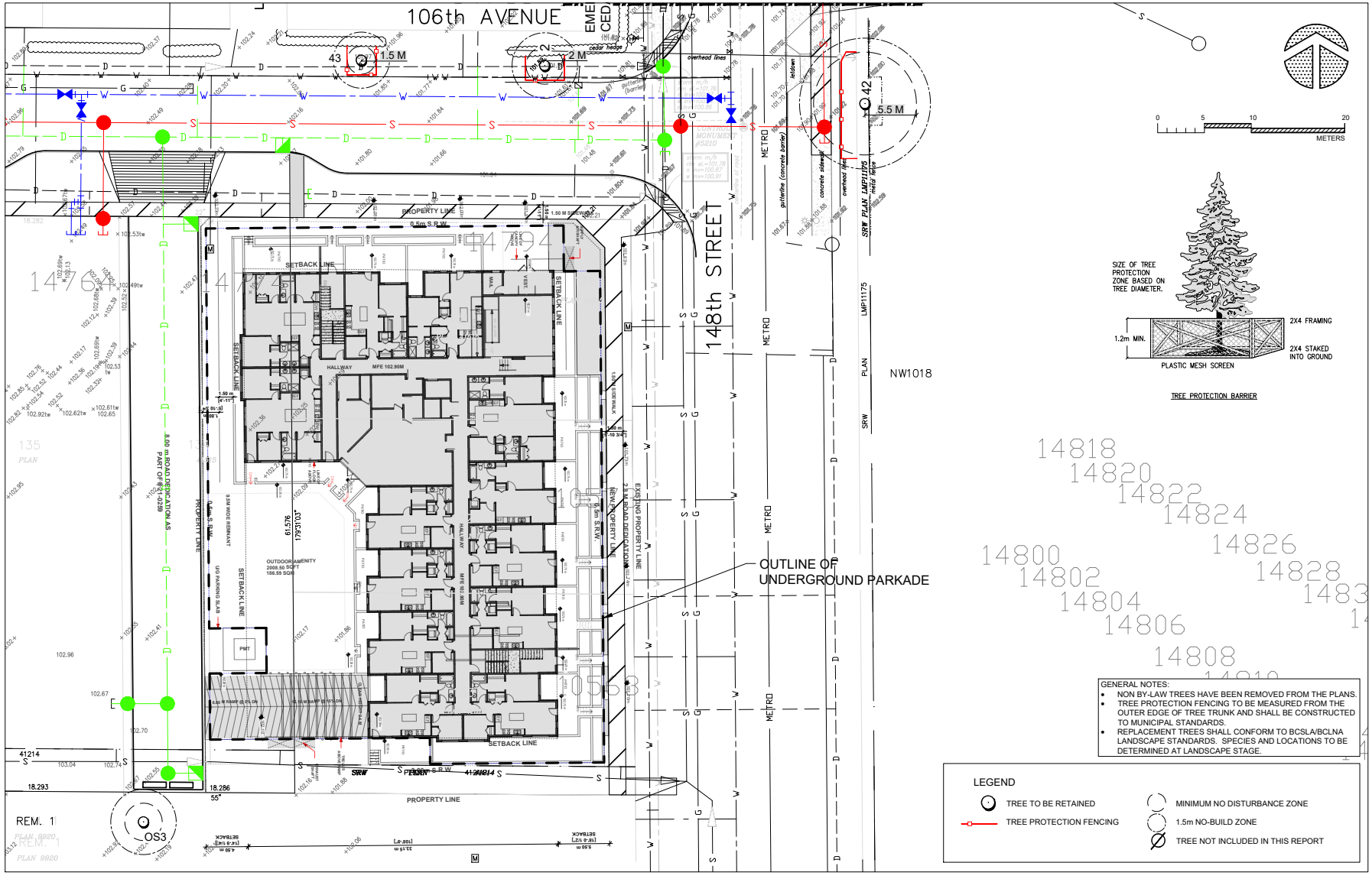
PROJECT TITLE
14774 14794 - 106 AVENUE
10573 10563 - 148 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JUNE 12, 2023

T-1
SHEET 1 OF 2



NO.	DATE	BY	REVISION
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2	JAN11/23		SITE PLAN
3	MAR28/24	MK	CIVIL PLAN

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PROJECT TITLE
14774 14794 - 106 AVENUE
10573 10563 - 148 STREET
SURREY, B.C.

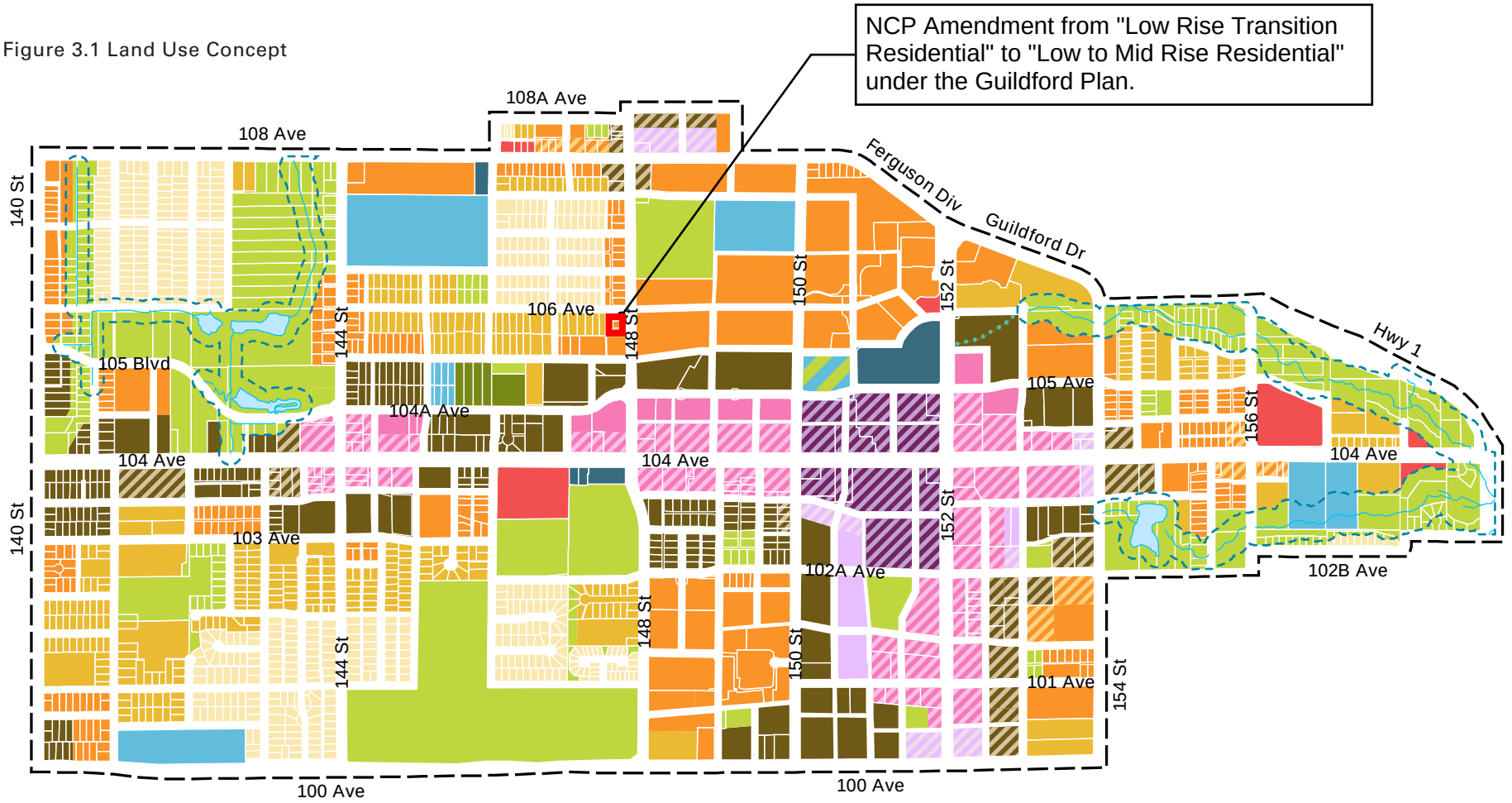
SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JUNE 12, 2023

T-2
SHEET 2 OF 2

Figure 3.1 Land Use Concept



LEGEND

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

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

CITY OF SURREY

BYLAW NO. 21250

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 196 (CD 196), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 196" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 196	(a) 14784 – 106 Avenue (b) 14794 - 106 Avenue (c) 10563 - 148 Street (d) 10573 - 148 Street	(a) Lot 2, Plan EPP127075 (b) Lot 131, Plan 41515 (c) Lot 133, Plan 41515 (d) Lot 132, Plan 41515	21250	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 196 (CD 196), Bylaw, 2024, No. 21250".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 196 (CD 196)

In this Comprehensive Development Zone 196 (CD 196), **Part 24, Multiple Residential 70 Zone (RM-70)** , as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
14784 – 106 Avenue	Lot 2 Section 19 Block 5 North Range 1 West NWD Plan EPP127075	032-117-612
14794 – 106 Avenue	Lot 131 Section 19 Block 5 North Range 1 West NWD Plan 41515	006-211-437
10563 – 148 Street	Lot 133 Section 19 Block 5 North Range 1 West NWD Plan 41515	004-614-640
10573 – 148 Street	Lot 132 Section 19 Block 5 North Range 1 West NWD Plan 41515	006-211-445

(collectively the "*Lands*")

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"**A**. **Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

2. Permitted Uses

Delete Sub-Section B.2. in Section B. Permitted Uses.

3. Density

Delete Sub-Section D.2. in Section D. Density and replace it with a new Sub-Section D.2. as follows:

"2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 2.60, excluding:

(a) The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and

(b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement (pursuant to Sub-Section H.5. of this Zone)."

4. Lot Coverage

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"**E.** **Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 47%."

5. Yards and Setbacks

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"**F. Yards and Setbacks**

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	SETBACKS:			
USES:	North *Yard*	East *Yard*	South *Yard*	West *Yard*
Principal Building and *Structures*	5.5 m	5.5 m	6.0 m	4.5 m

1 Notwithstanding the definition of *setback* in Part 1, Definitions, canopies, and their associated structural elements, columnar *building* elements, *balconies*, and roof overhangs may encroach into the required *setbacks*. Building projection may encroach into the south and west *yard setbacks* by a maximum of 0.4 metres.

2 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of the north, east, and west *lot lines*."

6. Height of Buildings

Delete Sub-Section G.1. in Section G. Height of Buildings and replace it with a new Sub-Section G.1. as follows:

"1. Principal Buildings:

Principal building height shall not exceed 21.0 m."

7. Off-Street Parking and Loading/Unloading

Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" as follows:

"**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculation:

Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.

(a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking space* per *dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 *parking space* per *dwelling unit*.

2. Tandem Parking:

Tandem parking is not permitted.

3. Underground Parking:

All required resident *parking spaces* shall be provided as *parking – underground*.

4. Parking Area:

(a) Parking within the required *setbacks* is not permitted; and

(b) Parking is not permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up.

5. Bicycle Parking:

A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*."

8. Landscaping and Screening

Delete Section "I. Landscaping and Screening" and replace it with a new Section "I. Landscaping and Screening" as follows:

"**I. Landscaping and Screening**

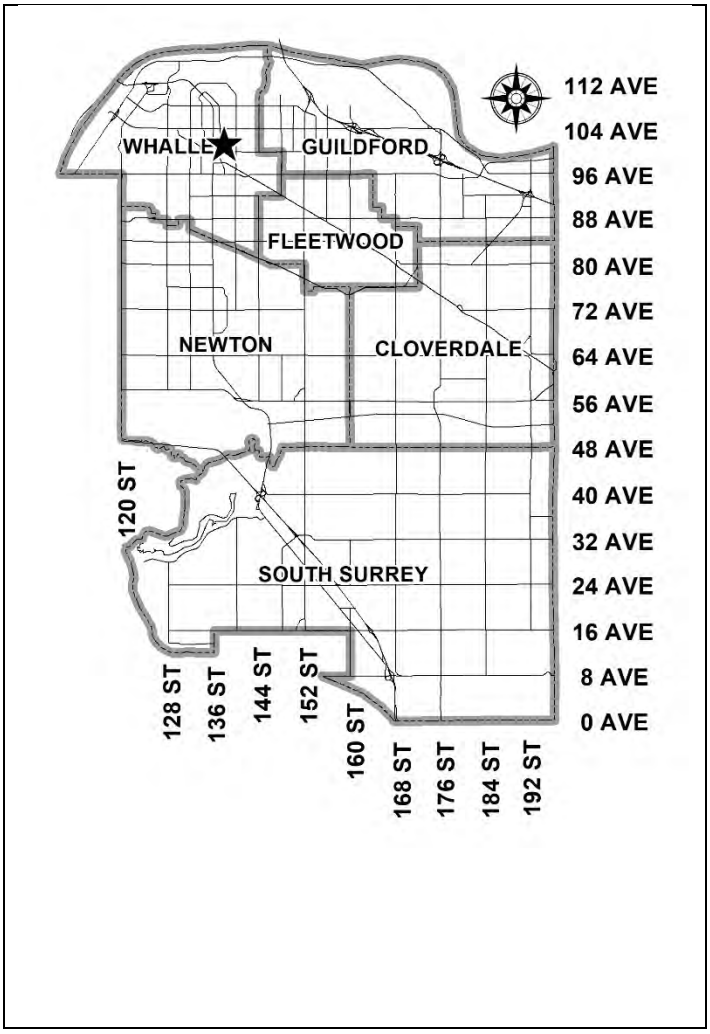
1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained; and
   (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Refuse:
   Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*."

9. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"**J. Special Regulations**

1. Amenity Spaces:
   Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:
   (a) Outdoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit* and shall not be located within the required *setbacks*.
   (b) Indoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit*.
2. Balconies:
   Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater."



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7922-0085-00

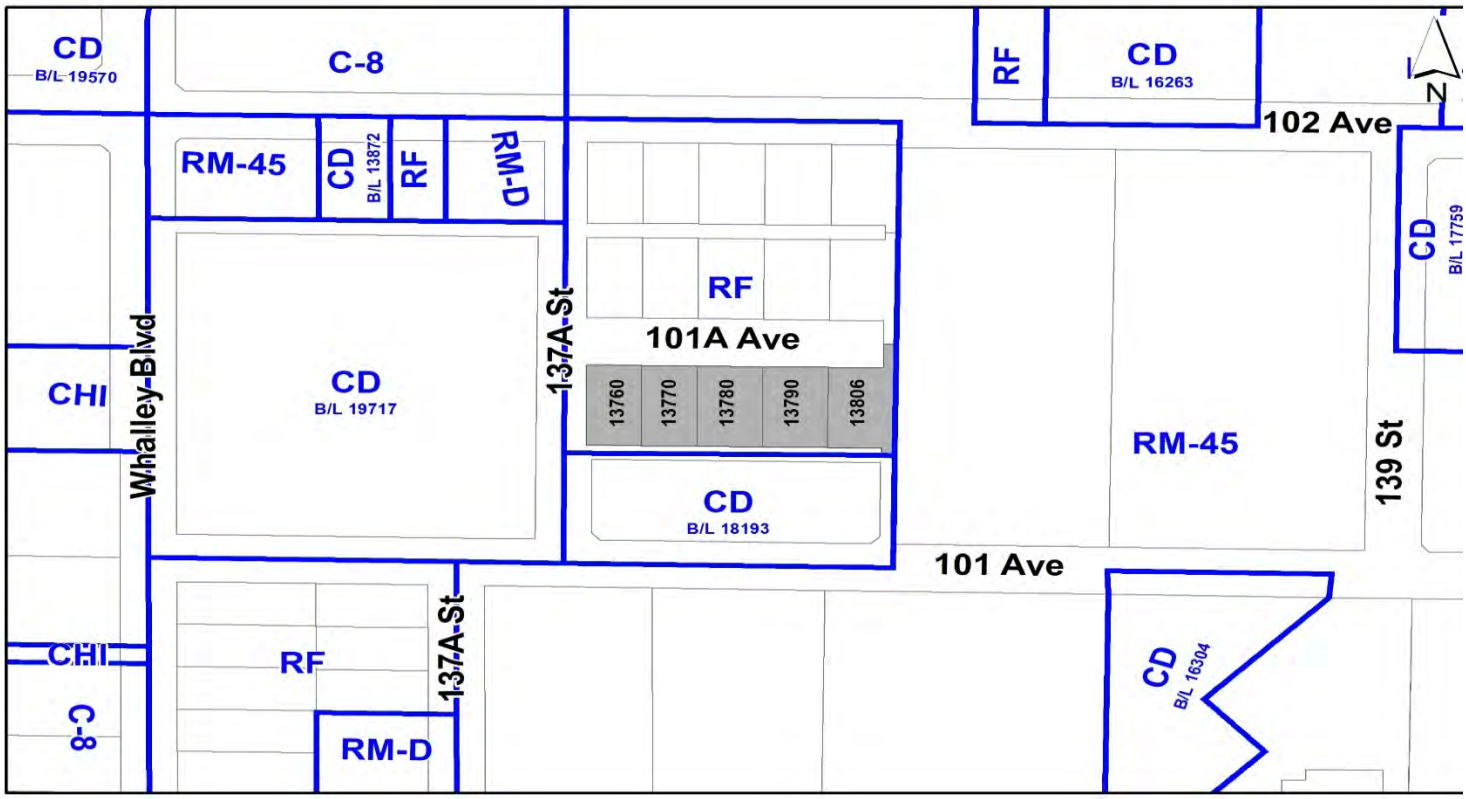
Planning Report Date: April 22, 2024

PROPOSAL:

- **OCP Amendment** to Figures 3 and 16 from Multiple Residential to Downtown 3.5 FAR
- **City Centre Plan Amendment** from Low to Mid Rise Residential to Mid to High Rise Residential
- **Rezoning** from RF to CD
- **Development Permit**
- **Housing Agreement**

to permit the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

LOCATION:	13760 101A Avenue, 13770 101A Ave, 13780 101A Ave, 13790 101A Ave, 13806 101A Ave
ZONING:	RF
OCP DESIGNATION:	Multiple Residential
CITY CENTRE PLAN DESIGNATION:	Low to Mid Rise Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
    - OCP Amendment; and
    - Rezoning.

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

- By-law Introduction, First, Second and Third Reading for a Housing Agreement.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with the Multiple Residential designation in the Official Community Plan (OCP). Proposing an amendment to the Official Community Plan (OCP) from Multiple Residential to Downtown

- The proposal does not comply with the Low to Mid Rise Residential designation in the Surrey City Centre Plan. Proposing an amendment to the Surrey City Centre Plan from Low to Mid Rise Residential to Mid to High Rise Residential.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging medium to high-density hub that will be complementary to the Green Timbers Neighbourhood.

- The provincial legislation introduced in December 2023, designates the site within a Skytrain Station Transit Oriented Area (TOA), Tier 3, which allows for a minimum FAR of 3.0 and a minimum height of 8-storeys.

- The proposed development conforms to the goal of achieving higher-density development nodes around SkyTrain Stations. The proposed residential tower with 5-storey podium and 6-storey purpose-built rental apartment building are located approximately 550 metres (approximately 7 minutes) from both the Surrey Central and King George Skytrain Stations.

- 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 street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm, including the future park north across 101A Avenue, with a publicly accessible plaza space.

- The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The proposal includes 58 purpose-built rental units, which will be secured through a Housing Agreement for a minimum 40-year duration.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Multiple Residential to Downtown 3.5 FAR and to Figure 16: Downtown Densities to include the site and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VI).

5. Council authorize staff to draft Development Permit No. 7922-0085-00 generally in accordance with the attached drawings (Appendix I).

6. 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 plan to the satisfaction of the Approving Officer;

    (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (f) the applicant enter into a Housing Agreement with the City to restrict a total of 58 dwelling units on the subject site to rental housing for a period of forty (40) years;

    (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement at the rate in effect at the time of Final Adoption;

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

    (i) registration of a Section 219 Restrictive Covenant for the residential tower 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;

(j) registration of a Section 219 Restrictive Covenant to reflect the 58 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;

(k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces;

(l) registration of easement agreements for shared amenity spaces, vehicular access and underground space;

(m) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department; and

(n) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Low to Mid-Rise Residential" to "Mid to High Rise Residential" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Designation	Existing Zone
Subject Site	Single family homes	Low to Mid-Rise Residential	RF
North (Across 101A Avenue):	Single family homes	Park	RF

Direction	Existing Use	City Centre Designation	Existing Zone
East (Across future long-term road):	Two-storey townhouses	Low to Mid-Rise Residential	RM-45
South (Across the lane):	6-storey apartment buildings	Low to Mid-Rise Residential	CD (Bylaw No. 18193)
West (Across 137A Street):	3-storey rental apartment buildings with an approved mixed-use development (Application No. 18-0289-00) consisting of multiple high-rise, mid-rise and low rise buildings.	High-Rise Mixed Use Type I	CD (Bylaw No. 19717)

Context & Background

- The subject site is located at 13760 to 13806 101A Avenue in the City Centre Plan. The subject site is approximately 3,817 square metres in area with existing single-family homes.

- The subject site is zoned "Single Family Residential Zone (RF)" and is designated "Low to Mid Rise Residential" in the City Centre Plan and "Multiple Residential" in the Official Community Plan (OCP).

- The applicant has applied for an OCP Amendment, a rezoning from RF to "Comprehensive Development Zone (CD)", a Housing Agreement and a Development Permit (Form and Character), to permit the phased development of two residential buildings including a 22-storey tower with 5-storey podium and a 6-storey low-rise building, with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:

    - Rezoning from RF to CD Zone based on the RM-70 and RM-135 Zones;
    - OCP Amendment to Figures 3 and 16 from Multiple Residential to Downtown;
    - Detailed Development Permit for Form and Character; and
    - Housing Agreement to secure 58 market rental units for a period of 40 years.

    to permit the phased development of two residential buildings including a 22-storey tower with 5-storey podium and a 6-storey low-rise with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

- Development data is provided in the following table:

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Net Site Area:	3,817 square metres 323 square metres 3,492 square metres
Number of Existing/Proposed Lots:	5 existing/1 proposed
Building Height:	80 metres
Gross Floor Area Ratio (FAR):	5.3 FAR
Floor Area	
Residential: Total:	20,279 square metres 20,279 square metres
Residential Units:	
Building 1 (Rental) Studio: 1-Bedroom: 1-Bedroom + Den 2-Bedroom: 3-Bedroom: Total: Building 2 (Strata) Studio: 1-Bedroom: 1-Bedroom + Den 2-Bedroom: 2-Bedroom: 3-Bedroom: Total:	 9 6 26 11 6 **58** 37 97 43 70 1 12 **260**

Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix II.

School District:	The School District has advised that there will be approximately 31 school-age children generated by this development, of which the School District has provided the following expected student enrollment. 18 Elementary students at Lena Shaw School 8 Secondary students at Guildford Park 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:	Parks has no concerns for the proposed development and recommends the retention of City tree C7. Green Timbers is the closest park with natural area and is 675 metres walking distance from the site. Future active parkland is proposed within 20 metres walking distance of the development as part of the Surrey City Centre Plan.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development application. There are items required to be addressed as part of the final Development Permit and Building Permit application.
Advisory Design Panel:	At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City's Advisory Design Panel (ADP) and enabled multi-family proposals that are greater than 6-storeys or commercial proposals that are greater than 3-storeys, to proceed to Council for By-law introduction, prior to review and/or comment from the ADP, provided that the proposal is generally supported by City staff. The subject development proposal is generally supported by City staff and the applicant has agreed to resolve the outstanding items identified by staff in this report and the forthcoming ADP, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit.

Transportation Considerations

- The applicant will be providing the following road improvements to service the subject proposal:

    - Construction of the south side of 101A Avenue to the City's local road standard;
    - Dedication and construction of 137A Street to the City's local road standard;

- Dedication towards the future 138 Street and construction of the west side sidewalk; and
- Construction of the lane along the south side of the subject site.

- The subject proposal is anticipated to generate approximately one vehicle per minute in the peak hour, based on industry standard rates. A site-specific transportation impact assessment ("TIA") was not required as the number of trips anticipated to be generated is below the City's requirement for a TIA. In addition, an area-wide TIA was conducted as part of the City Centre Plan to inform the required infrastructure improvements for the Plan area based on a comprehensive analysis of ultimate redevelopment.

- Access to the subject site is proposed via the lane.

Sustainability Considerations

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

- In addition, the applicant has highlighted the following additional sustainable features:
  - Proximity to the Skytrain and multiple bus stops will reduce the number of vehicular trips to and from the building.
  - The proposed development is also located within close proximity to King George Hub, grocery stores, shopping, playgrounds and parks, schools and community services and amenities that are easily accessible via walking and cycling as healthy transportation options.
  - The building will be connected to the City's District Energy system.
  - Maximizing indoor and outdoor amenity areas, development density and community connectivity.
  - Reduction of waste to landfill through access to recycling and organic waste on-site.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is located within, and complies with, the Urban Centres (Surrey Metro Centre) Land Use Designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is designated Multiple Residential in the Official Community Plan, with a permitted maximum density of 2.5 FAR, as noted in Figure 3 of the OCP.

- The applicant is proposing to amend Figures 3 and 16 from Multiple Residential to Downtown 3.5 FAR.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre, and forms part of an emerging mid to high-density neighbourhood within the Green Timbers District in City Centre.

- The proposed development conforms to the goal of achieving high density development around the three SkyTrain Stations. The King George and Surrey Central Skytrain Stations are located less than 600 metres and 800 metres walking distance, respectively, from the subject site.

- The proposed tower forms are appropriate within the context of the approved mixed-use development inclusive of high, mid and low-rise buildings to the west (Application No. 18-0289-00) and the with the existing 6-storey buildings south across the lane.

- The application will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which was endorsed by Council at the December 16, 2019, Regular Council - Land Use Meeting.

Public Consultation for Proposed OCP Amendment

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

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:

    - Growth Management
        - Accommodating Higher Density: Direct higher-density development into Surrey's City Centre.

    - Centres, Corridors and Neighbourhoods:
        - Dynamic City Centre: Strengthen Surrey's City Centre as a dynamic, attractive, and complete Metropolitan Core.
        - Transit Corridors: Support Transit Oriented Development along major corridors linking urban centres and employment areas.
        - Healthy Neighbourhood: Build complete, walkable, and green neighbourhoods.
        - Urban Design: Encourage beautiful and sustainable urban design.

    - Ecosystems
        - Energy, Emissions and Climate Resiliency: Design a community that is energy-efficient, reduces carbon emissions and adapts to a changing environment.

    - Economy
        - Employment, Investment and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities.

Secondary Plans

Land Use Designation

- The subject site is designated Low to Mid Rise Residential in the City Centre Plan.

- The application proposes to amend the City Centre Plan from Low to Mid Rise Residential to Mid to High Rise Residential.

Amendment Rationale

- The proposed density and building form are appropriate for this part of Surrey City Centre and will complement higher density developments nearby to the south and west.

- The applicant will be subject to the Community Amenity Contribution (Capital Projects) and Density Bonus Program, which received final adoption from Council at the December 16, 2019, Regular Council – Land Use Meeting.

Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:

    - Build Density and Mixed Use, by providing a mix of commercial, office and residential space.
    - Encourage Housing Diversity, with a mix of rental and condominium units and a variety of unit types and sizes.
    - Promote Identity and Sense of Place, with a unique blend of interconnected, amenity and residential spaces.

Housing Agreement

- Section 483 of the Local Government Act authorizes local governments to enter into Housing Agreements, for terms and conditions agreed to by the owner and the local government, that pertain to the occupancy of the housing units.

- The applicant has proposed to enter into a Housing Agreement with the City of Surrey that will allocate all 58 dwelling units within the low-rise building (Building 1) created under this development proposal as market rental units for a period of 40 years.

- The applicant will be required to enter into a Housing Agreement, as part of the subject development application (Appendix VI).

CD By-law

- The applicant is proposing to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD).

- The applicant is proposing a new "Comprehensive Development Zone (CD)" to accommodate:
    - one 22-storey residential tower with a 5-storey podium and 260 dwelling units; and
    - one, 6-storey purpose-built rental apartment building consisting of 58 rental dwelling units.

- The proposed CD Bylaw for the proposed development site identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Multiple Residential 135 Zone (RM-135)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-135 Zone and the proposed CD Bylaw is illustrated in the following table.

Zoning	RM-135 Zone (Part 25)	Proposed CD Zone
Floor Area Ratio:	2.5 FAR	5.8 FAR
Lot Coverage:	33%	63%
Yards and Setbacks	7.5 metres or 50% the height of the building	North: 5.0 metres East: 4.5 metres South: 4.5 metres West: 4.5 metres
Principal Building Height:	N/A	80 metres/22-storeys
Permitted Uses:	The RM-135 Zone permits multiple unit residential buildings and ground-oriented multiple residential buildings.	The proposed uses are consistent with the RM-135 Zone.
Indoor Amenity:	Building 1: 185 square metres Building 2: 740 square metres	The proposed 150 m2 [+ CIL of $32,000] meets the Zoning By-law requirement.
Outdoor Amenity:	Building 1: 185 square metres Building 2: 816 square metres	The proposed 500 m² [+ CIL of $240,000] meets the Zoning By-law requirement. The proposed 190 square metres exceeds the requirement. The proposed 820 square metres exceeds the requirement
Parking (Part 5)		**Proposed**
Building 1 Residential: 38 Residential Visitor: 6 Building 2		Building 1 Residential: 38

Residential: 234 Residential Visitor: 26 Total: 304	Residential Visitor: 6 Building 2 Residential: 268 Residential Visitor: 26 Total: 338
Residential Secure Bike Parking: 394	418

- The proposed CD Bylaw will incorporate similar uses as the RM-135 Zone.

- The proposed floor area ratio (FAR) of the development is 5.8 net FAR (5.3 gross FAR), and the lot coverage is proposed to be 63%, which will exceed the maximum 2.5 FAR and 33% lot coverage permitted under the RM-135 Zone.

- Given the site's location in City Centre and proximity to Skytrain stations and public transit options, the proposed density is supportable, and the proposed lot coverage is consistent with other similar high-rise developments in City Centre.

- The RM-135 Zone requires the setbacks to be 7.5 metres or a minimum of 50% of the building height, whichever is greater. The applicant is proposing reductions for all setbacks in the CD Bylaw. The reduction in building setbacks is supportable as they allow for a more urban and active engagement of the streets, which is desirable for the City Centre area, and the setbacks are consistent with the City Centre Plan design guidelines as well as the Development Permit (Form and Character) design guidelines in the Official Community Plan.

- The proposed building height is consistent with other existing and proposed high-rises and 6-storey apartments in the area.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R046;2024.

- The proposed development includes 58 market rental units that will be secured through a Housing Agreement. As such, these units within the development proposal will not be subject to the Tier 1 or Tier 2 Capital Plan Project CACs.

- The applicant will be required to register a Section 219 Restrictive Covenant on title specifying that, if there is a future change in residential tenure, the applicable Tier 1 and Tier 2 CACs will be paid to the City at the rate in effect at the time of final approval.

- The proposed market strata residential use 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 current rate is $2,227.85 per new unit.

- The proposed development is seeking an overall gross density of 5.3 FAR. Purpose-built market rental units (when secured through a Housing Agreement) are exempt from the density bonus amenity provisions of the policy.

- The market strata building represents a gross density of 4.2 FAR, which exceeds the allowable 2.5 FAR by 1.7 FAR.

- Therefore, the proposed development will be subject to the Tier 2 Capital Plan Project CACs as the proposal does not comply with the densities in the Secondary Plan designation for the portion of the site developed as market, non-rental, strata residential.

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 $1113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy for the proposed 22-storey tower.

- As secured rental, the proposed 6-storey building is exempt from the provisions in this policy. The applicant will be required to register a Section 219 Restrictive Covenant, making the fees payable if there is a future change in tenure from the market rental, 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.

- The Public Art contribution will not be required for the proposed 58 purpose-built market rental units. A Section 219 Restrictive Covenant will be required to be registered on title that states the Public Art contribution will be applicable and payable to the City if there is a future change in tenure from market rental residential units.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 5, 2024, and the Development Proposal Signs were installed on April 5, 2024. Staff received two responses from a neighbouring owner with concerns regarding the additional traffic within the existing lane adjacent to the south. The owner also expressed concern regarding the additional vehicle access within the lane to the future buildings.

- *(As per the City's Engineering Design Criteria Manual, access is to be taken from the lowest classified road, which in this case is the lane, with the primary function of a lane being to provide direct access to properties. The additional traffic generated from the subject site is anticipated at approximately one vehicle per minute in the afternoon peak hour, based on industry standard rates, and less during other times of the day).*

DEVELOPMENT PERMIT

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to 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 in terms of form, however changes to the character of the building are anticipated.

- The applicant has worked with staff towards developing a design that incorporates City Centre urban design guidelines and principles through tower and podium refinement, public realm, and street interface, and grading considerations, however further design development is required.

- This application is required to proceed to Advisory Design Panel (ADP) for review. However, as noted earlier in this report, this application is being brought forward to Council for consideration and bylaw introductions in advance of ADP. The application is required to proceed to ADP for review and comment and to respond to ADP comments in advance of final adoption.

- The applicant is aware that if changes to the proposed CD Bylaw are required to address ADP comments, the application will need to be reconsidered by Council.

- The applicant and staff will continue to work on the following items prior to final adoption of the development:

    - General design refinements to address ADP and staff comments;
    - Provision of additional drawing details to illustrate intent;
    - Coordination of all drawings to accurately describe the design intent;
    - Refinement of the tower material and fenestration arrangements in particular to improve the relationship to the podium and sloping ground plane;
    - Designing interface improvements between the public realm, landscape design and ground floor activities and programs;
    - Reviewing and refining the balcony expressions considering their significance as features of the tower appearance;
    - Further tapering the tower's uppermost storeys to create interest, integrating mechanical structures and reducing shadowing of the future park;
    - Continuing to refine the low-rise building's main lobby's sense of identity, reflecting the scale of the development.

- Provision of design development of the publicly accessible open spaces and coordination of services at the ground plane that do not negatively impact the public realm .

- The proposed tower is located on the mid-west portion of the site towards the westerly neighbour's approved tower development. The tower maintains a 50-metre separation from that future westerly tower for adequate privacy, light, air circulation and distribution of massing in the neighbourhood. It is also sited to avoid the courtyard opening on the south neighbour's development.

- The tower rises both from the ground and the lower storeys of the podium. This arrangement of two origins simultaneously plants the tower to the ground while also connecting its massing to the podium, which staggers along the sloped site, giving balance to the massing.

- The tower is composed of glass curtain wall and long vertical bands of solid cladding to sculpt the form differently on its different sides.

- The purpose-built 6-storey rental building is located on the east portion of the site and has recessed 5th and 6th floors along the east portion of the building to respond to the existing 2-storey townhouses to the east.

- There are separate lobbies for each building, both located along 101A Avenue. The tower has a through-lobby design with the primary lobby located along 101A Avenue and the secondary lobby from the lane. This lobby design adds functionality, light, and increased opportunities for social interaction.

- The massing responds to the neighbouring easterly townhouses as it creates a strong line with its 4-storey expression which steps back from 138 street at the 5th and 6th storey.

- The buildings have a separation above the lowest level of 6 meters which increases to 10 m in width above the 4th level. This permits a view cone and sunlight through these storeys which benefits the subject development and the south neighbour.

- Both buildings on the site anchor the development at the base by having 2-storey townhouses along the streets and lane to present a stronger pedestrian oriented relationship. It also helps the building respond to the steep grade by stepping each unit along its own frontage. These units are expressed in a light-coloured grey brick cladding for durability and visual weight and are organized with individual front doors with weather protection canopy that bolsters the focus of the townhouse appearance and enlivens the streetscape.

- On the lane side, building separations of 16 m to 20 m are provided, depending on the unit orientations, to allow adequate privacy separation from each other.

Landscaping

- The landscape concept has been designed to respond to the urban nature of City Centre as an active, pedestrian-friendly space. The overall design considers the relationship between the buildings and their location, and incorporates an inclusive interface between the public and private realm.

- Each individual ground-oriented unit will have a small private patio enclosed by an individual gate with layered planting and a tree.

- Edge landscaping, seating, low retaining walls and specialty paving are proposed along the periphery at the base of the site.

- Additional landscaping is proposed in all the outdoor amenity spaces, both podium and roof levels.

Indoor Amenity Space

High-Rise Tower

- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, high-rise towers must provide 3 square metres of indoor amenity space per unit up to 557 square metres per tower, which equates to 186 units, plus 1 square metre per unit above 557 square metres.

- Based upon the City's Zoning Bylaw requirement, the proposed high-rise tower must provide a total of 740 square metres of indoor amenity space for the proposed 260 residential units.

- The applicant is proposing 500 square metres of indoor amenity space located throughout the building, which is a shortfall of 240 square metres as required under the Zone.

- The proposed indoor amenity space exceeds the minimum requirement of 330 square metres before cash-in-lieu can be provided, as outlined under general provisions of the Zoning Bylaw.

- The applicant will be required to address the cash-in-lieu contribution in advance of final adoption.

- Indoor amenity spaces are proposed on level 7 and on the roof (level 23). The indoor spaces are intended to provide for a wide range of activities and include a meeting room, co-working/study room, lounge and a fitness area. Some of the indoor spaces are connected and open onto outdoor amenity spaces with their own programs/functions.

- Indoor amenity spaces are proposed to be shared between the high-rise and low-rise buildings with appropriate easement agreements secured as a condition of final adoption. 6-storey Rental Apartment

- Per the Indoor Amenity Space requirements of the Zoning Bylaw No. 12000, low rise residential buildings must provide 3 square metres of indoor amenity space per unit and 4 square metres for each micro unit.

- Based upon the City's Zoning Bylaw requirement, the proposed 6-storey apartment building must provide a total of 185 square metres of indoor amenity space for the proposed 58 residential units.

- The applicant is proposing 150 square metres of indoor amenity space located throughout the development, which is below the total indoor amenity space required under the Zone but exceeds the minimum requirement of 118 square metres before cash-in-lieu can be provided, as outlined under general provisions of the Zoning Bylaw.

- The applicant will be required to pay cash-in-lieu for the shortfall of square metres of indoor amenity space prior to final adoption in accordance with City policy.

- The indoor amenity space proposed on the main floor, level 1, faces the lane and will include a lounge room with a kitchen and a fitness room. The indoor space is connected to an outdoor amenity deck spaces with its own programing. There is additional amenity space on level 5 connected to an outdoor area.

<u>Outdoor Amenity Space</u>

High-Rise Tower

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres per micro unit of outdoor amenity space, a total of 816 square metres of outdoor amenity space is required for the proposed residential high-rise tower.

- The applicant is proposing 820 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.

- Outdoor amenity spaces are proposed on level 7 and on the roof (Level 23). The Level 7 outdoor amenity area consists of a turf and paving surfaces, lounge seating, dining tables and covered areas.

- The outdoor amenity space proposed on the rooftop (Level 23) includes turf and paving surfaces, seating area with table and chairs as well as bench seating area and community garden space.

6-storey Rental Apartment

- Based upon the City's Zoning Bylaw requirement of 3 square metres per dwelling unit and 4 square metres for each micro unit of outdoor amenity space, a total of 185 square metres of outdoor amenity space is required for the proposed 6-storey apartment building.

- The applicant is proposing 190 square metres of outdoor amenity space, which exceeds the total outdoor amenity space required under the Zone.

- The outdoor amenity space proposed on the main floor (Level 1) is adjacent to the lane and the indoor amenity area. The outdoor patio is proposed for lounge and table and chair seating.

- The outdoor space on level 5 includes a children's play area, lounge seating and workstations and open and shaded spaces.

- Outdoor amenity spaces are proposed to be shared between the high-rise and low-rise buildings with appropriate easement agreements secured as a condition of final adoption.

TREES

- Corey Plester, ISA Certified Arborist 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:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, Paper	1	1	0
Maple, Japanese	1	1	0
Cherry	4	4	0
Lilac, Common	1	1	0
Coniferous Trees			
Spruce, Dwarf	1	1	0
Pine, Shore	1	1	0
Sawara, False Cypress Plumosa	1	1	0
Sawara, False Cypress	1	1	0
Lawson, False Cypress	1	1	0
Douglas-Fir	7	7	0
Cedar, Western Redcedar	6	6	0
Hemlock, Western	1	1	0
Spruce, White	1	1	0

Total (excluding Alder and Cottonwood Trees)	**27**	**27**	**0**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**44**
Total Retained and Replacement Trees Proposed	**44**
Estimated Contribution to the Green City Program	**$5,500**

- The Arborist Assessment states that there are a total of 27 mature trees on the site, excluding Alder and Cottonwood trees. Of the 27 existing trees, none (0 %) of the total trees on the site are Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement. This will require a total of 54 replacement trees on the site. Forty-four (44) replacement trees can be accommodated and will require an estimated cash-in-lieu payment of $5,500 representing $550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 101A Avenue and 137A Street. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including Paperbark Maple and Japanese Stewartia.

- In summary, a total of 44 trees are proposed to be replaced on the site with an estimated contribution of $5,500 to the Green City Program.

CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy System consists of three primary components:

    - community energy centres, City-operated facilities that generate thermal energy for distribution through a piped hot water network;

    - distribution piping that links the community energy centres with buildings connected to the system; and

    - City-owned energy transfer stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.

- These Aervice Area B buildings will not be connected to District Energy system at the time of building completion. However, this building is considered as a future DE connection and the building would require:

  - Dedicated district energy room (ideally fronting 137A Street);
  - Site servicing plan to reflect District Energy alignment; and
  - 6 metre District Energy statutory-right-of-way and Section 219 covenant.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	Proposed Housing Agreement By-law and Housing Agreement
Appendix VII.	District Energy Location

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

IM/ar

FLAT ARCHITECTURE INC.

DP APPLICATION FOR TWO BUILDINGS :
29-01-2024

PROPOSED RESIDENTIAL TOWER DEVELOPMENT AT 13760,70,80,90,13806 101A AVENUE

REGISTERED ARCHITECT
JUNGER S. WANG
BRITISH COLUMBIA

SITE STATISTICS

CIVIC ADDRESS:		13760,70,80,90 13806 101 Ave Surrey BC		
LEGAL DISCRIPTION				
ZONING		RF TO CD BASED ON RF 135		
GROSS SITE AREA:	41096 ft2	3817 m2	.943 Acre	
ROAD DEDICATIONS:	3477 ft2	323 m2		
NET AREA	37618 ft2	3494 m2	.88 Acre	
ZONING	CD BASED ON RM 135			
	BUILDING HEIGHT	ALLOWED	PROVIDED	
			80m	
	SETBACKS			
	NORTH - 101 a st		5.0 m	
	SOUTH - LANE		4.5 m	
	EAST:		4.5 m	
	WEST		4.5 m	
LOT COVERAGE				
	PROPOSED	62%		
DENISTY				
	PROPSOED FSR	5.30 on gross		
		5.80 on net		
BUILDING FLOOR AREA		(EXCLUDING PARKING)		
MIX USE BUILDING			RESIDNETIAL	
	RESIDNETIAL	RESIDNETIAL		
LEVELS	BUILDING 2 WITH TOWER	UNITS	BUILDING 1	UNITS
LEVEL 1	981 m2	16 UNITS	604 m2	6 UNITS
LEVEL 2A	569 m2	3 UNITS		
LEVEL 2	1240 m2	17 UNITS	750 m2	6 UNTIS
LEVEL 3	1157 m2	18 UNITS	767m2	12 UNTIS
LEVEL 4	1157 m2	18 UNITS	767 m2	12 UNTIS
LEVEL 5	181.31 m2	3 UNITS	620m2	11 UNTIS
			620m2	11 UNTIS
LEVEL 6-18 (tower)	8450 m2	143 UNITS		
LEVEL 19- 22 (tower)	2416 m2	42 UNITS		
	16151.31 m2	260 UNITS	4128 m2	58 UNITS
TOTAL AREA		20279.31 m2		
TOWER PLATE	650 m2	620 m2		
AMENITY SPACE				
	INDOOR AMENITY	REQUIRED	PROVIDED	
BUILDING 1	58 x 3sq. m + 4 sq. m per micro unit x 11 = (185 sq.mt.)	185 Sq.mt.	150 Sq.mt.	variance required
BUILDING 2	186 x 3sq. m + 4 sq. m per micro unit x 36 + 38 x 1sq. mt.= 740 sq.mt.	740 Sq.mt.	500 Sq.mt	variance required
	OUTDOOR AMENITY	741 Sq.mt.		
BUILDING 1		185 Sq.mt.	190 Sq.Mt.	
BUILDING 2		816 Sq.mt.	820 Sq.Mt.	
PARKING				
	BUILDING 1 (RENTAL)	CALCULATING ON THE BASIS THEIR OF	PROVIDED	
	TOTAL UNITS 58	.65 PER UNIT = 38 STALLS	38 STALLS	
	BUILDING 2 (PODIUM C/W TOWER)			
	TOTAL UNITS : 260	.90 PER UNIT = 234 STALLS	268 STALLS	
VISITOR PARKING,HANDICAP AND BIKE PARKING				
		REQUIRED	PROVIDED	
TOTAL UNITS : 281	TOTAL VISITOR PARKING	318 X .1 = 32 STALLS	32 STALLS	
	H/C 2% of total parking	240x 2% = 7	7 STALLS	
	BIKE PARKING @ 1.2 PER UNIT	318X 1.2 = 382	406 STALLS	
	BIKE PARKING PER BUILDING 6	2 X 6 = 12	12 STALLS	

1 A 002 SITE STASTICS
N.T.S.

REGISTERED ARCHITECT
ROGER S. HUNDAL
BRITISH COLUMBIA
2024/08/10

FLAT ARCHITECTURE INC.
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Surrey BC, V3X 1G1
www.flatarchitecture.ca
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Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101 A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

SCALE: 12" = 1'-0"
DRAWN BY: U.S.

NO	DESCRIPTION	BY	DATE

DATA SHEET

A 002

LEVELS	1	2A	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
BUILDING 1																								TOTAL
1 BED UNIT	0		2	1	1	1	1																	6
1 BED + DEN UNIT	0		2	7	7	6	4																	26
2 BED UNIT	0		1	2	2	3	3																	11
2BED + DEN UNIT	0		0	0	0	0	0																	0
3BED /TH/LU	6		0	0	0	0	0																	6
STUDIO	0		1	2	2	1	1																	9
	6		6	12	12	11	11																	58
BUILDING 2																								TOTAL
1 BED UNIT	1		7	8	8	0	4	4	4	4		4	4	4	4	4	4	4	4	4	6	6	6	3	97
1 BED + DEN UNIT	5		6	6	6	3	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	43
2 BED UNIT	2	2	2	2	2	0	4	4	4	4		4	4	4	4	4	4	4	4	4	2	2	2	2	70
2BED + DEN UNIT	0		0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	1	1
3BED /TH/LU	8	1	1	1	1	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	12
STUDIO	0		1	1	1	0	2	2	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2	37
	16	3	17	18	18	3	11	11	11	11		11	11	11	11	11	11	11	11	11	11	11	11	9	260
TOTAL NUMBER OF UNITS	22	3	23	30	30	14	22	11	11	11		11	11	11	11	11	11	11	11	11	11	11	11	9	318

1 A 003 UNIT MATRIX
N.T.S.

REGISTERED ARCHITECT
LINDEN S. MARTIN
BRITISH COLUMBIA
2024-04-10

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Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

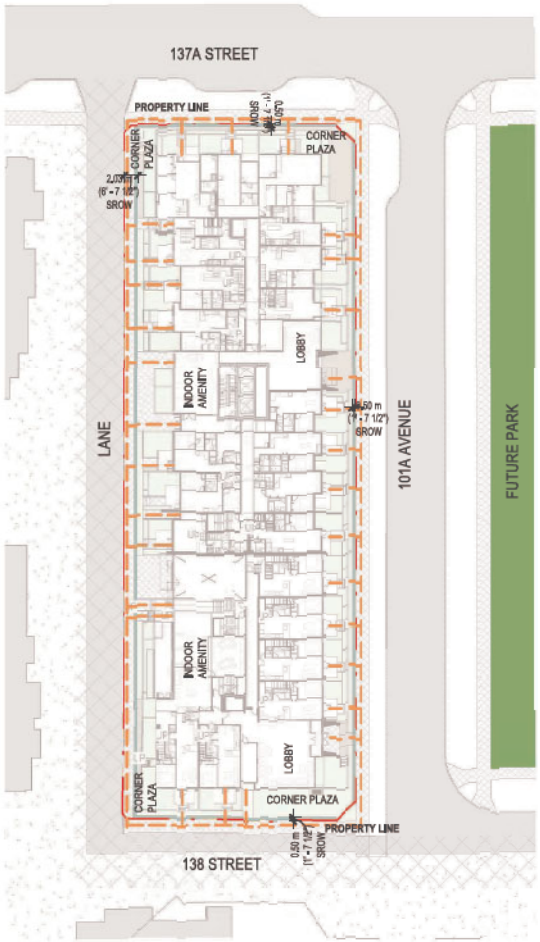
SCALE:

DRAWN BY:
R.W.

REV	DESCRIPTION	BY	DATE

UNIT MATRIX

A 003



1 **CONTEXT SITE PLAN**
SCALE: 1" = 60'-0"

2 **CONTEXTUAL AERIAL VIEW**
SCALE: 3" = 1'-0"

LOCATION

- THE SITE IS LOCATED AT THE GREEN TIMBERS NEIGHBORHOOD IN THE JURISDICTION OF CITY OF SURREY.
- THE SITE IS LOCATED IN A TRANSITIONING NEIGHBORHOOD. AS THE URBAN FABRIC TRANSITIONS TO HIGHER DENSITY , HIGH RISE . THE SITE OFFERS A POTENTIAL TO DEVELOP A PROPOSAL ,THAT ACTS AS AN ANCHOR TO NEIGHBORHOOD FABRIC. AS A TRANSITIONING PROJECT. THAT HUMANIZES THE SCALE OF THE BUILT ENVIRONMENT.
- THE SITE LOCATED NEAR TRANSIT HUB AND OTHER CONVENIENCES ,IT IS AN APT. LOCATION FOR HIGHER DENSITY.
- IN ADDITION THE SITE IS LOCATED IN CLOSE PROXIMITY TO THE PROPOSED GREEN INFRASTRUCTURE. PROVIDING A BALANCED URBAN FABRIC

REGISTERED ARCHITECT JUNGER S. WANG BRITISH COLUMBIA

FLAT ARCHITECTURE INC.
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PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

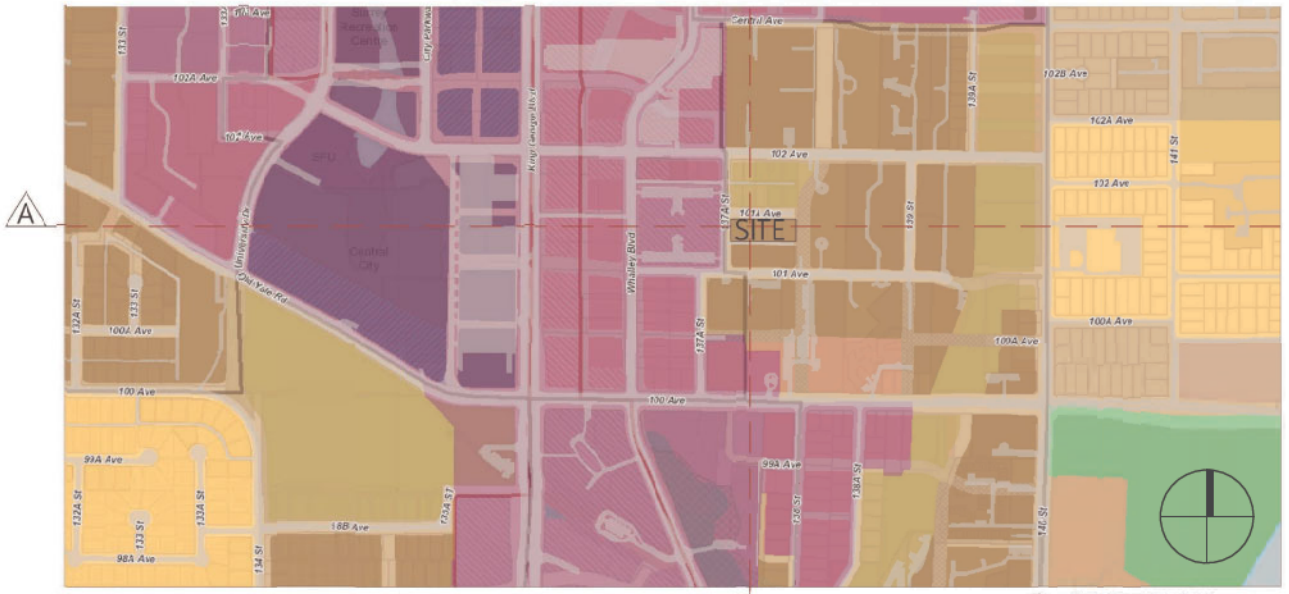
PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: U.S.

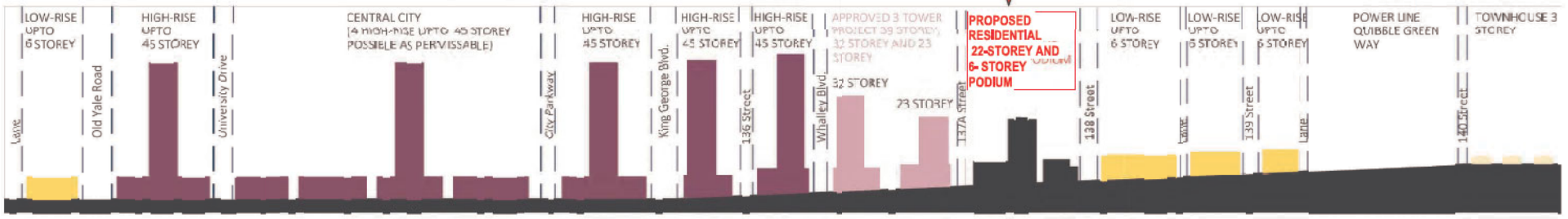
REV	DESCRIPTION	BY	CHK'D/MM	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/MM	
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/MM	

SITE ANALYSIS

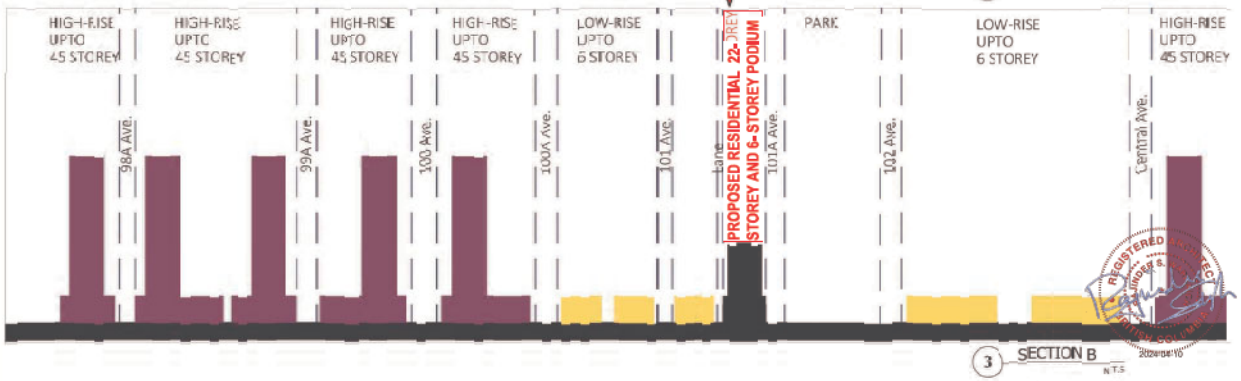
A 004



1 CITY CENTRAL PLAN N.T.S



2 SECTION A N.T.S



3 SECTION B N.T.S

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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

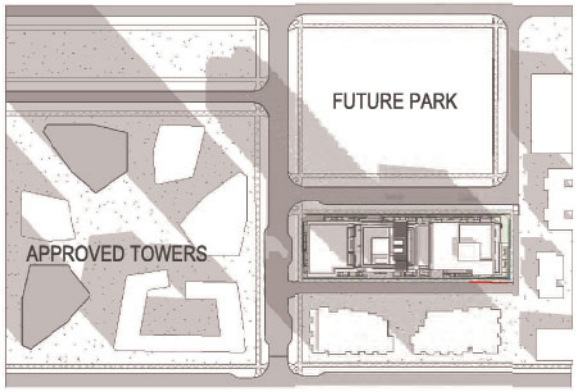
SCALE:
12" = 1'-0"

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DD/MM/YY
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DD/MM/YY

HEIGHT DIAGRAM

A 010



1 **20 MARCH 10 AM**
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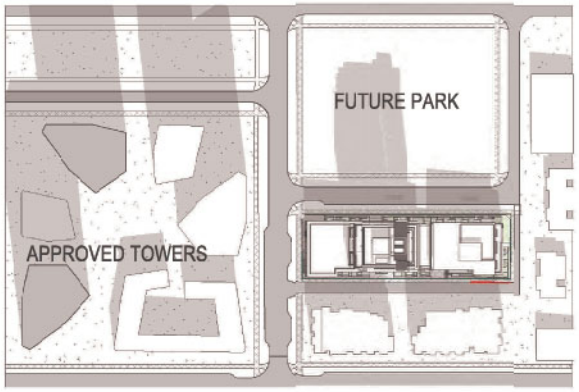

2 **20 MARCH 12 PM**
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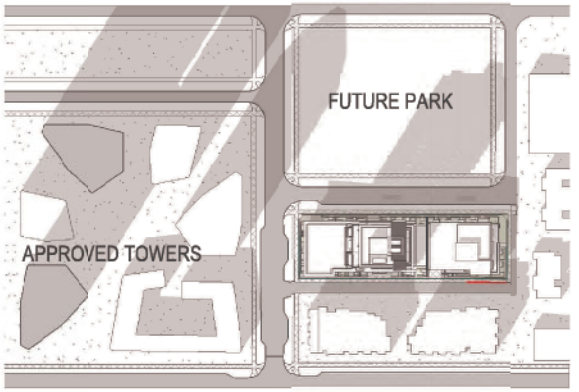

3 **20 MARCH 2 PM**
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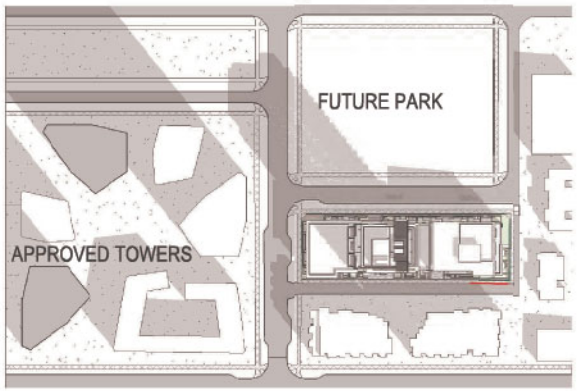

4 **22 SEP 10 AM**
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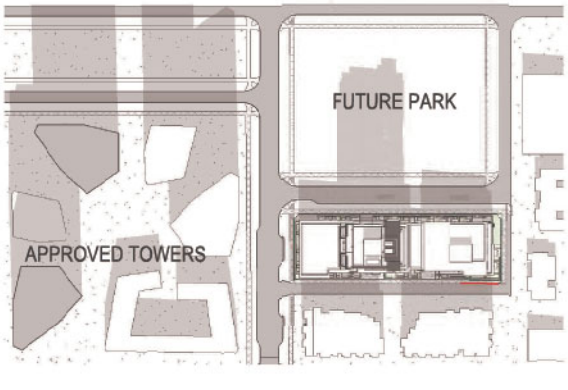
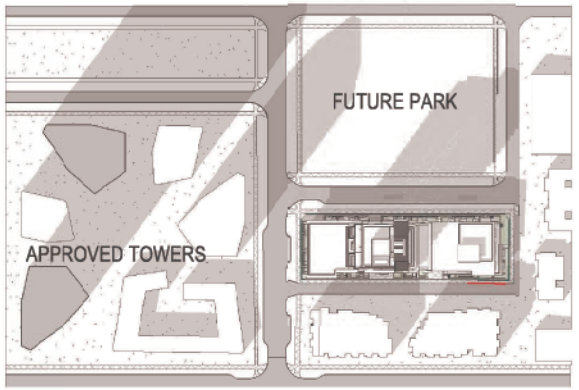


5 **22 SEP 12 PM**
SCALE: 1" = 200'-0"



6 **22 SEP 2 PM**
SCALE: 1" = 200'-0"

FLAT ARCHITECTURE INC.
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

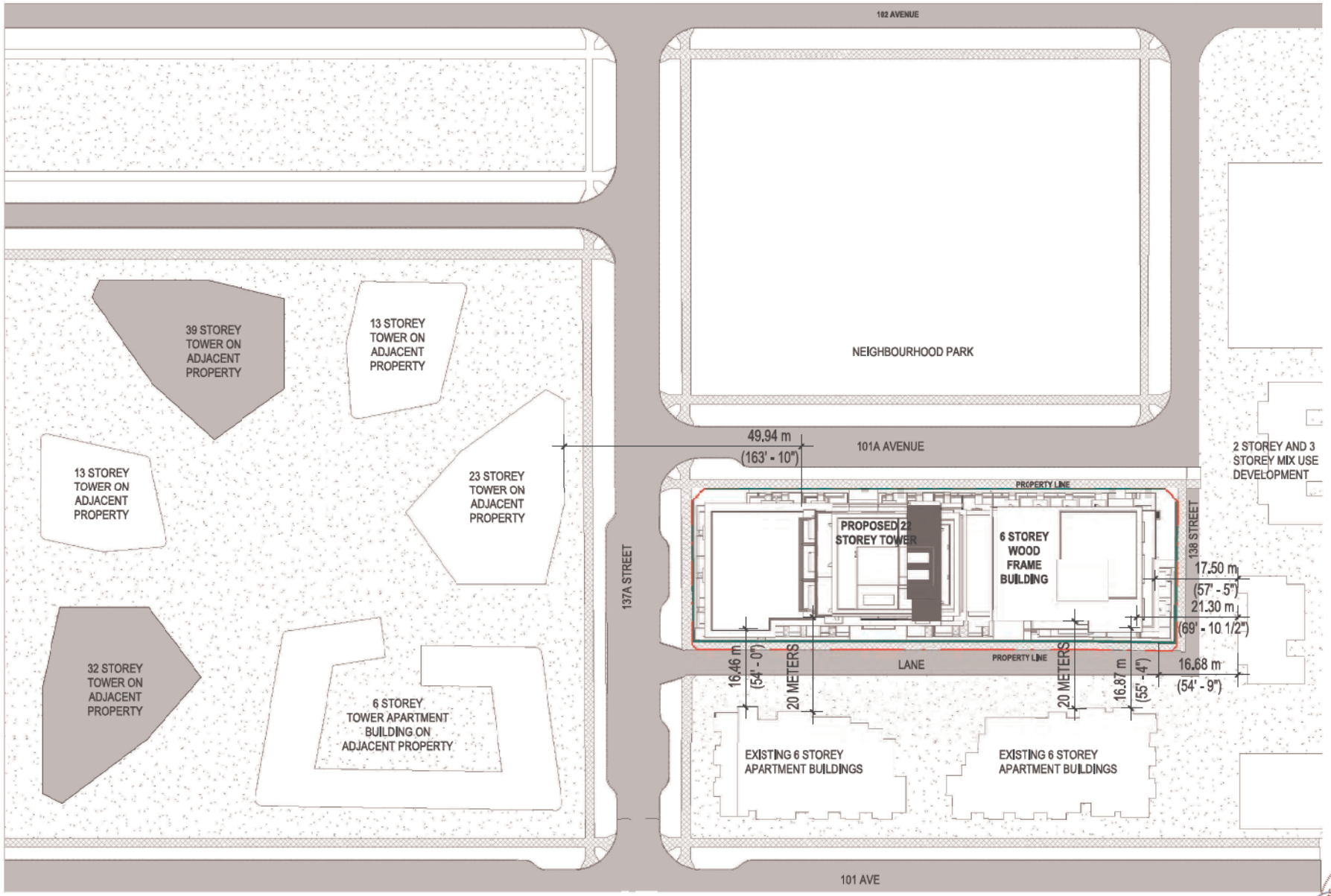
SCALE: 1" = 200'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UL	29/01/2024
02	DEVELOPMENT APPLICATION TO THE CITY	UL	CHECKED

REGISTERED ARCHITECT
JUNGER S. WATSON
BRITISH COLUMBIA
2024-Jan-16

CONCEPTUAL
SHADOW STUDY

A 011



1
A 012

TOWER SEPRATION PLAN

1/64" = 1'-0"

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Amanjeet Ubhi

DATE
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PROJECT NO:
22-238

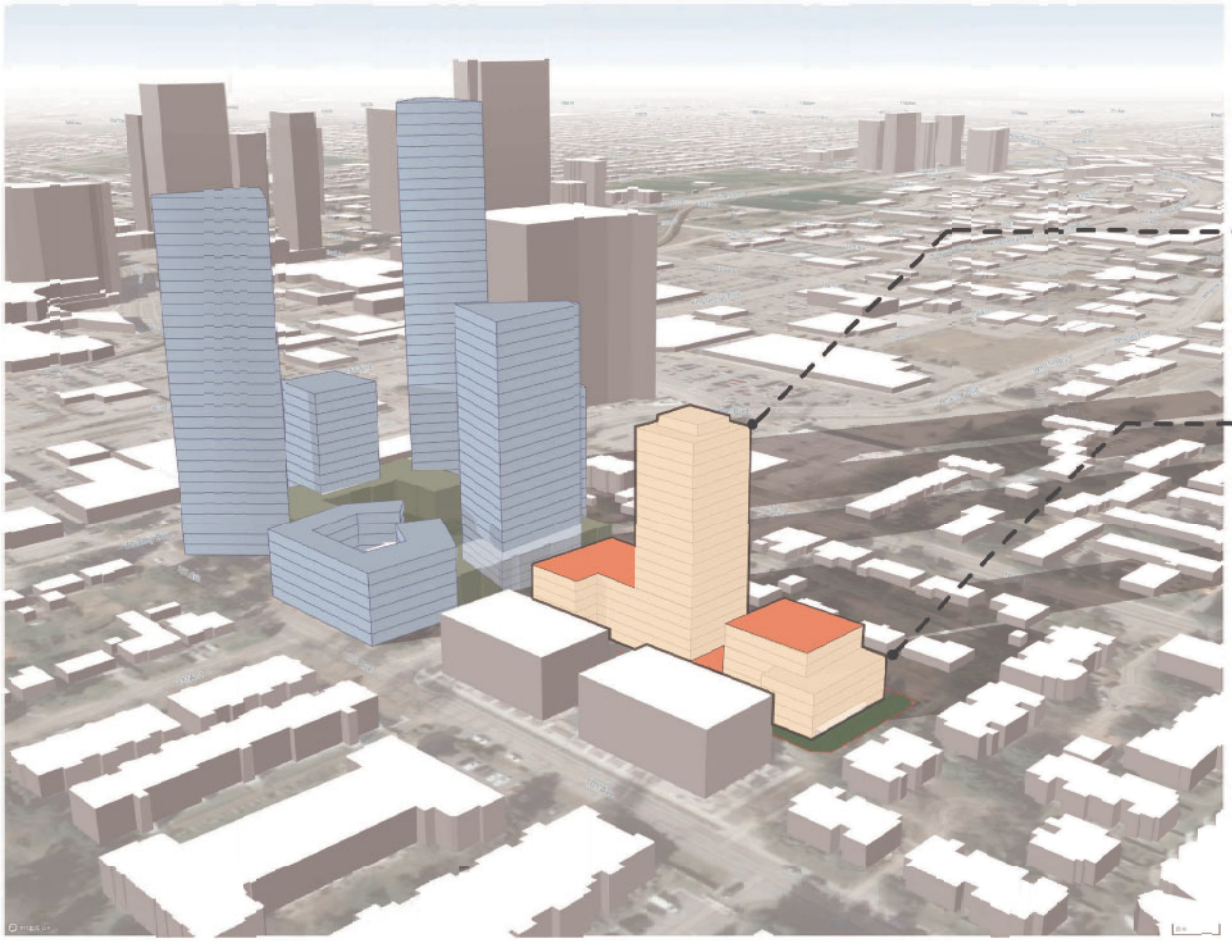
SCALE:
1/64" = 1'-0"

DRAWN BY:
R.W.

REV	DESCRIPTION	BY	CHK'D/DSN	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA.	CHK'D/DSN	
02	DEVELOPMENT APPLICATION TO THE CITY	UA.	CHK'D/DSN	

TOWER SEPARATION

A 012



1 **MASSING AND PROGRAMMING**
SCALE: 6" = 1'-0"

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PROJECT INFO:
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

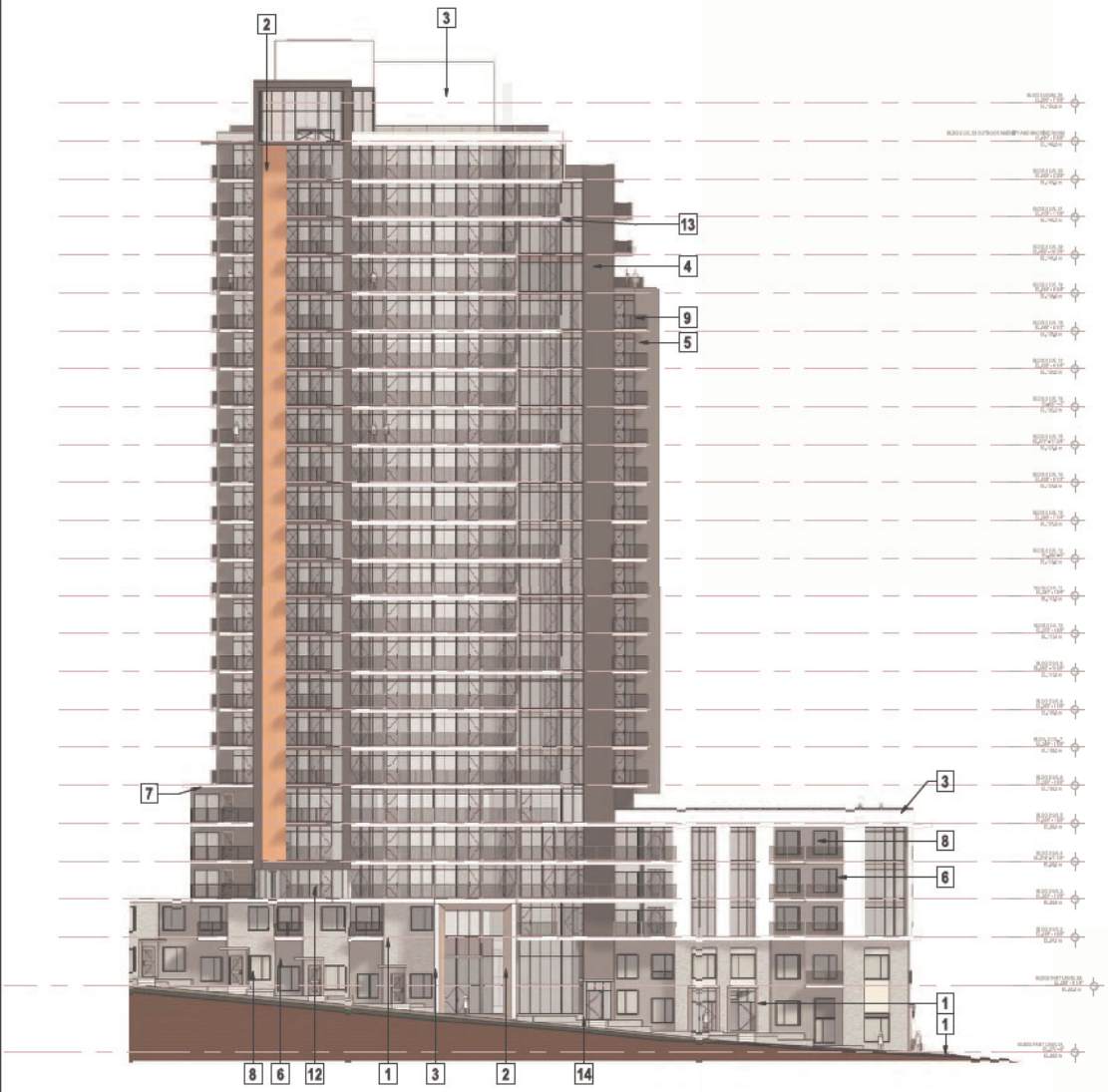
PROJECT NO:
22-238

SCALE: 6" = 1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	CHK'D/DM	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/DM	
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/DM	

PROGRAMMIMG AND MASSING

A 013



1 **BUILDING 2 101A AVENUE ELEVATION**
SCALE: 1" = 30'-0"

1 CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm

2 METAL PANEL; COLOR: DARK BROWN WOOD SIDDING

12 WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT

17 EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE

14 CONCRETE SAND BLASTED FINISH

19 SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82

18 METAL PANEL; COLOR: COOPER TONE

19 METAL PANEL; COLOR: DARK BROWN WOOD PANEL

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

REGISTERED ARCHITECT JUNGER S. WANG BRITISH COLUMBIA

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE: 1" = 30'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DMM/YYYY
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DMM/YYYY

MATERIAL BOARD

A 016

1 **101A AVE. AND 137A STREET CLOSE UP**

N.T.S.

2 **101A AVE. RENTAL BUILDING CLOSE UP**

N.T.S.

3 **101A AVE. TOWER BUILDING CLOSE UP**

N.T.S.

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
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13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

REGISTERED ARCHITECT JUNDER S. WARAICH BRITISH COLUMBIA

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE, SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

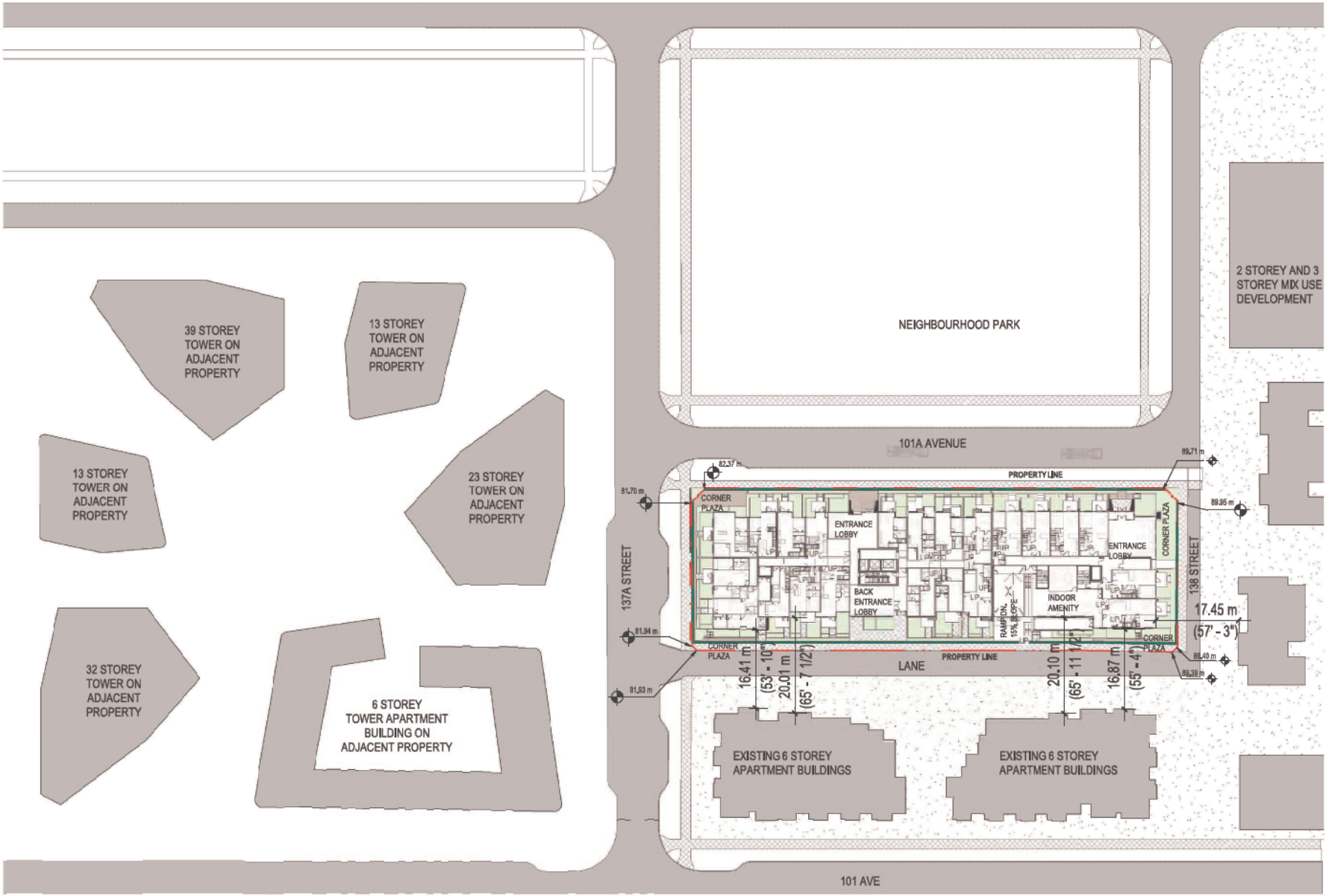
SCALE:

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	DATE
03	DEVELOPMENT APPLICATION TO THE CITY	U.S.	05/04/2024
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	05/04/2024

MATERIAL BOARD

A 017



1 **CONTEXT PLAN**
SCALE: 1/64" = 1'-0"

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

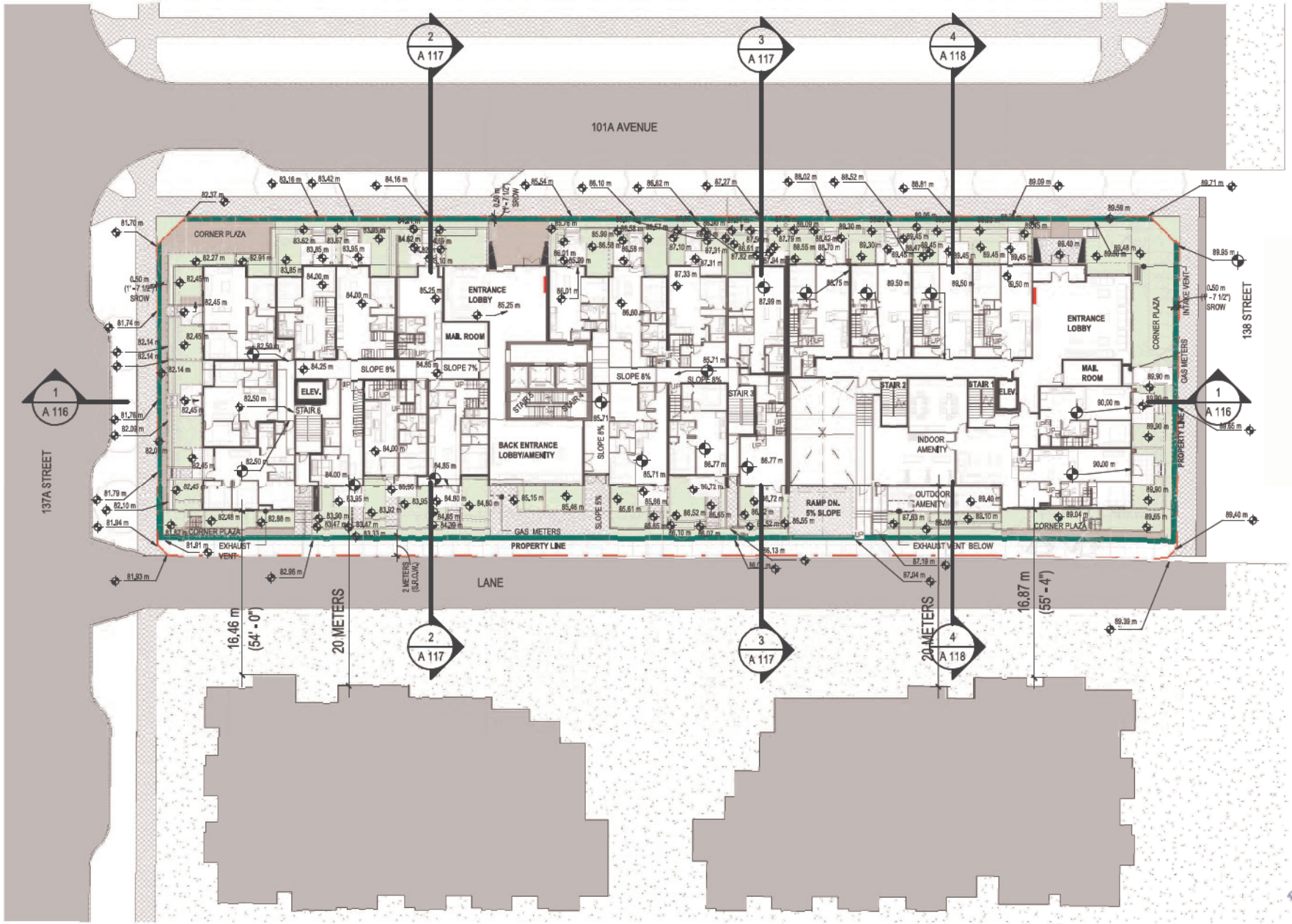
PROJECT NO:
22-238

SCALE: 1/64" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	DATE
#2	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DMA/YEAR
#1	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DMA/YEAR

CONTEXT PLAN

A 100



1 **SITE PLAN**
SCALE: 1" = 30'-0"

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

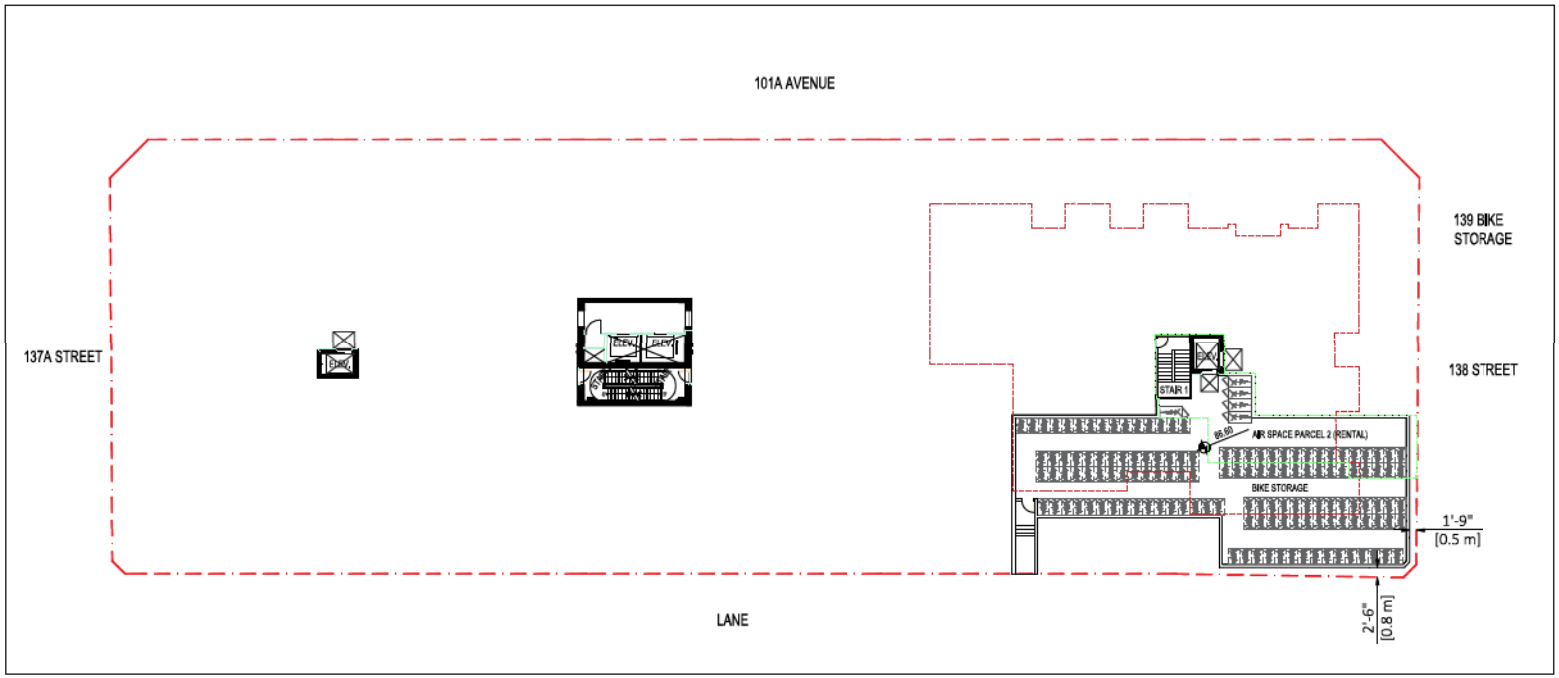
SCALE: 1" = 30'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	29/01/2024
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHECKED

REGISTERED ARCHITECT
JUNGER S. WANG
BRITISH COLUMBIA
2024-04-10

SITE PLAN

A 101



1 A 102 UPPER PARKADE P1
1/32"=1'

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

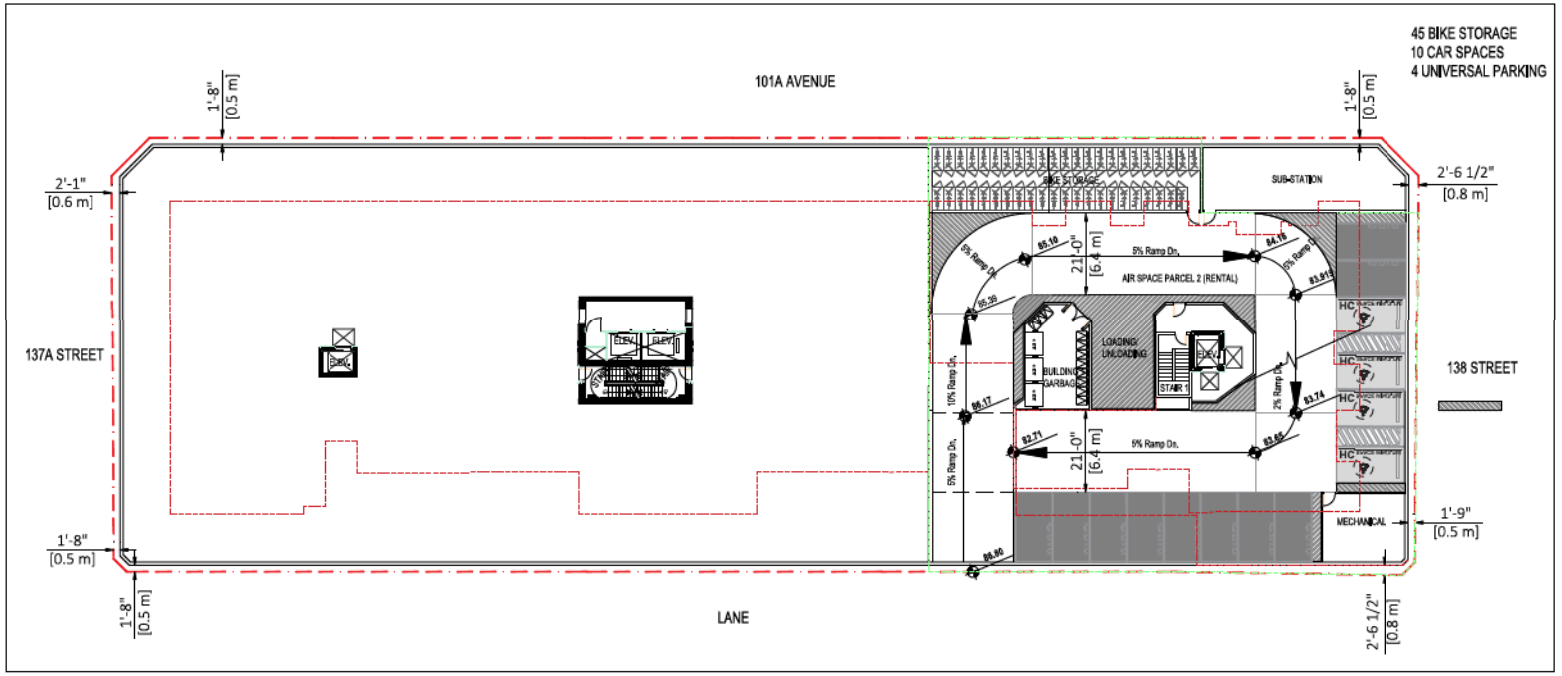
SCALE:

DRAWN BY:
U.S.

NO.	DESCRIPTION	BY	DATE

U/G PARKADE UPPER
P1

A 102



PARKADE P1
1/32"=1'

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

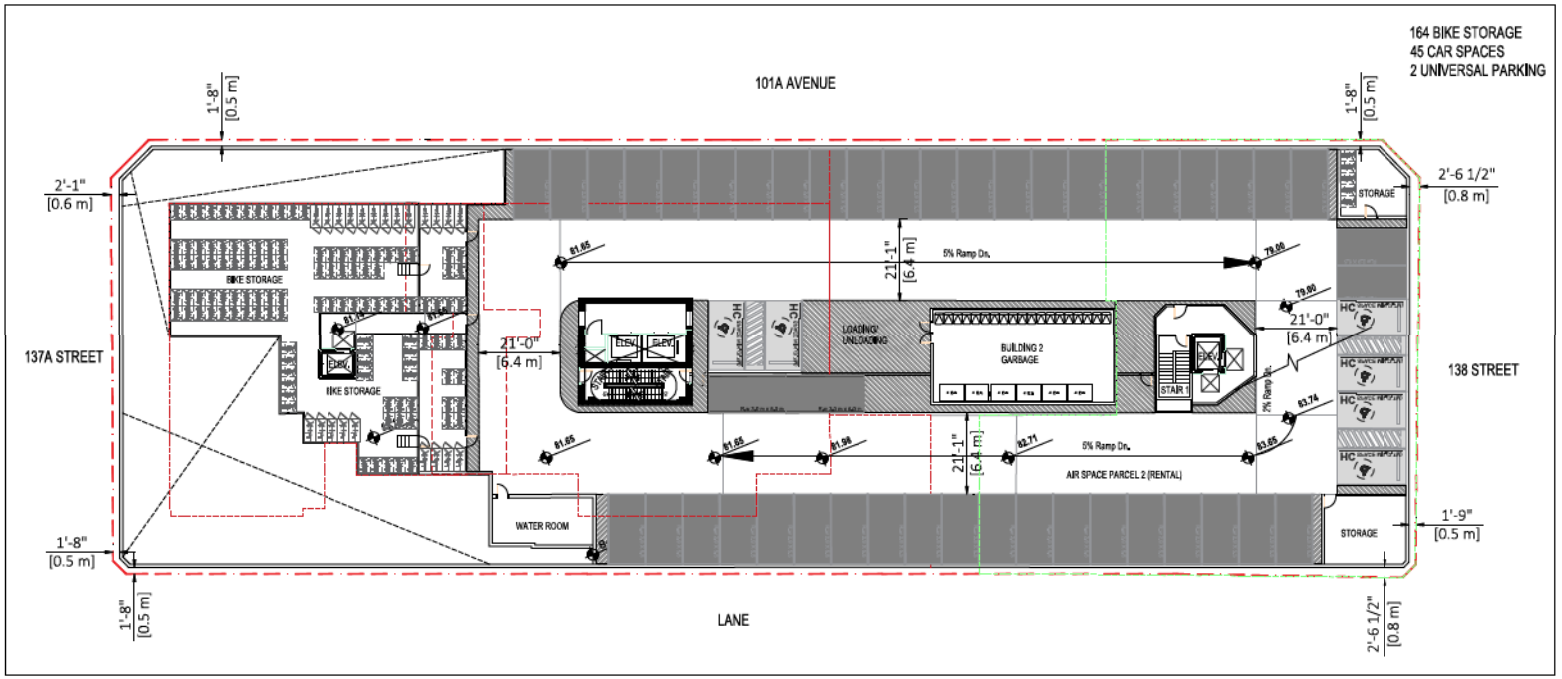
SCALE:

DRAWN BY:
U,S,

NO.	DESCRIPTION	DATE

U/G PARKADE P1

A 103



1 A 104 PARKADE P2
1/32"=1'

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

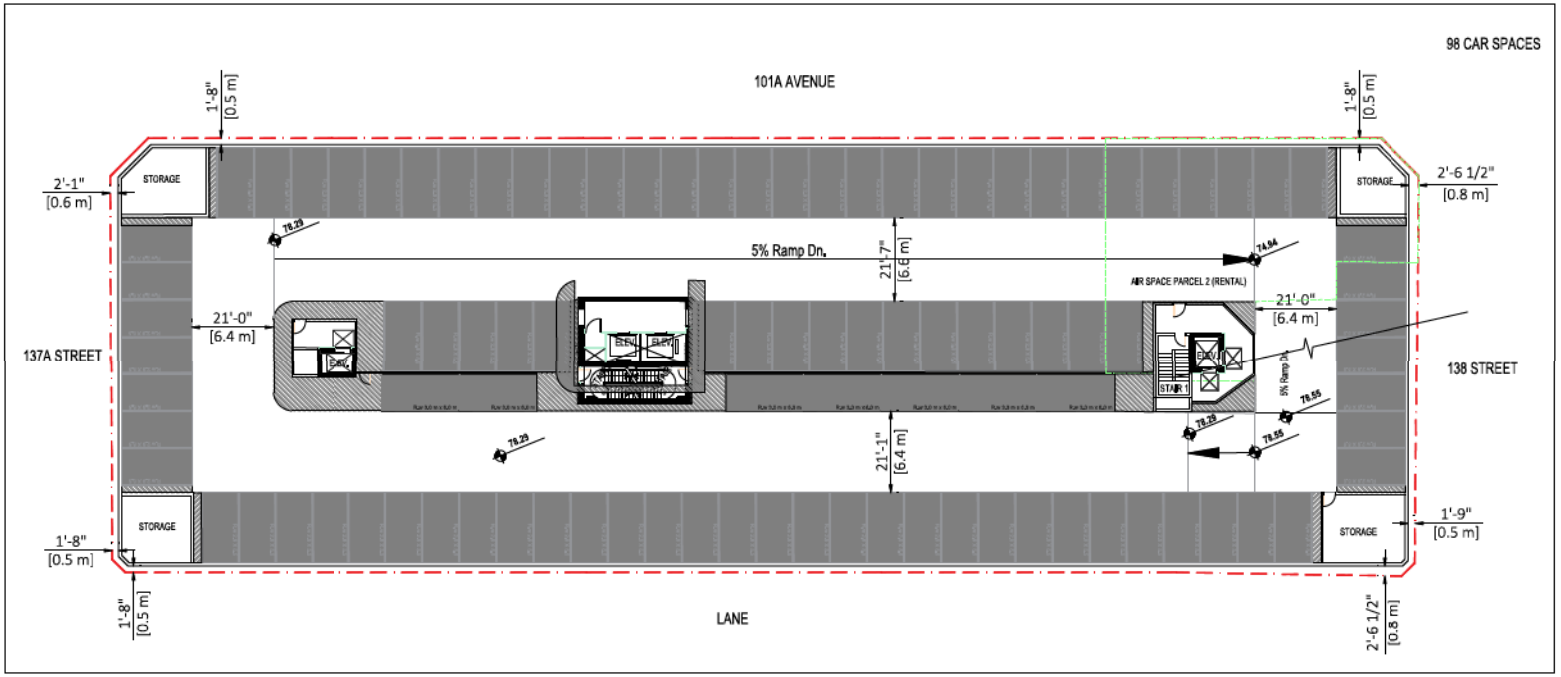
SCALE:

DRAWN BY:
U.S.

NO.	REVISIONS	BY	DATE

U/G PARKADE P2

A 104



PARKADE P3
1/32"=1'

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

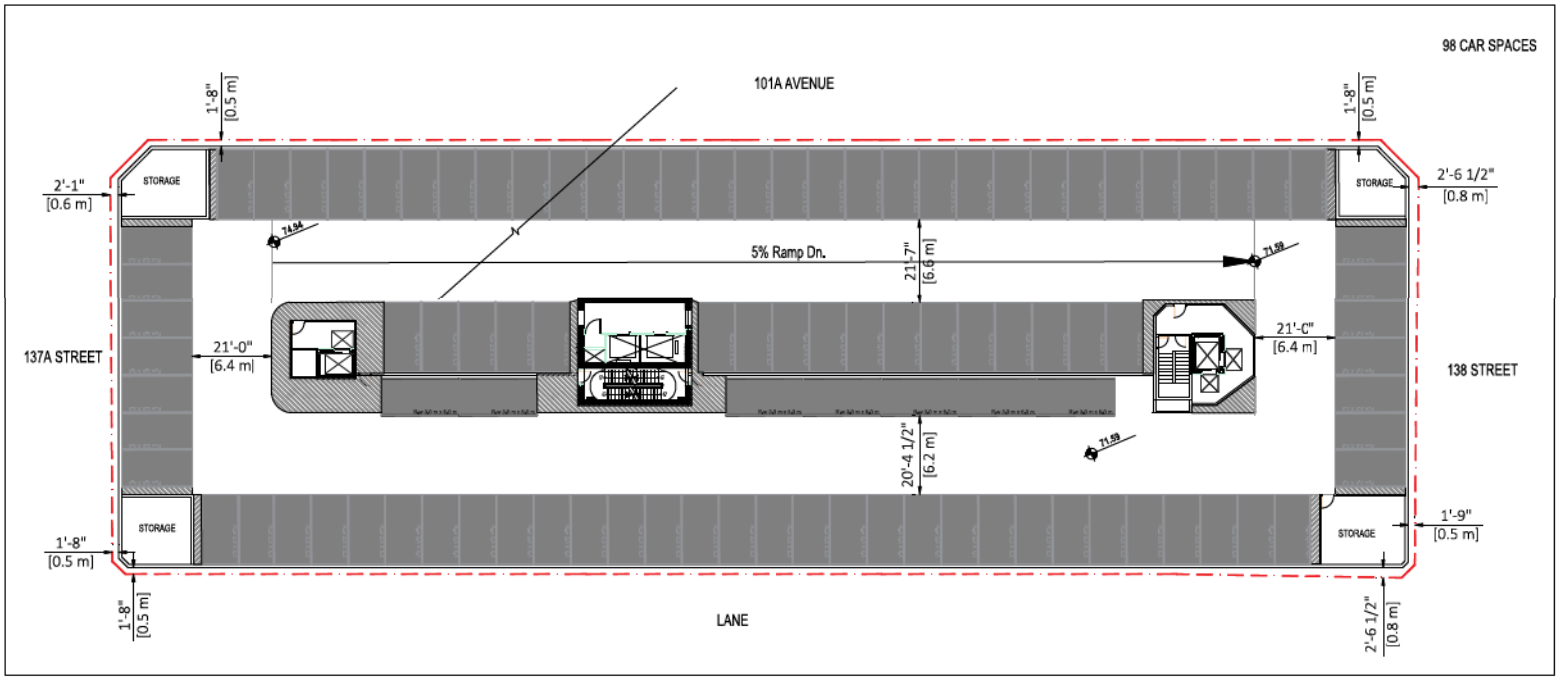
SCALE:

DRAWN BY:
U.S.

NO.	DESCRIPTION	BY	DATE

U/G PARKADE P3

A 105



PARKADE P4
1/32"=1'

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

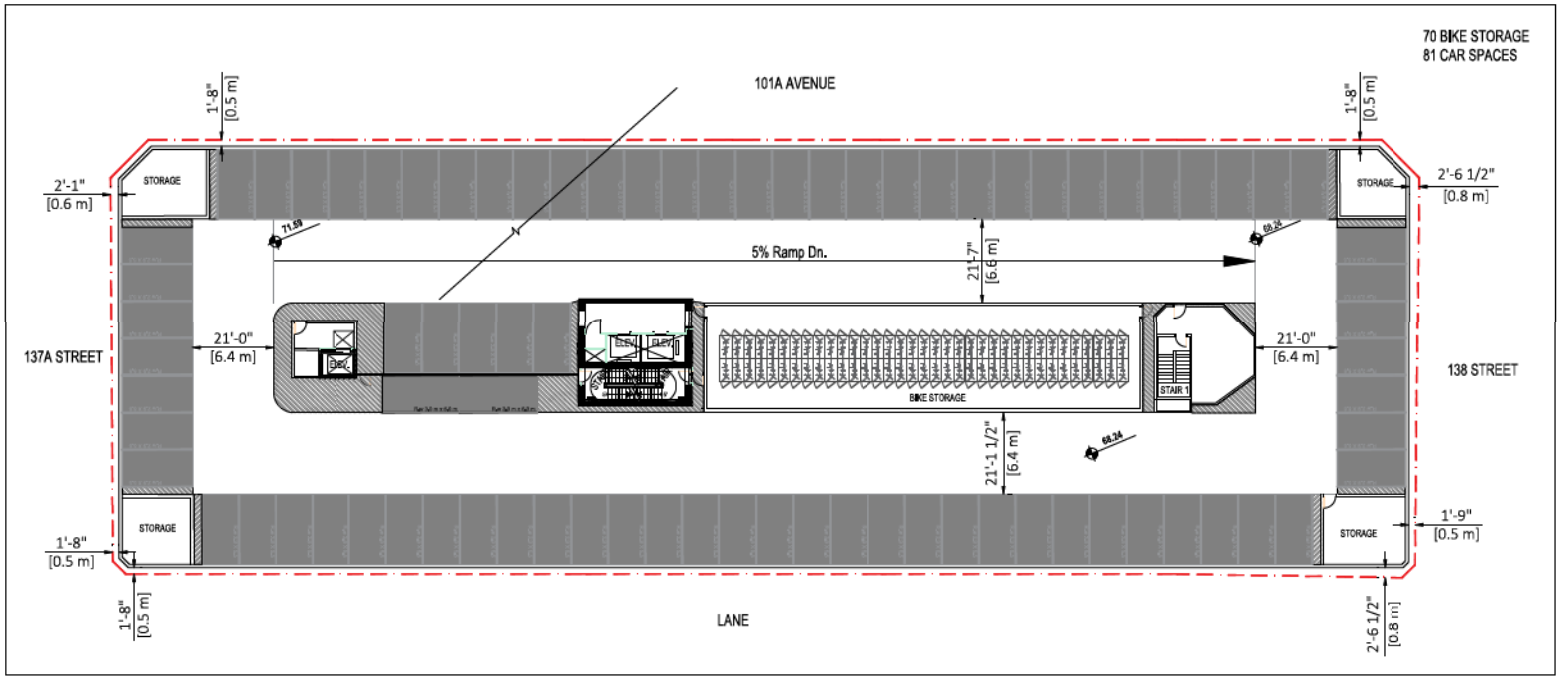
SCALE:

DRAWN BY:
R.W.

NO.	DESCRIPTION	BY	DATE

U/G PARKADE P4

A 106



1 A 107 UPPER PARKADE P5
1/32"=1'

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

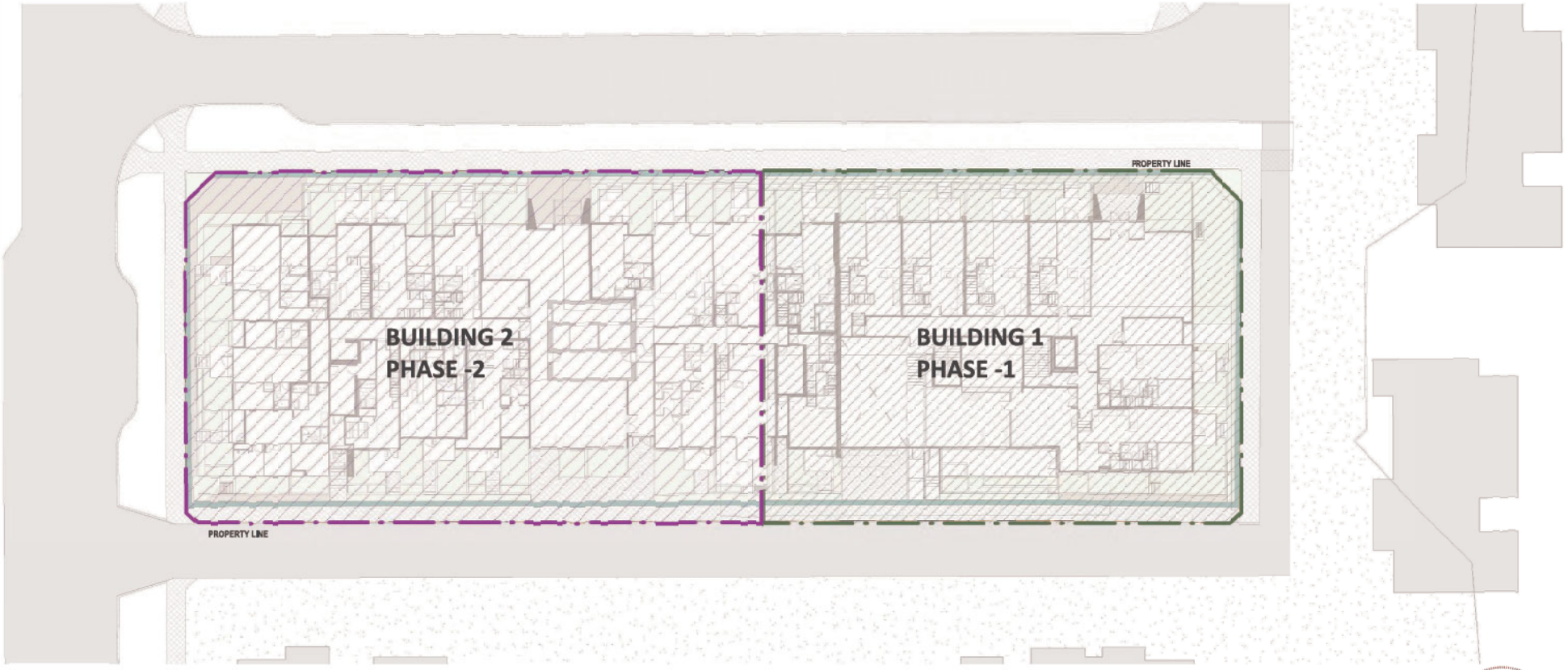
SCALE:

DRAWN BY:
U.S.

NO.	REVISIONS	BY	DATE

U/G PARKADE P5

A 107



1 **PHASING PLAN**
SCALE: 1/32" = 1'-0"

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

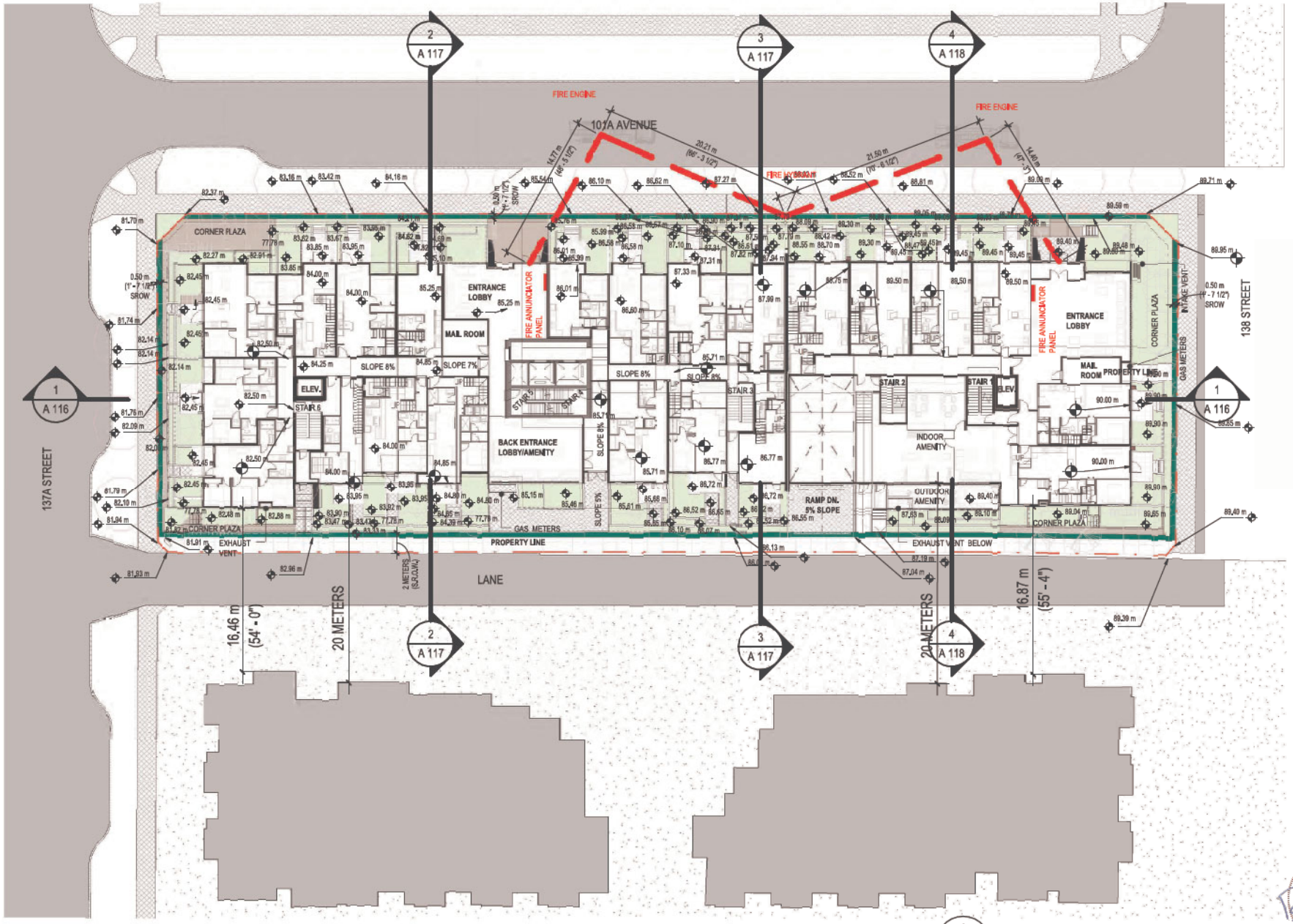
PROJECT NO:
22-238

SCALE: 1/32" = 1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	CHK'D/DSN	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/DSN	
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/DSN	

PHASING PLAN

A 108



1 **SITE PLAN - FIRE PLAN**
SCALE: 1" = 30'-0"

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

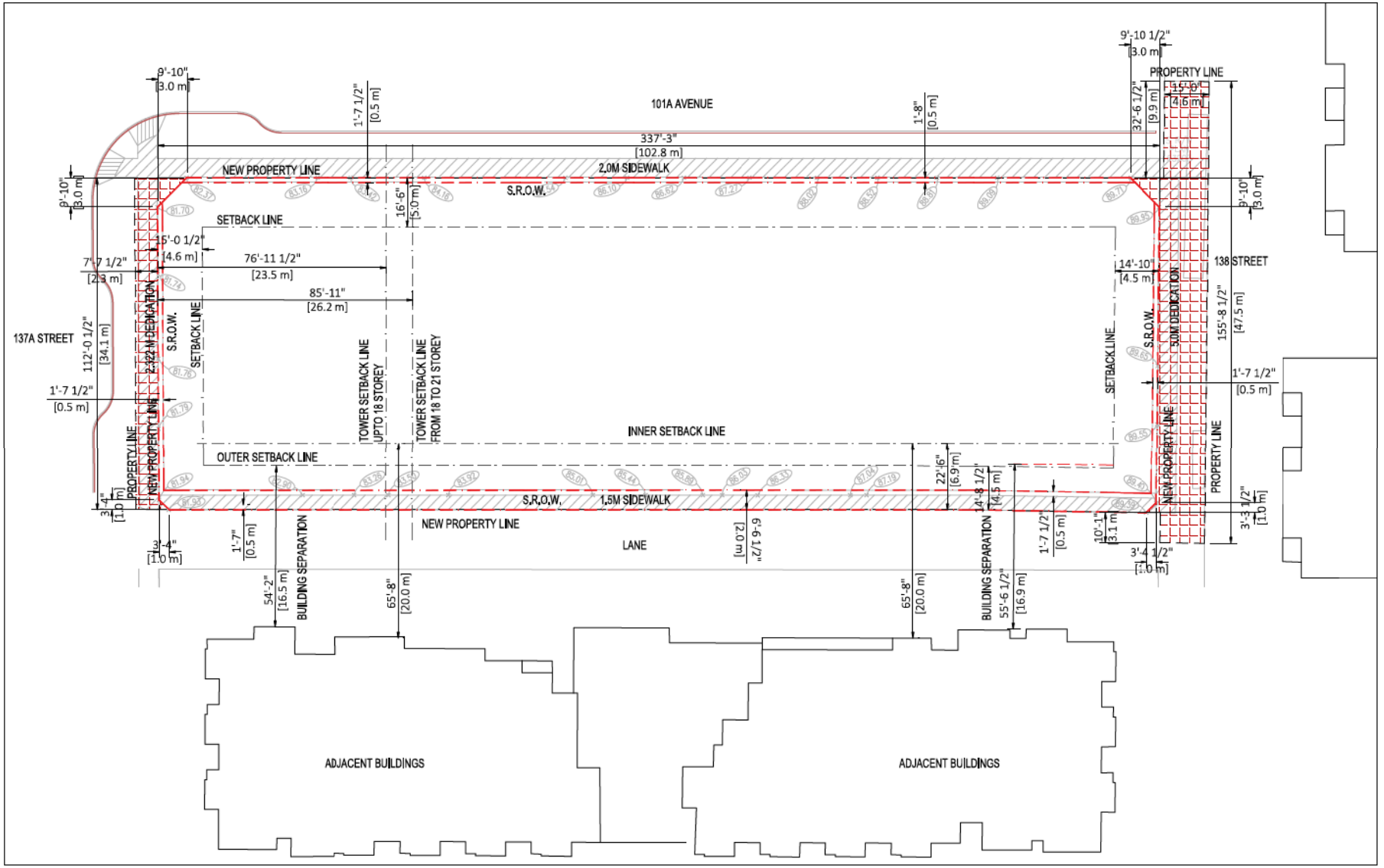
SCALE:
1" = 30'-0"

DRAWN BY:
R.W.

REV	DESCRIPTION	BY	CHECKED	DRAWN
#2	DEVELOPMENT APPLICATION TO THE CITY	UL	UL	RW
#1	DEVELOPMENT APPLICATION TO THE CITY	UL	UL	RW

FIRE PLAN

A 109



BASE PLAN
1/32"=1'

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
05/02/23

PROJECT NO:
22-238

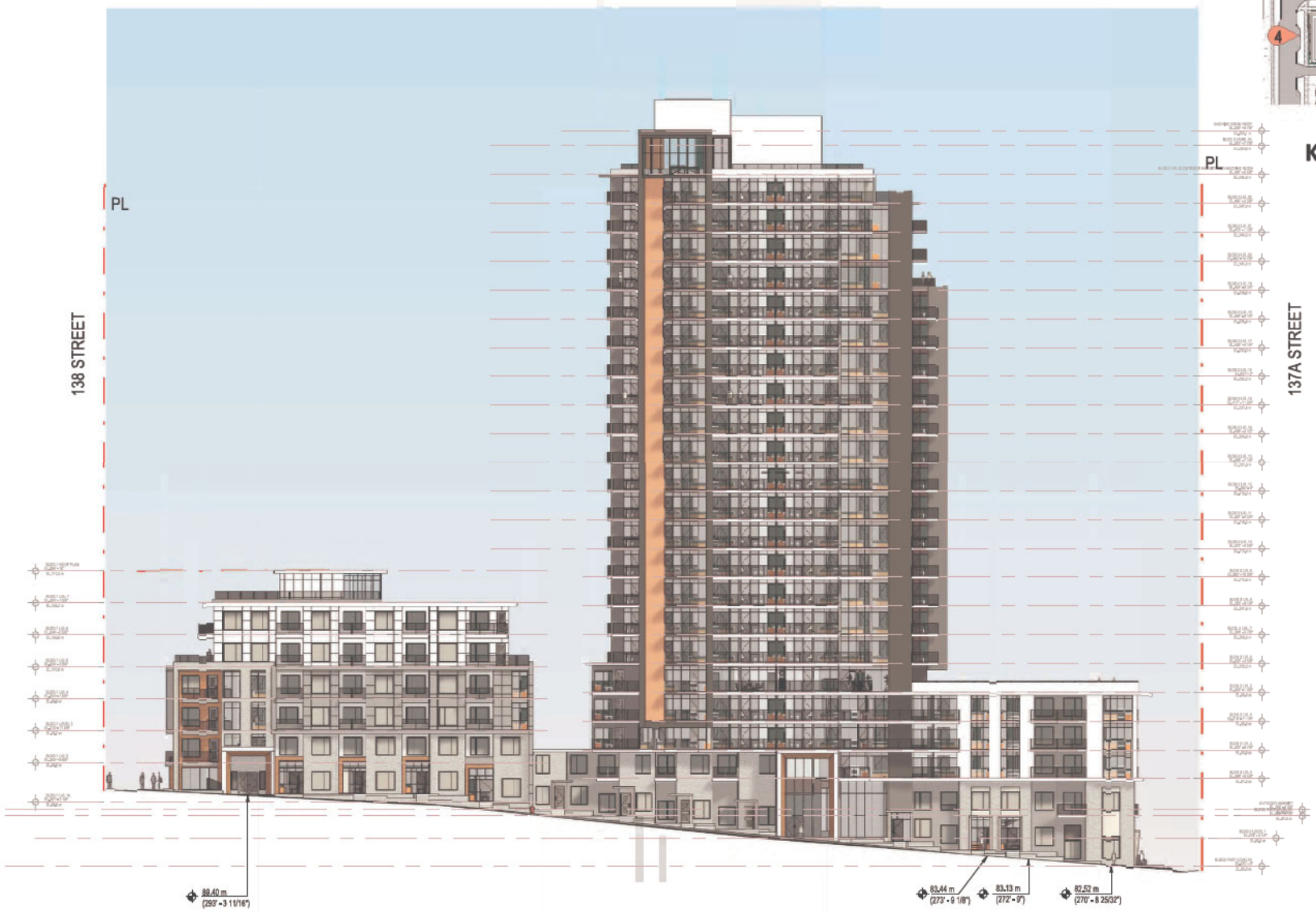
SCALE:

DRAWN BY:
U.S.

NO.	DESCRIPTION	BY	DATE

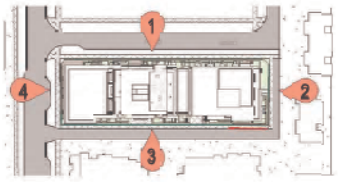
BASE PLAN

A 111



1 **ELEVATION - 101A AVENUE(NORTH)**

SCALE: 1/32" = 1'-0"



KEY PLAN

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

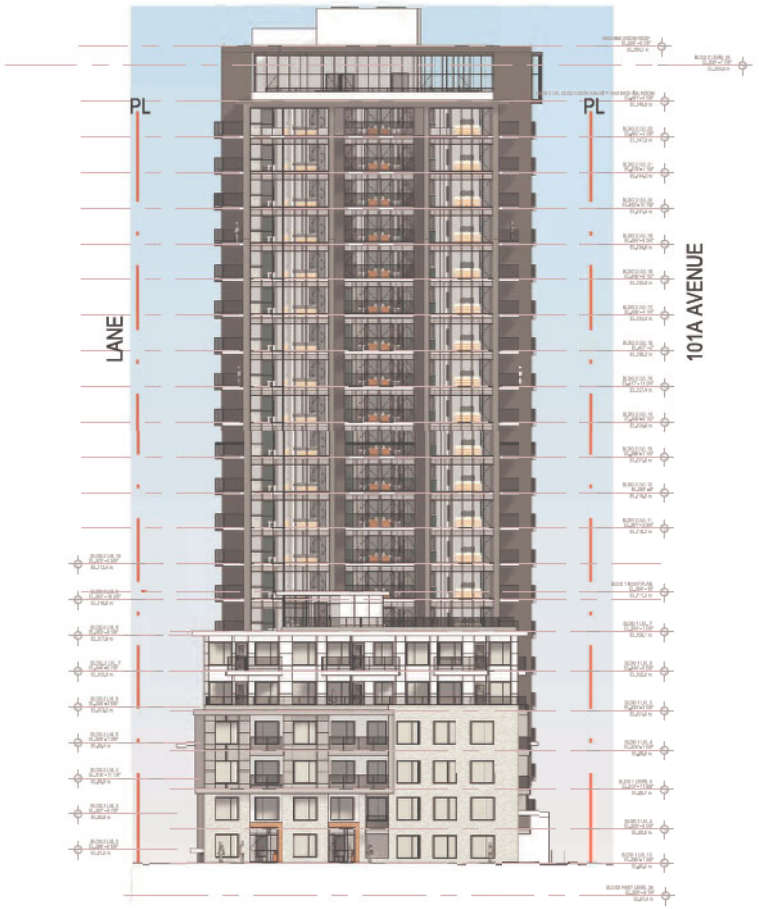
SCALE:
As indicated

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/BY	
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.		

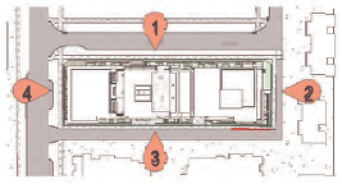
SITE ELEVATION

A 112



2 **ELEVATION - 138 STREET (EAST)**

SCALE: 1/32" = 1'-0"



KEY PLAN

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE: As indicated

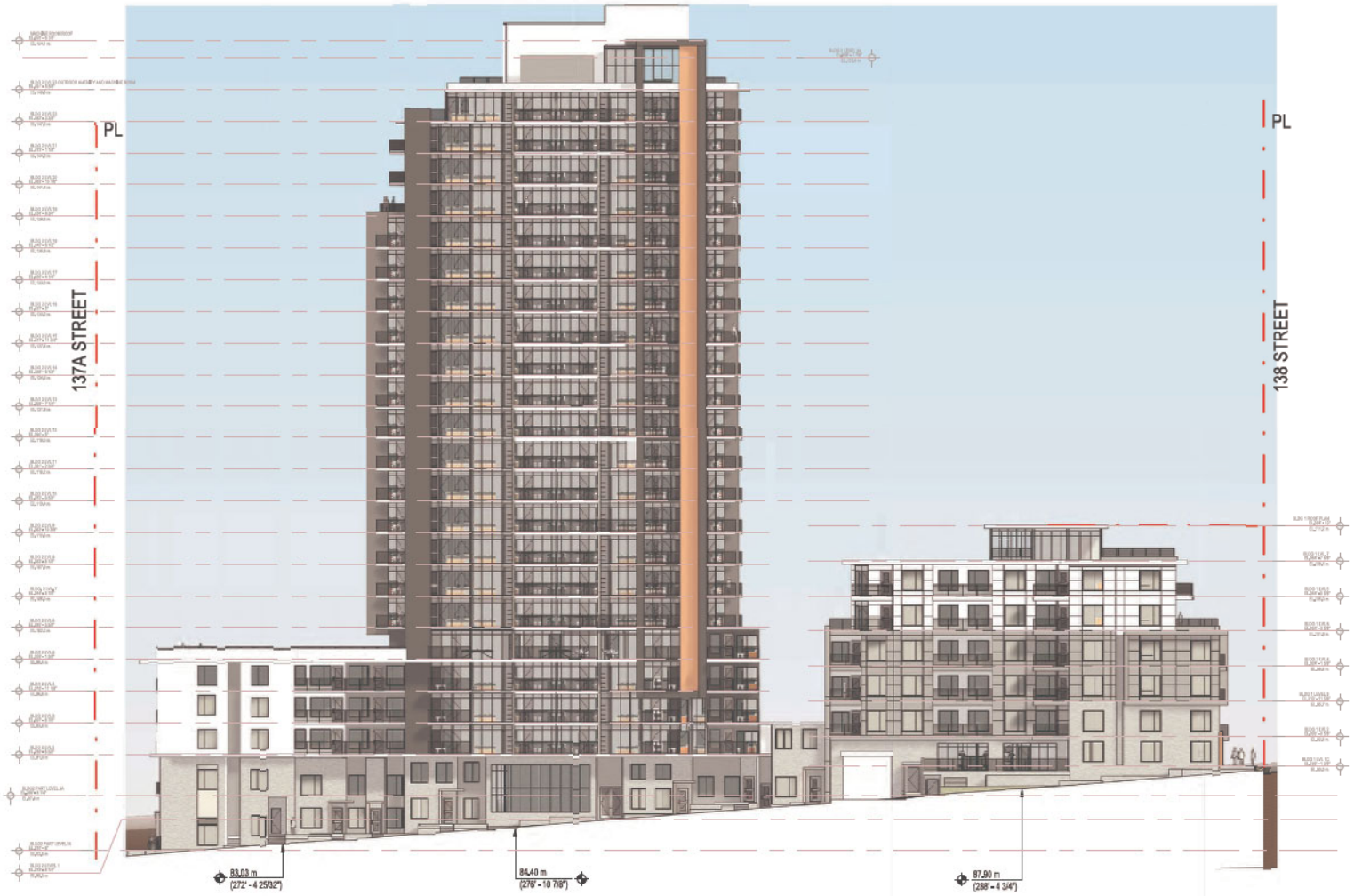
DRAWN BY: U.S.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT (AFTER) 70% TO THE CITY	U.S.	CHK'D/BY	
02	DEVELOPMENT (AFTER) 70% TO THE CITY	U.S.	CHK'D/BY	

REGISTERED ARCHITECT
JUNGER S. WANG
PROVINCE OF BRITISH COLUMBIA
2024-04-10

SITE ELEVATION

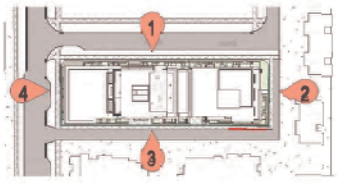
A 113



3
A 114

ELEVATION - LANE (SOUTH)

1/32" = 1'-0"



KEY PLAN

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
As indicated

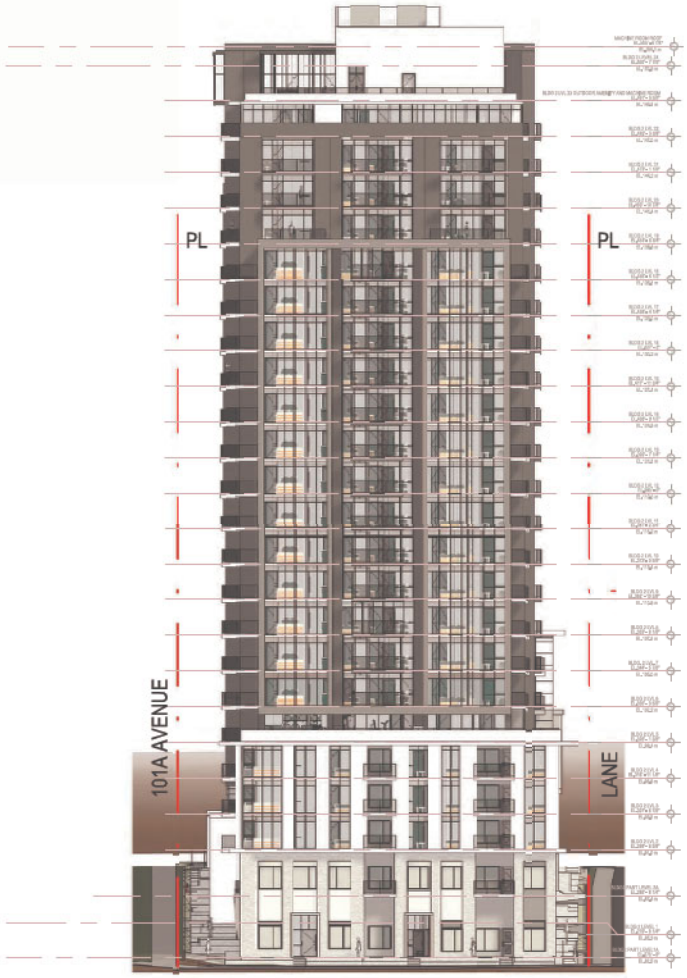
DRAWN BY:
U.S.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/BY	
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.		

SITE ELEVATION

A 114

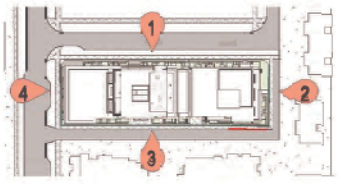
REGISTERED ARCHITECT
JUNGER S. WANG
BRITISH COLUMBIA
2024-04-10



4
A 115

ELEVATION - 137A STREET (WEST)

1/32" = 1'-0"



KEY PLAN

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
As indicated

DRAWN BY:
U.S.

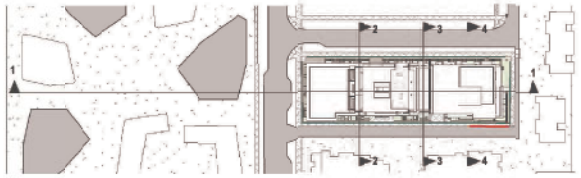
REV	DESCRIPTION	BY	CHECKED	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHECKED	
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.		

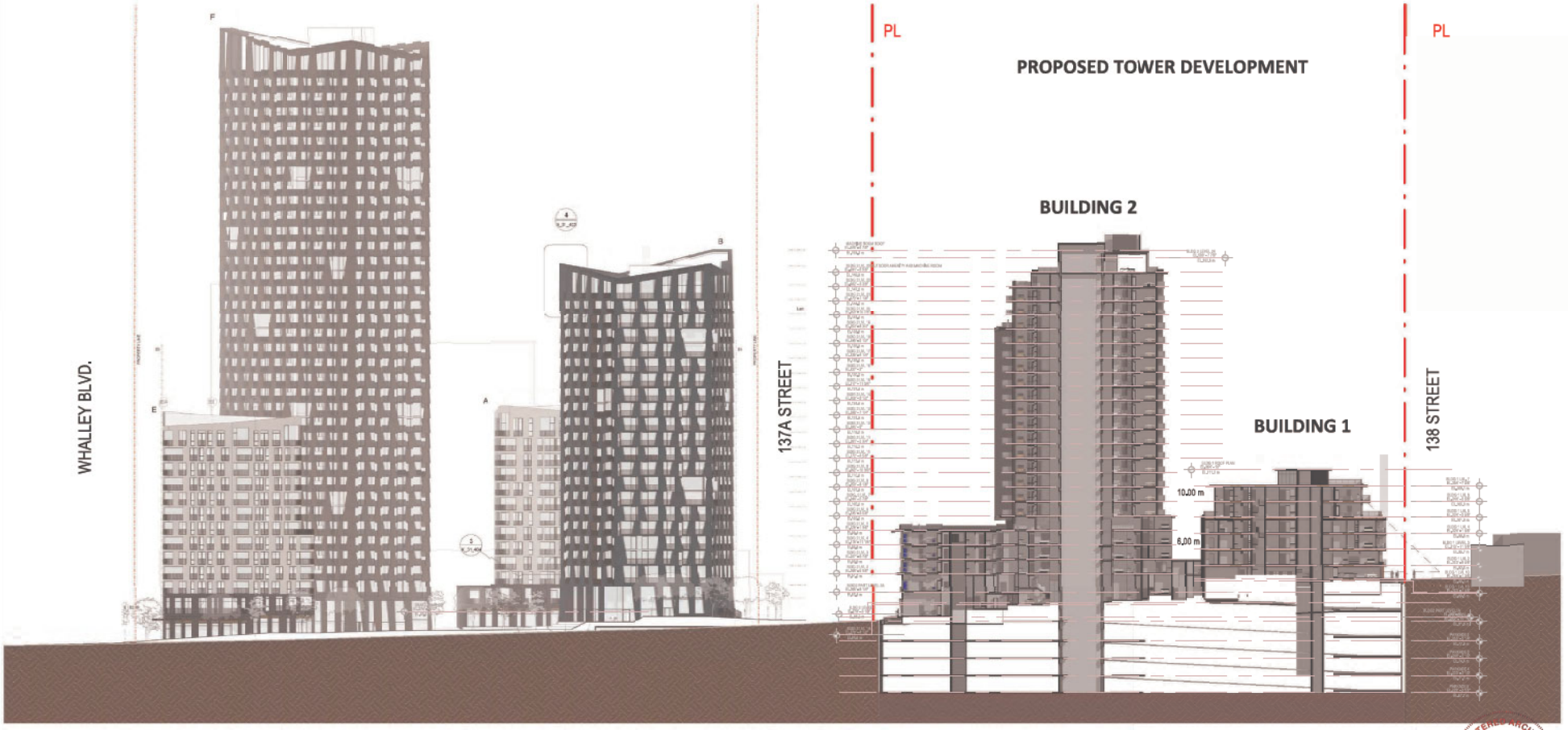
SITE ELEVATION

A 115

REGISTERED ARCHITECT
JUNGER S. WANG
PROVINCE OF BRITISH COLUMBIA
2024-04-10

KEY PLAN





1 SITE SECTION 1
SCALE: 1/64" = 1'-0"

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

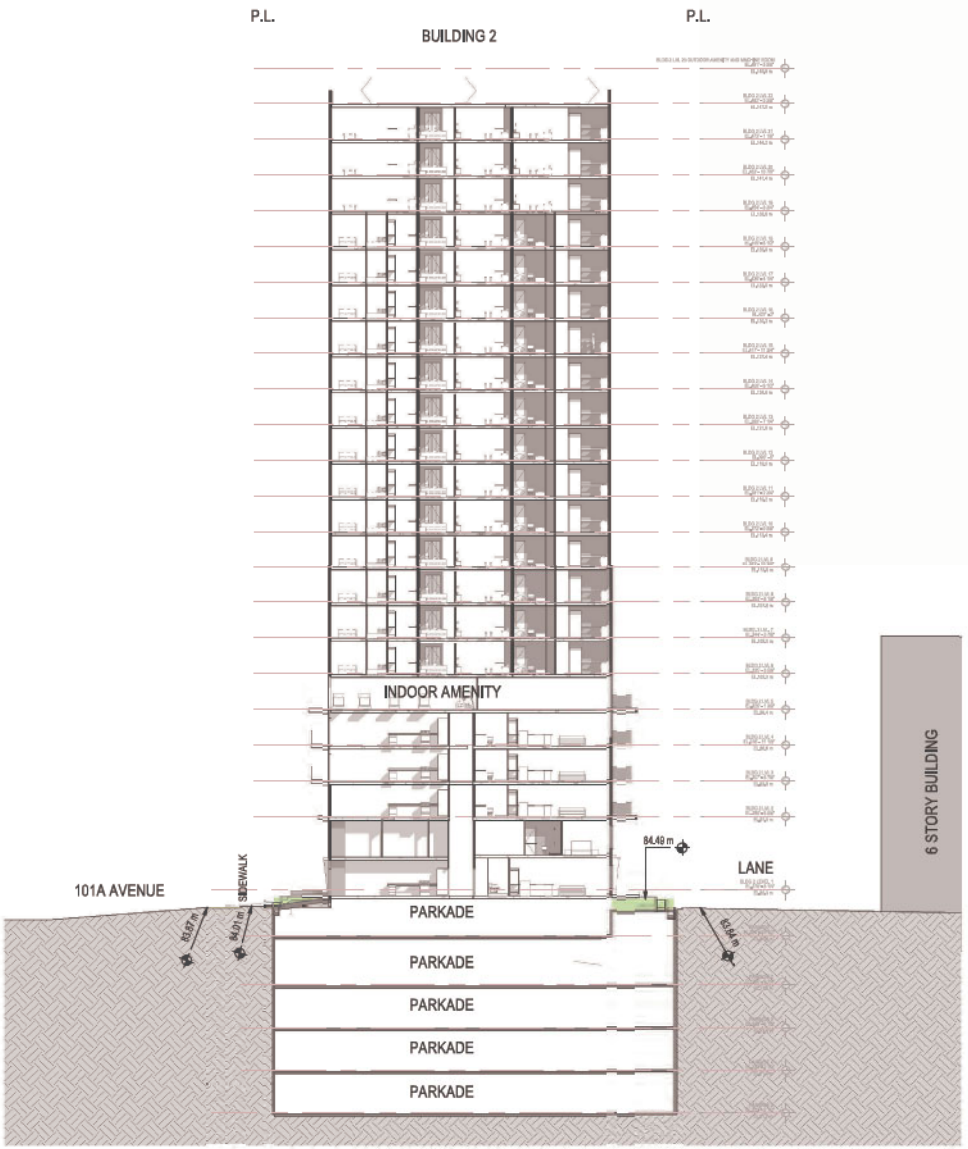
PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT REVIEW (TOWN TO THE SE)	UL	DD/MM/YY
02	DEVELOPMENT REVIEW (TOWN TO THE SE)	UL	DD/MM/YY

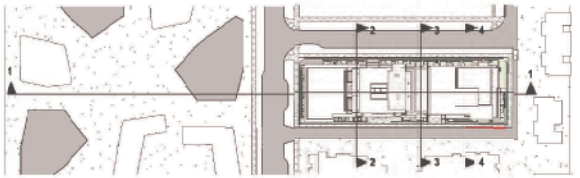
SITE SECTION

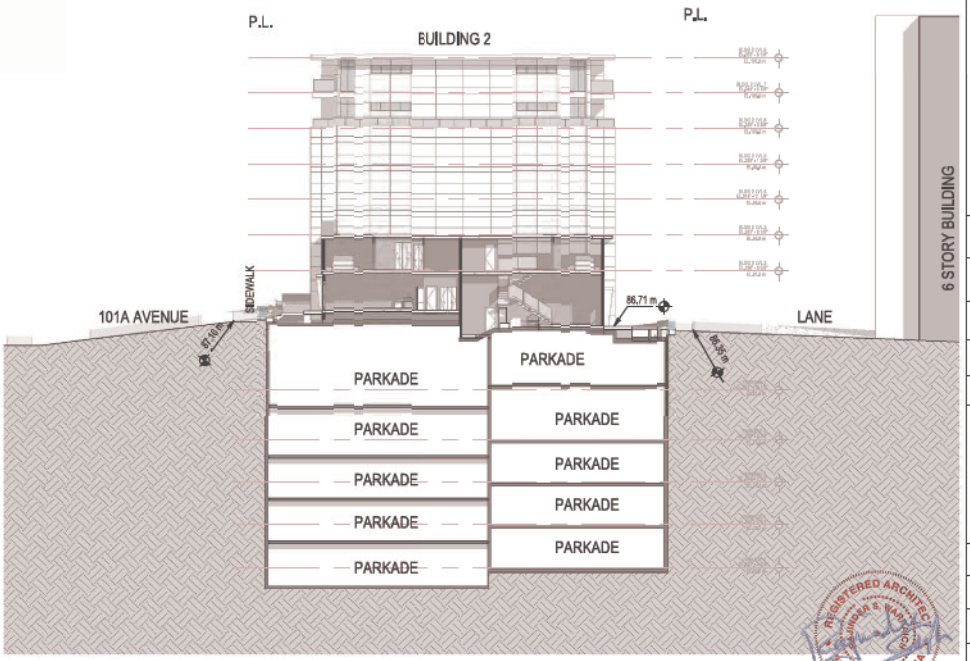
A 116



2 **BLDG. 2 SECTION 2**
SCALE: 1/32" = 1'-0"

KEY PLAN





3 **BLDG. 2 SECTION 3**
SCALE: 1/32" = 1'-0"

FLAT ARCHITECTURE INC.
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

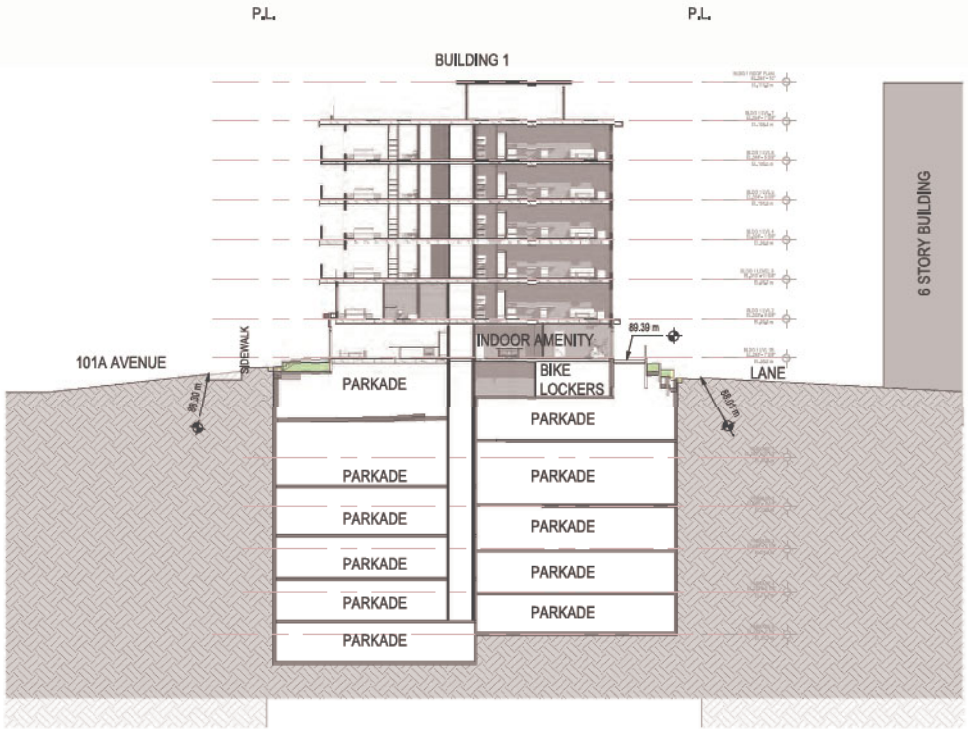
PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA	DMA/MM
02	DEVELOPMENT APPLICATION TO THE CITY	UA	DMA/MM

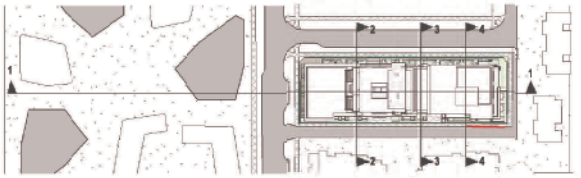
SITE SECTION

A 117



4 **BLDG. 1 SECTION 4**
SCALE: 1/32" = 1'-0"

KEY PLAN



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CLIENT:
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DATE
29/01/2024

PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: A.R.C.

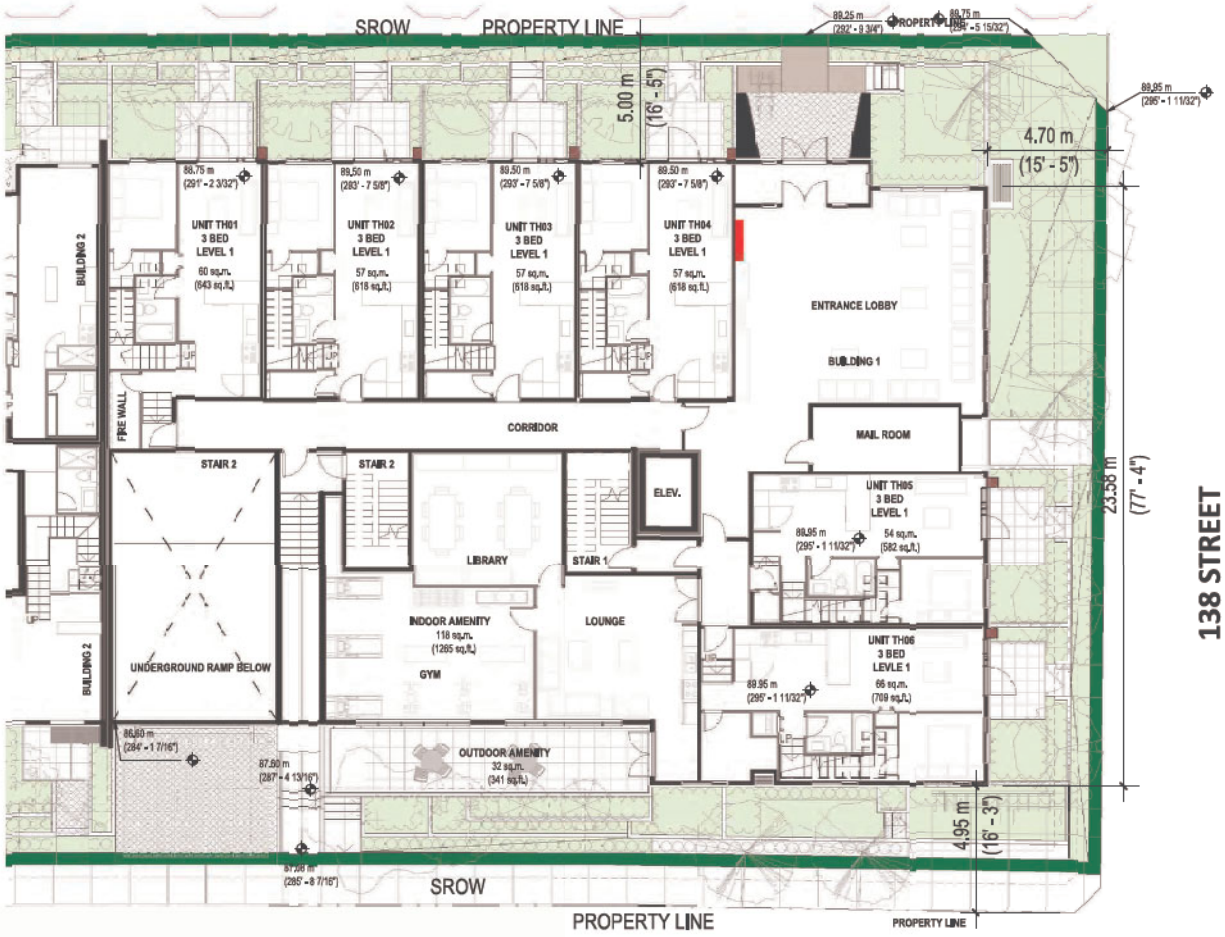
REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA	CHK'D/BY	
02	DEVELOPMENT APPLICATION TO THE CITY	UA	CHK'D/BY	

REGISTERED ARCHITECT
JUNDER S. WARAICH
BRITISH COLUMBIA
2024-01-16

SITE SECTION

A 118

101A AVENUE



1 AB1 201 **BLDG 1 LVL. 1 FLOOR PLAN**

1/16" = 1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT (AFTER DRB) TH 7TH SEP	U.S.	DMA/MM
02	DEVELOPMENT (AFTER DRB) TH 7TH SEP	U.S.	DMA/MM

REGISTERED ARCHITECT JUNGER S. WANG PROVINCE OF BRITISH COLUMBIA 2024-04-16

BUILDING 1 LEVEL 1
FLOOR PLAN

AB1 201

1
AB1 202

BLDG 1 LVL. 2 FLOOR PLAN

1/16" = 1'-0"

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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

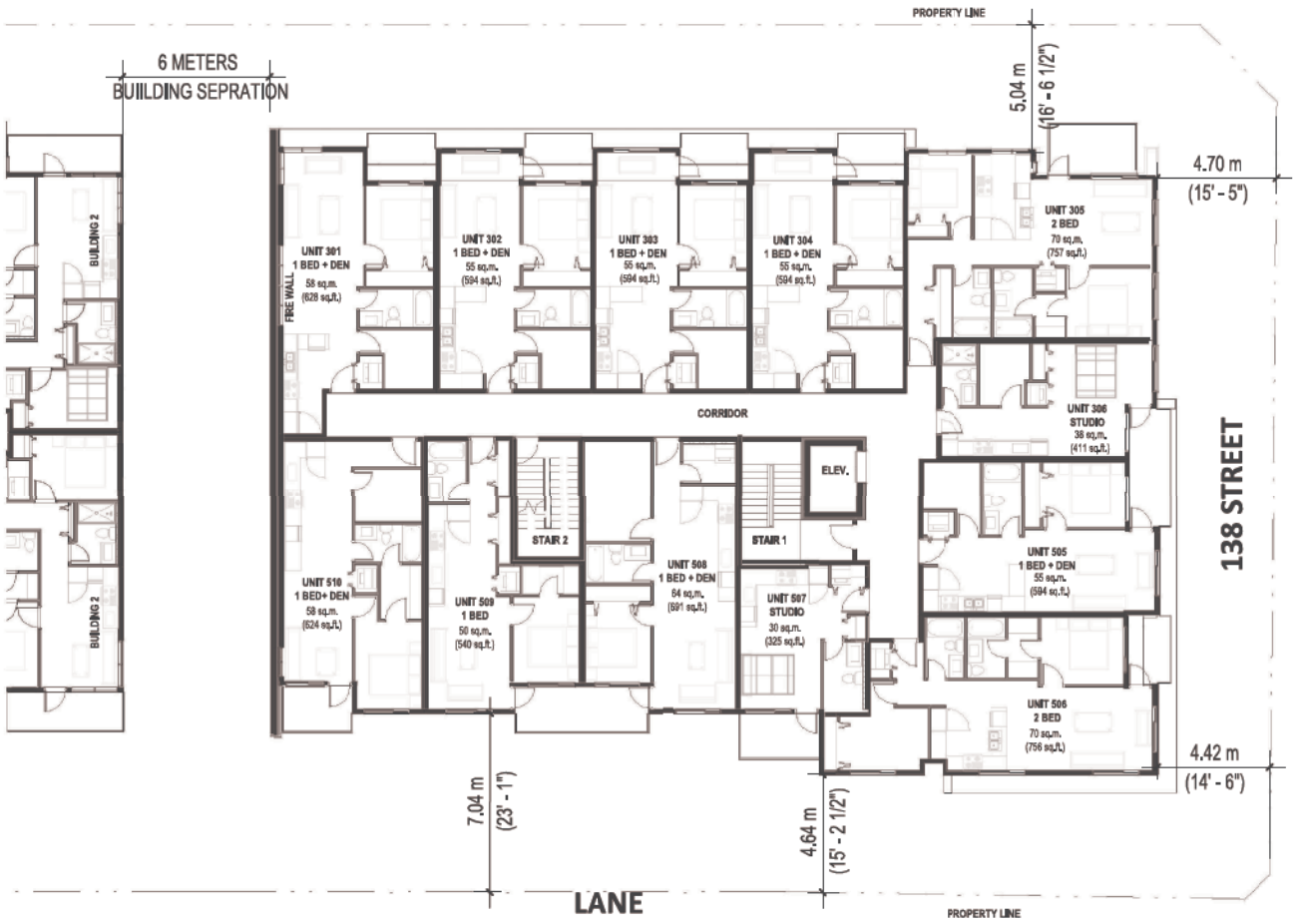
SCALE:
1/16" = 1'-0"

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT (AFTER DDN TO THE CITY)	U.S.	DMA/MM
02	DEVELOPMENT (AFTER DDN TO THE CITY)	U.S.	DMA/MM

BUILDING 1 LEVEL 2
FLOOR PLAN

AB1 202



1 / AB1 203 **BLDG 1 LEVEL 3 TO LEVEL FLOOR PLAN**

1/16" = 1'-0"

FLAT ARCHITECTURE INC.
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Surrey BC, V3X 1G1
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PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

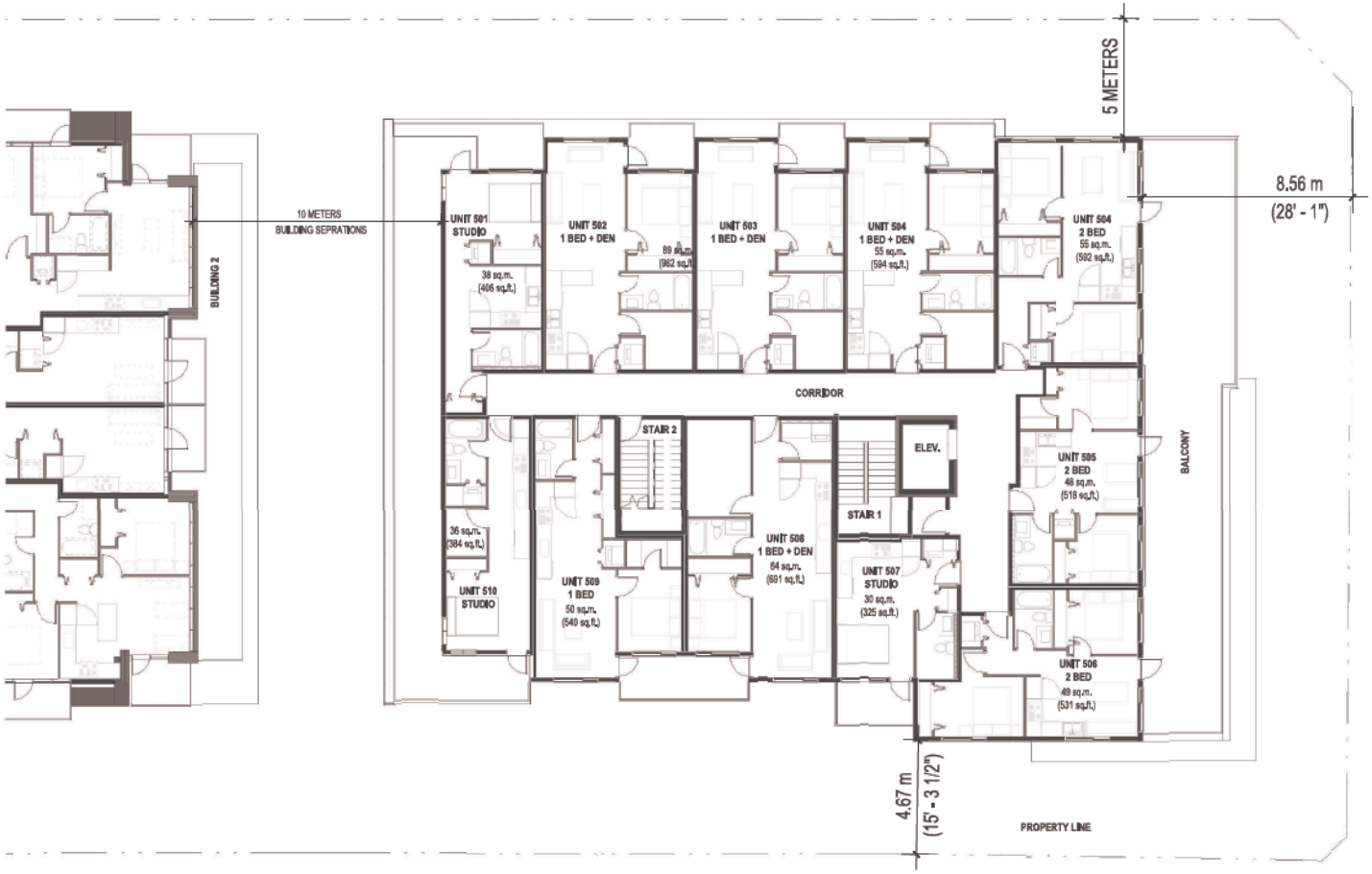
SCALE:
1/16" = 1'-0"

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	CHK'D/DM	DATE
#1	DEVELOPMENT (AFTER DDN TO THE CITY)	U.S.	CHK'D/DM	
#2	DEVELOPMENT (AFTER DDN TO THE CITY)	U.S.	CHK'D/DM	

BUILDING 1 LEVEL 3 TO LEVEL 4 FLOOR PLAN

AB1 203



1
AB1 204

BLDG 1 LVL. 5 FLOOR PLAN

1/16" = 1'-0"

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PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

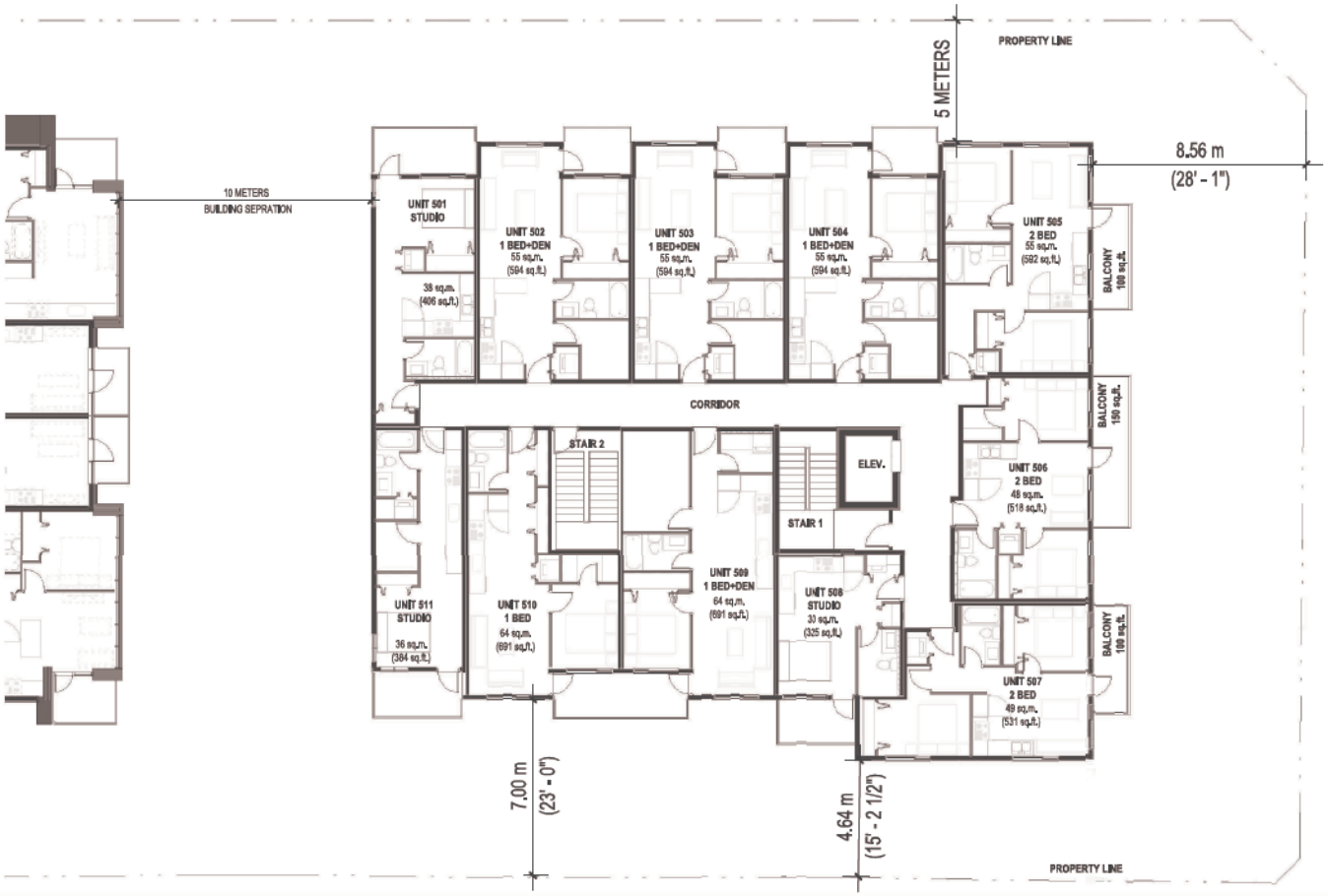
PROJECT NO:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
#1	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/BY	
#2	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/BY	

BUILDING 1 LEVEL 5
FLOOR PLAN

AB1 204



1
AB1 205

BLDG 1 LVL. 6 FLOOR PLAN

1/16" = 1'-0"

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Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

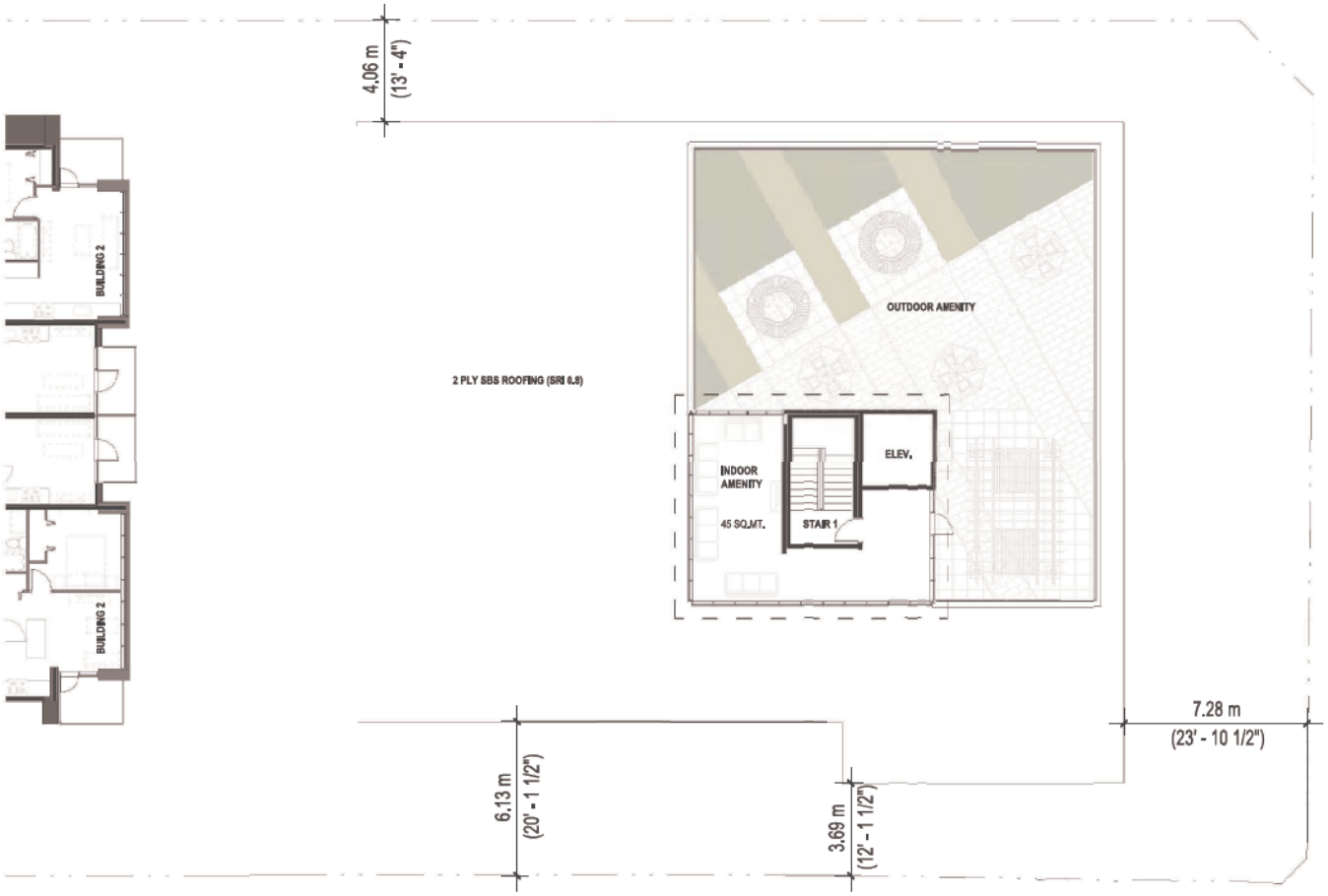
SCALE:
1/16" = 1'-0"

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT (AFTER DBN TO THE CITY)	U.S.	CHK'D/BY	
02	DEVELOPMENT (AFTER DBN TO THE CITY)	U.S.	CHK'D/BY	

BUILDING 1 LEVEL 6
FLOOR PLAN

AB1 205



1
AB1 206

BLDG 1 LVL. 7 FLOOR PLAN

1/16" = 1'-0"

FLAT ARCHITECTURE INC.
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Surrey BC, V3X 1G1
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PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

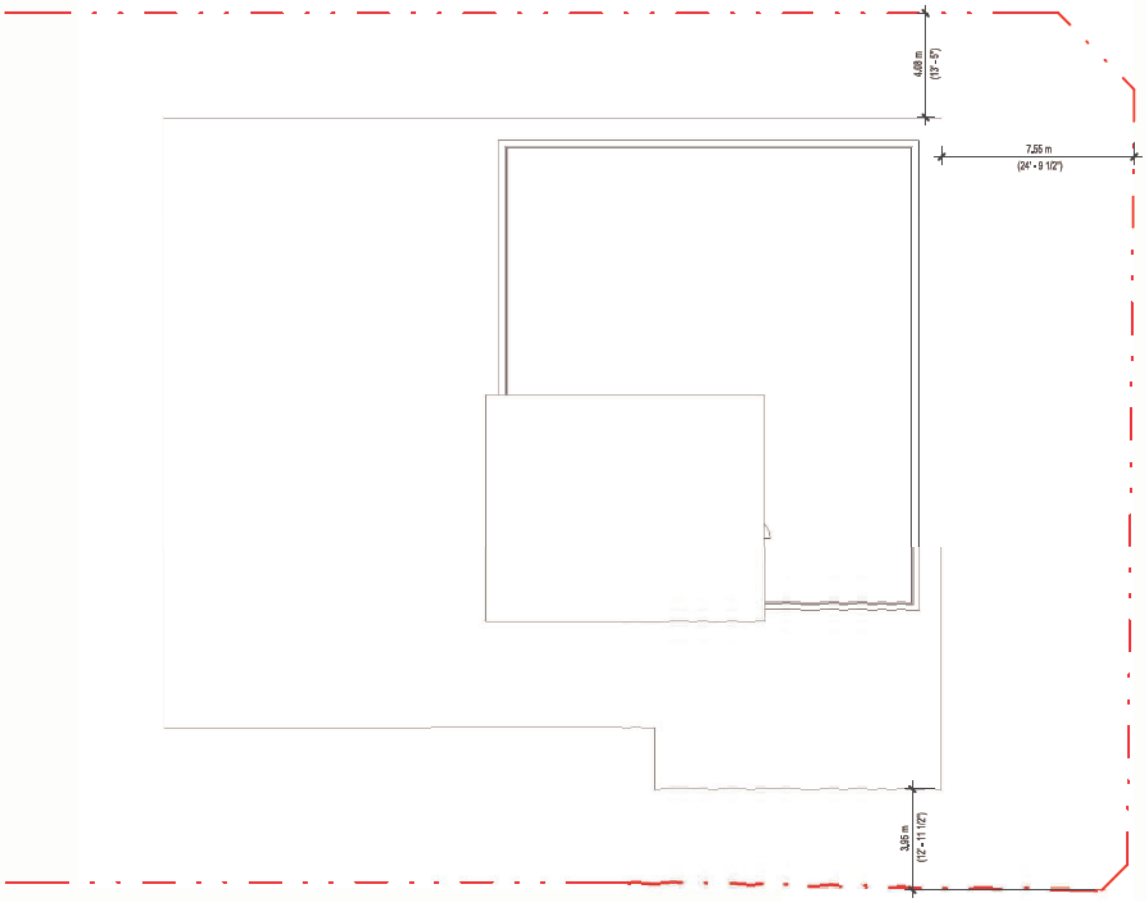
PROJECT NO:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: U.S.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT (AFTER) 70% TO 71% OF	U.S.	CHK'D/BY	
02	DEVELOPMENT (AFTER) 70% TO 71% OF	U.S.	CHK'D/BY	

BUILDING 1 LEVEL 7
FLOOR PLAN

AB1 206



1
AB1 207

BLDG 1 ROOF PLAN

1/16" = 1'-0"

FLAT ARCHITECTURE INC.

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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PROJECT INFO:
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DATE
29/01/2024

PROJECT NO:
22-238

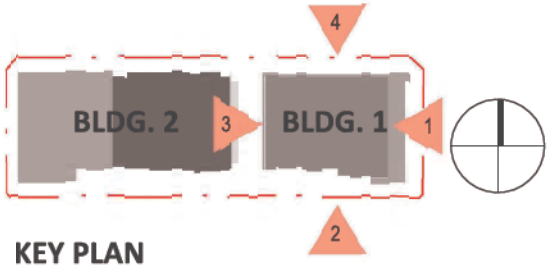
SCALE:
1/16" = 1'-0"

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT (AFTER) ITEM TO THE 28TH	U.S.	CHK'D/BY	
02	DEVELOPMENT (AFTER) ITEM TO THE 28TH	U.S.	CHK'D/BY	

BUILDING 1 LEVEL
ROOF FLOOR PLAN

AB1 207



KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

1 **BUILDING 1 ELEV. 138 ST.(EAST)**

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

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CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: U.S.

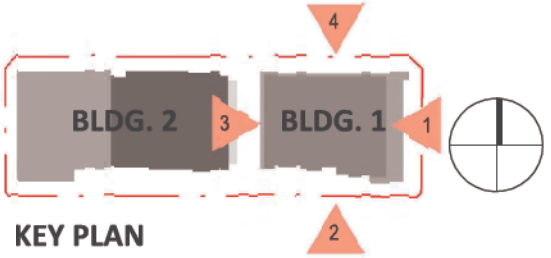
REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DD/MM/YY
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DD/MM/YY

BUILDING 1
ELEVATION

AB1 301

2 **BUILDING 1 ELEV. LANE(SOUTH)**

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



KEY PLAN

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

REGISTERED ARCHITECT JUNGER S. WANG BRITISH COLUMBIA

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PROJECT NO:
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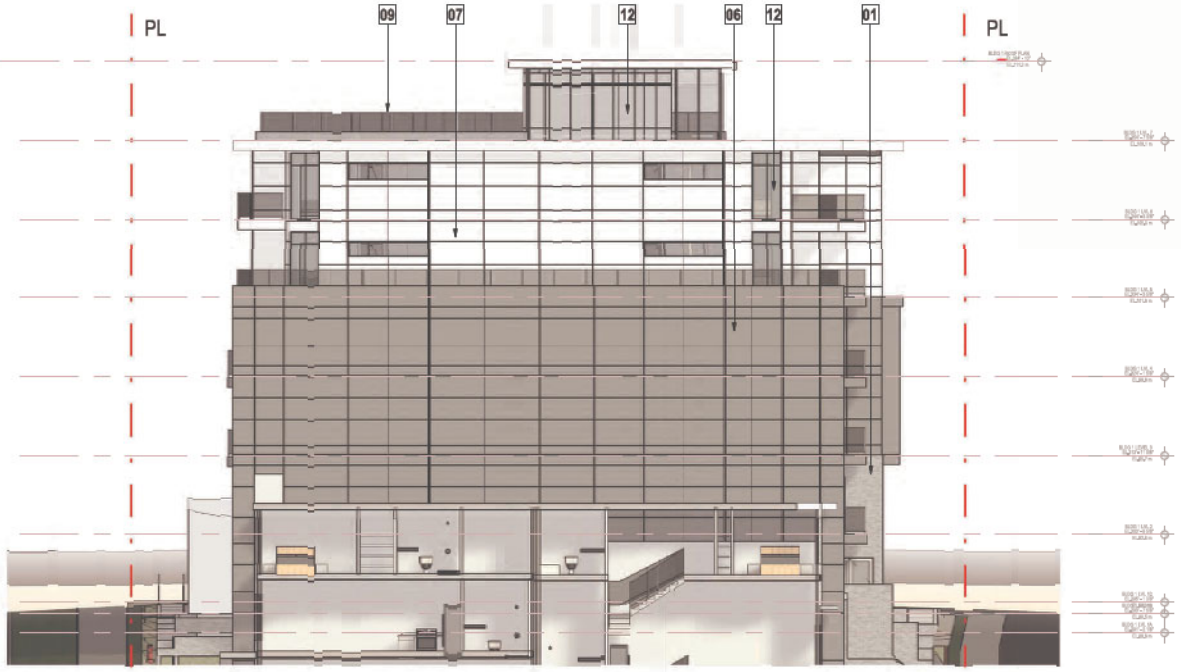
SCALE: As indicated
DRAWN BY: U.S.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/BY	
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/BY	

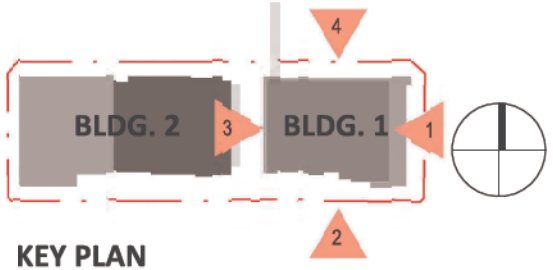
BUILDING 1
ELEVATION

AB1 302



3 **BUILDING 1 ELEVATION FIRE WALL(WEST)**

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



KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
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9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEN WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

REGISTERED ARCHITECT
JUNGER S. WANG
BRITISH COLUMBIA

FLAT ARCHITECTURE INC.
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Surrey BC, V3X 1G1
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: U.S.

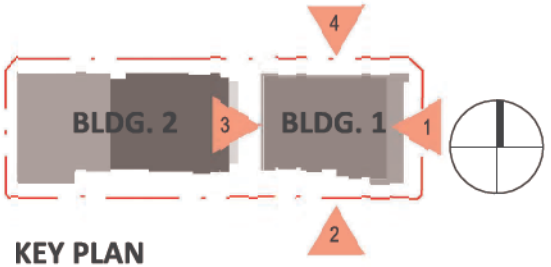
REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	29/01/2024
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	29/01/2024

BUILDING 1
ELEVATION

AB1 303

4 **BUILDING 1 ELEV. 101A AVENUE(NORTH)**

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



KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
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7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
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17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
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19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

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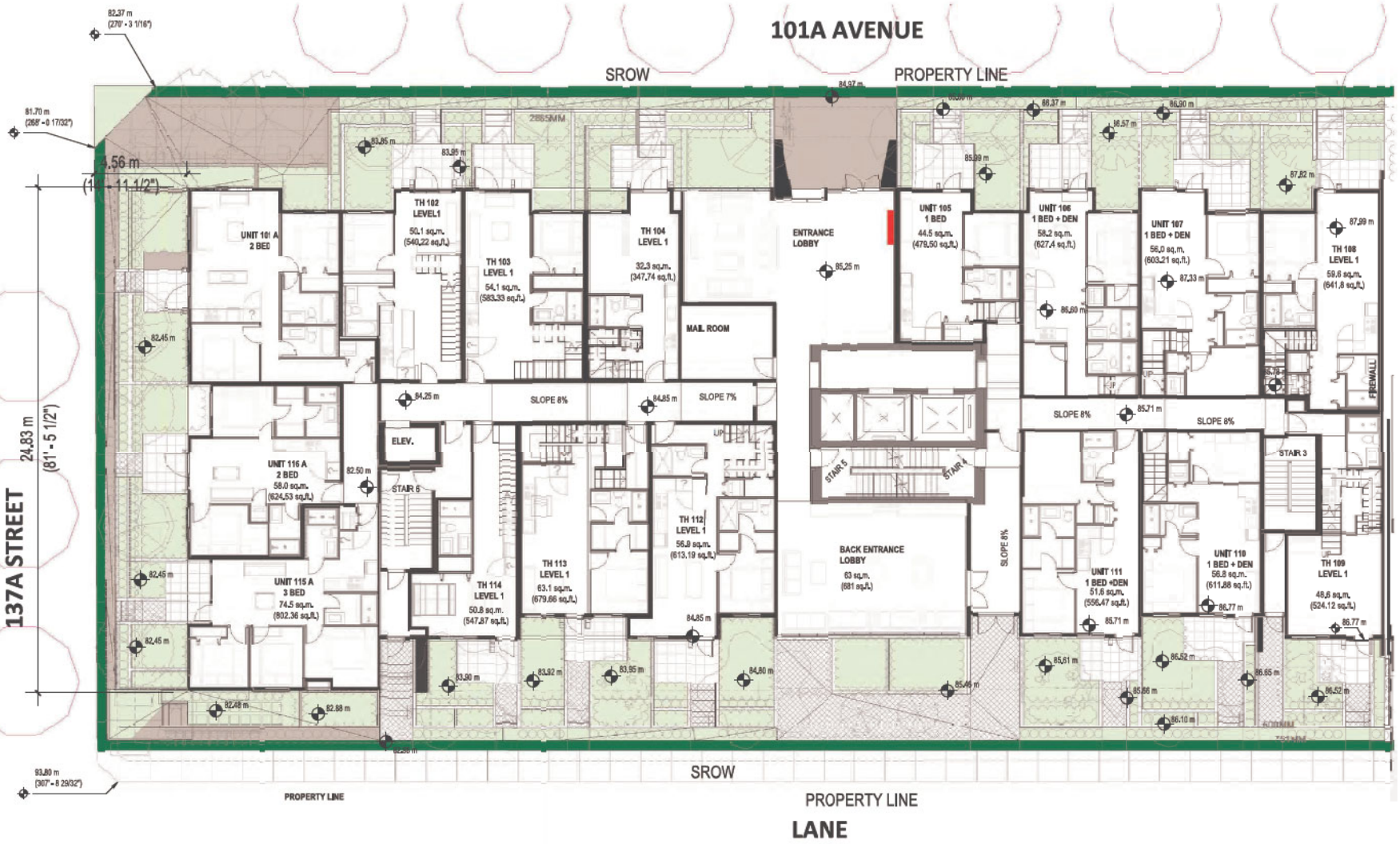
SCALE: As indicated
DRAWN BY: U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	04/04/2024
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	04/04/2024

REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA

BUILDING 1
ELEVATION

AB1 304



1 / AB2 201 **BLDG 2 LEVEL 1 FLOOR PLAN**

1/16" = 1'-0"

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

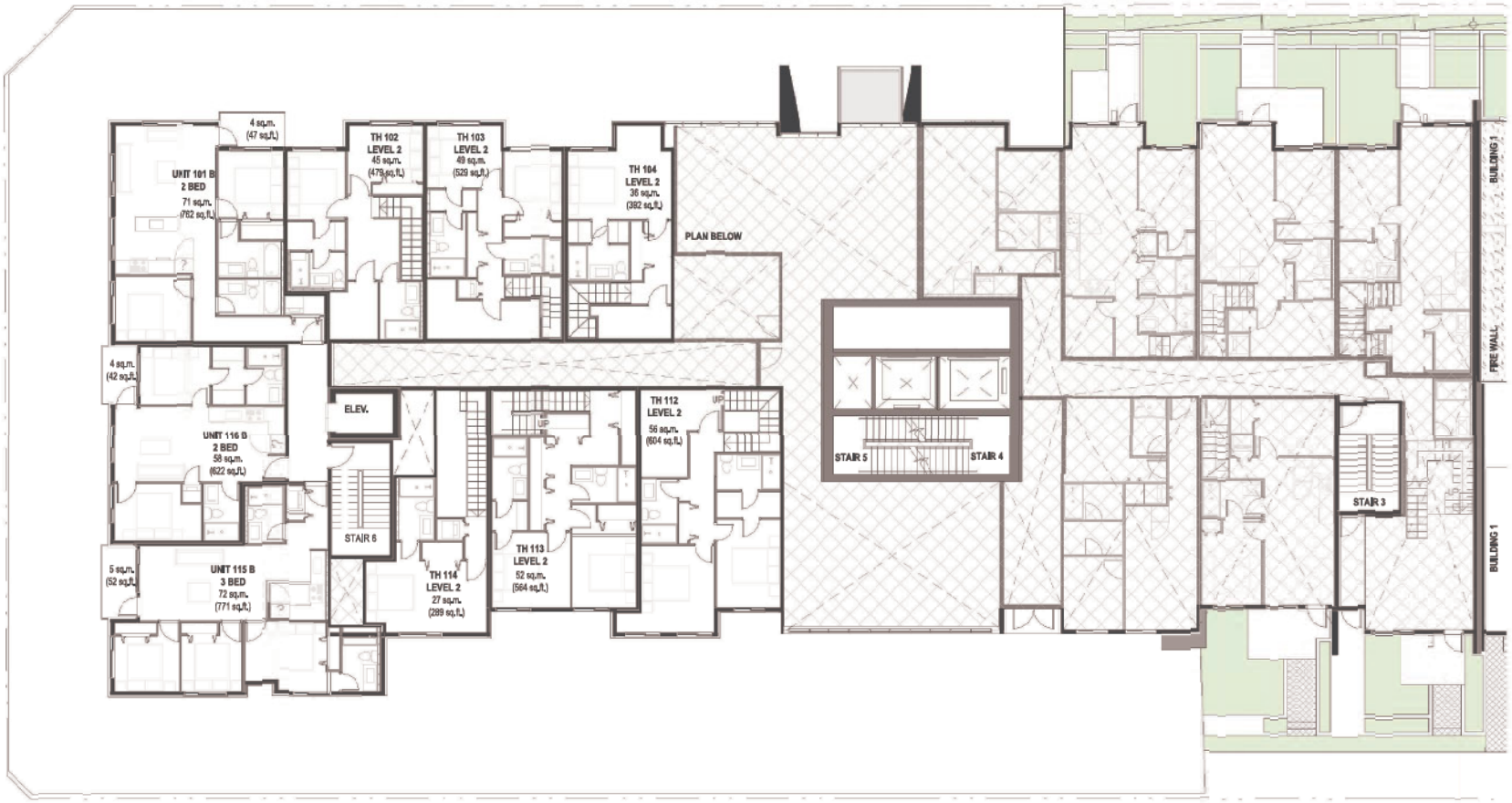
SCALE:
1/16" = 1'-0"

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT (AFTER DEN TO THE SET)	U.S.	DMA/YEAR
02	DEVELOPMENT (AFTER DEN TO THE SET)	U.S.	DMA/YEAR

BUILDING 2 LEVEL 1
FLOOR PLAN

AB2 201



1
AB2 202

BLDG2 PART LEVEL 2A

1/16" = 1'-0"

REGISTERED ARCHITECT
JUNGER S. WANG
BRITISH COLUMBIA

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

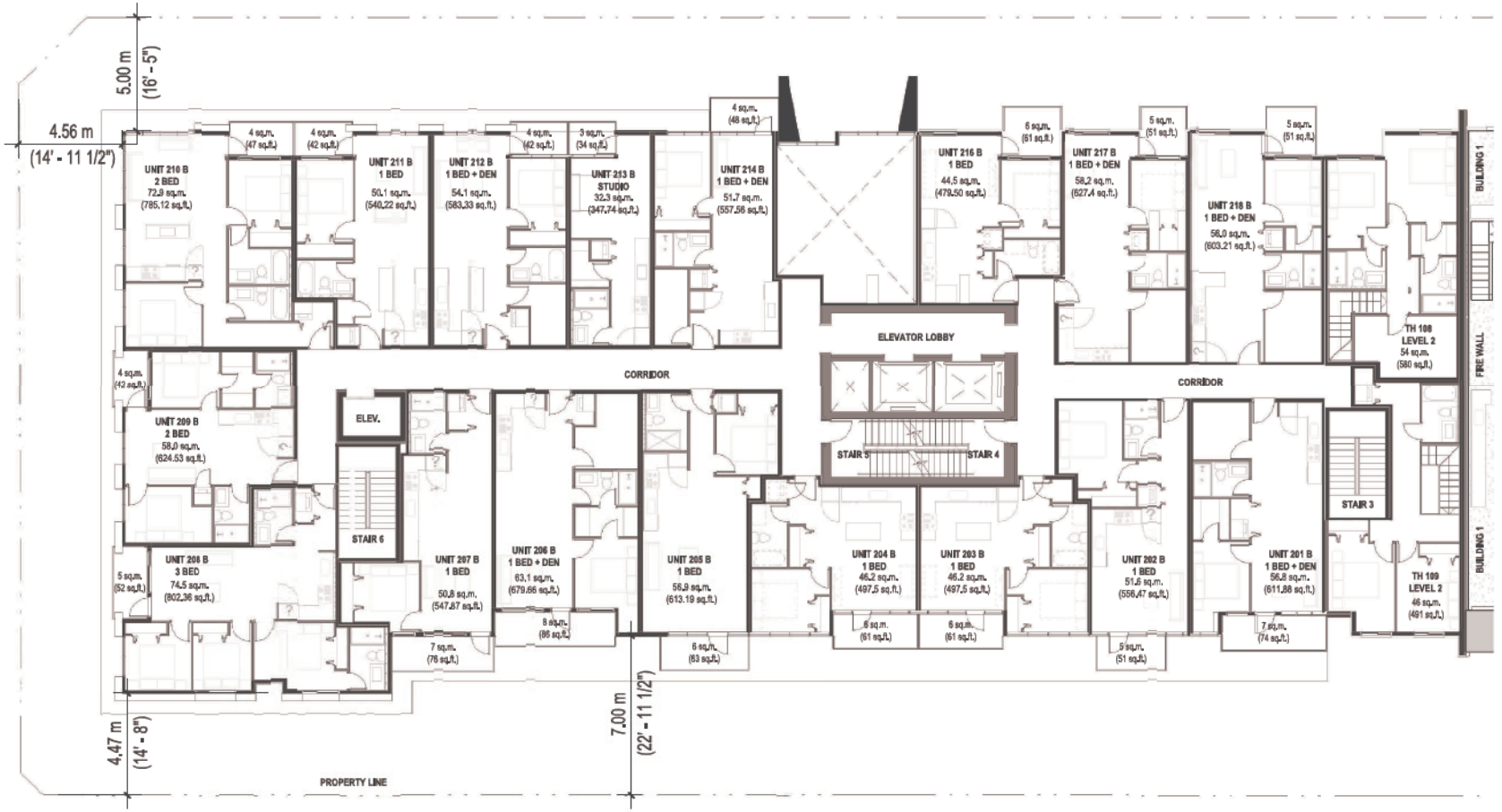
SCALE:
1/16" = 1'-0"

DRAWN BY:
U.S.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT (AFTER) TRN TO THE CITY	U.S.	DMA/MM
02	DEVELOPMENT (AFTER) TRN TO THE CITY	U.S.	DMA/MM

BUILDING 2 LEVEL 2A
FLOOR PLAN

AB2 202



1 **BLDG 2 LVL. 2 FLOOR PLAN**
SCALE: 1/16" = 1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

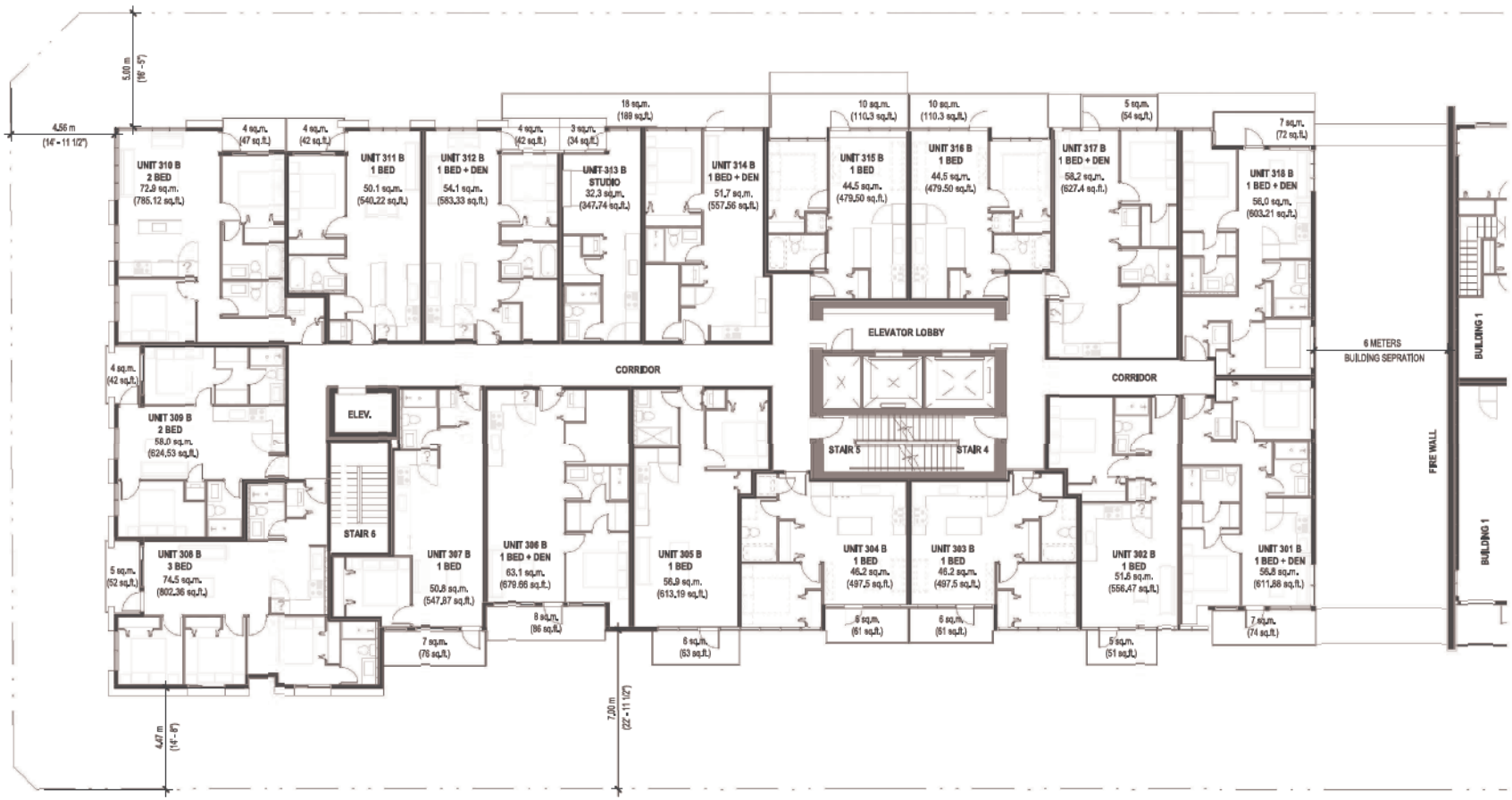
PROJECT NO:
22-238

SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	CHK'D/DRN	DATE
02	DEVELOPMENT (AFTER) (TO THE SP)*	UA.	CHK'D/DRN	
01	DEVELOPMENT (AFTER) (TO THE SP)*	UA.	CHK'D/DRN	

BUILDING 2 LEVEL 2
FLOOR PLAN

AB2 203



1 **TYPICAL BLDG. 2 LVL. 3 TO LVL. 4 FLOOR PLAN**

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

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

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

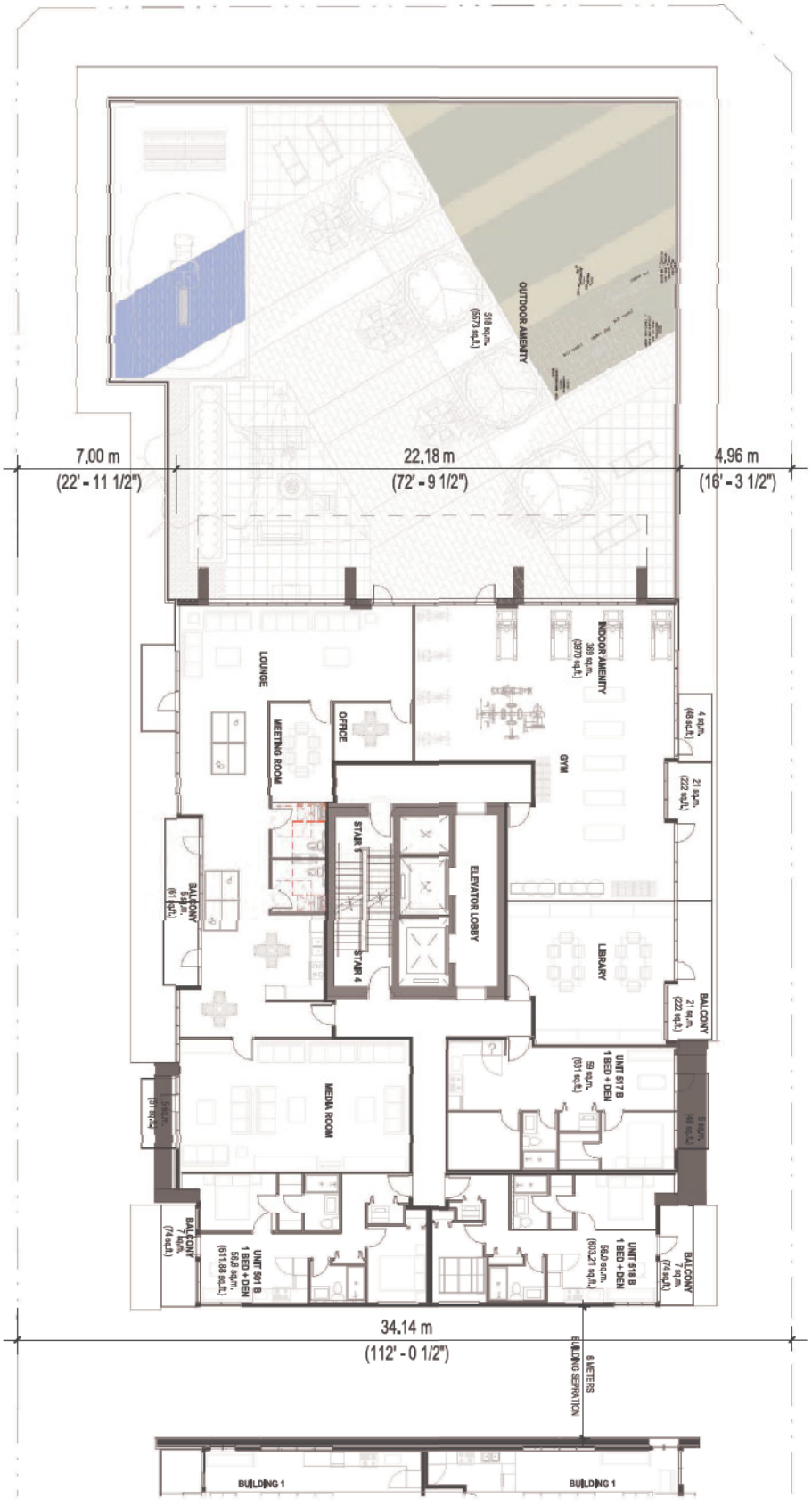
DRAWN BY:
A.R.C.

REV	DESCRIPTION	BY	CHK'D/MM	DATE
01.	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/MM	
02.	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/MM	

REGISTERED ARCHITECT
JUNGER S. WALIA
BRITISH COLUMBIA
2024-01-16

BUILDING 2 LEVEL 3 TO LEVEL 4 FLOOR PLAN

AB2 204



REGISTERED ARCHITECT
JASWINDER S. MATHARU
BRITISH COLUMBIA

AB2 205

BUILDING 2 LEVEL 5 FLOOR PLAN

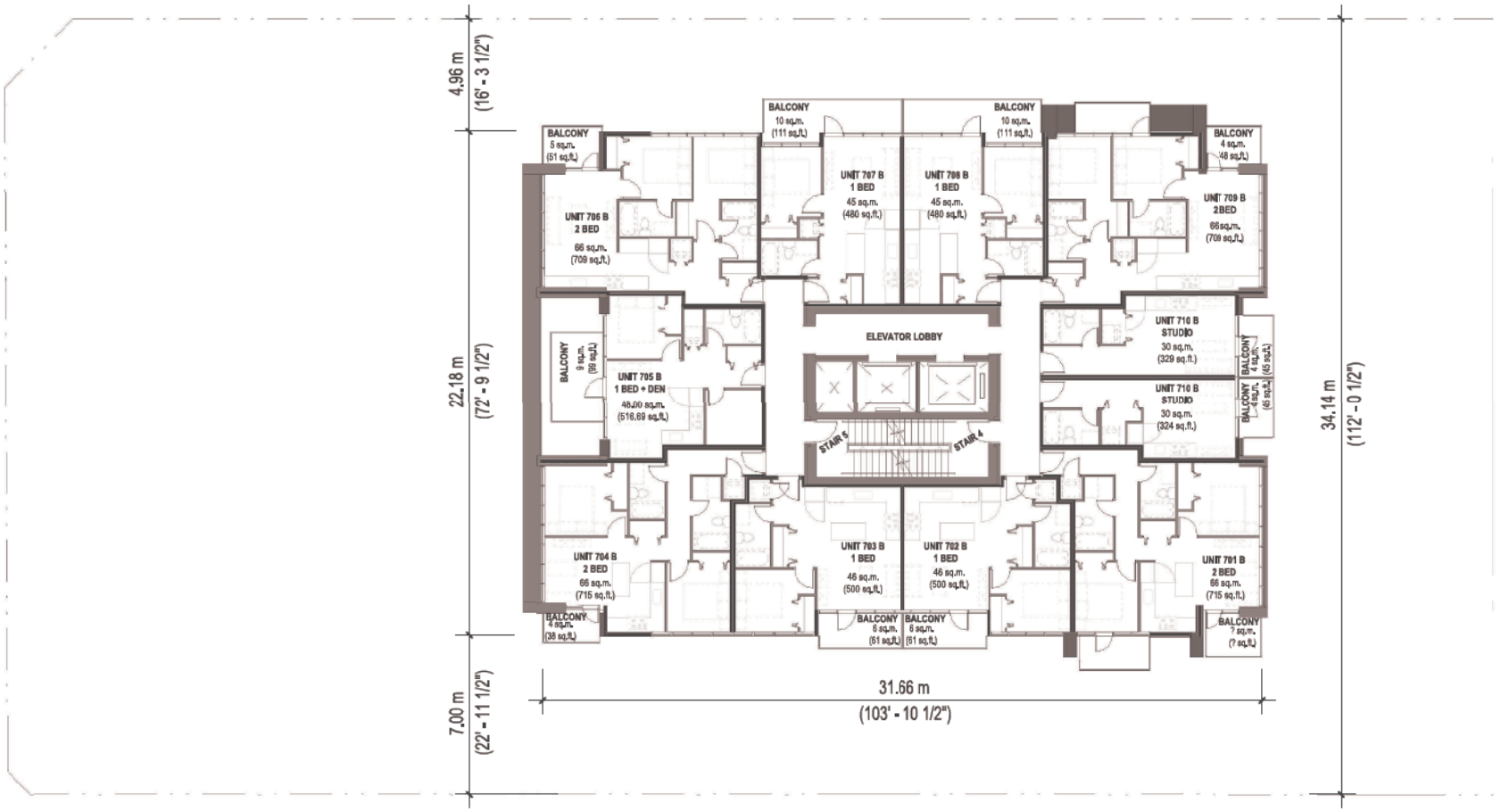
REV	DESCRIPTION	BY	DATE
02	DEVELOPMENT APPLICATION TO THE CITY	ARC	09/04/2024
01	DEVELOPMENT APPLICATION TO THE CITY	ARC	09/04/2024

SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.
PROJECT NO: 22-238
DATE 29/01/2024

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

Unit 206- 6321 King George Blvd
Surrey BC. V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4494

FLAT ARCHITECTURE INC.



1 **TYPICAL BLDG. 2 LVL. 6 TO LVL. 18 FLOOR PLAN**

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

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

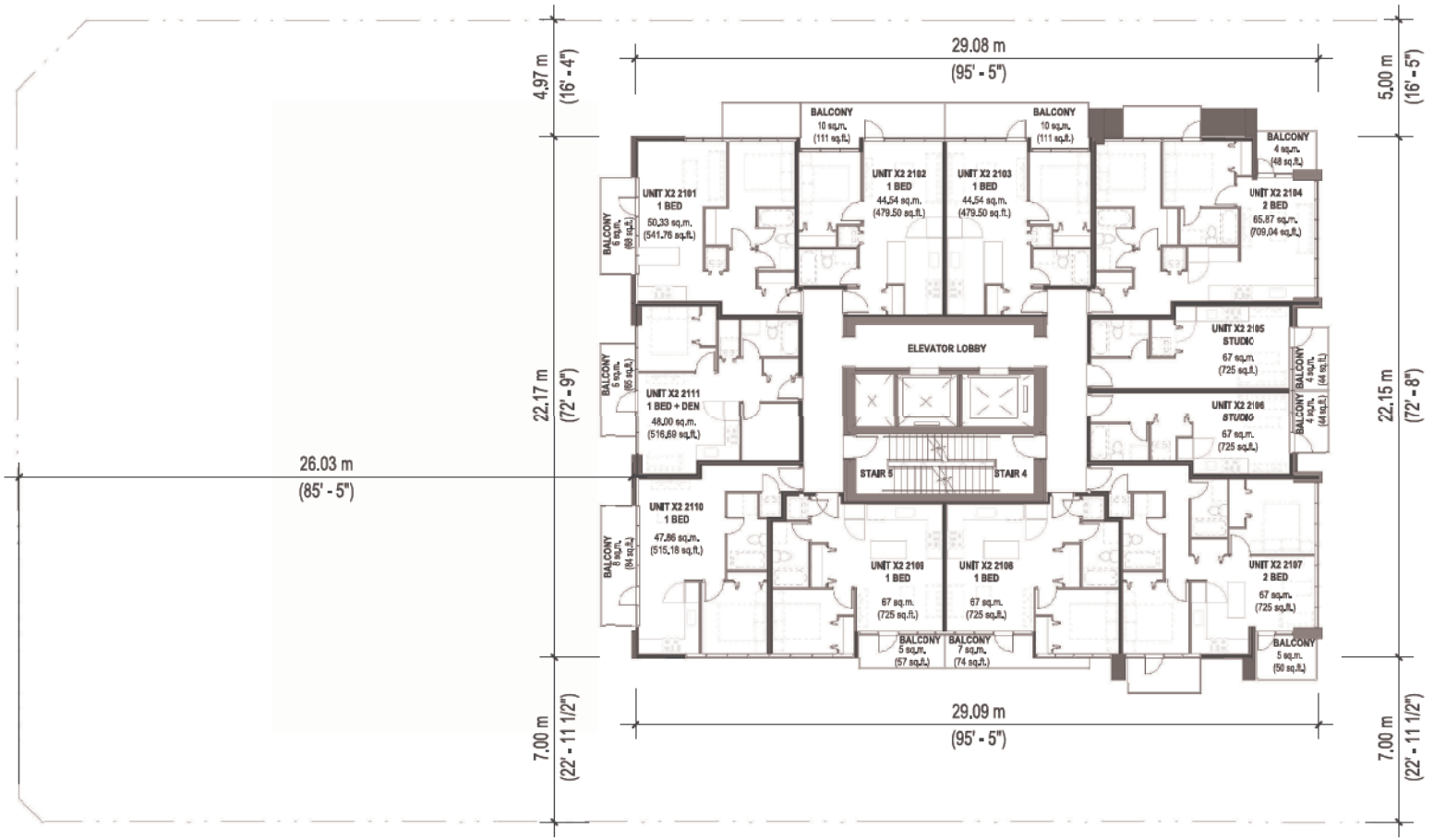
SCALE: 1/16" = 1'-0"

DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UL	DD/MM/YY
02	DEVELOPMENT APPLICATION TO THE CITY	UL	DD/MM/YY

BUILDING 2 LEVEL 6 TO LEVEL 18 FLOOR PLAN

AB2 206



1 **TYPICAL BLDG. 2 LVL. 19 TO LVL. 21 FLOOR PLAN**
SCALE: 1/16" = 1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

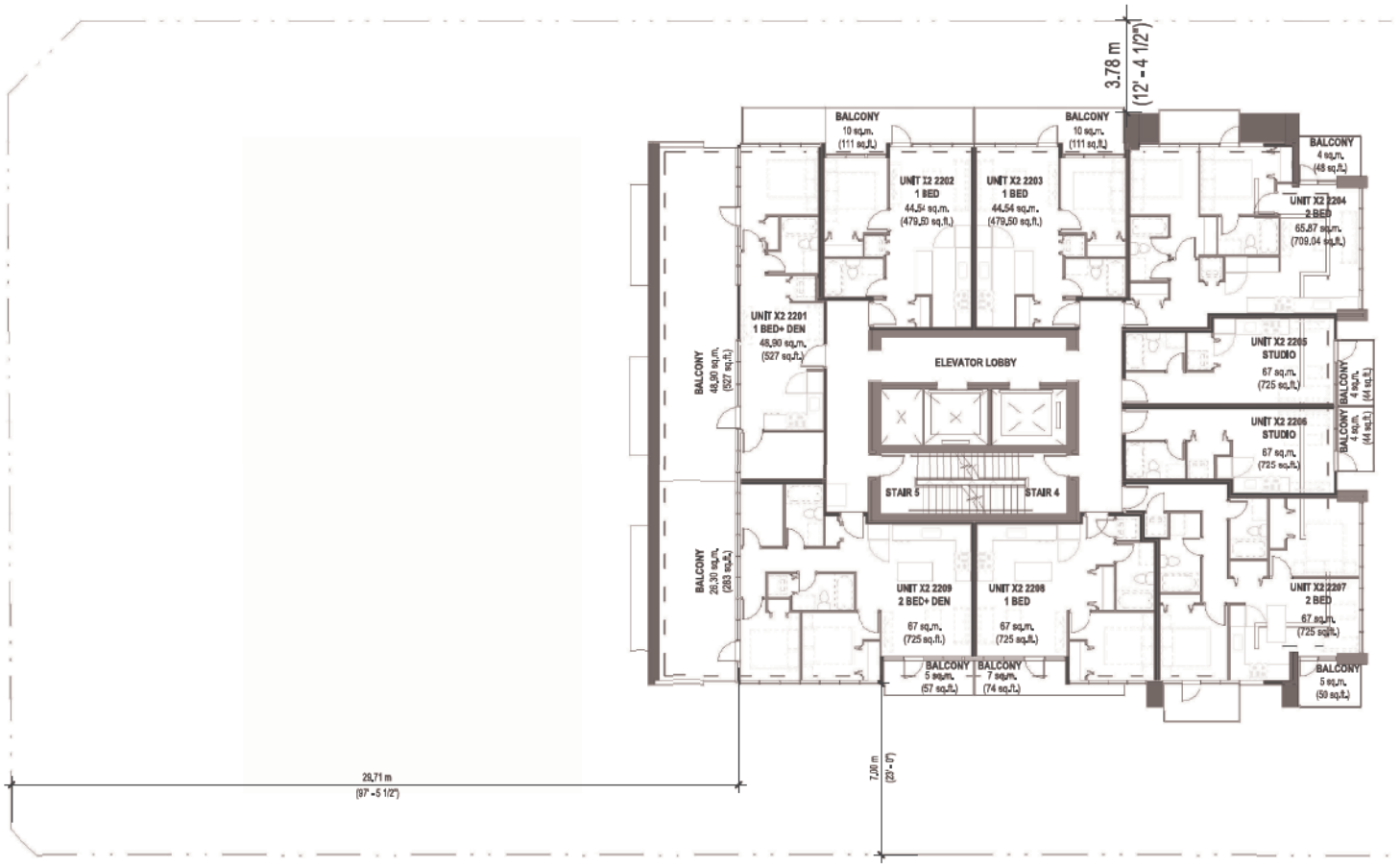
SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UL	29/01/2024
02	DEVELOPMENT APPLICATION TO THE CITY	UL	29/01/2024

REGISTERED ARCHITECT
JUNGER S. WANG
BRITISH COLUMBIA
2024-Jan-16

BUILDING 2 LEVEL 19 TO 21 FLOOR PLAN

AB2 207



1
AB2 208

BLDG 2 LVL 22 FLOOR PLAN

1/16" = 1'-0"

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

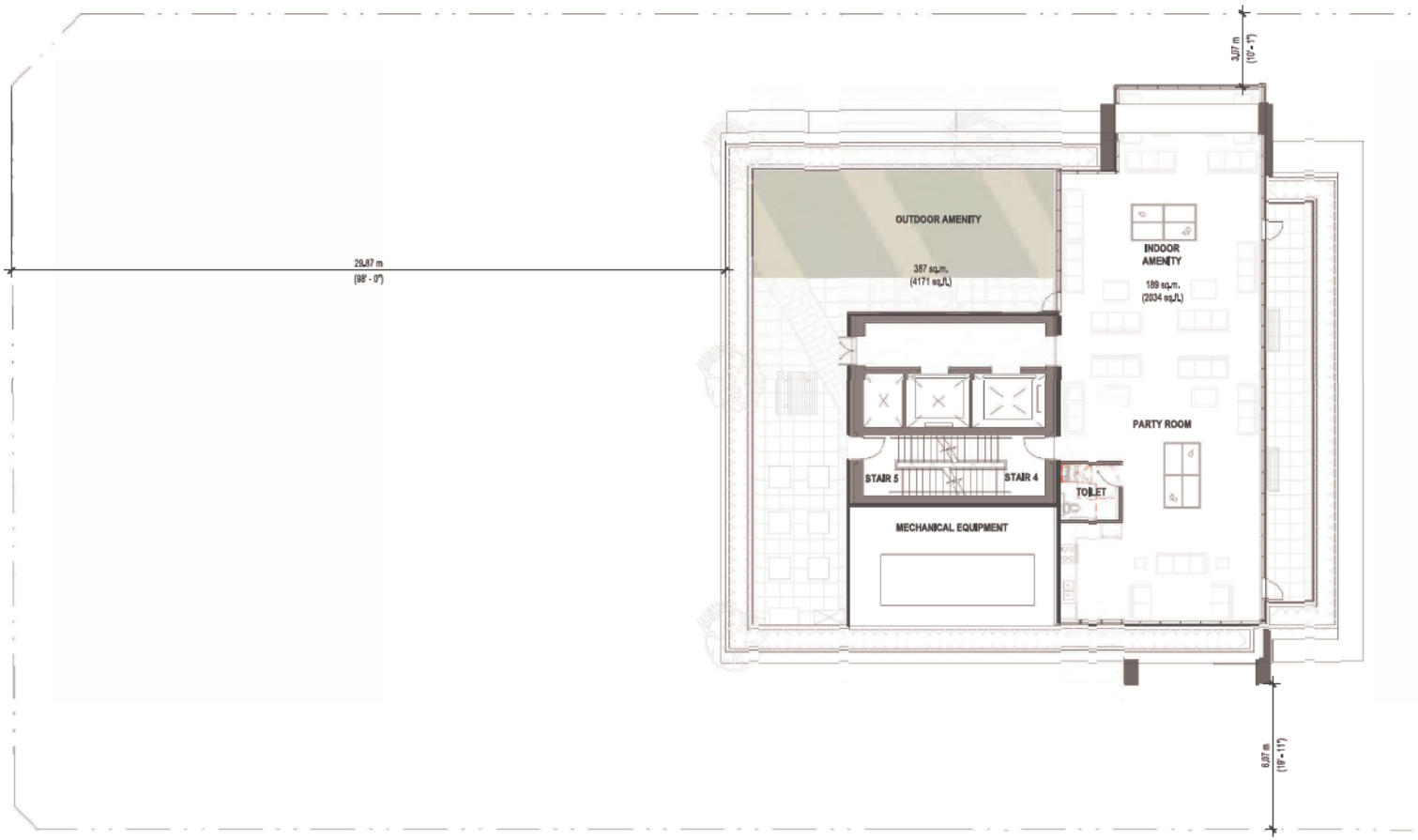
SCALE:
1/16" = 1'-0"

DRAWN BY:
A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT (AFTER 70% TO THE CITY)	UL	DD/MM/YY
02	DEVELOPMENT (AFTER 70% TO THE CITY)	UL	DD/MM/YY

BUILDING 2 LEVEL 22
FLOOR PLAN

AB2 208



1
AB2 209

BLDG 2 LVL 23 OUTDOOR AMENITY AND MACHINE ROOM

1/16" = 1'-0"

FLAT ARCHITECTURE INC.
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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contact@flatarchitecture.ca
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PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

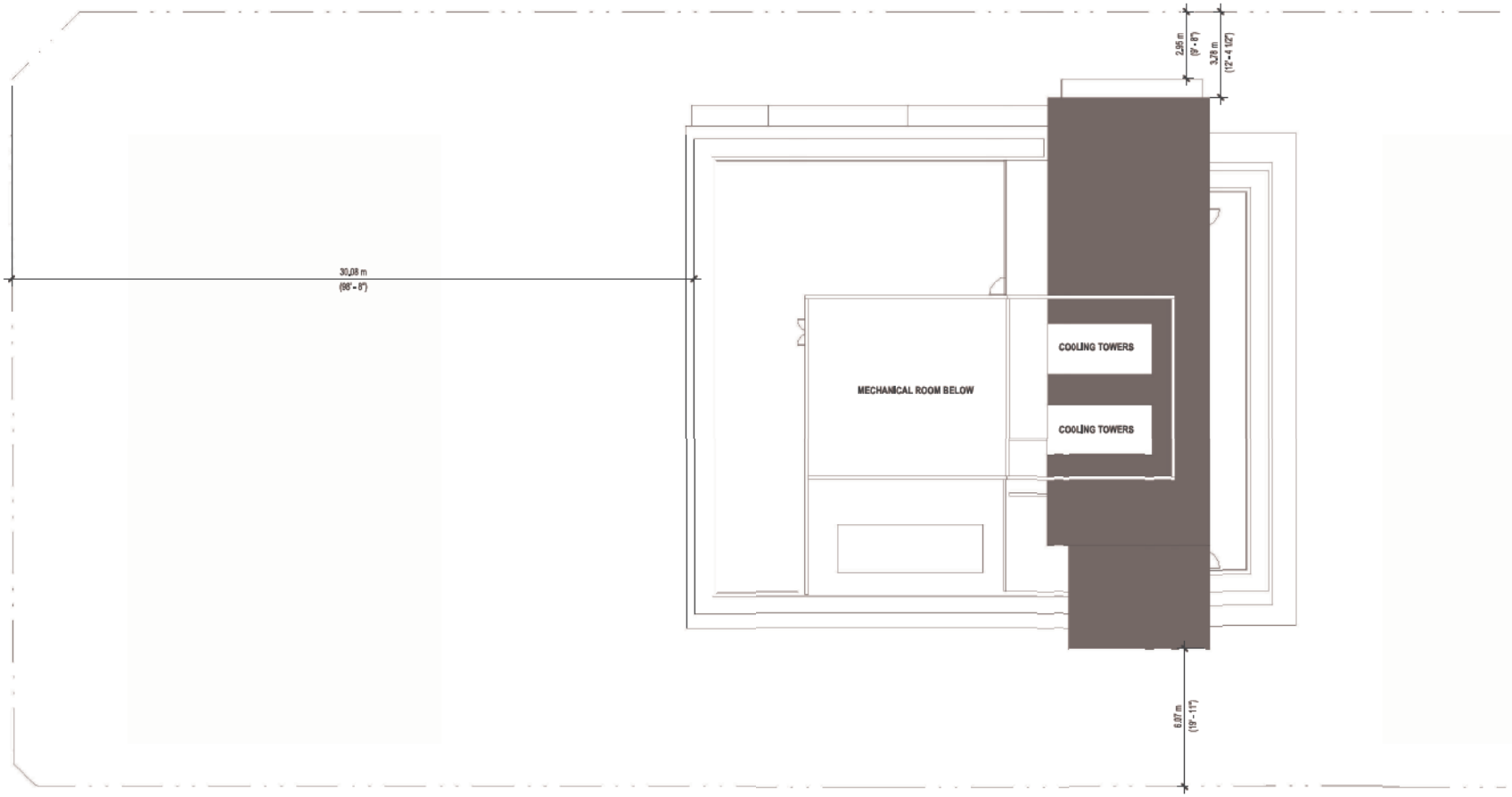
SCALE: 1/16" = 1'-0"
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA	29/01/2024
02	DEVELOPMENT APPLICATION TO THE CITY	UA	29/01/2024

REGISTERED ARCHITECT
UMMER S. ATWAL
BRITISH COLUMBIA
2024-Jan-16

BUILDING 2 LEVEL 23
OUTDOOR AMENITY
FLOOR PLAN

AB2 209



1
AB2 210

MACHINE ROOM ROOF

1/16" = 1'-0"

FLAT ARCHITECTURE INC.
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

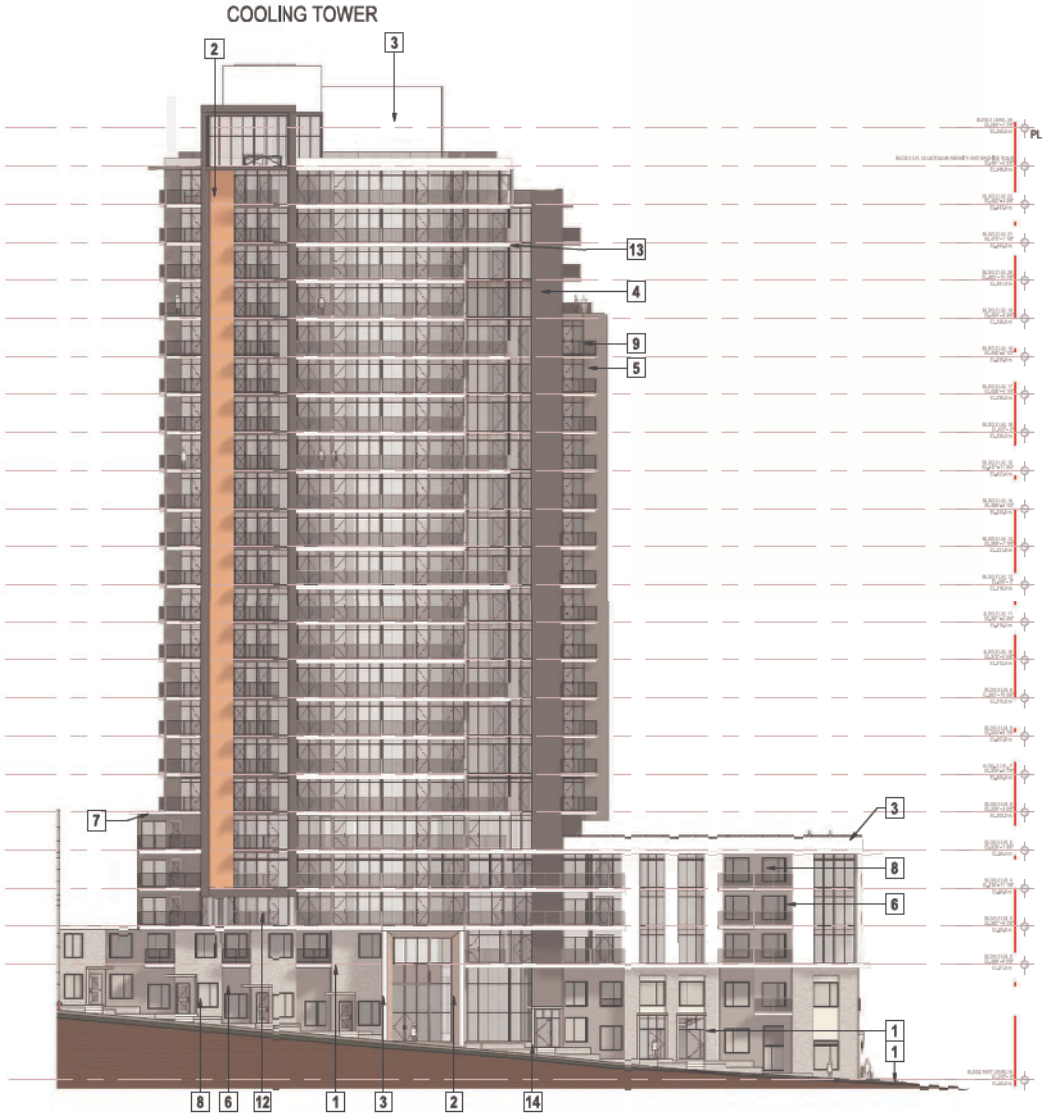
SCALE:
1/16" = 1'-0"

DRAWN BY:
A.R.C.

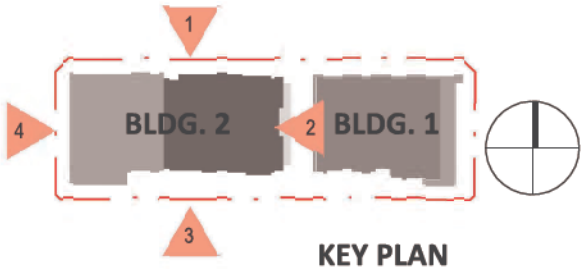
REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA.	CHK'D/BY	
02	DEVELOPMENT APPLICATION TO THE CITY	UA.	CHK'D/BY	

BUILDING 2 ROOF
LEVEL PLAN

AB2 210



1 **BLDG. 2 ELEVATION ALONG 101A AVENUE (NORTH)**
SCALE: 1" = 30'-0"



KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

FLAT ARCHITECTURE INC.
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PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

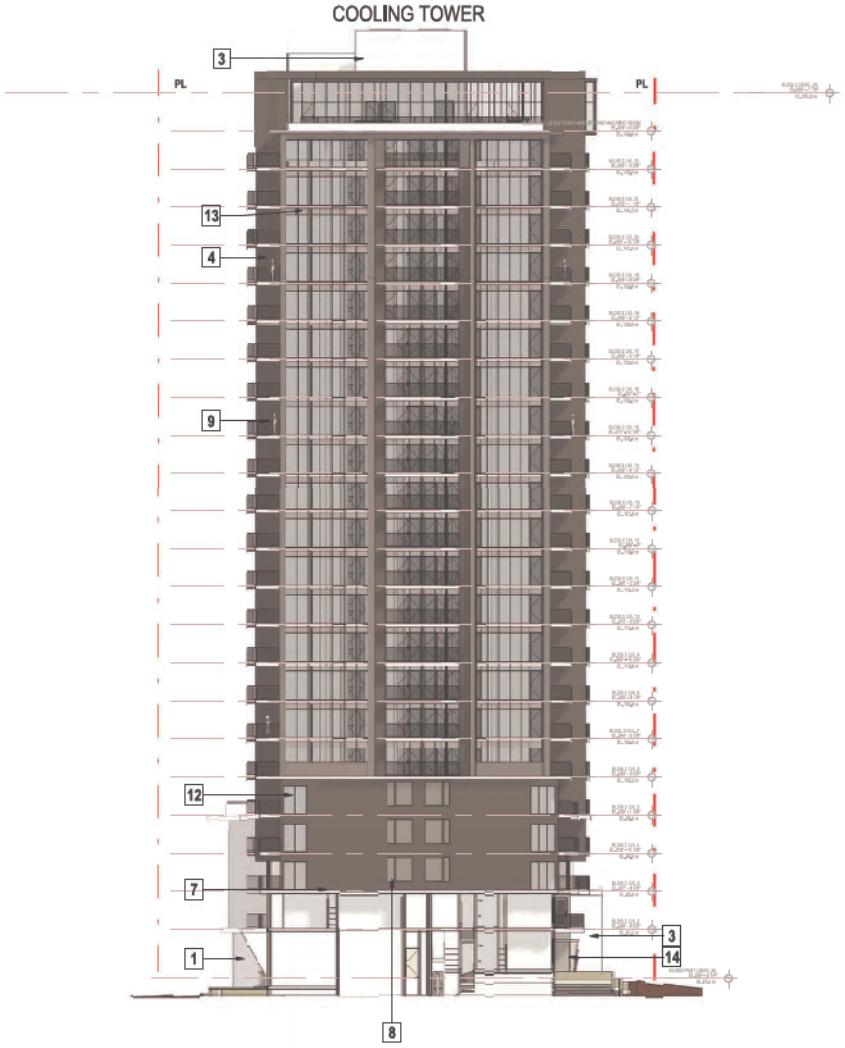
PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	CHK'D/DM	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/DM	
02	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/DM	

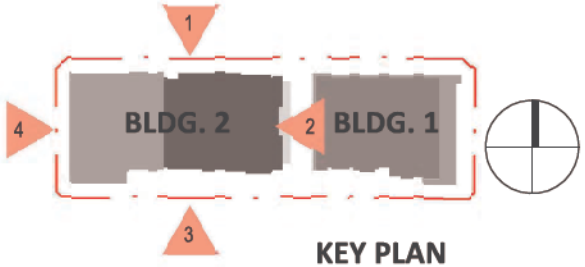
BUILDING 2
ELEVATION

AB2 301



2 **BLDG. 2 ELEVATION FIRE WALL (EAST)**

SCALE: 1" = 30'-0"



KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

FLAT ARCHITECTURE INC.
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PROJECT INFO:
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

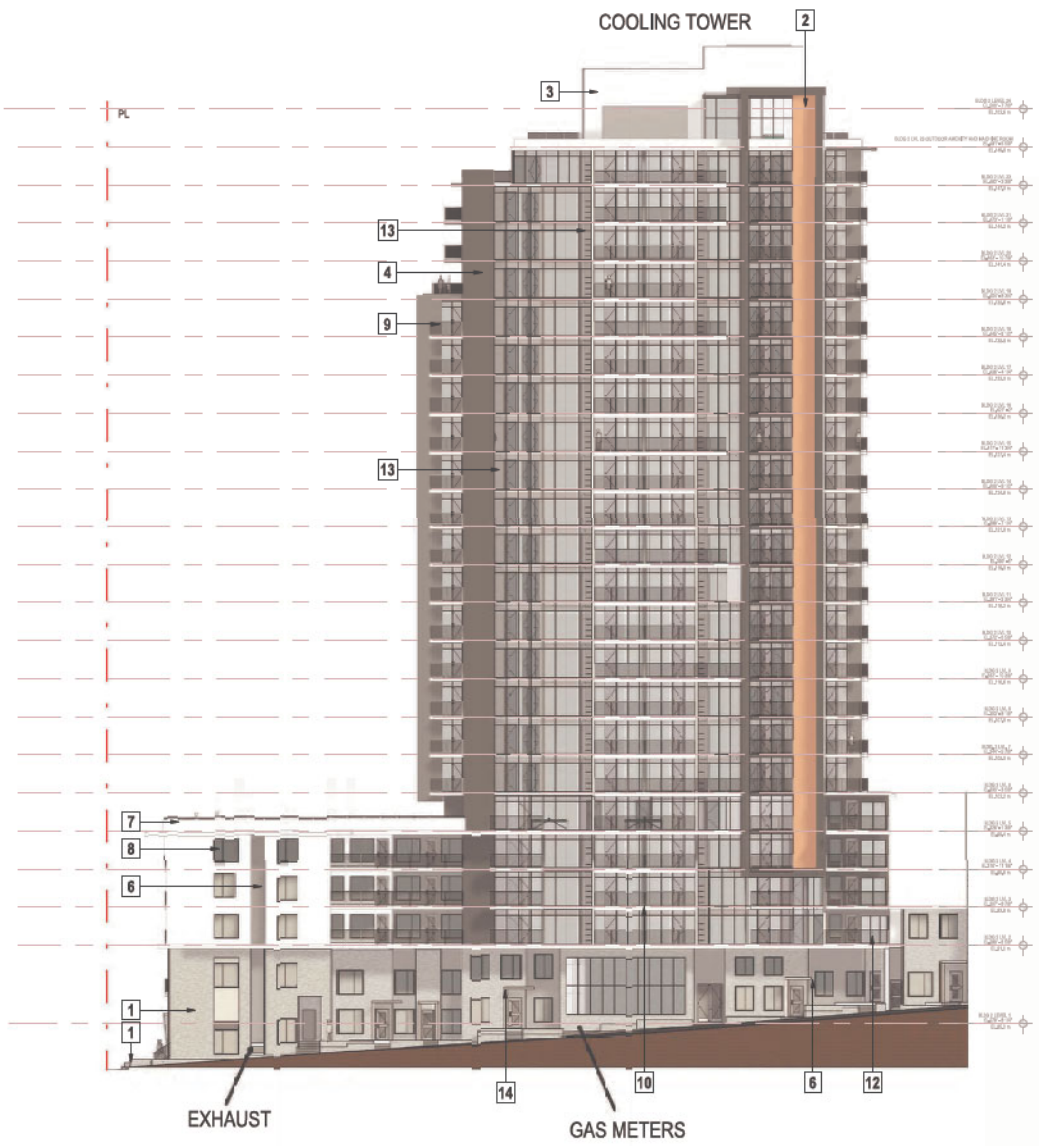
PROJECT NO:
22-238

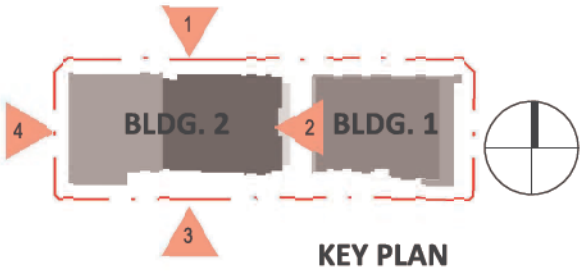
SCALE: As indicated
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	CHK'D/AM	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA	CHK'D/AM	
02	DEVELOPMENT APPLICATION TO THE CITY	UA	CHK'D/AM	

BUILDING 2
ELEVATION

AB2 302





KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

3 **BLDG. 2 LANE ELEVATION (SOUTH)**
SCALE: 1" = 30'-0"

FLAT ARCHITECTURE INC.
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Surrey BC, V3X 1G1
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Ph: 604-503-4484

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Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

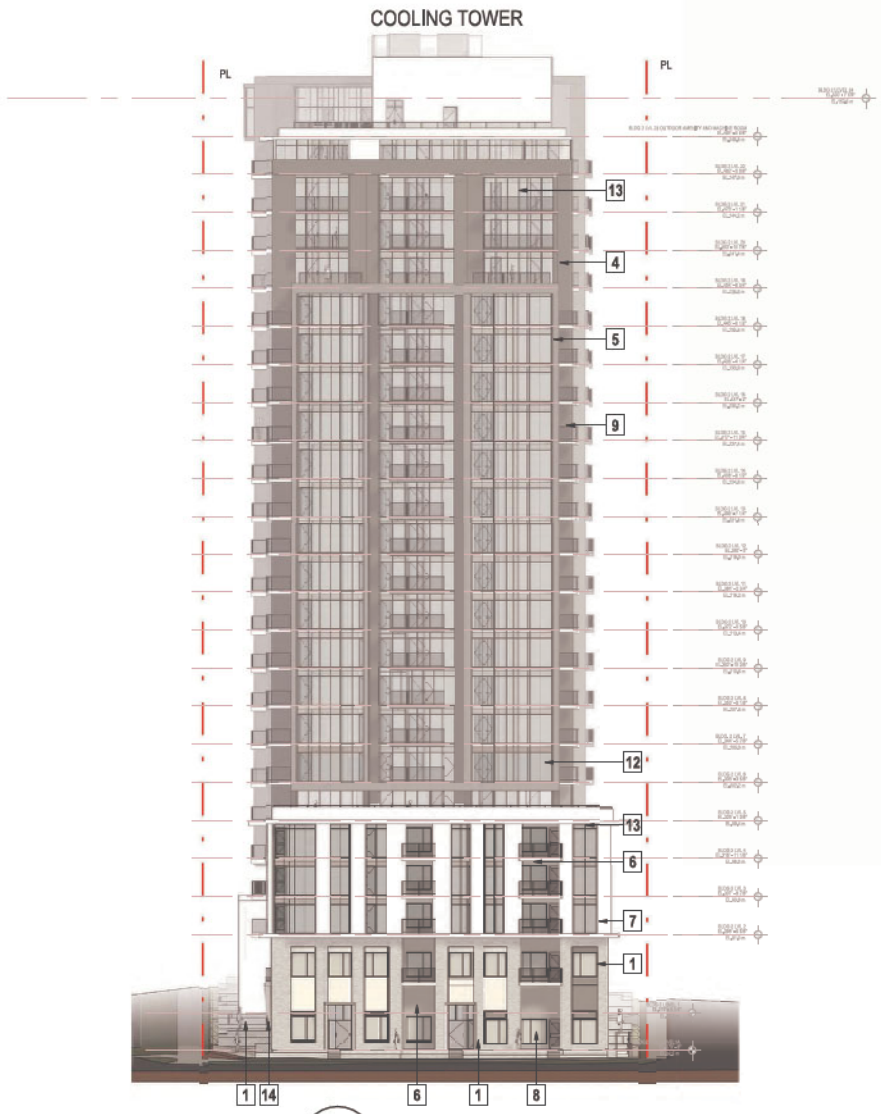
PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA	CHK/BY	
02	DEVELOPMENT APPLICATION TO THE CITY	UA	CHK/BY	

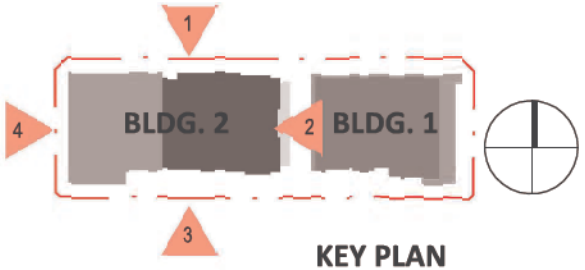
BUILDING 2
ELEVATION

AB2 303



4 **BLDG. 2 137A STREET ELEV.(WEST)**

SCALE: 1" = 30'-0"



KEY PLAN

MATERIAL LEGEND:

1. CERAMIC BRICK; FINISH: DUAL TONE GREY CLINKER; Size: 238x115x47cm
2. METAL PANEL; COLOR: DARK BROWN WOOD SIDDING
3. METAL PANEL; COLOR: WHITE
4. METAL PANEL; COLOR: BLACK
5. METAL PANEL; COLOR: GREY
6. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: GREY
7. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH; COLOR: WHITE
8. THERMALLY BROKEN VINYL DOUBLE GLAZED WINDOW
9. ALUMINIUM GUARDRAILS WITH GLASS PANEL COLOR: CLEAR GLASS
10. ALUMINUM WITH GLASS PARTION, 6'-0" HIGH
11. ENCLOSURE FENCE - BANKER WIRE TXZ-3
12. WINDOW WALL SYSTEM WITH LOW-E GLASS WITH GREEN TINT
13. SPANDREL GLASS PANEL; COLOR: GREY
14. CONCRETE SAND BLASTED FINISH
15. SOPREMA SPOPRASTAR HIGH ALBEDO ROOF WITH SRI VALUE OF .82
16. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDINGTO MATCH; COLOR: GREY
17. EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD SIDING TO MATCH; COLOR: WHITE
18. METAL PANEL; COLOR: COOPER TONE
19. METAL PANEL; COLOR: DARK BROWN WOOD PANEL

REGISTERED ARCHITECT
JUNDER S. WARAICH
BRITISH COLUMBIA
2024-04-16

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

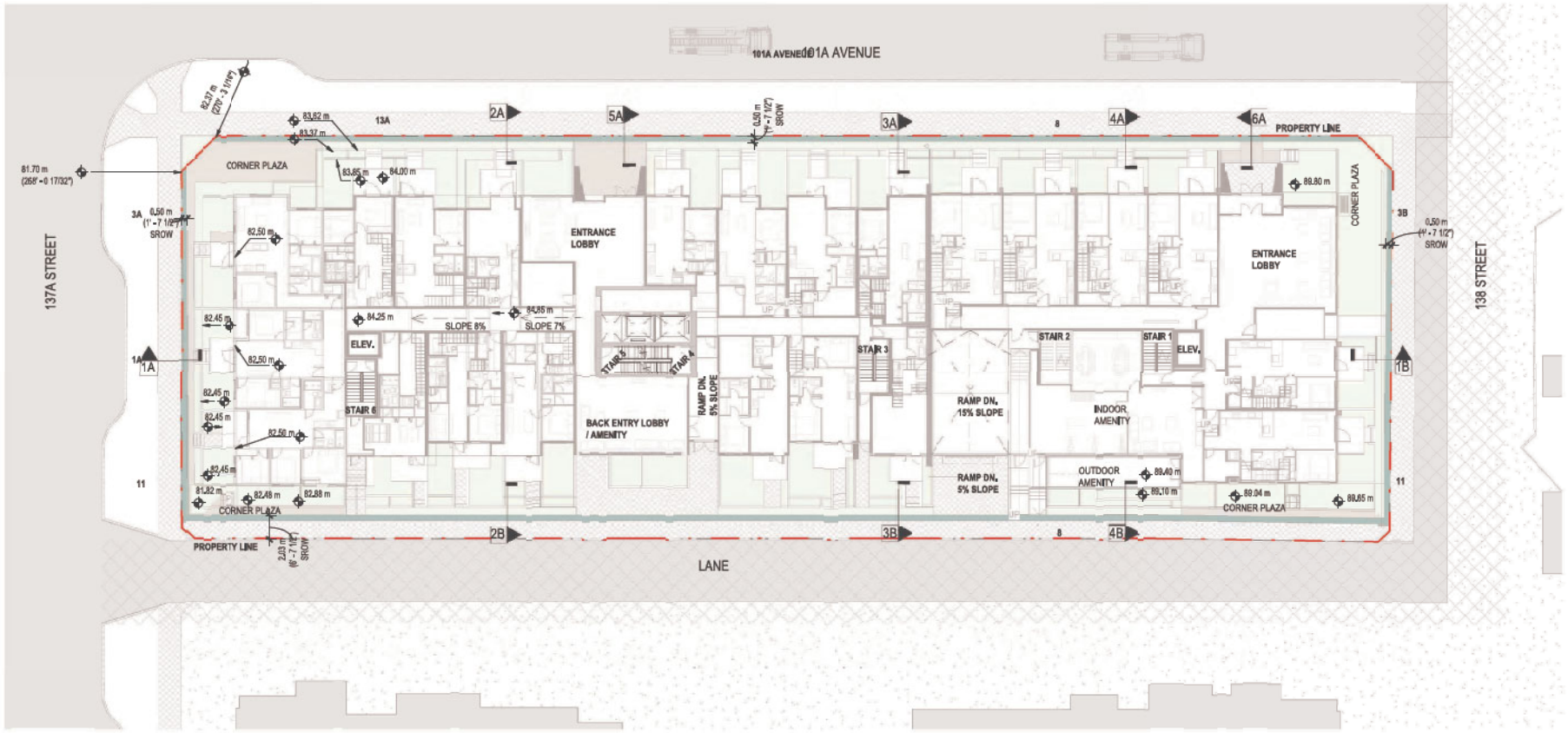
PROJECT NO:
22-238

SCALE: As indicated
DRAWN BY: A.R.C.

REV	DESCRIPTION	BY	CHK'D/BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA	CHK/UBH	
02	DEVELOPMENT APPLICATION TO THE CITY	UA	CHK/UBH	

BUILDING 2
ELEVATION

AB2 304



1 / A 501 **PART SECTION KEY PLAN**

1" = 30'-0"

FLAT ARCHITECTURE INC.
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

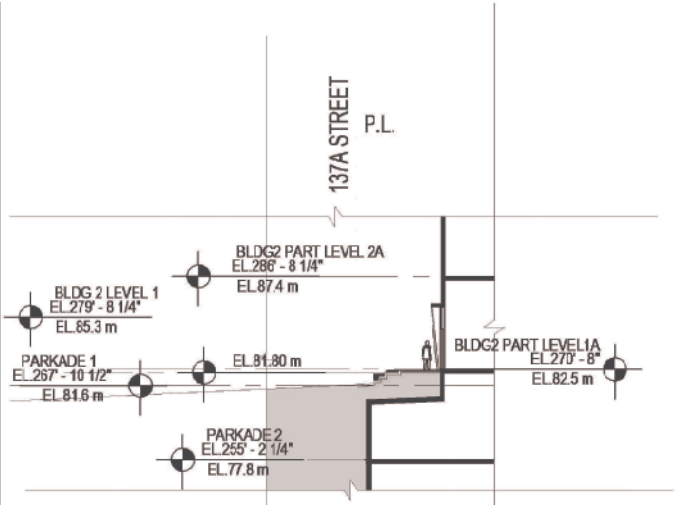
PROJECT NO:
22-238

SCALE: 1" = 30'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	CHK'D/BM	DATE
#1	DEVELOPMENT (AFTER) PER TRG TYPE 'B'	U.S.	CHK'D/BM	
#2	DEVELOPMENT (AFTER) PER TRG TYPE 'B'	U.S.	CHK'D/BM	

SECTION KEY PLAN

A 501



1 **SECTION 1A**
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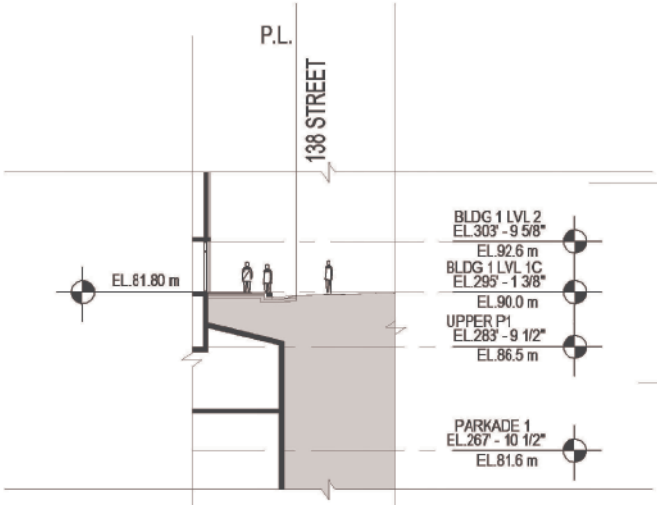
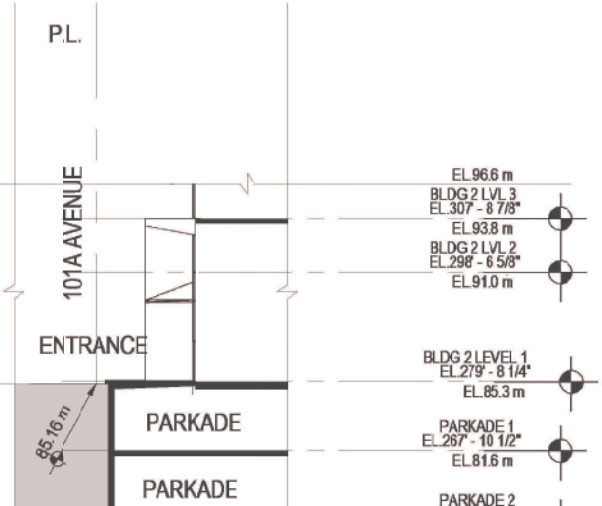
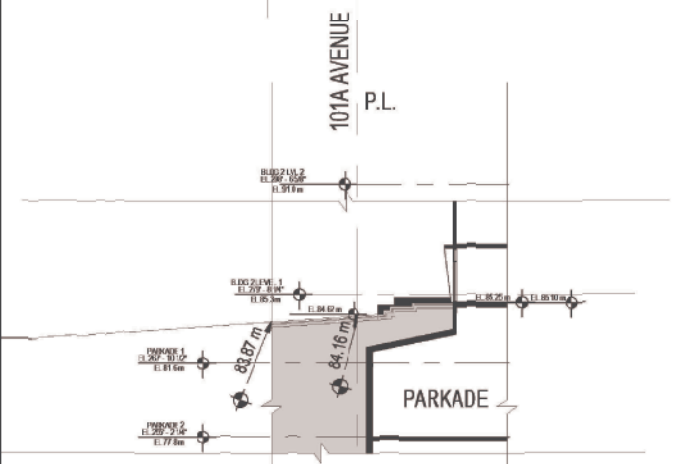


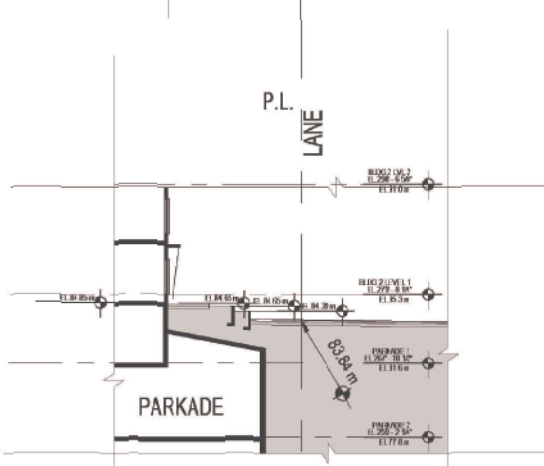
2 **SECTION 1B**
3/64" = 1'-0"



2 **SECTION 5A**
3/64" = 1'-0"



3 **SECTION 2A**
3/64" = 1'-0"



3 **SECTION 2B**
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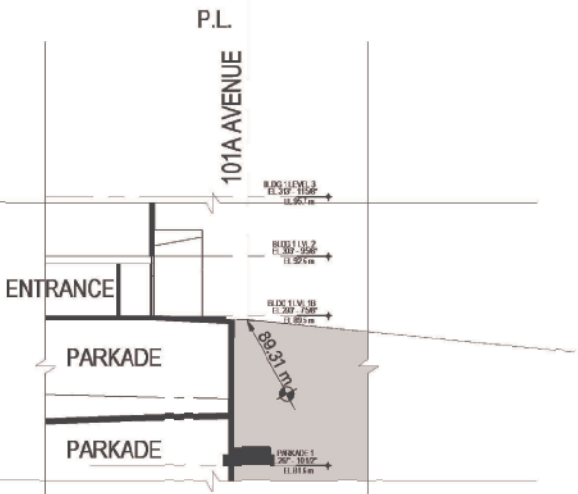

2 **SECTION 6A**
3/64" = 1'-0"

FLAT ARCHITECTURE INC.
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PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

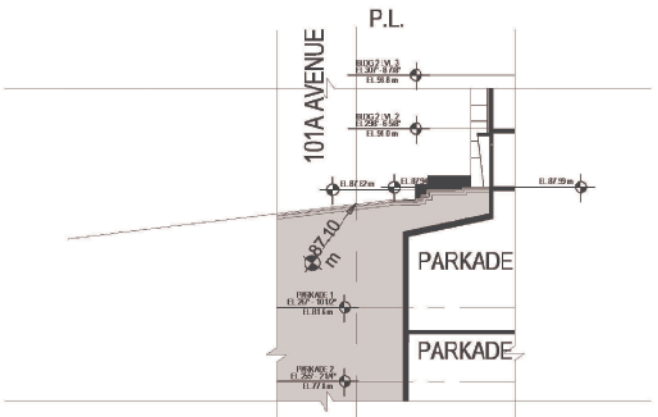
SCALE: 3/64" = 1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA	04/04/2024
02	DEVELOPMENT APPLICATION TO THE CITY	UA	04/04/2024

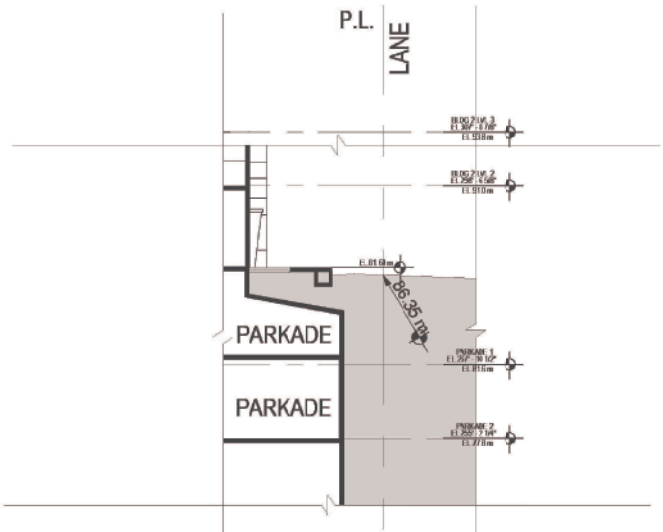
REGISTERED ARCHITECT
JUNGER S. WANG
BRITISH COLUMBIA

PART-SECTIONS

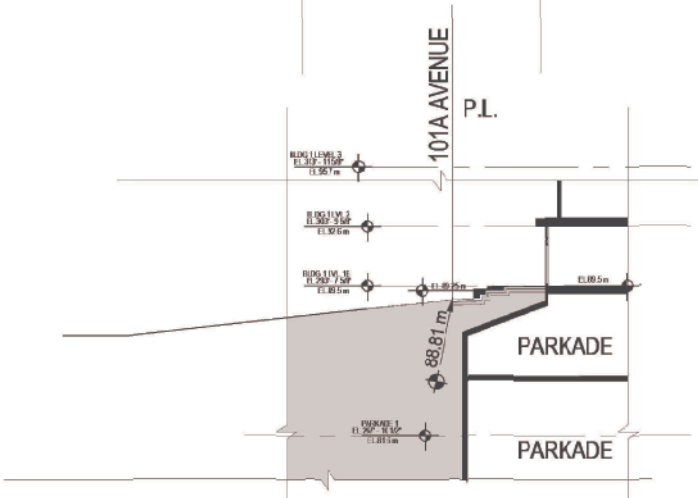
A 502



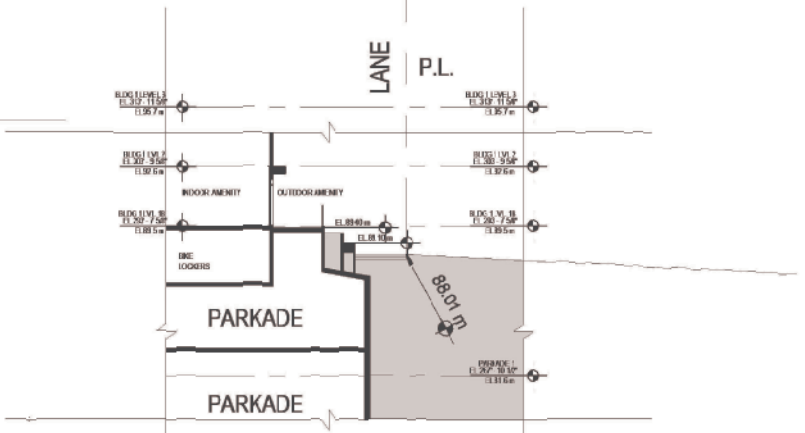
1 **SECTION 3A**
1" = 30'



2 **SECTION 3B**
1" = 30'



3 **SECTION 4A**
1" = 30'



4 **SECTION 4B**
1" = 30'

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Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
3/64" = 1'-0"

DRAWN BY:
R.W.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UA	29/01/2024
02	DEVELOPMENT APPLICATION TO THE CITY	UA	29/01/2024

REGISTERED ARCHITECT
RAMINDER S. WARAICH
BRITISH COLUMBIA
2024-04-10

PART-SECTIONS

A 503

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
1" = 100'-0"

DRAWN BY:
A.R.C.

NO.	DESCRIPTION	BY	DATE
01	DEVELOPMENT REVIEW (TO THE CITY)	UA.	DD/MM/YY
02	DEVELOPMENT REVIEW (TO THE CITY)	UA.	DD/MM/YY

REGISTERED ARCHITECT
JUNDER S. WARAICH
BRITISH COLUMBIA
2024-01-30

CONCEPTUAL 3D ILLUSTRATION

A 601

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

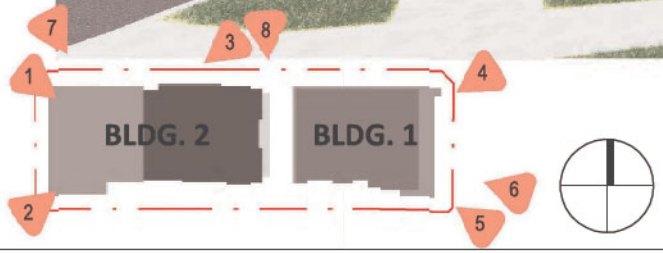
SCALE:
1" = 100'-0"

DRAWN BY:
A.R.C.

REV	DESCRIPTION	BY	CHK'D/DSN	DATE
#2	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/DSN	
#1	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/DSN	

CONCEPTUAL 3D
ILLUSTRATION

A 602



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Ph: 604-503-4484

PROJECT INFO:
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
1" = 100'-0"

DRAWN BY:
A.R.C.

REV	DESCRIPTION	BY	CHK'D/DSN	DATE
#1	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/DSN	
#2	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHK'D/DSN	

CONCEPTUAL 3D ILLUSTRATION

A 603

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
1" = 100'-0"

DRAWN BY:
A.R.C.

REV	DESCRIPTION	BY	CHK'D/DSN'D	DATE
#2	DEVELOPMENT APPLICATION TO THE CITY	UL	DMA/ADM	
#1	DEVELOPMENT APPLICATION TO THE CITY	UL	DMA/ADM	

CONCEPTUAL 3D
ILLUSTRATION

A 604

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

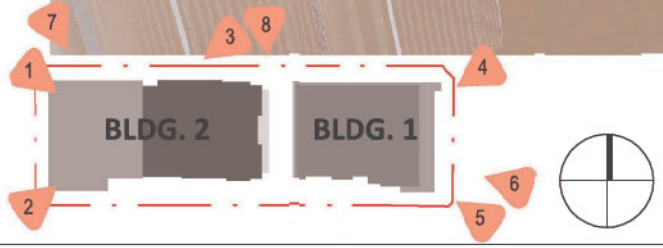
SCALE:
1" = 100'-0"

DRAWN BY:
A.R.C.

REV	DESCRIPTION	BY	CHK'D/DES'D	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/DES'D	
02	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/DES'D	

CONCEPTUAL 3D ILLUSTRATION

A 605



FLAT ARCHITECTURE INC.

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contact@flatarchitecture.ca

Ph: 604-503-4484

PROJECT INFO:
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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
1" = 100'-0"

DRAWN BY:
A.R.C.

REV	DESCRIPTION	BY	CHK'D/DSN	DATE
#2	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/DSN	
#1	DEVELOPMENT APPLICATION TO THE CITY	UL	CHK'D/DSN	

CONCEPTUAL 3D
ILLUSTRATION

A 606

FLAT ARCHITECTURE INC.

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
1" = 100'-0"

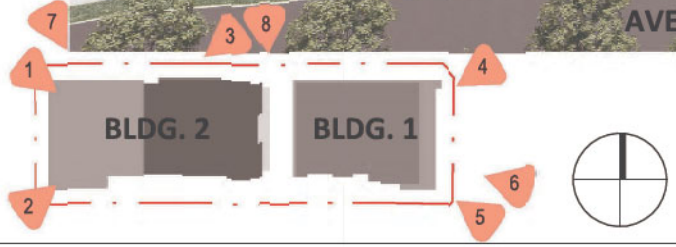
DRAWN BY:
A.R.C.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	DRAWN
02	DEVELOPMENT APPLICATION TO THE CITY	U.S.	CHECKED

REGISTERED ARCHITECT
JUNGER S. WANG
BRITISH COLUMBIA

CONCEPTUAL 3D ILLUSTRATION

A 607



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CLIENT:
Amanjeet Ubhi

DATE
29/01/2024

PROJECT NO:
22-238

SCALE:
1" = 100'-0"

DRAWN BY:
A.R.C.

NO.	REVISION / ISSUE	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	UL	29/01/2024
02	DEVELOPMENT APPLICATION TO THE CITY	UL	29/01/2024

REGISTERED ARCHITECT
JUNDEEP S. WARAICH
BRITISH COLUMBIA

CONCEPTUAL 3D ILLUSTRATION

A 608

MAGLIN BIKE RACK MBR500

BASALT SEATING BLOCKS

BELGARD TRAPEZA PAVER

BELGARD BASALT CONCRETE SLAB

TREE SCHEDULE

PMG PROJECT NUMBER: 23-137

KEY	QTY	%	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE					
	4	10%	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; B&B; CLIMATE RESILIENT
	4	10%	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; B&B; CLIMATE RESILIENT
	4	10%	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	3M HT; B&B; CLIMATE RESILIENT
	3	7%	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 2.5M HT; B&B; CLIMATE RESILIENT
	4	10%	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	4	10%	GYMNOCLADUS DIOICUS 'SKINNY LATTE'	COLUMNAR KENTUCKY COFFEE BEAN TREE	6CM CAL; B&B; CLIMATE RESILIENT
	4	10%	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAGNOLIA	6CM CAL; B&B; CLIMATE RESILIENT
	4	10%	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6CM CAL; B&B; CLIMATE RESILIENT
	4	10%	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL; B&B; CLIMATE RESILIENT
	4	10%	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; B&B; CLIMATE RESILIENT
	2	5%	SYRINGA PEKINENSIS 'GREAT WALL'	CHINESE TREE LILAC GREAT WALL	6CM CAL; 1.5M STD; B&B; CLIMATE RESILIENT
	41		TOTAL		

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.

LIGHT LEGEND

	BOLLARD LIGHT DARK SKY CERTIFIED
	STEP LIGHT DARK SKY CERTIFIED

0m 1 2 3 4 5m 10m 20m

23137-3Z.P

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.APR.04	REVISED PLAN	RJ
3	24.MAR.06	REVISED PLAN	RJ
2	24.JAN.23	REVISED PLAN	RJ/WJ
1	23.DEC.19	UPDATE PER COMMENTS	CG

CLIENT:

PROJECT:

RESIDENTIAL/COMMERCIAL TOWER

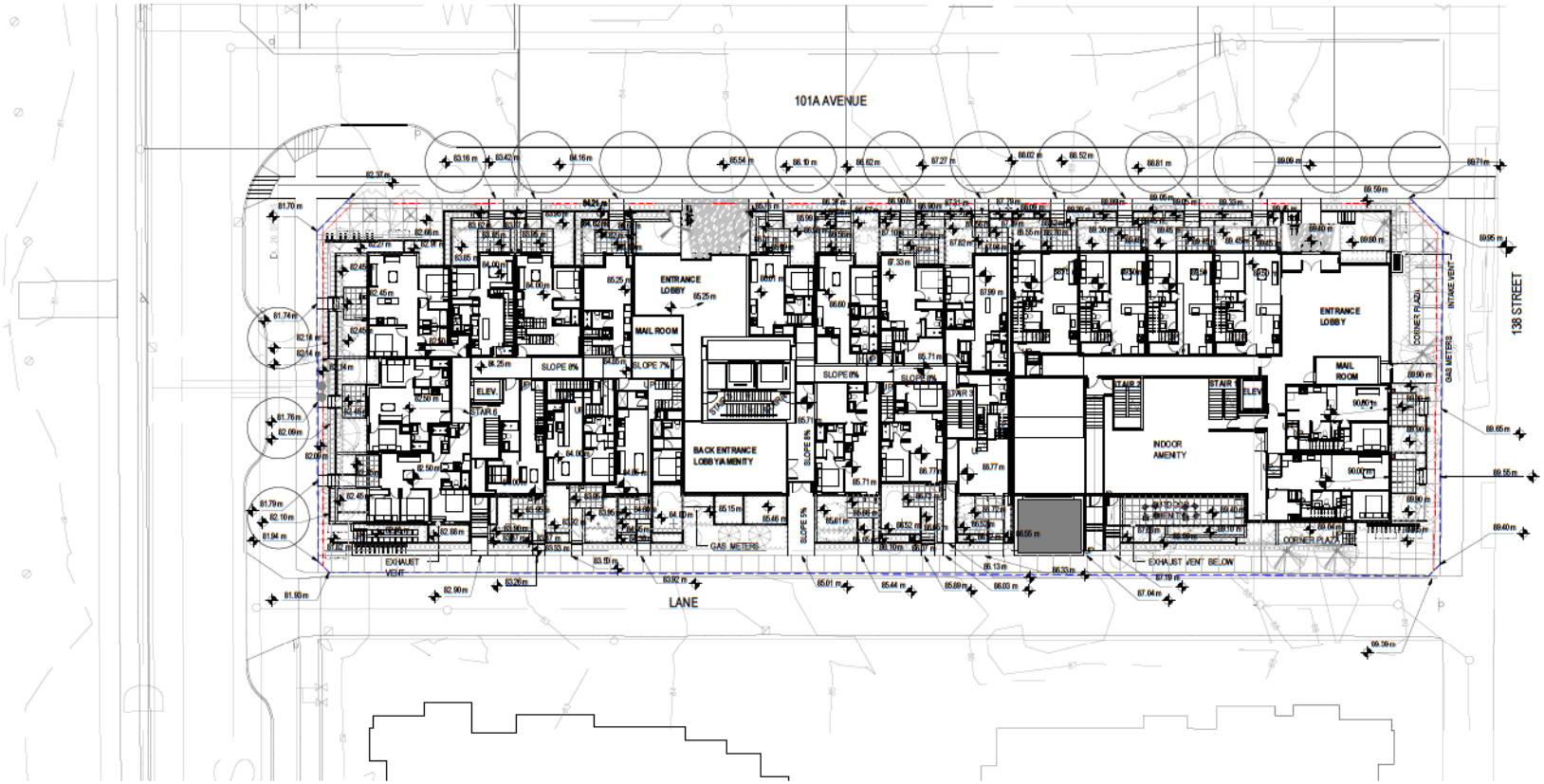
13760/70/80 23860 101A AVENUE
SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	23.JUL.18	DRAWING NUMBER:
SCALE:	1:200	L1
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	CG	OF 5

PMG PROJECT NUMBER: 23-137



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.APR.04	REVISITE PLAN	RJ
3	24.MAR.04	REVISITE PLAN	RJ
2	24.JAN.23	REVISITE PLAN	RJ/WJ
1	23.DEC.19	UPDATE PER COMMENTS	CG

CLIENT:

PROJECT:

RESIDENTIAL/COMMERCIAL TOWER

13760/70/80 23860 101A AVENUE
SURREY, BC

DRAWING TITLE:

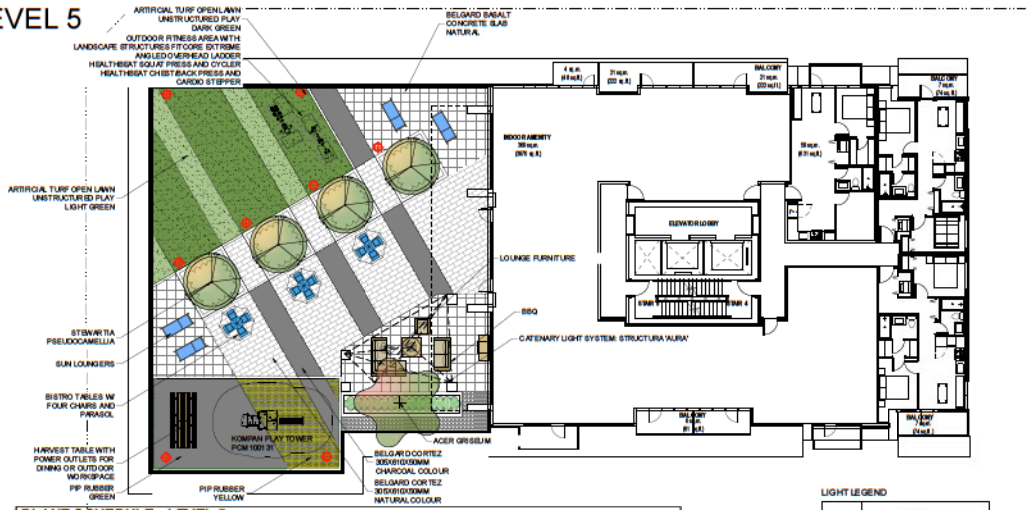
GRADING PLAN

DATE:	23.JUL.18	DRAWING NUMBER:
SCALE:	1:200	**L2**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	CG	OF 5

PMG PROJECT NUMBER: **23-137**

23137-3Z.P

LEVEL 5



PLANT SCHEDULE - LEVEL 5 — PMG PROJECT NUMBER: 23-137

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER GRISEUM	PAPERBARK MAPLE	7C M.CAL; B&B
	4	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	7C M.CAL; B&B

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

LIGHT LEGEND

	BOLLARD LIGHT DARK SKY CERTIFIED

BELGARD TRAPEZA PAVER

BELGARD BASALT CONCRETE SLAB

LANDSCAPE FORMS HARVEST TABLE

BELGARD CORTEZ

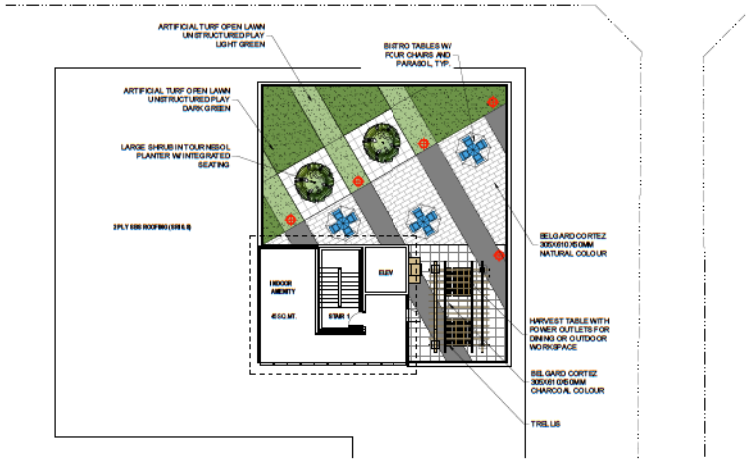
AURA RING

MAGLIN CHASE LOUNGE

RATANA LOUNGE SEATING

KOMPAN PLAY TOWER PCM102131

LEVEL 7

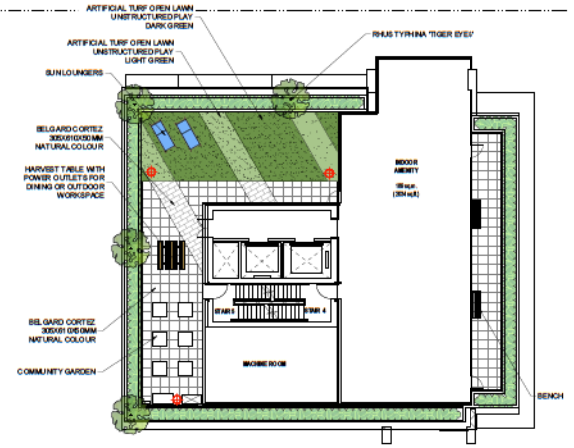


PLANT SCHEDULE - LEVEL 7 — PMG PROJECT NUMBER: 23-137

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	2M HT; B&B; 3 STEM OR MORE

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.

LEVEL 23



PLANT SCHEDULE - LEVEL 23 — PMG PROJECT NUMBER: 23-137

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	2M HT; B&B; 3 STEM OR MORE

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.

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p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.APR.04	REVISED PLAN	RJ
3	24.MAR.04	REVISED PLAN	RJ
2	24.JAN.23	REVISED PLAN	RJ/WJ
1	23.SEP.18	UPDATE PER COMMENTS	CG

CLIENT:

PROJECT:
RESIDENTIAL/COMMERCIAL TOWER

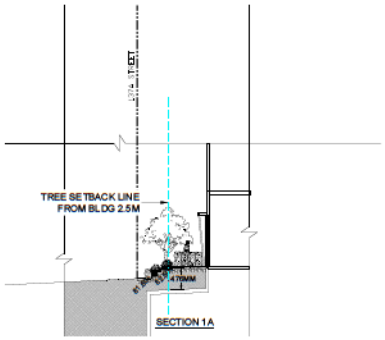
13760/70/80 23860 101A AVENUE
SURREY, BC

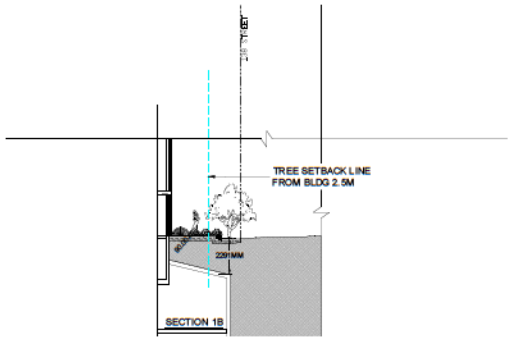
DRAWING TITLE:
ROOF TOP LANDSCAPE PLAN

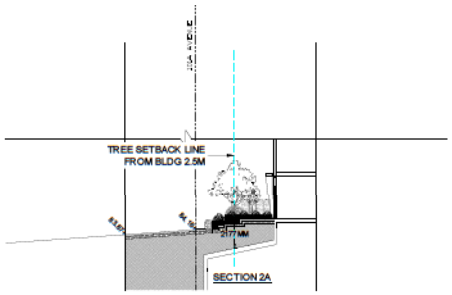
DATE:	23.JUL.18	DRAWING NUMBER:	
SCALE:	1:150		L3
DRAWN:	RJ		
DESIGN:	RJ		
CHK'D:	CG		OF 5

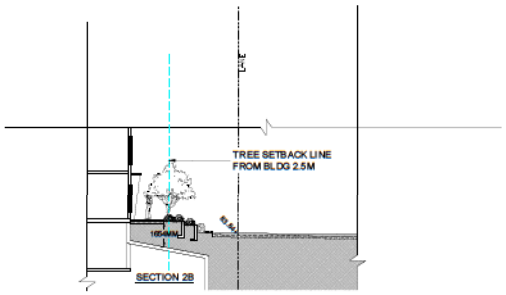
23137-32.P

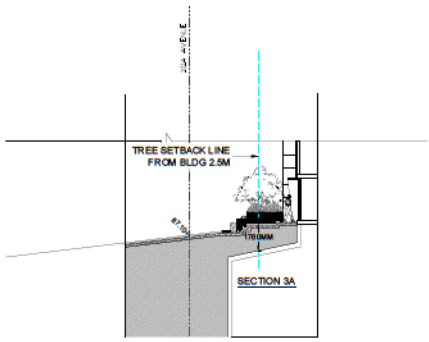
PMG PROJECT NUMBER: **23-137**

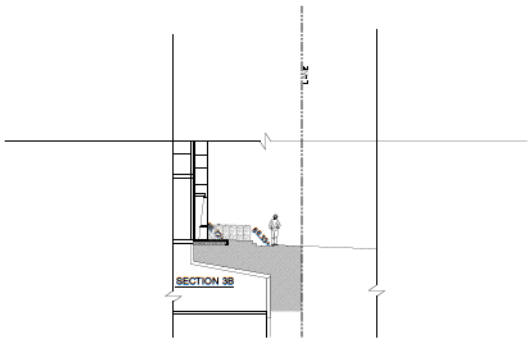


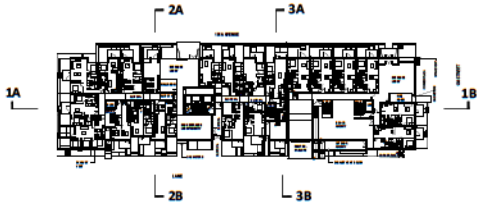












23137-3Z.P

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24APR.04	REVISITE PLAN	RJ
3	24.MAR.04	REVISITE PLAN	RJ
2	24.JAN.19	REVISITE PLAN	RJ/WJ
1	23.OCT.18	UPDATE PER COMMENTS	CG

CLIENT:

PROJECT:

RESIDENTIAL/COMMERCIAL TOWER

13760/70/80 23860 101A AVENUE
SURREY, BC

DRAWING TITLE:

LANDSCAPE SECTIONS

DATE:	23.JUL.18	DRAWING NUMBER:
SCALE:	1:150	**L4**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	CG	OF 5

PMG PROJECT NUMBER: **23-137**

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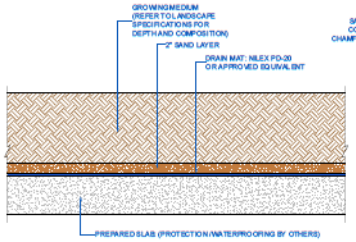
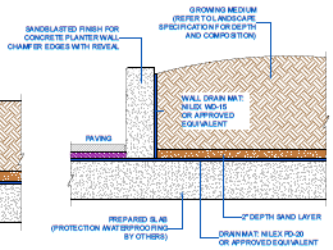
p: 604 294-0011 ; f: 604 294-0022

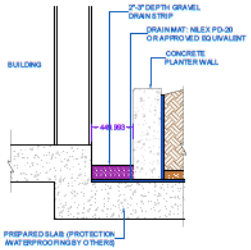
SEAL:



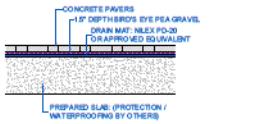
1 PLANTING ON SLAB
1:25



2 PLANTER WALL ON SLAB
1:25

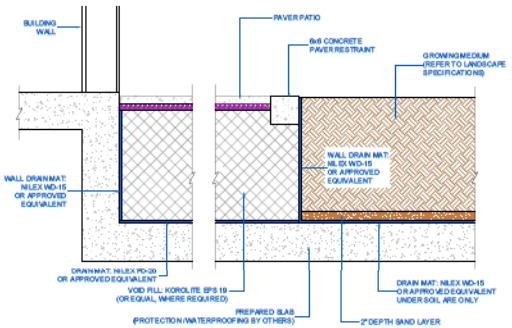


3 DRAIN ROCK STRIP AT BUILDING ON SLAB
1:25

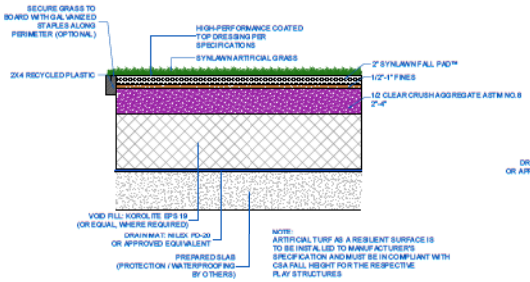


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

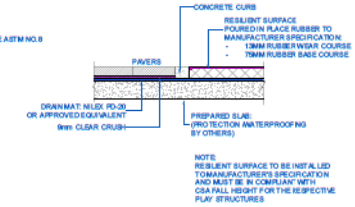
4 PAVERS OVER SLAB
1:25



5 PATIO/LANDSCAPE AT SLAB DROP
1:25

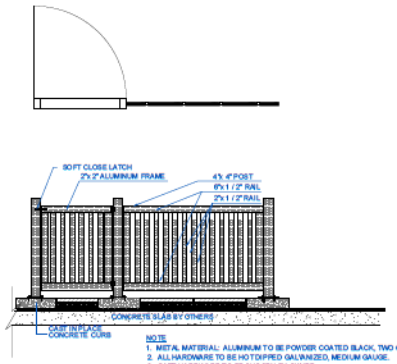


6 ARTIFICIAL TURF ON SLAB
1:25



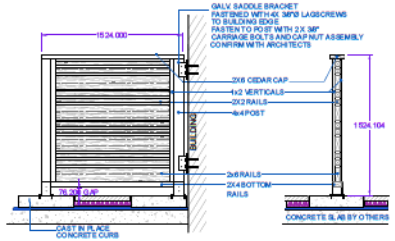
NOTE:
RESILIENT SURFACE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANT WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

7 POURED PLAY SURFACE EDGE
1:25



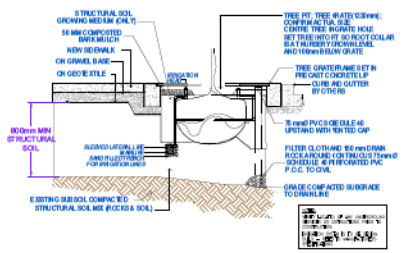
NOTE
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARD TO BE CHOSEN BY OWNER. INSTALL PER MANUFACURER'S INSTRUCTIONS.

8 ALUMINUM PICKET FENCE ON SLAB
1:25



1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3-6".

9 PATIO SCREEN ON SLAB
1:25



10 STRUCTURAL SOIL, TREE GRATE
NTS

NO.	DATE	REVISION DESCRIPTION	DR.
4	24/APR/24	REWSITE PLAN	RJ
3	24.MAR.08	REWSITE PLAN	RJ
2	24.JAN.23	REWSITE PLAN	RJ/WZ
1	23.SEP.19	UPDATE PER COMMENTS	CG

CLIENT:

PROJECT:
RESIDENTIAL/COMMERCIAL TOWER

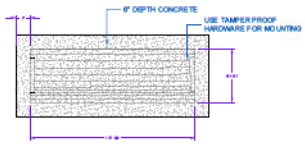
13760/70/80 23860 101A AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

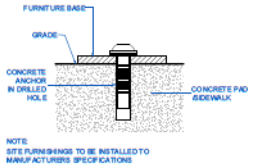
DATE:	23.JUL.18	DRAWING NUMBER:
SCALE:	AS SHOWN	**L5**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	CG	OF 5

23137-32 P

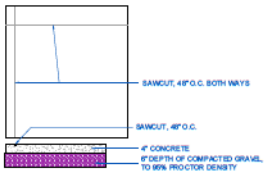
PMG PROJECT NUMBER: **23-137**



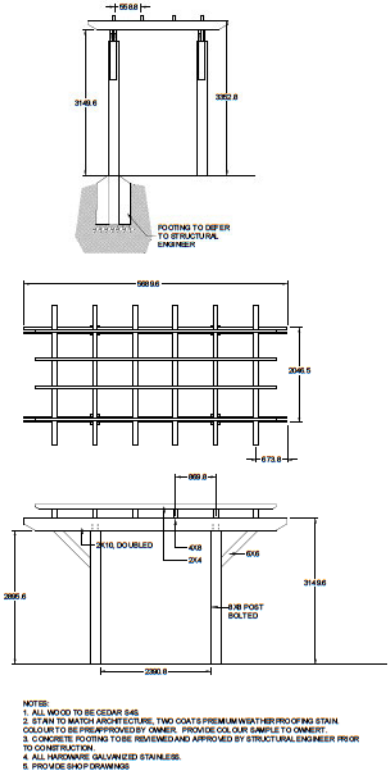
1 BENCH ON CONCRETE PAD
1:25



2 SITE FURNITURE MOUNTING
N.T.S



3 CONCRETE SAW CUTS
N.T.S



NOTES:
1. ALL WOOD TO BE CEDAR S4S.
2. STAIN TO MATCH ARCHITECTURE, TWO COATS PREMIUM WEATHER PROOFING STAIN. COLOUR TO BE PREAPPROVED BY OWNER. PROVIDE COLOUR SAMPLE TO OWNERT.
3. CONCRETE FOOTING TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. ALL HARDWARE GALVANIZED STAINLESS.
5. PROVIDE SHOP DRAWINGS

4 STRUCTURAL SOIL, TREE GRATE
1:50

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3	24.MAR.04	REVISITE PLAN	RJ
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1	23.DEC.18	UPDATE PER COMMENTS	CG

CLIENT:

PROJECT:
RESIDENTIAL/COMMERCIAL TOWER

13760/70/80 23860 101A AVENUE
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 23.JUL.18
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: CG

DRAWING NUMBER:
L6
OF 5

23137-3Z.P

PMG PROJECT NUMBER: 23-137

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**Director, Area Planning & Development - North Surrey Division Planning and Development Department**		
FROM:	**Manager, Development Services, Engineering Department**		
DATE:	**April 16, 2024**	PROJECT FILE:	**7822-0085-00**

RE: **Engineering Requirements**
Location: 13760 101A Ave

NCP AMENDMENT/ OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

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

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.00 m along 138 Street;
- Dedicate 2.322 m along 137A Street;
- Dedicate 1.0 m x 1.0 m corner cut at 137A Street and E-W lane;
- Dedicate 1.0 m x 1.0 m corner cut at 138 Street and E-W lane;
- Dedicate 3.0 m x 3.0 m corner cut at 101A Avenue and 137A Street;
- Dedicate 3.0 m x 3.0 m corner cut at 101A Avenue and 138 Street; and
- Register 0.5 m statutory right-of-way along 137A Street, 138 Street, and 101A Avenue.

Works and Services

- Construct all road and lane frontages;
- Construct proposed driveway access;
- Construct an adequately-sized service connections (drainage, water and sanitary), complete with inspection chambers and water meter, to service the site;
- Construct/upgrade fronting mains as required to service the proposed development;
- Construct on-lot stormwater mitigation features;
- Provide stormwater control plan and resolve any downstream constraints; and
- Register legal documents as applicable.

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.

Janelle Frank, P.Eng.
Development Review Manager

M51

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

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

Development Impact Analysis on Schools For:
Application #: **22-0085**

The proposed development of 259 High Rise Apartment units and 58 Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	31

Projected Number of Students From This Development In:	
Elementary School =	18
Secondary School =	8
Total Students =	26

Current Enrolment and Capacities:	
Lena Shaw Elementary	
Enrolment	664
Operating Capacity	569
# of Portables	5
Guildford Park Secondary	
Enrolment	1390
Operating Capacity	1050
# of Portables	11

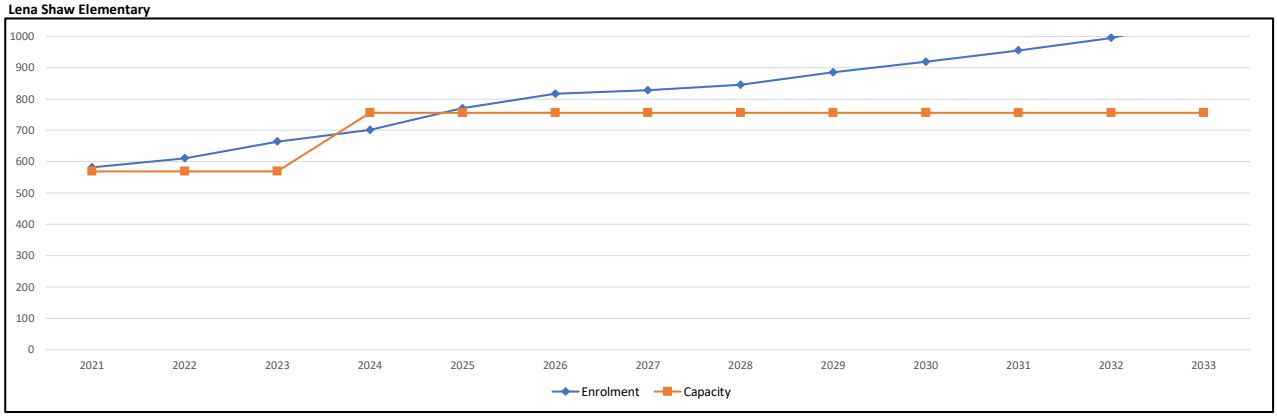
Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Signficant redevelopment in this neighbourhood is expected with the approval of Skytrain and Transit Oriented Development. The timing of these future developments could impact the enrolment growth upwards even more from the projections below.

Lena Shaw operates at or slightly above the school's capacity. Post 2023, the projected growth trend begins to get stronger finishing at end of the decade to around 830 students. In anticipation of further growth associated with the proposed transit oriented housing mentioned above, the Ministry approved in November 2023 the installation of 8 modulars to open in September 2024 tentatively. Additional projects to relieve capacity have been requested, but are as of yet unapproved.

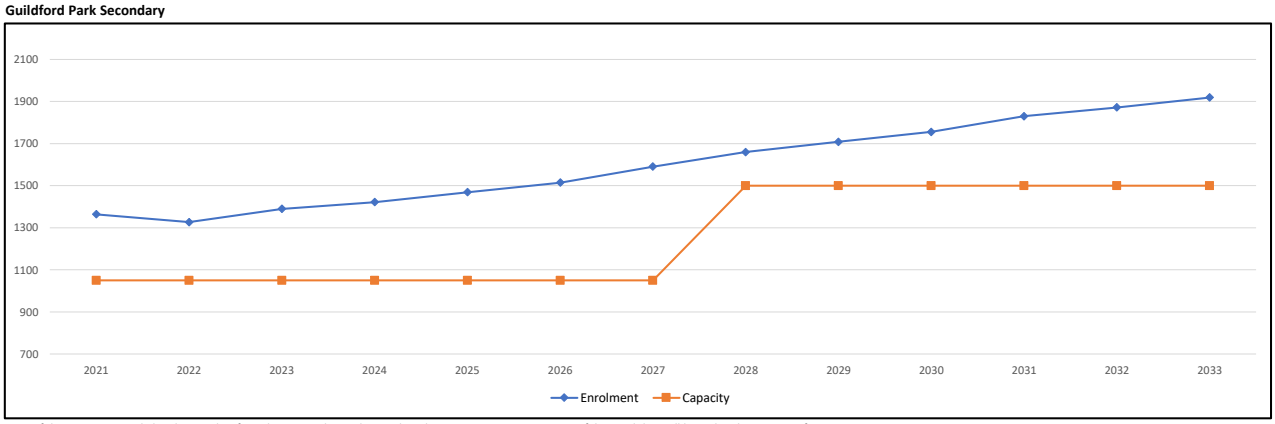
Guildford Park Secondary is currently operating at 132% and is projected to minimally grow. This school will be impacted by development along the Guildford 104th Ave Corridor when that NCP has been adopted. The impact of this plan will not be included in this projection until the plan has been approved.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

Lena Shaw Elementary



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

Guildford Park Secondary



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

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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

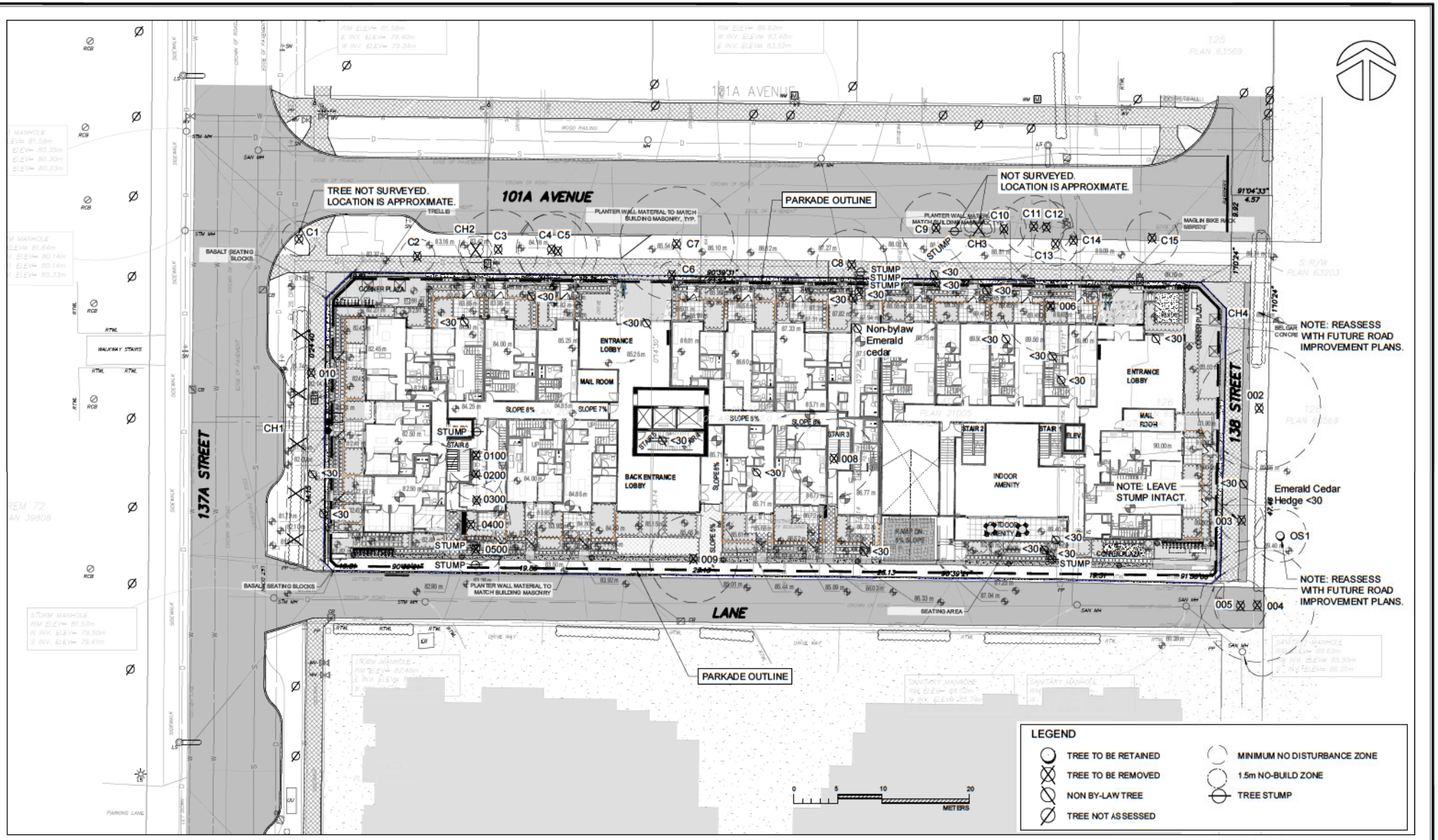
Surrey Project No: TBD
Address: 13760 13770, 13780, 13790, 13806 101A Avenue Surrey, BC
Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	27
Protected Trees to be Removed	27
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = 54	54
Replacement Trees Proposed	44
Replacement Trees in Deficit	10
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	**0**
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: April 15, 2024

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



STAMP		NO.	DATE	BY	REVISION
		1	AUG31/23	MK	UPDATED SURVEY
		2	SEP 06/23	MK	SITE PLAN
		3	APR 04/24	MK	SITE PLAN
		4	APR 15/24	MK	LANDSCAPE 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

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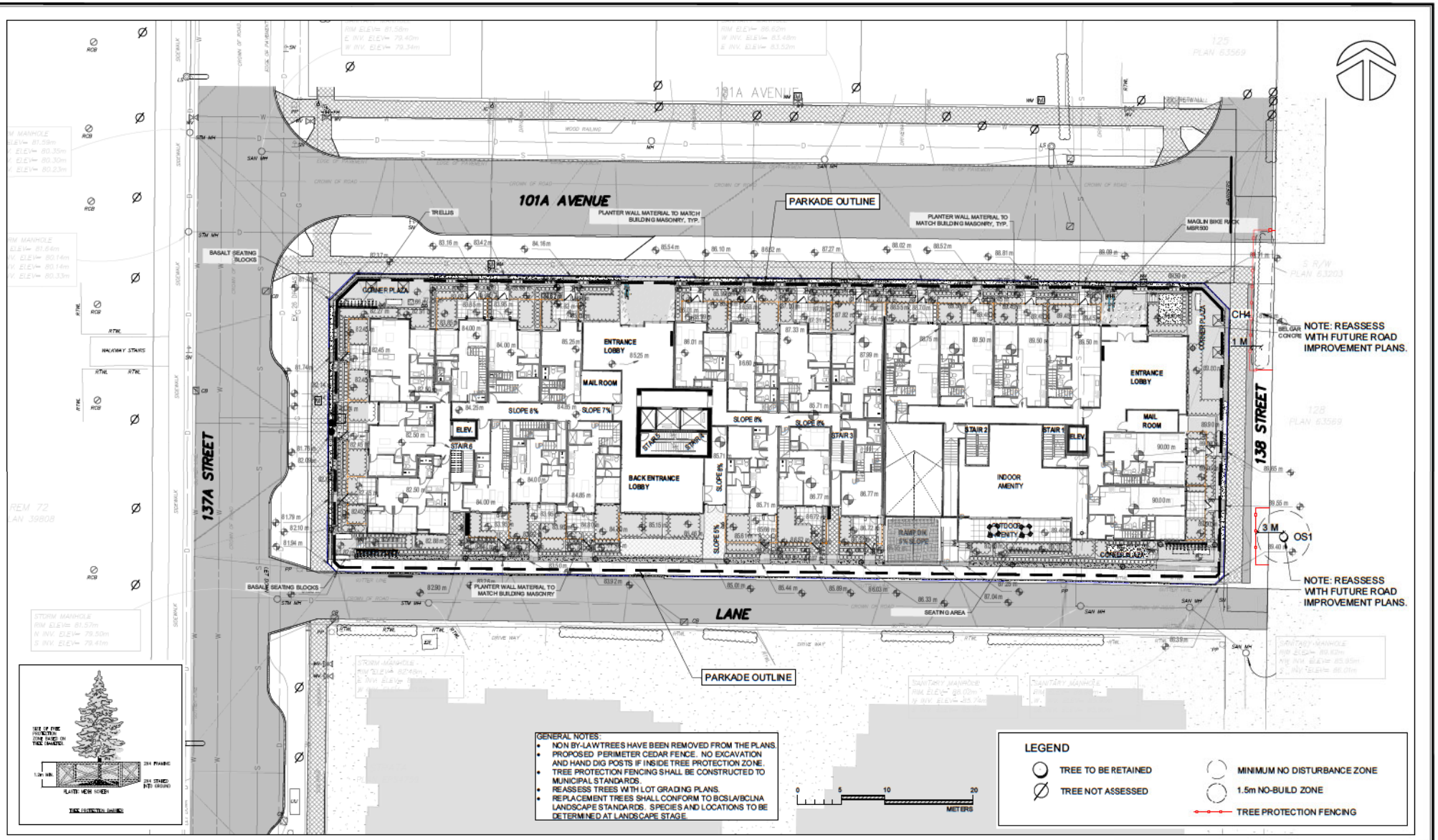
PROJECT TITLE
13760, 13770, 13780, 13790, 13806 101A AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN: MK
SCALE: AS SHOWN
DATE: OCTOBER 5, 2021

T-1
SHEET 1 OF 2



GENERAL NOTES:
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- PROPOSED PERIMETER CEDAR FENCE. NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

0 5 10 20 METERS

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

STAMP

NO.	DATE	BY	REVISION
1	AUG31/23	MK	UPDATED SURVEY
2	SEPT06/23	MK	SITE PLAN
3	APR04/24	MK	SITE PLAN
4	APR15/24	MK	LANDSCAPE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
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Email: mfadum@fadum.ca

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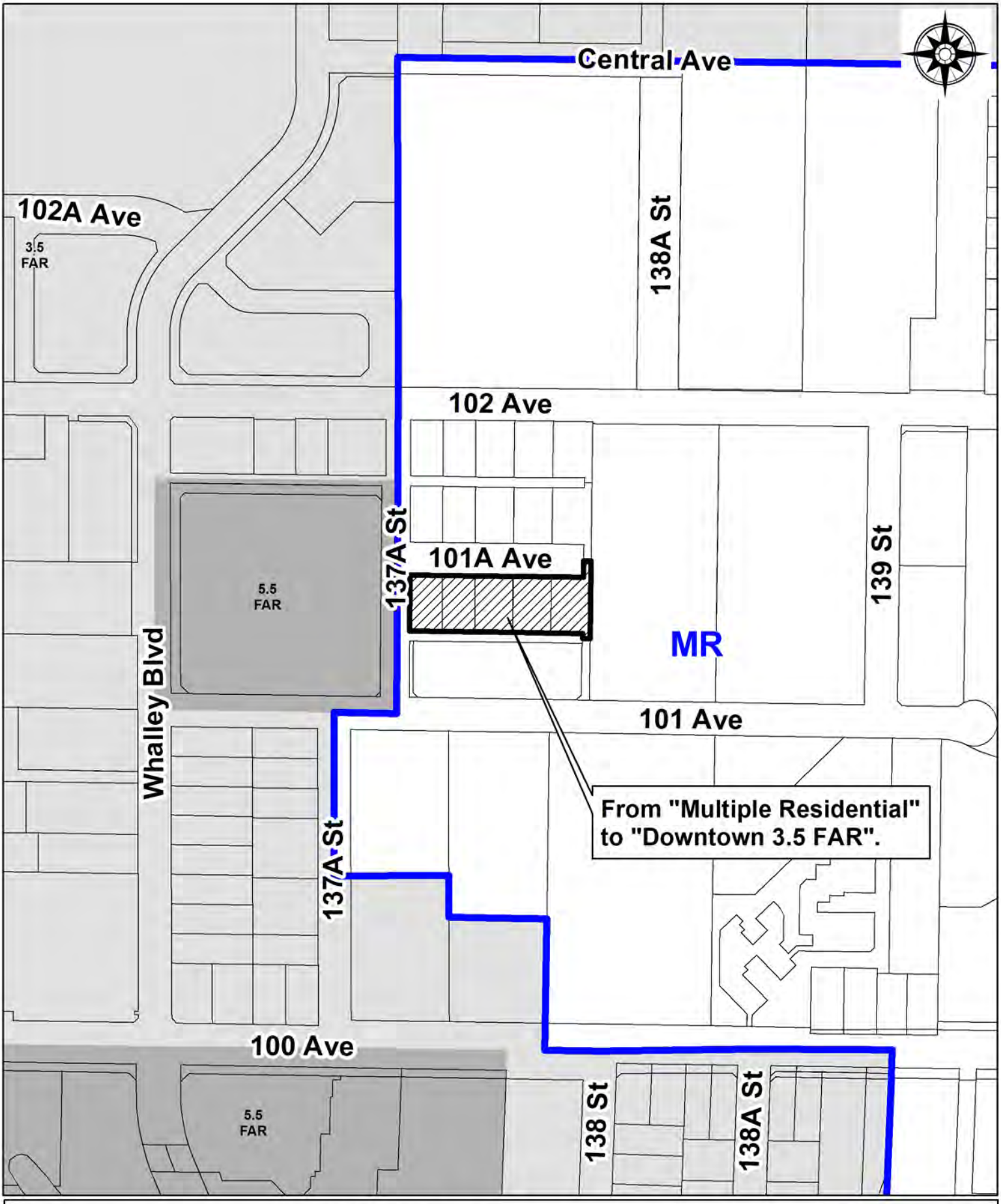
PROJECT TITLE
13760, 13770, 13780, 13790, 13806 101A AVENUE
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

DRAWN: MK
SCALE: AS SHOWN
DATE: OCTOBER 5, 2021

T-2
SHEET 2 OF 2

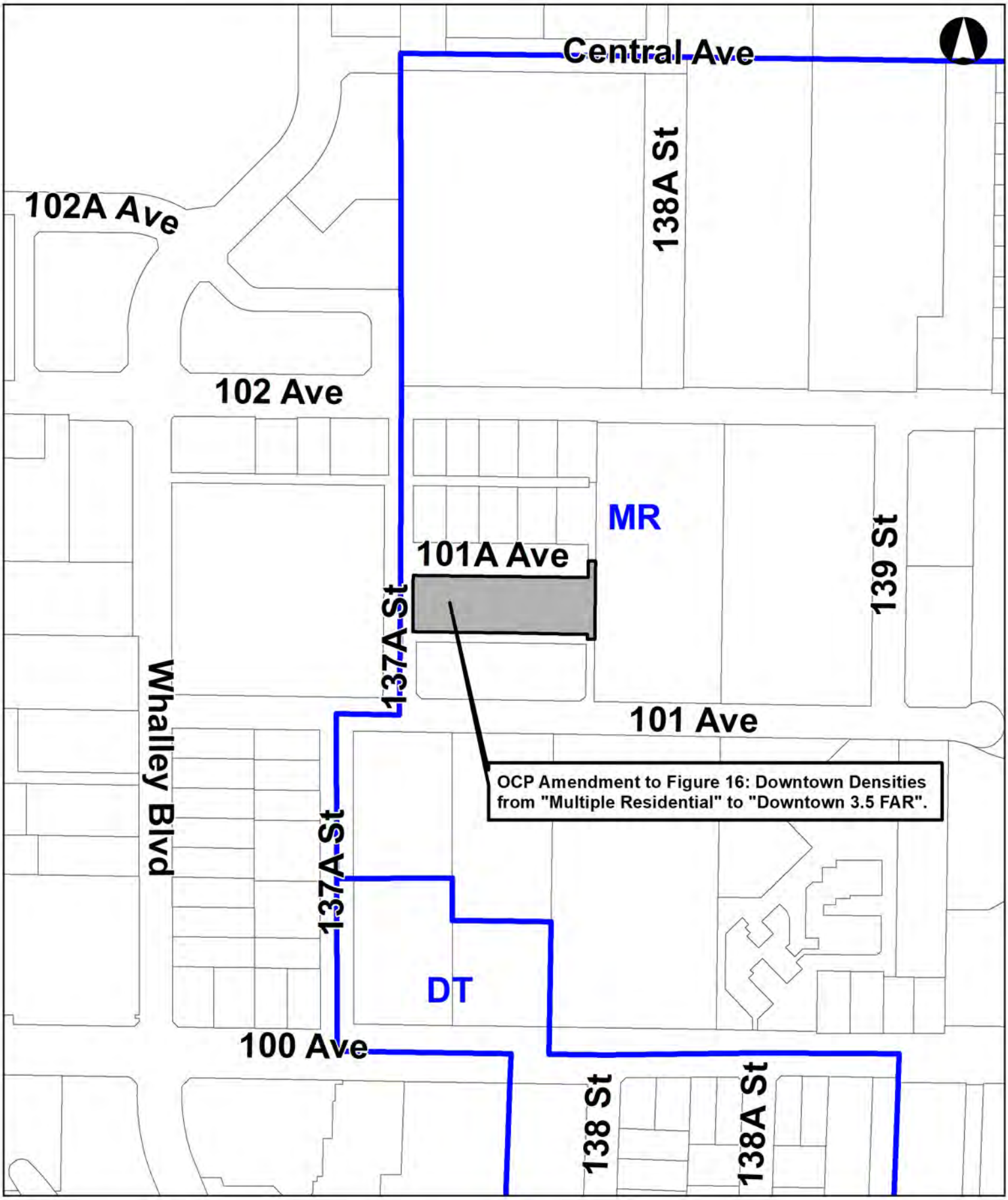


CITY OF SURREY
the future lives here.

OCP Amendment 22-0085-00

Figure 3
From "Multiple Residential" to "Downtown 3.5 FAR".

N



CITY OF SURREY
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OCP Amendment 22-0085-00

OCP Amendment to Figure 16: Downtown Densities from "Multiple Residential" to "Downtown 3.5 FAR".

N

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the _____ day of _____, 2024.

BETWEEN:

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

(the "**City**")

OF THE FIRST PART

AND:

DEER LAKE HOMES LTD., INC.NO. BC0992289, a corporation having its offices at 7875 118 Street, Delta B.C. V4C 6G9

(the "**Owner**")

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 010-130-705
Legal Description: Lot 25 Section 26 Block 5 North Range 2 West New Westminster District Plan 20979

Parcel Identifier: 010-130-713
Legal Description: Lot 26 Section 26 Block 5 North Range 2 West New Westminster District Plan 20979

Parcel Identifier: 010-169-083
Legal Description: Lot 39 Section 26 Block 5 North Range 2 West New Westminster District Plan 21005

Parcel Identifier: 010-169-130
Legal Description: Lot 40 Section 26 Block 5 North Range 2 West New Westminster District Plan 21005

Parcel Identifier: 003-335-950
Legal Description: Lot 126 Section 26 Block 5 North Range 2 West New Westminster District Plan 63569

(collectively, the "**Lands**");

B. The Owner wishes to develop a residential development on the Lands consisting of a market condominium component (the "**Market Strata Component**") and a rental component consisting of market rental units (the "**Market Rental Component**") as depicted in Schedule "A" attached hereto;

C. Upon completion of the construction, the Owner intends to deposit an airspace subdivision plan (the "**Subdivision Plan**") under the Land Title Act in the Land Title Office subdividing the Market Strata Component and the Market Rental Component (the "**Market Rental Development**" into separate parcels; and

D. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act,* R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and $1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. DEFINED TERMS

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

(a) "**Agreement**" means this housing agreement and any amendments to or modifications of the same;

(b) "**City**" means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;

(c) "**City Personnel**" means all of the City's elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;

(d) "**Claims and Expenses**" means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;

(e) "**Lands**" means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;

(f) "**Market Rental Development**" means as defined in Recital C;

(g) "**Owner**" means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;

(h) "**Rental Units**" means 58 dwelling units within the Market Rental Development, which must be made available by the Owner to the general public at arms' length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act,* S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

(i) "**Term**" means 40 years, commencing on the first day of the month after the City issues an occupancy permit for the Market Rental Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.

2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.

2.3 All of the Rental Units must be owned by the same Owner(s).

2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

2.5 The Owner may sell or transfer the Rental Units individually or together but will not sell one of more Rental Units separately in a single or related series of transactions with the result that when the purchaser or transferee of the Rental Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of less than all of the Rental Units. For the avoidance of doubt, any purchaser or transferee must be the legal and beneficial owner of all of the Rental Units.

3. LIABILITY

3.1 The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Market Rental Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.2 The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.3 The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Amarjeet Singh Ubhi and Harkurn Singh Ubhi
7875 118 Street, Delta B.C. V4C 6G9

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. GENERAL

5.1 Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

5.5 The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement

preclude any other or future exercise thereof of the exercise of any other right.

5.6 The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5.8 All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.

5.9 In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

5.10 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.

5.11 This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

5.12 The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.

5.13 The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

5.14 Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.15 This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

[Remainder of page left intentionally blank; execution page follows]

CITY OF SURREY

By: _____
Authorized Signatory

Brenda Locke,
Mayor
City of Surrey

By: _____
Authorized Signatory

Jennifer Ficocelli,
City Clerk
City of Surrey

DEER LAKE HOMES LTD.

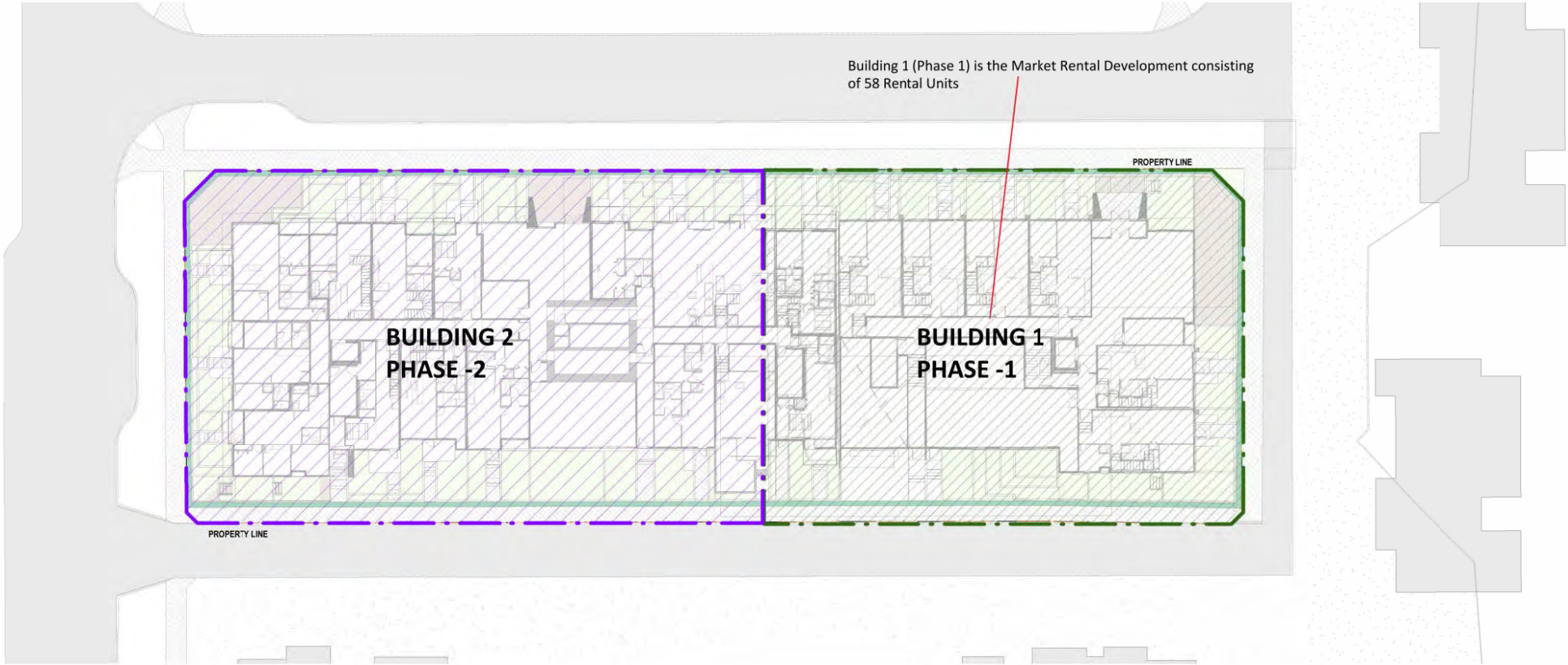
By: _____
Authorized Signatory

Name:
Title:

SCHEDULE "A"

See attached.

Schedule "A"



1 **PHASING PLAN**
SCALE: 1/32" = 1'-0"

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

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE:
29/01/2024

PROJECT NO:
22-238

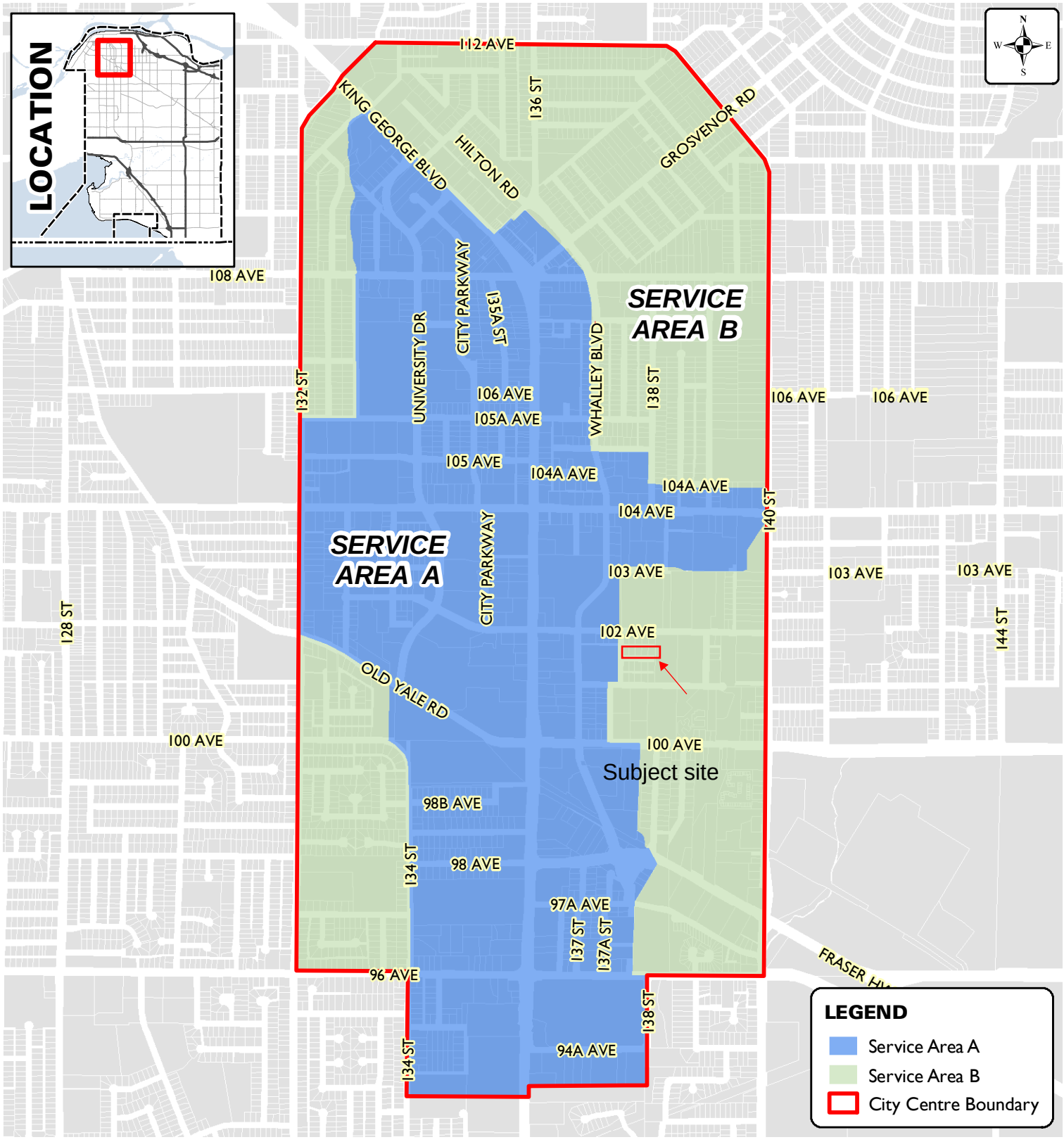
SCALE: 1/32" = 1'-0"
DRAWN BY: R.W.

No.	DESCRIPTION	BY	DATE
1	DEVELOPMENT APPLICATION TO THE CITY	U.S	06/02/2024

PHASING PLAN

A 108

FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8

CITY OF SURREY
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DISTRICT ENERGY SERVICE AREA (SERVICE AREA A & SERVICE AREA B)

ENGINEERING DEPARTMENT

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.

G:\MAPPING\GIS\MAPS\
CORPORATE REPORTS\Eng-Utilities\
AW-DistrictEnergyServiceAreaFig1.mxd

CITY OF SURREY

BYLAW NO. 21251

A bylaw to amend the provisions of Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended as follows:

a. "Figure 3, General Land Use Designations" of the Land Uses and Densities Section is amended by changing the land use designation for the area shown hatched on the plan labeled Schedule A, attached hereto as follows:

FROM: MULTIPLE RESIDENTIAL (MR)
TO: DOWNTOWN 3.5 FAR

PID: 010-130-705
Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13760 - 101A Avenue)

PID: 010-130-713
Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13770 - 101A Avenue)

PID: 010-169-083
Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13780 - 101A Avenue)

PID: 010-169-130
Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13790 - 101A Avenue)

PID: 003-335-950
Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569

(13806 - 101A Avenue)

b. "Figure 16: Downtown District" of the Land Uses and Densities Section by changing the land use designation for the area shown shaded on the plan labeled Schedule B, attached hereto as follows:

FROM: MULTIPLE RESIDENTIAL (MR)

TO: DOWNTOWN 3.5 FAR

PID: 010-130-705
Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13760 - 101A Avenue)

PID: 010-130-713
Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13770 - 101A Avenue)

PID: 010-169-083
Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13780 - 101A Avenue)

PID: 010-169-130
Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13790 - 101A Avenue)

PID: 003-335-950
Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569

(13806 - 101A Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251".

PASSED FIRST READING on the th day of , 20__.

PASSED SECOND READING on the th day of , 20__.

PUBLIC HEARING HELD thereon on the th day of , 20__.

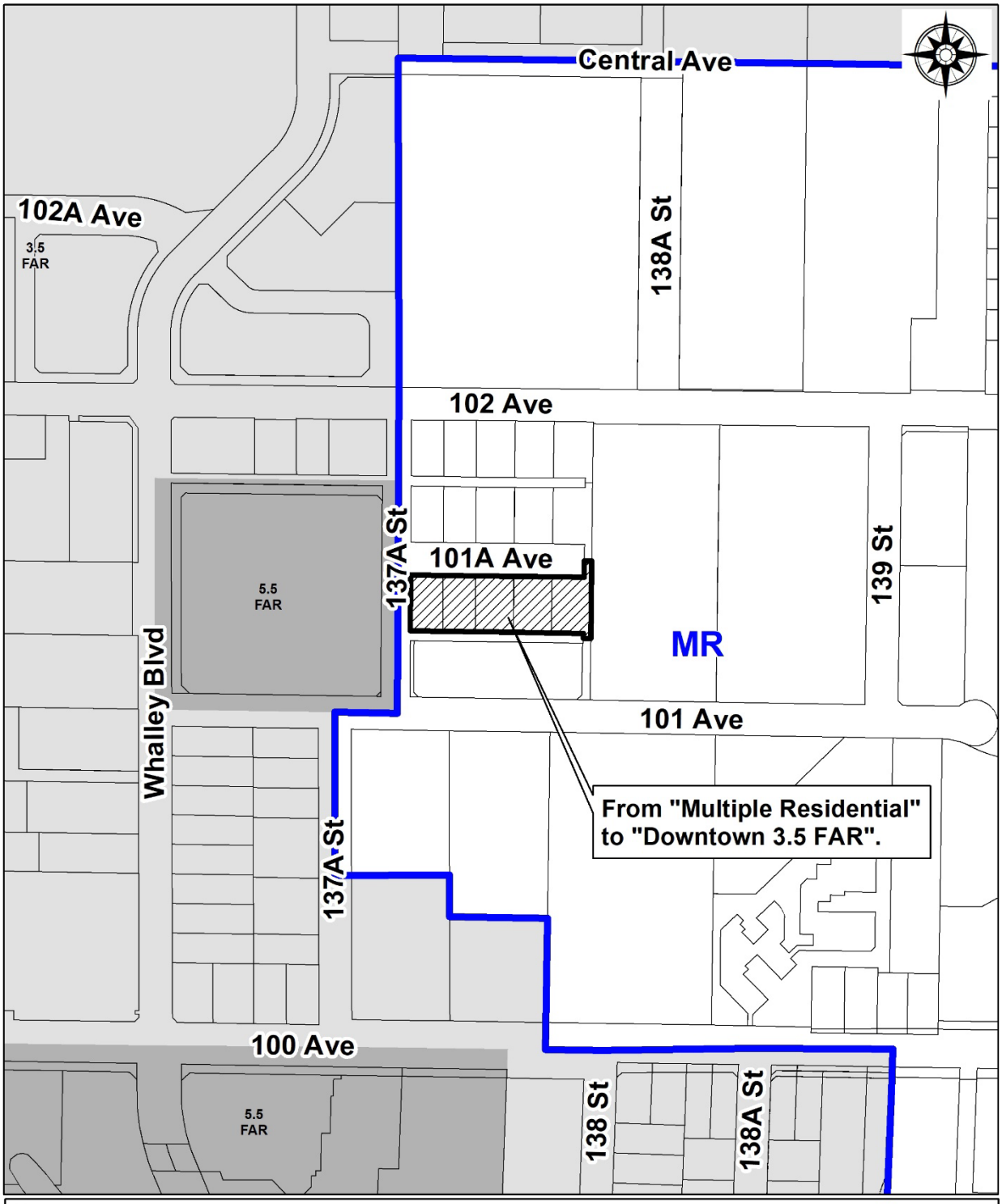
PASSED THIRD READING on the th day of , 20__.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_____MAYOR

_____CLERK

Schedule A



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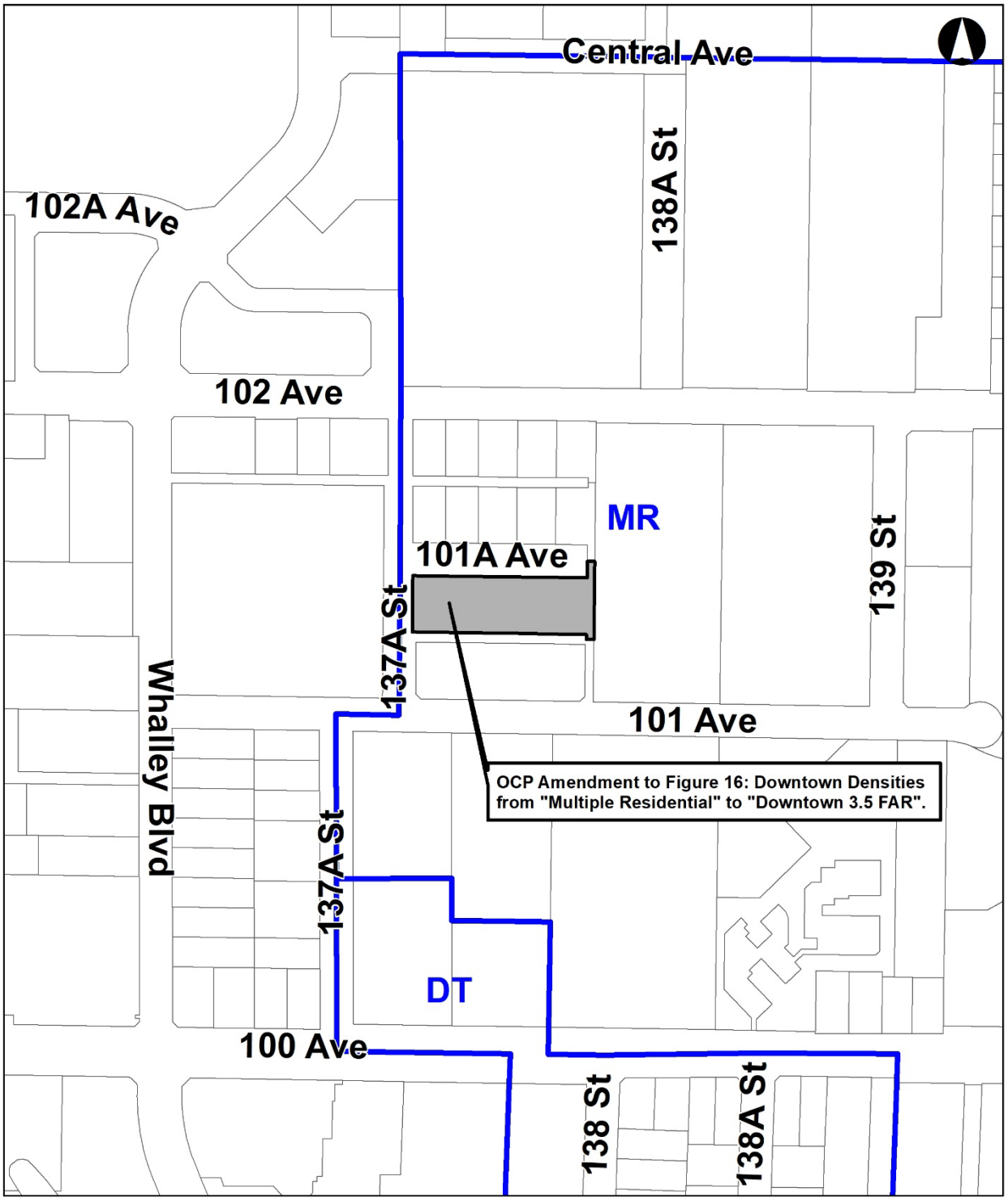
OCP Amendment 22-0085-00

Figure 3
From "Multiple Residential" to "Downtown 3.5 FAR".

N

Schedule B



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the future lives here.

OCP Amendment 22-0085-00

OCP Amendment to Figure 16: Downtown Densities from "Multiple Residential" to "Downtown 3.5 FAR".

N

CITY OF SURREY

BYLAW NO. 21252

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 207 (CD 207), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 207" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 207	(a) 13760 - 101A Avenue (b) 13770 - 101A Avenue (c) 13780 - 101A Avenue (d) 13790 - 101A Avenue (e) 13806 - 101A Avenue	(a) Lot 25, Plan 20979 (b) Lot 26, Plan 20979 (c) Lot 39, Plan 21005 (d) Lot 40, Plan 21005 (e) Lot 126, Plan 63569	21252	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PUBLIC HEARING HELD thereon on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 207 (CD 207)

This Comprehensive Development Zone 207 (CD 207) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
13760 - 101A Avenue	Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979	010-130-705
13770 - 101A Avenue	Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979	010-130-713
13780 - 101A Avenue	Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005	010-169-083
13790 - 101A Avenue	Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005	010-169-130
13806 - 101A Avenue	Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569	003-335-950

(collectively the "*Lands*")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, medium rise, *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and high *density*, high-rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

Lands, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings.*

Accessory Uses:

2. *Child care centres*, provided that such *centres*:
   (a) Do not constitute a singular use on the *lot*; and
   (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Act Regulation, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Maximum Density:
   Maximum *density* shall be as follows:
   (a) 1 *dwelling unit*; and
   (b) The lesser of *floor area ratio* of 0.1 or *building* area of 300 sq. m.
2. Permitted Density Increases:
   If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:
   (a) Maximum *floor area ratio* of 5.8, excluding:
      i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
      ii. Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone);
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 63%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	***SETBACKS:*** North *Yard*	South *Yard*	East *Yard*	West *Yard*
Principal Building and *Accessory Buildings* and *Structures*	5.0 m	4.5 m	4.5 m	4.5 m

1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.0 m of any *lot line*.
2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
3 Notwithstanding Section F. of this Zone, canopies, architectural frames and roof overhangs may encroach into the *setbacks*.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 80 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.5 m.
3. Structures:
   Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
   Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking is not permitted.
3. Underground Parking:
   All required resident *parking spaces* shall be provided as *parking - underground*.
4. Bicycle Parking:
   A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained; and
   (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Refuse:
   Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*.

J. Special Regulations

1. Amenity Spaces:
   Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:
   (a) Outdoor *amenity space* in the amount of:
      i. 3.0 sq. m per *dwelling unit*; and
      ii. 1.0 sq. m per *lock-off suite*; and
      iii. 4.0 sq. m per *micro unit*;
   (b) Indoor *amenity space,* for *multiple unit residential buildings* of 6-storeys in height or less, in the amount of:
      i. 3.0 sq. m per *dwelling unit*; and
      ii. 1.0 sq. m per *lock-off suite*; and
      iii. 4.0 sq. m per *micro unit*; and
   (c) Indoor *amenity space,* for *multiple unit residential buildings* greater than 6-storeys in height, in the amount of:
      i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space (*equivalent to 186 *dwelling units)*; and
      ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
      iii. 1.0 sq. m per *lock-off suite*; and
      iv. 4.0 sq. m per *micro unit*.
2. Child Care Centres:
   Child care centres shall be located on the *lot* such that these *centres* have direct access to an *open space* and play area within the *lot*.
3. Balconies:
   Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.

K. Subdivision

1. Minimum Lot Sizes:
   Lots created through subdivision, except strata *lots*, shall conform to the following minimum standards:
   (a) *Lot* Area: Minimum 3,000 sq. m;
   (b) *Lot* Width: Minimum 30 m; and
   (c) *Lot* Depth: Minimum 30 m.
2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2022, No. 20560, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for *multiple unit residential buildings* 6-storeys in height or less, and the RM-135 Zone for *multiple unit residential buildings* greater than 6-storeys in height.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

CITY OF SURREY

BYLAW NO. 21253

A bylaw to authorize the City of Surrey to enter into a Housing Agreement

. . . . . .

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "*Local Government Act*"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, enacts as follows:

1. The City of Surrey is hereby authorized to enter into a housing agreement in the form attached as Schedule A and forming part of this Bylaw for Building 1 (the "Housing Agreement") with the following party:

Deer Lake Homes Ltd.
7875 – 118 Street
Delta, BC V4C 6G9

and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

Parcel Identifier: 010-130-705
Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13760 - 101A Avenue)

Parcel Identifier: 010-130-713
Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979

(13770 - 101A Avenue)

Parcel Identifier: 010-169-083
Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13780 - 101A Avenue)

Parcel Identifier: 010-169-130
Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005

(13790 - 101A Avenue)

Parcel Identifier: 003-335-950
Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569

(13806 - 101A Avenue)

(the "Lands");

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.

3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.

4. This Bylaw shall be cited for all purposes as "The Deer Lake Homes Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21253".

PASSED FIRST READING on the th day of , 202 .

PASSED SECOND READING on the th day of , 202 .

PASSED THIRD READING on the th day of , 202 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, _____.

_____ MAYOR

_____ CLERK

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the _____ day of _____, 2024.

BETWEEN:

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

(the "**City**")

OF THE FIRST PART

AND:

DEER LAKE HOMES LTD., INC.NO. BC0992289, a corporation having its offices at 7875 118 Street, Delta B.C. V4C 6G9

(the "**Owner**")

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 010-130-705
Legal Description: Lot 25 Section 26 Block 5 North Range 2 West New Westminster District Plan 20979

Parcel Identifier: 010-130-713
Legal Description: Lot 26 Section 26 Block 5 North Range 2 West New Westminster District Plan 20979

Parcel Identifier: 010-169-083
Legal Description: Lot 39 Section 26 Block 5 North Range 2 West New Westminster District Plan 21005

Parcel Identifier: 010-169-130
Legal Description: Lot 40 Section 26 Block 5 North Range 2 West New Westminster District Plan 21005

Parcel Identifier: 003-335-950
Legal Description: Lot 126 Section 26 Block 5 North Range 2 West New Westminster District Plan 63569

(collectively, the "**Lands**");

B. The Owner wishes to develop a residential development on the Lands consisting of a market condominium component (the "**Market Strata Component**") and a rental component consisting of market rental units (the "**Market Rental Component**") as depicted in Appendix "1" attached hereto;

C. Upon completion of the construction, the Owner intends to deposit an airspace subdivision plan (the "**Subdivision Plan**") under the Land Title Act in the Land Title Office subdividing the Market Strata Component and the Market Rental Component (the "**Market Rental Development**" into separate parcels; and

D. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act,* R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and $1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. DEFINED TERMS

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

(a) "**Agreement**" means this housing agreement and any amendments to or modifications of the same;

(b) "**City**" means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;

(c) "**City Personnel**" means all of the City's elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;

(d) "**Claims and Expenses**" means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;

(e) "**Lands**" means the parcel of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;

(f) "**Market Rental Development**" means as defined in Recital C;

(g) "**Owner**" means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;

(h) "**Rental Units**" means 58 dwelling units within the Market Rental Development, which must be made available by the Owner to the general public at arms' length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

(i) "**Term**" means 40 years, commencing on the first day of the month after the City issues an occupancy permit for the Market Rental Development.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.

2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.

2.3 All of the Rental Units must be owned by the same Owner(s).

2.4 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

2.5 The Owner may sell or transfer the Rental Units individually or together but will not sell one of more Rental Units separately in a single or related series of transactions with the result that when the purchaser or transferee of the Rental Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of less than all of the Rental Units. For the avoidance of doubt, any purchaser or transferee must be the legal and beneficial owner of all of the Rental Units.

3. LIABILITY

3.1 The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Market Rental Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.2 The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.3 The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Amarjeet Singh Ubhi and Harkurn Singh Ubhi
7875 118 Street, Delta B.C. V4C 6G9

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. GENERAL

5.1 Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

5.5 The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement

preclude any other or future exercise thereof of the exercise of any other right.

5.6 The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5.8 All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.

5.9 In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

5.10 This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.

5.11 This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

5.12 The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.

5.13 The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

5.14 Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.15 This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

[Remainder of page left intentionally blank; execution page follows]

CITY OF SURREY

By: _____
Authorized Signatory

Brenda Locke,
Mayor
City of Surrey

By: _____
Authorized Signatory

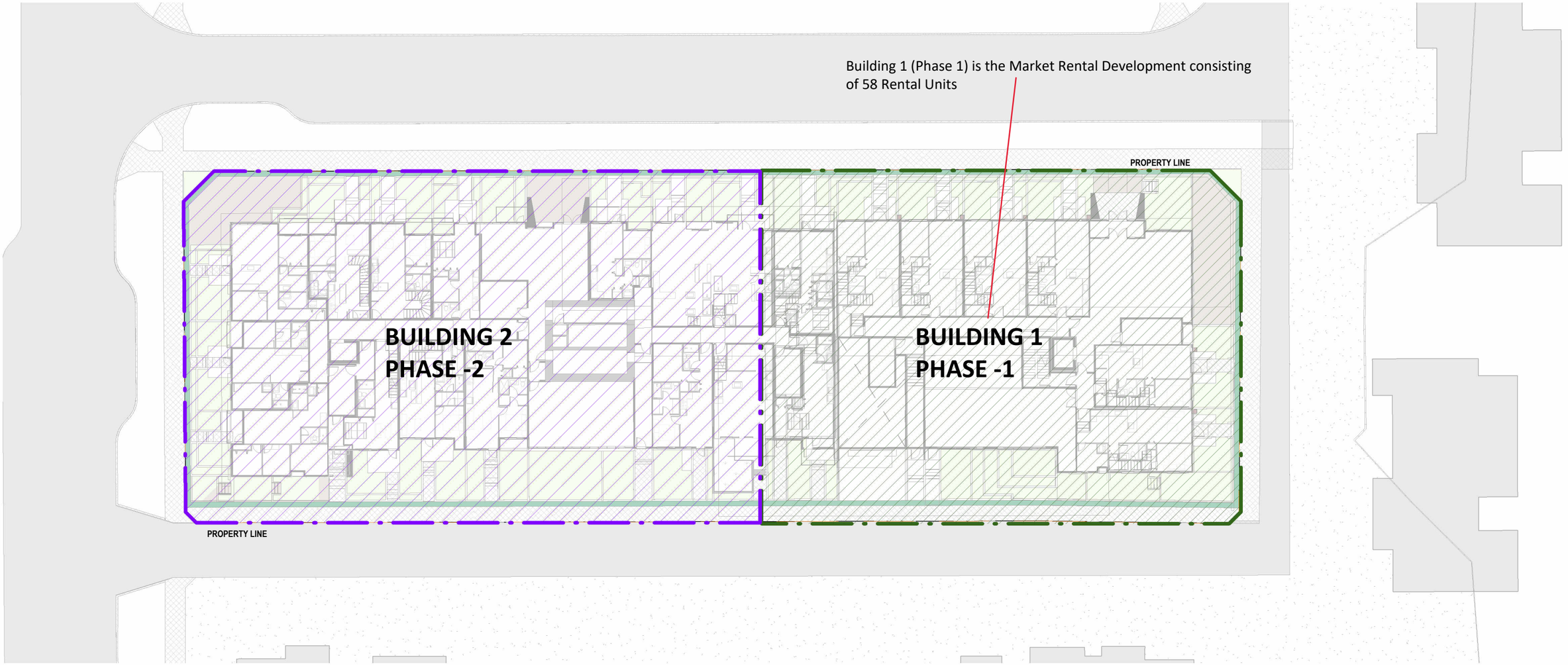
Jennifer Ficocelli,
City Clerk
City of Surrey

DEER LAKE HOMES LTD.

By: _____
Authorized Signatory

Name:
Title:

Appendix "1"



1 **PHASING PLAN**
SCALE: 1/32" = 1'-0"

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

Ph: 604-503-4484

PROJECT INFO:
Apartment Building at 13760, 70, 80, 90 13806 101A AVE. SURREY B.C.
CLIENT:
Amarjeet Ubhi

DATE
29/01/2024

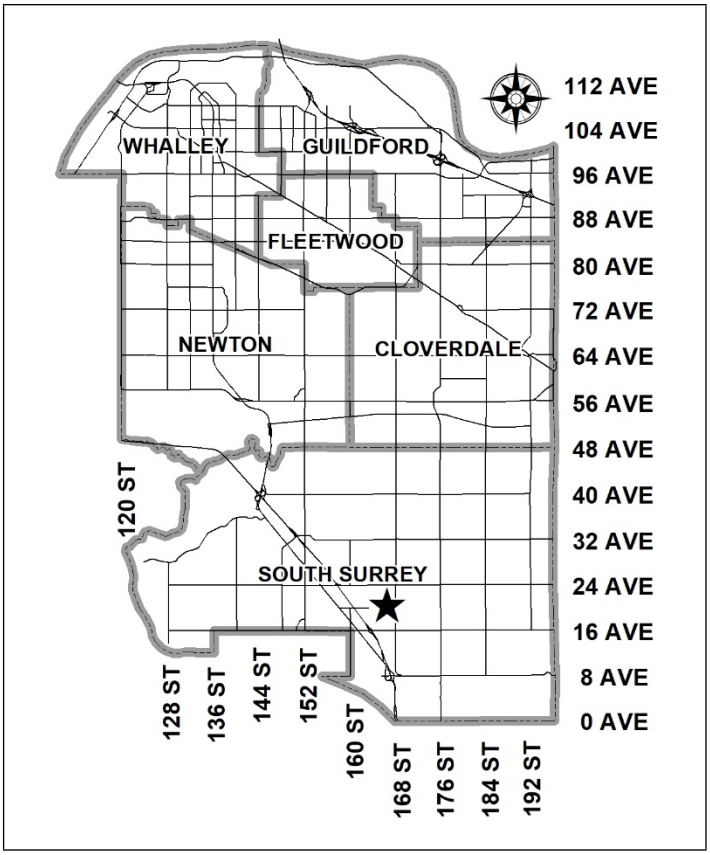
PROJECT NO:
22-238

SCALE: 1/32" = 1'-0"
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT APPLICATION TO THE CITY	U.S.	02-02-2024

PHASING PLAN

A 108



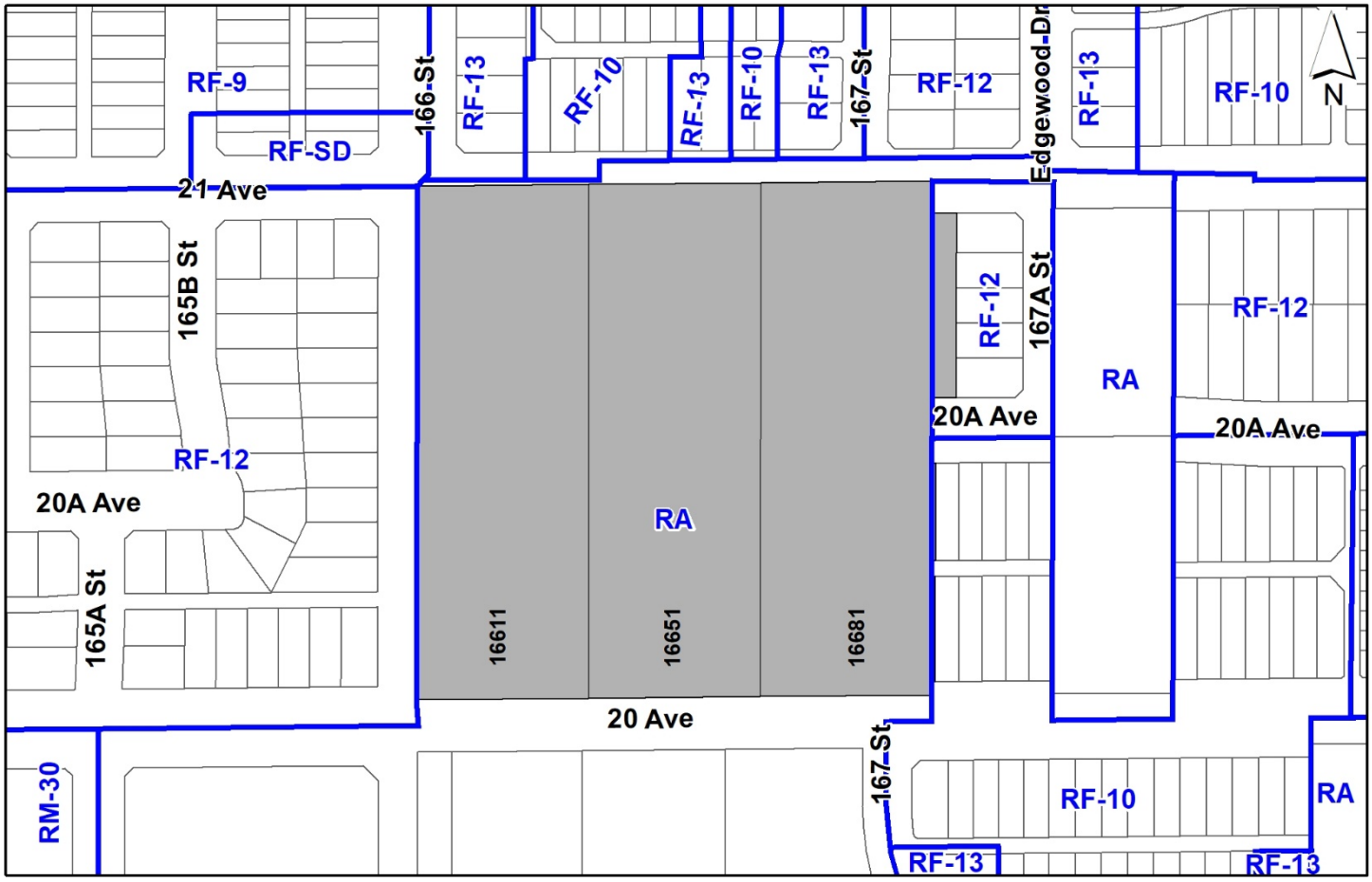
City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7924-0032-00
Planning Report Date: April 22, 2024

PROPOSAL:

- **NCP Amendment** from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa"
- **NCP Amendment** to eliminate flex road and drainage corridor.
- **Rezoning** from RA and RF-12 to RM-30 and RF-10
- **Development Permit**
- **Development Variance Permit**

to permit the development of 194 townhouse units and two single family lots.

LOCATION:	16611/16651/16681 - 20 Avenue
ZONING:	RA and RF-12
OCP DESIGNATION:	Urban
NCP DESIGNATION:	Low Density Residential 6-10 upa, Flex Road, and Drainage Corridor



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

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

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to amend the land use and density for the site in the Sunnyside Heights NCP from "Cluster Residential 6-10 upa" and "Single Family Residential 6-10 upa" to "Multiple Residential 15-25 upa."

- The applicant proposes to further amend the Sunnyside Heights NCP to eliminate a public flex road and drainage corridor that were intended to run east-west through the site.

- The proposal includes reductions to the setback requirements of the RM-30 Zone on all road frontages.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) and the General Urban designation of the Metro Vancouver Regional Growth Strategy (RGS).

- Although the proposal does not comply with the "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" designations in the Sunnyside Heights Neighbourhood Concept Plan (NCP), the proposed designation of "Multiple Residential 15-25 upa" was previously endorsed by Council under previous on-site application 7922-0149-00.

- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required 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 urban design guidelines in the Sunnyside Heights NCP encourage a 4.0 metre front setback on public roads, which is a reduction from the 4.5 metres required by the RM-30 zone.

- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density above the NCP designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the portion of the site shown as Block A on the Survey Plan attached as Appendix V from "One-Acre Residential Zone (RA)" and “Single Family Residential (12) Zone (RF-12)” to “Multiple Residential 30 Zone (RM-30),” and to rezone the portion of the site shown as Block B on the Survey Plan attached from “One-Acre Residential Zone (RA)” to "Single Family Residential (10) Zone (RF-10)"

2. Council authorize staff to draft Development Permit No. 7924-0032-00 generally in accordance with the attached drawings (Appendix I).

3. Should Council grant First and Second Reading to the subject application, Council file By-law No. 20769 and close Land Development Project No. 7922-0149-00 and all applications associated with this project.

4. Council approve Development Variance Permit No. 7924-0032-00 (Appendix VI) varying the following, to proceed to Public Notification:

    (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;

    (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;

    (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;

    (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;

    (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;

    (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;

    (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and

    (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

5. Council instruct staff to resolve the following issues prior to final adoption:

(a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

(b) submission of a subdivision layout to the satisfaction of the Approving Officer;

(c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

(d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

(e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

(h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;

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

(j) registration of a right-of-way for public rights-of-passage for the multi-use pathway;

(k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and

(l) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," and to eliminate the flex road and drainage corridor alignments, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Existing large residential lots (vacant)	Cluster Residential 6-10 upa, Low Density Residential 6-10 upa, flex road, drainage corridor	RA and RF-12
North and West (Across 21 Avenue and 166 Street):	Small-lot single family residential	Medium Density Residential 10-15 upa	RF-10, RF-12 and RF-13
East:	Small-lot single family residential	Low Density Residential 6-10 upa	RF-10 and RF-12
South (Across 20 Avenue):	Existing large residential lots, currently under application for NCP amendment to permit townhouse development. (Application No. 7920-0159-00)	Cluster Residential 6-10 upa, Low Density Residential 6-10 upa, flex road	RA

Context & Background

- The properties comprising the subject application are approximately 4 hectares (10 acres) in total. They span between 20 Avenue and 21 Avenue, east of 166 Street.

- The site consists of three properties that have historically been used for large single-family homes with significant tree coverage on the lots.

- The properties are zoned "One-Acre Residential Zone" (RA), with the exception of a small portion of the east side of the site that was rezoned to Single Family Residential (12) Zone (RF-12) as part of the abutting Development Application No. 7915-0218-00 and subsequently consolidated with the subject site.

- All properties are designated "Urban" in the Official Community Plan (OCP).

- The two western-most lots are designated "Cluster Residential 6-10 upa" in the Sunnyside Heights NCP. The eastern lot is designated "Low-Density Residential 6-10 upa" in the Sunnyside Heights NCP. All three lots together are identified as a consolidation area.

- The cluster designation is intended to facilitate tree retention through sensitive clustered development. In this case, the NCP requires that 30-40% of the cluster-designated area be preserved for open space and tree preservation purposes. Outside of this open space, the rest of the site may support higher-density development, with a maximum permitted density of 6-10 upa averaged over the entire area.

- On October 17, 2022, Council approved Third Reading to previous on-site Development Application No. 7922-0149-00 for amendment to change the land use from the existing "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," which is the same land use proposed under the current application. At that time, there were more trees proposed for retention within a 0.31 hectare proposed park which was voluntarily to be conveyed to the City by the applicant. This park was to offset the public benefit provided by the proposed removal of the east-west public road and drainage corridor identified in the NCP.

- The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily in order to retain trees on the site as part of the Cluster Designation. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that a number of the existing trees on this site were diseased and therefore not good candidates for retention. The public park has now been removed from the current proposal, as the trees on the site are no longer viable, and for market conditions, in order to provide more housing on the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The application includes proposed amendments to the Sunnyside Heights Neighbourhood Concept Plan (NCP), as follows:

    - Land-use amendment from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa;" and
    - Elimination of the flex road and drainage corridor that bisect the site in the NCP.

- A rezoning is proposed, from "One-Acre Residential Zone (RA)" and "Single Family (12) Residential Zone (RF-12)" to "Multiple Residential (30) Zone (RM-30)" and "Single Family (10) Residential Zone (RF-10)" to allow for approximately 194 townhouse units and 2 single family lots.

- The applicant proposes to retain 2% of the "cluster" designated properties for tree retention and open space and to convey this land to the City, which consists of 0.06 hectares of land in the middle of the site within the Outdoor Amenity Area.

- On the remaining developable portion of the site, 194 townhouse units are proposed. The proposed density is 68.8 units per hectare (25.8 units per acre [upa]).

- A shortfall of indoor amenity space is proposed. 513 square metres of indoor amenity space is required based on 3 square metres/unit, and the applicant proposes to provide 312 square metres, which is over the minimum 75 square metres required. Cash-in-lieu will be provided for the space shortfall, in accordance with the Zoning Bylaw.

- Two single family residential lots are proposed east of 167 Street to complete the original subdivision under Application No. 7915-0218-00.

	Proposed
Lot Area	
Gross Site Area: Road Dedication: RF-10 lots: Net Site Area:	3.99 ha 0.87 ha 0.08 ha 3.04 ha
Number of Lots:	One townhouse lot and two RF-10 lots
Building Height:	10.7 metres maximum
Unit Density:	63.8 uph (25.8 upa)
Floor Area Ratio (FAR):	
Floor Area	
Townhouse:	0.97 FAR

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

93 Elementary students at Edgewood Elementary School
50 Secondary students at Grandview 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 some of the dwelling units in this phased project are expected to be constructed and ready for occupancy by Summer 2025.

Parks, Recreation & Culture:	Edgewood Park is the closest active park with amenities including a playground, games court, soccer field and open space and is 236 metres walking distance from the development. This park also contains natural area.
Surrey Fire Department:	The Fire Department has no objection to the proposal, subject to the correct placement of fire hydrants, which must be addressed as part of the Development Permit.

Transportation Considerations

- The Sunnyside Heights Neighbourhood Concept Plan (NCP) identifies an east/west road through the property to enhance connectivity in the area. In the plan, the road is considered a "flex road," meaning that the precise alignment of the road is flexible, depending on the development pattern that is established. The NCP shows a drainage corridor on the north side of the flex road.

- The applicant proposes to eliminate the flex road from the plan, due to the proposed consolidation assembly pattern, adequate access being achieved, acceptable existing block sizes, and the surrounding adequate road network.

- Two driveways are proposed to access the site: one on 166 Street from the west and one at the intersection of 167 Street and 20A Avenue to the south east.

- A multi-use pathway, the Sunnyside Greenway, runs along the south boundary of the site, on the north side of 20 Avenue. This pathway will be partially within the public road allowance and partially within a right-of-way on the subject property.

- The site is in a largely residential area in the Sunnyside Heights NCP. There are few commercial amenities within walking distance. The closest bus route is on 24 Avenue, which is nearly one kilometre to the north. This bus route connects the Semiahmoo Town Centre and White Rock to the Willowbrook area in the City of Langley.

School Capacity Considerations

- School capacity has been a longstanding concern in the Sunnyside Heights neighbourhood. In 2017, through Corporate Report No. R129, Council put in place a six month moratorium on any development applications proposing NCP amendments until a new school site could be established. This application was subject to the moratorium in 2017, until a second elementary school site was acquired on the south side of 20 Avenue. The combined capacity of the two elementary schools in Sunnyside Heights, when they are completed, is expected to accommodate the projected student population of this NCP area under the land-use designations currently prescribed by the plan.

- The density proposed in this application is significantly higher than what is permitted in the NCP, and the total number of units is higher than what was endorsed in the Stage 1 report. To consider the actual impact, as part of the Stage 1 review, City staff worked with School District staff on appropriate forecasting of the student population. The School District determined at that time that the number of students generated from single family development is roughly equivalent to the number of students generated from townhouses, due to the fact that many single family homes contain secondary suites.

- As of September 2021, Edgewood Elementary School reached 100% capacity. The new Ta'talu Elementary School, which will be south of 20 Avenue, is targeted to open in the fall of 2024. The applicant estimates that the proposed development could be ready for occupancy as early as 2025, which would coincide with the new school capacity becoming available.

- Under Application No. 7922-0149-00, the projected school numbers were 72. In February 2024, taking market conditions and population projections into consideration, the yield rates have increased for townhouse projects. The projected number of students for this proposed development is now 143 students, which is an increase of 71 students. An additional 23 units have been added under the new application.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The properties are designated "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS) and the proposal complies with this designation.

Official Community Plan

Land Use Designation

- The properties are designated "Urban" in the Official Community Plan (OCP) and the proposal complies with this designation.

Themes/Policies

- A1 Growth Priorities (General): support development in compliance with Metro Vancouver's RGS and within comprehensively-planned new neighbourhoods within approved Secondary Plan areas.

    - *The proposed development is within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area, which is an approved Secondary Plan.*

- A4 Efficient New Neighbourhoods (General): Plan and develop new neighbourhoods with an emphasis on compact forms of development that effectively utilize land, public infrastructure, and City resources; enhance neighbourhood quality; and reduce development pressures on agricultural and environmentally sensitive lands. Encourage the full and efficient build-out of existing planned urban areas in order to achieve planned capacities, use infrastructure efficiently, provide housing options, and provide amenities to residents.

- *The proposed townhouse development will provide for a variety of housing types within this part of the Sunnyside Heights plan area.*

- B4 Healthy Neighbourhoods, policy B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.

    - *Site design includes townhouse units fronting onto all major roads surrounding the development site.*

Secondary Plans

Land Use Designation

- The site is designated "Cluster Residential 6-10 upa," "Low-Density Residential 6-10 upa," "flex road," and "drainage corridor" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The applicant proposes to amend the Sunnyside Heights NCP as follows:

    - Redesignate the site from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa;" and
    - Eliminate the flex road and the drainage corridor.

- Rationale for the land-use redesignation was considered as part of the Stage 1 report and was endorsed by Council in July 2019. The proposed elimination of the flex road and drainage corridor occurred subsequent to the Stage 1 report.

Rationale for Land-Use Redesignation

- The "cluster" designations in the Sunnyside Heights NCP were used in areas where significant tree coverage was observed with the intention that larger tree retention areas (30-40% of the "cluster development" sites) could be incorporated into the new neighbourhood.

- Application No. 7922-0149-00 proposed a park which retained majority of the trees on site. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that majority of the existing trees on this site were diseased and therefore not good candidates for retention. The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily, therefore, the public park has now been removed.

- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single-family homes and larger townhomes that would be built under the existing designation. It will allow for a mix of housing types within this neighbourhood.

- The developer states that the prices for larger homes would make it uneconomical to develop this site under a 6-10 upa scenario. The applicant's proposal is consistent with current market trends, which have seen larger and more expensive homes decline in attainability in this area since the NCP was finalized in 2010.

- Staff requested that the applicant's engineering consultant conduct a trip generation analysis between a single-family development with 50% secondary suites, which would be compatible with the existing land-use designation, and the proposed development. Based on a single family concept with 71 units and 50% secondary suites, the expected trip generation would be 85 trips per hour during the afternoon peak. If the application were to be accepted by Council, the proposed townhouse development would be expected to generate 87 trips per hour during the afternoon peak. As a result, based on this analysis, the rezoning would generate approximately two additional trips per hour during the afternoon.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

- The applicant will be required to provide the per unit rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Rationale for Elimination of the Flex Road and Associated Drainage Corridor

- The applicant states that due to the block size and type of development, an east/west road is not needed in this location.

- Transportation Engineering has reviewed the applicant's submission and accepted the rationale for elimination of the road.

- The applicant will provide additional on-site storm water retention in lieu of the drainage corridor.

Zoning By-law

- The applicant proposes to rezone the subject site from "One Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (10) Zone (RF-10)".

- 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)", streamside setbacks and parking requirements.

RM-30 **Zone (Part 22)**	**Permitted and/or Required**	**Proposed**
Unit Density:	75 units per hectare	63.8 units per hectare
Floor Area Ratio:	1.0	0.97
Lot Coverage:	45%	45%
Yards and Setbacks		
All sides	4.5 metres for front yards 6.0 metres for rear yards 6.0 metres for side yards	4.0 metres for front yards 6.0 metres for rear yards *DVP: Several variances.
Height of Buildings		
Principal buildings:	13 metres	10.7 metres maximum

RM-30 **Zone (Part 22)**	**Permitted and/or Required**	**Proposed**
Amenity Space		
Indoor Amenity:	513 square metres required	The proposed 312 square metres plus $172,500 cash-in-lieu meets the Zoning By-law requirement, based on current rates, which are subject to change.
Outdoor Amenity:	513 square metres required	641 square metres
Parking (Part 5)	**Required**	**Proposed**
Number of Stalls		
Residential:	342	388
Residential Visitor:	34	41
Total:	376	429
Tandem (%):	50% maximum	14%

- The applicant is requesting the following variances:

  (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;

  (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;

  (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;

  (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;

  (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;

  (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;

  (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and

  (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

- The front yard setback variances are in keeping with the urban design guidelines of the Sunnyside Heights NCP, which specify a 4.0 metre setback to unit frontages.

- The site plan proposes front yard setbacks of 4.0 metres. The building is brought closer to the streets (20 Ave, 21 Avenue, 166 Street and 167 Street) with 4.0 metre setbacks to animate the streets and provide visual surveillance of the public realm. The ground floor units have an door to the sidewalk, providing direct access and promotes interaction with the public realm.

- The side yard setbacks of the units are proposed at 4.0 metres, with the exception of Building 22 which is proposed at 3.7 metres. The side of units will be enhanced to be integrated into the architectural design.

- 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.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $2,136 per unit for townhouses.

- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan designation in order to satisfy the proposed Secondary Plan Amendment (Tier 2 CAC). The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate is $21,360 per unit for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute $1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 25th and the Development Proposal Signs were installed on March 21, 2024. Staff have received eight (8) responses from neighbouring residents. Two (2) comments were in favour of the proposed development and six (6) with the following concerns:

    - Proposal has changed to the original 194 townhouse concept and the applicants have removed the park which resulted from public input from the community.

      The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily in order to retain trees on the site as part of the Cluster Designation. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that a number of the existing trees on this site were diseased and therefore not good candidates for retention. The public park has now been removed from the current proposal, as the trees on the site are no longer viable, and for market conditions, in order to provide more housing on the site

    - The Elementary School in the catchment is Edgewood Elementary, which is overpopulated and currently operating with a large number of portables.

      The new Ta'talu Elementary School, which will be south of 20 Avenue, is targeted to open in the Fall of 2024 which should relieve some pressures from Edgewood Elementary School.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

- The proposal consists of 180 townhouse units with double garages and 14 with a tandem arrangement. All of the double units will have four bedrooms. The tandem units, some of which will have tandem garages and some of which will have a single garage with a parking pad, will have three bedrooms.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

- The site is designed with units fronting all public roads.

<u>Landscaping</u>

- On-site landscaping includes a primary north/south pedestrian walkway connecting to 20 Avenue at the south end and the main indoor and outdoor amenity areas on the site.

- Small plaza areas that are designed for public use will be located at the northwest and southeast corners of the site. The plazas will be designed with benches and landscape planting.

- The southeast plaza will be located directly adjacent to the east/west multi-use pathway that will run along the north side of 20 Avenue.

- A 1.5 metre wide private pathway will also be provided east-west through the site.

Indoor Amenity

- The proposed indoor amenity building is located towards the centre of the site, adjacent to the outdoor amenity area.

- The RM-30 Zone requires 513 square metres of indoor amenity space. The applicant proposes to provide 312 square metres of physical space plus $172,500 of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning Bylaw. This fee has been calculated according to current Bylaw rates and is subject to change.

- The proposed indoor amenity building will be two-storeys, with an office, yoga studio, gym, kitchen, and two lounge areas.

Outdoor Amenity

- The RM-30 Zone requires 513 square metres of outdoor amenity space and the applicant proposes to provide 641 square metres, which exceeds the minimum requirement.

- The main outdoor amenity area is located adjacent to the indoor amenity building near the centre of the site. This area contains a children's play structure and a patio for outdoor seating.

Outstanding Items

- 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 clarification for labelling, refinement of the interface between units on 20 Avenue and the multi-use pathway, and the provision of additional landscaping within the internal drive aisles.

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

TREES

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

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	43	43	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Vine Maple	2	2	0
Bigleaf Maple	33	33	0
Japanese Maple	2	2	0
Paper Birch	19	19	0
Katsuratree	1	1	0
Pacific Dogwood	3	3	0
European Beech	3	3	0
Tuliptree	1	1	0
Apple	1	1	0
London Planetree	1	1	0
Portuguese Laurel	1	1	0
Flowering Cherry	2	2	0
English Oak	2	2	0
Red Oak	1	1	0
Littleleaf Linden	1	1	0
Coniferous Trees			
Grand Fir	26	26	0
Blue Atlas Cedar	2	2	0
Lawson Cypress	2	2	0
China Fir	3	3	0
Western Larch	1	1	0
Dawn Redwood	1	1	0
Sitka Spruce	1	1	0
Shore Pine	1	1	0
Western White Pine	2	2	0
Douglas Fir	145	145	0
Japanese Umbrella Pine	1	1	0
Coast Redwood	2	2	0
Giant Sequoia	11	1	0
Pacific Yew	1	1	0
Western Red Cedar	98	98	0
Western Hemlock	7	7	0
Total (excluding Alder and Cottonwood Trees)	**367**	**367**	**0**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**254**

Total Retained and Replacement Trees Proposed	**254**
Estimated Contribution to the Green City Program	**$287,650**

- The Arborist Assessment states that there are a total of 367 mature trees on the site, excluding Alder and Cottonwood trees. 43 existing trees, approximately 10.5% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal.

- The Sunnyside Heights NCP requires under the Cluster Residential designation that 30-40% of the site area be set aside for open space and tree preservation.

- The applicant submitted an arborist report that documented evidence of tree disease, which suggests that the NCP's expectation of significant tree retention on this site may need to be adjusted. However, staff encouraged the applicant to retain more greenspace on-site to plant new trees and meet the intent of the Cluster designation, which the applicant declined. The original proposal under Application No. 7922-0149-00 included additional greenspace in the form of a public park which has now been removed.

- 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 777 replacement trees on the site. Since the proposed 254 replacement trees can be accommodated on the site, the proposed deficit of 523 replacement trees will require an estimated cash-in-lieu payment of $287,650, representing $550 per tree for applications, 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 Paperback Maple, Red Rocket Maple, Katsura Tree, Forest Pansy Redbud, Pink Flowering Dogwood, Worplesdon Sweet Gum, Bruns Serbian Spruce, Crimson Spire Oak, Japanese Snowbell, and Western Red Cedar.

- In summary, a total of 254 trees are proposed to be replaced on the site with an estimated contribution of $287,650 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

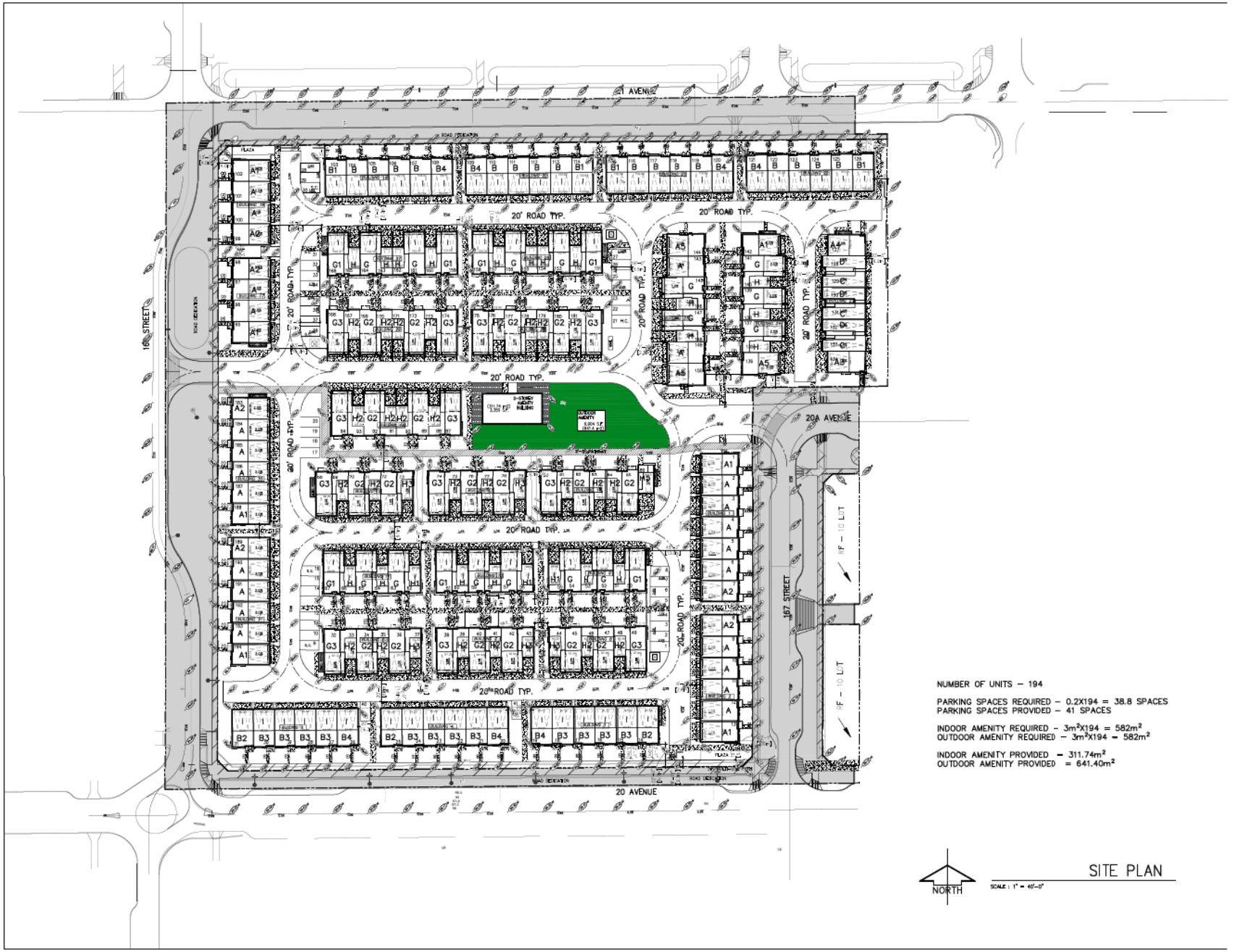
Appendix I.	Proposed Subdivision Layout, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Block Plan
Appendix VI.	Development Variance Permit No. 7924-0032-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar

APPENDIX I



NUMBER OF UNITS – 194

PARKING SPACES REQUIRED – 0.2X194 = 38.8 SPACES
PARKING SPACES PROVIDED – 41 SPACES

INDOOR AMENITY REQUIRED – $3m^2$X194 = $582m^2$
OUTDOOR AMENITY REQUIRED – $3m^2$X194 = $582m^2$

INDOOR AMENITY PROVIDED = $311.74m^2$
OUTDOOR AMENITY PROVIDED = $641.40m^2$

NORTH

SITE PLAN

SCALE : 1" = 40'-0"

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ISSUED FOR	BY	DATE	ISSUE
ISSUED FOR DP	L.F.A.	JUNE 13 2022	1
ISSUED FOR DP	M.S.B.	DEC. 20 2024	2

REVN	DATE	DRN	CHK'D

DESIGN : L.F.A.
DRAWN :
DATE : Sep 16 2022
SCALE : 1" = 40'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD.
PROJECT : 16611, 16651 & 16681 – 20TH AVENUE SURREY, B.C.
SHEET CONTENTS : CONCEPTUAL SITE PLAN

barnett dembek ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC–1.0
PROJECT NO.	REV. NO.
15062	

DEVELOPMENT DATA

Civic Address 2051 167 Street Surrey, BC

Zoning RM 30, RF-10

Site Area (Gross)	429,294	s.f.	39,882.7 m²	3.99 ha	9.86 Ac
Road dedications	93,795	s.f.	8,713.8 m²	0.87 ha	2.15 Ac
RF-10 Lots	8,713	s.f.	809.5 m²	0.08 ha	0.20 Ac
Site Area (Net)	326,786	s.f.	30,359.4 m²	3.04 ha	7.50 Ac

Lot Coverage 45.00% 147,044 s.f.

Density 194 units 63.9 UPHa 25.9 UPA

FAR 317,617 s.f. 29,507.6 m² **0.97 FAR** (Excluding Garages)
(Including Ground Floor Rooms & Electrical Rooms)

Amenity

Required - Outdoor	3m²/ unit	582 m²	6,265 s.f.
Required - Indoor	3m²/ unit	582 m²	6,265 s.f.
Provided - Outdoor	=	641 m²	6,904 s.f.
Provided - Indoor	=	312 m²	3,356 s.f.

Parking

Required	2 spaces / unit	388	
	0.2 / unit	38.8	
	Total	427	Spaces
Provided	2 spaces / unit	388	
	Visitor	41	
	Total	429	Spaces

Setbacks

North	13.16 ft.	4.0 m	To Building Face
West	13.08 ft.	4.0 m	To Building Face
	16.5 ft.	5.0 m	To Building Face
South	21.30 ft.	6.5 m	To Building Face
East	12.16 ft.	3.7 m	To Building Face
	20.25 ft.	6.2 m	To Building Face
	13.25 ft.	4.0 m	To Building Face

UNIT BREAKDOWN

Unit Type	# of Bedrooms	Type of Garage	Ground Floor (excl. garage)	Main Floor	Upper Floor	Garage	S.F./ Unit (excl. garage)	M²/unit	# of Units	Total S.F. (excl. garage)	Total M²
A	3	Double	303	702	741	410	1,746	162	23	40,158	3,731
A1	3	Double	305	722	761	413	1,788	166	7	12,516	1,163
A2	3	Double	305	708	747	413	1,760	164	6	10,560	981
A3	3	Double	305	740	734	413	1,779	165	1	1,779	165
A4	3	Double	305	726	734	413	1,765	164	1	1,765	164
A5	3	Double	321	754	785	427	1,860	173	3	5,580	518
B	3	Double	302	732	740	410	1,774	165	16	28,384	2,637
B1	3	Double	305	739	747	413	1,791	166	4	7,164	666
B2	3	Double	305	750	758	413	1,813	168	3	5,439	505
B3	3	Double	302	732	740	410	1,774	165	12	21,288	1,978
B4	3	Double	305	413	738	746	1,456	135	7	10,192	947
C	3	Double	121	626	636	483	1,383	128	3	4,149	385
D	3	Double	121	626	636	483	1,383	128	3	4,149	385
G	3	Double	306	612	676	405	1,594	148	15	23,910	2,221
G1	3	Double	309	632	713	408	1,654	154	7	11,578	1,076
G2	3	Double	329	612	676	405	1,617	150	18	29,106	2,704
G3	3	Double	331	632	713	408	1,676	156	12	20,112	1,868
H	3	Single	155	612	676	230	1,443	134	19	27,417	2,547
H1	3	Single	156	634	699	236	1,489	138	3	4,467	415
H2	3	Single	155	612	676	230	1,443	134	25	36,075	3,351
H3	3	Single	178	634	699	236	1,511	140	5	7,555	702
H5	2	Single	200	619	670	240	1,489	138	1	1,489	138
Amenity							1,652	153	1	1,652	153
Elec. Rm's							103	10	11	1,133	105
TOTAL							35,988	3,343	194	317,617	29,508

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NO'N	DATE	BY	ISSUED FOR
1	JUNE 13 2022	L.F.B.	ISSUED FOR DP
2	DEC. 20 2024	R.SS.	ISSUED FOR DP

DESIGN : L.F.B.
DRAWN :
DATE : May 12 2022
SCALE : N.T.S.

CLIENT : MARATHON HOMES SUNNYSIDE LTD.

PROJECT : 16611, 16651 & 16681 – 20TH AVENUE
SURREY, B.C.

SHEET CONTENTS : DEVELOPMENT DATA & INFORMATION

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
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V3W 1H8
PHONE: (604) 597-7100
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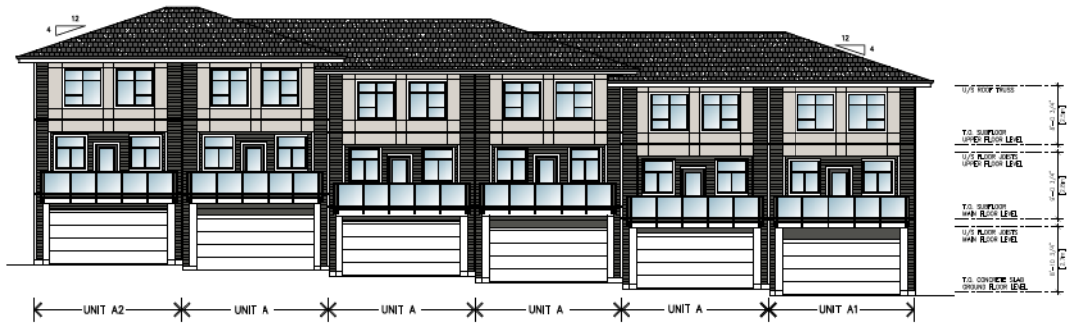
CLIENT NO.	SHEET NO.
	AC–1.2
PROJECT NO.	REV. NO.
15062	

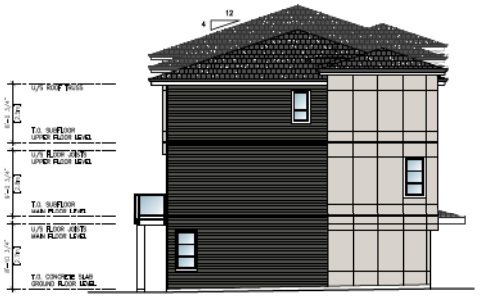


WEST ELEVATION

SCALE : 1/8" = 1'-0"

NORTH ELEVATION

SCALE : 1/8" = 1'-0"



SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

EAST ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 2		FIBRE-CEMENT PLANK LAP SIDING COLOUR: IRON ORE (SW 7069)

BUILDING #2

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NO'N	DATE	BY	ISSUE
			1 ISSUED FOR DP
			2 ISSUED FOR DP

DESIGN : L.F.S.
DRAWN : M.S.
DATE : Feb. 11 25
SCALE : 1/8" = 1'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek ARCHITECTS INC.
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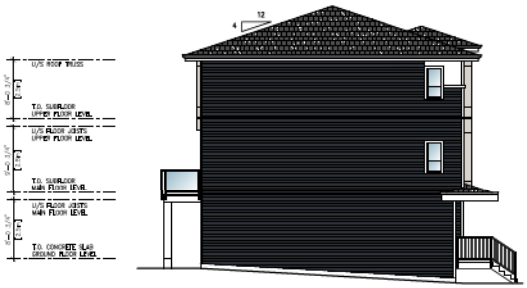
CLIENT NO.	SHEET NO.
	AC-4.2
PROJECT NO. 15062	REV. NO.

NORTH ELEVATION

SCALE : 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"

EAST ELEVATION

SCALE : 1/8" = 1'-0"

SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASHPHALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 3		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

BUILDING #3

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ISSUE	DATE	BY	ISSUED FOR
1	JUNE 13 2025	LFS	ISSUED FOR DP
2	FEB. 10 2026	M.S.S.	ISSUED FOR DP

REVN	DATE	DRN	CHD

DESIGN : L.F.S.
DRAWN :
DATE : Feb. 11 26
SCALE : 1/8" = 1'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
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V3W 1H8
PHONE: (604) 597-7100
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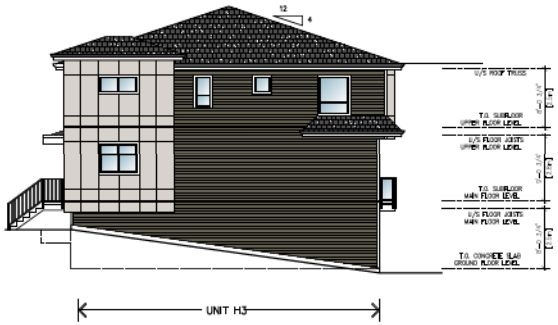
EMAIL: mail@bdarkitek.com

CLIENT NO.	SHEET NO.
	AC-4.3
PROJECT NO.	REV. NO.
15062	

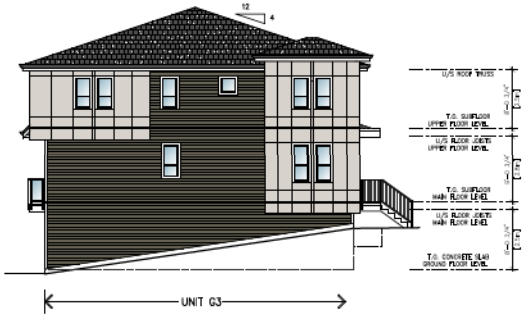
SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"



EAST ELEVATION

SCALE : 1/8" = 1'-0"

NORTH ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASHPHALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 7		FIBRE-CEMENT PLANK LAP SIDING COLOUR: THUNDER GRAY (SW 7645)

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NO'N	DATE	BY	ISSUED FOR
1	JUNE 13 2025	L.F.B.	ISSUED FOR DP
2	DEC. 22 2025	K.H.S.	ISSUED FOR DP

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : BUILDING ELEVATIONS

DESIGN : L.F.B.

DRAWN :

DATE : Feb. 11 21

SCALE : 1/8" = 1'-0"

barnett dembek ARCHITECTS INC.

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V3W 1H8

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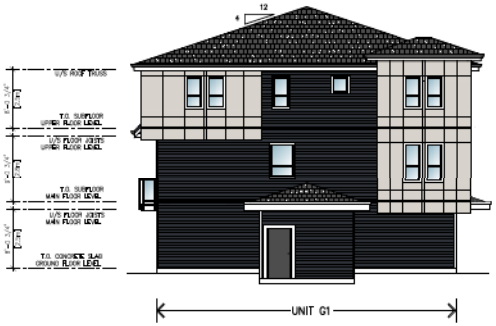
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.7
PROJECT NO.	REV. NO.
15062	

BUILDING #7

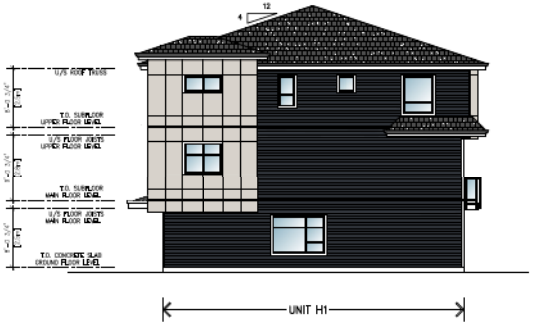
NORTH ELEVATION

SCALE : 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"



EAST ELEVATION

SCALE : 1/8" = 1'-0"

SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASHPHALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 9		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

BUILDING #9

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ISSUE	DATE	BY	ISSUED FOR
1	JUNE 3 2024	L.F.S.	ISSUED FOR DP
2	FEB. 20 2024	M.S.S.	ISSUED FOR DP

NO'N	DATE	BRN	CHD

DESIGN : L.F.S.
DRAWN :
DATE : Feb. 11 25
SCALE : 1/8" = 1'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : BUILDING ELEVATIONS

barnett dambek ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
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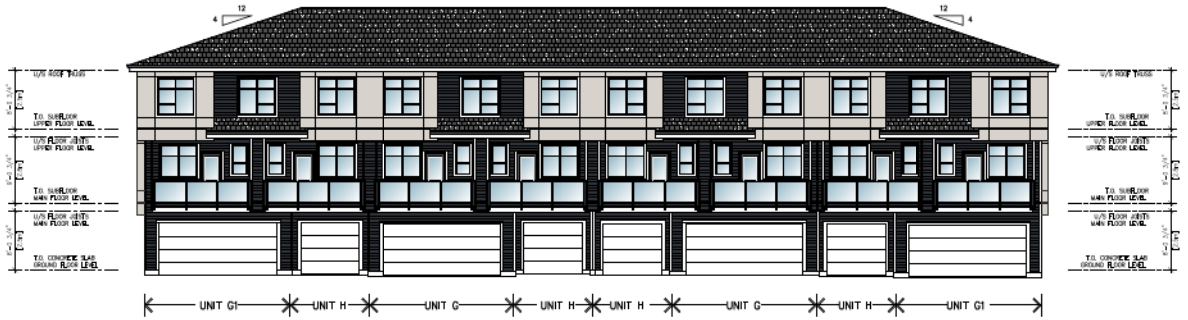
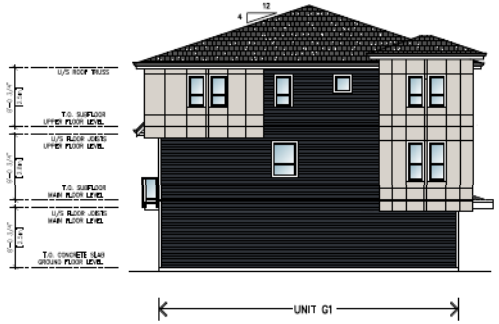
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.9
PROJECT NO.	REV. NO.
15062	



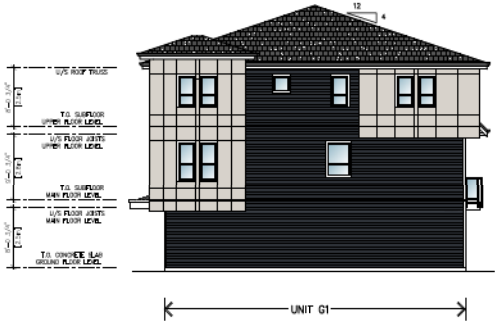
NORTH ELEVATION

SCALE : 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"



EAST ELEVATION

SCALE : 1/8" = 1'-0"

SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 15		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

BUILDING #15

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NO'N	DATE	BY	ISSUE	DATE	BY	ISSUED FOR
			1	JUNE 13 2022	LFA	ISSUED FOR DP

DESIGN : L.F.A.
DRAWN : L.F.A.
DATE : Feb. 11 21
SCALE : 1/8" = 1'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD
PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY
SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC
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V3W 1H8
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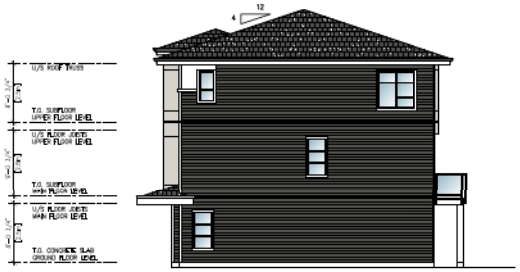
CLIENT NO.	SHEET NO.
	AC-4.15
PROJECT NO.	REV. NO.
15062	

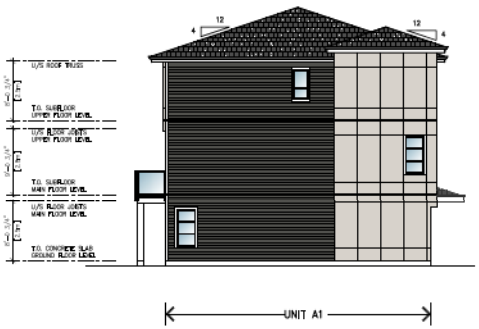
EAST ELEVATION

SCALE : 1/8" = 1'-0"



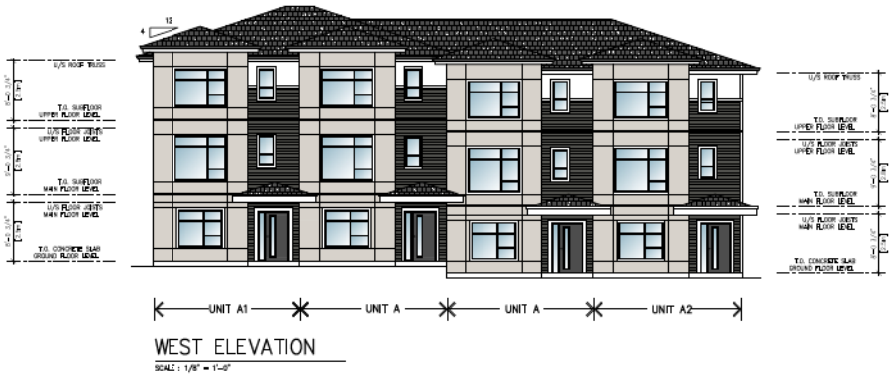
SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE : 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASHPALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 17		FIBRE-CEMENT PLANK LAP SIDING COLOUR: IRON ORE (SW 7069)

BUILDING #18

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ISSUE	DATE	BY	ISSUED FOR
1	JUNE 13 2022	LFA	ISSUED FOR DP
2	FEB. 10 2024	M.S.	ISSUED FOR DP

REVN	DATE	BRN	CHKD

DESIGN : LFA
DRAWN :
DATE : Feb. 11 24
SCALE : 1/8" = 1'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD
PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY
SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
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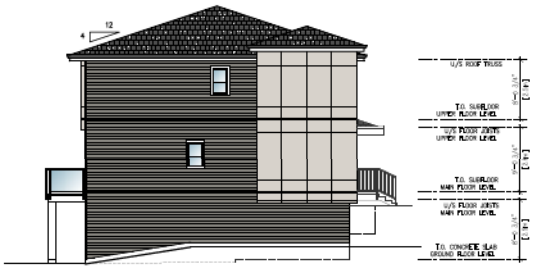
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-4.17
PROJECT NO. 15062	REV. NO.

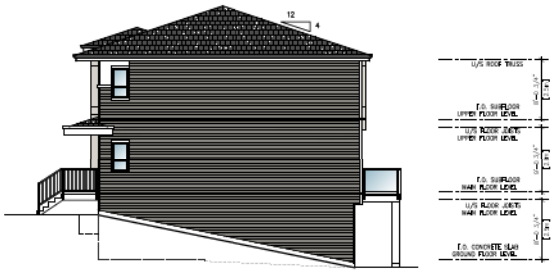
SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



EAST ELEVATION

SCALE : 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"

NORTH ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASHPHALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 19		FIBRE-CEMENT PLANK LAP SIDING COLOUR: DOVER GRAY (SW DLX 1001-5)

BUILDING #19

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				2	FEB. 20 2024	M.S.S.	ISSUED FOR DP

DESIGN : L.F.S.
DRAWN :
DATE : Feb. 11 25
SCALE : 1/8" = 1'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : BUILDING ELEVATIONS

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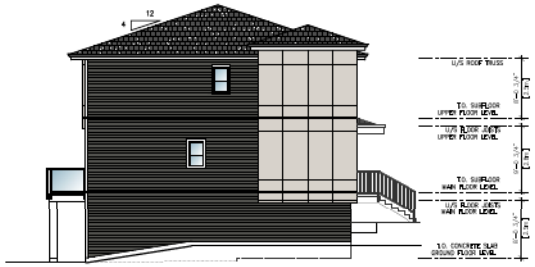
CLIENT NO.	SHEET NO. AC-4.19
PROJECT NO. 15062	REV. NO.

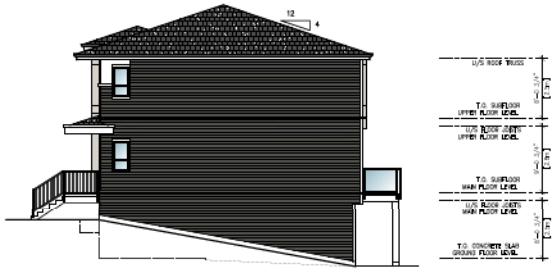
SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



EAST ELEVATION

SCALE : 1/8" = 1'-0"



WEST ELEVATION

SCALE : 1/8" = 1'-0"

NORTH ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASHPHALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 21		FIBRE-CEMENT PLANK LAP SIDING COLOUR: IRON ORE (SW 7069)

BUILDING #21

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NO'N	DATE	BRN	CH'D

DESIGN : LFA
DRAWN :
DATE : Feb. 11 25
SCALE : 1/8" = 1'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : BUILDING ELEVATIONS

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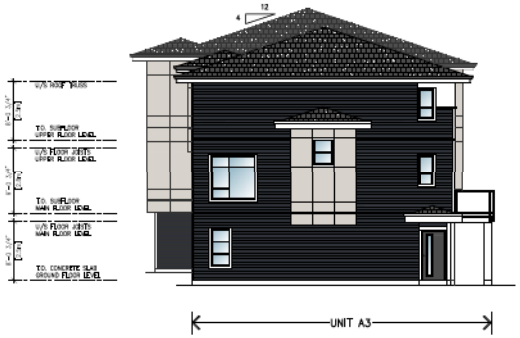
CLIENT NO.	SHEET NO. AC-4.21
PROJECT NO. 15062	REV. NO.

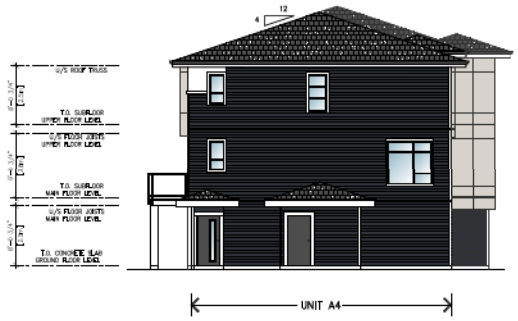
WEST ELEVATION

SCALE : 1/8" = 1'-0"



SOUTH ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE : 1/8" = 1'-0"

EAST ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		ASHPHALT SHINGLE ROOFING IKO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING C/W TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 22		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

BUILDING #23

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1	SEPT. 13 2024	L.P.S.	ISSUED FOR DP
2	DEC. 20 2024	M.S.S.	ISSUED FOR DP

DESIGN : L.P.S.
DRAWN :
DATE : Feb. 11 25
SCALE : 1/8" = 1'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : BUILDING ELEVATIONS

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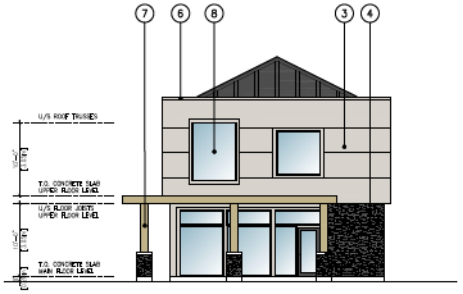
CLIENT NO.	SHEET NO.
	AC-4.22
PROJECT NO. 15062	REV. NO.

SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

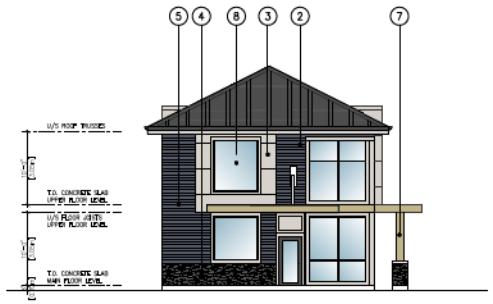


EAST ELEVATION

SCALE : 1/8" = 1'-0"

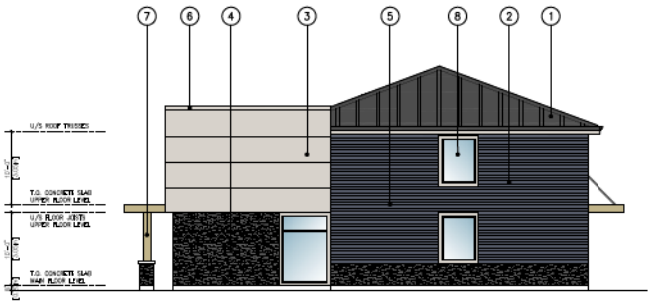
SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
①		STANDING SEAM METAL ROOF WESTFORM METALS DURACLAD IN BLACK
②		METAL CAP FLASHING COLOUR: CRUSHED ICE (SW 7647)
③		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: CRUSHED ICE (SW 7647)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		BLACK ALUM. FRAMED WINDOWS WITH 2X6 TRIM COLOUR: CRUSHED ICE (SW 7647)
⑦		METAL FLASHING COLOUR: TO MATCH SIDING
⑧		12x12 WOOD COLUMN COLOUR: STAINED WOOD FINISH
⑨		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: CRUSHED ICE (SW 7647)
⑩		CULTURED LEDGESTONE AVIANI BLACKSMITH LEDGESTONE



WEST ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

SCALE : 1/8" = 1'-0"

AMENITY

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DESIGN : L.F.B.
DRAWN :
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PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : AMENITY – BUILDING ELEVATIONS

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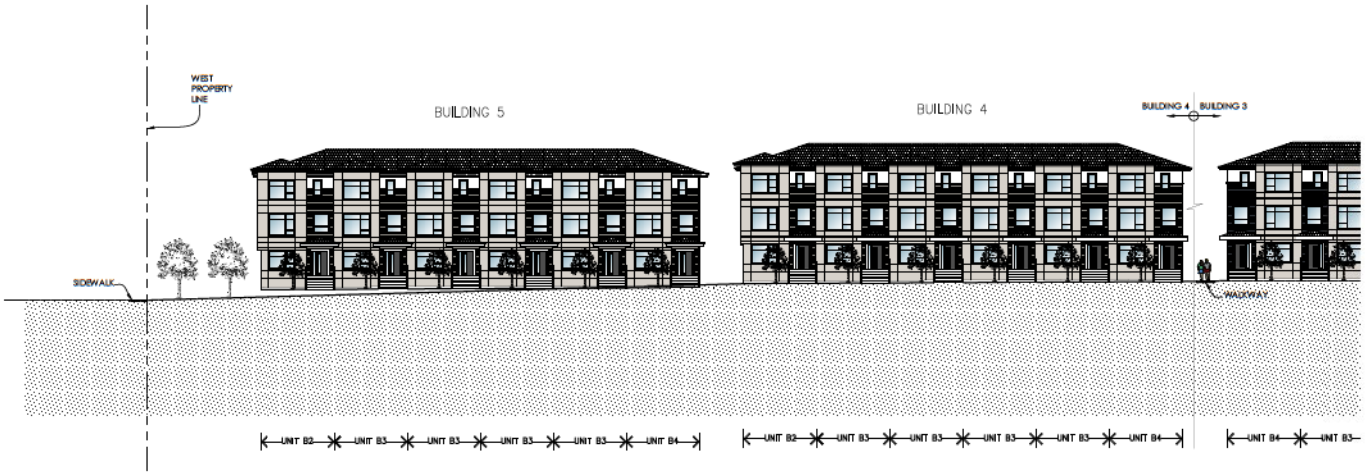
CLIENT NO.	SHEET NO.
	AC-2.7
PROJECT NO.	REV. NO.
15062	



STREETSCAPE – 20TH AVENUE

STREETSCAPE – 20TH AVENUE (CONTINUED)

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ISSUE	DATE	BY'N	CK'D

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L.F.B.		July 14 2022	NTS

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : STREETSCAPES

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CLIENT NO.	SHEET NO.
	AC–1.2
PROJECT NO.	REV. NO.
15052	

STREETSCAPE – 166 STREET

STREETSCAPE – 166 STREET (CONTINUED)

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DESIGN :	DRAWN :	DATE :	SCALE :
L.F.B.		July 14 2022	NTS

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : STREETSCAPES

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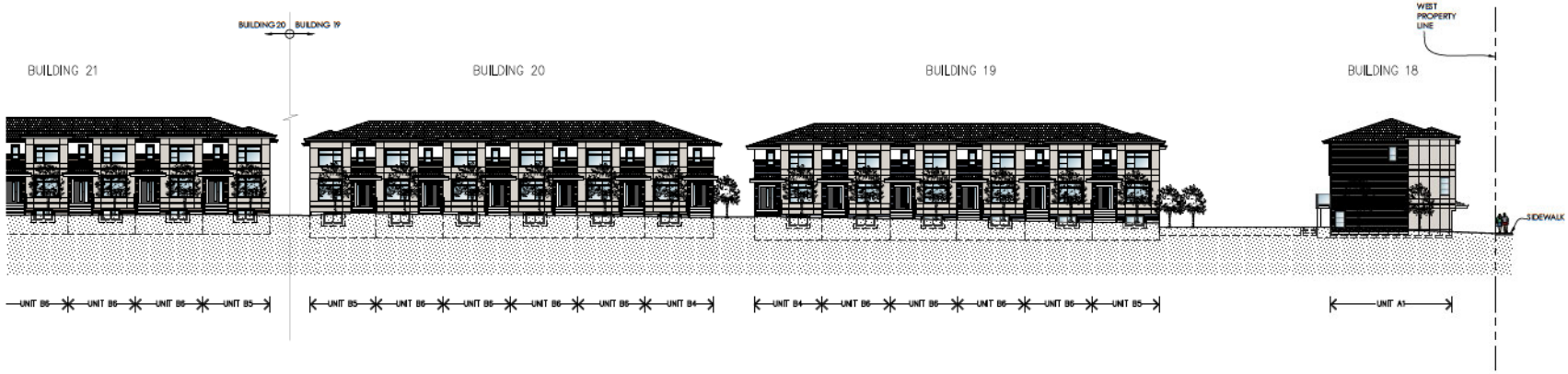
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.3
PROJECT NO.	REV. NO.
15062	

STREETSCAPE – 21 AVENUE



STREETSCAPE – 21 AVENUE (CONTINUED)

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ISSUE	DATE	BY'N	CK'D

DESIGN : L.F.B.
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DATE : July 14 2022
SCALE : NTS

CLIENT : MARATHON HOMES SUNNYSIDE LTD

PROJECT : 16651 & 16681 – 20TH AVENUE, SURREY

SHEET CONTENTS : STREETSCAPES

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CLIENT NO.	SHEET NO.
	AC–1.4
PROJECT NO.	REV. NO.
15052	

PLANT SCHEDULE

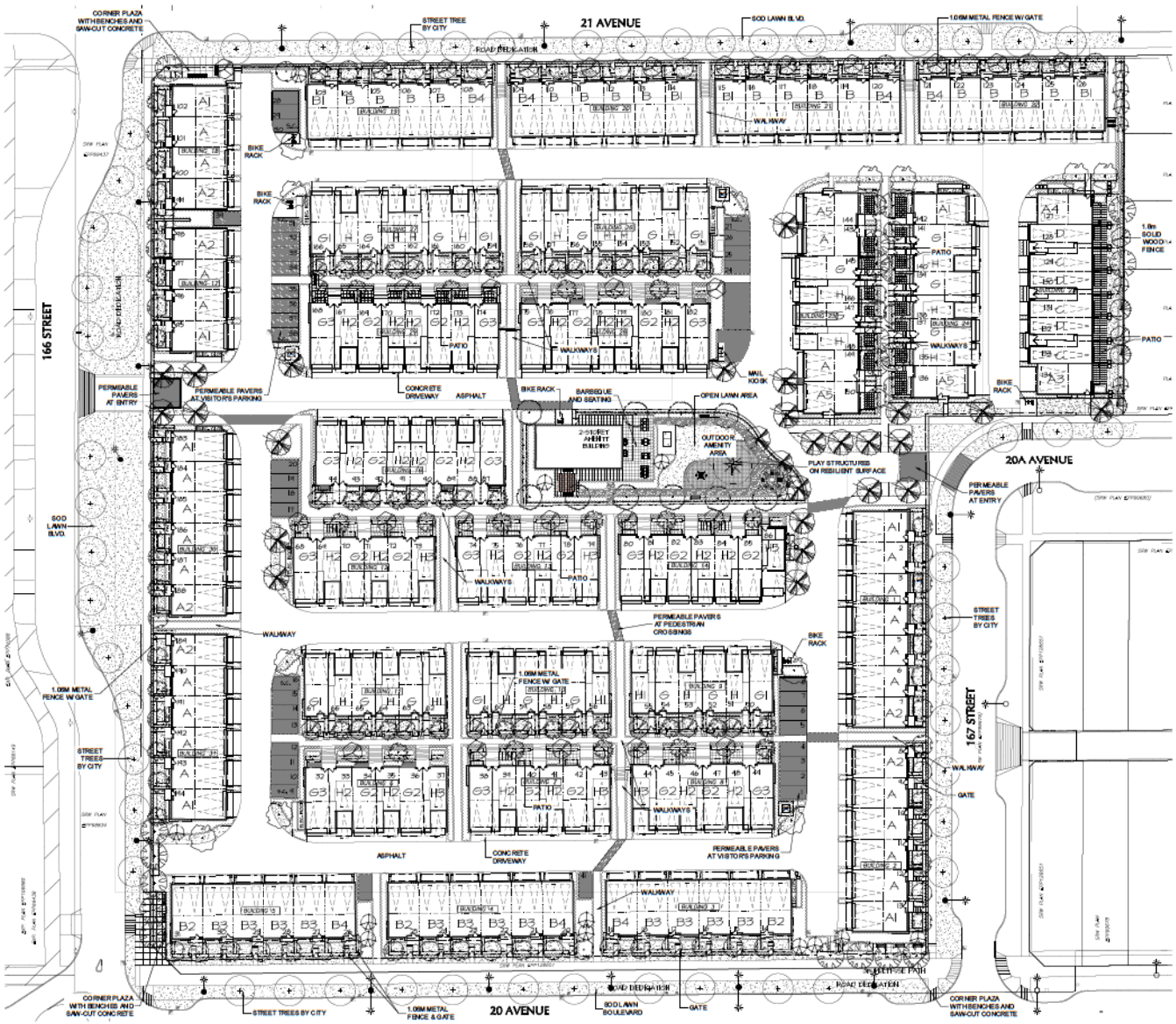
PMG PROJECT NUMBER: 21-008

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	46	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	12	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL;2M STD; B&B
	10	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.8M STD; B&B
	52	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5m STD;B&B
	26	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL B&B
	18	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
	20	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3M HT; B&B
	27	QUERCUS ROBUR 'CRIMSON SPIRE'	CRIMSON SPIRE OAK	6CM CAL; 1.8M STD; B&B
	37	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL;1.8M STD;B&B
	3	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANTING 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 OR DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

777 REPLACEMENT TREES REQUIRED

0 10 20 30 40 50m



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAY.21	REVISED PER CITY COMMENTS	GO
7	24.FEB.21	NEW SITE - REVISED	GO
-	23.FEB.21	PHASE 1DP SUBMISSION	
6	23.FEB.20	NEW SITE PLAN - PHASE 1	GO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	22.JUL.25	ADD PARKLAND CAPE PLAN	CJ
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

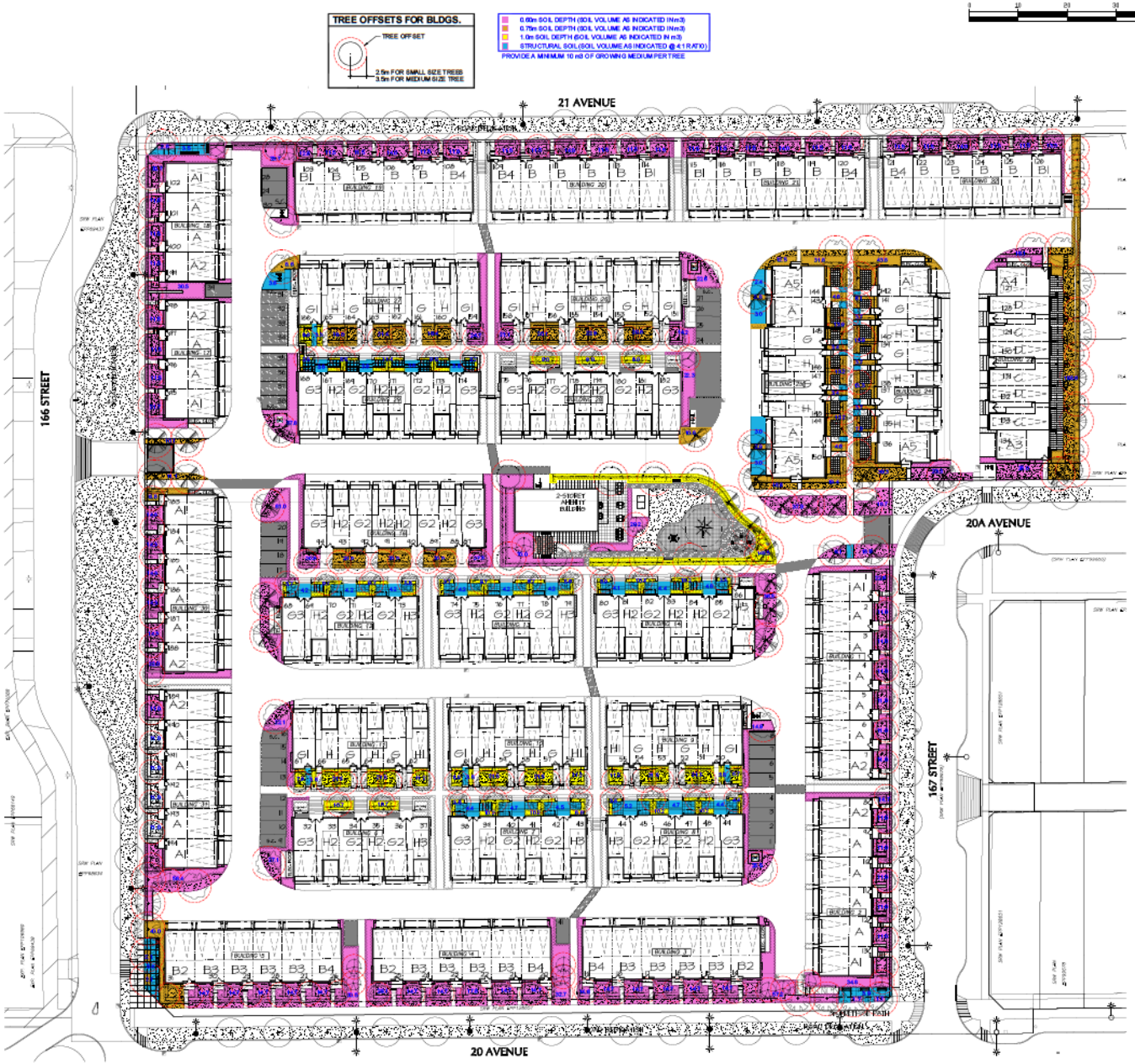
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	21.JAN.26	DRAWING NUMBER:	
SCALE:	1:400		L1
DRAWN:	DO		
DESIGN:	MM		
CHKD:	MCY		OF 19

21008-100P.ZIP

PMG PROJECT NUMBER: 21-008



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.MAR.26	REVISE PER CITY COMMENTS	DO
7	26.FEB.26	NEW SITE - REVISE ALL	DO
-	25.FEB.26	PHASE 1 DP SUBMISSION	
6	25.JUL.20	NEW SITE PLAN - PHASE 1	DO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	DO
4	22.SEP.13	UPDATE PLANTER IN NEW SITE PLAN	MO/CG
3	21.JUL.26	ADD PARKS LANDSCAPE PLAN	CJ
2	22.MAY.21	NEW SITE PLAN	MM
1	21.JUNE8	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

SOIL VOLUME PLAN & TREE OFFSETS

DATE:	21.JAN.26	DRAWING NUMBER:	
SCALE:	1:400		**L2**
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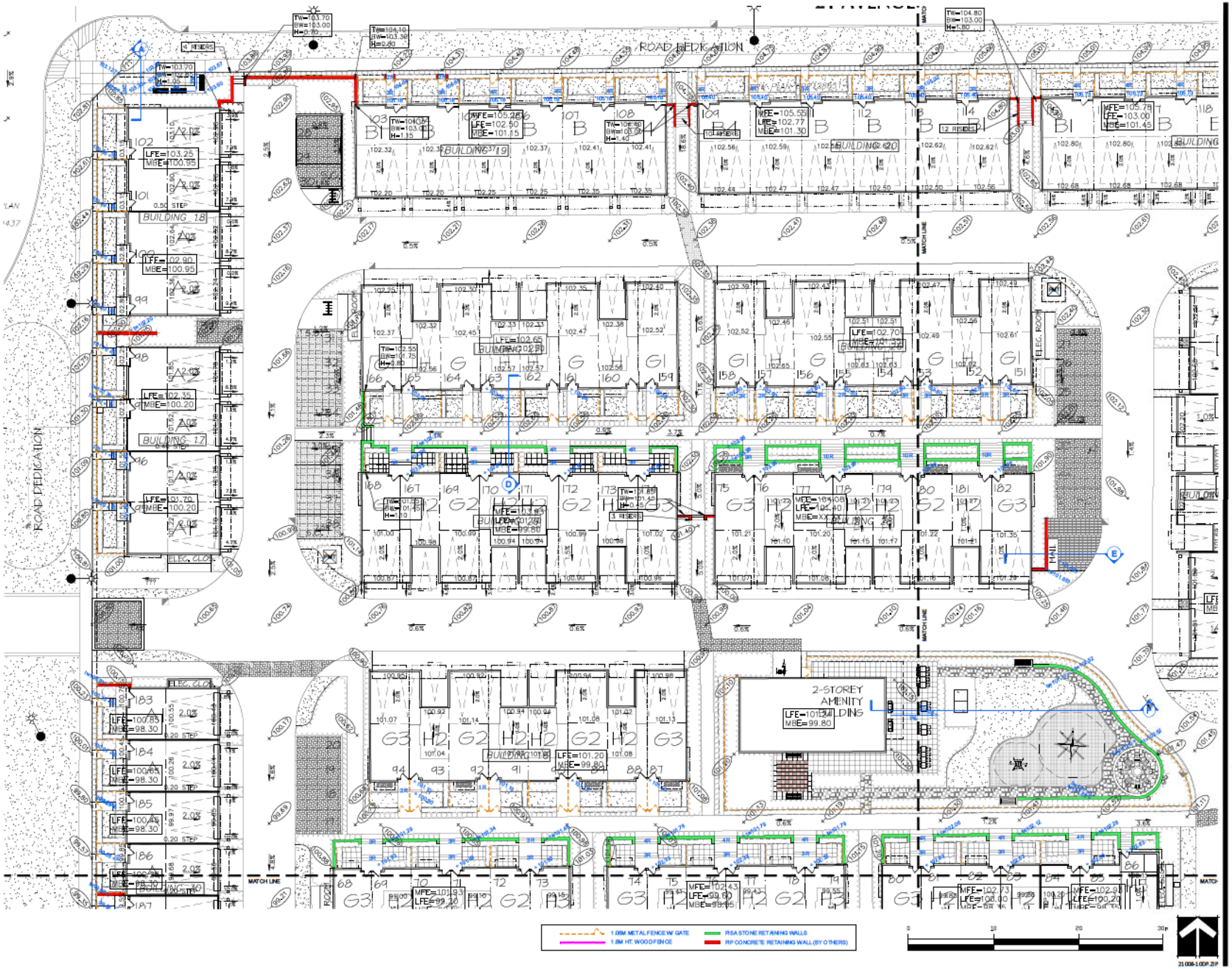
DESIGN:	MM		
CHK'D:	MCY		OF 19

21008-100P.ZIP

PMG PROJECT NUMBER: **21-008**



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8	26.MAR.26	REVISED PER CITY COMMENTS	GO
7	24.FEB.26	R/W SITE - REVISE ALL	GO
-	23.JAN.26	PHASE 3 DP SUBMISSION	
6	23.JAN.20	NEW SITE PLAN - PHASE 3	GO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANTER R/W SITE PLAN	MO/CG
3	22.JUL.25	ADD PARKLANDSCAPE PLAN	CI
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

GRADING PLAN

DATE:	21.JAN.26	DRAWING NUMBER:
SCALE:	1:200	**L3**
DRAWN:	MM	
DESIGN:	MM	
CHKD:	MCY	OF 19
PMG PROJECT NUMBER:		21-008

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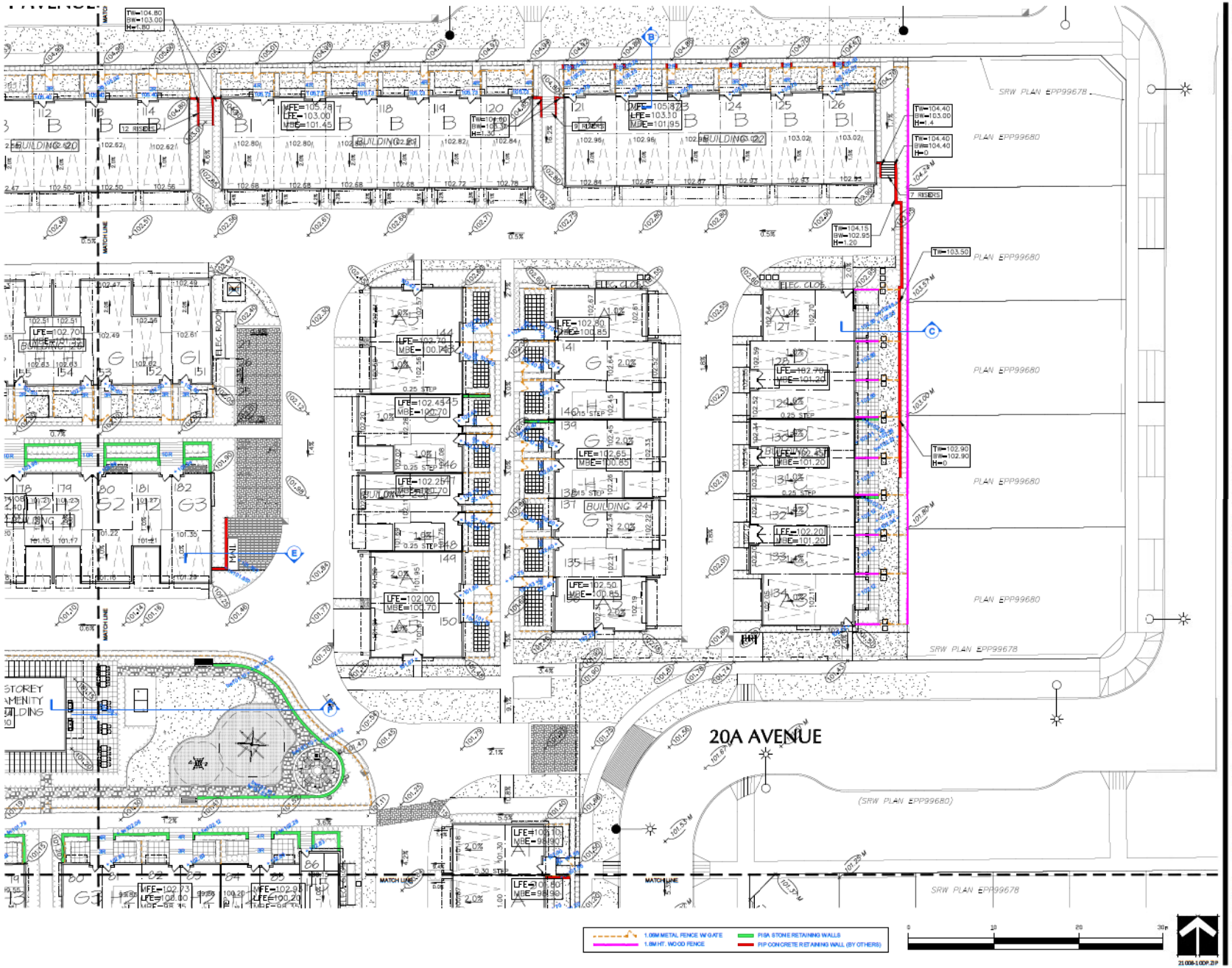

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NO.	DATE	REVISION DESCRIPTION	DR.
8	26.MAR.19	REVISE PER CITY COMMENTS	GO
7	26.FEB.19	NEW SITE - REVISE ALL	GO
-	25.FEB.19	FINAL ISSUE FOR SUBMISSION	
6	25.FEB..20	NEW SITE PLAN - PHASE 1	GO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANTER IN NEW SITE PLAN	MO/CG
3	23.JUL.26	ADD PARKLAND CAPE PLAN	CJ
2	22.MAY.21	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

GRADING PLAN

DATE:	21.JAN.26	DRAWING NUMBER:
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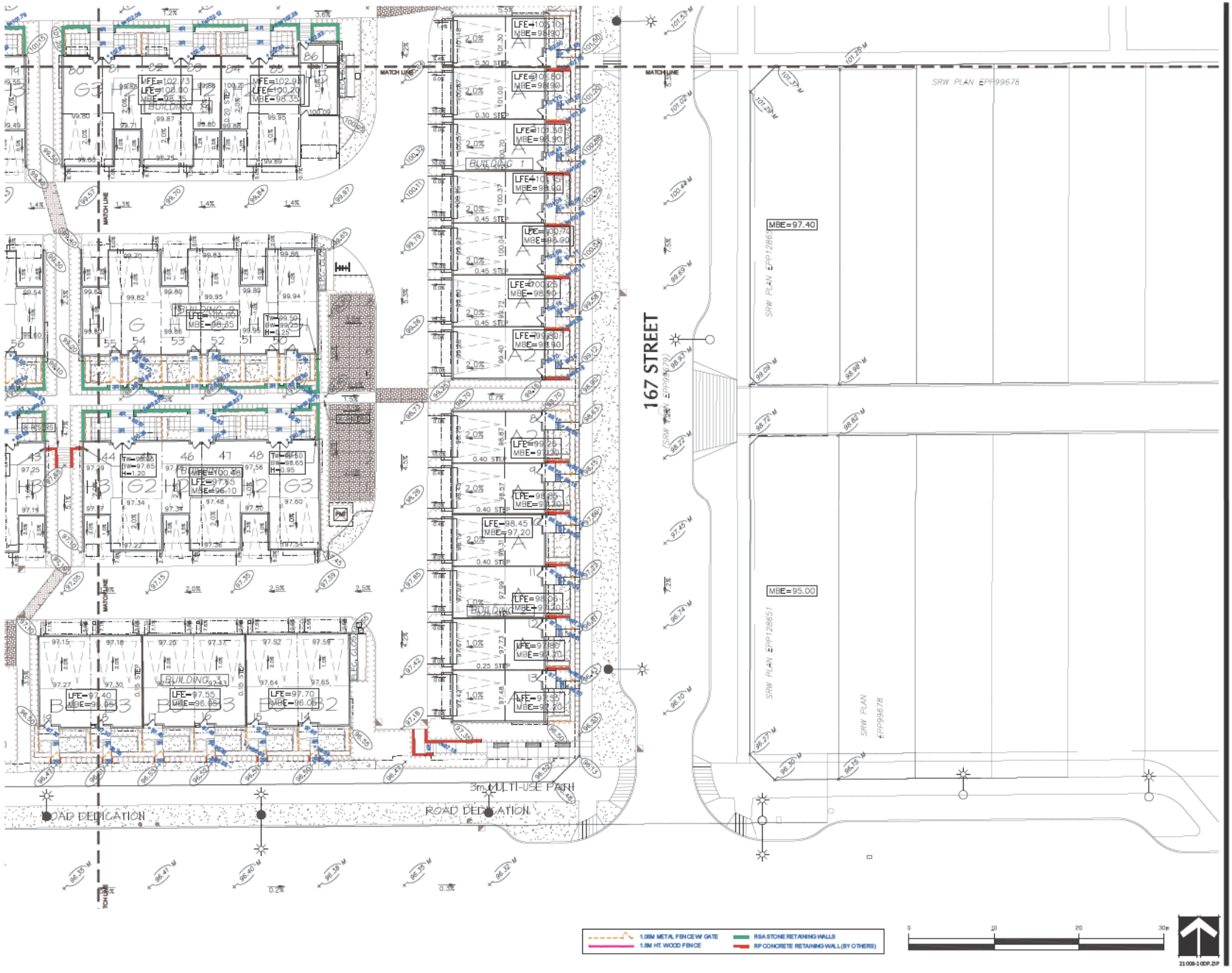
DESIGN:	MM	
CHKD:	MCY	OF 19
PMG PROJECT NUMBER:		21-008



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8	24.MAR.10	REVISE PER CITY COMMENTS	DO
7	24.FEB.10	NEW SITE - REVISE ALL	DO
--	23.FEB.31	PHASE 1 DP SUBMISSION	
6	23.FEB.30	NEW SITE PLAN - PHASE 1	DO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	DO
4	22.SEP.15	UPDATE PLANS PER NEW SITE PLAN	MCY/CG
3	22.JUL.25	ADD PARKS LANDSCAPE PLAN	CI
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

GRADING PLAN

DATE:	21.JAN.26	DRAWING NUMBER:	
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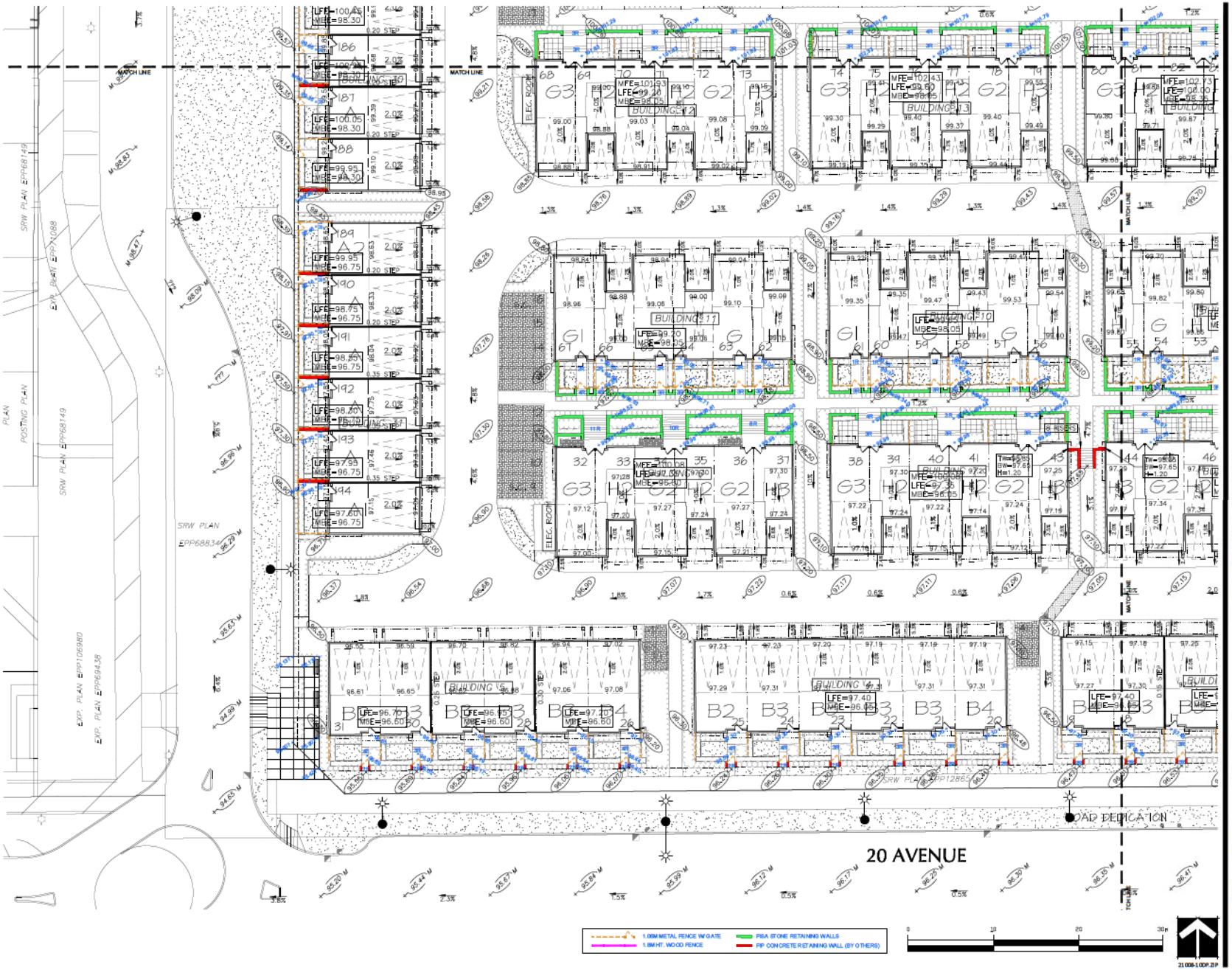
DESIGN:	MM		
CHK'D:	MCY		OF 19
PMG PROJECT NUMBER:			21-008



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6	25.FEB.20	NEW SITE PLAN - PHASE 1	GO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANTER R/W SITE PLAN	MO/CG
3	22.JUL.25	ADD PARKLANDSCAPE PLAN	GI
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

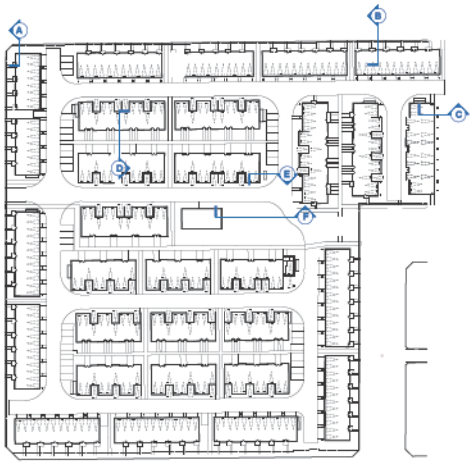
RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

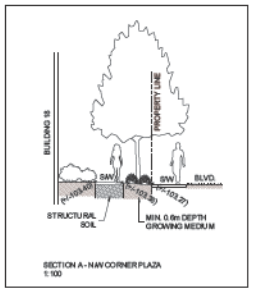
DRAWING TITLE:

GRADING PLAN

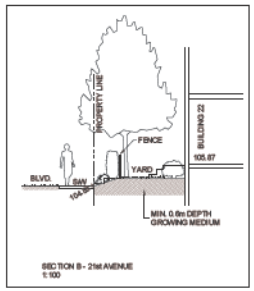
DATE:	21.JAN.26	DRAWING NUMBER:	
SCALE:	1:200		L6
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MCY		OF 19
PMG PROJECT NUMBER:			21-008



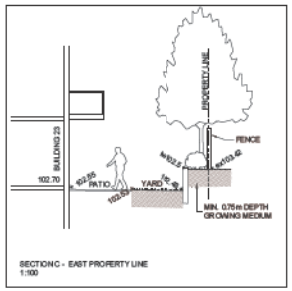
KEY PLAN



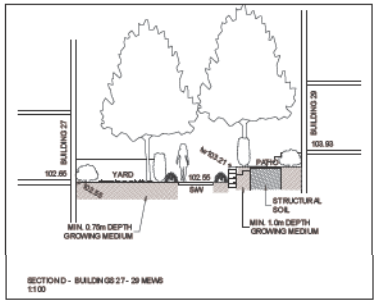
SECTION A - NW CORNER PLAZA
1:100



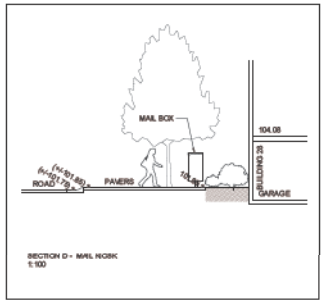
SECTION B - 21st AVENUE
1:100



SECTION C - EAST PROPERTY LINE
1:100



SECTION D - BUILDING 27 - 29 MEWS
1:100



SECTION D - MAIL NOOK
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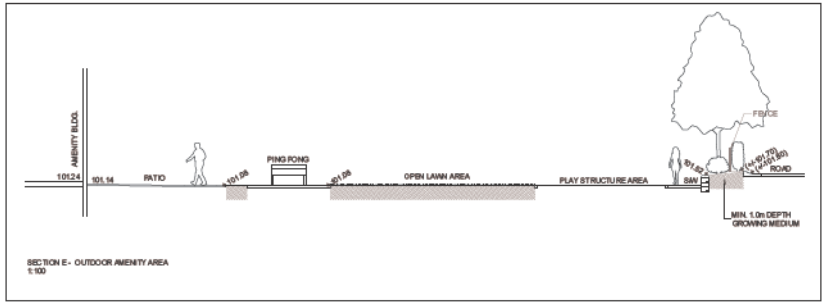

SECTION E - OUTDOOR AMENITY AREA
1:100

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8	24.MAR.20	REVISE PER CITY COMMENTS	DO
7	20.FEB.20	NEW SITE - REVISE ALL	DO
--	23.JUL.19	PHASE 1 DP SUBMISSION	--
6	23.JUL.18	NEW SITE PLAN - PHASE 1	DO
5	22.SEP.17	NEW SITE PLAN / CITY COMMENTS	DO
4	22.SEP.15	UPDATE PLANS PER NEW SITE PLAN	MCY/CG
3	23.JUL.25	ADD PARKS LANDSCAPE PLAN	CI
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

LANDSCAPE SECTIONS

DATE:	24.MAR.20	DRAWING NUMBER:
SCALE:	1:100	L7
DRAWN:	DO	
DESIGN:	DO	OF 19
CHK'D:	MCY	

21008-100P.ZIP

PMG PROJECT NUMBER: 21-008

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3	23.FEB..25	ADD PARK LANDSCAPE PLAN	CI
2	22.MAY.21	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

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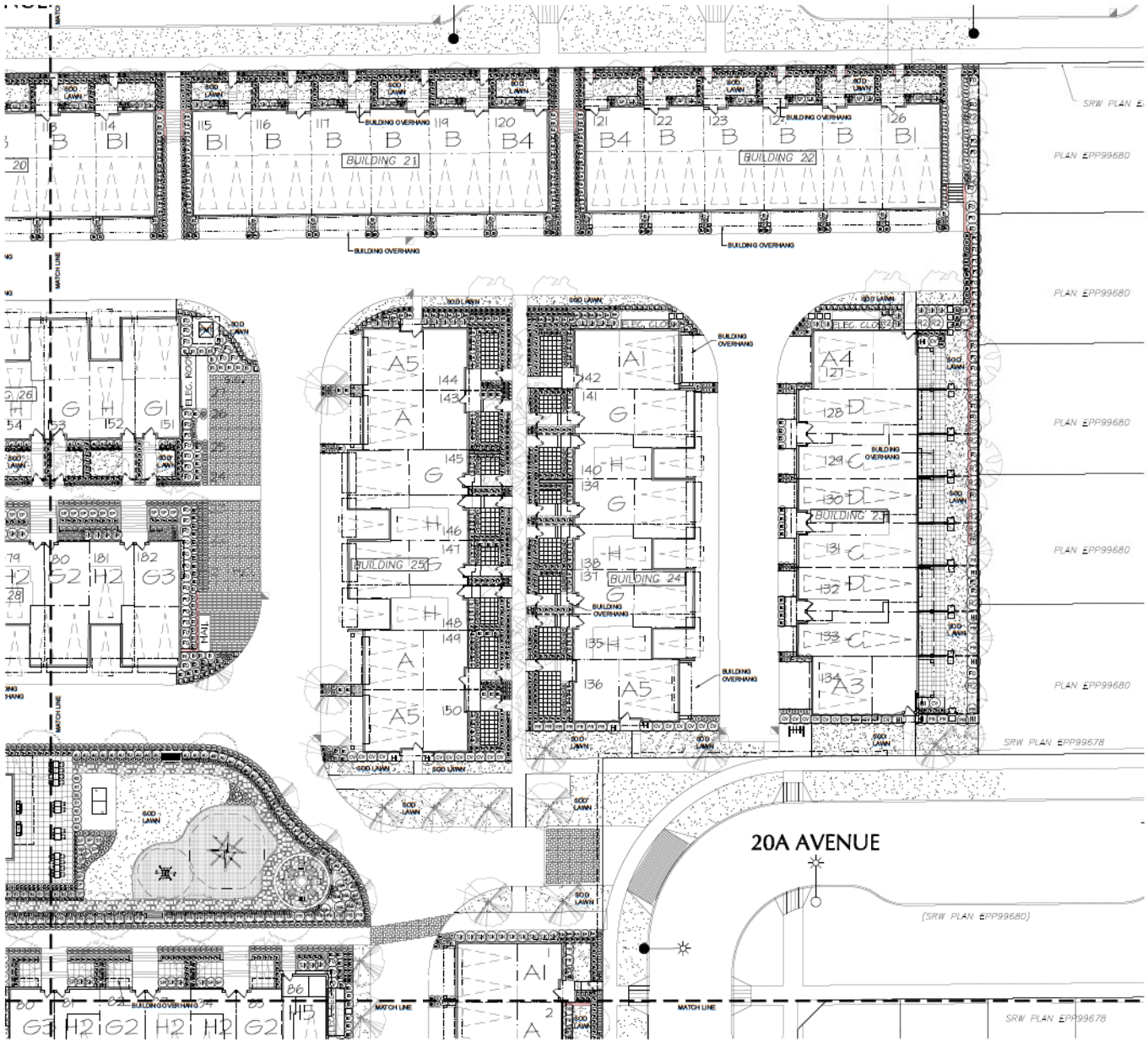
16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	21.JAN.26	DRAWING NUMBER:	L8
SCALE:	1:200		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MCY		OF 19
PMG PROJECT NUMBER:			21-08

21-008-100P.ZIP



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8	26.MAR.26	REVISE PER CITY COMMENTS	GO
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4	22.SEP.15	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	25.FEB.25	ADD PARKS LANDSCAPE PLAN	CG
2	22.MAY.24	NEW SITE PLAN	MM
1	23.JAN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	21.JAN.26	DRAWING NUMBER:
SCALE:	1:200	**L9**
DRAWN:	MM	
DESIGN:	MM	
CHKD:	MCY	OF 19

PMG PROJECT NUMBER: **21-008**

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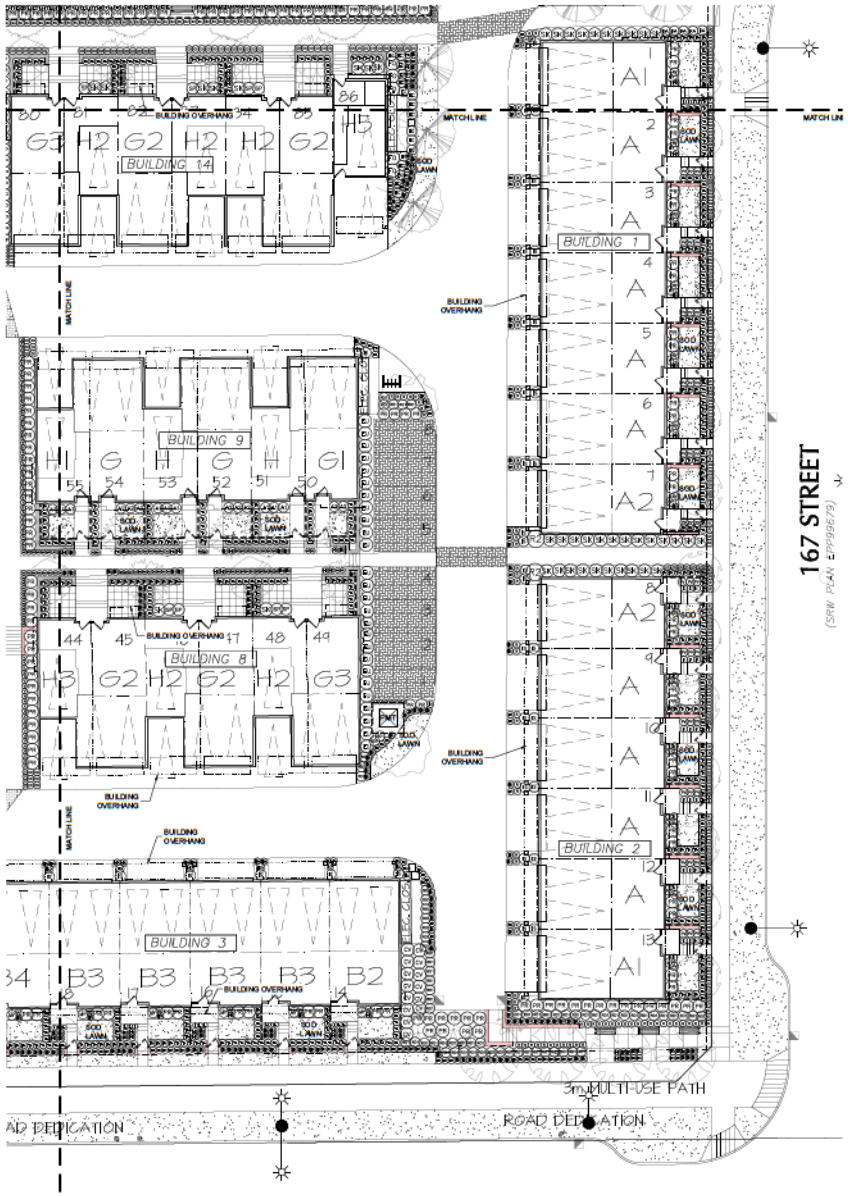
21-008-1-DP.ZIP



PLANT SCHEDULE

PMG PROJECT NUMBER: 21-008

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AUC	39	AUCUBA JAPONICA 'VARIEGATA'	GOLD DUST JAPANESE AUCUBA	#3 POT; 50 CM
AZJ	50	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT; 25 CM
AZJ	86	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA RED-VIOLET	#2 POT; 25 CM
BUX	229	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40 CM
CEA	85	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50 CM
ESC	163	ESCALLONIA 'COMPACTA'	DWARF ESCALLONIA; DEEP PINK	#2 POT; 30 CM
EUO	39	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30 CM
FOT	66	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#2 POT; 40 CM
HIB	23	HIBISCUS SYRIACUS 'OISEAU BLUE'	BLUE ROSE OF SHARON	#3 POT; 50 CM
ILE	120	ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY	#3 POT; 50 CM
KAL	224	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30 CM
MAH	56	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40 CM
PRU	298	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30 CM
RHO	28	RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON, BUSH PINK	#3 POT; 50 CM
RHO	21	RHODODENDRON 'LEES DARK PURPLE'	RHODODENDRON, PURPLE; L. MAY	#3 POT; 50 CM
ROS	178	ROSA MEIDILAND 'ALBA'	MEIDILAND ROSE, WHITE	#2 POT; 40 CM
SAR	253	SARCOCOCCA HOOKERIANA DIGYNA 'PURPLE STEM'	PURPLE STEM SWEETBOX	#2 POT; 30 CM
SKI	169	SKIMMIA JAPONICA (100% MALE)	JAPANESE SKIMMIA	#3 POT; 50 CM
TAX	2218	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VAC	12	VACCINIUM 'CHIPPEWA'	CHIPEPEWA BLUEBERRY	#2 POT; 50 CM
VAC	12	VACCINIUM 'NORTHBLUE'	NORTH BLUE BLUEBERRY	#2 POT; 50 CM
VAC	25	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60 CM
VIB	32	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60 CM
GRASS				
CAR	1237	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
HAK	154	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
HEL	577	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
IMP	288	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
MIS	88	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
PEN	8	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
ACO	360	ACORUS GRAMINEUS 'OGDON'	GOLDEN SWEET FLAG	15CM POT
FRA	78	FRAGARIA 'EVERSWEET'	EVERBEARING DAYNEUTRAL STRAWBERRY	15CM POT
HEL	522	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
HOS	27	HOSTA UNDULATA	WAVY LEAF HOSTA	#1 POT; 1 EYE
IBE	145	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
KNI	24	KNIPHOFIA UVARIA	RED HOT POKER	15CM POT
LAV	161	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
PER	93	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1 POT
RUD	370	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
GC				
EUO	75	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS, SILVER VARIEGATED	#1 POT; 25 CM
LON	94	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25 CM
POL	120	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20 CM
VAC	960	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 20 CM

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 INCFRASER 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.

0 10 20 30m

21-008-L00P.ZIP

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6	25.FEB.20	NEW SITE PLAN - PHASE 3	GO
5	22.SEP.27	NEW SITE PLAN/CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	22.JUN.28	ADD PARKLAND/CAPE PLAN	CI
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	21.JAN.26	DRAWING NUMBER:	
SCALE:	1:200		**L10**
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MCY		OF 19

PMG PROJECT NUMBER: **21-008**

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-	25.FEB.19	PHASE 1DP SUBMISSION	
6	25.FEB..30	NEW SITE PLAN - PHASE 1	GO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	21.JUN.25	ADD PARKS LANDSCAPE PLAN	CI
2	22.MAY.21	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN

DATE:	21.JAN.26	DRAWING NUMBER:
SCALE:	1:200	**L11**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 19
PMG PROJECT NUMBER:		21-008

21-008-1-DP.ZIP

MATERIALS KEY

- A — 1.06M METAL FENCE W/ GATE; SEE DETAIL
- B — 1.8M HT. WOOD FENCE; SEE DETAIL
- C — RIVER ROCK OVER WEED FABRIC
- D — PERMEABLE PAVERS IN VISITOR STALLS BELGUARD AQUALINE, HERRINGBONE PATTERN 80MM THICK - COLOUR SHADOW. REFER TO CIVIL DWGS. FOR BASE DETAILS
- E — RISAR SAFETY SURFACING
- F — WISHBONE INDUSTRIES, MODENA BENCH M45, SAND SLATS, CARDINAL TEXTURED GREY FRAME SURFACE MOUNTED
- H — CONCRETE PAVING (BY OTHERS)
- K — CHESS PATTERN - BARKMAN BROOKSIDE SLAB CHARCOAL & SIERRA GREY - 400MM SQ.
- VALLEY STONE RETAINING WALL
- RP CONCRETE RETAINING WALL (BY OTHERS)
- N — 1.2m x 1.2m. SAW-CUT CONCRETE PATTERN
- O — GORC PING PONG TABLE P30-R
- P — BARKMAN FLAGSTONE PAVERS - SIERRA GREY
- Q — MAGLIN FORO TABLE; MTB-1700-01030 (30x30x30), C/W FORO CHAIRS; MCH-1700-00001 (4) PER TABLE.
- R — SOLUS DECOR - 30" HEMI FIRE BOWL, PORTOBELLO
- S — WISHBONE IND. - JEM LOUNGE CHAIR, GROOVY RED FRAME WITH GREY SLATS
- T — CORA BIKE RACKS
- U — BARKMAN BROADWAY PAVERS 600mm x 600mm x 65mm - NATURAL COLOUR

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.MAR.26	REVISE PER CITY COMMENTS	GO
7	26.FEB.26	NEW SITE - REVISE ALL	GO
-	23.FEB.26	PHASE 3 DP SUBMISSION	
6	23.FEB.26	NEW SITE PLAN - PHASE 3	GO
5	22.SEP.27	NEW SITE PLAN/CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	23.FEB..25	ADD PARK LANDSCAPE PLAN	CI
2	22.MAY.21	NEW SITE PLAN	MM
1	21.JAN.26	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

MATERIALS PLAN

DATE:	21.JAN.26	DRAWING NUMBER:	
SCALE:	1:200		**L12**
DRAWN:	MM		
DESIGN:	MM		OF 19
CHKD:	MCY		

PMG PROJECT NUMBER: **21-008**

0 10 20 30m

21-008-100P.ZIP

MATERIALS KEY

- A — 1.09M METAL FENCE W/ GATE; SEE DETAIL
- B — 1.8M HT. WOOD FENCE; SEE DETAIL
- C — RIVER ROCK OVER WEED FABRIC
- D — PERMEABLE PAVERS IN VISITOR STALLS BISLIGUARD ADJALINE, HERRINGBONE PATTERN, 80MM THICK - COLOUR SHADOW, REFER TO CIVIL DWGS. FOR BASE DETAILS
- E — FIBAR SAFETY SURFACING
- F — WISHBONE INDUSTRIES: MODENA BENCH M-6, S/W/O SLATS, CARDINAL TEXTURED GREY FRAME SURFACE MOUNTED
- G — CONCRETE PAVING (BY OTHERS)
- H — CHESS PATTERN - BARKMAN BROOKSIDE SLAB CHARCOAL & SIERRA GREY - 400MM SQ.
- K — VALLEY STONE RETAINING WALL
- L — PIP CONCRETE RETAINING WALL (BY OTHERS)
- M — 1.2m x 1.2m, SAW-CUT CONCRETE PATTERN
- N — GORILLA PING PONG TABLE PSG-R
- O — BARKMAN FLAGSTONE PAVERS - SIERRA GREY
- P — MRG LIN FORO TABLE, MTB-1700-0103I (36x36x30), C/W FORO CHAIRS; MCH-1700-0001 (4) PER TABLE
- Q — SOLUS DECOR - 36" HEMI FIRE BOWL, PORTOBELLO
- R — WISHBONE IND. - J3M LOUNGE CHAIR, GROOVY RED FRAME WITH GREY SLATS
- S — CORA BIKE RACKS
- T — BARKMAN BROADWAY PAVERS 600mm x 600mm x 65mm - NATURAL COLOUR
- U

0 10 20 30m

21008-100P.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.MAR.26	REVISE PER CITY COMMENTS	GO
7	26.FEB.26	NEW SITE - REVISE ALL	GO
-	25.FEB.26	PHASE 3 DP SUBMISSION	
6	25.FEB.20	NEW SITE PLAN - PHASE 3	GO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	23.JUL.25	ADD PARK LANDSCAPE PLAN	CI
2	22.MAY.21	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

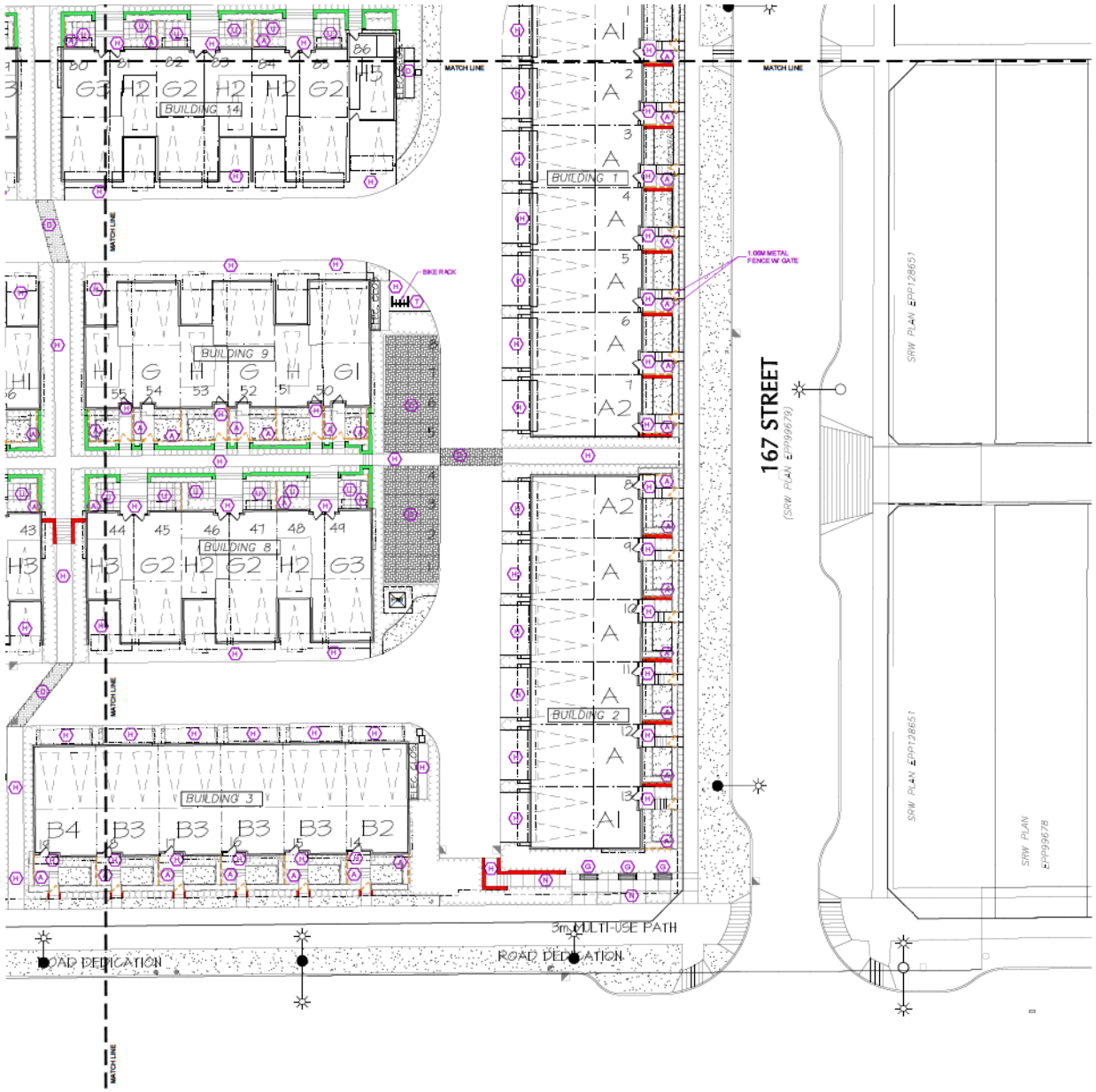
16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

MATERIALS PLAN

DATE:	21.JAN.26	DRAWING NUMBER:	
SCALE:	1:200		**L13**
DRAWN:	MM		
DESIGN:	MM		OF 19
CHK'D:	MCY		

PMG PROJECT NUMBER: **21-008**



MATERIALS KEY

- (A) 1.09M METAL FENCE W/ GATE; SEE DETAIL
- (B) 1.8M HT. WOOD FENCE; SEE DETAIL
- (C) RIVER ROCK OVER WEED FABRIC
- (D) PERMEABLE PAVERS IN VISITOR STALLS BELGUARD AQUALINE, HERRINGBONE PATTERN 80MM THICK - COLOUR SHADOW, REFER TO CIVIL DWGS. FOR BASE DETAILS
- (E) RIBAR SAFETY SURFACING
- (G) WISHBONE INDUSTRIES: MODENA BENCH M4, SAND SLATS, CARDINAL TEXTURED GREY FRAME SURFACE MOUNTED
- (H) CONCRETE PAVING (BY OTHERS)
- (K) CHESS PATTERN - BARKMAN BROOKSIDE SLAB CHARCOAL & SIERRA GREY - 400MM SQ.
- VALLEY STONE RETAINING WALL
- FIP CONCRETE RETAINING WALL (BY OTHERS)
- (N) 1.2m x 1.2m, SAW-CUT CONCRETE PATTERN
- (O) GORIC PING PONG TABLE P00-R
- (P) BARKMAN FLAGSTONE PAVERS - SIERRA GREY
- (Q) MAGLIN FO RO TABLE; MTB-1700-01038 (36x36x30), C/W FO RO CHAIRS; MCH-1700-0001 (4) PER TABLE
- (R) SOLUS DECOR - 36" HEMI FIRE BOWL, PORTOBELLO
- (W) WISHBONE IND. - JEM LOUNGE CHAIR, GROOVY RED FRAME WITH GREY SLATS
- (T) CORA BIKE RACKS
- (U) BARKMAN BROADWAY PAVERS 600mm x 600mm x 65mm - NATURAL COLOUR

0 10 20 30m

21008-100P.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.MAR.26	REVISE PER CITY COMMENTS	GO
7	26.FEB.26	NEW SITE - REVISE ALL	GO
-	25.FEB.26	PHASE 1 DP SUBMISSION	
6	25.FEB.20	NEW SITE PLAN - PHASE 1	GO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	21.JUL.26	ADD PARKLANDSCAPE PLAN	CI
2	22.MAY.21	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

MATERIALS PLAN

DATE:	21.JAN.26	DRAWING NUMBER:	
SCALE:	1:200		**L14**
DRAWN:	MM		
DESIGN:	MM		
CHKD:	MCY		OF 19

PMG PROJECT NUMBER: **21-008**

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.MAR.26	REVISED PER CITY COMMENTS	GO
7	24.FEB.26	NEW SITE - REVISE ALL	GO
--	23.FEB.26	PHASE 3 DP SUBMISSION	
6	23.FEB.26	NEW SITE PLAN - PHASE 3	GO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	23.JUL.26	ADD PARKS LANDSCAPE PLAN	CI
2	22.MAY.21	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

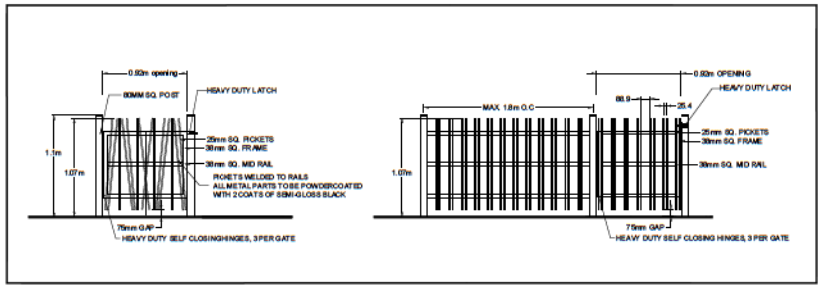
RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

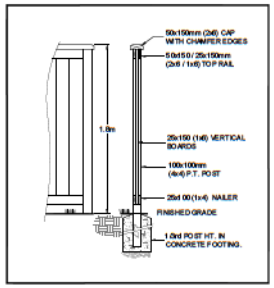
DRAWING TITLE:

MATERIALS PLAN

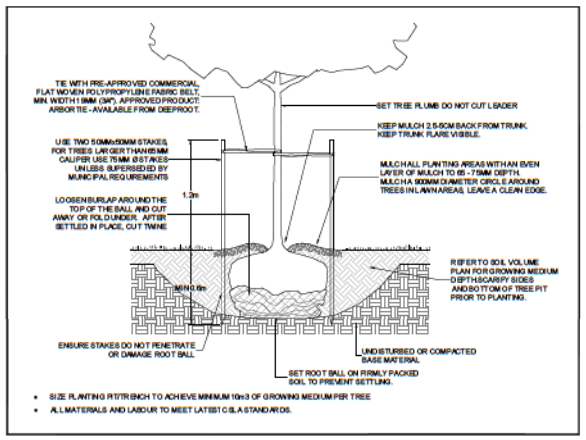
DATE:	21.JAN.26	DRAWING NUMBER:
SCALE:	1:200	**L15**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 19
PMG PROJECT NUMBER:		21-008



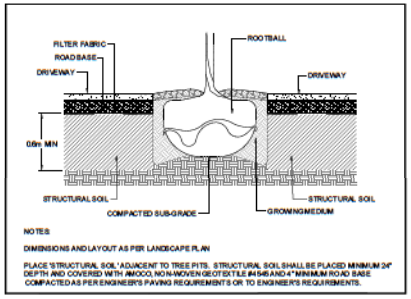
1 **1.07m HT. METAL GATE/FENCE**
1:25



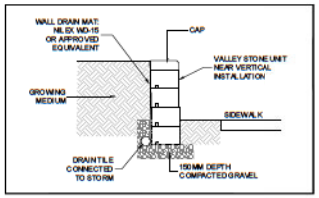
2 **1.8m HT.WOOD FENCE**
1:25



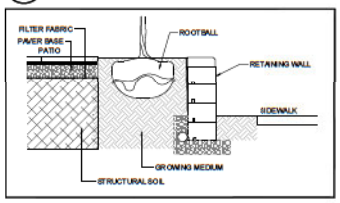
3 **TREE PLANTING DETAIL**
1/2"=1'-0"



4 **STRUCTURAL SOIL AT DRIVEWAYS**
1:25



5 **VALLEY STONE RETAININ WALL**
1:25



6 **STRUCTURAL SOIL AT PATIOS**
1:25

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.22	RMS/EPB CITY COMMENTS	GO
7	24.FEB.22	NEW SITE - REVISE ALL	GO
-	23.SEP.21	PHASE 2 DP SUBMISSION	
6	23.AUG.30	NEW SITE PLAN - PHASE 1	GO
5	22.SEP.27	NEW SITE PLAN/CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANTER IN SITE PLAN	MO/CG
3	22.JUL.25	ADD PARK LANDSCAPE PLAN	CI
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	21.FEB.22	DRAWING NUMBER:
SCALE:	AS NOTED	**L16**
DRAWN:	MM	
DESIGN:	MM	
CHKD:	MCY	OF 19

21-008-L00P.ZIP

PMG PROJECT NUMBER: **21-008**

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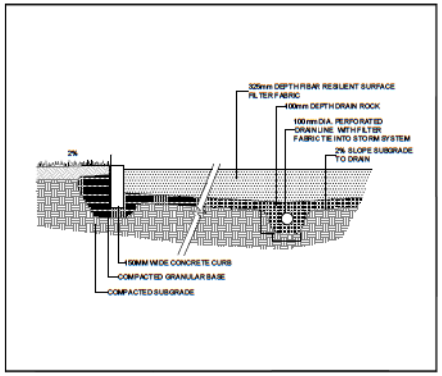
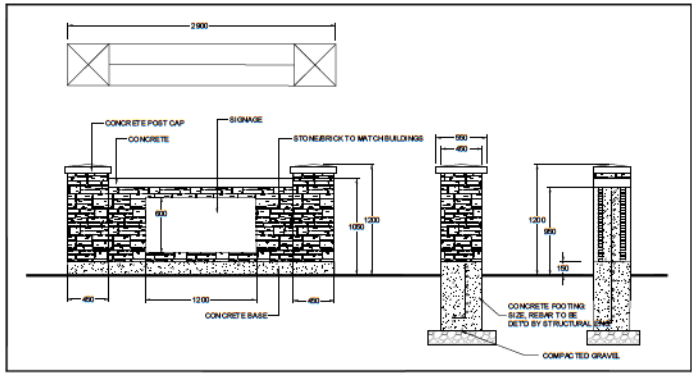
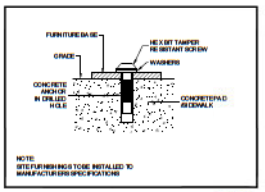


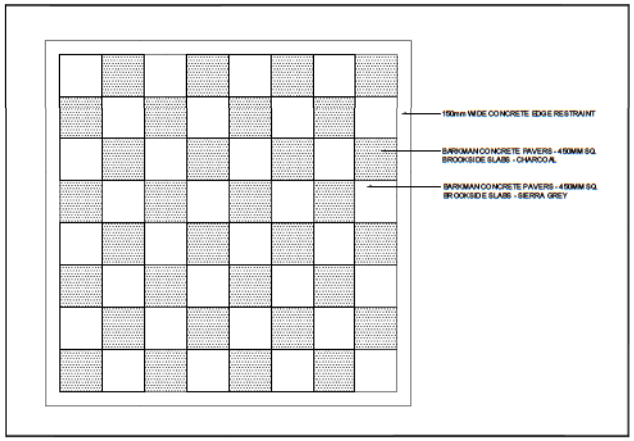
7 **PLAY AREA DETAIL**
1:25



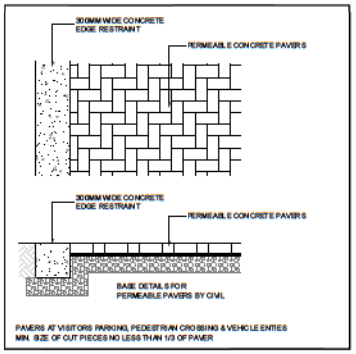
8 **SITE SIGNAGE**
1:25



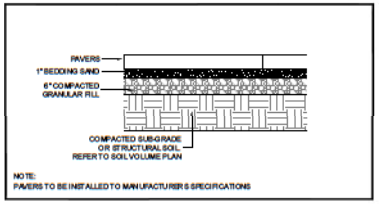
13 **SITE FURNITURE MOUNTING**
N.T.S



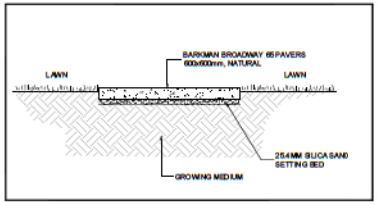
9 **CHESS/CHECKER BOARD**
1:25



10 **PAVERS ON GRADE**
1:20



11 **PAVERS AT PATIOS**
1:10



12 **CONCRETE STEPPING PAD**
1:10

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.22	RMS/EPB CITY COMMENTS	GO
7	24.FEB.22	NEW SITE - REVISE ALL	GO
-	23.SEP.21	PHASE 2 DP SUBMISSION	
6	23.SEP.20	NEW SITE PLAN - PHASE 1	GO
5	22.SEP.27	NEW SITE PLAN/CITY COMMENTS	GO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MO/CG
3	22.MAR.25	ADD PARK LANDSCAPE PLAN	CI
2	22.MAR.21	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE SURREY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	21.FEB.22	DRAWING NUMBER:
SCALE:	AS NOTED	**L17**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 19

21-008-L00P.ZIP

PMG PROJECT NUMBER: **21-008**

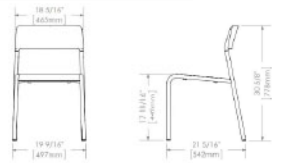
FORO SERIES

MCH-1700-00001

Legacy #FRC1700-MSF-MT

MATERIALS:	The chair frame is constructed from steel tube. The seat is laser formed steel. The back is made of a solid aluminum casting. Circles Pattern.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The chairs come pre-assembled, and can be stacked and stored 8 chairs high.
TO SPECIFY:	Select MCH-1700-00001 Choose: – Powdercoat Color

HEIGHT: 30.63" (77.8cm) | WIDTH: 19.56" (49.7cm) | DEPTH: 21.3" (54.2cm) | WEIGHT: 16.79lbs (7.6kg)



MAGLIN Site Furniture

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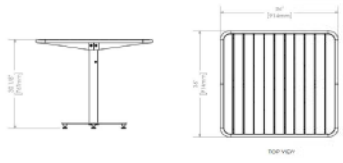
– Details and specifications may vary due to continuing improvements of our products.

FORO

MTB-1700-01038

DESCRIPTION:	1700 Series– Foro Square Table: 30.39in H x 35in W, Steel Plate Base, Steel Tube Post and Outer Ring, Thermally Modified Ash Wood Table Top, Freestanding
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	This freestanding table comes pre-assembled with 4 leveling feet.
TO SPECIFY:	Select MTB-1700-01038 Choose: – Powdercoat Color

HEIGHT: 30 1/8" (76.7cm) | WIDTH: 35" (91.44cm) | WEIGHT: 88lbs (36.7kg)



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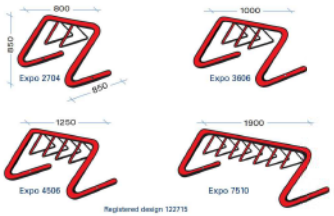
– Details and specifications may vary due to continuing improvements of our products.

Cora Expo Series - Multiple Bicycle Parking System

The Cora Expo Series is the proven solution where multiple bicycle parking spaces are required. As the world's leading proprietary design, the Expo Series offers the most secure, attractive and versatile bicycle parking system available. The Expo Series is designed for ease of use and installation, and can be installed for single or double side access.



Registered design 122715

Capacity	Expo 2704	Expo 3606	Expo 4506	Expo 7510
Double Side Access	5	6	7	10
Single Side Access	3	4	5	7

Fixing Details
2 x 12mm x 125mm Stainless Steel Dynabolts with tamper resistant fasteners supplied by Cora Bike Rack.

Construction
Heavy duty high quality steels. Mainframe 90 NB x 3.2 MD. Hangers 19mm Round Bar.

Finishes

Galvanised	Hot dipped galvanised post-production and hand polished to ensure smooth finish.
Colour	Colour powder coating on zinc electroplated frame for better colour adhesion. Specify any Dulux powder coat colour. Not recommended for use within 2km of salt water.
Stainless Steel	High quality Grade 316 stainless steel frame with electro-polish finish. Ideal for any seaside or architecturally sensitive locations.

JEM LOUNGE CHAIR

Model Number : JLC-34 (Chair), JLCO-10 (Ottoman), JST-16 (Side Table)

Wishbone site furnishings

DESIGNER NOTES

A modern take on the Waikoko chair, this stylish seat really stands out. We were looking at ways to create a oversized poolside chair that was unique but families, contemporary yet comfortable and we think we did it! The heavy-duty aluminum frame is strong enough to handle more robust use in a municipal environment and the recycled plastic lumber brings a warmth to the modern frame. Colour combinations are endless with the variety of lumber choices and paint colour available. An added bonus is that the chair ships fully assembled so set up is simple and easy. The name of the chair incorporates the first letters of the three grandchildren of one of the owners; Koko, Emery and Milo. The JEM lounge chair is the perfect seat to have a seat! *Chair, Ottoman and side table are sold separately.*

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats
This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
Colours Available: Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY
Durable Powder Coated Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Litchen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Pebble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Custom Wording, Graphics or Logo's on Front and Side Panels.
INST-1 Stainless Steel Bolt-Down Kit

PRODUCT DIMENSIONS

Top of Back Height	37 3/8 inches / 950 mm
Seat Height Front	14 inches / 356 mm
Seat Depth	17 ½ inches / 445 mm
Total Depth	35 3/4 inches / 909 mm
Total Width	34 inches / 864 mm
Weight	70 lbs / 32 kg

RECYCLED CONTENT

34% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27190 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0676 sales@wishboneltd.com

MODENA PARK BENCH

Model Number : MB-5 (5 ft.) MB-6 (6 ft.)

Wishbone site furnishings

DESIGNER NOTES

This contemporary model came about as a challenge for two staff members who wanted to create their own design. The parameters were straightforward; it needed to be unique, contemporary, comfortable and made with highly recycled content. The result was a bench that welcomes the individual with its striking curvilinear one-piece arm and leg design. The tight board pattern and atypical angles of the seat and back blend the modern look with warmth and restfulness. Great in an application where a non-traditional look and feel is desired. We manufacture our own castings used on the leg ends from 100% recycled aluminium car and truck rims, using the full weld system to keep the bench robust and strong.

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS

PRODUCT SPECIFICATIONS

100% Recycled Plastic Slats
This product will not rot, splinter, or warp reducing maintenance costs over the life of the product.
Colours Available: Black, Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY
Durable Powder Coated Cast Aluminum Frame
Standard Colours: Brown Slate, Victor Ridge II, Nordic Litchen, Timeless Rust, Grey Gold, Textured Silver, Precious Sand, Groovy Red, Black Textured, Earth Clay, Pebble Bronze, Modern Khaki, Flame Red, Pastel Orange, Signal Violet, Traffic Yellow, Ultramarine Blue, Water Blue, Yellow Green

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS

Custom Powder Coating
(Setup Charges May Apply)
Gifting Program
(Custom Inset Bronze Plaques)
LED Lighting built into the seat.
Custom lengths from 2 ft-6 ft
Stainless steel bolt down kit

PRODUCT DIMENSIONS

Total Height	34 inches / 860mm
Seat Height	18 inches / 457mm
Seat Depth	16 inches / 406mm
Total Length	5 feet / 152cm
Weight	125lbs / 57kg

RECYCLED CONTENT

95% RECYCLED CONTENT BY WEIGHT
100% RECYCLABLE

100% Canadian Made

Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.

Visit us online at www.Wishboneltd.com

Wishbone Site Furnishings | #210-27190 Gloucester Way | Langley, BC CANADA V4W 3Y5
1.866.626.0676 sales@wishboneltd.com

21.008-1.00P.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.22	NEW SITE PLAN/CITY COMMENTS	DO
7	24.FEB.22	NEW SITE - REVISE ALL	DO
–	23.DEC.21	PHASE 2 DP SUBMISSION	
6	23.SEP.30	NEW SITE PLAN - PHASE 1	DO
5	22.SEP.27	NEW SITE PLAN/CITY COMMENTS	DO
4	22.SEP.13	UPDATE PLAN PER NEW SITE PLAN	MCY/CG
3	22.JUL.25	ADD PARK LANDSCAPE PLAN	CG
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

FURNISHING CUT-SHEETS

DATE:	21.FEB.22	DRAWING NUMBER:	
SCALE:	N.T.S.		**L18**
DRAWN:	DO		
DESIGN:	DO		
CHK'D:	MCY		OF 19

PMG PROJECT NUMBER: **21-008**

Solido P30-R

30mm thick, rounded corners, PVC edge, concrete base

goric

The first playground choice in 1000+

Table Tennis Table - Solido / Fero

Item #	See second page
Play Activity	Outdoor Table Tennis Table
Material & Color	**Table Body:** Polymer Concrete: made from mineral aggregate bonded with polyester resin, environmentally friendly, and can be recycled at the end of its life cycle. Strong and durable, withstands water, freezing temperatures and UV light over many years, with very low maintenance. Thickness is either 1 3/16" (30mm) or 1 3/4" (45mm). **Surface:** Polyester Resin Coating, glare-free, scratch-resistant surface **Base/Legs:** Polymer Concrete or Galvanized Steel **Edging:** PVC (rounded or square corners) or Aluminum (square corners only) **Net:** Cast Aluminum (4mm or 6mm thick), or custom printed 4mm aluminum dibond solid net. **Play Surface Colors:** Blue (RAL 5002), Green (RAL 6002),Grey (RAL 7016), Granite Green.
Unit Dimensions	8' 11 7/8" long x 5' 1/16" wide x 2' 4 3/8" high
Suggested Use Area	Recommended clearance for recreational play is 28' x 13' (8.5m x 4m)

Goric Marketing Group USA, INC.

877-467-4287 www.goric.com info@goric.com

solus Fire Features

www.solusfires.com

HEMI 36 NG & LP
ELECTRIC START
ADJUSTABLE FLAME

Fire is beautiful and also dangerous if not handled properly. Please have a qualified gas fitter set up and install this product according to local codes.

This product has been tested and certified by Labtest Certification Inc. as being safe, as long as these minimum clearances to adjacent materials are maintained.

FOR OUTDOOR USE ONLY

NORTH AMERICA SPECIFICATIONS

Gas type:	Natural Gas	Propane
Inlet press:	7.8" w.c.	11" w.c.
Manifold press:	2.5" w.c.	6.0 w.c.
Heat Output:	73,000 BTU	73,580 BTU

Electrical: 120 Vac, 1.5A, 60Hz or 240Vac, 120VA

ANSI Z21.97-2014
CSA 2.17-2017

UK & EUROPEAN SPECIFICATIONS

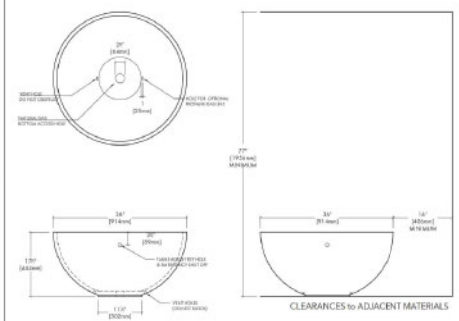
Gas type:	Natural Gas G20	Propane/But. G31
Inlet press:	20mbar	37 mbar
Manifold press:	16.1 mbar	30 mbar
Heat Output:	19 kW	19.5 kW

Electrical: 240 Vac, 50Hz

BS EN 521 2001 + A1: 2003 + A2: 2004
BS EN 489: 2012

CONCRETE SPECS

Strength: 10,080 psi (proprietary)
Weight: 156 lbs / 71 kg



NOTE:
The site Electrician must provide a switched electrical line to the firepit location.
SEE: Electronic Ignition Set up Schematic.

ACCESSORIES

1) All Weather Fabric Cover (external) warranty.
2) Hardwood Table Top / Sustainable harvest, unfinished red Batu wood.
3) Clear Anodized Aluminum top / 1/4" plate with 5/8" supports / external warranty.
4) Glass wind guard.

JOB / ORDER
Name or Number:

Signature & Date:

Crawling Pyramid

NRO826

KOMPAN Let's play

Item no. NRO826-0801	
General Product Information	
Dimensions LxWxH	399x405x149 cm
Age group	5 - 12
Play capacity (users)	6
Colour options	

The Crawling Pyramid is a hit with children. The hap-hazardly placed beams is a magnet for their eagerness to climb and explore the unit. The inclined and horizontal beams invite a number of classic playground games, all centered around balancing such as The Ground is Lava or tag. With its inclined layout, the Crawling Pyramid constantly challenges the sense of balance in children. The sense of balance is fundamental for all other senses. It makes it possible to run, to sit still, concentrate and learn, but it also gives children the confidence that they can manage the world and adjust, when they are at the edge of loosing balance. The many horizontal beams of the Crawling Pyramid invites a break and socializing. This is important for children's social-emotional skills and forming friendships.

1 / 03/21/2024

Data is subject to change without prior notice

Up and Over Net

NRO812

KOMPAN Let's play

Item no. NRO812-1031	
General Product Information	
Dimensions LxWxH	210x140x140 cm
Age group	5 - 12
Play capacity (users)	2
Colour options	

The Up and Over Net is a quite a challenge, that trains basic motor skills. Children use their cross-coordination, proprioception and their muscles when they embark on the net and climb over the sturdy top beam to the other side. The wide spacing between the rungs is great for leg, arm and core muscles. The three meshes allow for more children to climb together. The fact that there are then only two meshes when they reach the top means that children get to use and expand social-emotional skills such as turn-taking and negotiation. The top beam is the perfect destination for a break with friends. Navigating up and down is good for training the sense of space which helps children estimate distances and risks in street traffic.

1 / 03/21/2024

Data is subject to change without prior notice

21.008-1.DGP.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.10	RMS/EPB CITY COMMENTS	DO
7	24.FEB.10	NEW SITE - REVISE ALL	DO
-	23.DEC.21	PHASE 2 DP SUBMISSION	
6	23.AUG.30	NEW SITE PLAN - PHASE 1	DO
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4	22.SEP.13	UPDATE PLANTER IN SITE PLAN	MCY/DO
3	22.JUL.25	ADD PARK LANDSCAPE PLAN	CI
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE
SURREY, BC

DRAWING TITLE:

FURNISHING CUT-SHEETS

DATE:	21.FEB.22	DRAWING NUMBER:
SCALE:	N.T.S.	**L19**
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 19

PMG PROJECT NUMBER: **21-008**

APPENDIX II

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**Director, Area Planning & Development - South Surrey Division Planning and Development Department**		
FROM:	**Manager, Development Services, Engineering Department**		
DATE:	**February 27, 2024**	PROJECT FILE:	**7824-0032-00**
RE:	**Engineering Requirements (Commercial/Industrial) Location: 16611, 16651, & 16681 - 20 Avenue**		

NCP AMENDMENT

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

- Provide sanitary sewer capacity analysis downstream of the subject application, and resolve any capacity constraints.
- Provide additional on-site storm water retention in lieu of drainage corridor as required.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 12.5 metres along 21 Avenue;
- Dedicate 25.0 metres for 20A Avenue;
- Dedicate 20.0 metres for 167 Street;
- Dedicate 5.1 metres along 20 Avenue;
- Dedicate 15.0 metres along 166 Street;
- Register necessary SRWs for all frontages.

Works and Services

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

DEVELOPMENT PERMIT

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

Jeff Pang, P.Eng.
Manager, Development Services
RH

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX III

Surrey Schools
LEADERSHIP IN LEARNING

Department: **Planning and Demographics**
Date: **February 27, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24 0032 00**

The proposed development of 194 Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	143

Projected Number of Students From This Development In:	
Elementary School =	93
Secondary School =	50
Total Students =	143

Current Enrolment and Capacities:	
Jessie Lee Elementary	
Enrolment	401
Operating Capacity	411
# of Portables	1
Earl Marriott Secondary	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

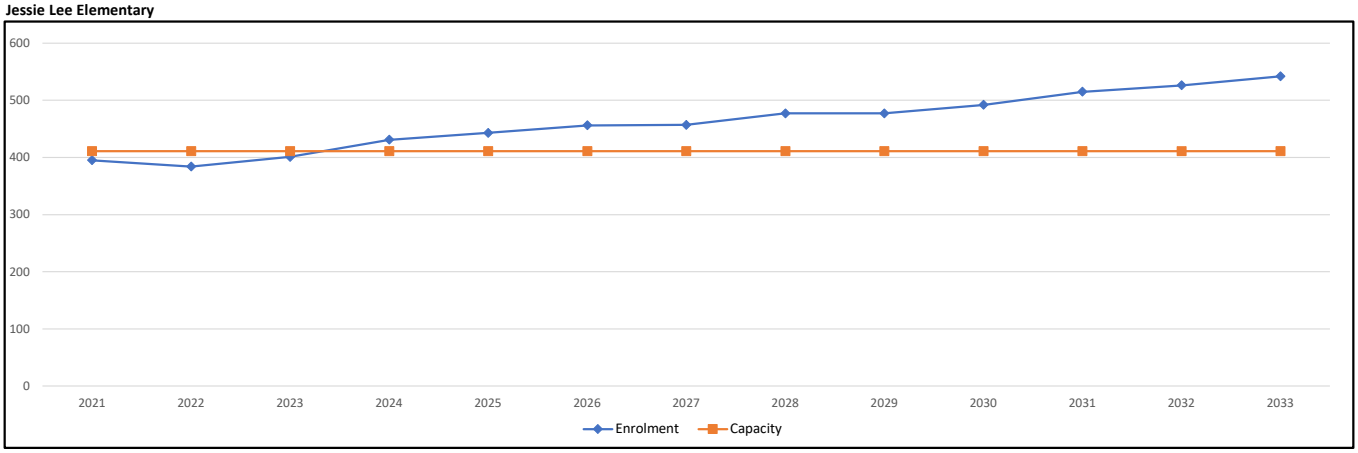
Summary of Impact and Commentary

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.

Actual enrollment at Jessie Lee Elementary has grown modestly the past five years which also has one portable. The 10-year projections support continuing growth at a similar modest pace. Currently there are no capital expansion requests for Jessie Lee Elementary.

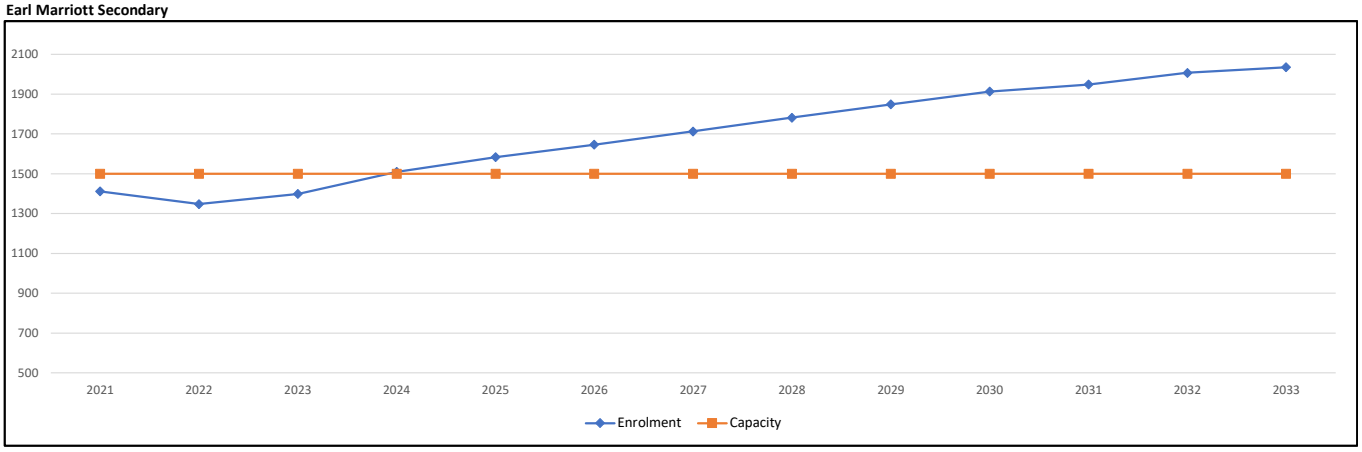
Earl Marriott Secondary experience some relief with the opening of Grandview Secondary. However, enrolment growth at Earl Marriott Secondary is expected to continue. As part of the District's 2024/2025 Five Year Capital Plan, the district has requested a 500 capacity addition at Earl Marriott. The Ministry of Education and Child Care has not approved funding for this project.

Jessie Lee 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.

Earl Marriott 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.*

ARBORTECH CONSULTING

APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: 7924-0032-00
Project Address: 16611, 16651, 16681 20 Avenue, Surrey, BC
Consulting Arborist: Nick McMahon

ON-SITE TREES:			QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)			410
Bylaw Protected Trees to be Removed			410
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)			0
Replacement Trees Required:			
Alder and Cottonwood at 1:1 ratio:	43 times 1 =	43	
All Other Bylaw Protected Trees at 2:1 ratio:	367times 2 =	734	
TOTAL:			777
Replacement Trees Proposed			254
Replacement Trees in Deficit			523
Protected Trees Retained in Proposed Open Space/ Riparian Areas			0

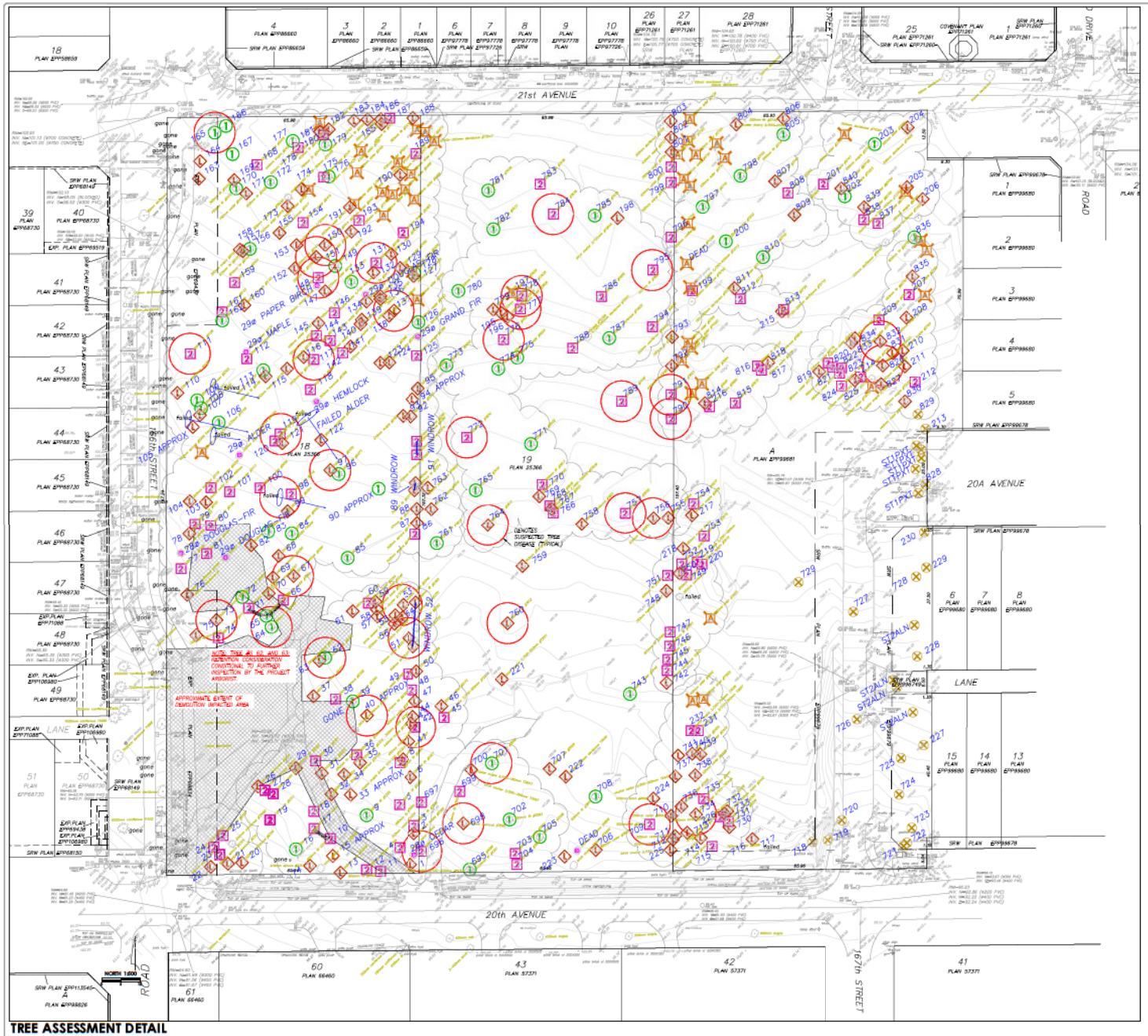
OFF-SITE TREES:			QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed			0
Replacement Trees Required:			
Alder and Cottonwood at 1:1 ratio:	0 times 1 =	0	
All Other Bylaw Protected Trees at 2:1 ratio:	0 times 2 =	0	
TOTAL:			0
Replacement Trees Proposed			0
Replacement Trees in Deficit			0

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Nick McMahon, Consulting Arborist **Dated:** **February 16, 2024**

Direct: **604 812 2986**
Email: **nick@aclgroup.ca**



TREE ASSESSMENT DETAIL

LEGEND: TREE ASSESSMENT:

XXX — demo for TAG NUMBER or ID REFERENCE

XXX — demo for SURVEY TAG NUMBER or ID REFERENCE

approx — demo for APPROXIMATE LOCATION for not accurately surveyed trees (if contemplated for retention then they should be accurately surveyed before design is finalized)

1 — demo for PRIORITY 1 tree – fully suitable for preservation (if design can accommodate it)

2 — demo for PRIORITY 2 tree – candidate for preservation, (subject to design and treatment feasibility)

demo for PRIORITY 1/2B tree – not recommended for preservation (exceptions to retain may be feasible subject to project arborist)

demo for UNDESIRABLE TREE – on site if not in/on defined site (consult w/ arborist to determine if it is a recommended replacement)

demo for OFF-SITE tree within influencing distance of construction (neighbouring property, city road allowance, etc. to be protected as feasible/required)

demo for PRELIMINARY TREE ROOT PROTECTION SETBACK (for planning and design considerations)

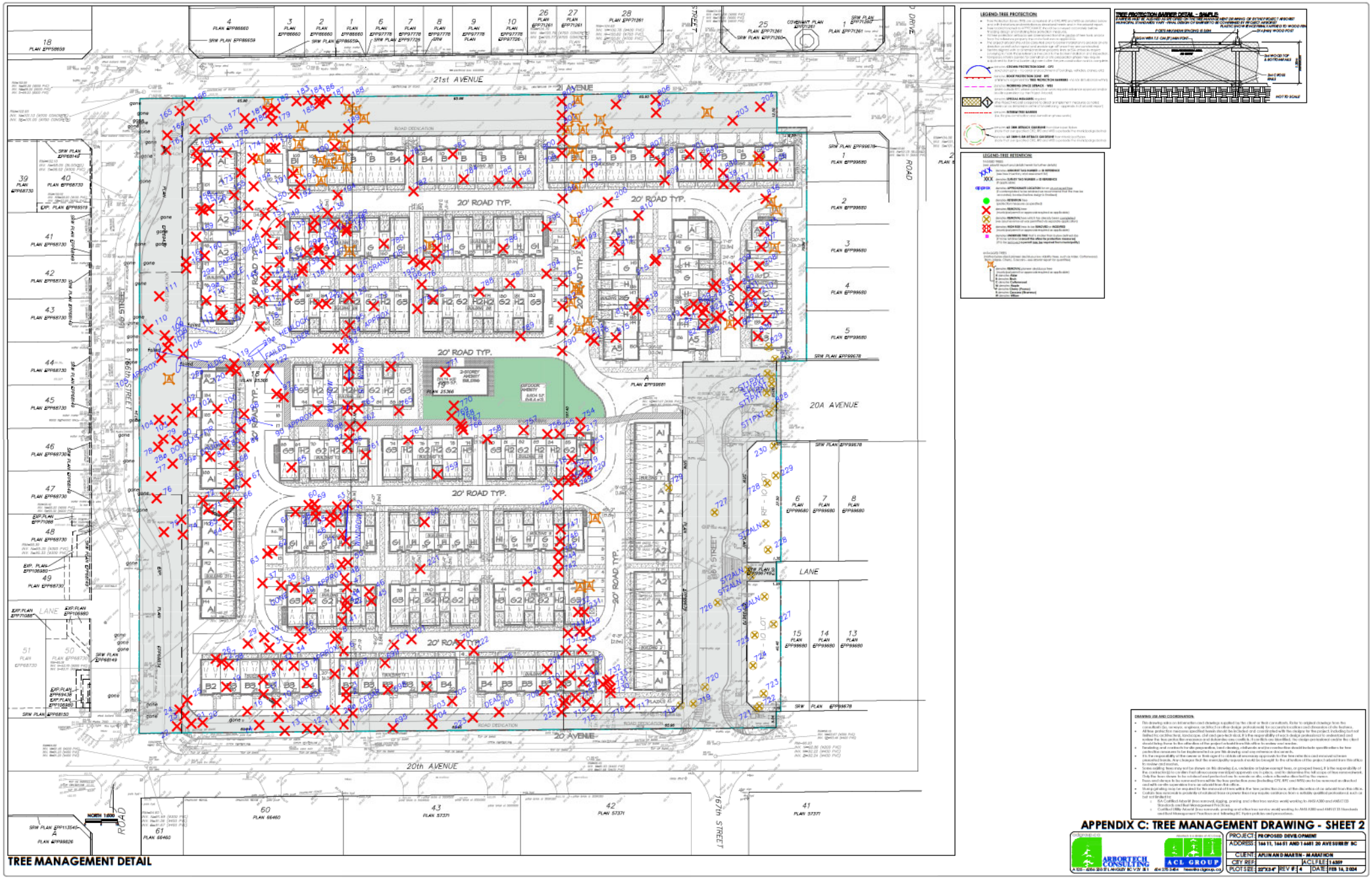
demo for TREE DISEASE (presence suspected at confirmed via initial assessment and inspection by the project arborist)

APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1

PROJECT	PROPOSED DEVELOPMENT
ADDRESS	16411, 16461 AND 16481 20 AVE SURREY BC
CLIENT	AFFINITY MASTER - MARATHON
CITY REF	ACL FILE 16899
PLOT SIZE	22" X 34" REV # 4 DATE FEB 16, 2024

ARBORTECH CONSULTING — A 105 - 6186 188 ST, SURREY, BC V3S 3S1 — 604 372 3464 — treeinfo@atg.group.ca

ACL GROUP


21st AVENUE
21 AVENUE
20A AVENUE
20 AVENUE
20th AVENUE
20' ROAD TYP.
LANE
166 STREET
167 STREET
168 STREET
169 STREET
ROAD DEDICATION
SRW PLAN EPP68730
SRW PLAN EPP68678
SRW PLAN EPP68680
SRW PLAN EPP68679
SRW PLAN EPP68626
SRW PLAN EPP68149
SRW PLAN EPP68150
SRW PLAN EPP68145
SRW PLAN EPP68146
SRW PLAN EPP68147
SRW PLAN EPP68148
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SRW PLAN EPP71268
SRW PLAN EPP71269
SRW PLAN EPP71270
SRW PLAN EPP71271
SRW PLAN EPP71272
SRW PLAN

APPENDIX V

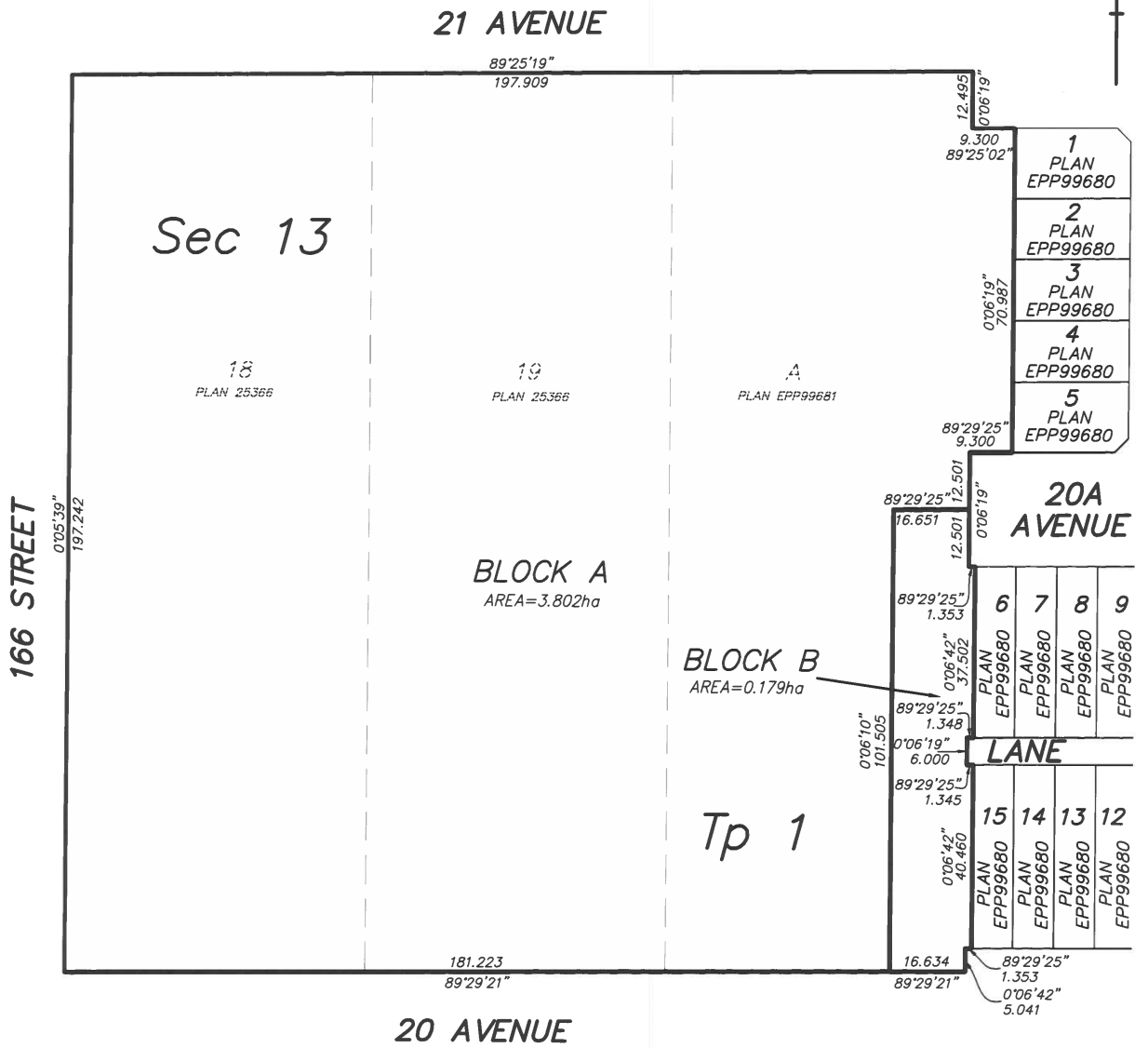
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW _____
OVER PART OF LOTS 18 NORTH EAST QUARTER AND 19 BOTH OF PLAN 25366, LOT A PLAN EPP99681, ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.

BCGS 92G.016

20 10 0 10 30 50

ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



NOTE:

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

BRITISH COLUMBIA
XUNCHEN BAO
NO. 1037
PROFESSIONAL LAND SURVEYOR

CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 6TH DAY OF MARCH, 2024

XUNCHEN BAO, BCLS 1037
FILE 19-1084 Zoning-1

APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

APPENDIX VI

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0032-00

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: 000-447-951
Lot 18 North East Quarter Section 13 Township 1 New Westminster District Plan 25366

16611 - 20 Avenue

Parcel Identifier: 008-790-418
Lot 19 Section 13 Township 1 New Westminster District Plan 25366

16651 - 20 Avenue

Parcel Identifier: 031-084-818
Lot A Section 13 Township 1 New Westminster District Plan Epp99681

16681 - 20 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:

In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum setbacks are varied as follows:

(a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;

(b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;

(c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;

(d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;

(e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;

(f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;

(g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and

(h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

5. The siting of buildings and structures shall be in accordance with the drawing numbered Schedule A (the "Drawing") which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

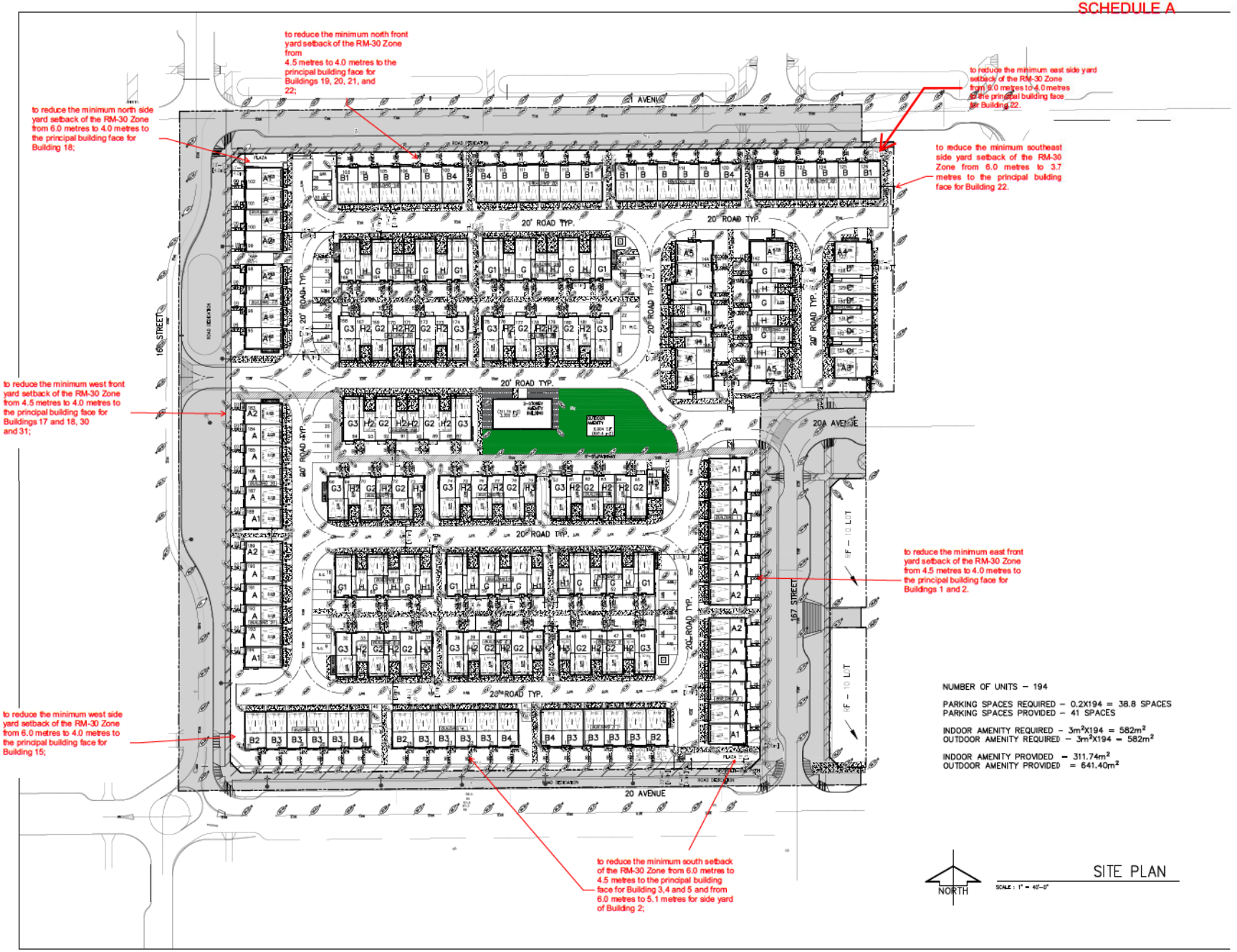
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

_____
Mayor – Brenda Locke

_____
City Clerk – Jennifer Ficocelli

SCHEDULE A



SITE PLAN

SCALE : 1" = 40'-0"

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NO'N	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
				1	JUNE 13 2022	L.P.A.	ISSUED FOR DP
				2	DEC. 20 2024	M.S.B.	ISSUED FOR DP

DESIGN : L.P.A.
DRAWN :
DATE : Sep 16 2022
SCALE : 1" = 40'-0"

CLIENT : MARATHON HOMES SUNNYSIDE LTD.

PROJECT : 16611, 16651 & 16681 – 20TH AVENUE SURREY, B.C.

SHEET CONTENTS : CONCEPTUAL SITE PLAN

barnett dembek ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO. 15062	REV. NO.

CITY OF SURREY

BYLAW NO. 21202

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA) AND
SINGLE FAMILY RESIDENTIAL (12) ZONE (RF-12)
TO: MULTIPLE RESIDENTIAL ZONE (RM-30)

PID: 000-447-951
Lot 18 North East Quarter Section 13 Township 1 NWD Plan 25366

(16611 – 20 Avenue)

PID: 008-790-418
Lot 19 Section 13 Township 1 NWD Plan 25366

(16651 – 20 Avenue)

Portion of PID: 031-084-818
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block A, containing 3.802 ha,
attached as Schedule A

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: SINGLE FAMILY RESIDENTIAL (10) ZONE (RF-10)

Portion of PID: 031-084-818
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block B, containing 0.179 ha, attached as Schedule A, certified correct by Xunchen Bao, B.C.L.S. on the 6th day of March, 2024.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21202".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

SCHEDULE A

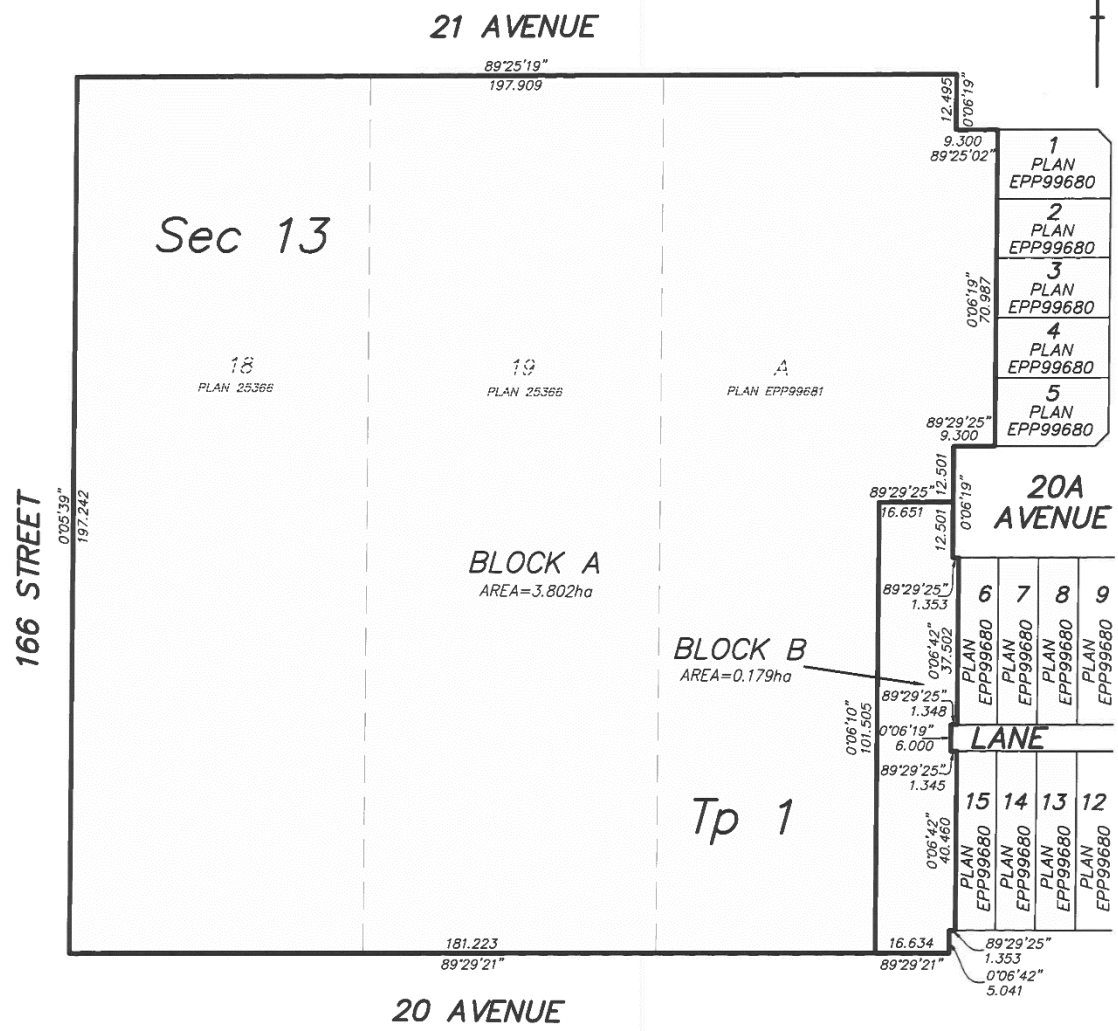
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 21202
OVER PART OF LOTS 18 NORTH EAST QUARTER AND 19 BOTH OF PLAN 25366,
LOT A PLAN EPP99681,
ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.

BCGS 92G.016

20 10 0 10 30 50

ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



NOTE:

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

BRITISH COLUMBIA
XUNCHEN BAO
NO. 1037
PROFESSIONAL LAND SURVEYOR

CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 6TH DAY OF MARCH, 2024

XUNCHEN BAO, BCLS 1037
FILE 19-1084 Zoning-1

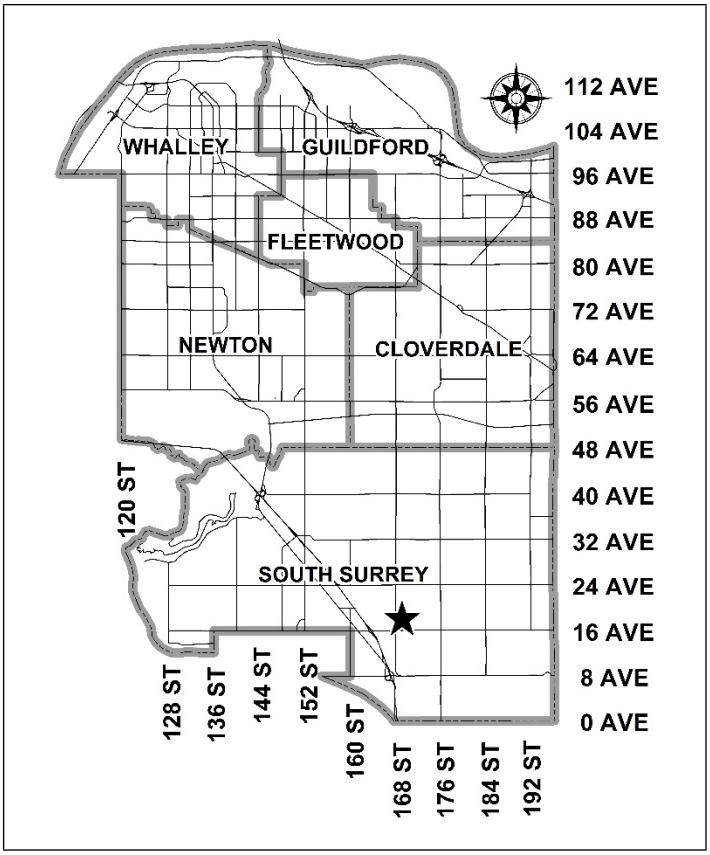
APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

CITY OF SURREY

ADDITIONAL PLANNING COMMENTS

CITY OF SURREY

C



City of Surrey
ADDITIONAL PLANNING COMMENTS
Application No.: 7921-0174-01

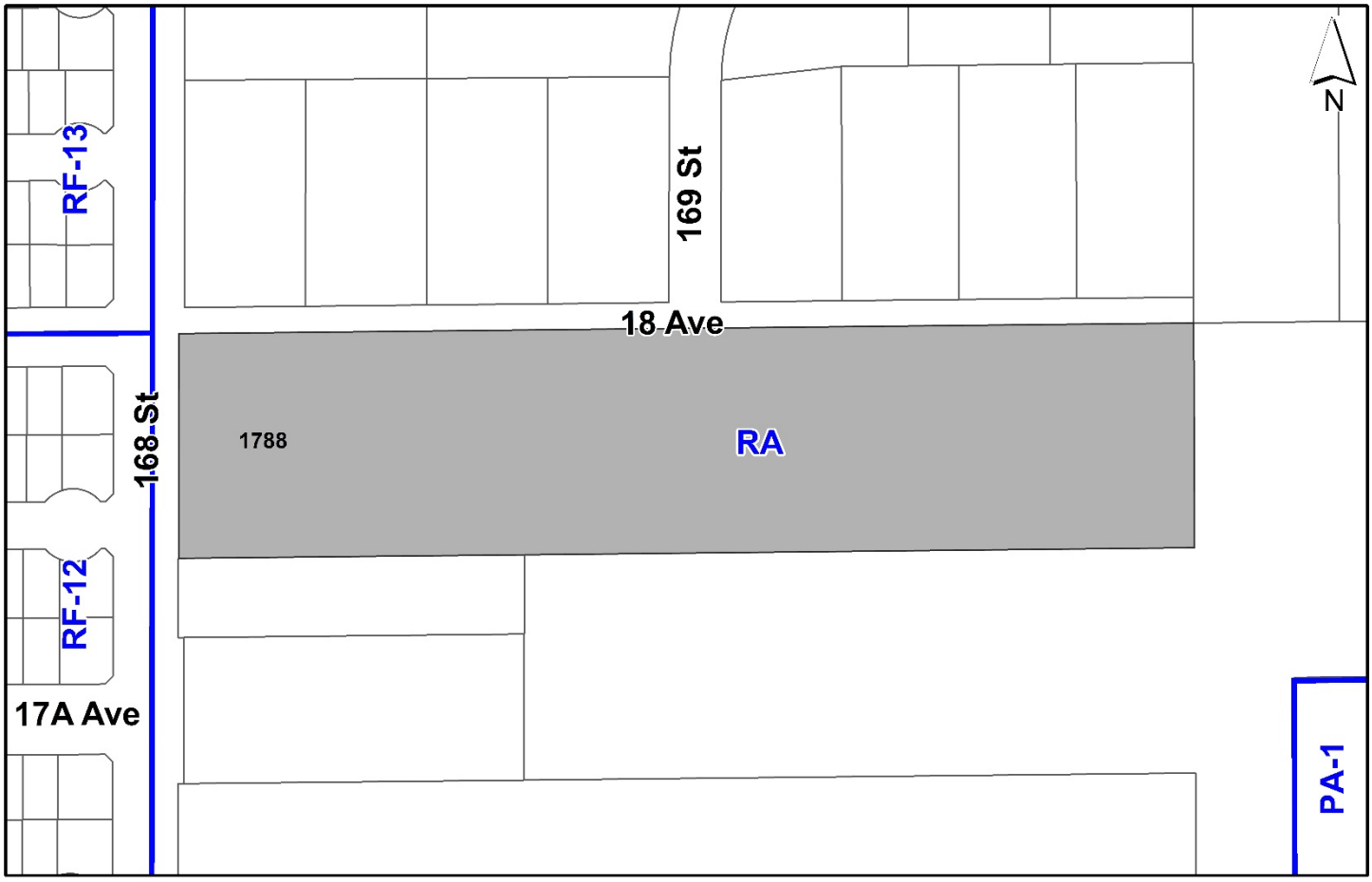
Planning Report Date: April 22, 2024

PROPOSAL:

- **NCP Amendment** from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond and for changes to the local road network
- **Development Variance Permit**

to permit the development of 123 townhouse units, and a detention pond

LOCATION:	1788 168 Street
ZONING:	RA
OCP DESIGNATION:	Urban
NCP DESIGNATION:	Medium Density Townhouse and Riparian Area



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Darts Hill Neighbourhood Concept Plan (NCP) from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, as well as adjustments to the road network.

- Proposing to reduce the eastern setback requirements of the RM-30 Zone, from 6 metres to 4.5 metres, and to allow parking within the setbacks along the south portion of the site.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).

- The proposal partially complies with the Medium Density Townhouse and Riparian Area designation in the Darts Hill Neighbourhood Concept Plan (NCP). An NCP amendment is proposed. The previous report included an amendment for the Detention Pond and adjusted the road network. This amendment includes slightly increasing the detention pond site and proposes to change the designation of the developable portion of the site from Medium Density Townhouses to High Density Townhouses.

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

- The proposed density and building form are appropriate for this part of Darts Hill.

- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas**).**

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Darts Hill Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The site for the pond is now larger than originally planned for, and the site had to be adjusted to accommodate this. The original proposal had the pond site with 91 metres width, then it was readjusted to 94 metres, and the final version is now 98 metres. With that pond change, the 123 units are still being accommodated on the site, but the overall density has increased, since the developable area has decreased. This requires an NCP amendment on the designation for the developable portion, from Medium Density Townhouses to High Density Townhouses.

- The proposed reduction of the streamside setback from 15 metres to 10 metres from top of bank complies with the Riparian Areas Protection Regulation (RAPR) setback. The proposed detention pond to the east has high ecological value and the overall enhancement area around the pond is larger than the habitat loss. This was previously considered by Council, and no further reductions are proposed.

- The proposed free-standing sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0174-01 (Appendix V) varying the following, to proceed to Public Notification:

    (a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and

    (b) to allow parking within the required setback area of the RM-30 Zone, along the southern portion of the site.

2. Council instruct staff to resolve the following issues prior to final approval:

    (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

    (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

    (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

    (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;

    (h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;

    (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

    (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

    (k) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(l) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and

(m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs.

3. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, and for changes to the road network and riparian area when the project is considered for final adoption. The amendment also involves the removal of the detention pond on the lands to the south, and the redesignation of those lands from Detention Pond and Detention Pond Grading to Park and Natural Areas.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land (single family dwelling demolished)	Medium Density Townhouse and Riparian Area	RA
North (Across 18 Avenue):	Single family dwellings	Medium Density Townhouse and Semi-Detached Residential	RA
East:	Vacant land	Park & Natural Areas, and Detention Pond	RA
South:	Vacant land and single family dwelling	Park & Natural Areas, and Detention Pond	RA
West (Across 168 Street):	Single family small lots	Low Density Residential (6-10 upa) [Sunnyside Heights NPC]	RF-12

Context & Background

- The site is currently vacant, with the previous single family house recently demolished. The site is currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Medium Density Townhouse and Riparian Area in the Darts Hill Neighbourhood Concept Plan (NCP).

- The site has a total gross area of 33,650 square metres (8.32 acres), sloping downward from north to south.

- There are several watercourses on the eastern portion of the site, as well as along the south portion of the site. The applicant proposes to move the detention pond currently shown in the NCP on the adjacent site to the east, into the subject site, occupying the eastern portion of the property. The detention pond area has been increased from when Council considered the application originally. This is due to the compensation works required for the pond, as approved by Ministry of Forests, Lands and Natural Resource Operations. The other smaller riparian area on the south portion of the site is proposed to be conveyed to the city at no cost for preservation purposes.

- The original proposal was considered by Council at the Regular Council – Land Use meeting on October 03, 2022, and the rezoning to RM-30 received Third Reading at the Regular Council - Public Hearing meeting on November 28, 2022.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the western portion of the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a Development Permit for Form and Character to allow a townhouse complex with 123 units.

- The application also proposes an amendment to the Darts Hill NCP to move the detention pond onto the subject site, to redesignate the developable lands from Medium Density Townhouse to High Density Townhouse, as well as for changes to local road network and riparian area. The amendment also proposes to redesignate the lands to the south from Detention Pond and Detention Pond Grading to Park and Natural Areas.

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Undevelopable Area: Net Site Area:	33,650 square metres 6,110 square metres 9,210 square metres (pond and riparian areas) 18,330 square metres
Number of Lots:	3 (townhouses, pond and riparian)
Building Height:	12 metres
Unit Density:	67 units per hectare (27.1 units per acre)
Floor Area Ratio (FAR):	0.90
Floor Area	
Residential: Total:	17,111 square metres 17,111 square metres
Residential Units:	
3-Bedroom/townhouses: Total:	123 units 123 units

- The site consists of 123 townhouse units, all proposed with three-bedrooms and side by side double garages. Units face 18 Avenue and 168 Street and face the park to the south. The interface to the east has one side-of-unit condition, and the other units are facing east, adjacent to a pathway bordering the proposed detention pond.

- No major changes are proposed from the application originally considered by Council.

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 109 school-age children generated by this development, of which the School District has provided the following expected student enrollment.** 59 Elementary students at Edgewood / Ta'talu Elementary School 32 Secondary students at Earl Marriott Secondary School (Appendix III) **Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.** The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2025.
Parks, Recreation & Culture:	• The closest active park is planned to be 200 meters north of the development site along 169 Street. The closest natural area is planned to be adjacent to the development site to the south and east, as part of the Darts Hill Neighbourhood Concept Plan (NCP) . • Revisions are required to the Ecosystem Development Plan (EDP), to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal. • Water Act Approval, and any associated changes must be incorporated in the final EDP.
Ministry of Forests, Lands and Natural Resource Operations	Change Order approval under the Water Sustainability Act received. This is for the watercourses where the pond is proposed. The pond is being considered for compensation of the watercourses, and the size had to be increased to meet WSA requirements.
Surrey Fire Department:	No concerns.

Transportation Considerations

- The applicant is required to dedicate land for road widening along the north and western portions of the site for 18 Avenue and 168 Street, for a total of 6110 square metres of area.

- Access is proposed on 18 Avenue, and it is proposed to align with 169 Street to the north.

- The applicant is proposing 5 additional visitor parking spaces on-site in excess of the Zoning By-law requirement, to assist in replacing some of the on-street parking that has been eliminated with the proposed road network changes.

- Given the changes proposed with the addition of the detention pond on the eastern portion of the site, staff support the amendments proposed to the Darts Hill NCP for the road network changes.

- The site has access to a multi-use pathway on the west side of 168 Street, across the street from the site. The closest transit route is over 1 kilometre away on 24 Avenue to the north, and King George Boulevard to the west.

- Transportation is proposing a reduced road dedication width along 168 Street, and the applicant will be required to revise and adjust the site plan to reflect this as a condition of approval of the subject application.

- No changes are proposed from the previous proposal regarding access, parking and road dedications.

Parkland and/or Natural Area Considerations

- The proposal includes the voluntary conveyance to the City of a small riparian area on the south portion of the site.

- Appropriate setbacks to future parkland to the south are provided.

Sustainability Considerations

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

- In addition, the applicant is also providing the Zero Carbon Incentive requirements for increased density in accordance with the provisions in the Darts Hill NCP. For the Medium Density Townhouses designation , this allows the density to be increased from 20 units per acre to 24 units per acre, and for the High Density Townhouses designation, this allows the density to be increased from 25 units per acre to 30 units per acre.

- The Zero Caron Incentive means the development has 100% operational energy needs met with non-polluting heating, hot water and cooking. The buildings are not connected to a fossil fuel supply grid. This will be secured through a Restrictive Covenant.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).

- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) within Secondary Land Use Plans.

Secondary Plans

Land Use Designation

- The site is designated Medium Density Townhouses and Riparian Area in the Darts Hill NCP, with several roads planned through the site.

- The proposal includes an amendment to the NCP to include a Detention Pond on the eastern portion of the site, remove the Detention Pond and Detention Pond Grading from the lands to the east (redesignate to Park and Natural Areas), and to redesignate the developable portion of the site from Medium Density Townhouse to High Density Townhouse.

- The proposal also proposes changes to the local road network, by removing some of the internal roads shown in the NCP. This is due to the developable area being reduced with the introduction of the pond, and to maximize the riparian area protections.

Amendment Rationale

- The proposal includes the relocation of the detention pond currently identified in the NCP on the adjacent property to the east at 1675 170 Street onto the subject site, as well as an amendment to the road network and riparian areas.

- The NCP identified off-site detention pond is proposed to be moved onto the subject site, to allow for required servicing to facilitate the development of the subject site. This will also allow other properties within the same catchment area to proceed with development, as the site where the pond was originally identified is not currently available for this use.

- The riparian areas are proposed to reflect the environmental assessment done for this proposal and be adjusted accordingly.

- The road network has been modified, to reflect the proposed pond location, and provide one combined site for development.

- As the pond site needed to be larger than originally planned, and the developable site is smaller, the density on the site has increased. To support the proposed density, which still has the same 123 townhouse units proposed, an amendment is required from Medium Density Townhouse to High Density Townhouse.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)". No changes from the original proposal are needed.

- At the Regular Council - Public Hearing Meeting on November 28, 2022, Council granted Third Reading to Rezoning By-law No. 20765, and supported the following variances:
  - to reduce the minimum east rear yard and south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123;
  - to reduce the side yard setback from 6 metres to 1.0 metre for parking space No. 10; and
  - to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres.
  - In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.

- The previously proposed variances are still applicable to the revised proposal, and two additional variances are proposed to accommodate the updated site plan.

Setback Variance

- The applicant is requesting the following additional variances:

  - to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and

  - to allow parking within the setbacks in the RM-30 Zone, along the southern portion of the site.

- The east setback is proposed to be reduced to 4.5 metres for backyard conditions. As the site is adjacent to a detention pond, there are no privacy concerns. Residents will also have additional outdoor space on the proposed rooftop decks.

- Visitor parking within the setbacks is proposed adjacent the riparian areas along the south portion of the site. This would not impact any adjacent neighbours.

- 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 March 2024, under Corporate Report No.R046;2024.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Grandview Community Area is $22,278.48 per townhouse unit.

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 $1,000 (now $1,132.92) per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 30, 2022, and the Development Proposal Signs were installed on August 24, 2022. Staff received no responses from neighbours.

- The subject development application was reviewed by the Grandview Heights Stewardship Association, Greater Hazelmere Estates Neighbourhood Association and Cloverdale District Chamber of Commerce. No comments have been received.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of two existing Class B (yellow-coded) watercourse which flow east. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) channelized watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks require a variance from the Zoning By-law.

- The riparian area on the south portion of the site is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP. A Development Variance Permit is proposed to reduce the streamside setback from 15 metres to 10 metres from top of bank in a few locations. This variance was proposed previously and supported by Council at the Public Hearing – Council meeting on November 28, 2022.

- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio*., of Marlim Ecological Consulting Ltd. and dated September 09, 2022. The report will need to be updated to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal. Once an updated report is submitted and reviewed by staff, a peer review will also be required.

- As the applicant is proposing changes to watercourses that require a Water Act Approval, those approvals are required prior to Final Adoption, and any changes must be incorporated into the final report. The finalized Ecosystem Development Plan and recommendations will be incorporated into the Development Permit. A preliminary approval from WSA has been received by staff.

- No changes to riparian areas are being proposed from the application originally considered by Council.

Form and Character Development Permit Requirement

- No major changes are proposed from the application originally considered by Council.

TREES

- No changes to the number of trees are proposed from the proposal originally considered by Council.

- In summary, a total of 191 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program. See Appendix VI for further information.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout and Site Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	NCP Plan
Appendix V.	Development Variance Permit No. 7921-0174-01
Appendix VI.	Initial Planning Report No. 7921-0174-00, dated October 03, 2022

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LFM/ar

APPENDIX I.

PRELIMINARY

SUBDIVISION PLAN OF LOT 1 SECTION 18 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 7509

PURSUANT TO SECTION 67 LAND TITLE ACT

BCGS MAP SHEET 92G.007

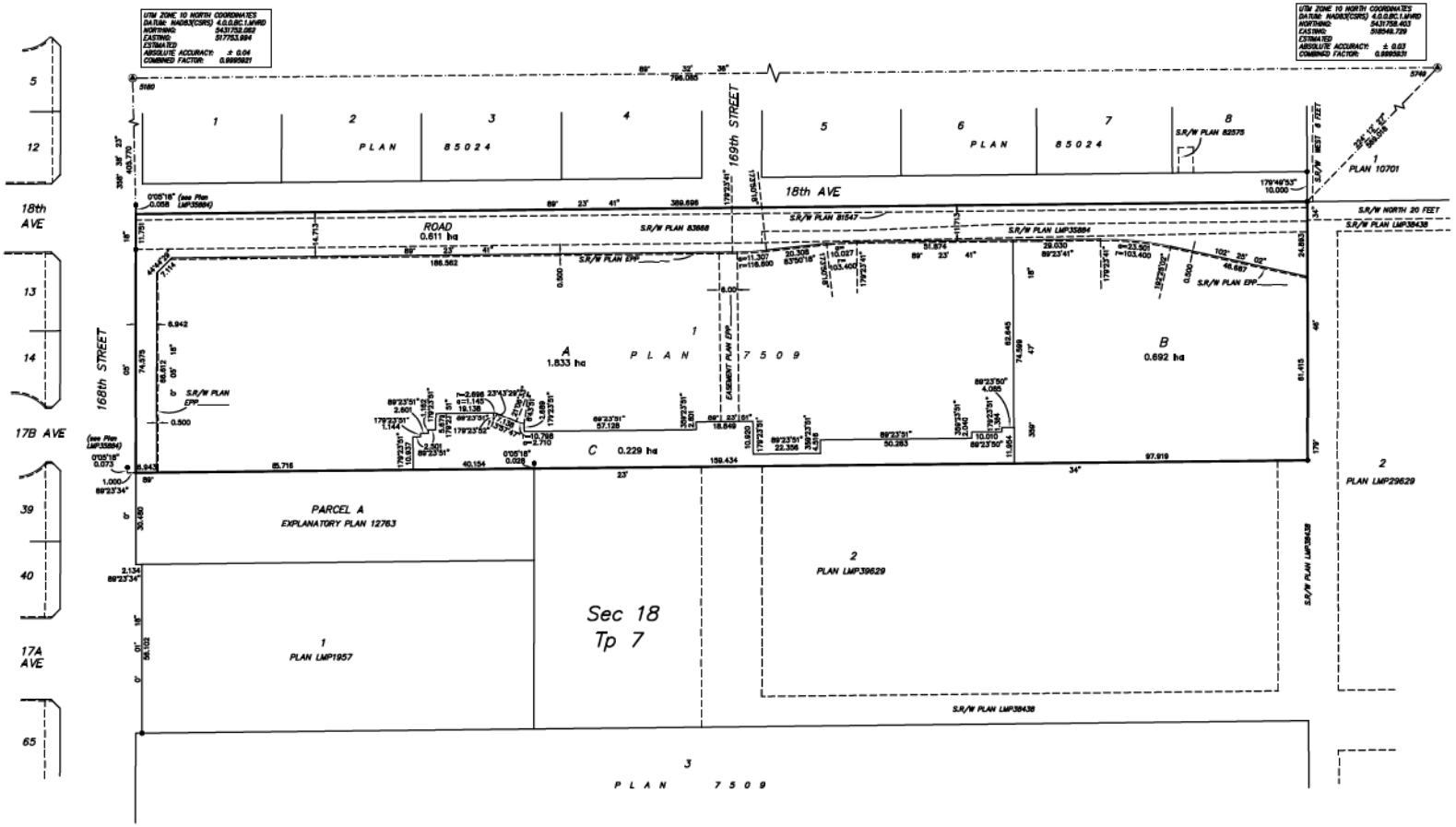
10M 0 15 30M

"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 560mm in height by 864mm in width (D size) when plotted at a scale of 1:750

NOTE:
This plan shows one or more witness posts which are not set on the true corner(s).
Witness exaggerated for clarity.

LEGEND
- standard iron post found
- standard iron post placed
- Control Monument found
- Denotes Witness



INTEGRATED SURVEY AREA NO.1, SURREY
NAD83(CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5160 AND 5749 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5160 AND 5749

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995926 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5160 AND 5749

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 – 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1595
FILE: 20133SD-NOV062023

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY

THIS PLAN LIES WITHIN THE CITY OF SURREY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 6th DAY OF NOVEMBER, 2023
GENE PAUL NIKOLA BCLS (803)

1 SITE PLAN - OVERALL
A1.00 N.T.S.

AREA CALCULATION	REQUIRED	PROPOSED - SPEA & MUP EXCLUDED
SITE AREA		33,656.195 sq.m (362,272 sq.ft)
DEDICATIONS (16TH AVE SRW, EAST DETENTION ZONE SRW)		15,343.81 sq.m (165,159 sq.ft)
NET SITE AREA		18,312.385 sq.m (197,113 sq.ft)
UPA	TOTAL # OF UNITS/NET SITE AREA IN ACRES	123 UNITS/4.525 AC = 27.18 UPA
TOTAL BUILDINGS		25 + 1 Amenity Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		123
TOTAL NUMBER OF UNITS - AMENITY		1
TOTAL AMENITY AREA - INDOOR (3 sq.m per Unit)	369 sq.m (3,971.88 sq.ft)	526.46 sq.m (5,666.77 sq.ft)
TOTAL AMENITY AREA - OUTDOOR (3 sq.m per Unit)	369 sq.m (3,971.88 sq.ft)	395.83 sq.m (4,260.88 sq.ft)
TOTAL FLOOR AREA - RESIDENTIAL		16,584.84 sq.m (178,517.73 sq.ft)
TOTAL FLOOR AREA - AMENITY		526.46 sq.m (5,666.77 sq.ft)
TOTAL BUILDABLE AREA		17,111.30 sq.m (184,185 sq.ft)
LOT COVERAGE	45%	6932.1 sq.m/18,312.385 sq.m (37.85%)
FAR (TOTAL BUILDABLE AREA(EX. AMENITY)/NET SITE AREA)	1	0.906
BUILDING HEIGHT - PRINCIPAL (TOWNHOUSES)	13 m	12.04 m
BUILDING HEIGHT - ACCESSORY (AMENITY BUILDING)	11 m	12.04 m
SETBACKS	**REQUIRED**	**PROPOSED**
MINIMUM SETBACK PROVIDED		
NORTH	5.0m (16' 4¾")	5.0m (16' 4¾")
SOUTH	6.0m (19' 8½")	6.0m (19' 8½")
WEST	5.0m (16' 4¾")	5.0m (16' 4¾")
EAST	5.0m (16' 4¾")	3.0m (9' 10⅛") & 4.5m (14' 9⅝")
PARKING	**REQUIRED**	**PROPOSED**
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	246	246
NUMBER OF PARKING SPOTS - VISITORS (0.2 per Unit + 5)	29.6	30
TOTAL NUMBER OF PARKING SPOTS	275.6	276 (including 3 accessible parking)

LEGEND

1. SITE AREA - 5M FROM TOE = 806.42 sq.m
2. DDA AREA = 1,630.81 sq.m
3. PTDZ SRW AREA = 1,047.81 sq.m
4. ROAD DEDICATION = 6,174.44 sq.m
5. PARK DEDICATION = 2,423.58 sq.m
6. PTDZ AREA = 888.56 sq.m
7. MUP DEDICATION = 210.46 sq.m

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1453 Foster Street, White Rock, BC | 6047831450 | rucnin@architecturepanel.com

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Project
TOWNHOUSE DEVELOPMENT AT 16900 18th Ave., Surrey

Owner
DLJ DEVELOPMENT LTD.

Sheet Title
SITE PLAN -OVERALL

Total Sheets	Sheet No.	Contractors	Consultants
175	A1.04		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
SS	RD	City of Surrey	BP Application
Reviewed By	**Status**		
RD	BP Application		

No	Date	Issue Notes
A	28-08-23	Coordination
B	15-11-23	Issued for BP
C	04-04-24	Issued for DP Review
D	15-04-24	Issued for DP Review

Scale:

CITY OF SURREY
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INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development - South Surrey Division**
Planning and Development Department

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

DATE: **April 16, 2024** PROJECT FILE: **7821-0174-00**
(Supersedes September 10, 2022)

RE: **Engineering Requirements**
Location: 1788 168 Street

NCP AMENDMENT

Provide detailed drainage servicing strategy in support of NCP Amendment to relocate Pond A on the subject site. Dedicate and construct Pond A and associated drainage infrastructure.

REZONE/SUBDIVISION

Subject to construction by others of the Sanitary Syphon Works, including Fergus Pump Station Upgrading works, as well as construction of the Feeder Mains on 24 Ave and 172 St to service the high water pressure system, the following Works are required as a condition of this Rezone and Subdivision:

Property and Right-of-Way Requirements

- Dedicate 4.942 m on 168 Street, including 5 m x 5 m corner cut at 168 Street/18 Avenue.
- Dedicate varying width for 18 Avenue as required in Darts Hill NCP.
- Register 0.5 m SRW along 168 Street and 18 Avenue.

Works and Services

- Construct 168 Street with 4.0 m Multi-Use Pathway, and south side of 18 Avenue.
- Construct storm sewers to service the development and to drain the fronting roads.
- Provide on-lot source controls and infiltration facilities to meet the NCP requirements.
- Provide onsite and offsite LID measures based on proposed land use as per NCP.
- Construct 300mm watermain along 18 Avenue, and water service connection.
- Provide sanitary flow analysis and resolve any downstream pipe capacity constraints.
- Construct sanitary sewer on 18 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no additional engineering requirements relative to issuance of the Development Variance Permit to vary the setback on the east side yard from 6 m to 4.5 m.

Daniel Sohn, P.Eng.
Development Process Manager
IK1

Surrey Schools
LEADERSHIP IN LEARNING

Department: **Planning and Demographics**
Date: **April 15, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21-0174**

The proposed development of 123 Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	109

Projected Number of Students From This Development In:	
Elementary School =	59
Secondary School =	32
Total Students =	91

Current Enrolment and Capacities:	
Edgewood /Ta'talu Elementary	
Enrolment	867
Operating Capacity	607
# of Portables	13
Earl Marriott Secondary	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

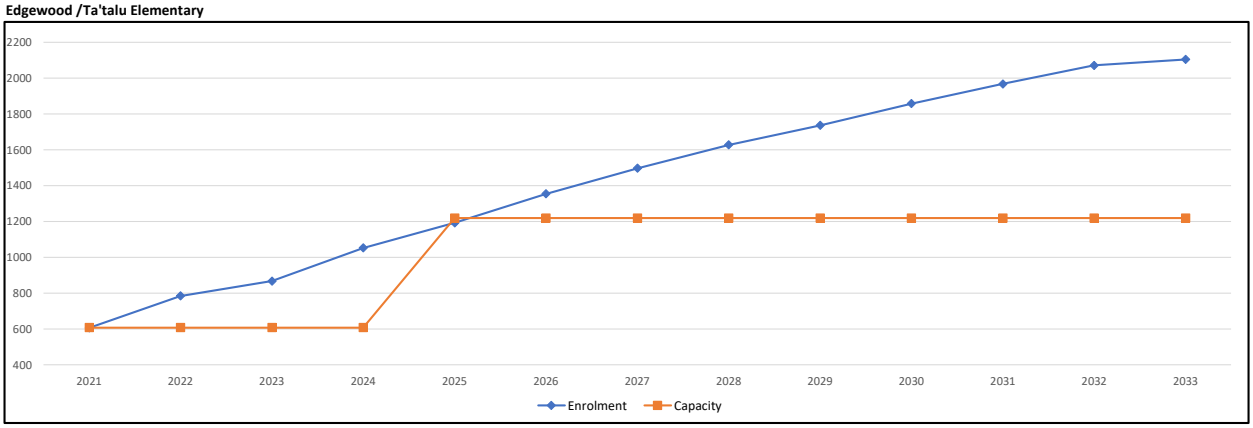
Summary of Impact and Commentary

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

The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2023, the school has 13 portables on site. To support further enrolment growth in this area, a new 27- classroom Ta'talu Elementary school, located below 20th Avenue, is targeted to open January 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes. Once Ta'talu opens, it will feed to Earl Marriott Secondary school.

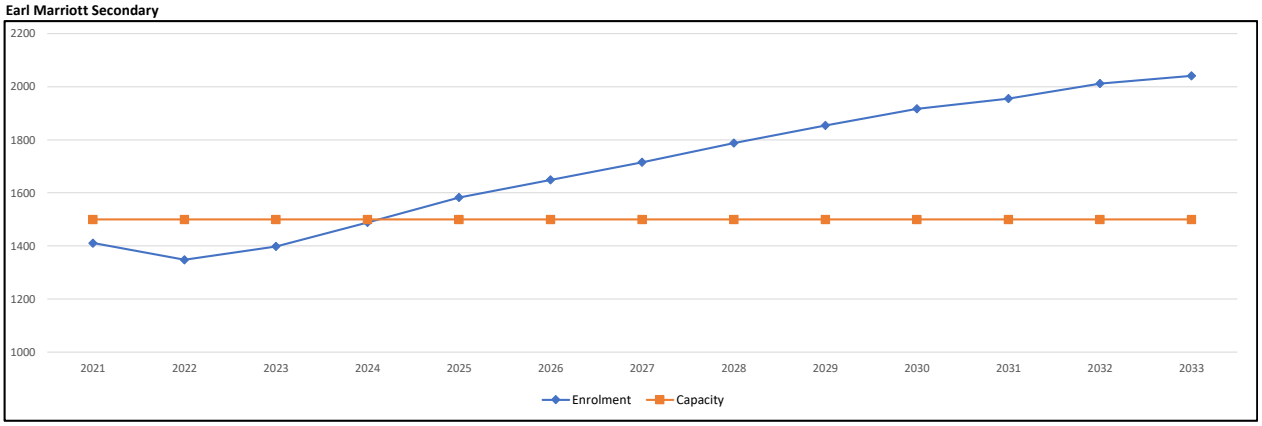
Earl Marriott Secondary experienced some relief with the opening of Grandview Secondary in 2021. However, enrolment growth at Earl Marriott Secondary is expected to continue. As part of the District's 2024/2025 Five Year Capital Plan, the district has requested a 500 capacity addition at Earl Marriott. The Ministry of Education and Child Care has not approved funding for this project.

Edgewood /Ta'talu 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.

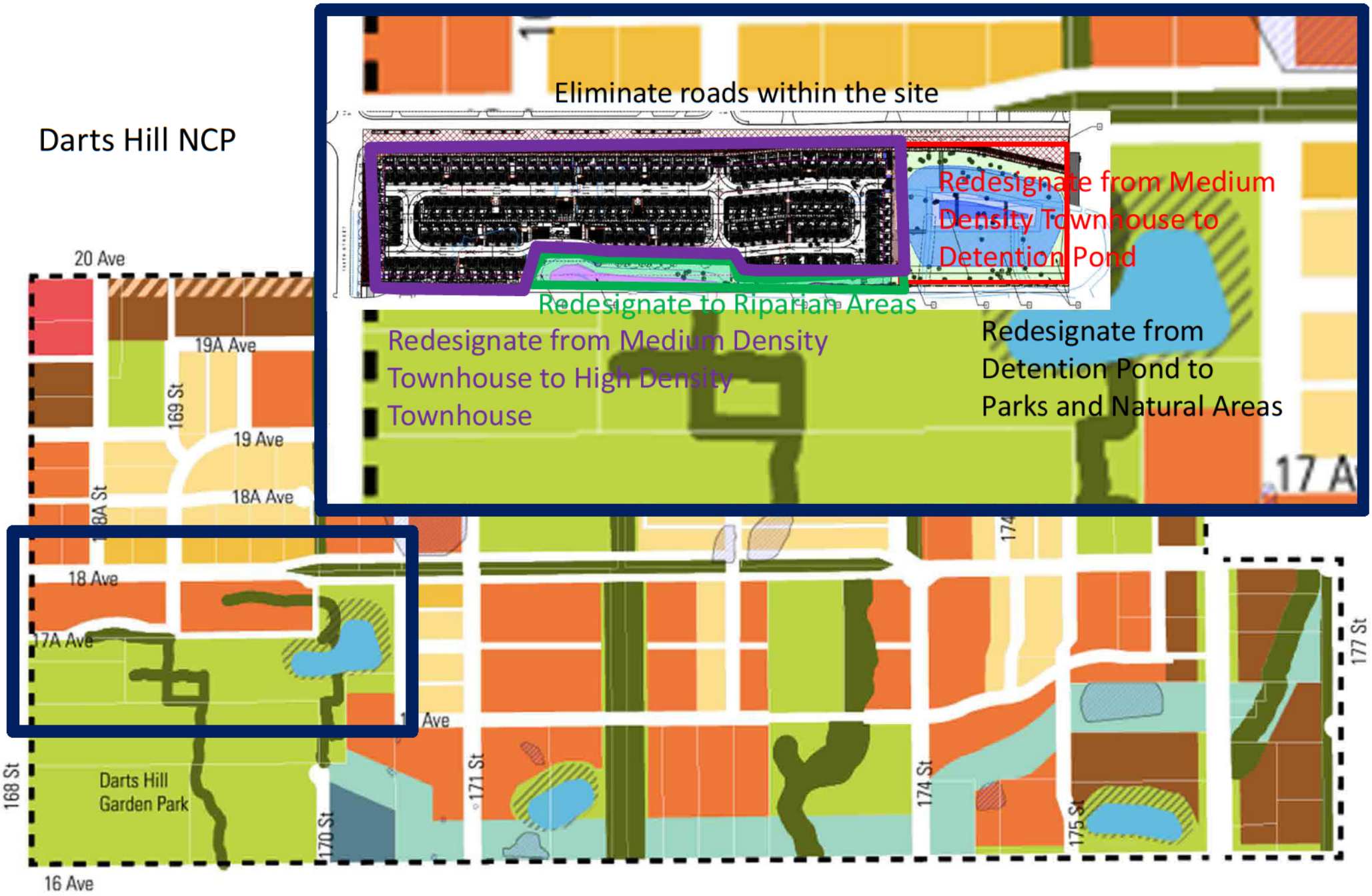
Earl Marriott Secondary



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.*

Darts Hill NCP



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0174-01

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: 011-234-385
Lot 1 Section 18 Township 7 New Westminster District Plan 7509

1788 168 Street

(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 Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east) is reduced from 6.0 metres to 4.5 metres to the principal building face; and

(b) In Section 4. Parking Areas (a), Subsection H. Off-Street Parking and Loading/Unloading, of Part 22 Multiple Residential 30 Zone, parking within the required setbacks is permitted along the south portion of the site.

5. This development variance permit applies to only the portion of 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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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 .

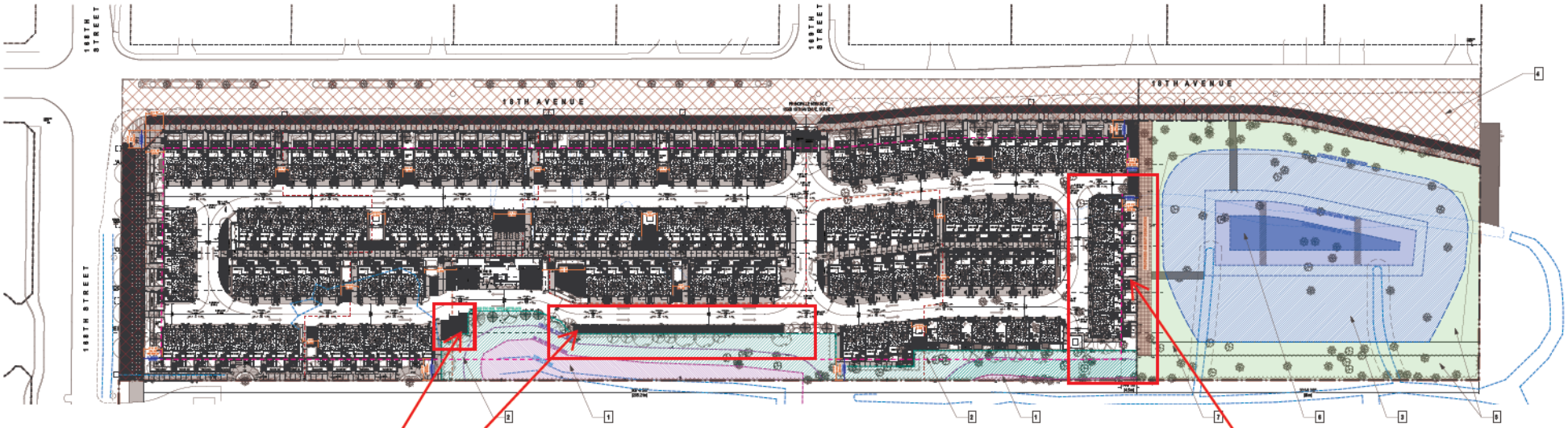
_____

Mayor – Brenda Locke

_____

City Clerk – Jennifer Ficocelli

SCHEDULE A.



1 SITE PLAN - OVERALL
A1.00 N.T.S.

parking is permitted within the required setbacks

AREA CALCULATION	REQUIRED	PROPOSED - SPEA & MUP EXCLUDED
SITE AREA		33,650 sq.m (362,206 sq.ft)
DEDICATIONS (18TH AVE SRW, EAST DETENTION ZONE SRW)		15,286.42 sq.m (164,542 sq.ft)
NET SITE AREA		18,363.58 sq.m (197,664 sq.ft)
UPA	TOTAL # OF UNITS/NET SITE AREA IN ACRES	123 UNITS/4.54 AC = 27.09 UPA
TOTAL BUILDINGS		25 + 1 Amenity Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		123
TOTAL NUMBER OF UNITS - AMENITY		1
TOTAL AMENITY AREA- INDOOR (3 sq.m per Unit)	369 sq.m (3,971.88 sq.ft)	526.46 sq.m (5,666.77 sq.ft)
TOTAL AMENITY AREA- OUTDOOR (3 sq.m per Unit)	369 sq.m (3,971.88 sq.ft)	395.83 sq.m (4,260.68 sq.ft)
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BUILDING HEIGHT - ACCESSORY (AMENITY BUILDING)	11 m	12.04 m
SETBACKS	REQUIRED	PROPOSED
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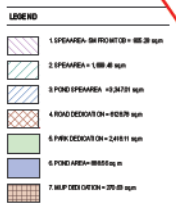
NUMBER OF PARKING SPOTS - VISITORS (0.2 per Unit + 5)	29.6	30
TOTAL NUMBER OF PARKING SPOTS	275.6	276 (including 3 accessible parking)



Reduce the minimum rear yard setback (east) from 6.0 metres to 4.5 metres to the principal building face

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ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 208, 1463 Foster Street, White Rock, BC | 6047831450 | ruchir@architecturepanel.com

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Project
TOWNHOUSE DEVELOPMENT AT 16900 18th Ave., Surrey

Owner
DLJ DEVELOPMENT LTD.

Sheet Title
SITE PLAN -OVERALL

Total Sheets	Sheet No.	Contractors	Consultants
175	A1.04		Architecture Panel Inc.
Drawn By	Checked By	AHJ	Documents
SS	RD	City of Surrey	BP Application
Reviewed By	Status		
RD	BP Application		

No	Date	Issue Notes
A	26-06-23	Coordination
B	15-11-23	Issued for BP
C	04-04-24	Issued for DP Review

Scale

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INTER-OFFICE MEMO

Regular Council - Public Hearing
Item B.14/H.14 7921-0174-00
Monday November 28, 2022
Supplemental Information

TO: **City Clerk, Legislative Services Division**

FROM: **Acting Manager, Area Planning & Development – South Division**

DATE: **November 28, 2022** FILE: **7921-0174-00**

RE: **Additional Information**
Development Application No. 7921-0174-00

Development Application No. 7921-0174-00 is on the agenda for consideration by Council at the November 28, 2022 Regular Council – Public Hearing under Item B.14 and H.14.

After finalizing the Planning Report for the November 14, 2022 Regular Council – Land Use Agenda, additional environmental assessment was provided by the applicant.

The proposed pond on the eastern portion of the site has to be wider than originally proposed. The original proposal had the pond lot as 91.6 metres wide, and the new information shows the pond at 94 metres wide. The proposed townhouse site has been adjusted accordingly (updated site plan attached). The proposal is still for 123 townhouse units, with the same setbacks. The applicant has adjusted the unit type to account for the added area required for the pond.

Staff would also like to provide additional information regarding the required petition for the Hazelmere Estates. As per the Darts Hill NCP, a supportive petition is defined as requiring 65% of lots and 75% of land area in support of rezoning

The Petition Area includes a total of 25 properties, all of which were petitioned. Staff received completed petitions from 84% (21 lots). Four lots did not respond. The following is a summary of results.

Result	Lots		Area (acres)	
Support	17	68%	32.47	66.27%
Oppose	4	16%	8.07	16.47%
Non-Response	4	16%	8.46	17.26%
TOTAL	**25**	**100%**	**49 acres**	**100%**

A total of 17 lots (68%) are supportive of the City to begin processing rezoning applications. These account for 66.27% of total land (32.47 acres) in the Petition Area. Four lots were opposed, representing 16% of total lots and 16.47% of total land.

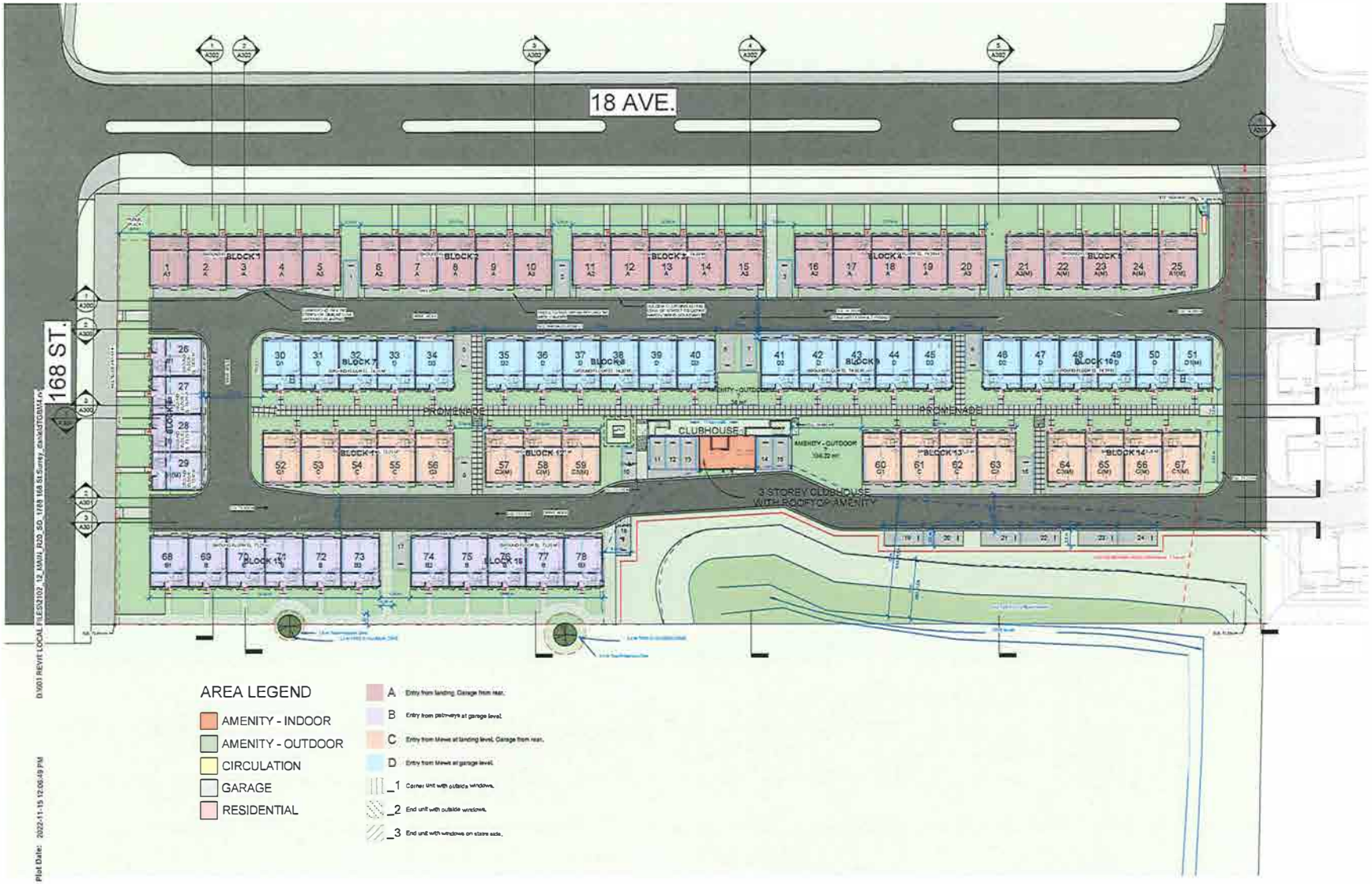
Out of the 21 lots that responded, 81% (17 lots) were in support, representing 80.1% of responded land. While 19% (4 lots) were opposed, representing 19.9% of responded land.

Overall, the results exceeded the supportive petition requirements for percentage of total Petition Area lots but fell short for percentage of total Petition Area land. However, based on these results, and the proportional support from responded petitions, staff are of the opinion that it is suitable for application 7921-0174-00 to be processed and considered by Council.

Shawn Low
Acting Manager, Area Planning & Development – South Division
Planning & Development Department

Appendix I. Revised Site Layout

c.c. - City Manager



D:\001 REVIT LOCAL FILES\2102_12_MMM_R20_SD_1788 168 St Surey_daniel.rTCM14.rvt

Plot Date: 2022-11-15 12:06:49 PM

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel (604) 873-1181 Fax (604) 873-2505
Email: office@AMArchitects.com

N

Project:
2102

Owner
1788 168th St.

1788 168th St.
Surrey, B.C, V3Z 9X3
Drawing:
SITE PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

Date	Description
2021-06-04	ISSUED FOR DP SUBMISSION
2021-11-10	RE-ISSUED FOR SUBMISSION
2022-06-16	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION
2022-11-15	RE-ISSUED FOR DP

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencement of work. Contractors are responsible for verifying all dimensions on site. Figured dimensions to be taken in preference to scaled dimensions.

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Scale: 1 : 300

DWG. NO: A100

ARCHITECTS
ANKENMAN MARCHAND
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Tel (604) 872-2565 Fax (604) 872-2505
Email office@AMArchitects.com

N

Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
SITE PLAN - EAST SITE

Project Status:
Permitting

SUBMISSION

Date	Description
2021-06-04	ISSUED FOR DP SUBMISSION
2021-10-15	RE-ISSUED FOR SUBMISSION
2022-06-10	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION
2022-11-15	RE-ISSUED FOR DP

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. If a discrepancy is found within this or between other Contract documents, Contractor is responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
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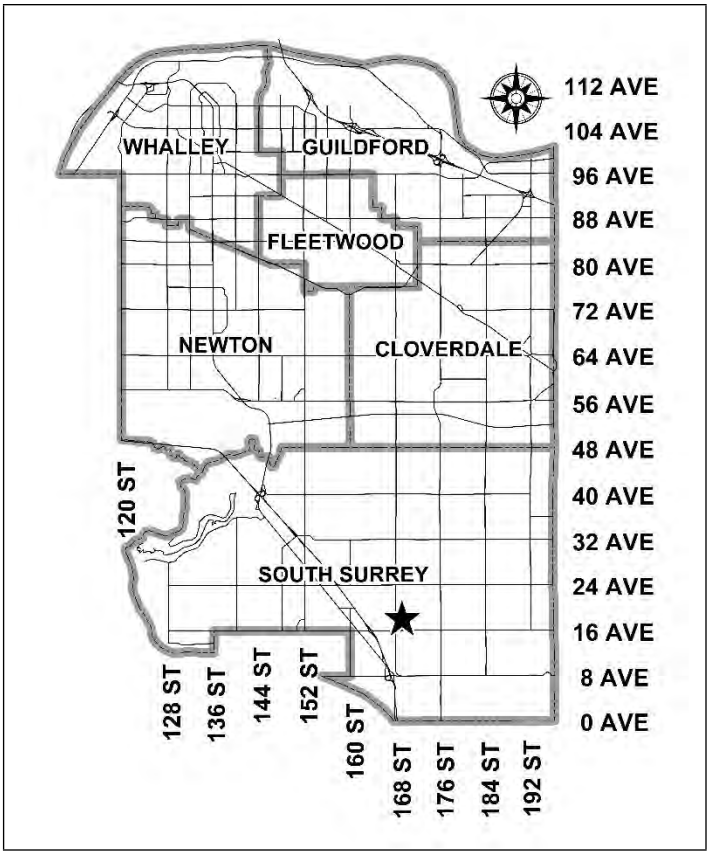
Scale: 1 : 300

DWG. NO: A101

REVISION

Plot Date: 2022-11-15 12:07:09 PM
D:\001 REVIT LOCAL FILES\2102_12_MAN_R25_SD_1788 168 St Surrey_daniel.rTGBM4.rvt



City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7921-0174-00

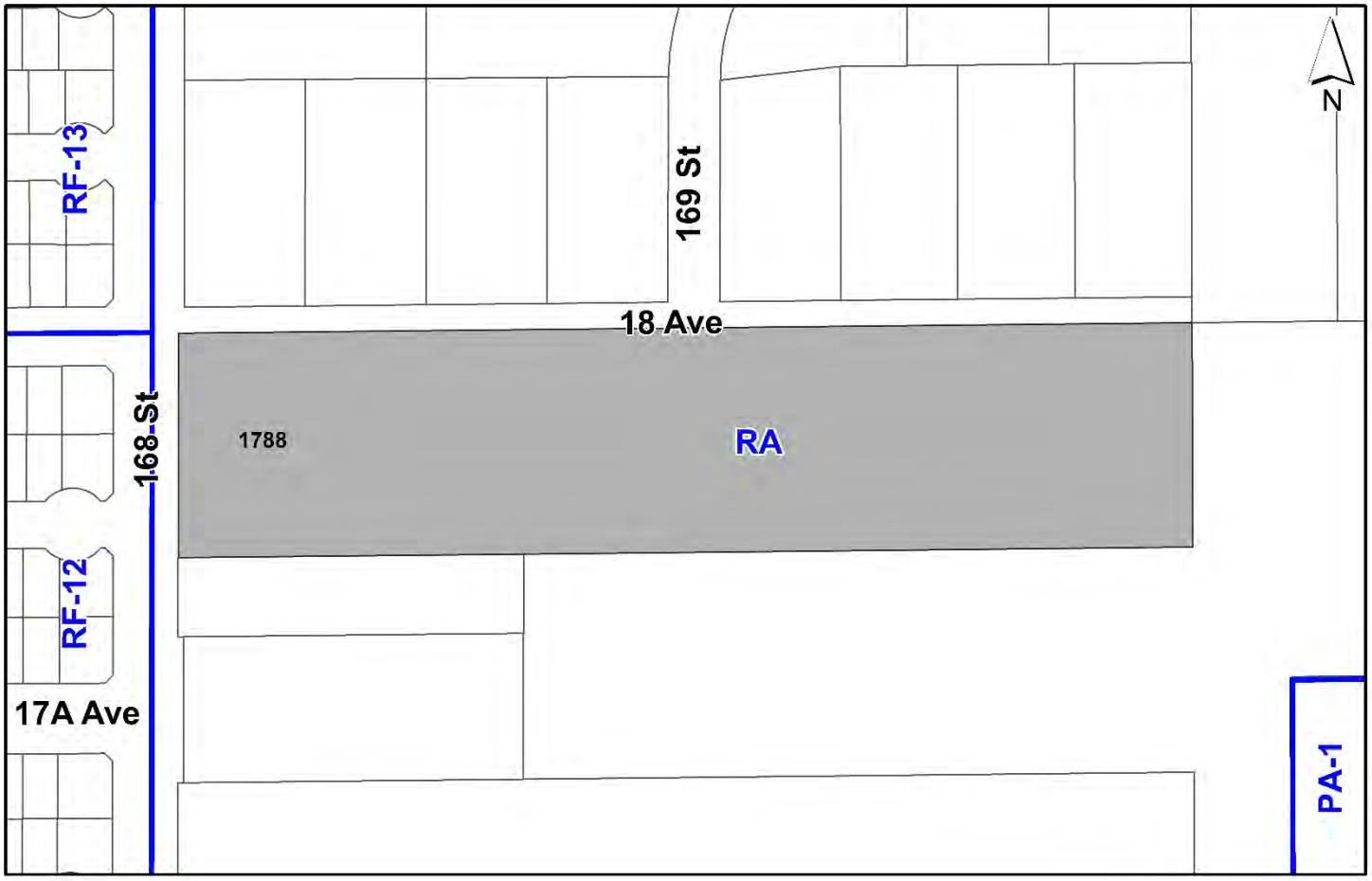
Planning Report Date: October 3, 2022

PROPOSAL:

- **NCP Amendment** to add a detention pond on the eastern portion of the site, and to change the road network and riparian area.
- **Rezoning** of a portion of the site from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of a townhouse site with 123 units, and a detention pond.

LOCATION:	1788 - 168 Street
ZONING:	RA
OCP DESIGNATION:	Urban
NCP DESIGNATION:	Medium Density Townhouse and Riparian Area



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Darts Hill Neighbourhood Concept Plan (NCP) to add a detention pond on the eastern portion of the site, and to change the road network and riparian area.
- Proposing to reduce the east rear yard and the south side yard setback requirements of the RM-30 Zone, from 6.0 metres to 3.0 metres. Also proposing to reduce the side yard setback from 6 metres to 1.0 metre for parking stall No. 10.
- Proposing to increase the building height for the indoor amenity building from 11 metres to 11.3 metres.
- Proposing to reduce the riparian setback to a Class B channelized stream from 15 metres to 10 metres from top of bank.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal partially complies with the Medium Density Townhouse and Riparian Area designation in the Darts Hill Neighbourhood Concept Plan (NCP). The proposal includes an amendment to the NCP, to move the detention pond that is to be located on the adjacent site to the east onto the eastern portion of the subject site and for changes to the road network and riparian area.
- The proposed density and building form are appropriate for this part of Darts Hill.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Darts Hill Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. Setbacks along the street have been increased to 5 metres as per Darts Hill NCP guidelines, and the side yard setback to the east has been reduced from 6 metres to 5 metres.

- The increased height of the proposed indoor amenity building is minimal and will help achieve all of the required indoor amenity space, as well as additional outdoor amenity space on the amenity building roof top.

- The site is within the Hazelmere Estates Petition Area. The petition has met the requirement of 65% of supportive lots and can be moved to Council for consideration.

- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The proposed reduction of the streamside setback from 15 metres to 10 metres from top of bank complies with the Riparian Areas Protection Regulation (RAPR) setback. The proposed detention pond to the east has high ecological value and the overall enhancement area around the pond is larger than the habitat loss.

- The proposed free-standing sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7921-0174-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.

3. Council approve Development Variance Permit No. 7921-0174-00 (Appendix VI), varying the following, to proceed to Public Notification:

    (a) to reduce the minimum east rear yard and south side yard setbacks of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 122 and 123;

    (b) to reduce the rear yard setback from 6 metres to 1.0 metre for parking space No. 10;

    (c) to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres; and

    (d) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is reduced from 15 metres to 10 metres at the narrowest point.

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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for relocation of watercourses and the creation of the pond;

    (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

    (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

    (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

    (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(h) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;

(i) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City at no cost;

(j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(k) registration of a right-of-way for public rights-of-passage for drainage access;

(l) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs; and

(n) 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.

5. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to Medium Density Townhouse, Riparian Area, and Detention Pond, with changes to the road network and riparian area when the project is considered for final adoption. The amendment should also include that the Darts Hill NCP should now state that the Hazelmere Estates Petition Area requirements have been met.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land (single family dwelling demolished)	Medium Density Townhouse and Riparian Area	RA
North (Across 18 Avenue):	Single family dwellings	Medium Density Townhouse and Semi-Detached Residential	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Vacant land	Park & Natural Areas, and Detention Pond	RA
South:	Vacant land and single family dwelling	Park & Natural Areas, and Detention Pond	RA
West (Across 168 Street):	Single family small lots	Low Density Residential (6-10 upa) [Sunnyside Heights NPC]	RF-12

Context & Background

- The site is currently vacant, with the previous single family house recently demolished. The site is currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Medium Density Townhouse and Riparian Area in the Darts Hill Neighbourhood Concept Plan (NCP).

- The site has a total gross floor area of 33,668 square metres (8.32 acres), sloping down from north to south.

- There are several watercourses on the eastern portion of the site, as well as along the south portion of the site. The applicant proposes to move the detention pond currently shown in the NCP on the adjacent site to the east, into the subject site, occupying the eastern portion of the site. The other smaller riparian area on the south portion of the site is proposed to be conveyed to the city at no cost for preservation purposes.

- The site is also within the Hazelmere Estates Petition Area, as identified in the Darts Hill NCP. As part of this area, a petitioning requirement has been included, in which a supportive petition of property owners from this area is required before the first rezoning application can be received by the City.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the western portion of the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", amend the Darts Hill NCP to move the detention pond into the subject site, as well as changes to road network and riparian area, to allow for the Development Permit for Form and Character for a townhouse complex with 123 units.

- The site is also within the Hazelmere Estates Petition Area, as identified in the Darts Hill NCP. As part of this area, a petitioning requirement has been included, in which a supportive petition of property owners from this area is required before the first rezoning application can be received by the City. A supportive petition is defined as requiring 65% of lots and 75% of land area in support of rezoning. Subsequent development applications would not be required to petition the area residents once the initial threshold is met by the first application.

- The City initiated the petition once the subject application was received in 2021. Correspondence was sent to all 25 lots within the Hazelmere Estates Petition Area, and the 65% requirement was exceeded, so the applicant can be moved to Council for consideration. More details are provided under Public Consultation.

- The proposal includes aquatic elimination and compensation, which have not yet been supported under the WSA. Should the proposal not be approved, the applicant will need to reassess aspects of the site layout, in response to WSA's comments and approvals. The applicant has acknowledged this risk and understand that should the proposal not be supported as proposed, that changes will be required to comply with Provincial regulations.

- The proposal includes subdivision into three lots, to create a lot for the detention pond on the eastern portion of the site, a lot for the townhouse development, and a small lot to the south, for the riparian area to be conveyed to the City at no cost. The riparian area to be conveyed at the south portion of the site is 2,410 square metres, with the detention pond lot being 6,450 square metres, and road dedications at 6,119 square metres.

- The proposed development will consist of 123 units in 26 buildings, ranging from 3 to 6 units per building, plus a stand-alone amenity building. All units are proposed with side-by-side double-garages and three bedrooms.

- The site's net density is proposed at 0.93 FAR and 66 units per hectare or 24 units per acre, as per Darts Hill NCP density. The Darts Hill NCP provides the option to provide 20 upa maximum at this site or increase to 24 upa if using Zero Carbon Initiative. The applicant is proposing 24 upa, with Zero Carbon Initiative, where the units are not connected to any fossil fuel for appliances or for heat.

- As the applicant is proposing maximum safeguarding by conveying the riparian area to the City at no cost, the area outside of the 5 metres from top of bank is allowed to be used for the NCP density calculation, as the applicant would have achieved that area by not conveying the riparian area. The riparian area proposed is 2,410 square metres, with 662.8 square metres of land located within 5 metres from top of bank, and not included in the density calculations. The total area used for density calculation is the net site area (18,680 square metres), plus the riparian outside of 5 metres (1,747.2 square metres), for a total of 20,427.2 square metres, or 5.05 acres. The proposed density is 24 units per acre.

- After conveyance, the proposal will still comply with the maximum density permitted under the RM-30 Zone (net site area). The application proposes a unit density of 66 units per hectare and a Floor Area Ration (FAR) of 0.93.

- The proposal complies with the sites Urban OCP designation, which permits a maximum density of 30 units per acre for sites within a Secondary Land Use Plan.

	Proposed
Lot Area	
Gross Site Area: Road Dedication: Undevelopable Area:	33,662 square metres 6,119 square metres 8,863 square metres (6,453 sqm detention pond and 2,410 sqm riparian area)

	Proposed
Net Site Area:	18,680 square metres
Number of Lots:	3
Building Height:	11 m for principal buildings and 11.3 m for the indoor amenity building
Unit Density:	66 units per hectare (24 upa)
Floor Area Ratio (FAR):	0.93 FAR
Floor Area	
Residential:	17,335 square metres
Residential Units:	
3-Bedroom/Total:	123 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 60 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

33 Elementary students at Edgewood Elementary School
14 Secondary students at Grandview 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 Fall 2024.

Parks, Recreation & Culture:	• The closest active park is planned to be 200 meters north of the development site along 169 Street. The closest natural area is planned to be adjacent to the development site to the south and east, as part of the Darts Hill Neighbourhood Concept Plan (NCP) . • Revisions are required to the Ecosystem Development Plan (EDP), to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal. • Water Act Approval, and any associated changes must be incorporated in the final EDP.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is required to dedicate land for road widening along the north and western portions of the site for 18 Avenue and 168 Street, for a total of 611 square metres of area.

- Access is proposed on 18 Avenue, and it is proposed to align with 169 Street to the north.

- The applicant is proposing 5 additional visitor parking spaces on-site in excess of the Zoning By-law requirement, to assist in replacing some of the on-street parking that has been eliminated with the proposed road network changes.

- Given the changes proposed with the addition of the detention pond on the eastern portion of the site, staff support the amendments proposed to the Darts Hill NCP for the road network changes.

- The site has access to a multi-use pathway on the west side of 168 Street, across the street from the site. The closest transit route is over 1 kilometre away on 24 Avenue to the north, or King George Boulevard to the west.

Parkland and Natural Area Considerations

- The proposal includes the conveyance to the City of a small riparian area on the south portion of the site.

- Appropriate setbacks to future parkland to the south are provided.

Sustainability Considerations

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

- In addition, the applicant is also providing the Zero Carbon Incentive requirements for increased density as per Darts Hill NCP.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).

- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) with Secondary Land Use Plans.

Themes/Policies

- A1.1 Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

  (The proposed development complies with the RGS designation and is a compact and efficient development.)

- A3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

  (The proposed development is located on an under-developed piece of land, that is designated Urban in the OCP, and planned for medium density townhouses in the Darts Hill NCP.)

- A4.2 Encourage the full and efficient build-out of existing planned urban areas in order to:
  - achieve planned capacities;
  - use infrastructure efficiently;
  - provide housing options; and
  - provide amenities for residents.

  (The proposed development will provide a detention pond that will allow for further development of the Darts Hill area.)

- B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including:
  - Ensuring compatibility of scale, massing, and architecture with adjacent sites; and

- Providing diversity, choice, and variety within a coherent, consistent physical environment.

(The proposed development fits well within the neighbourhood and provides the density planned for in the Darts Hill NCP.)

- B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces by:
  - Locating buildings so that they directly face public streets;
  - Providing doors, windows, and "active" building faces along public streets;
  - Avoiding blank facades and providing 'eyes on the street' by placing active uses within parts of the building that front onto streets and public spaces.

(The proposed development has street-facing units on all sides that interface with a street or with the planned park to the south.)

Secondary Plans

Land Use Designation

- The site is designated Medium Density Townhouse and Riparian Area in the Darts Hill NCP, with several roads planned through the site. The proposal includes an amendment to the NCP to include a Detention Pond on the eastern portion of the site, and adjust the riparian area and road network. The amendment also includes the removal of the Hazelmere Estates Petition Area.

Amendment Rationale

- The proposal includes the relocation of the detention pond currently identified in the NCP on the adjacent property to the east into the subject site, as well as an amendment to the road network and riparian areas.

- The NCP identified off-site detention pond is proposed to be moved to the subject site, to allow for servicing to develop the subject site. This will also allow other sites within the same catchment area to proceed with development, as the site where the pond was originally identified, immediately east of the subject site, is not currently available.

- The riparian areas are proposed to reflect the environmental assessment done for this proposal and be adjusted accordingly.

- The road network has been modified, to reflect the proposed pond location, and provide one combined site for development.

Themes/Objectives

- 3.2.5 Medium Density Townhouse. Base density 20 upa, or 24 upa with Zero Carbon Incentive

(The applicant proposes a townhouse site at 24 upa with Zero Carbon initiatives and all electric connections. The proposal also has no tandem parking, as recommended in the NCP.)

- 4.1 General Design Principles:
    - A. Foster cohesive neighbourhood design through integration of common design styles and complementary transitional scales.
    - B. Architectural design should reflect the natural heritage of Darts Hill by using natural materials such as wood, brick and stone as principal components.
    - C. Visual interest along streets should be provided with active building frontages, landscaping, and with high quality building details.
    - E. Development should orient itself towards views of parks and natural areas. Wherever possible, connectivity should also be provided.
    - G. Provide generous landscaping along public realm frontages.
  - Building Siting, Height, & Massing
    - A. Provide generous setbacks (minimum 5.0 m) to include natural features, landscaping and trees.
    - B. Buildings should optimize views towards streets, public spaces and natural areas.
    - C. Create enjoyable, functional open spaces that take advantage of natural light and contributes to a pleasant micro climate.
    - D. Promote neighbourhood safety and sociability by designing for overlook and activity along streets, pathways, and natural areas.
  - Building Materials
    - B. Avoid the use of vinyl siding and fibre cement panels.
    - C. Use materials that make the building energy efficient and maximize the life of the building.
  - Landscaping
    - D. Landscape design should provide soft transitions between built and natural environment.
    - E. Express architecture and landscape design with clear and cohesive organizing concept.
  - View Corridors: The preservation of these views will result in a shared community benefit enjoyed by residents and visitors of Darts Hill.

(The proposal generally complies with the design guidelines and principles of the Darts Hill NCP.)

- 9. Implementation
  - Hazelmere Estates Petition Area
  - Zero Carbon Incentive

(The proposal has demonstrated support as required in the Hazelmere Estates Petition Area, and is proposing Zero Carbon Initiatives to achieve 24 upa, as per the Darts Hill NCP)

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" 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)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	**Permitted and/or Required**	**Proposed**
Unit Density:	75 uph	66 uph
Floor Area Ratio:	1.00	0.93
Lot Coverage:	45%	36%
Yards and Setbacks		
North:	4.5 metres	5.0 metres (as per NCP)
East:	6.0 metres	3.0 metres (DVP)
South:	6.0 metres	3.0 metres (DVP)
West:	4.5 metres	5.0 metres (as per NCP)
Height of Buildings		
Principal buildings:	13 metres	11 metres
Indoor Amenity Building:	11 metres	11.3 metres (DVP)
Amenity Space		
Indoor Amenity:	3 m^2 X 123 units = 369 m^2	The proposed 390 m^2 meets the Zoning By-law requirement.
Outdoor Amenity:	3 m^2 X 123 units = 369 m^2	The proposed 807 m^2 meets the Zoning By-law requirement.
Streamside (Part 7A)	**Required**	**Proposed**
Streamside Setbacks		
Class B (yellow-coded) Channelized Stream:	15 metres	10 metres (DVP)
Parking (Part 5)	**Required**	**Proposed**
Number of Stalls		
Residential:	246	246
Residential Visitor:	25	30
Total:	276	276
Tandem (%):	50%	0
Bicycle Spaces		
Residential Visitor:	12	15

Setback and Building Height Variances

- The applicant is requesting the following variances:

  (a) to reduce the minimum east rear yard and south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123; and

  (b) to reduce the side yard setback from 6 metres to 1.0 metre for parking space No. 10;

  (c) to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres.

- The setback reduction includes buildings adjacent to the pathway near the proposed detention pond, and to the riparian area to the south.

- For the east setback, adjacent the detention pond, the units with a back-of-unit interface have a standard 6 metres setback proposed, and the 3 metres setback is only for the side-of-unit interface at the northeast corner, for unit No. 91.

- The typical back-of-unit setback is 6 metres, to allow for a usable back yard. In this case, the applicant is proposing roof-top patios as the main private outdoor space, and the proposed 3 metres setback will be additional outdoor space at grade and act as a buffer to the buildings. As these units back onto a riparian area, there will not be units or pathway adjacent to the south, there are no concerns with privacy.

- The setback for parking stall No. 10 is proposed to be reduced to 1.0 metre, as it is adjacent to riparian area, and will not impact privacy or livability of adjacent neighbours.

- The applicant proposed a three-storey indoor amenity space with rooftop patio. This will allow all of the indoor amenity space to be provided on-site, without the need for cash-in-lieu. The height variance is minimal, from 11 metres to 11.3 metres.

- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside setback variance:

  (c) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.

- The applicant is seeking a variance to the streamside setback from 15 metres to 10 metres at the shortest distance, while providing a varied setback between 10 metres and 20 metres at other locations. The applicant proposes an enhanced riparian area to the east, where the detention pond is proposed, and the loss of habitat due to the setback reduction is proposed to be offset by the pond area.

- 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.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is $2,000 per new unit.

- 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 and Secondary Plan 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 $1,000 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 August 30, 2022, and the Development Proposal Signs were installed on August 24, 2022. Staff received no responses from neighbours.

- The subject development application was reviewed by the Grandview Heights Stewardship Association, Greater Hazelmere Estates Neighbourhood Association and Cloverdale District Chamber of Commerce. No comments have been received.

Hazelmere Estates Petition Area

- The site is identified in the Darts Hill NCP as part of the Hazelmere Estates Petition Area. At the time the NCP was approved, not all residents in this area were supportive of development during the Planning process. As a result, a petitioning requirement has been included.

  The City initiated the petition once the subject application was received in 2021. Correspondence was sent to all 25 lots within the Hazelmere Estates Petition Area.

- A total of 17 lots (68%) are supportive of the City to begin processing rezoning applications. These account for 66.27% of total land (32.47 acres) in the Petition Area. Four lots were opposed, representing 16% of total lots and 16.47% of total land area.

- Out of the 21 lots that responded, 81% (17 lots) were in support, representing 80.1% of responded land area. While 19% (4 lots) were opposed, representing 19.9% of responded land area.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of two existing Class B (yellow-coded) watercourse which flow east. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) channelized watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks require a variance from the Zoning By-law.

- The riparian area on the south portion of the site is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP. A Development Variance Permit is proposed to reduce the streamside setback from 15 metres to 10 metres in a few locations.

- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio*., of Marlim Ecological Consulting Ltd. and dated September 09, 2022. The report will need to be updated to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal. Once an updated report is submitted and reviewed by staff, a peer review will also be required.

- As the applicant is proposing changes to watercourses that require a Water Act Approval, those approvals are required prior to Final Approval, and any changes must be incorporated into the final report. If Provincial approvals are not granted, the applicant will need to revise the site plan. The finalized Ecosystem Development Plan and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Darts Hill Neighbourhood Concept Plan (NCP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Darts Hill Neighbourhood Concept Plan (NCP).

- The site consists of 123 townhouse units, all proposed with three-bedrooms and side by side double garages. Units face 18 Avenue and 168 Street and face the park to the south. The interface to the east has one side-of-unit condition, and the other units are facing east, adjacent to a pathway bordering the proposed detention pond.

- The indoor amenity building is located in a central location, and is adjacent the outdoor amenity space.

- The applicant has worked with staff to modify the design to a more traditional architectural style, consistent with the Darts Hill NCP, as well as addressing grading and view corridor concerns.

- The design incorporates acoustic upgrades for units facing 168 Street, as a standard requirement for all units facing arterial and collector roads.

Landscaping

- Landscaping includes one small plaza on the northwest corner of the site, and a larger plaza on the northeast corner of the site, adjacent the proposed detention pond. A landscape buffer of 5 metres is proposed along both 18 Avenue and 168 Street, as per NCP requirement.

Indoor Amenity

- The Zoning By-law requires that 369 square metres of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.

- The proposed 390 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. The indoor amenity space is proposed as a stand-alone building at the centre of the site.

- The indoor amenity space is proposed to be programmed with a lobby, two multi-purpose rooms, and two meeting rooms. Stairs and an elevator are provided, as well as washrooms. There are five visitor parking spaces directly adjacent to the indoor amenity building.

Outdoor Amenity

- The Zoning By-law requires that 369 square metres of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.

- The proposed 807 square metres of outdoor amenity exceeds the minimum required under the Zoning By-law. The majority of the outdoor amenity space is proposed adjacent the indoor amenity space at the centre of the site, as well as decks and a roof top patio at the indoor amenity space building.

- The outdoor amenity space includes seating areas, picnic tables, a playground and a community garden.

Outstanding Items

- 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 identifying additional opportunities for tree retention, the expansion of verandas and porches overhangs, express individual units, improve the amenity building expression with a more residential character, improve interfaces where grading is challenging.

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

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	54	54	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Coniferous Trees			
Western Red Cedar	61	61	0
Giant Sequoia	2	2	0
Total (excluding Alder and Cottonwood Trees)	**64**	**64**	**0**
Additional Trees in the proposed Riparian Area	**107**	**78**	**29**

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	**191**
Total Retained and Replacement Trees	**191**
Contribution to the Green City Program	**n/a**

- The Arborist Assessment states that there are a total of 64 mature trees on the site, excluding Alder and Cottonwood trees. 54 existing trees, approximately 46 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- Table 1 includes an additional 107 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to construction of the detention pond or hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 182 replacement trees on the site. The applicant proposes 191 replacement trees which exceeds the replacement requirement.

- The new trees on the site will consist of a variety of trees including Green Japanese Maple, Red Pocket Maple, Pyramidal European Hornbeam, Forest Pansy Redbud, Pink Flowering Dogwood, Serbian Spruce, Daybreak Cherry, Douglas Fir, Ornamental Pear, Pin Oak, Giant Redwood and Japanese Stewartia, as well as a variety of shrubs.

- In summary, a total of 191 trees are proposed to be retained or replaced on the site with no contribution required 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 and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7921-0174-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

LFM/cm

APPENDIX I.

PRELIMINARY

SUBDIVISION PLAN OF LOT 1 SECTION 18 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 7509

PURSUANT TO SECTION 67 LAND TITLE ACT

BCGS MAP SHEET 92G.007

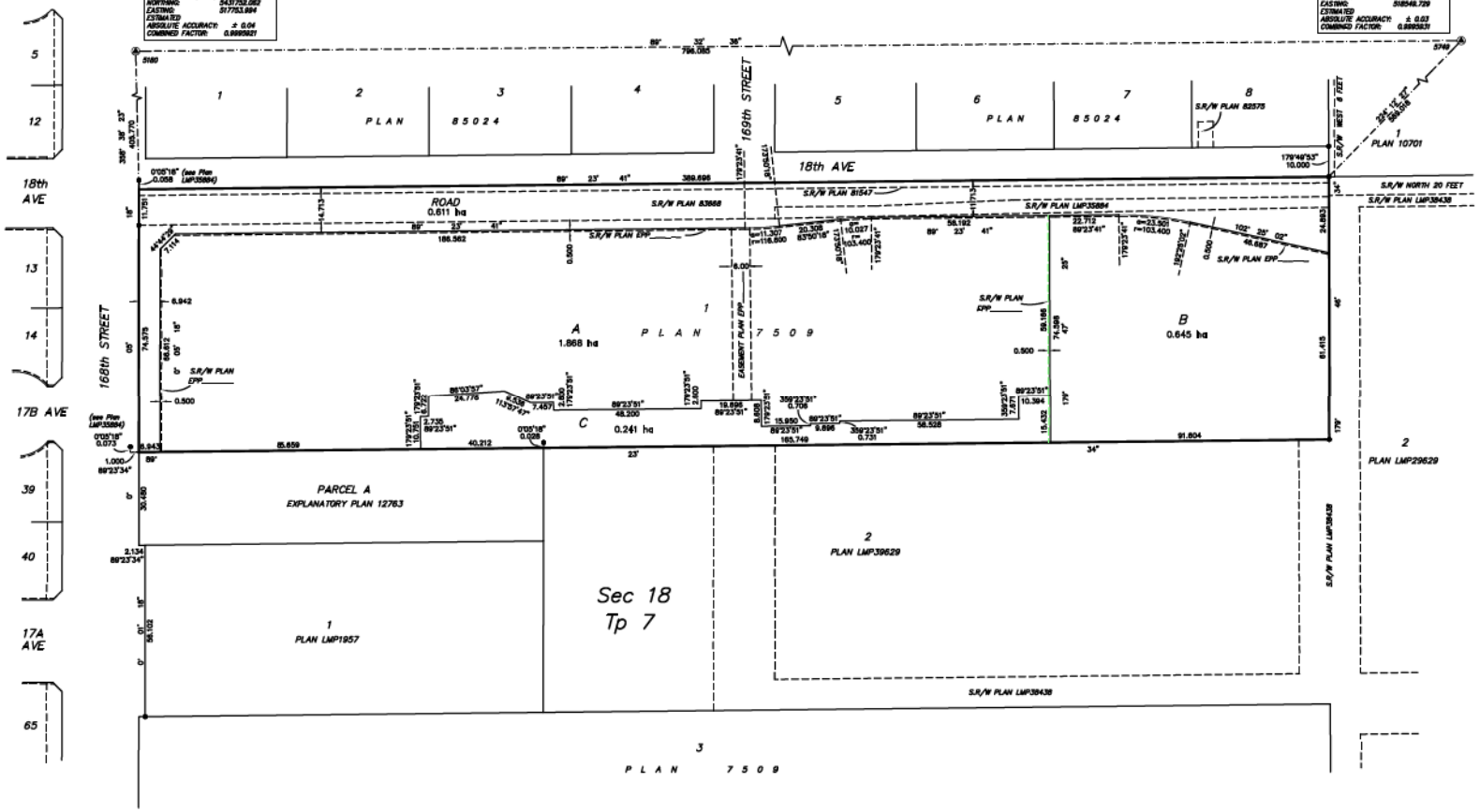
10M 0 15 30M

"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 560mm in height by 864mm in width (D size) when plotted at a scale of 1:750

NOTE:
This plan shows one or more witness posts which are not set on the true corner(s).
Witness exaggerated for clarity.

LEGEND
- standard iron post found
- standard iron post placed
- Control Monument found
- Wt Denotes Witness



INTEGRATED SURVEY AREA NO.1, SURREY
NAD83(CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5160 AND 5749 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5160 AND 5749

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995926 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5160 AND 5749

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 – 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1656
FILE: 20133SD

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY

THIS PLAN LIES WITHIN THE CITY OF SURREY

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 28th DAY OF SEPTEMBER, 2022
GENE PAUL NIKOLA BCLS (803)

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No._____
OF LOT 1 SECTION 18 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 7509

P.I.D. 011-234-385
SUBJECT PROPERTY MAY BE AFFECTED BY STATUTORY RIGHT OF WAY AC177539(PLAN 81547), STATUTORY RIGHT OF WAY AD43338(PLAN 83668), STATUTORY RIGHT OF WAY BL393829(PLAN LMP35884)
CIVIC ADDRESS: #1788 168th STREET

CITY OF SURREY

B.C.G.S. 92G.007

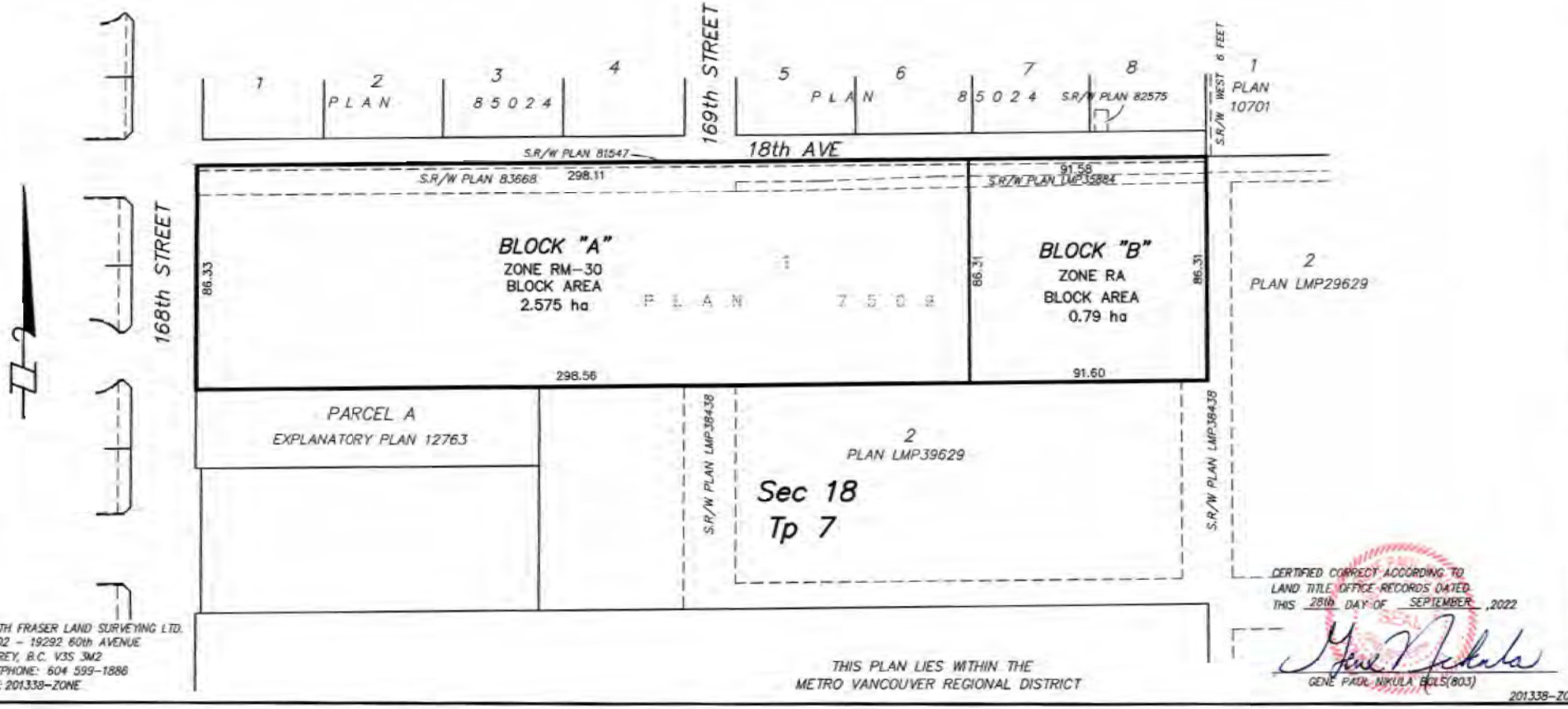
SCALE = 1:1500

15M 0 30 60M

"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 1	SECTION 18 TOWNSHIP 7	7509	2.575 ha	BLOCK "A"	RM-30
PART OF LOT 1	SECTION 18 TOWNSHIP 7	7509	0.79 ha	BLOCK "B"	RA



CERTIFIED CORRECT ACCORDING TO LAND TITLE OFFICE RECORDS DATED THIS 28th DAY OF SEPTEMBER ,2022

GENE PAUL NIKULA BCLS(803)

SOUTH FRASER LAND SURVEYING LTD.
202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886

FILE: 201338-ZONE

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

201338-ZONE

1788 168 St.

Surrey, BC V3Z 9X3

Re-Isssued for DP Resubmission: 2022-09-28

Owner
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Tel: 778.593.0306 Fax: 778.593.0302

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Landscaping
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Suite C100 - 4185 Still Creek Drive
Burnaby, BC V5C 6G9
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Tel: 604.294.0011 Fax: 604.294.0022

Surveyor
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Email: info@southfraserurvey.ca
Tel: 604.598.1008 Fax:

Sheet List	
Sheet Number	Sheet Name
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A003B	SITE AREA DEDUCTIONS (CONT'D)
A004	CONTEXT
A010	OVERALL & RIPARIAN SITE PLAN
A011	FIREFIGHTING ACCESS PLAN
A040	SHADOW STUDY WEST - SPRING EQUINOX
A041	SHADOW STUDY WEST - SUMMER SOLSTICE
A042	SHADOW STUDY WEST - FALL EQUINOX
A043	SHADOW STUDY WEST - WINTER SOLSTICE
A044	SHADOW STUDY EAST - SPRING EQUINOX
A045	SHADOW STUDY EAST - SUMMER SOLSTICE
A046	SHADOW STUDY EAST - FALL EQUINOX
A047	SHADOW STUDY EAST - WINTER SOLSTICE
A100	SITE PLAN - WEST SITE
A101	SITE PLAN - EAST SITE
A110	LEVEL 2 PLAN - WEST SITE
A111	LEVEL 2 PLAN - EAST SITE
A120	LEVEL 3 PLAN - WEST SITE
A121	LEVEL 3 PLAN - EAST SITE
A130	ROOF LEVEL PLAN - WEST SITE

Sheet List	
Sheet Number	Sheet Name
A131	ROOF LEVEL PLAN - EAST SITE
A200	WEST SITE - OVERALL ELEVATIONS
A201	EAST SITE - OVERALL ELEVATIONS
A300	WEST SITE - AISLE ELEVATIONS
A301	WEST SITE - AISLE ELEVATIONS
A302	WEST SITE - AISLE ELEVATIONS
A303	EAST SITE - STREET SECTIONS
A304	EAST SITE - STREET SECTION
A305	EAST SITE - AISLE SECTIONS
A652	UNIT B (MID) - Landing Entry
A653	UNIT C1 (END)
A654	UNIT C2 (END)
A655	UNIT D (MID)
A660	TYPICAL UNIT E
A800	AMENITY PLANS
A805	AMENITY PLANS
A810	AMENITY ELEVATIONS
A815	AMENITY ELEVATIONS
A900	PROJECT ENTRY SIGNAGE DETAILS
A910	RENDERINGS

ARCHITECTS
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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
COVER PAGE & DRAWING LIST

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-10	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:

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A001

Plot Date: 2022-09-28 2:52:11 PM
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1788 168 St.

Surrey, BC V3Z 9X3

Re-Isssued for DP Resubmission: 2022-09-28

STATISTICS

Civic Address:
1788 168 St Surrey, BC V3Z 9X3

FOLIO:
7189-00004-5

PID:
011-234-385

PLAN DESCRIPTION:
LOT 1 SECTION 18 TOWNSHIP 7 PLAN NWP7509 NWD EXCEPT PLAN RW 83668.

NEIGHBORHOOD:
-ALTAMONT 28TH-WESTBAY SCHOOL

NCP DESIGNATION:
20 UPA (Base) +4UPA (Zero Carbon Incentive)
Darts Hill Neighbourhood Concept Plan

GARBAGE DAY:
FRIDAY

RECYCLING SERVICE:
-

PROPOSED ZONING:
CD based on RM-30

PROPOSED USE:
Residential

NET SITE:
18,680 m^2

GROSS SITE:
33,650 m^2

DEVELOPMENT DATA

REQUIRED

LOT COVERAGE:
Buildings and Structures 45%

SETBACKS

Front	5.0 m
Rear	6.0 m
Side	5.0 m

BUILDING HEIGHT

Principal	13.0 m (Townhouses)
Accessory	11.0 m (Indoor Amenity Bldgs)

NUMBER OF RESIDENTIAL UNITS

DENISTY

UPH
units per hectare (net) 75 UPH

UPA
units per acre & hectare (net) 24 UPA

FAR (net)
1.0 FAR

AMENITY SPACE

Indoor	3 m^2 x 123 units = 369 m^2
Outdoor	3 m^2 x 123 units = 369 m^2

PARKING

Residential, 3 Bedroom +	2 per unit x 123 units	= 246
Amenity	-	
Visitor	0.2 per unit x 123 units	= 25
Total Number of Parking Spaces		= 276
# Disabled stalls	0.2 per Visitor Stall	= 1
# Small cars	25% of stalls = 0.25 x 28	= 6
Bike stalls		12 stalls

PROPOSED

LOT COVERAGE:
Buildings and Structures 7,642 m^2 / 33,650 m^2 (23%)

SETBACKS

Front	5.0 m
Rear	6.0 m
Side	3.0 m (Pond)

BUILDING HEIGHT

Principal	10.97 m (Residential Unit)
Accessory	11.29 m (Amenity Building)

Per Surrey Bylaw "Building Height" definition (b), our Amenity Building height measurement does not include elevator service rooms nor the dormer elements at the facade, and is measured from main entry level to top of stair flat roof.

NUMBER OF RESIDENTIAL UNITS
3 bedroom + Units 123 RESIDENTIAL 17,335.21 m^2 186,594.68 SF
3 storeys w/ roof access

DENISTY

UPH
West riparian area Setback and East detention zone SRW: *excluded*
units per acre & hectare (net) 123 units / 2.04 He = **60 UPH**

UPA
West riparian area Setback and East detention zone SRW: *included*
Site Net Area for Density: 18,680 m^2 + 1,747.2 m^2 = 20,427.2 m^2 (5.05 Ac)
123 units / 5.05 ac = **24 UPA**

FAR (net)
West riparian area Setback and East detention zone SRW: *excluded*
Excludes basements, crawl spaces, balconies, canopies, terraces, decks, and indoor amenity spaces
17,335 m^2 (Residential Area) / 18,680 m^2 (Site Net Area) = **0.93 FAR**

AMENITY SPACE

Unit Type	Level	Area	Area SF
AMENITY - INDOOR			
West Amenity Building	LEVEL 1	43.28 m^2	465.86 SF
West Amenity Building	LEVEL 2	187.51 m^2	2,018.36 SF
West Amenity Building	LEVEL 3	159.49 m^2	1,716.73 SF
		390.28 m^2	4,200.94 SF
West Site Play Area			
AMENITY	GROUND LEVEL	139.28 m^2	1,499.22 SF
West Amenity Building	LEVEL 1	32.46 m^2	349.4 SF
West Amenity Building	LEVEL 1	35.93 m^2	386.77 SF
West Amenity Building	LEVEL 3	22.41 m^2	241.19 SF
West Amenity Building	ROOF	166.05 m^2	1,787.39 SF
		396.14 m^2	4,263.97 SF
Grand total		786.42 m^2	8,464.91 SF

PARKING

Residential, 3 Bedroom +	2 per unit	= 246
Amenity		= 0
Visitor		= 25
Req'd by Surrey Transportation Department		= 5
Total Number of Parking Spaces		= 276
# Disabled stalls		= 1
# Small cars		= 0
Bike stalls		15 stalls

DESIGN RATIONALE

The intent of this development at 1788 168st in Surrey is to modernize the area from vast lots currently for farms or large single family estates into a 123 unit multi-family neighborhood. This design will facilitate amenities such a clubhouse and outdoor park land addressing the growing demand of housing in Surrey while maintaining greenspace.

The site is flanked with existing 168 St on the West property and 18 Ave to the North. Mid-site - 169St currently terminates and will become our development's main entrance catering fire-truck access and it's maneuverability. On the East - 170A Ave, per the Dart's Hill Neighbourhood Community Plan is envisioned as a pedestrian street that is reflected on our Site Plan. All service connections run East-to-West and connect with 168 St.

Streams criss-cross through the East and West sites. We propose a detention pond to accommodate the East stream and riparian areas, while also providing a landscaped area for inhabitants. The swales on the West site are to be removed.

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
STATISTICS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:

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A002

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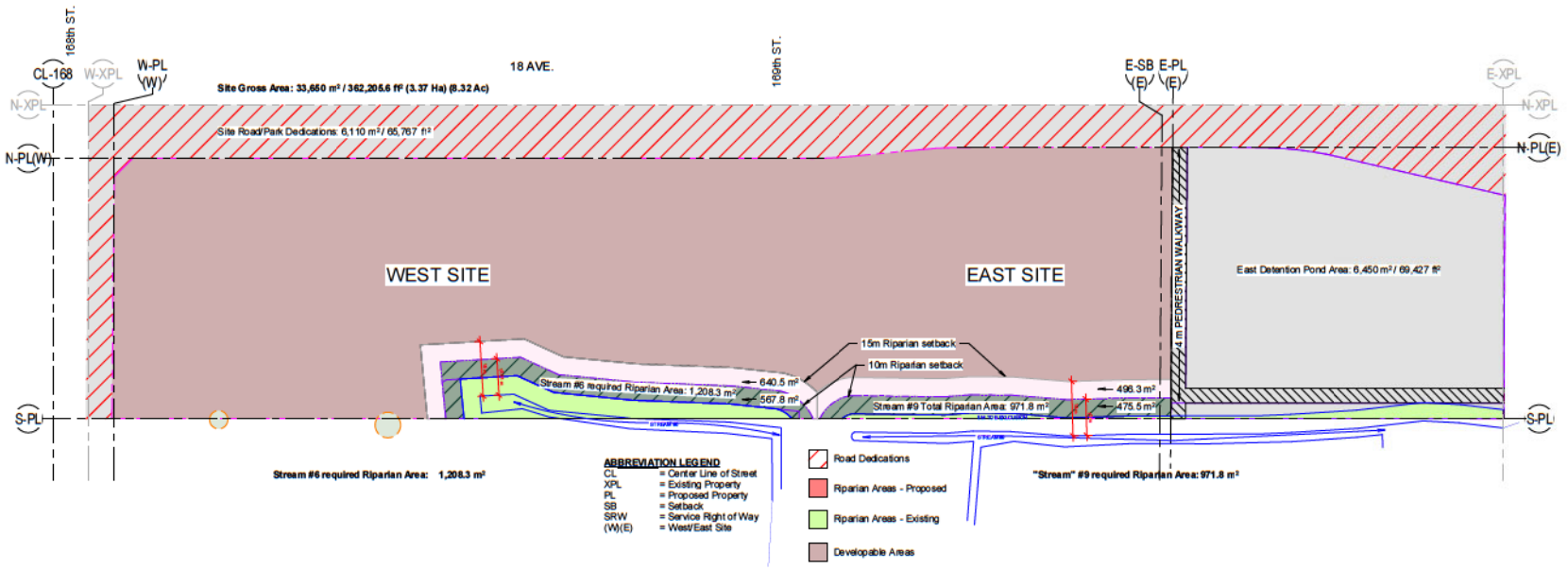
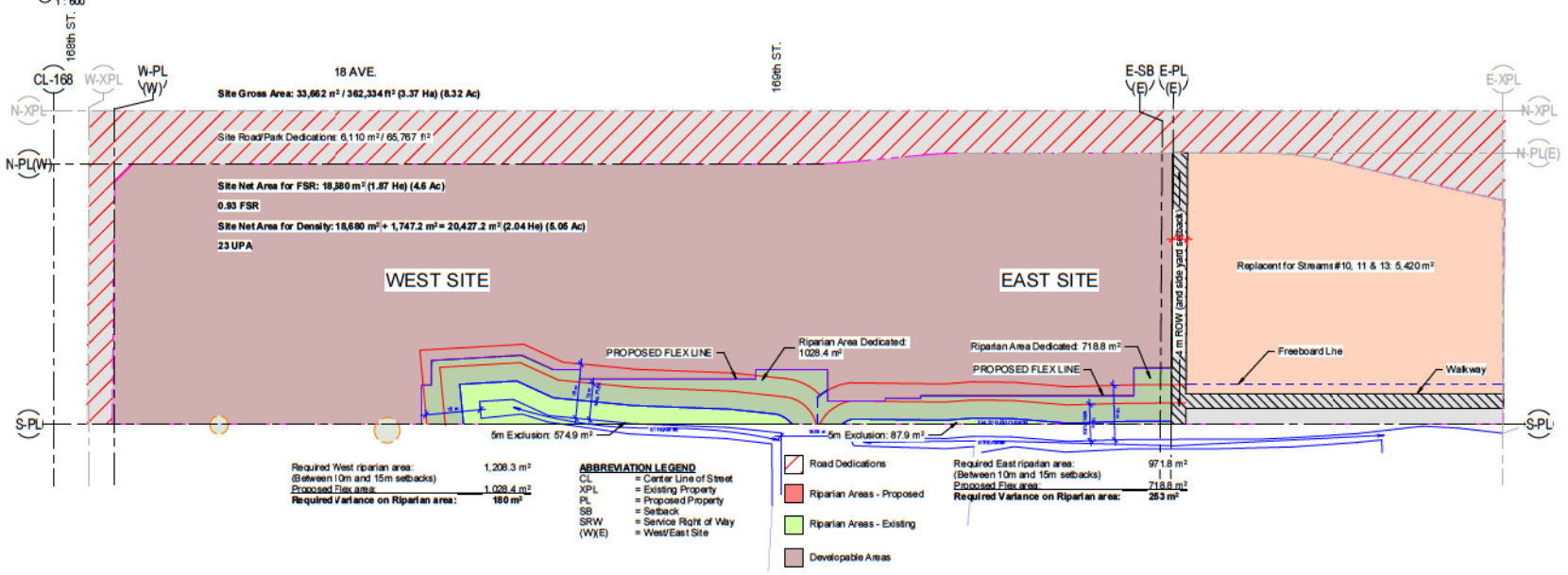


2 SITE PLAN - AREA REDUCTIONS (Upto 15m)
1 : 600



1 SITE PLAN - FLEX LINE PROPOSAL
1 : 600

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Owner
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Surrey, B.C. V3Z 9X3
Drawing:
SITE AREA DEDUCTIONS (CONT'D)
Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2022-08-26	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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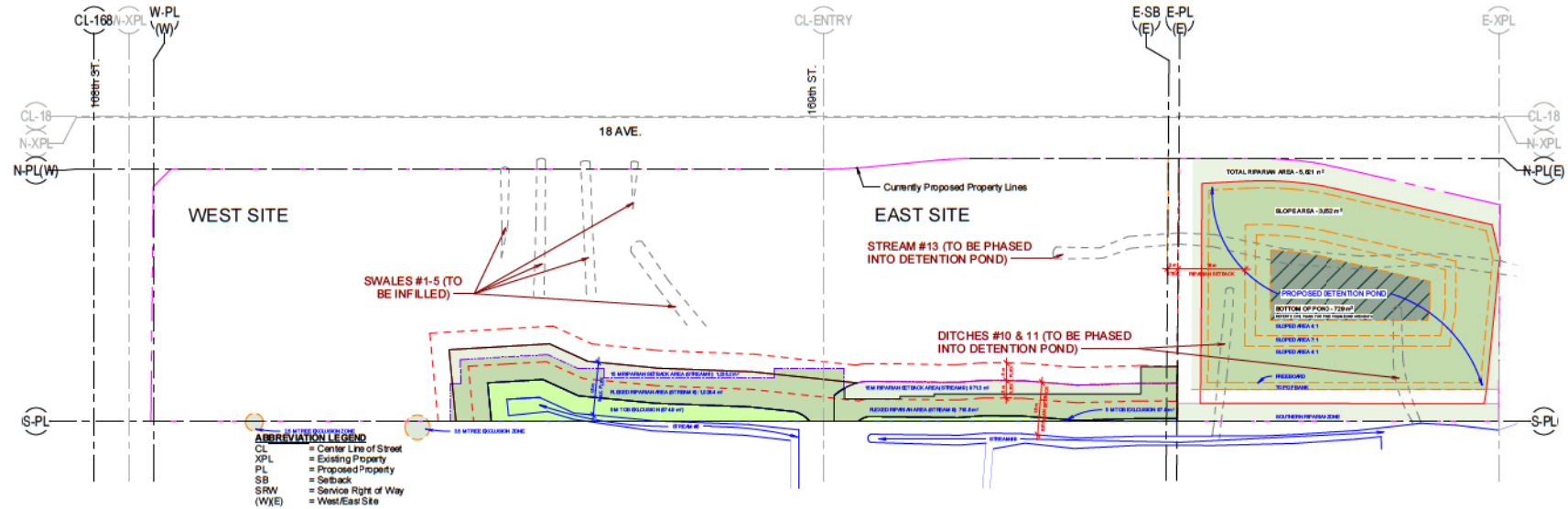

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
OVERALL & RIPARIAN SITE PLAN

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Plot Date: 2022-09-29 12:43:35 PM
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1 SITE PLAN - FIREFIGHTING ACCESS PLAN
1 : 600

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Plot Date: 2022-09-28 2:52:49 PM

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
FIREFIGHTING ACCESS PLAN

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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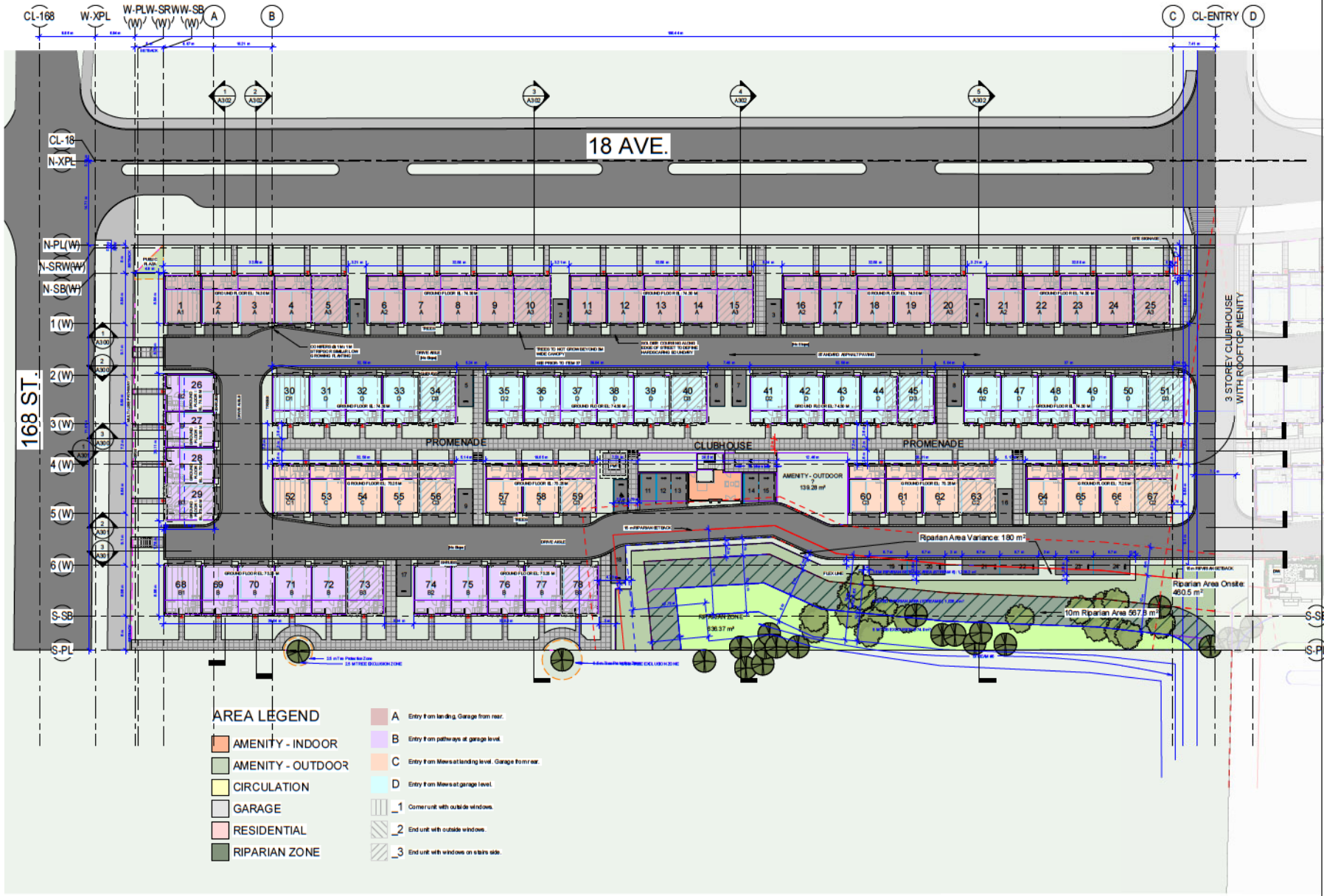

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
SITE PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

No.	Date (YYYY-MM-DD)	Description
1	2021-04-04	ISSUED FOR DP SUBMISSION
2	2021-11-16	RE-ISSUED FOR SUBMISSION
3	2022-04-19	RE-ISSUED FOR SUBMISSION
4	2022-07-18	RE-ISSUED FOR SUBMISSION
5	2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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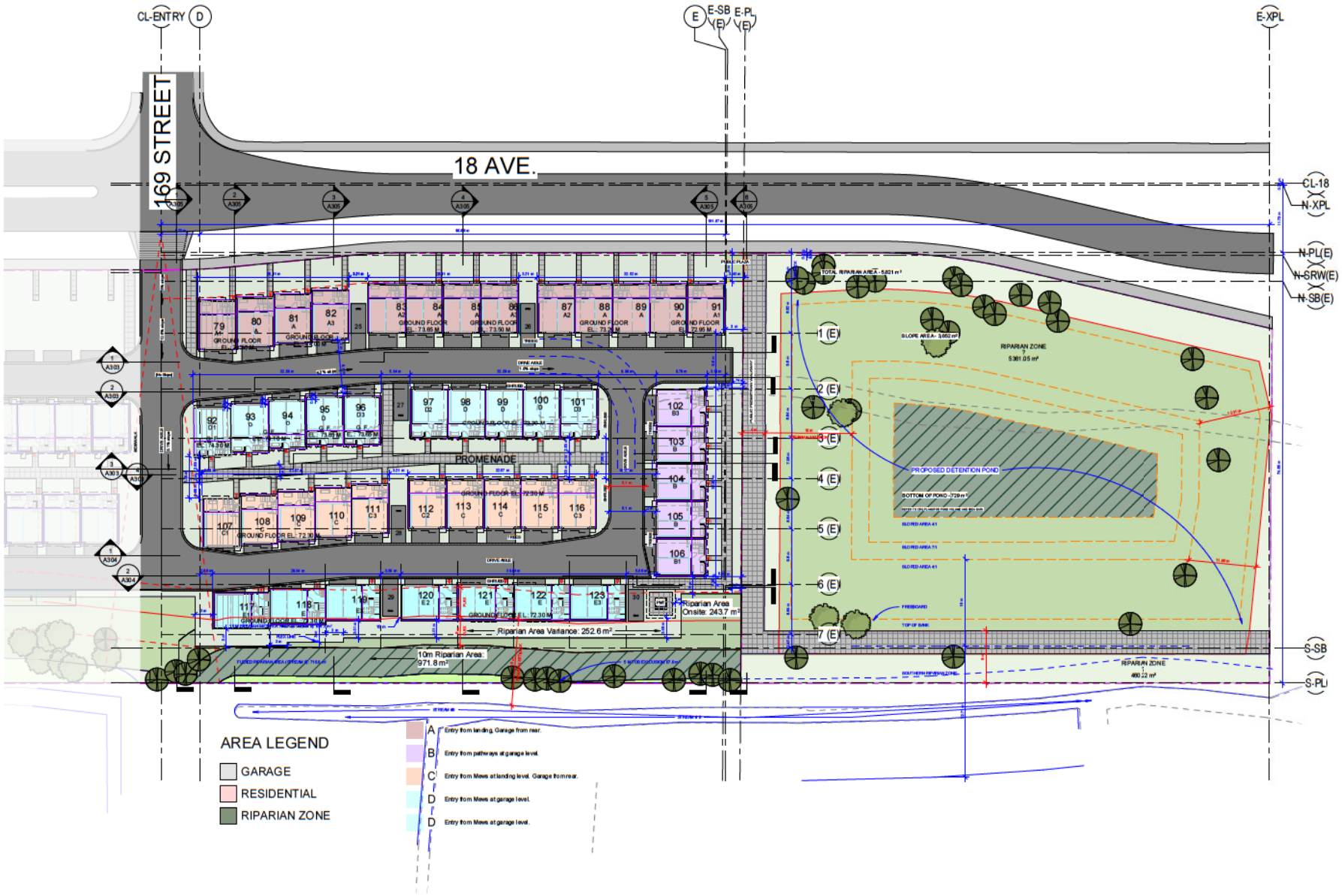

ARCHITECTS
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N

Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
SITE PLAN - EAST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 300

DWG. NO: **A101**

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ANKENMAN MARCHAND
ARCHITECTS
1645 West 5th Avenue
Vancouver BC V6J 1N5
Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

N

Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing
LEVEL 2 PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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DWG. NO: **A110**

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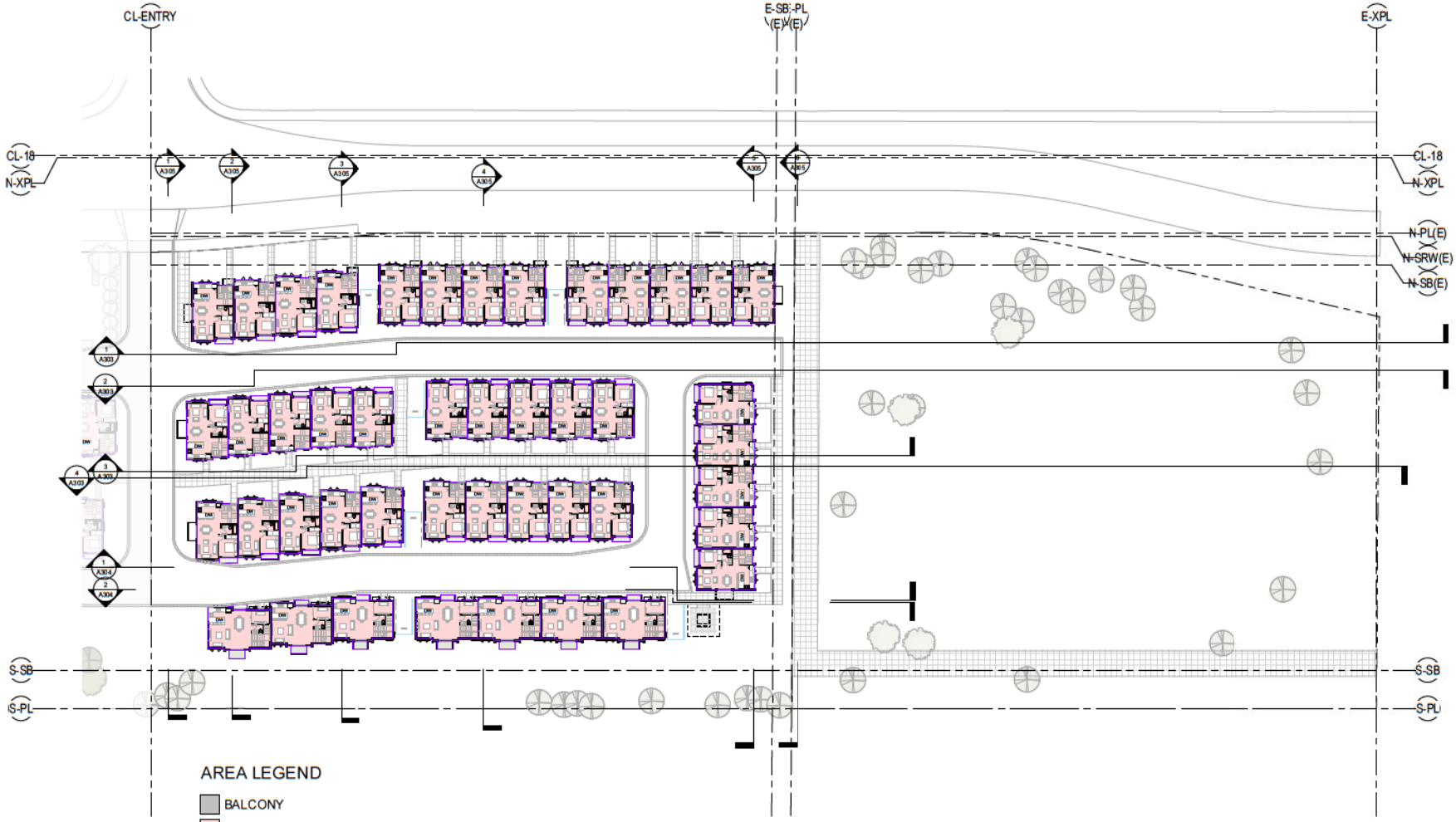

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Email: office@AMArchitects.com

N

Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
LEVEL 2 PLAN - EAST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 300

DWG. NO: **A111**

Plot Date: 2022-09-28 3:00:43 PM
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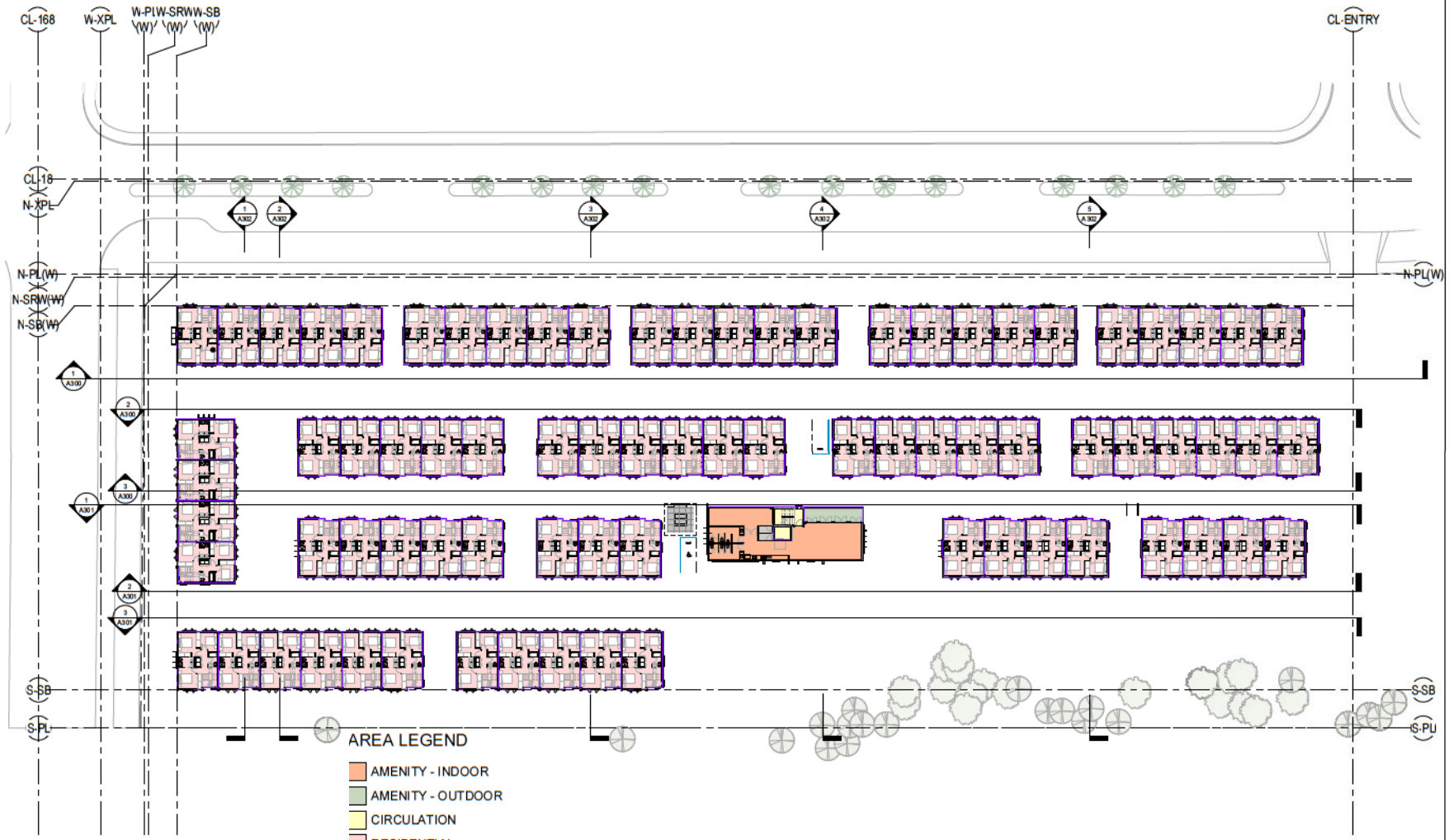

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
LEVEL 3 PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-10	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 300

DWG. NO: **A120**

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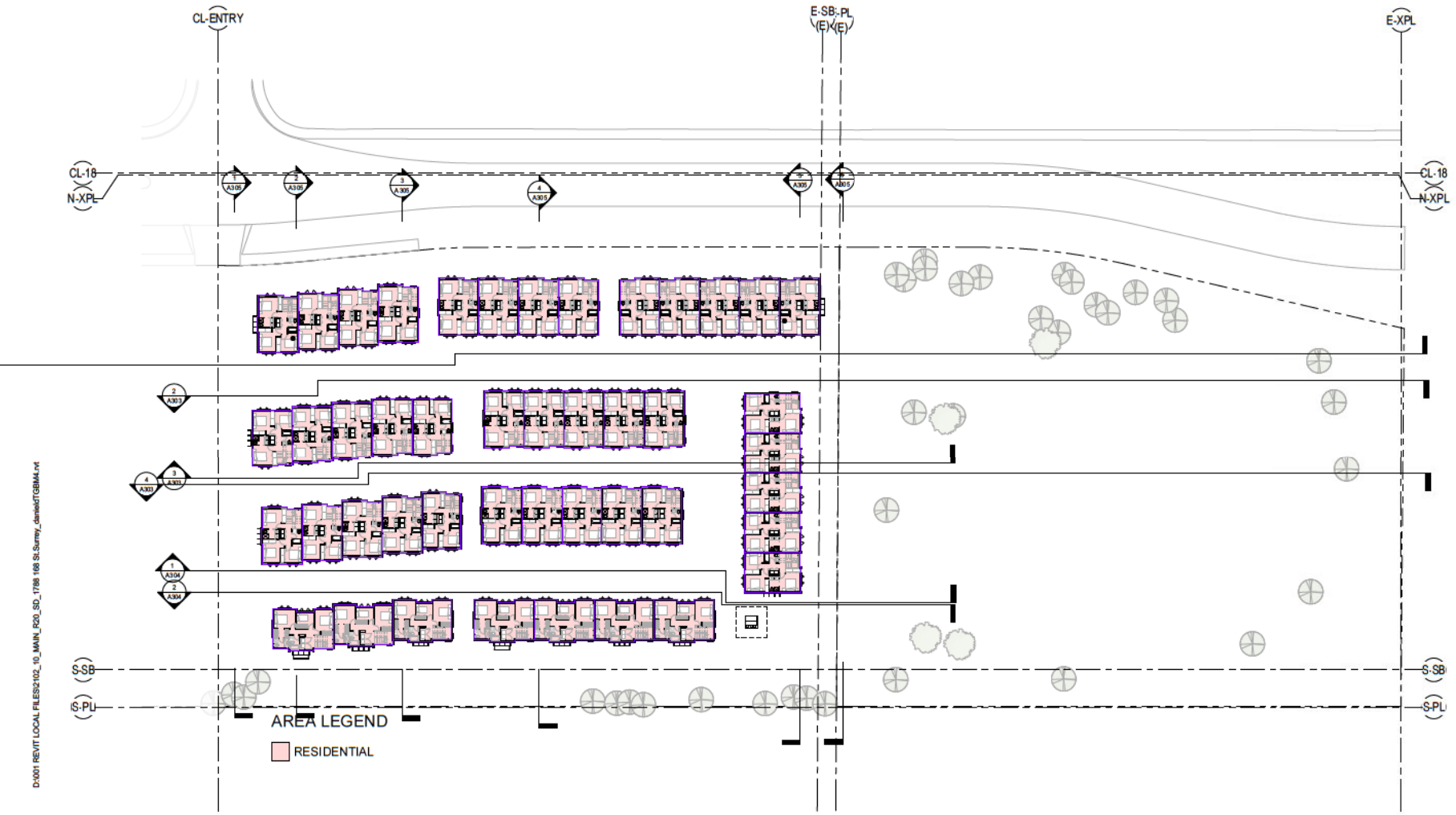

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
LEVEL 3 PLAN - EAST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-08-26	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 300

DWG. NO: **A121**

Plot Date: 2022-09-26 3:01:05 PM
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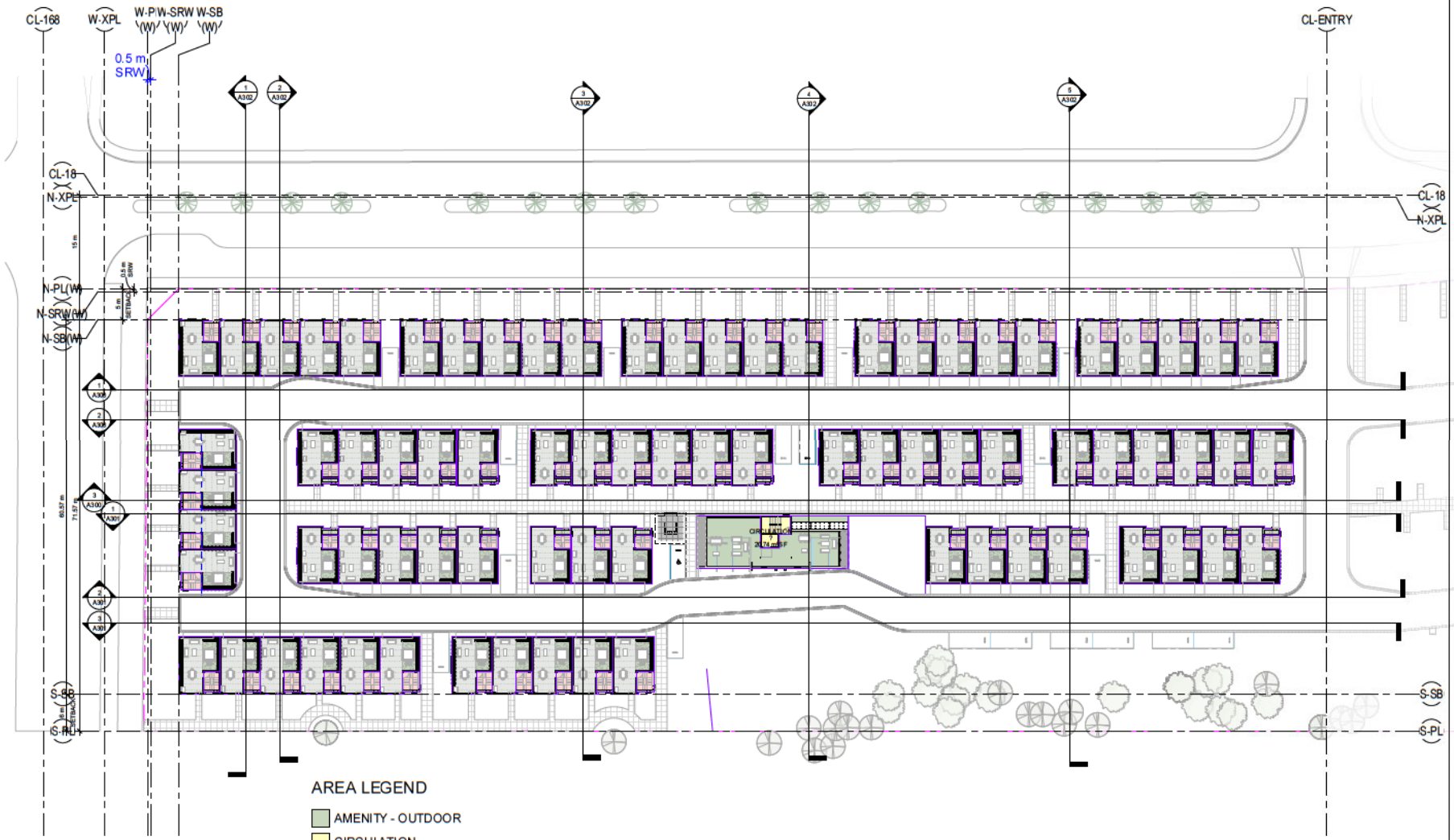

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
ROOF LEVEL PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 300

DWG. NO: **A130**

Plot Date: 2022-09-28 3:01:20 PM
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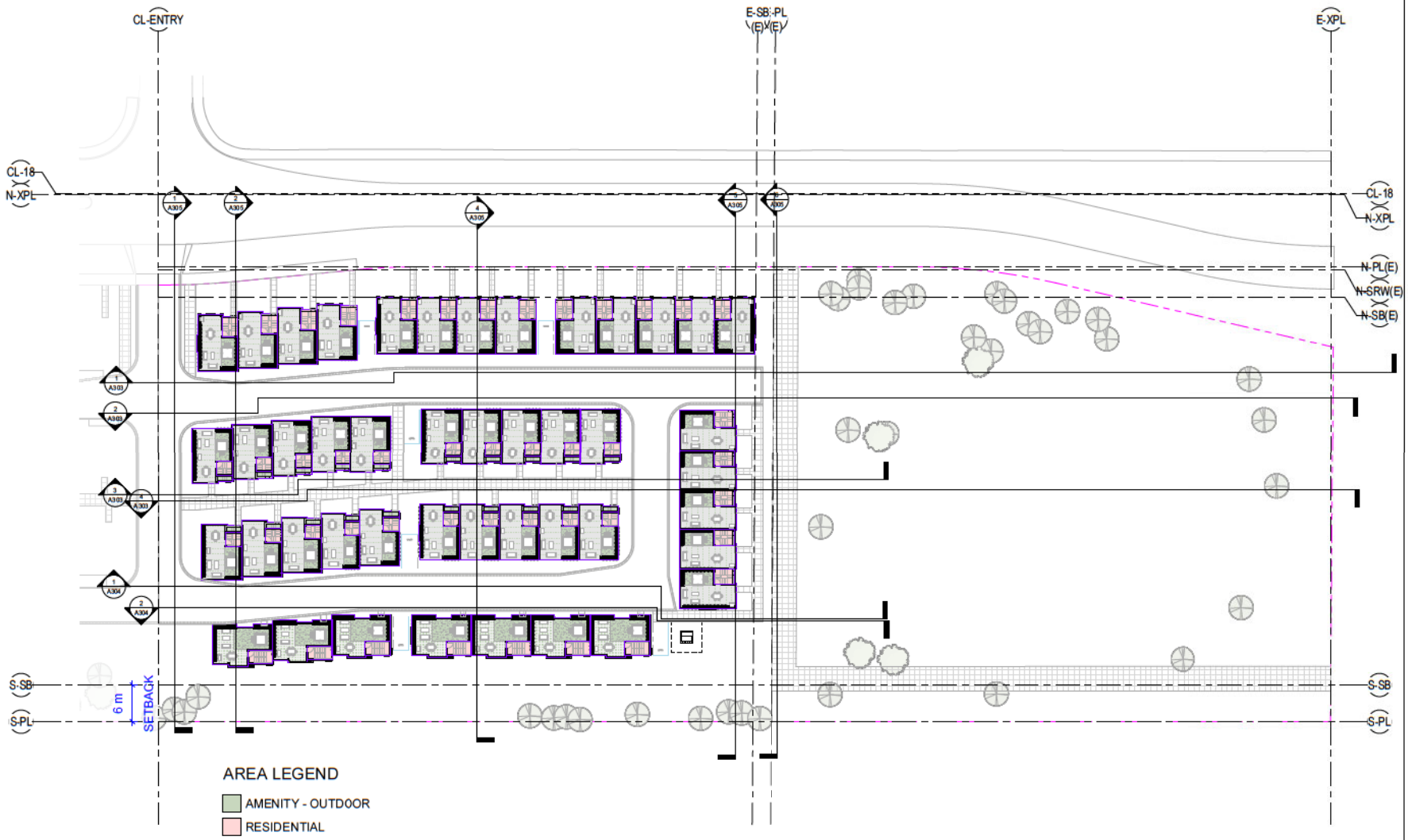

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
ROOF LEVEL PLAN - EAST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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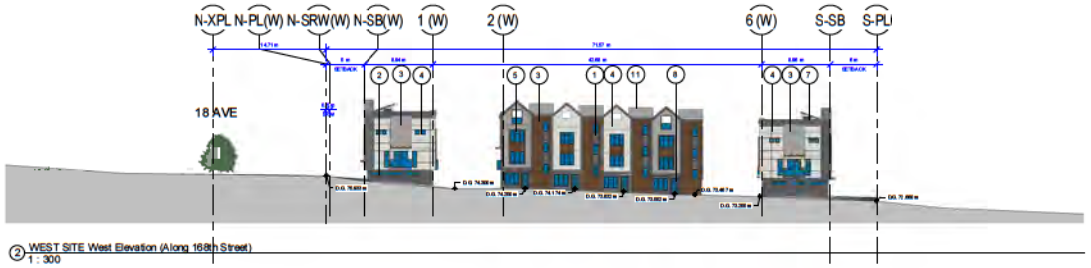
Scale: 1 : 300

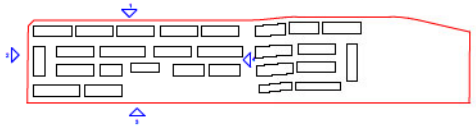
DWG. NO: **A131**

Plot Date: 2022-09-28 3:01:31 PM
D:\001 REVIT LOCAL FILES\2102_10_MAIN_R20_SD_1788 168 St.Surrey_danielsTGBM4.rvt

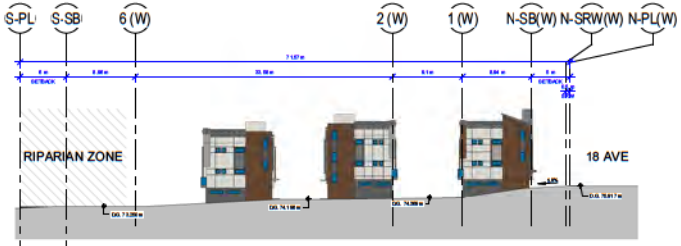
1 WEST SITE North Elevation (Along 16th Avenue)
1 : 300



2 WEST SITE West Elevation (Along 168th Street)
1 : 300



3 WEST SITE South Elevation (facing future park)
1 : 300



4 WEST SITE East Elevation (Along lane/development entry)
1 : 300

Material Legend	
Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED. MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM RLL
11	ROOF - ASPHALT SHINGLES

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
WEST SITE - OVERALL ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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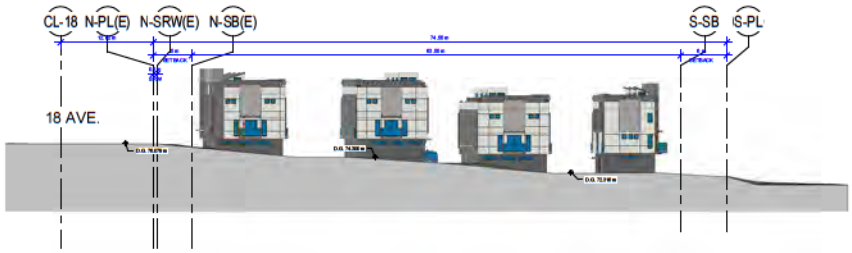
Scale:
As indicated

DWG. NO:
A200

Plot Date: 2022-09-28 3:01:51 PM
D:\001 REVIT LOCAL FILES\2102_10_MAIN_R20_SD_1788 168 St.Surrey_daniel\TGBM4.rvt

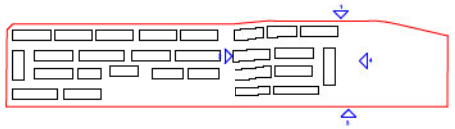
1 EAST SITE North Elevation (Along 18th Avenue)
1 : 300



2 EAST SITE West Elevation (Along lane/development entry)
1 : 300

3 EAST SITE South Elevation (Along Dart Hill Park)
1 : 300

4 EAST SITE East Elevation (Along Pond Area)
1 : 300



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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
EAST SITE - OVERALL ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
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DWG. NO:
A201

Plot Date: 2022-09-28 3:02:05 PM
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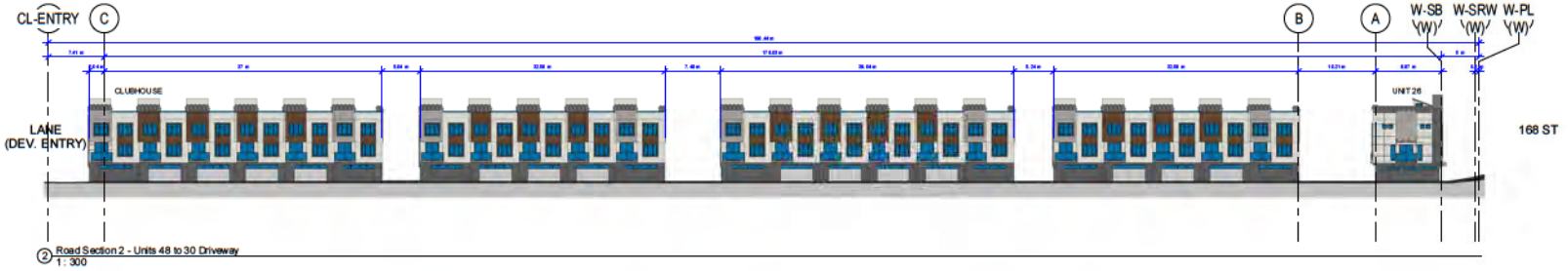
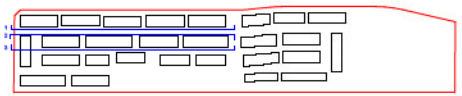
1 Road Section 1 - Units 1 to 25 Driveway
1 : 300



2 Road Section 2 - Units 48 to 30 Driveway
1 : 300

3 Mews Section 3 - Units 30 to 48 Rear Entries
1 : 300

Material Legend	
Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED. MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM FIL.
11	ROOF - ASPHALT SHINGLES



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Email: office@AMArchitects.com

Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
WEST SITE - AISLE ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A300

Plot Date: 2022-09-28 3:02:32 PM
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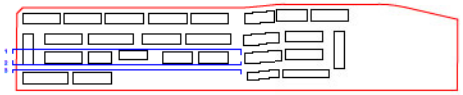
1 Road Section 4 - Units 65 to 49 Rear Entries
1 : 300

2 Road Section 5 - Units 49 to 65 Driveway
1 : 300

3 Road Section 6 - Units 77 to 66 Driveway
1 : 300



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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
WEST SITE - AISLE ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-10	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A301

Plot Date: 2022-09-28 3:02:51 PM
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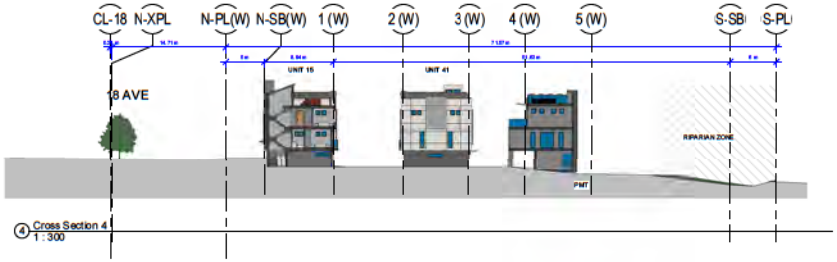
1 Cross Section 1 - Units 29 to 26 Front Entries
1 : 300

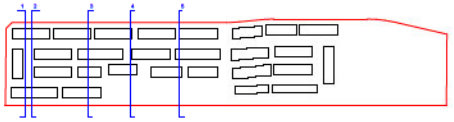
2 Cross Section 2
1 : 300



4 Cross Section 4
1 : 300

5 Cross Section 5
1 : 300

3 Cross Section 3
1 : 300



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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
WEST SITE - AISLE ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A302

Plot Date: 2022-09-28 3:03:08 PM
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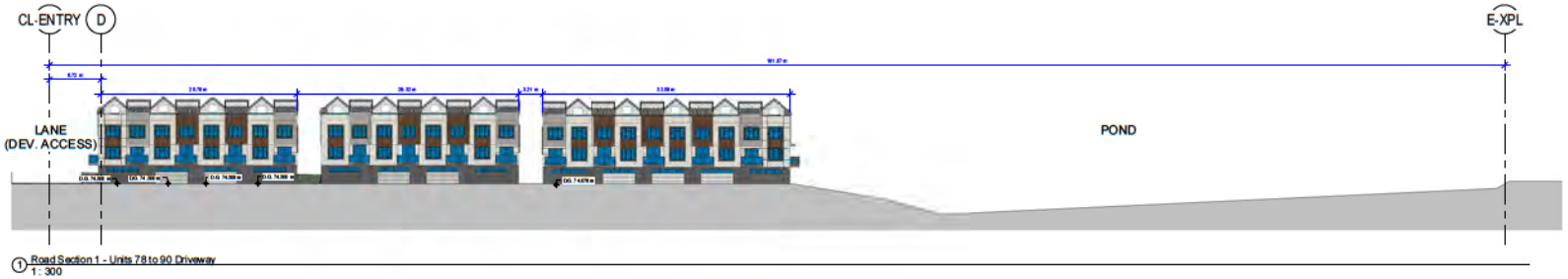
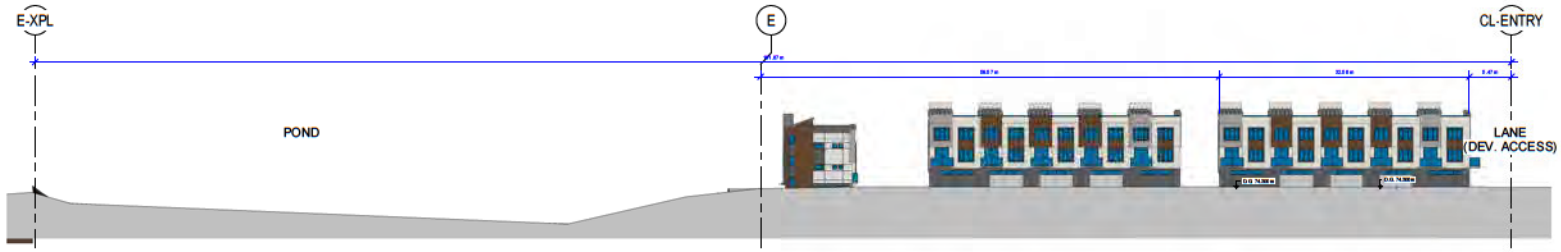
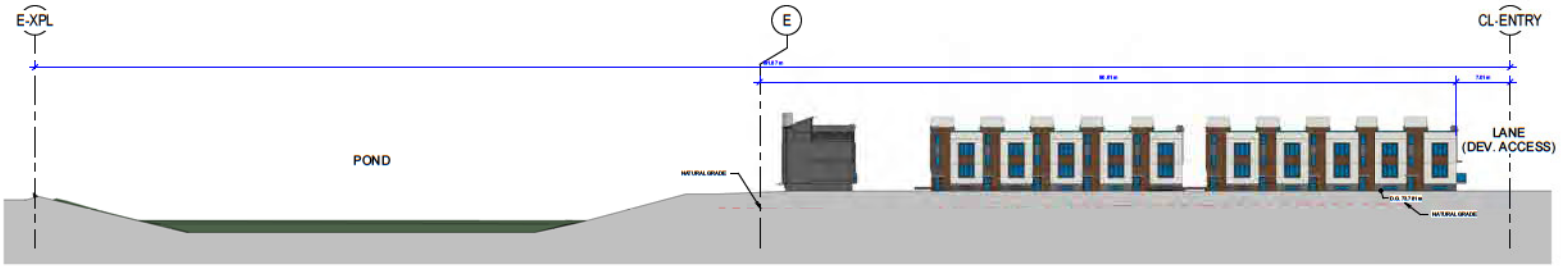


1 Road Section 1 - Units 78 to 90 Driveway
1 : 300



2 Road Section 2 - Units 98 to 109 Front Entries
1 : 300

3 Road Section 3 - Units 91 to 102 Back Entries
1 : 300



4 Road Section 4 - Units 114 to 103 Front Entries
1 : 300

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
EAST SITE - STREET SECTIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A303

Plot Date: 2022-09-28 3:03:31 PM
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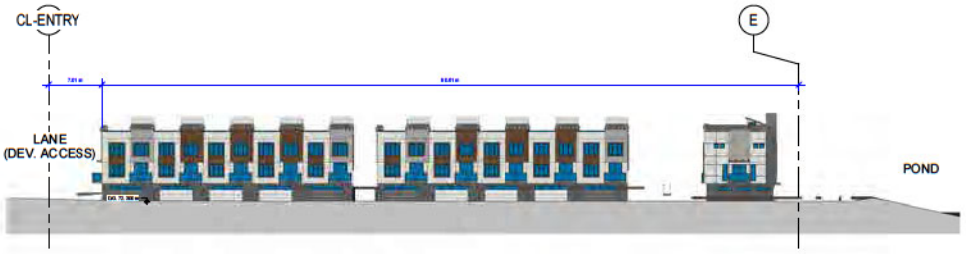

1 Road Section 5 - Units 103 to 114 Front Entries
1 : 300

2 Road Section 6 - Units 127 to 115 Front Entries
1 : 300

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
EAST SITE - STREET SECTION

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A304

Plot Date: 2022-09-28 3:03:38 PM
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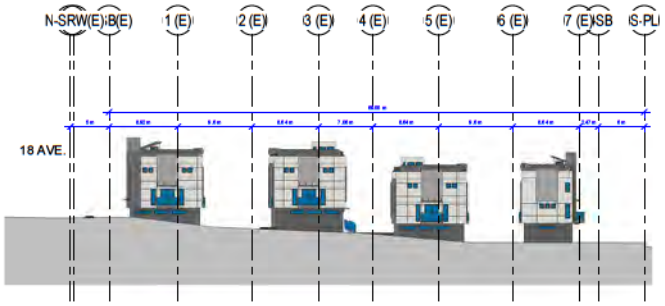
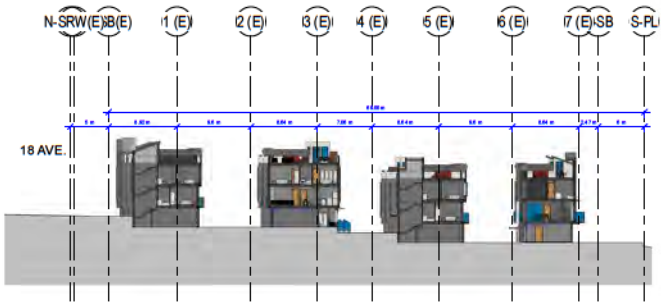
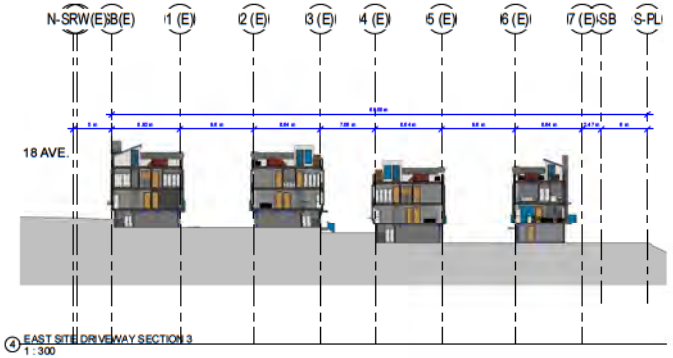


1 EAST SITE DEV. ENTRY SECTION
1 : 300

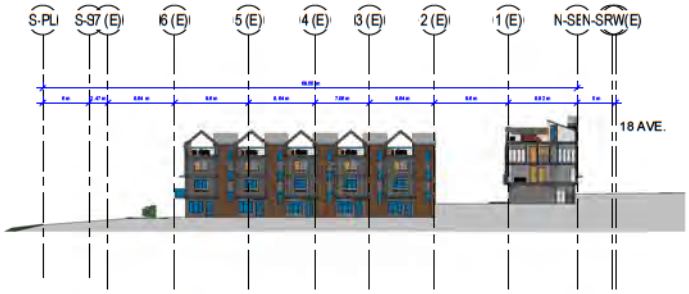


2 EAST SITE DRIVEWAY SECTION 1
1 : 300

3 EAST SITE DRIVEWAY SECTION 2
1 : 300

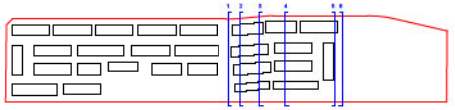


4 EAST SITE DRIVEWAY SECTION 3
1 : 300



5 EAST SITE DRIVEWAY SECTION 4
1 : 300

6 EAST SITE DRIVEWAY SECTION 5
1 : 300



ANKENMAN MARCHAND
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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
EAST SITE - AISLE SECTIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each of the Arc-ANKENMAN MARCHAND ARCHITECTS or Consultants drawings and specifications. Contractor to verify all dimensions on site before commencing work. Contractor is responsible for ensuring that all work is executed to the requirements of the applicable Building Code. Authority.
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Scale: As indicated

DWG. NO: **A305**

Plot Date: 2022-09-28 3:03:54 PM
D:\001 REVIT LOCAL FILES\2102_10_MAIN_R20_SD_1788 168 St.Surrey_daniel\TGBM4.rvt

1 Typology 1 - 6 Unit Block - South Elevation
1 : 100

2 Typology 1 - 6 Unit Block - East Elevation
1 : 100

3 Typology 1 - 6 Unit Block - North Elevation
1 : 100

4 Typology 1 - 6 Unit Block - West Elevation
1 : 100

Material Legend	
Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED. MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM RLL
11	ROOF - ASPHALT SHINGLES

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
5 BLOCK (TYPOLOGY 1) ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each of the Arc ... or discrepancies to be reported to the Architect before commencing work. Contractors are responsible for ensuring that all work is executed to the requirements of the ... Building Code. Activity.
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Scale: 1 : 100

DWG. NO: **A400**

Plot Date: 2022-09-28 3:04:06 PM
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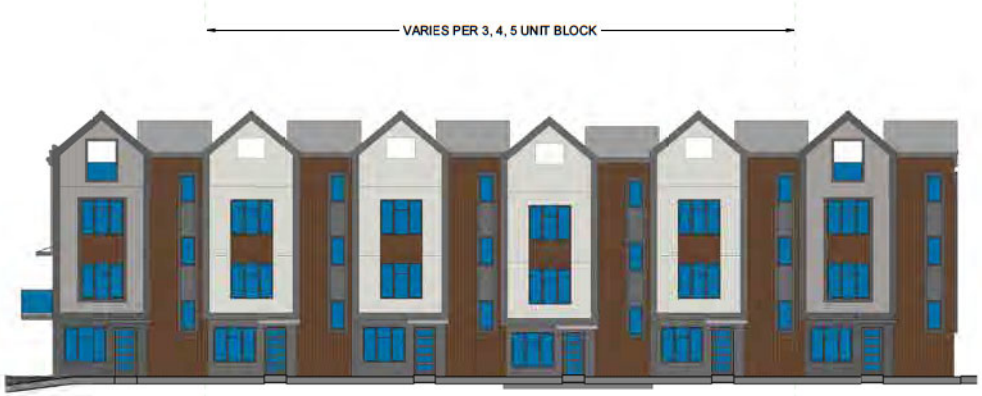

② Typology 2 - 6 Unit Block - South Elevation
1 : 100

① Typology 2 - 6 Unit Block - East Elevation
1 : 100

③ Typology 2 - 6 Unit Block - North Elevation
1 : 100

④ Typology 2 - 6 Unit Block - West Elevation
1 : 100

Material Legend	
Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED. MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM RLL
11	ROOF - ASPHALT SHINGLES

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
6 BLOCK (TYPOLOGY 2)
ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-08-26	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each of the documents listed in the Architectural Contract. Contractor to verify all dimensions on site before commencing work. Drawings are not to be scaled. Construction to comply with the requirements of the applicable Building Code. Errors & Omissions to be reported to the Architect before commencing work.
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Scale: 1 : 100

DWG. NO: **A405**

Plot Date: 2022-09-28 3:04:22 PM
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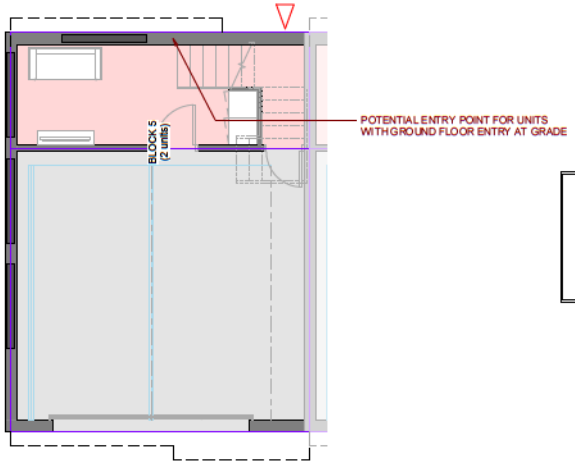
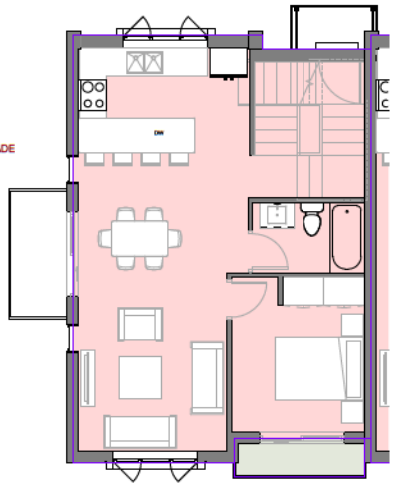
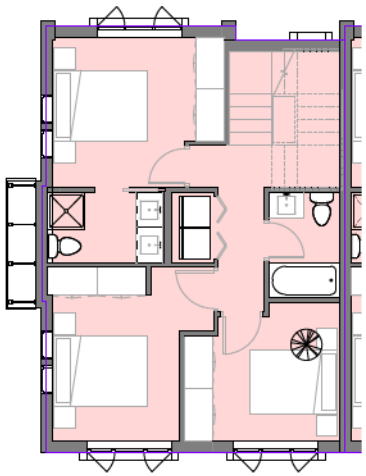


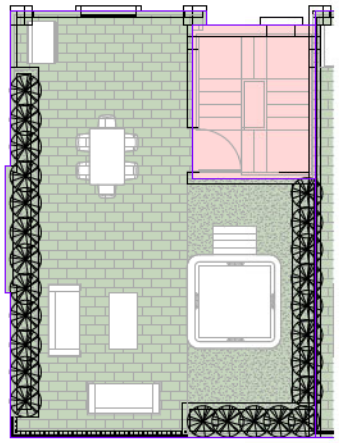
1 UNIT A1 End - Level 1
1 : 50



2 UNIT A1 End - Level 2
1 : 50



3 UNIT A1 End - Level 3
1 : 50



4 UNIT A1 End - Roof
1 : 50

TYPICAL UNIT LAYOUT WITH TRADITIONAL EXTERIOR FACADE DESIGN

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
UNIT A1 (END)

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each of the Arc... or discrepancies to be reported to the Architect before commencing work... Contractor are responsible for ensuring that all work is executed to the requirements of the applicable Building Code. As Built...
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Scale:
As indicated

DWG. NO:
A650

Plot Date: 2022-09-28 3:04:29 PM
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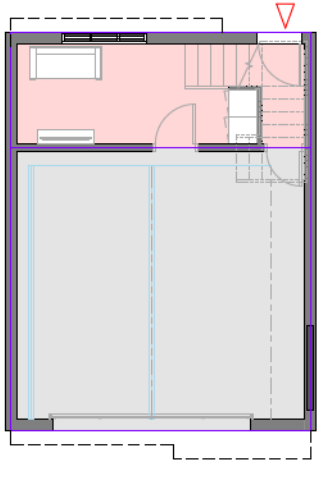
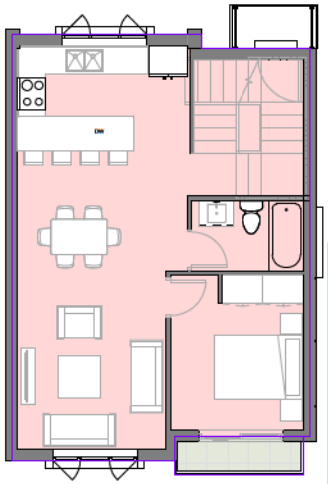
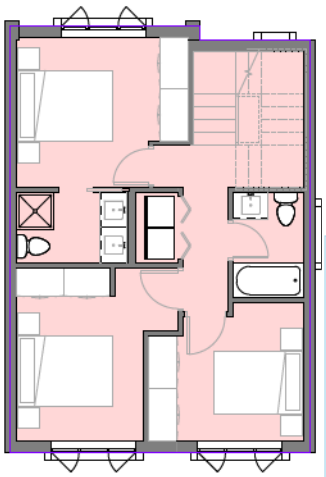


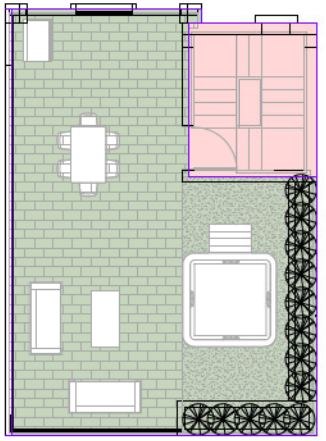
1 UNIT A2 - Level 1
1 : 50



2 UNIT A2 - Level 2
1 : 50



3 UNIT A2 - Level 3
1 : 50



4 UNIT A2 - Roof
1 : 50

TYPICAL UNIT LAYOUT WITH TRADITIONAL EXTERIOR FACADE DESIGN

ARCHITECTS

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
UNIT A2 (END)

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A651

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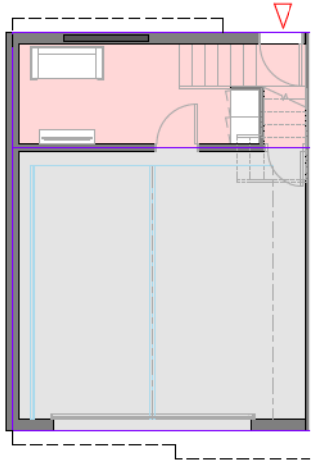
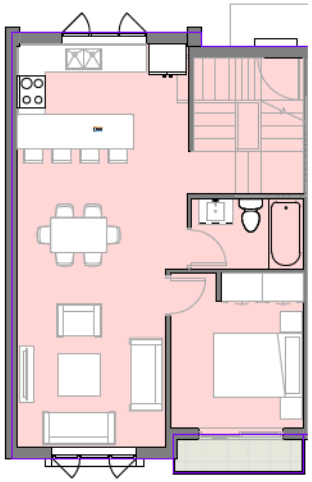
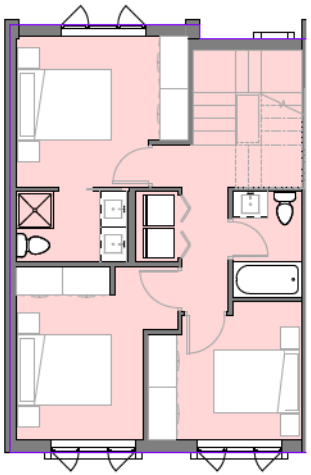


1 UNIT B - Level 1
1 : 50

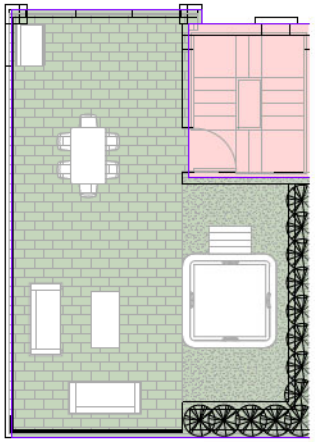


2 UNIT B - Level 2
1 : 50

TYPICAL UNIT LAYOUT WITH TRADITIONAL EXTERIOR FACADE DESIGN



3 UNIT B - Level 3
1 : 50



4 UNIT B - Roof
1 : 50

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
UNIT B (MID) - Landing Entry

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-10	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each of the Arc... or Documents to be interpreted by the Architect before commencing work. Contractor are responsible for ensuring that all work is executed to the requirements of the applicable Building Code. As Built.
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Scale:
As indicated

DWG. NO:
A652

Plot Date: 2022-09-28 3:04:39 PM
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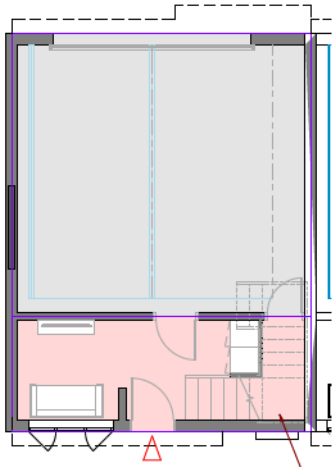
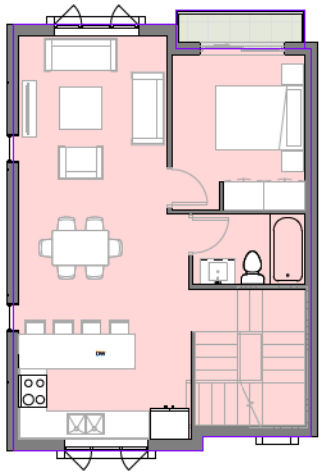
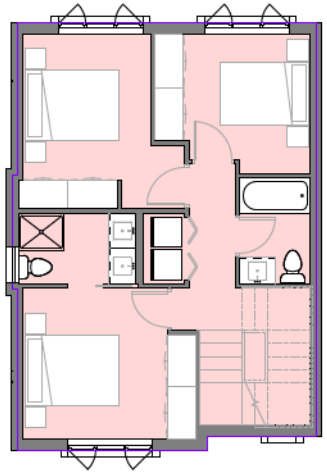


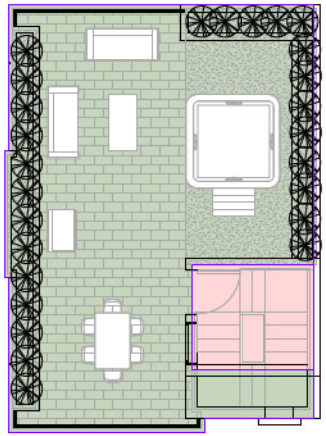
1 UNIT C1 End - Level 1
1 : 50



2 UNIT C1 End - Level 2
1 : 50

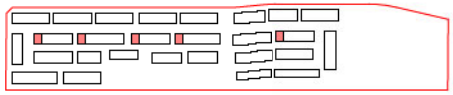


3 UNIT C1 End - Level 3
1 : 50



4 UNIT C1 End - Roof
1 : 50

TYPICAL UNIT LAYOUT WITH MODERN EXTERIOR FACADE DESIGN



ANKENMAN MARCHAND
ARCHITECTS
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Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
UNIT C1 (END)

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A653

Plot Date: 2022-09-28 3:04:40 PM
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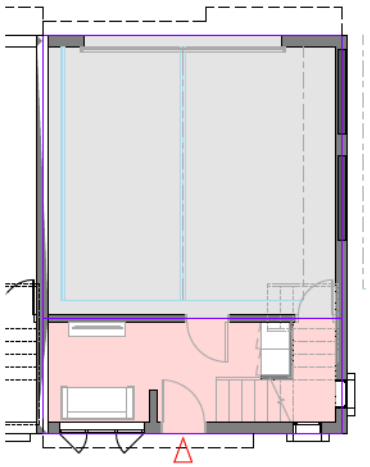
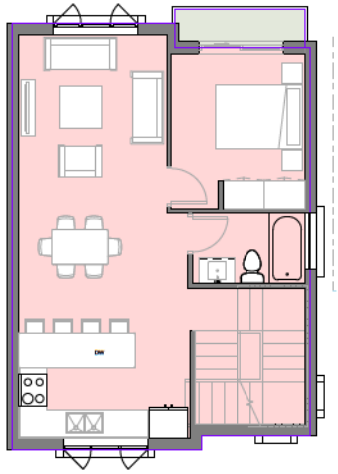
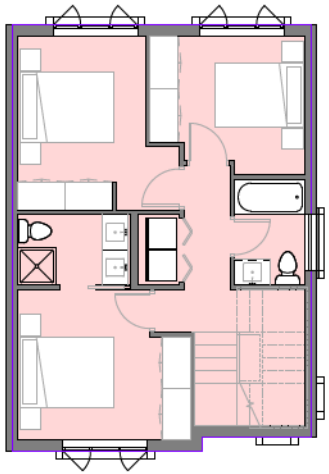


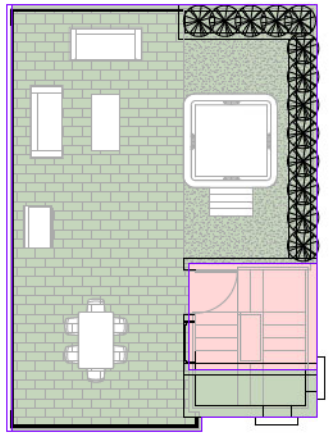
① UNIT C2 - Level 1
1 : 50



② UNIT C2 - Level 2
1 : 50



③ UNIT C2 - Level 3
1 : 50



④ UNIT C2 - Roof
1 : 50

TYPICAL UNIT LAYOUT WITH MODERN EXTERIOR FACADE DESIGN

ARCHITECTS

ANKENMAN MARCHAND

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
UNIT C2 (END)

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-10	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A654

Plot Date: 2022-09-28 3:04:44 PM
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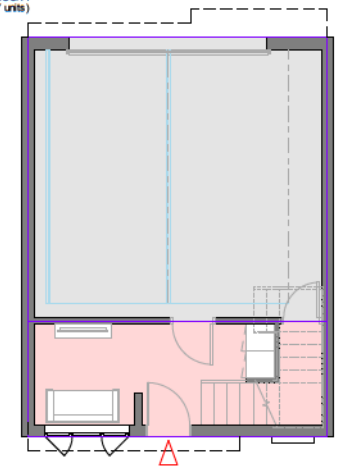
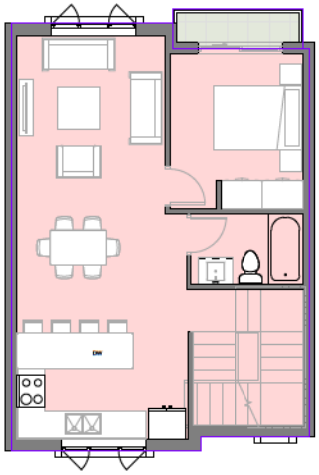
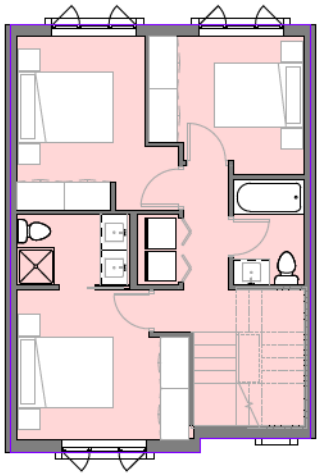
BLOCK 7
(7 units)



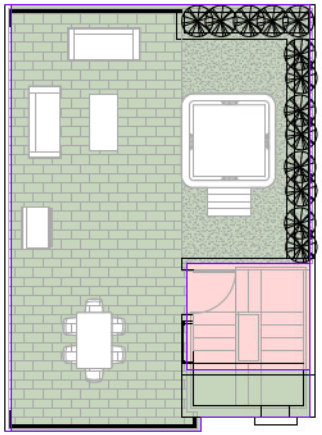
① UNIT D - Level 1
1 : 50



② UNIT D - Level 2
1 : 50



③ UNIT D - Level 3
1 : 50



④ UNIT D - Roof
1 : 50

TYPICAL UNIT LAYOUT WITH MODERN EXTERIOR FACADE DESIGN

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
UNIT D (MID)

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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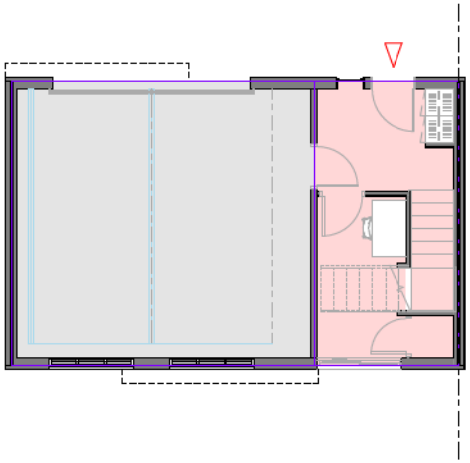
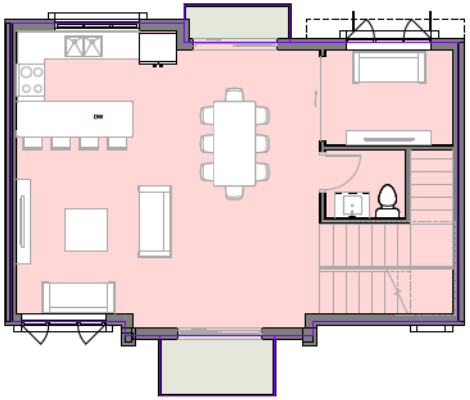
Scale:
As indicated

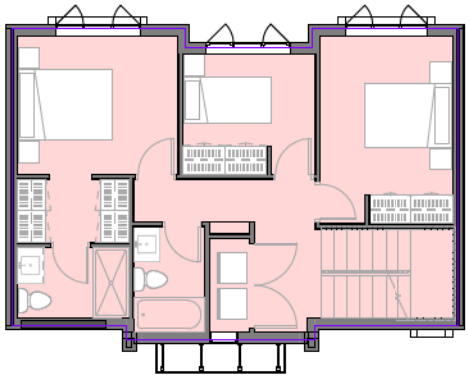
DWG. NO:
A655

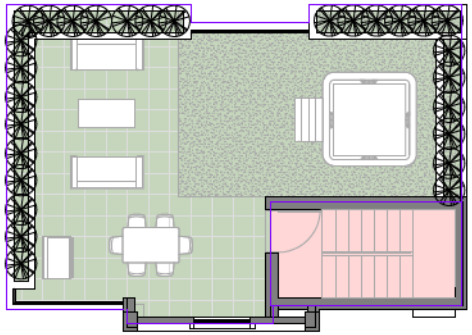
Plot Date: 2022-09-28 3:04:48 PM
D:\001 REVIT LOCAL FILES\2102_10_MAIN_R20_SD_1788 168 St.Surrey_danield\TGBM4.rvt

TYPICAL UNIT LAYOUT WITH TRADITIONAL EXTERIOR FACADE DESIGN









ARCHITECTS

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
TYPICAL UNIT E

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-06-28	RE-ISSUED FOR DP SUBMISSION

REVISION

No.	Date	Description

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Scale:
As indicated

DWG. NO:
A660

Plot Date: 2022-09-28 3:04:59 PM
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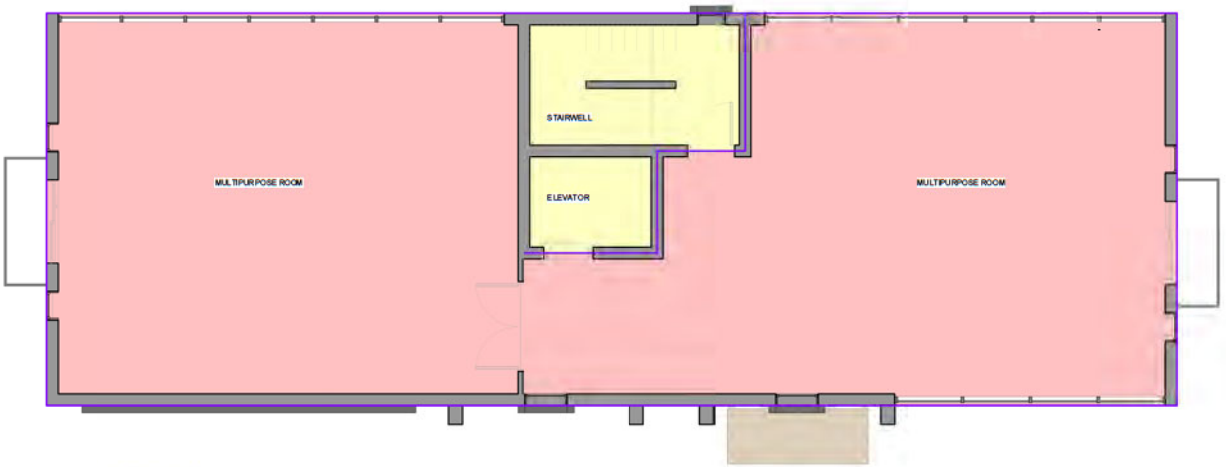

② LEVEL 2 AMENITY BUILDING
1 : 50

① GROUND LEVEL AMENITY BUILDING
1 : 50

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
AMENITY PLANS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:
1 : 50

DWG. NO:
A800

Plot Date: 2022-09-28 3:06:09 PM
D:\001 REVIT LOCAL FILES\2102_10_MAIN_R20_SD_1788 168 St.Surrey_danielsTGBM4.rvt

① LEVEL 3 AMENITY BUILDING
1 : 50

② ROOF PLAN AMENITY BUILDING
1 : 50

ARCHITECTS
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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
AMENITY PLANS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-10	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 50

DWG. NO:
A805

Plot Date: 2022-09-28 3:05:08 PM
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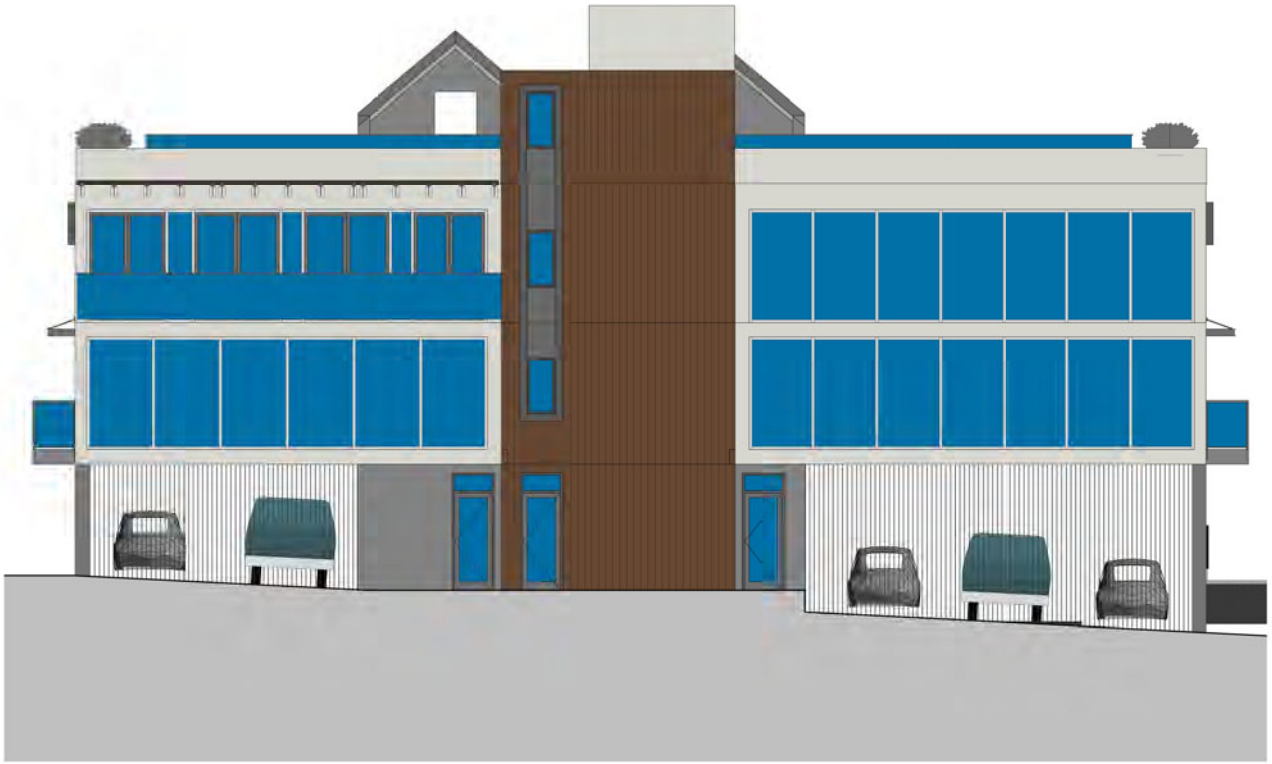
Material Legend	
Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED. MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM FILL
11	ROOF - ASPHALT SHINGLES

① AMENITY BUILDING - Elevation East
1 : 50



② AMENITY BUILDING - Elevation North
1 : 50

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
AMENITY ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 50

DWG. NO: **A810**

Plot Date: 2022-09-28 3:05:14 PM
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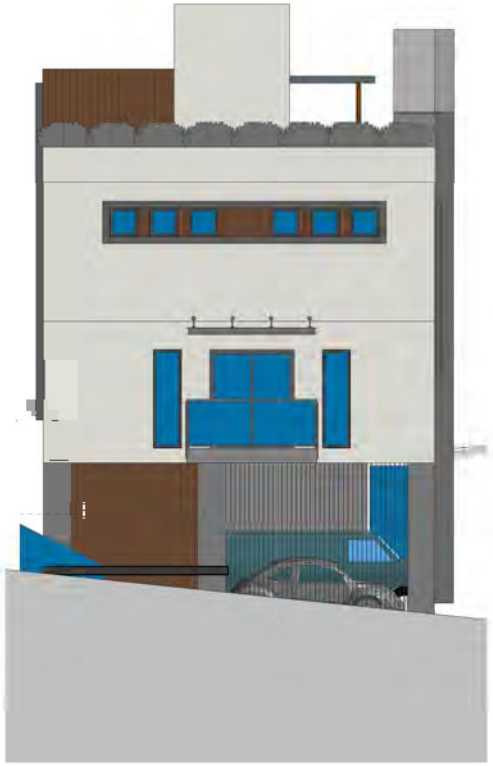
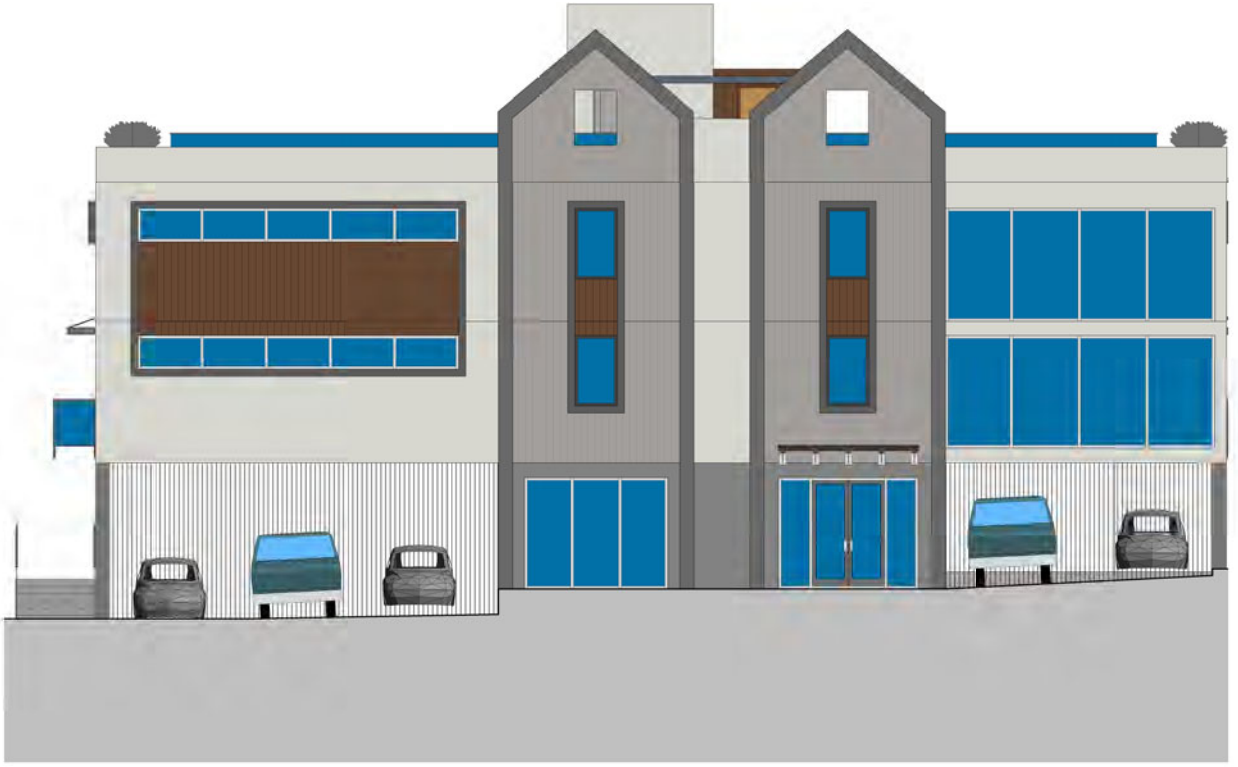


② AMENITY BUILDING - Elevation West
1 : 50



① AMENITY BUILDING - Elevation South
1 : 50

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Vancouver BC V6J 1N5
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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
AMENITY ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-16	RE-ISSUED FOR SUBMISSION
2022-06-16	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-08-26	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 50

DWG. NO:
A815

Plot Date: 2022-09-26 3:06:20 PM
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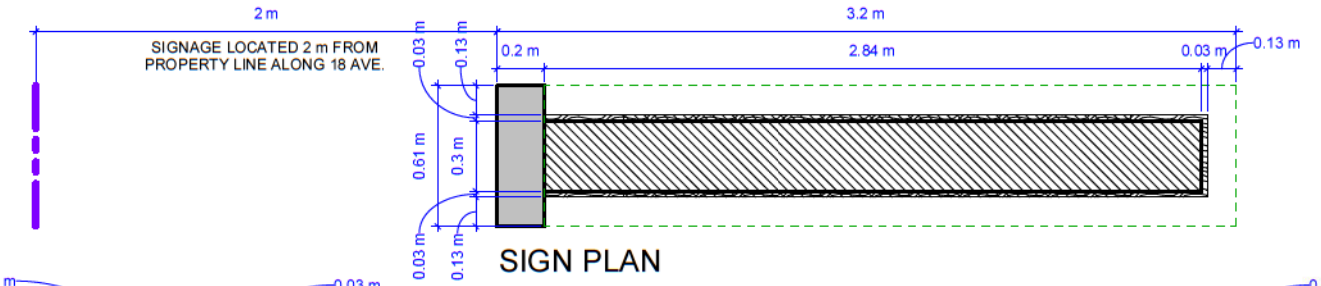
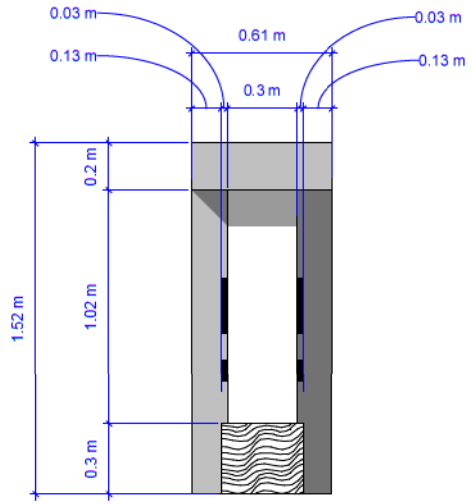
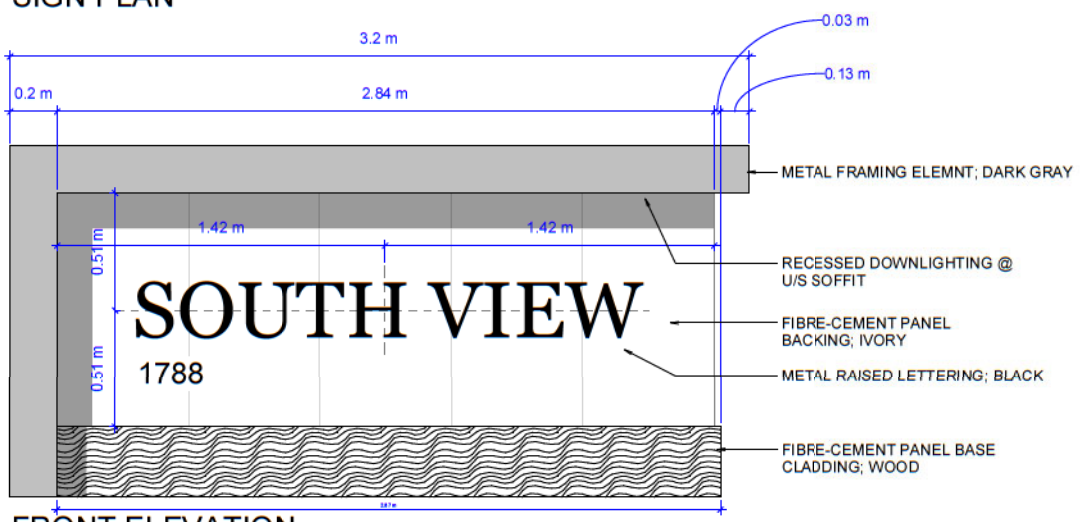


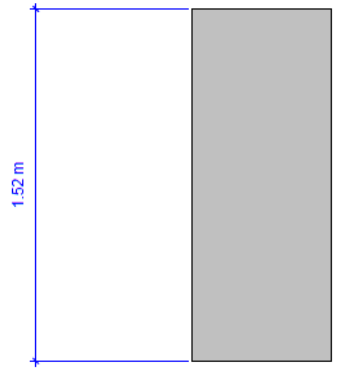
SIGN PLAN



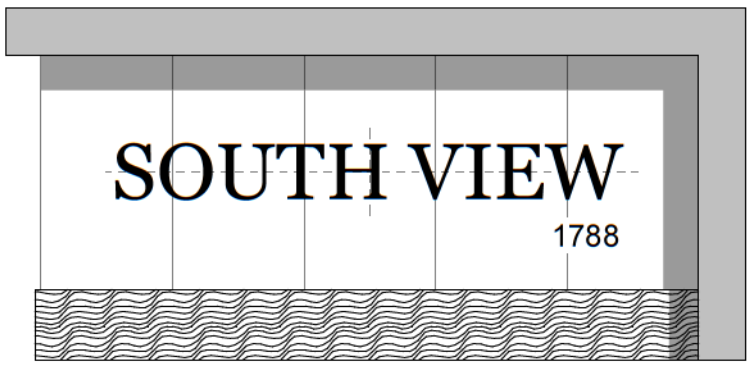
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

ARCHITECTS
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Vancouver BC V6J 1N5
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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
PROJECT ENTRY SIGNAGE DETAILS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 10

DWG. NO: **A900**

Plot Date: 2022-09-29 12:57:04 PM
D:\001 REVIT LOCAL FILES\2102_10_MAIN_R20_SD_1788 168 St.Surrey_daniel.rTGBM4.rvt

VIEW DOWN EAST SITE'S EASTERN PEDESTRIAN ACCESS ROAD

VIEW DOWN MAIN SITE ENTRY OFF OF 18TH AVE

WEST SITE RIPARIAN ZONE AND SOUTHERN DRIVE AISLE

ARCHITECTS

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Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
RENDERINGS

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-10	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 5

DWG. NO: **A910**

Plot Date: 2022-09-28 3:06:21 PM D:\001 REVIT LOCAL FILES\2102_10_MAIN_R20_SD_1788 168 St.Surrey_daniellTGBM4.rvt

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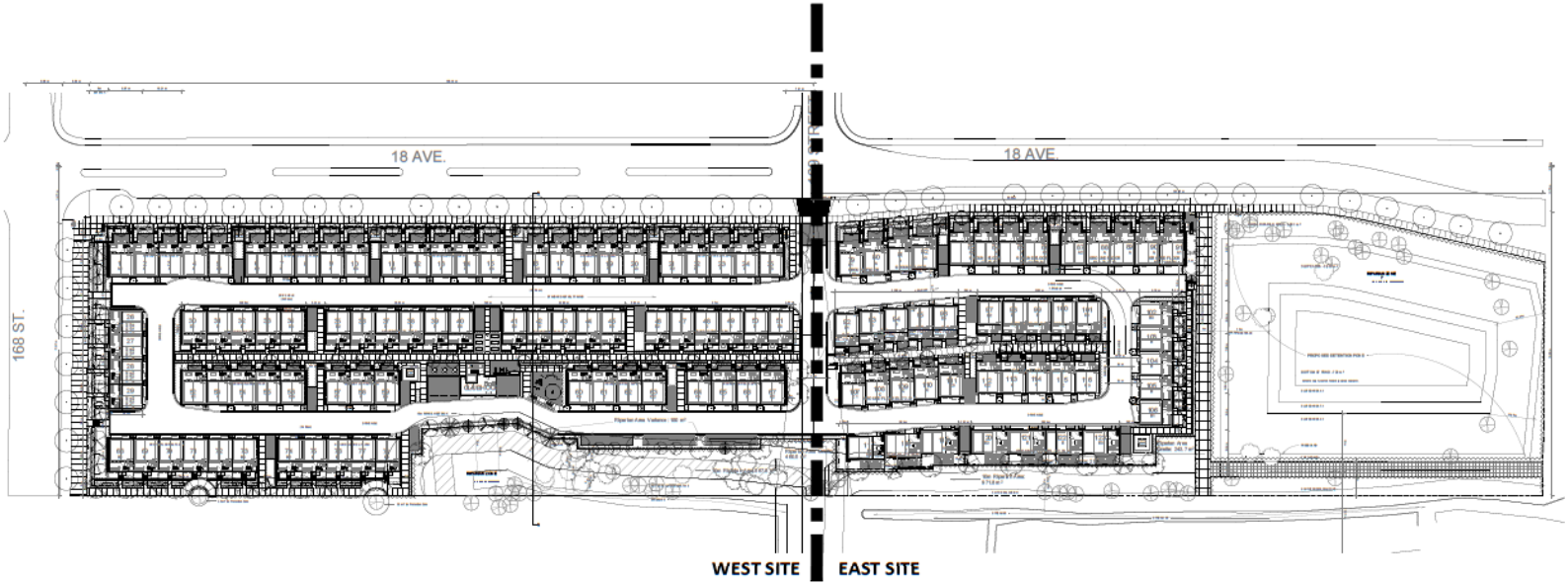
pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
8	22.SEP.26	ADD SITE SIGNAGE	CLG
7	22.SEP.26	NEW SITE PLAN / ISSUED FOR SUBMISSION	CLG
6	22.SEP.12	NEW SITE PLAN & UPDATE PER COMMENTS	MC
5	22.SEP.06	UPDATE PER COMMENTS	MC
4	22.AUG.02	NEW SITE PLAN / ISSUED FOR SUBMISSION	CLG
3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISED PER NEW SITE PLAN	SA
1	22.JUN.01	REVISED PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

DRAWING TITLE:

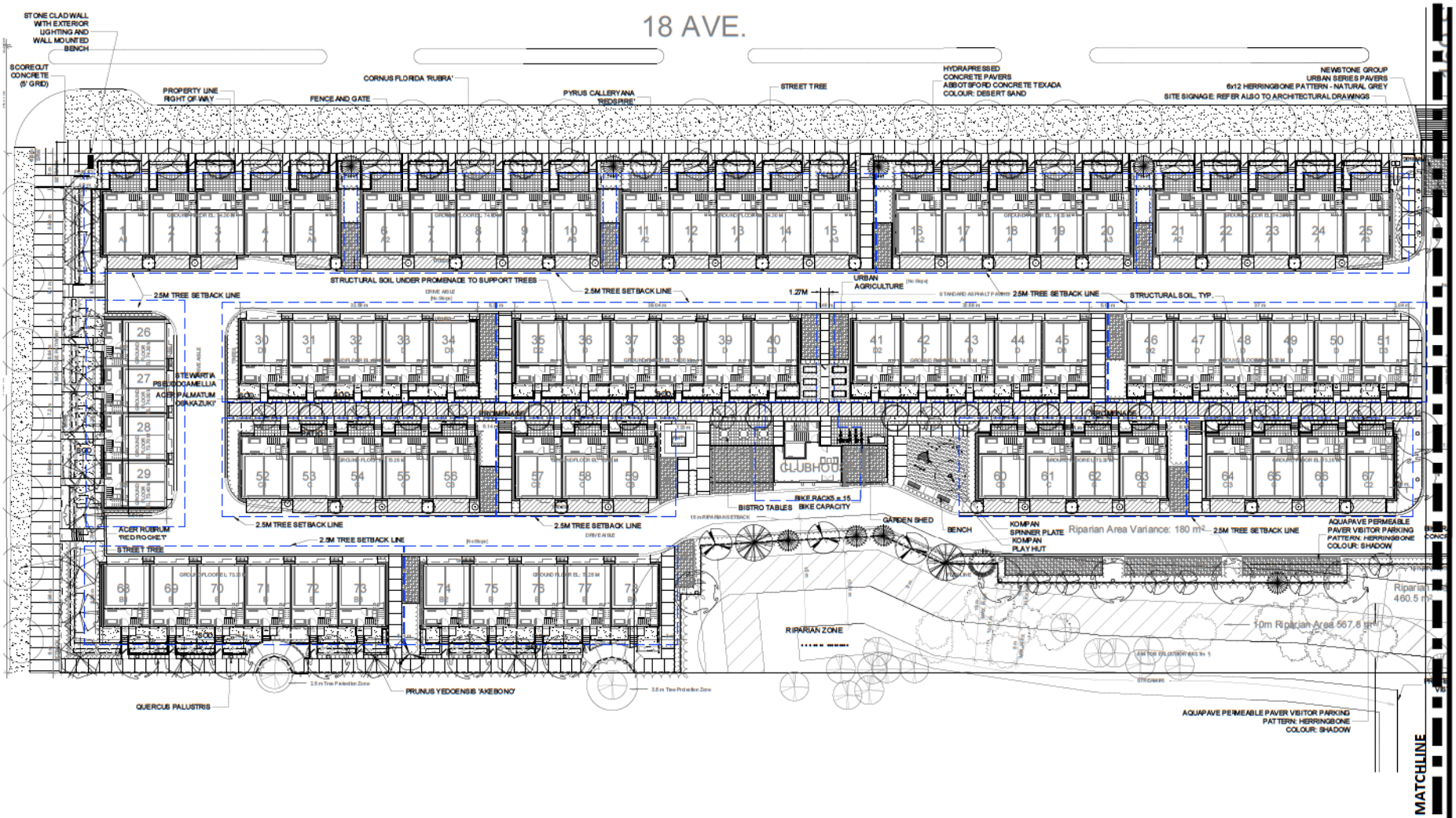
LANDSCAPE KEY PLAN

0 5 10 20m 40m

21.073-9Z.P

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:600	L1
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 11

PMG PROJECT NUMBER: 21-073



TREE SCHEDULE WEST

PMG PROJECT NUMBER: 21-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	16	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	6CM CAL; B&B
	5	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; B&B
	4	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; B&B
	12	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 1.5M CAL; B&B
	18	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	ITALIAN CYPRESS 'TINY TOWER'	1.5M HT; B&B
	18	GINKGO BILOBA 'SAGON GOLD SPIRE'	GOLD SPIRE MAIDENHAIR	5CM CAL; B&B
	8	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	8	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B
	11	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	13	PYRUS CALLERYANA 'REDSPIRE'	ORNAMENTAL PEAR	5CM CAL; 1.8M STD; B&B
	14	QUERCUS PALUSTRIS	PIN OAK	8CM CAL; 2M STD; B&B
	2	SEQUOIADENDRON GIGANTEUM	GIANT REDWOOD	5M HT; B&B
	11	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL

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0 5 10 20m 40m

21-073-92.P

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	22.SEP.26	ADD'TE SIGNAGE	CLG
7	22.SEP.26	NEW SITE PLAN / ISSUED FOR SUBMISSION	CLG
6	22.SEP.12	NEW SITE PLAN & UPDATE PER COMMENTS	MC
5	22.SEP.09	UPDATE PER COMMENTS	MC
4	22.AUG.02	NEW SITE PLAN / ISSUED FOR SUBMISSION	CLG
3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISED PER NEW SITE PLAN	SA
1	22.JUN.01	REVISED PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

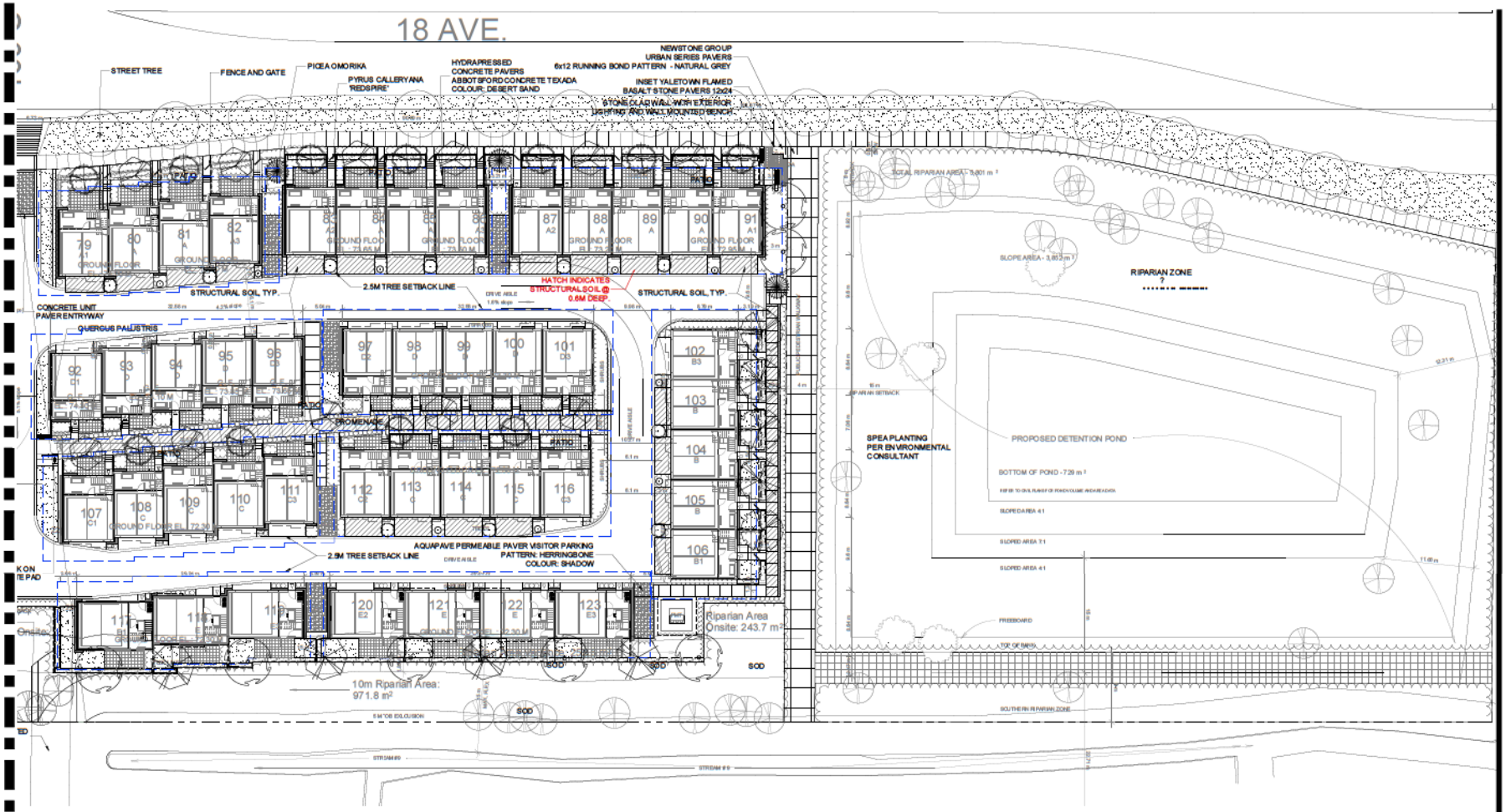
1788 168TH STREET
SURREY, BC

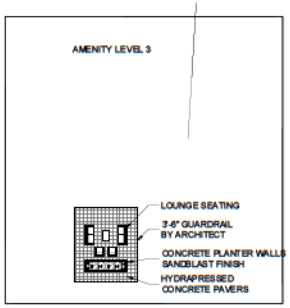
DRAWING TITLE:

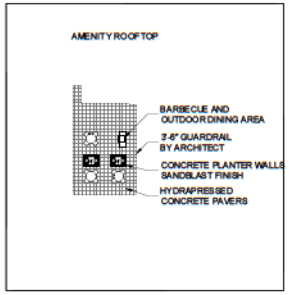
LANDSCAPE PLAN - WEST

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:250	L2
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 11

PMG PROJECT NUMBER: 21-073







TREE SCHEDULE EAST

PMG PROJECT NUMBER: 21-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER RUBRUM 'RED ROCKET'	RED ROCHET MAPLE	60 MCAL; 2M STD; B&B
	11	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	60 MCAL; 1.5M CAL; B&B
	10	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	ITALIAN CYPRESS 'TINY TOWER'	1.5M HT; B&B
	10	GINKGO BILOBA 'SLIM GOLD SPIRE'	GOLD SPIRE MAIDENHAIR	50 MCAL; B&B
	3	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	6	PRUNUS 'YEDOENSIS' 'AKEBONO'	DAYBREAK CHERRY	60 MCAL; B&B
	11	PYRUS CALLERYANA 'REDSPIRE'	ORNAMENTAL PEAR	50 MCAL; 1.8M STD.; B&B
	7	QUERCUS PALUSTRIS	PIN OAK	60 MCAL; 2M STD; B&B

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6	22.SEP.12	NEW SITE PLAN & UPDATE PER COMMENTS	MC
5	22.SEP.06	UPDATE PER COMMENTS	MC
4	22.AUG.05	NEW SITE PLAN / ISSUED FOR SUBMISSION	CLG
3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISE PER NEW SITE PLAN	SA
1	22.JUN.01	REVISE PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN - EAST

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:250	L3
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 11

21-073-9.ZIP

PMG PROJECT NUMBER: 21-073

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1	22.JUN.01	REVISED PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

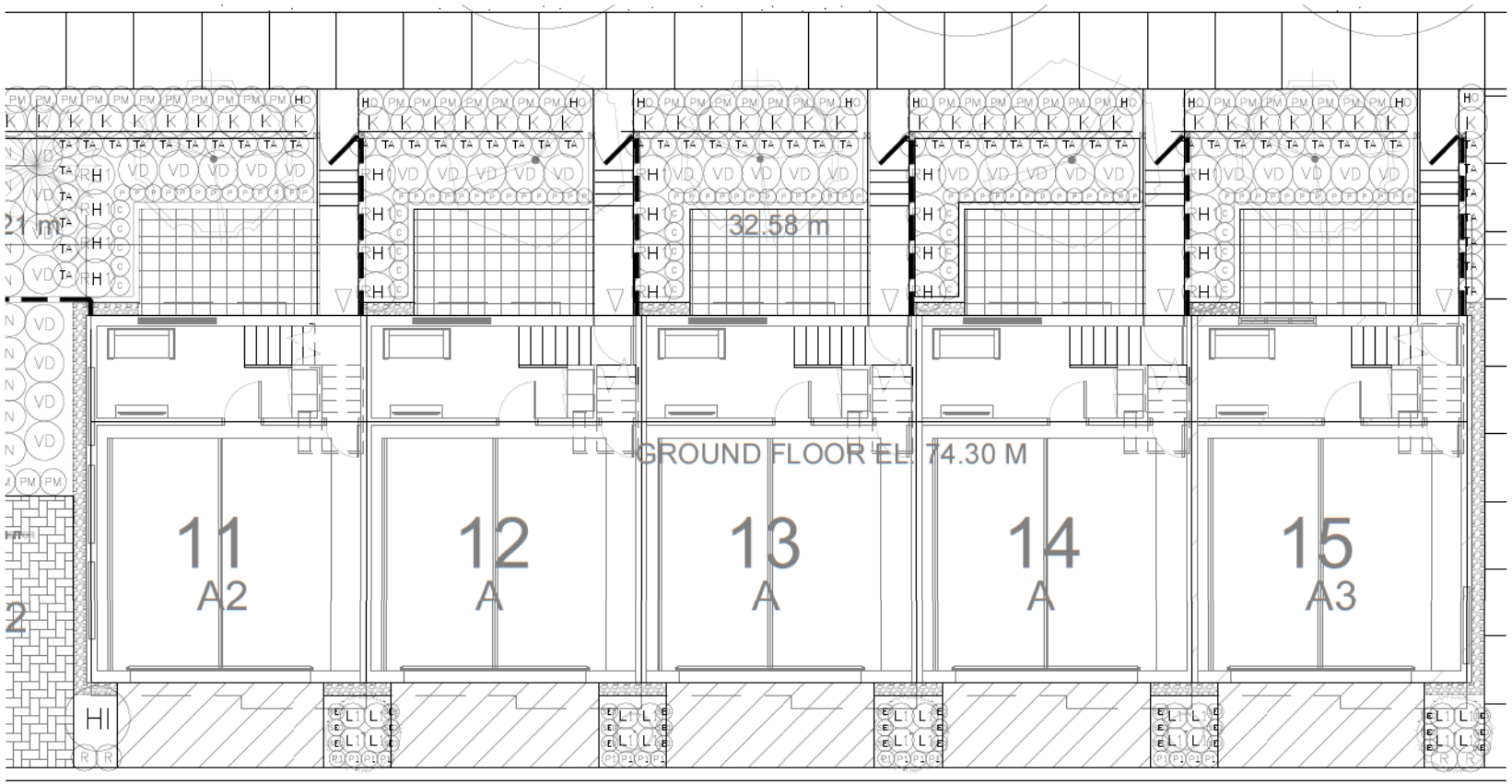
TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

DRAWING TITLE:

PLANTING PLAN - WEST

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:50	**L4**
DRAWN:	RJ	
DESIGN:	RJ	OF 11
CHK'D:	MCY	
PMG PROJECT NUMBER:		21-073



TYPICAL NORTH-SOUTH ASPECT PLANTING

0 2.5 5 10m

21.073-9.ZIP

PLANT SCHEDULE WEST

PMG PROJECT NUMBER: 21-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
A	3	AMELANCHIER ALNIFOLIA 'PEMBINA'	PEMBINA SERVICEBERRY	#3 POT; 60CM; 1.5M O.C.
B	124	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM; 60CM O.C.
C	109	CORNUS SERICEA	REDTWIG DOGWOOD	#2 POT; 50CM; 1.2M O.C.
D	27	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM; 1.2M O.C.
E	46	HIBISCUS SYRIACUS 'OISEAU BLUE'	BLUE ROSE OF SHARON	#3 POT; 50CM; 1.5M O.C.
F	62	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	MERRITT'S SURPRIME MOPHEAD HYDRANGEA	#3 POT; 60CM; 90CM O.C.
G	68	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
H	361	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
I	67	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
J	217	PRUNUS LUSITANICA	PORTUGESE LAUREL	#3 POT; 60CM; 1M B&B
K	36	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM
L	149	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
M	47	ROSA MEIDILAND 'FERDY'	MEIDILAND ROSE; CORAL PINK	#2 POT; 40CM; 60CM O.C.
N	162	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25CM
O	78	SPIRAEA DOUGLASII	DOUGLAS SPIREA	#2 POT; 40CM
P	135	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
Q	556	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#3 POT; 80CM
R	177	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM; 75CM O.C.
S	3	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM

PLANT SCHEDULE WEST

PMG PROJECT NUMBER: 21-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
G	354	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
H	156	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT; 60CM O.C.
M	10	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT; 75CM O.C.
N	77	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 POT; 45CM O.C.
O	370	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
A	92	ASTILBE x ARENDSII 'ELIZABETH BLOOM'	FALSE SPIREA; MID PINK	15CM POT; 60CM O.C.
B	21	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT; 60CM O.C.
D	276	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
I	62	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	#1 POT
K	151	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	#1 POT; 60CM O.C.
GC				
L	81	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM
J	619	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
Q	325	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM; 75CM O.C.
V	113	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 30CM; 60CM O.C.

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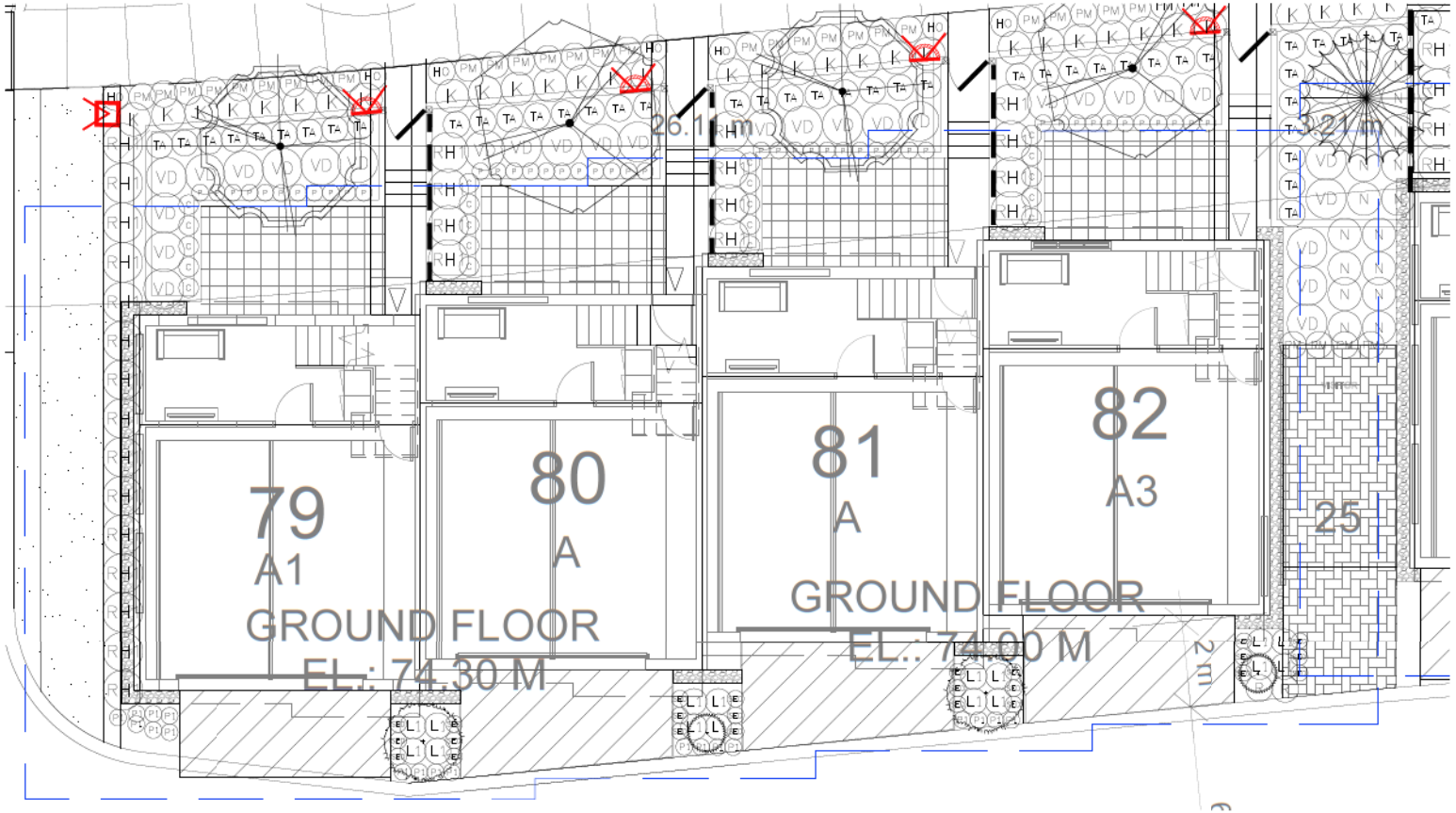

TYPICAL NORTH-SOUTH ASPECT PLANTING

PLANT SCHEDULE EAST

PMG PROJECT NUMBER: 21-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
HS	24	HIBISCUS SYRIACUS 'OISEAU BLUE'	BLUE ROSE OF SHARON	#3 POT; 50 CM; 1.5M O.C.
HM	44	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	MERRITTS SUPREME MOPHEAD HYDRANGEA	#3 POT; 80 CM; 900M O.C.
HN	23	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80 CM
KE	201	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50 CM
NG	66	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50 CM
PL	194	PRUNUS LUSITANICA	PORTUGESE LAUREL	#3 POT; 60 CM; 1M B&B
RA	35	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50 CM
RP	86	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50 CM
RM	46	ROSA MEIDILAND 'FERDY'	MEIDILAND ROSE; CORAL PINK	#2 POT; 40 CM; 900M O.C.
S	6	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 25 CM
SD	9	SPIRAEA DOUGLASII	DOUGLAS SPIREA	#2 POT; 40 CM
TH	215	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#3 POT; 80 CM
VD	94	VIBURNUM DAVIDII	DAVIDS VIBURNUM	#2 POT; 30 CM; 75CM O.C.

PLANT SCHEDULE EAST

PMG PROJECT NUMBER: 21-073

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
C	127	CAREX 'O SHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
H	231	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT; 600M O.C.
M	26	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT; 750M O.C.
O	68	OPHIOPOGON JAPONICUS	BLACK MONDO GRASS	#1 POT; 450M O.C.
P	107	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
A	61	ASTILBE X ARENDSII 'ELIZABETH BLOOM'	FALSE SPIREA; MID PINK	15CM POT; 600M O.C.
H	124	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
R	21	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	#1 POT; 600M O.C.
GC				
P	275	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 150M
P	130	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 200M; 750M O.C.
V	111	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 300M; 600M O.C.

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0 2.5 5 10

21073-9.ZIP

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3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISED PER NEW SITE PLAN	SA
1	22.JUN.03	REVISED PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

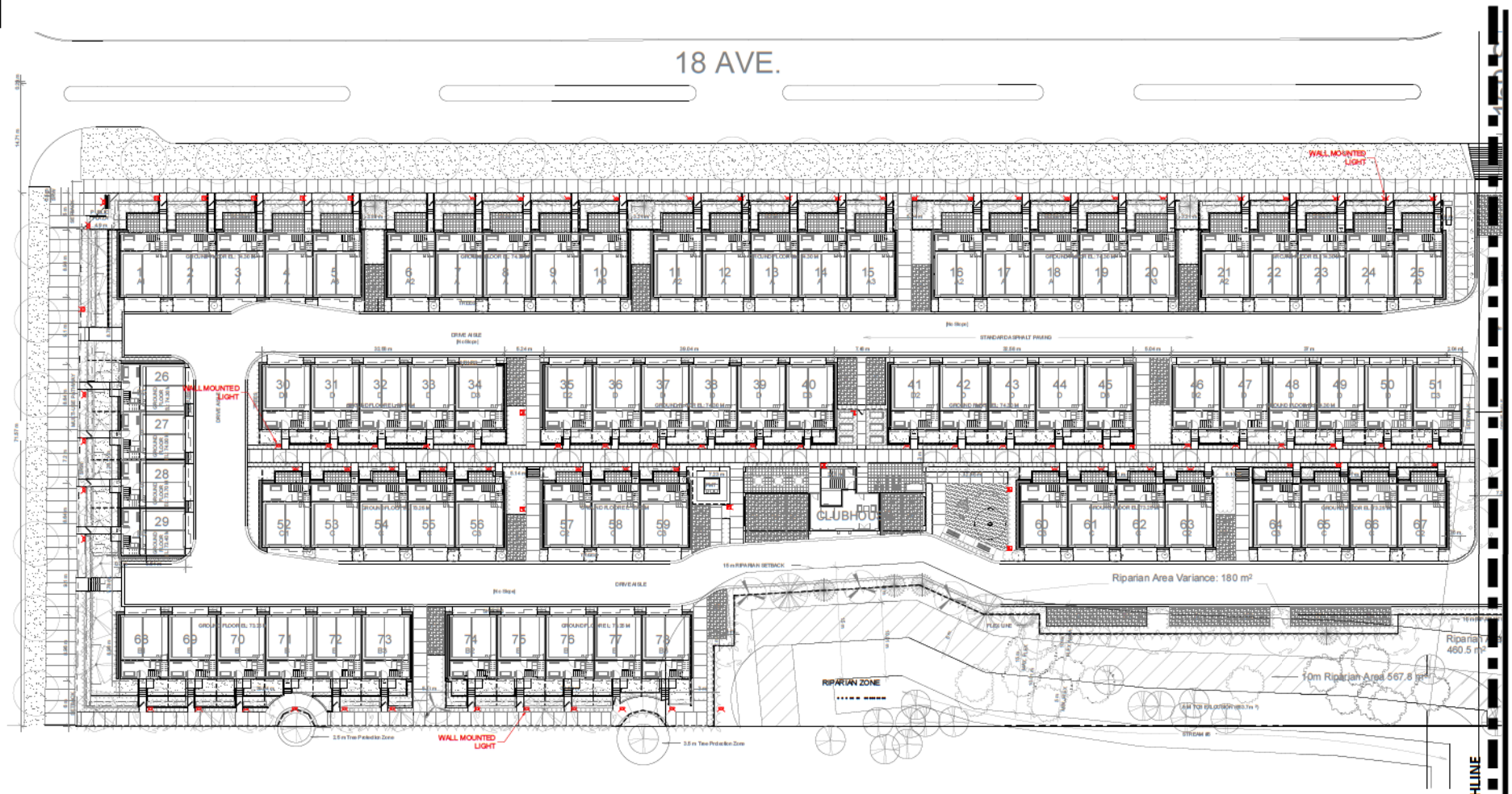
1788 168TH STREET
SURREY, BC

DRAWING TITLE:

PLANTING PLAN - EAST

DATE:	21.MAY.26	DRAWING NUMBER:	
SCALE:	1:50		L5
DRAWN:	RJ		
DESIGN:	RJ		OF 11
CHK'D:	MCY		

PMG PROJECT NUMBER: 21-073



Lighting Legend

Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT.

LITHONIA RADEAN BOLLARD - USE WARM COLOUR LIGHT

WAC 'URBAN' SCONCE LIGHTING. USE WARM COLOUR LIGHT.

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2	22.JUN.13	REVISED PER NEW SITE PLAN	SA
1	22.JUN.01	REVISED PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

DRAWING TITLE:

LIGHTING PLAN - WEST

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:250	**L6**
DRAWN:	IU	
DESIGN:	IU	
CHK'D:	MCY	OF 11

PMG PROJECT NUMBER: **21-073**

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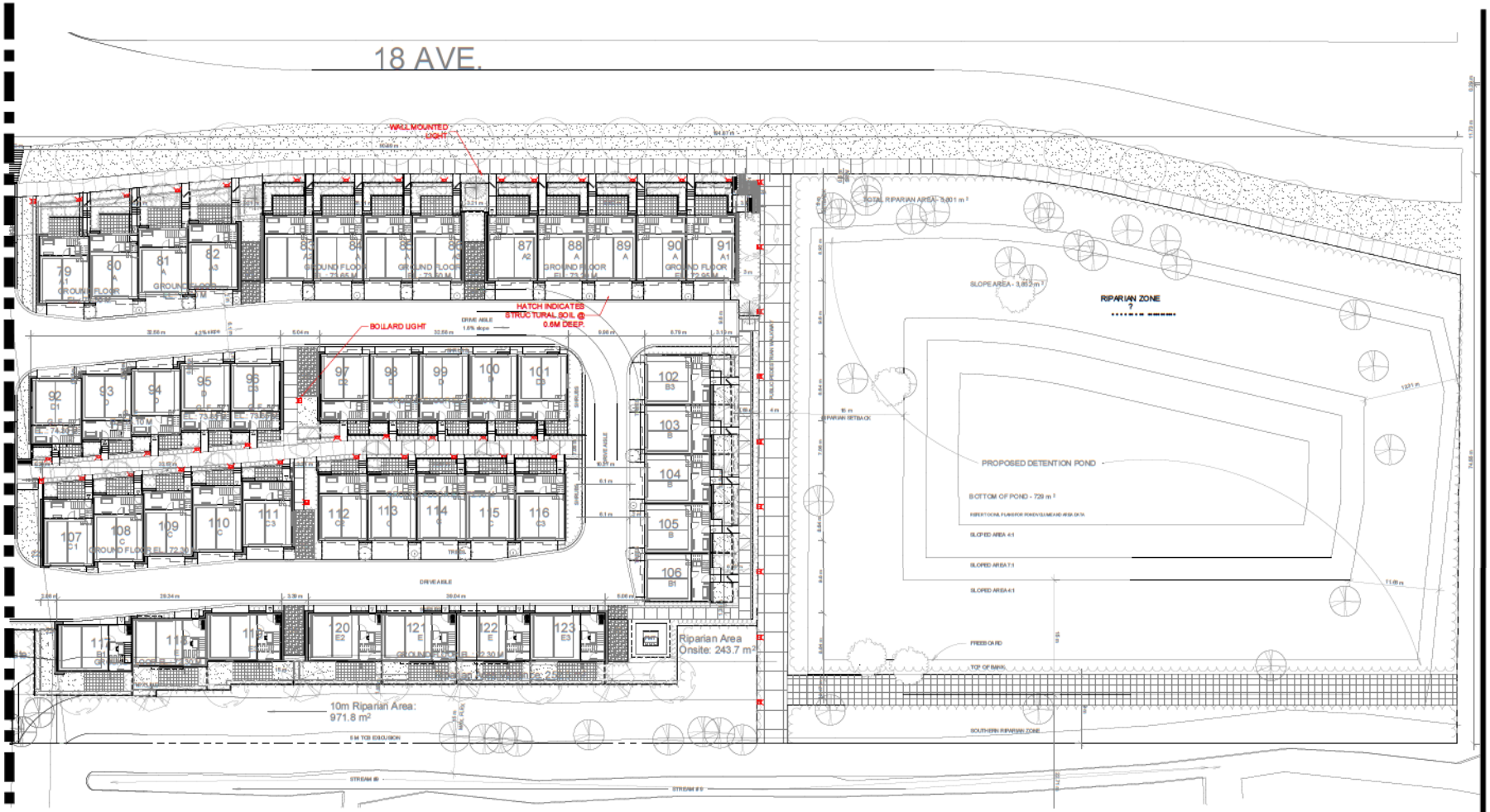
21.073-9.ZIP

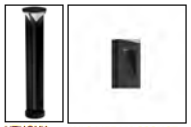


MATCHLINE

Lighting Legend

Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT.



LITHONIA RADEAN BOLLARD - USE WARM COLOUR LIGHT

WAC URBAN SCONCE LIGHTING. USE WARM COLOUR LIGHT.

0 5 10 20m 40m

21-073-9Z1P

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	22.SEP.26	ADD SITE SIGNAGE	CLG
7	22.SEP.26	NEW SITE PLAN / ISSUED FOR SUBMISSION	CLG
6	22.SEP.12	NEW SITE PLAN & UPDATE RESPONSES	MC
5	22.SEP.09	UPDATE RESPONSES	MC
4	22.AUG.05	NEW SITE PLAN & ISSUED FOR SUBMISSION	CLG
3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISE PER NEW SITE PLAN	SA
1	22.JUN.03	REVISE PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

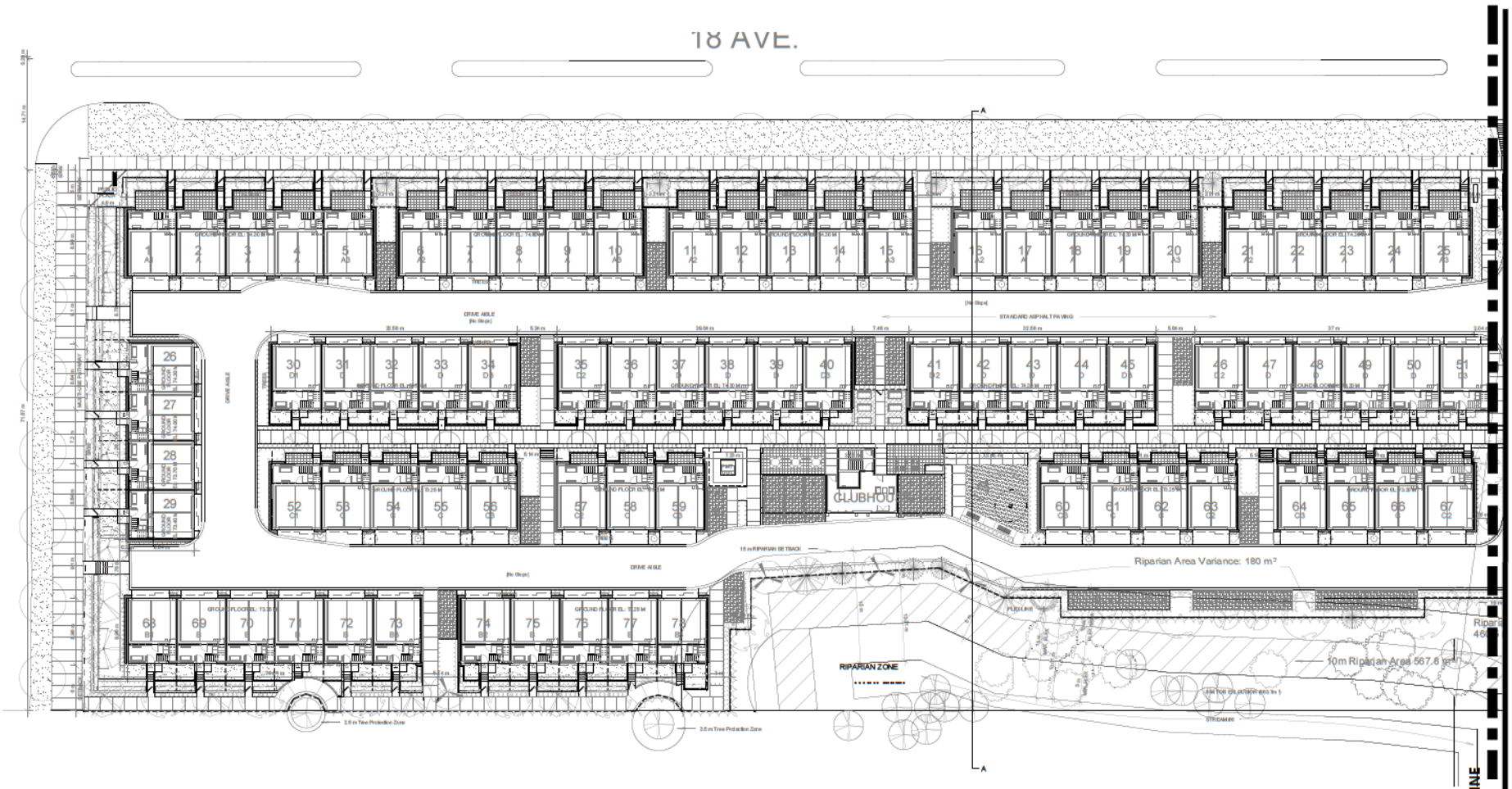
1788 168TH STREET
SURREY, BC

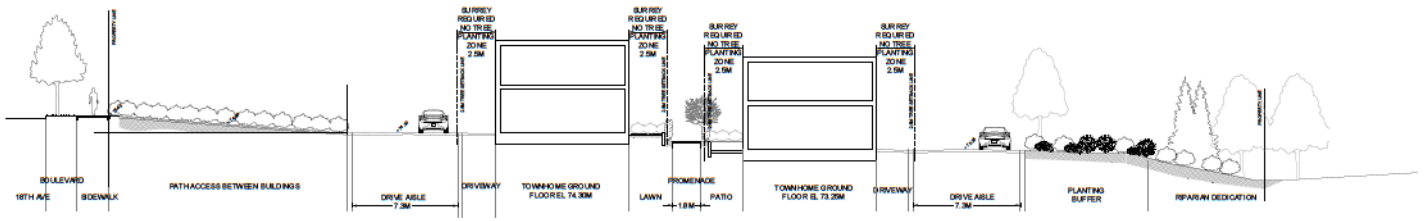
DRAWING TITLE:

LIGHTING PLAN - EAST

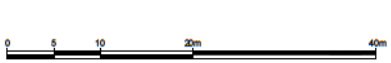
DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:250	L7
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 11

PMG PROJECT NUMBER: 21-073





SECTION A | 1:150



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	22.SEP.26	ADD SITE SIGNAGE	CLG
7	22.SEP.26	NEW SITE PLAN / ISSUED FOR SUBMISSION	CLG
6	22.SEP.12	NEW SITE PLAN & UPDATE PER COMMENTS	MC
5	22.SEP.09	UPDATE PER COMMENTS	MC
4	22.AUG.05	NEW SITE PLAN / ISSUED FOR SUBMISSION	CLG
3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISED PER NEW SITE PLAN	SA
1	22.JUN.01	REVISED PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

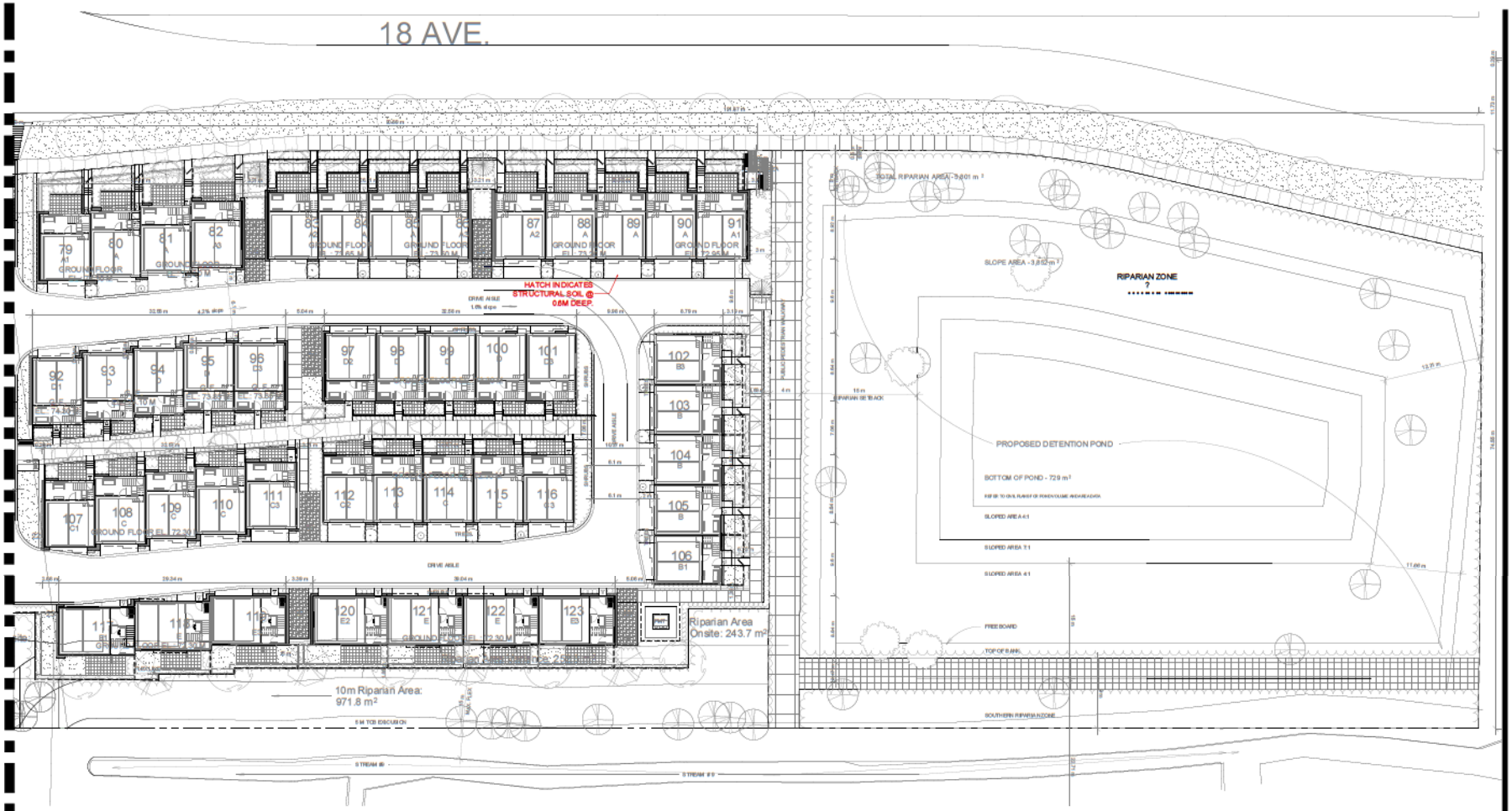
DRAWING TITLE:

GRADING PLAN - WEST

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:250	**L8**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 11

21-073-9Z.P

PMG PROJECT NUMBER: **21-073**



MATCHLINE

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	22.SEP.26	ADD SITE SIGNAGE	CLG
7	22.SEP.26	NEW SITE PLAN ISSUED FOR SUBMISSION	CLG
6	22.SEP.12	NEW SITE PLAN & UPDATE PER COMMENTS	MC
5	22.SEP.06	UPDATE PER COMMENTS	MC
4	22.AUG.05	NEW SITE PLAN ISSUED FOR SUBMISSION	CLG
3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISE PER NEW SITE PLAN	SA
1	22.JUN.01	REVISE PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

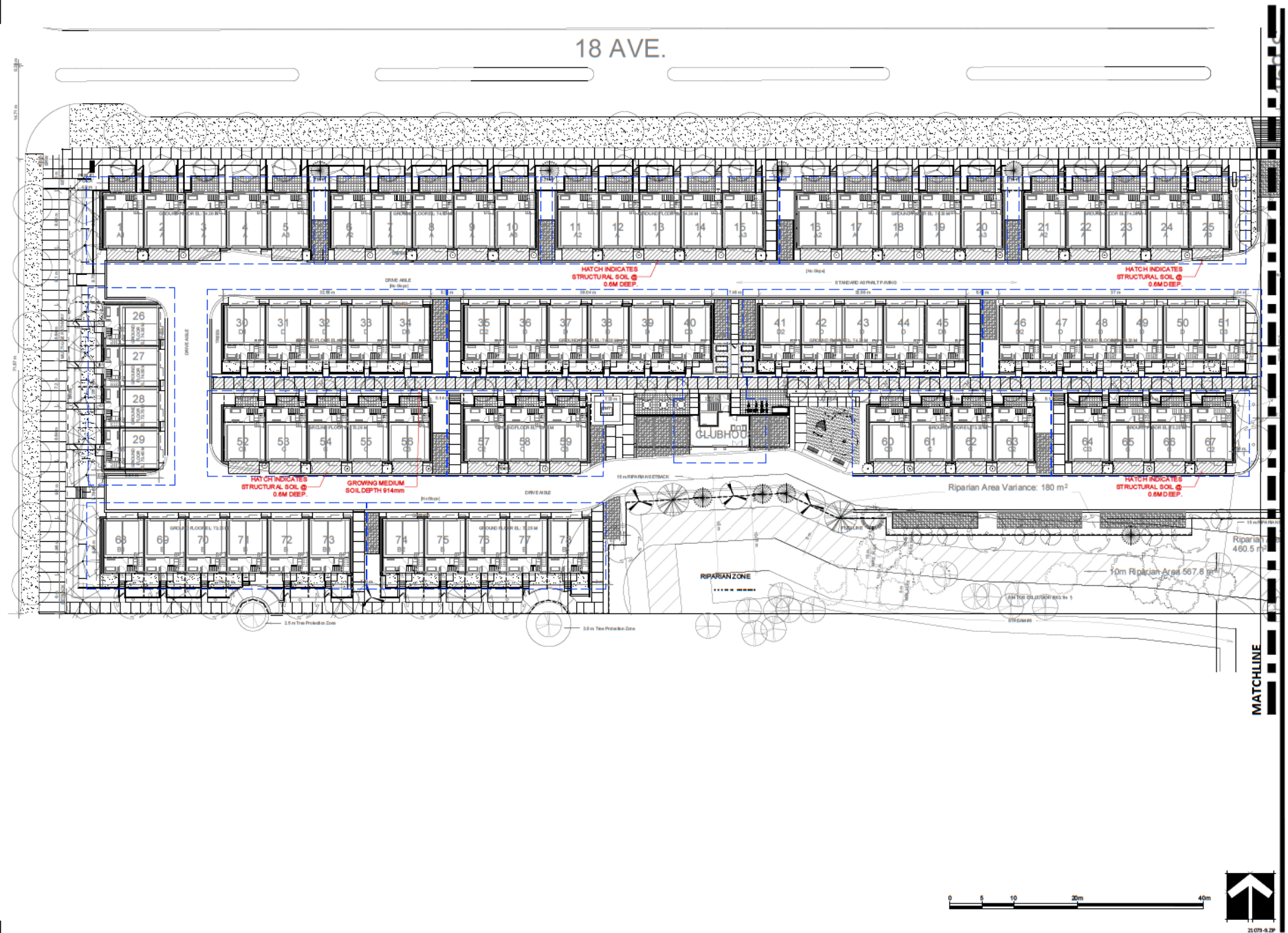
DRAWING TITLE:

GRADING PLAN - EAST

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:250	**L9**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	MCY	OF 11

21-073-9Z.P

PMG PROJECT NUMBER: **21-073**



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	22.SEP.26	ADD SITE SIGNAGE	CLG
7	22.SEP.26	NEW SITE PLAN /ISSUED FOR SUBMISSION	CLG
6	22.SEP.12	NEW SITE PLAN & UPDATE PER COMMENTS	MC
5	22.SEP.09	UPDATE PER COMMENTS	MC
4	22.AUG.05	NEW SITE PLAN /ISSUED FOR SUBMISSION	CLG
3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISED PER NEW SITE PLAN	SA
1	22.JUN.01	REVISED PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

DRAWING TITLE:

STRUCTURAL SOIL PLAN - WEST

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:250	**L10**
DRAWN:	RJ	
DESIGN:	RJ	OF 11
CHK'D:	MCY	

PMG PROJECT NUMBER: **21-073**

21.073-9.ZIP

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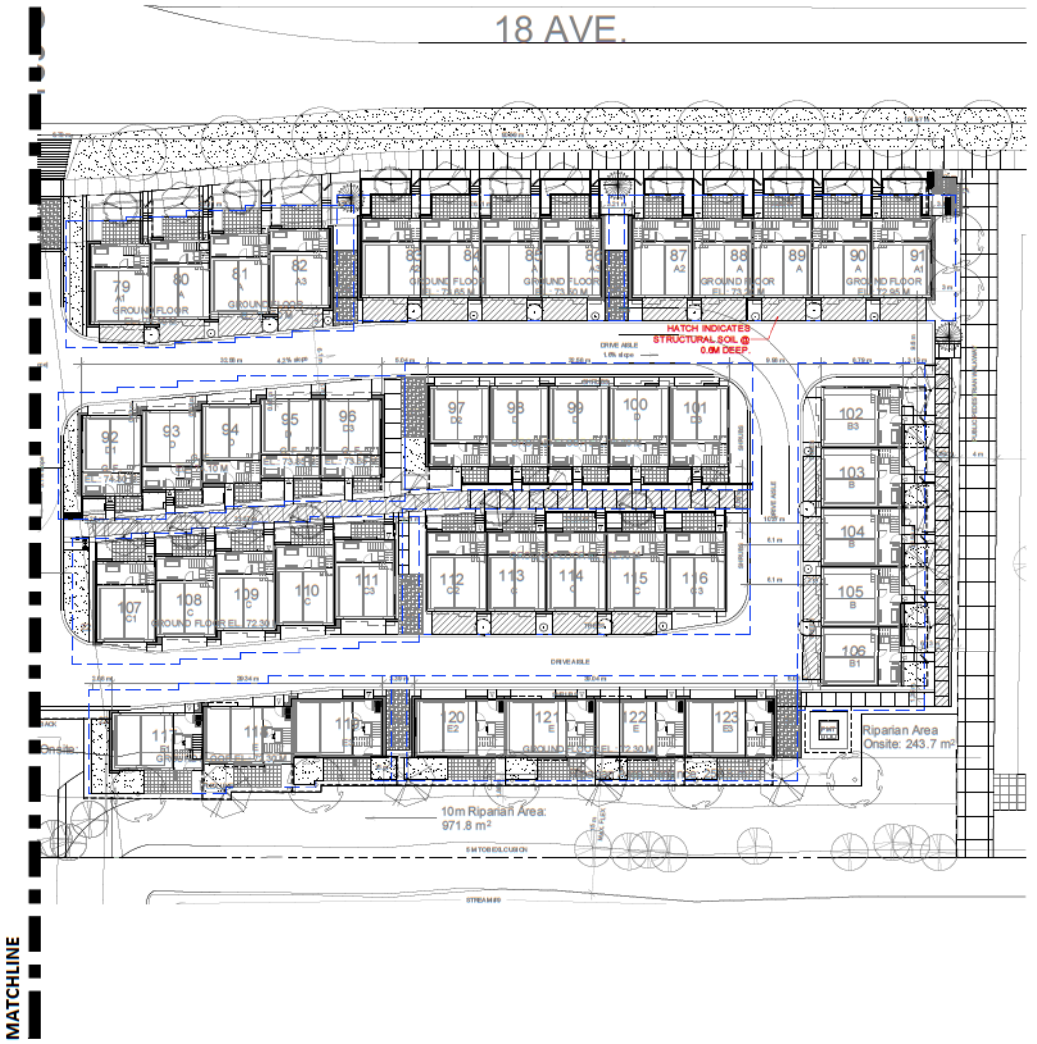
pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
8	22.SEP.26	ADD SITE SIGNAGE	CLG
7	22.SEP.26	NEW SITE PLAN ISSUED FOR SUBMISSION	CLG
6	22.SEP.12	NEW SITE PLAN & UPDATE PER COMMENTS	MC
5	22.SEP.09	UPDATE PER COMMENTS	MC
4	22.AUG.02	NEW SITE PLAN ISSUED FOR SUBMISSION	CLG
3	22.JUL.20	NEW SITE PLAN	MC
2	22.JUN.13	REVISED PER NEW SITE PLAN	SA
1	22.JUN.01	REVISED PER NEW SITE PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

DRAWING TITLE:

STRUCTURAL SOIL PLAN - EAST

DATE:	21.MAY.26	DRAWING NUMBER:
SCALE:	1:250	**L11**
DRAWN:	RJ	
DESIGN:	RJ	
CHKD:	MCY	OF 11

PMG PROJECT NUMBER: **21-073**

21.073-9.ZIP

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development**
- South Surrey Division
Planning and Development Department

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

DATE: **September 10, 2022** PROJECT FILE: **7821-0174-00**

RE: **Engineering Requirements**
Location: 1788 168 Street

NCP AMENDMENT/ DEVELOPMENT VARIANCE PERMIT

Provide detailed drainage servicing strategy in support of NCP Amendment to relocate Pond A on the subject site. Dedicate and construct Pond A and associated drainage infrastructure.

REZONE/SUBDIVISION

Subject to construction by others of the Sanitary Syphon Works, including Fergus Pump Station Upgrading works, as well as construction of the Feeder Mains on 24 Ave and 172 St to service the high water pressure system, the following Works are required as a condition of this Rezone and Subdivision:

Property and Right-of-Way Requirements

- Dedicate 6.942 m on 168 Street, including 5 m x 5 m corner cut at 168 Street/18 Avenue.
- Dedicate varying width for 18 Avenue as required in Darts Hill NCP.
- Register 0.5 m SRW along 168 Street and 18 Avenue.

Works and Services

- Construct 168 Street with 4.0 m Multi-Use Pathway, and south side of 18 Avenue.
- Construct storm sewers to service the development and to drain the fronting roads.
- Provide on-lot source controls and infiltration facilities to meet the NCP requirements.
- Provide onsite and offsite LID measures based on proposed land use as per NCP.
- Construct 300mm watermain along 18 Avenue, and water service connection.
- Provide sanitary flow analysis and resolve any downstream pipe capacity constraints.
- Construct sanitary sewer on 18 Avenue.
- Pay the following charges:
  - Sanitary Latecomers charges relative to project: 5815-0084-00-1 and 5816-0312-00-1
  - LAS charges, if required.
  - Drainage Latecomers charges relative to project: 5915-0084-00-1
  - DCC Frontender Agreement (drainage/water/sanitary);
  - Development Works Agreement (drainage/water/sanitary);
  - 100% cash payment of Drainage/Water/Sanitary DCC.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file

Surrey Schools
LEADERSHIP IN LEARNING

August 24, 2022

Planning

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta'talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment feeds two Secondary schools: Grandview Heights and Earl Marriot.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0174 00

SUMMARY

The proposed 127 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	33
Secondary Students:	14

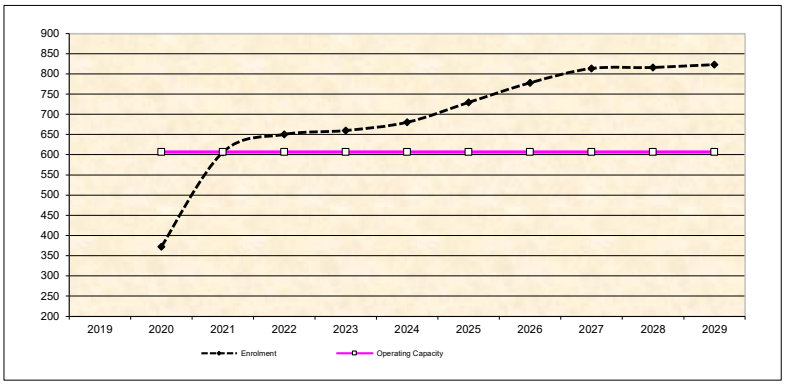
September 2021 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

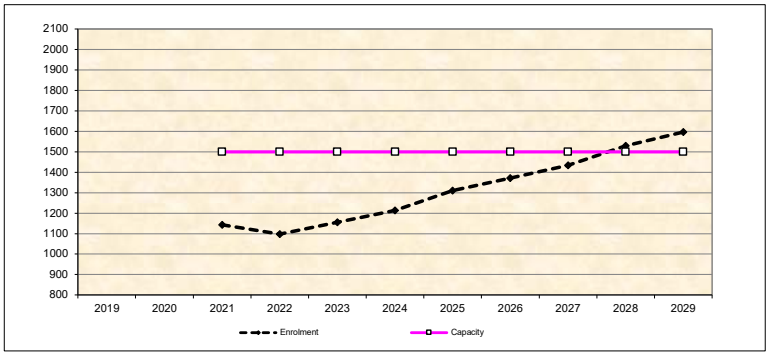
Projected population of school-age children for this development:	60

***Population** : The projected population of children aged 0-19 Impacted by the development.*
***Enrolment:** The number of students projected to attend the Surrey School District ONLY.*

Edgewood Elementary



Grandview Heights Secondary



** Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.*
Maximum operating capacity is estimated by multipying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 21-0174-00
Address: 1788 168 Street, Surrey, BC
Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	118
Protected Trees to be Removed	118
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 54 X one (1) = 54 - All other Trees Requiring 2 to 1 Replacement Ratio 64 X two (2) = 128	182
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	29

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: TVandenberg	Date: September 12, 2022

NO.	DATE	BY	REVISION
1	MAY 31/21	MK	SITE PLAN
2	JUN01/22	MK	SITE PLAN
3	JUL19/22	MK	SITE PLAN
4	AUG29/22	MK	SITE PLAN
5	SEPT01/22	MK	GRADING PLAN

NO.	DATE	BY	REVISION
6	SEPT12/22	MK	SITE 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

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PROJECT TITLE
1788 - 168th STREET
SURREY, B.C.

SHEET TITLE
KEY - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN: MK
SCALE: AS SHOWN
DATE: MARCH 12, 2021

KEY
SHEET 1 OF 5

Darts Hill NCP | Plan Summary

Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated and complete neighbourhood. Land use policies reflect the vision and principles of the Plan and set out how Darts Hill will grow. It promotes a balanced approach to growth and defines an appropriate scale of built form and intensity of uses.

Mixed-Use

Mixed use and commercial areas support a healthy and vibrant retail and office environment, while supporting residential uses. Mixed uses are centred on an urban village located at 171 Street and 20 Avenue, supported by future bus service along 20 Avenue and the longer term development of the neighbourhood north of 20 Avenue.

Residential

New residential development will provide a variety of housing types to support families, working professionals, and seniors. The highest densities of housing will be located around the urban village and adjacent to main roads. This will attract new residents to support local business and provide housing within closer proximity to transit.

Parks and Natural Areas

New neighbourhood parks are provided within walking distance of all future residents. A biodiversity corridor extends along the southern portion of the Plan Area connecting, and Darts Hill Garden Park is expanded.

LEGEND

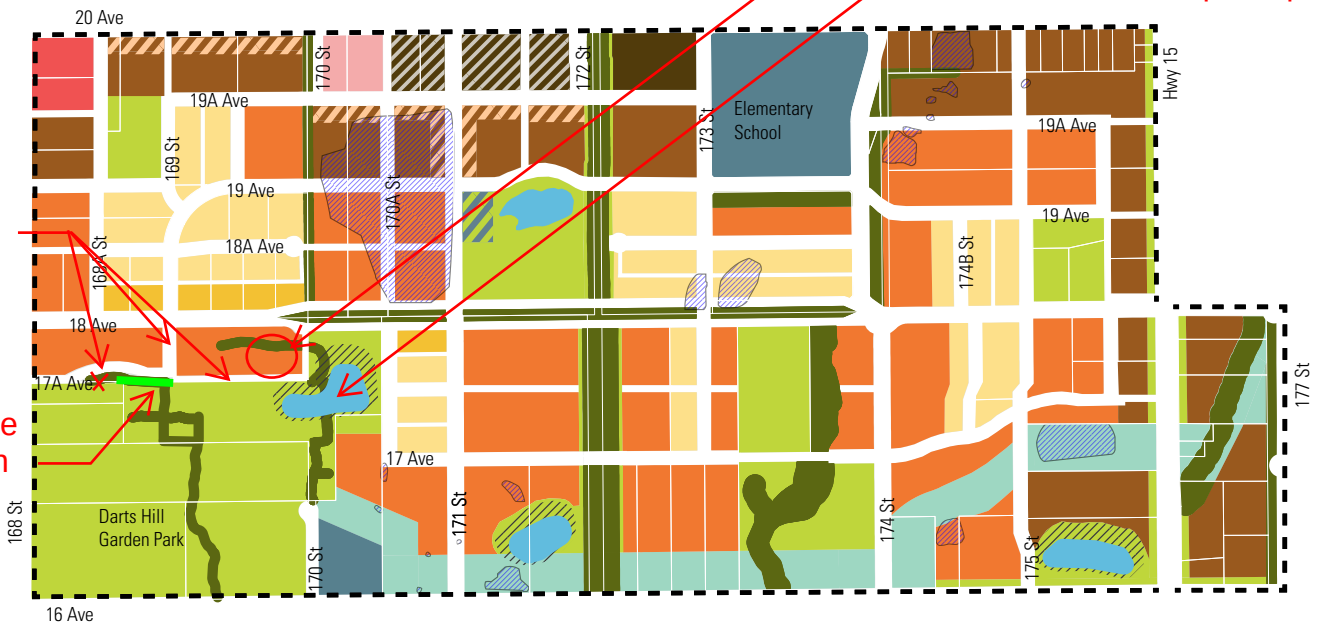
- Low Rise Mixed-Use
- Community Commercial
- Neighbourhood Commercial
- Low Rise Residential
- High Density Townhouse
- Live/Work Townhouse
- Medium Density Townhouse
- Semi-Detached Townhouse
- Detached Residential
- Biodiversity Corridor
- Riparian Area
- Parks and Open Space
- Institutional
- Waterbody
- Detention Pond
- Potential Wetland

add Detention Pond

delete Detention Pond and replace with Parks and Open Space

remove roads

adjust size of riparian area



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0174-00

Issued To:

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: 011-234-385
Lot 1 Section 18 Township 7 New Westminster District Plan 7509
1788 168 St

(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 Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east), and side yard (south) are reduced from 6.0

metres to 3 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123;

(b) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east) is reduced from 6 metres to 1.0 metre for parking space No. 10;

(c) In Subsection G. Height of Buildings, of Part 22 Multiple Residential 30 Zone, the maximum building height of the Indoor Amenity Space Building is increased from 11 metres to 11.3 metres; and

(d) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.

5. This development variance permit applies to only the portion of the 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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

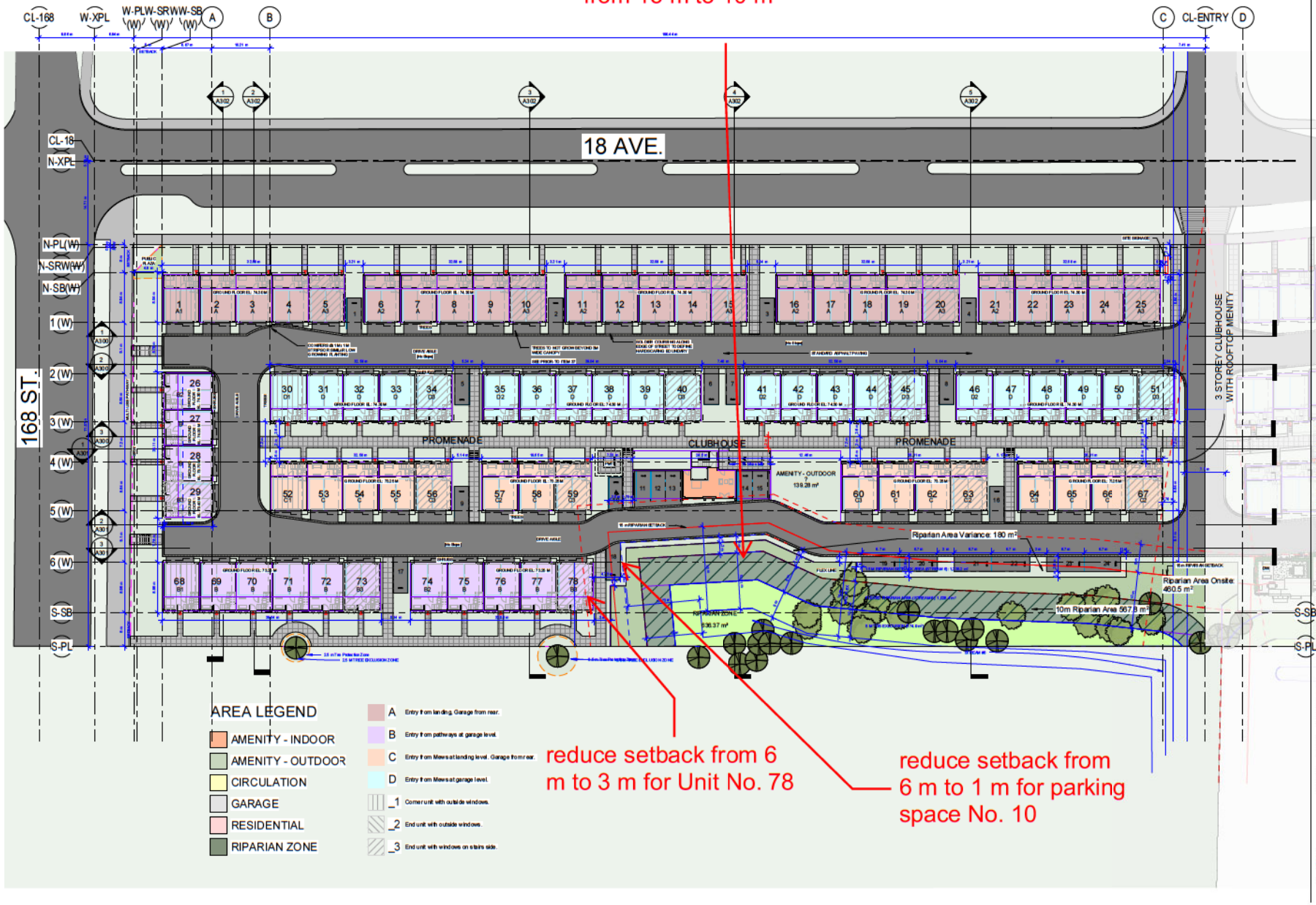
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

_____
Mayor – Doug McCallum

_____
City Clerk – Jennifer Ficocelli



SCHEDULE A.

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver BC V6J 1N5
Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
SITE PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-04	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-18	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

All Drawings, in this and in any issue or revision with each of the Agreements or Documents between the Architect before commencing work. Contractors are responsible for ensuring that all work is executed to the requirements of the applicable Building Code. As Built.
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Scale: 1 : 300

DWG. NO: **A100**

Plot Date: 2022-09-29 12:45:25 PM

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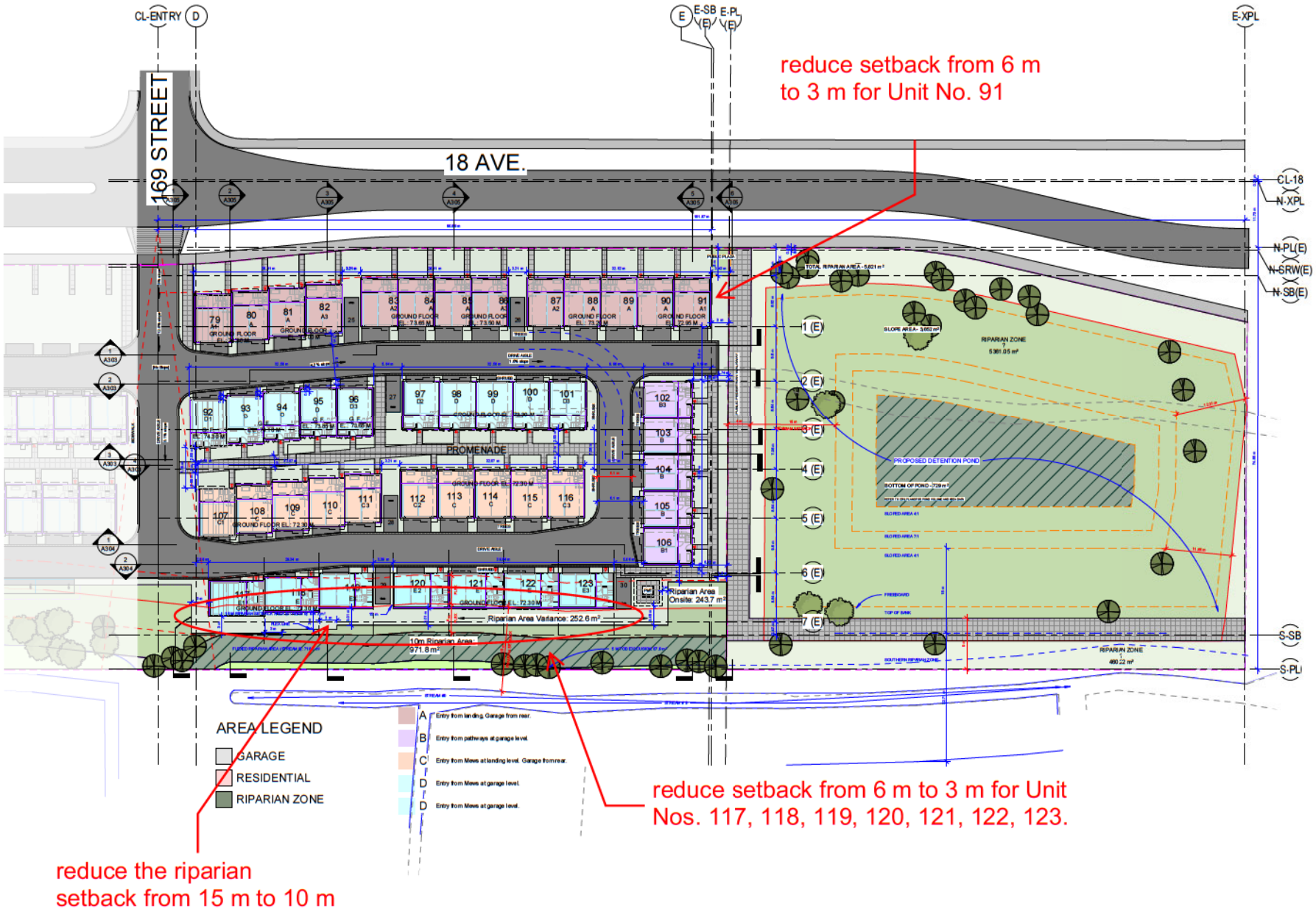

ANKENMAN MARCHAND
ARCHITECTS
1645 West 5th Avenue
Vancouver BC V6J 1N5
Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project:
2102
Owner
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
SITE PLAN - EAST SITE

Project Status:
Permitting

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-04-04	ISSUED FOR DP SUBMISSION
2021-12-16	RE-ISSUED FOR SUBMISSION
2022-04-19	RE-ISSUED FOR SUBMISSION
2022-07-19	RE-ISSUED FOR SUBMISSION
2022-09-28	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

All Drawings, in this and in any form or medium, are and shall remain the property of the Architect and may not be used without the Architect's consent. Contractors are responsible for ensuring that all work is executed in accordance with the requirements of the applicable Building Code. All errors and omissions are to be reported to the Architect immediately. © Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1 : 300
DWG. NO: **A101**

Plot Date: 2022-09-28 3:00:19 PM
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CITY OF SURREY

ITEMS REFERRED BACK

CITY OF SURREY

D

CITY OF SURREY

CORPORATE REPORTS

CITY OF SURREY

E

CORRESPONDENCE

CITY OF SURREY

NOTICE OF MOTION

CITY OF SURREY

G

CITY OF SURREY

BYLAWS AND PERMITS

CITY OF SURREY

H

H - 1

ACTION REQUIRED: Final Adoption

TYPE: Zoning Amendment

PURPOSE: RM-D to RF - to permit the construction of one single-family dwelling.

LOCATION: 7140 - 141A Street (7138 – 141A Street)

PROCESSING DATES:

Bylaw No. 20533

December 20, 2021 - 3rd: Carried RES.R21-2431
PH Held

December 6, 2021 - 1st/2nd/PH: Carried RES.R21-2227/28/29
Approval to Proceed: Planning Report No. 7921-0131-00

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**City Clerk, Legislative Services Division**		
FROM:	**Director of Development Planning** **Planning & Development Department**		
DATE:	**April 16, 2024**	FILE:	**7921-0131-00**

RE: **By-law No. 20533**
Development Application No. 7921-0131-00

ADDRESS: 7140 141A Street (7138 – 141A Street)

OWNERS: S. Uppal
A.S. Uppal
A.K. Uppal

AGENT: Daoud Nouri
Arcotech Development Inc.
8145 130 St Unit 9
Surrey, British Columbia
V3W 7X4

PROPOSAL: Rezoning from Duplex Residential Zone (RM-D) to Single Family Residential (RF).

To permit the construction of one single family dwelling.

Rezoning By-law No. 20533 received Third Reading on December 20, 2021.

All conditions of approval with respect to this By-law have been met.

It is in order for Council to grant Final Adoption to this By-law.

Shawn Low,
Director of Development Planning

CITY OF SURREY

BYLAW NO. 20533

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

   FROM: DUPLEX RESIDENTIAL ZONE (RM-D)
   TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

   PID: 009-586-679
   Lot 40 Section 16 Township 2 New Westminster District Plan 20893

   (7140 – 141A Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20533".

PASSED FIRST READING on the 6th day of December, 2021.
PASSED SECOND READING on the 6th day of December, 2021.
PUBLIC HEARING HELD thereon on the 20th day of December, 2021.
PASSED THIRD READING on the 20th day of December, 2021.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

B. DELEGATIONS - PUBLIC HEARING

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20533" Application No. 7921-0131-00

CIVIC ADDRESS: 7140 - 141A Street (7138 – 141A Street)

APPLICANT: Owners: K. Patel, A. Uppal, B. Uppal, S. Uppal
Agent: Arcotech Development Inc. (Daoud Nouri)

PURPOSE: The applicant is requesting to rezone the site from Duplex Residential Zone to Single Family Residential Zone in order to permit the construction of one single-family dwelling.

The Notice of the Public Hearing was read by the City Clerk.

There were no persons present to speak to the proposed Bylaw.

Written submissions were received as follows:

- Email dated December 15, 2021, R. Landale expressing opposition for the proposal citing enforcement of service agreement and restrictive covenant.

H - 2

ACTION REQUIRED: Final Adoption

TYPE: Zoning Amendment/DVP/DP

PURPOSE: RA to RF-13, RF-SD and RM-23 in order to subdivide into 4 single family small lots, 10 semi-detached residential units and 3 row housing units.

LOCATION: 13941 – 64 Avenue

PROCESSING DATES:

Bylaw No. 19763

April 1, 2019 - 3rd: Carried RES.R19-538 with Councillor Pettigrew opposed

February 11, 2019 - **Referred** to the Environment and Sustainability Advisory Committee for feedback: Carried RES.R19-277 with Councillors Guerra and Patton opposed
PH Held

January 14, 2019 - 1st/2nd/PH: Carried RES.R19-17/18/19
Approval to Proceed: Planning Report No. 7916-0258-00

DEVELOPMENT VARIANCE PERMIT

April 1, 2019 - Supported: Carried RES.R19-539 with Councillor Pettigrew opposed

February 11, 2019 - Out of Order

January 14, 2019 - Proceed to Public Notification: Carried RES.R19-16

DEVELOPMENT PERMIT

January 14, 2019 - Approval to Draft: Carried RES.R19-16

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**City Clerk, Legislative Services Division**		
FROM:	**Director, Development Planning** **Planning & Development Department**		
DATE:	**April 16, 2024**	FILE:	**7916-0258-00**

RE: **By-law No. 19763**
Development Application No. 7916-0258-00

ADDRESS: 13941 – 64 Avenue

OWNER: 1069455 BC Ltd
Director Information: I. Dhaliwal, P. Dhaliwal, T. Paul, K. Rai
No Officer Information Filed.

AGENT: Mike Kompter, Hub Engineering Inc.
12992 – 76 Avenue, Suite 212 Surrey, B.C., V3W 2V6

PROPOSAL: Rezoning from RA to RF-13, RF-SD, and RM-23

Development Permit No. 7916-0258-00.

Development Variance Permit No. 7916-0258-00.

It is now in order for Council to amend the South Newton Neighbourhood Concept Plan to redesignate portions of the site from Townhouses (15 upa max) to Single Family Small Lots, and from Townhouses (15 upa max) to Row Housing, and for a portion to be designated as Creeks and Riparian Setbacks.

To allow subdivision into 4 single family small lots, 10 semi-detached residential units, and 3 row housing units

Rezoning By-law No. 19763 received Third Reading on April 1, 2019.

All conditions of approval with respect to this By-law have been met.

It is in order for Council to grant Final Adoption to this By-law.

That Council amend the South Newton Neighbourhood Concept Plan to redesignate portions of the site from Townhouses (15 upa max) to Single Family Small Lots, and from Townhouses (15 upa max) to Row Housing, and for a portion to be designated as Creeks and Riparian Setbacks.

Staff was authorized to draft Development Permit No. 7916-0258-00 on January 14, 2019.

Development Permit No. 7916-0258-00 is running in conjunction with Development Variance Permit No. 7916-0258-00 which, after Public Notification, was supported by Council on April 1, 2019. It is now in order for Council to issue Development Variance Permit No. 7916-0258-00 and to authorize the Mayor and Clerk to execute the Development Variance Permit.

If Council issues Development Variance Permit No. 7916-0258-00 it is in order for Council to issue Development Permit No. 7916-0258-00 and to authorize the Mayor and Clerk to execute the Development Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, or the protection of Sensitive Ecosystems, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Permit at Land Title Office, pending a new legal description for the property.

Shawn Low
Director, Development Planning

P206557

CITY OF SURREY

BYLAW NO. 19763

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000," as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: MULTIPLE RESIDENTIAL 23 ZONE (RM-23)

Shown on a Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Mark J.R. Dailey, B.C.L.S. on the 30th day of August, 2018, Labelled 635 square metres and more particularly described as follows:

Portion of Parcel Identifier: 006-993-095
Lot 37 Except Part in Plan BCP15804 Section 16 Township 2 NWD Plan 34345

(Portion of 13941 – 64 Avenue)

FROM: ONE ACRE RESIDENTIAL ZONE (RA)
TO: SEMI-DETACHED RESIDENTIAL ZONE (RF-SD)

Shown on a Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Mark J.R. Dailey, B.C.L.S. on the 30th day of August, 2018, Labelled 2988 square metres and more particularly described as follows:

Portion of Parcel Identifier: 006-993-095
Lot 37 Except Part in Plan BCP15804 Section 16 Township 2 NWD Plan 34345

(Portion of 13941 – 64 Avenue)

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: SINGLE FAMILY RESIDENTIAL (13) ZONE (RF-13)

Shown on a Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Mark J.R. Dailey, B.C.L.S. on the 30th day of August, 2018, Labelled 2430 square metres and more particularly described as follows:

Portion of Parcel Identifier: 006-993-095
Lot 37 Except Part in Plan BCP15804 Section 16 Township 2 NWD Plan 34345

(Portion of 13941 – 64 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19763"

PASSED FIRST READING on 14th day of January, 2019.

PASSED SECOND READING on the 14th day of January, 2019.

PUBLIC HEARING HELD thereon on the 11th day of February, 2019.

PASSED THIRD READING on the 1st day of April, 2019

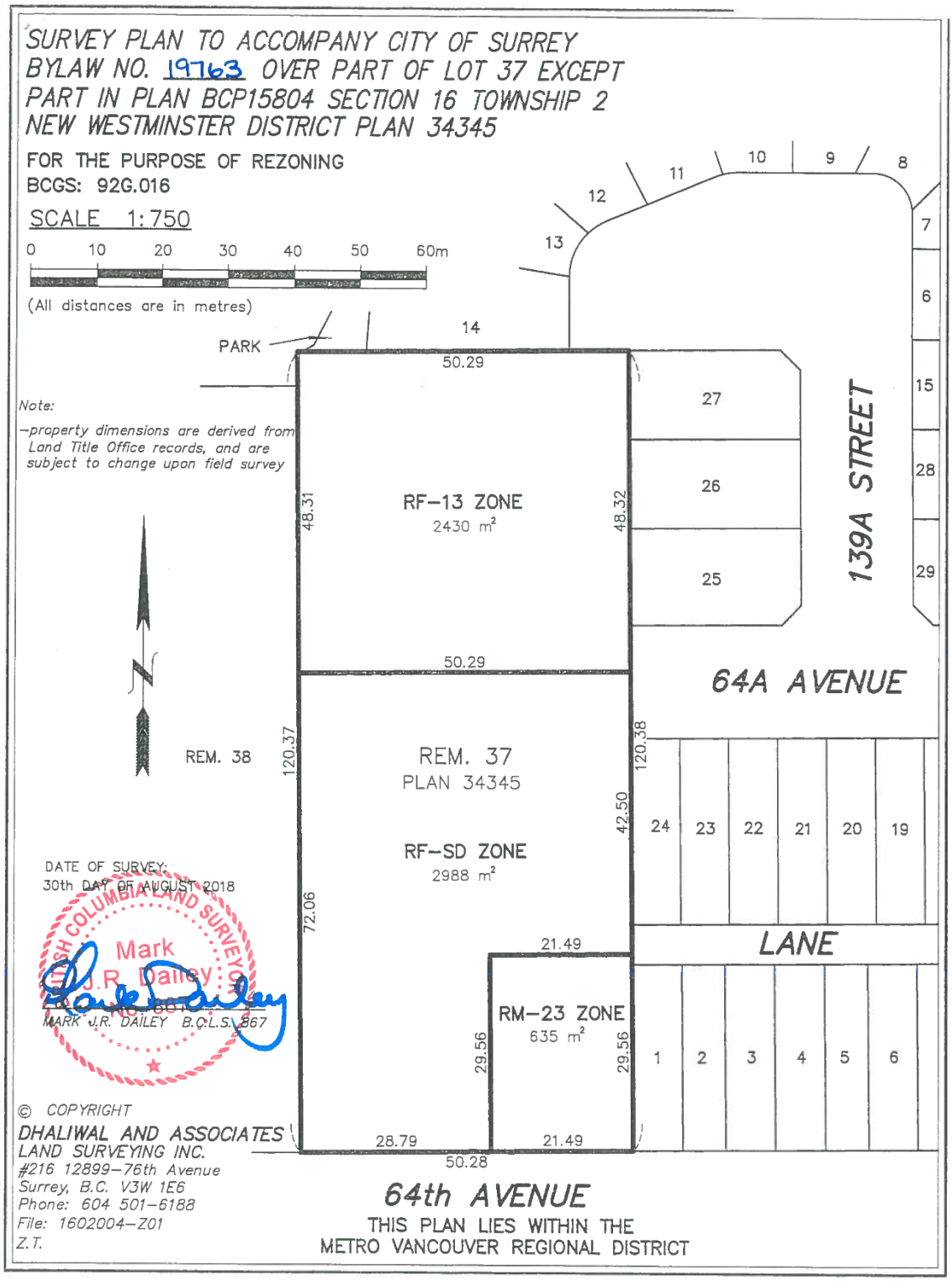
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 20 .

_____MAYOR

_____CLERK

h:\clerks\by-laws\bylaw library\pending\19000\19700\byl 19763.docx

Schedule A


SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO. 19763 OVER PART OF LOT 37 EXCEPT
PART IN PLAN BCP15804 SECTION 16 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 34345
FOR THE PURPOSE OF REZONING
BCGS: 92G.016
SCALE 1:750
0 10 20 30 40 50 60m
(All distances are in metres)
PARK
14
50.29
Note:
-property dimensions are derived from Land Title Office records, and are subject to change upon field survey
RF-13 ZONE
2430 m²
48.31
48.32
50.29
REM. 38
REM. 37
PLAN 34345
RF-SD ZONE
2988 m²
120.37
120.38
42.50
72.06
21.49
RM-23 ZONE
635 m²
29.56
29.56
28.79
21.49
50.28
27
26
25
24
23
22
21
20
19
1
2
3
4
5
6
7
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12
13
15
28
29
139A STREET
64A AVENUE
LANE
64th AVENUE
DATE OF SURVEY:
30th DAY OF AUGUST 2018
BRITISH COLUMBIA LAND SURVEYOR
Mark J.R. Dailey
MARK J.R. DAILEY B.C.L.S. 867
© COPYRIGHT
DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
#216 12899-76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
File: 1602004-Z01
Z.T.
THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

B. DELEGATIONS

3. Surrey Zoning Amendment Bylaw No. 19763
Application: 7916-0258-00

CIVIC ADDRESS: 13941 – 64 Avenue

APPLICANT: 1069455 B.C. Ltd. (Director Information: Sanjot Cheema, Pritam Dhaliwal, Tarlochan Paul and Kamaljit Rai)
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the site from One-Acre Residential Zone to Single Family Residential (13) Zone, Semi-Detached Residential Zone and Multiple Residential 23 Zone. The applicant is proposing to subdivide the site into 4 single family small lots, 10 semi-detached residential units and 3 row housing units. The riparian area is to be conveyed to the City for conservation purposes.

In addition, a Development Variance Permit is being sought to reduce the minimum lot depth for proposed Lots 6 and 7; reduce the minimum separation distance between the principal dwelling and an accessory building for proposed Lot 7; allow front facing double garages on proposed Lots 15, 16 and 17; and reduce the minimum rear yard setback for proposed Lot 14.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

C. Davis, Resident: The delegation expressed concerns regarding the proposed density, lack of parking and traffic impacts on 64 Avenue. The delegation suggested fewer homes should be implemented on the lot in order to accommodate play space and wildlife habitat.

M. Kompter, Hub Engineering (Agent on behalf of the Applicant): The delegation reviewed the project and noted: the project is proposing less density than the land use permits; the proposed land use matches existing adjacent developments; the project complies with the Streamside Protection Bylaw; and the requested variances are required due to recent amendments to City's Zoning Bylaws.

There was correspondence on table from:

NAME	FOR	AGAINST	CONCERN
A. Kaps		X	
R. Landale		X	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0258-00

Issued To:

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: 006-993-095
Lot 37 Except Part in Plan BCP15804 Section 16 Township 2 New Westminster District Plan 34345

13941 – 64 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 Subsection K.2 Subdivision of Part 21A "Multiple Residential 23 Zone (RM-23)", the minimum lot depth is reduced from 28 metres (90 ft.) to 27 metres (88 ft.) for proposed Lot 6;

(b) In Subsection K.2 Subdivision of Part 21A "Multiple Residential 23 Zone (RM-23)", the minimum lot depth is reduced from 28 metres (90 ft.) to 26.5 metres (87 ft.) for proposed Lot 7;

(c) In Subsection H.5 Off-Street Parking of Part 21A "Multiple Residential 23 Zone (RM-23)", the minimum separation distance between the principal dwelling and an accessory building is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for proposed Lot 7;

(d) Subsection H.5 Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)" is varied to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width for proposed Lots 15-17; and

(e) In Subsection F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum rear yard setback for a principal building is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 14 for the entire width of the building.

5. The siting of buildings and structures shall be in accordance with the drawings numbered 7916-0258-00 (A) through to including 7916-0258-00 (B) (the "Drawings") which is attached hereto and form part of this development variance permit.

6. This development variance permit applies to only the portion of the land OR 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.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. 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.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

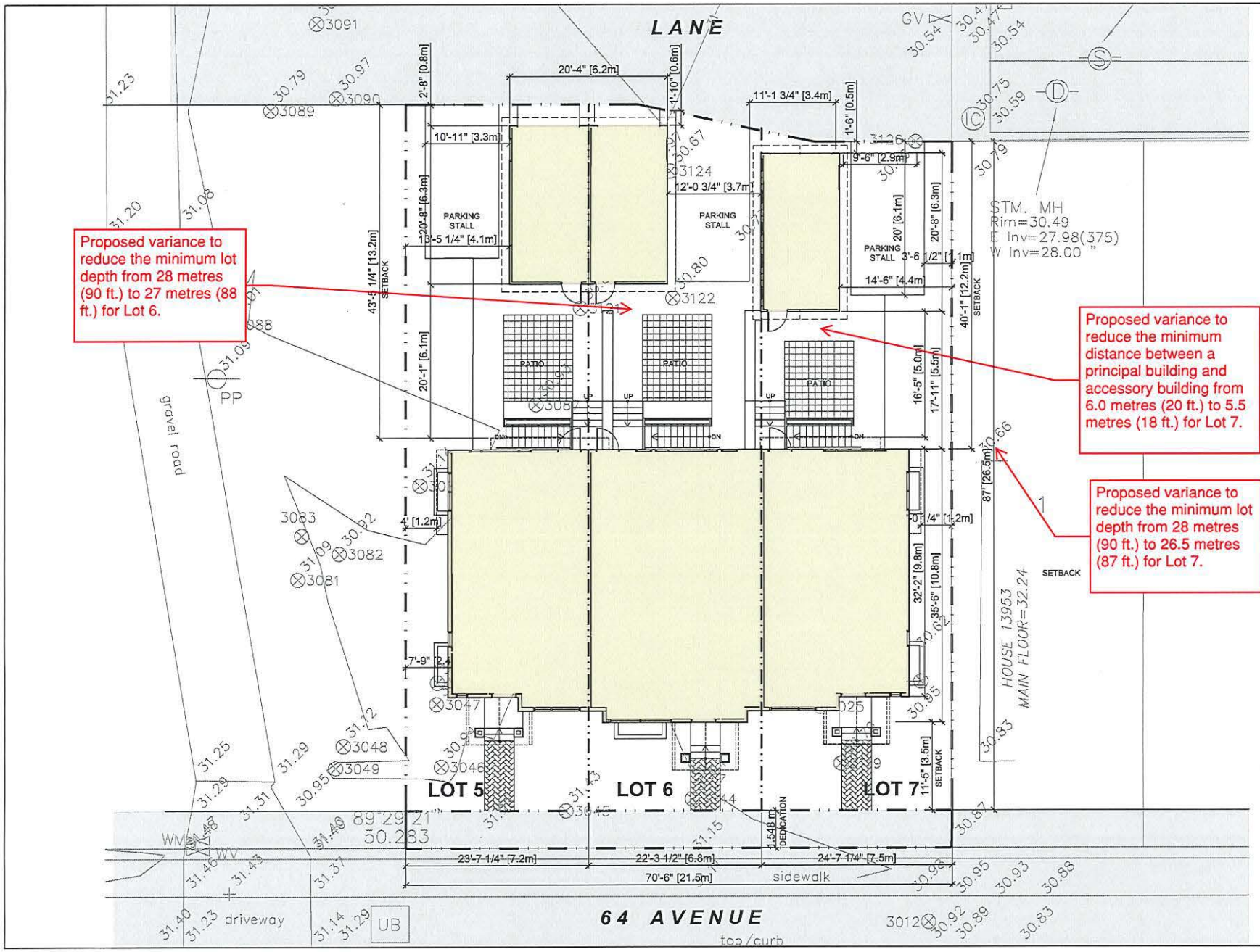
10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk

SCHEDULE A



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION/ ISSUED
1	12-03-18	ISSUED FOR DP

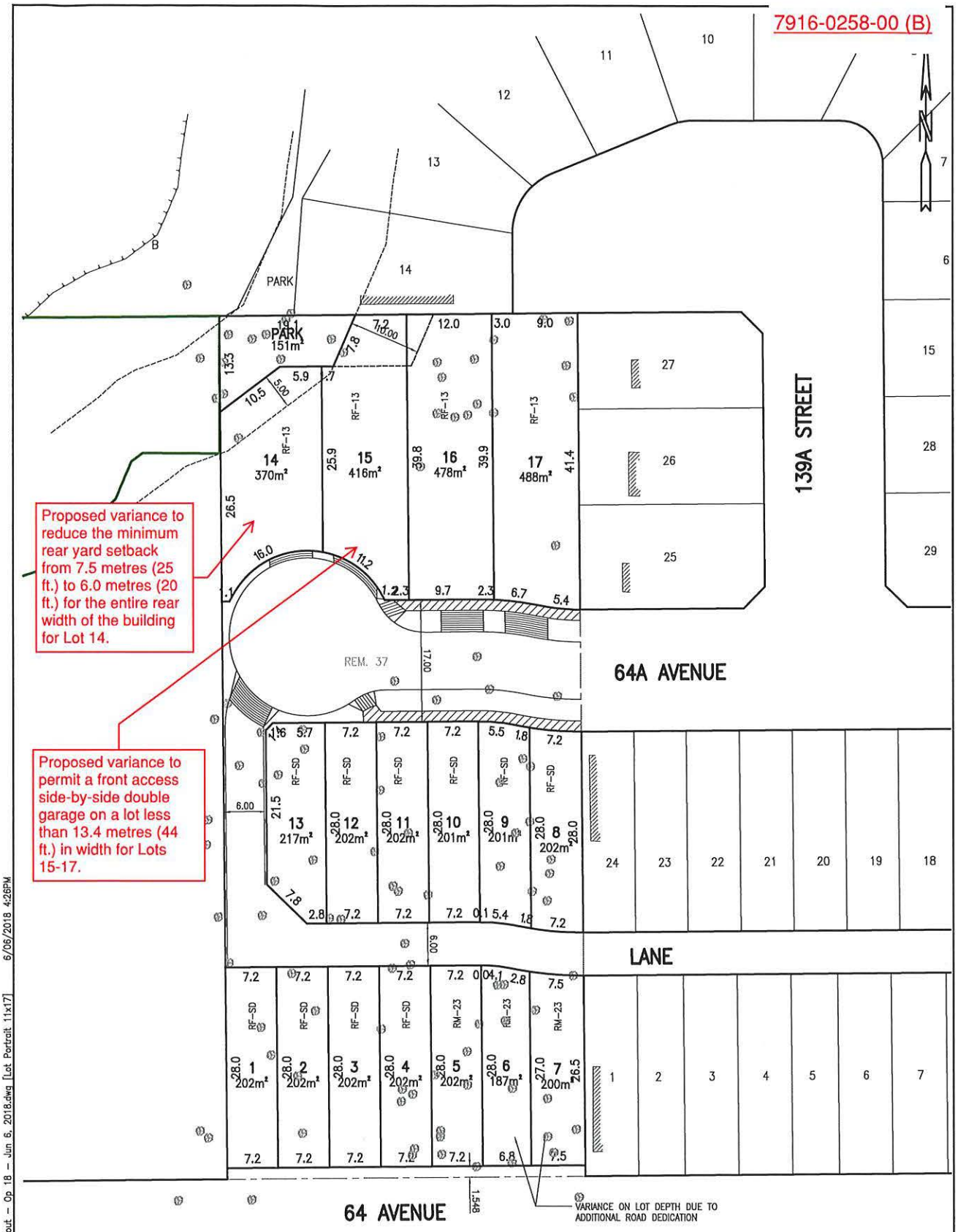
PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

SCHEDULE A
7916-0258-00 (A)

DATE:	OCT. 2018
SCALE:	NTS.
DESIGN:	AA.
DRAWN:	AA.
PROJECT NO:	-
SHEET NO:	A-1.3

SCHEDULE A

7916-0258-00 (B)



Hub Engineering Inc.
Engineering and Development Consultants
Member PACIFIC LAND GROUP
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

CLIENT:	PROJECT: 13941 - 64 AVE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 16037	DATE: JUN 2018	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

G:\Projects\16037\gis\AD Drawings\Layouts\Lot Layout - Op 18 - Jun 6, 2018.dwg [Lot Portrait 11x17] 6/06/2018 4:26PM

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0258-00

Issued To:

Address of Owner:

A. General Provisions

1. This development 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 permit.

2. This development 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: 006-993-095
Lot 37 Except Part in Plan BCP15804 Section 16 Township 2 New Westminster District Plan 34345
13941 64 Ave

(the "Land")

3. As the legal description of the Land will 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:_____
_____**LEGAL**

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

_____**CIVIC**

5. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The Form and Character development permit provisions apply to only the lands shown on Schedule A which is attached to and forms part of this development permit.

2. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings referenced as Schedule A (the "Drawings").

3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Sensitive Ecosystem

1. Development shall occur strictly in accordance with the Ecosystem Development Plan, prepared by Afshin Parsamanesh, R.P. Bio (Enkon Environmental Ltd.), dated July 8, 2022, attached referenced as Schedule B.

2. The Riparian Protection Area, including the Riparian Setback Area as defined in Surrey Zoning By-law, as may be amended or replaced from time to time, shall be established, inspected and maintained in accordance with the plans referenced as Schedule B.

3. Tree removal and vegetation disturbance shall be undertaken, monitored, inspected and maintained in accordance with the reports attached in Schedule B. Tree removal and protective fencing shall be undertaken in accordance with the Arborist Report dated April 21, 2021, and prepared by Mike Fadum and Associates Ltd. attached within Schedule B.

4. Riparian Protection Areas shall remain free of development and left undisturbed.

5. Habitat protection, mitigation, compensation and rehabilitation works shall be completed in accordance with Schedule B.

6. Minor changes to the Drawings that do not affect the Riparian Protection Area, as identified and forming part of this development permit, site grading, soil stability, building placement, runoff or vegetation on the Land, may be permitted subject to the approval of the City.

D. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by M2 Landscape Architecture and attached as Schedule A and the Ecosystem Development Plan prepared by Enkon Environmental Ltd., and attached as Schedule B.

2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.

3. For Hazard Land, Sensitive Ecosystem and Farm Protection development permits, or for that portion of a development permit pertaining to a Hazard Land, Sensitive Ecosystem or Farm Protection, the Landscaping shall be completed PRIOR TO the issuance of a building permit, as identified in Development Permit Procedures and Delegation Bylaw, as may be amended or replaced from time to time.

4. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

5. For Hazard Land, Sensitive Ecosystem and Farm Protection development permits, or for that portion of a development permit pertaining to Hazard Land, Sensitive Ecosystem or Farm Protection, Landscaping shall be maintained for a minimum of five years OR after the date of substantial completion and shall be confirmed "free to grow" at the end of the maintenance period.

E. Security and Inspections

1. Security must be submitted to the city prior to the installation of any Landscaping.

2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.

3. For Hazard Land, Sensitive Ecosystem and Farm Protection development permits, security must be submitted prior to the issuance of any Development Permit, Building Permit or Tree-cutting Permit.

4. For development permits that include shared vehicles in exchange for reduced minimum parking requirements, shared vehicle security must be submitted prior to the issuance of a Building Permit.

5. The security for landscaping is to be submitted as Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of $30,305.47 (the "Security").

6. For Hazard Land, Sensitive Ecosystem or Farm Protection development permits, or that portion of the development pertaining to the Hazard Land, Sensitive Ecosystem or Farm Protection component, the Security amount is for: $10,348.78.

7. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.

8. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.

9. For Hazard Land, Sensitive Ecosystem or Farm Protection development permits, when Landscaping requirements and permit requirements have been substantially completed and approved by the City, the Owner's QEP must submit annual monitoring reports for review and approval of the City. 10% of securities will be released to the applicant upon approval of each annual monitoring report. Upon completion of the MINIMUM THREE YEAR maintenance period, to the satisfaction of the Qualified Environmental Professional and the City, with Landscaping confirmed at the 'free to grow stage' (as confirmed and approved by the City), and without the City having to use the Security, the remaining 80% of the original Security will be returned. If it is determined that the Landscaping is NOT confirmed at the 'free to grow stage', the Owner must continue to monitor the Landscaping and submit annual monitoring reports for an additional two years (FIVE YEAR maintenance period), with 10% of the security released with the approval of each annual monitoring report. When the Landscaping requirements and permit requirements receive final approval from the City, the remaining 60% of the original Security will be returned.

10. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to compete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.

11. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after

the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

12. If the Owner or shared vehicle operator fails to supply the shared vehicle as required, the City has the option of using the Security to cover all costs of fulfilling the obligations of the shared vehicle agreement. The Owner authorizes the City or its agent to enter upon the Land to complete any work necessary to fulfill the obligations of the shared vehicle agreement.

F. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions, and which have not been identified as variances below:

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

   (a) In Subsection K.2 Subdivision of Part 21A "Multiple Residential 23 Zone (RM-23)", the minimum lot depth is reduced from 28 metres (90 ft.) to 27 metres (88 ft.) for proposed Lot 6;

   (b) In Subsection K.2 Subdivision of Part 21A "Multiple Residential 23 Zone (RM-23)", the minimum lot depth is reduced from 28 metres (90 ft.) to 26.5 metres (87 ft.) for proposed Lot 7;

   (c) In Subsection H.5 Off-Street Parking of Part 21A "Multiple Residential 23 Zone (RM-23)", the minimum separation distance between the principal dwelling and an accessory building is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for proposed Lot 7;

   (d) Subsection H.5 Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)" is varied to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width for proposed Lots 15-17; and

   (e) In Subsection F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum rear yard setback for a principal building is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 14 for the entire width of the building.

G. Monitoring

1. A Qualified Environmental Professional must be retained by the Owner to ensure completion of the works in accordance with this Development Permit and shall submit monitoring reports and a completion report to the City.

2. Upon completion of the development, the Owner shall provide the City with confirmation from the Qualified Professional(s) that the development is complete in accordance with the terms of this development permit.

3. A Qualified Environmental Professional must be retained by the Owner to ensure completion of the works in accordance with this development permit and shall submit monitoring reports and a completion report to the City.

H. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. In addition to this development permit, and in accordance with the Surrey Building Bylaw, as may be amended or replaced from time to time, restrictive covenants have been registered as charges on the Land for Tree Protection, to Ensure Erection of Environmental Fencing, for Environmental Landscaping, and for Design Guidelines.

6. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

7. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

I s. 22(1) DHALIWAL
Name: (Please Print)

Owner: (Signature)

T s. 22(1) PAUL
Name: (Please Print)

Tony Paul (Mar 22, 2023 10:58 HST)
Owner: (Signature)

K s. 22(1) RAI
Name: (Please Print)

Kamaljit Rai
Kamaljit Rai (Mar 22, 2023 15:35 PDT)
Owner: (Signature)

P s. 22(1) DHALIWAL
Name: (Please Print)

Pritam s Dhaliwal
Pritam s Dhaliwal (Mar 22, 2023 20:10 PDT)
Owner: (Signature)

Name: (Please Print)

SCHEDULE A

TRIPLEX DEVELOPMENT

13941, 64 AVENUE, SURREY

LIST OF DRAWINGS

A-1.0 PROJECT INDEX
A-1.1 CONTEXT PLAN
A-1.2 PROJECT STATISTICS
A-1.3 SITE PLAN
A-1.4 PERSPECTIVE VIEW FROM 64TH AVENUE
A-1.5 EXTERIOR FINISH - COLOURED ELEVATIONS

A-2.1 BASEMENT PLAN
A-2.2 FIRST FLOOR PLAN
A-2.3 SECOND FLOOR PLAN
A-2.4 ROOF PLAN
A-2.5 GARAGE FLOOR AND ROOF PLANS

A-3.1 SOUTH & WEST ELEVATIONS
A-3.2 NORTH & EAST ELEVATIONS

A-4.1 SECTIONS A-A & B-B

L1 LANDSCAPE PLAN
L2 LANDSCAPE DETAILS
L3 LANDSCAPE SPECIFICATION

CONTACT LIST:

OWNER :

CRESCENT CREEK HOMES
7231, 120 STREET
DELTA , B.C. V4C 6P5
TEL : 604 782 1061

ARCHITECT :

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003
FAX : 604 987 3033

SURVEYOR:

DHALIWAL & ASSOCIATES
121-13140 80TH AVE
SURREY, B.C. V3W 3B2
TEL : 604.501.6188
FAX :604.501.6189

LANDSCAPE ARCHITECT:

M2 LANDSCAPE ARCHITECTURE
220-26 LORNE MEWS,
NEW WESTMINSTER, B.C. V3M 3L7
TEL : 604 553 0044
FAX : 604 553 0045

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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

2020-03-19

NO.	DATE	REVISION/ ISSUED
1	March 15-23	ISSUED FOR DP

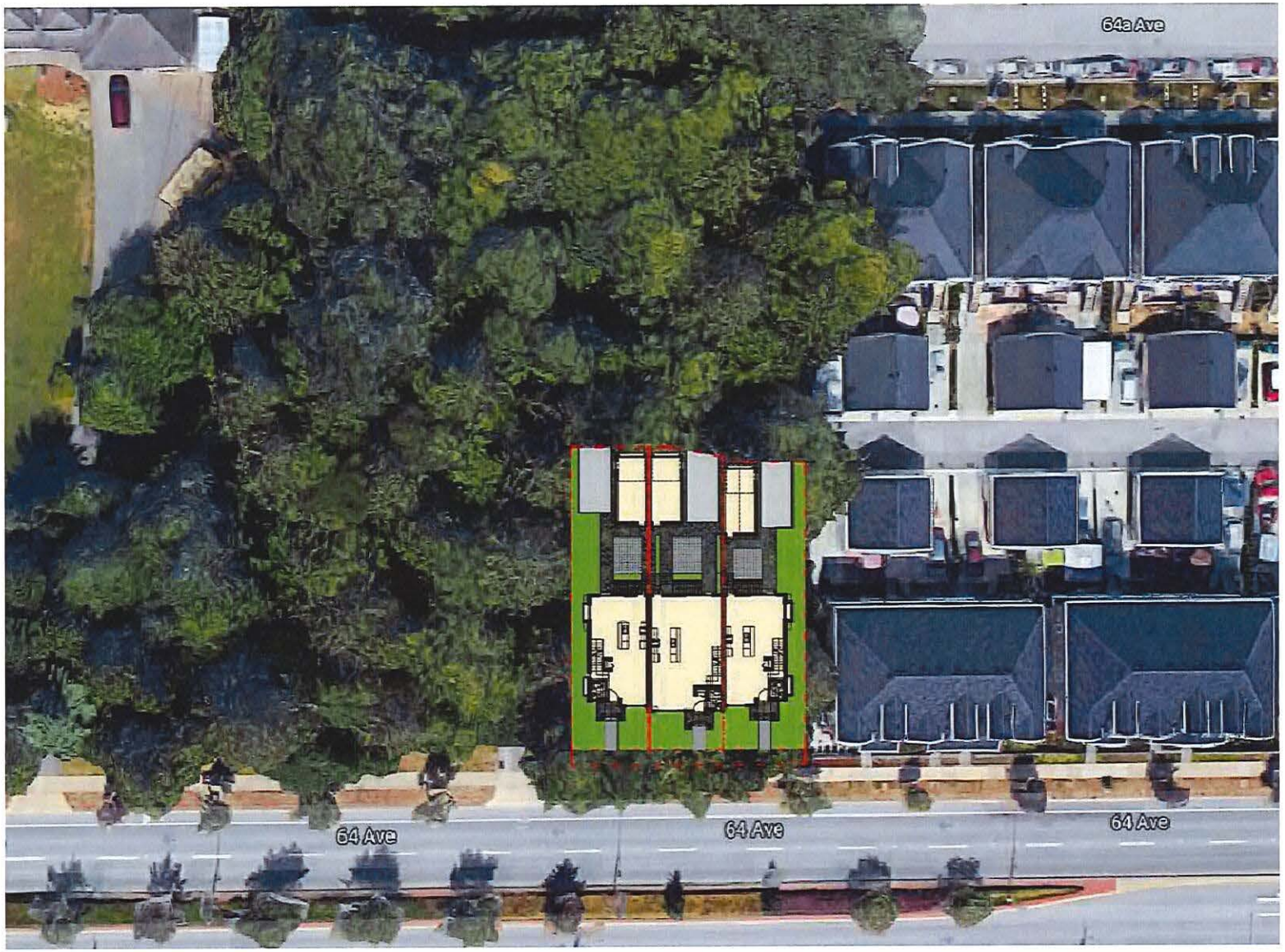
PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
COVER PAGE,
INDEX

DATE:	OCT. 2018	SHEET NO:
SCALE:	N/A	A-1.0
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

SCHEDULE A



F. ADAB
ARCHITECTS
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E-MAIL: mail@mailfgoniadab.com

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REGISTERED ARCHITECT F. ADAB PROVINCE OF BRITISH COLUMBIA

NO.	DATE	REVISION/ ISSUED
		2023-03-15
1	March 10-23	ISSUED FOR DP

PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
CONTEXT PLAN

DATE:	OCT. 2018	SHEET NO:
SCALE:	NTS.	A-1.1
DESIGN:	AA.	
DRAWN:	AA.	
PROJECT NO:	-	

SCHEDULE A

PROJECT STATISTICS

CIVIC ADDRESS :
13941 - 64 AVENUE, SURREY, BC.

LEGAL DESCRIPTION :
LOT 37 EXCEPT PART IN PLAN BCP15804, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER, PLAN 34345

ZONING :
RM-23

LOT AREA :
LOT 5 : 202 m² =2174.3 SF. = 0.05 ACRE= 0.02 HA.
LOT 6 : 187 m² =2012.9 SQ.FT.=0.046 ACRE= 0.0186 HA.
LOT 7 : 200 m² =2152.8 SQ.FT.=0.049 ACRE = 0.02 HA.

DENSITY :
ALLOWED : 57 UNIT / HECTARE
23 UNIT / ACRE
PROVIDED :
LOT 5 : 20.0% UPA
LOT 6 : 21.7% UPA
LOT 7 : 20.4% UPA

FSR :
LOT 5 : 174.3 m² / 202 m² = 0.86
(1876 SQ.FT. / 2174.3 SQ.FT.)
LOT 6 : 216.4 m² / 187 m² = 1.15
(2330 SQ.FT./ 2012.9 SQ.FT.)
LOT 7 : 181.15 m² / 200 m² = 0.90
(1950 SQ.FT./ 2152.8SQ.FT.)

LOT COVERAGE :
ALLOWED :
INTERNAL LOT (LOT 6) : 60% OF LOT AREA
END LOT (LOTS 5 & 7) : 50% OF LOT AREA

PROVIDED :
LOT 5 : 81.1 m² (873.0 SQ.FT.) =40 %
LOT 6 : 92.5 m² (996.0 SQ.FT.) =49 %
LOT 7 : 83.4 m² (898.0 SQ.FT.) =41 %

SETBACKS :
ALLOWED & PROVIDED :

INTERNAL LOT (LOT 6) :
FRONT YARD : 3.5m = 11'-5"
REAR YARD : 12.5m = 41'-0"
SIDE YARD : 0.0 m

END LOT (LOTS 5 & 7) :
FRONT YARD : 3.5m = 11'-5"
REAR YARD : 12.5m = 41'-0"
SIDE YARD : 1.2m = 4'-0"

UNIT MIX (METRIC)

UNIT TYPE	A	B	C	TOTAL
NO OF BED RM.	5	5	5	
NO OF UNIT	1	1	1	3
AREA (m²)	174.3	216.4	181.15	
TOTAL AREA (m²)	174	216.4	181.2	571.9

UNIT MIX (IMPERIAL)

UNIT TYPE	A	B	C	TOTAL
NO OF BED RM.	5	5	5	
NO OF UNIT	1	1	1	3
AREA	1876	2330	1950	
TOTAL AREA	1876	2330	1950	6156

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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

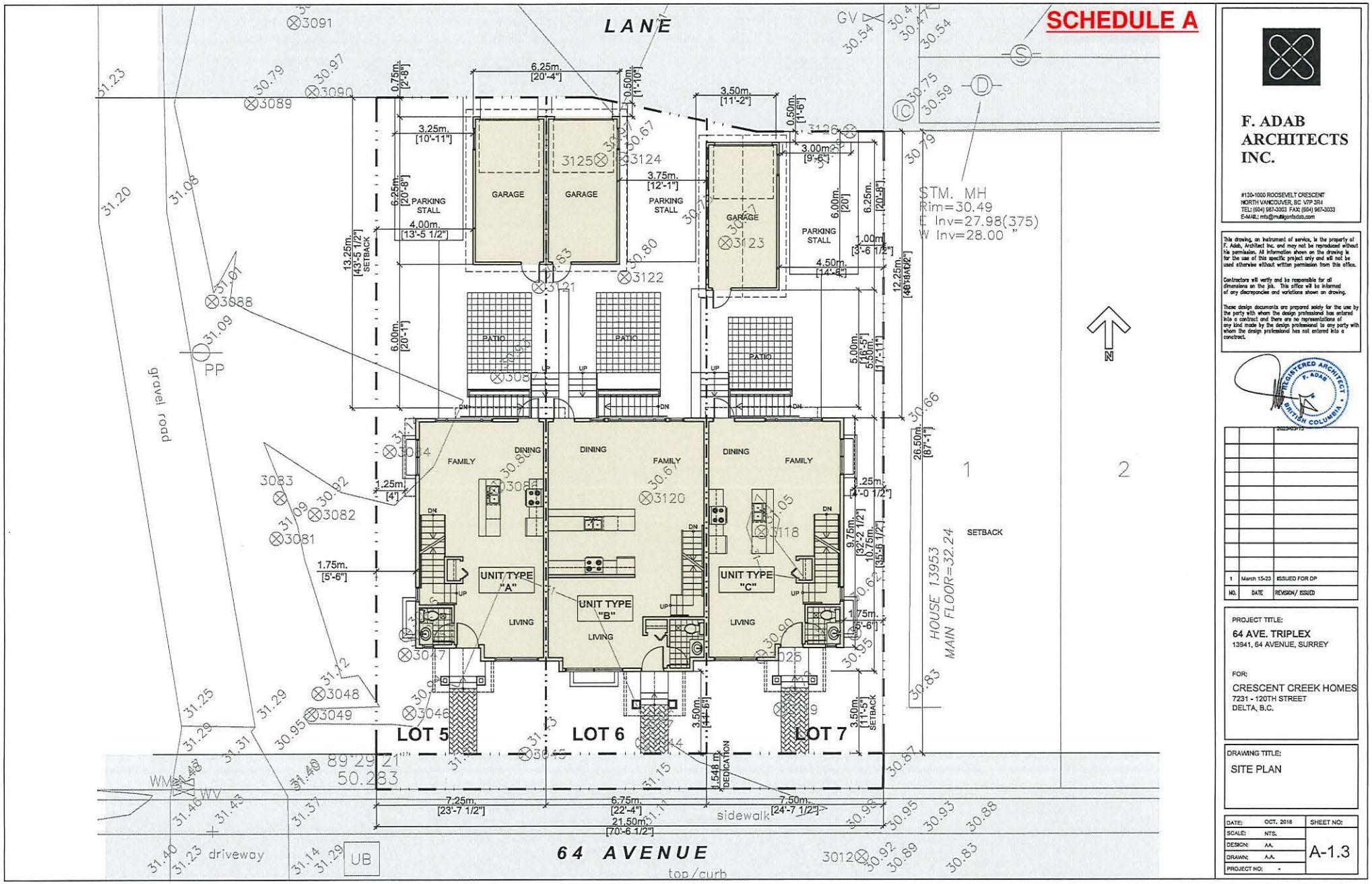
NO.	DATE	REVISION/ ISSUED
1	March 15-23	ISSUED FOR DP

PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
STATISTICS

DATE:	OCT. 2018	SHEET NO:
SCALE:	NTS.	A-1.2
DESIGN:	AA.	
DRAWN:	A.A.	
PROJECT NO:	-	



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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

NO.	DATE	REVISION/ ISSUED
1	March 15-23	ISSUED FOR DP

PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
SITE PLAN

DATE:	OCT. 2016	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	AA.	
DRAWN:	AA.	
PROJECT NO:	-	

SCHEDULE A

PERSPECTIVE VIEW FROM 64TH AVENUE

F. ADAB
ARCHITECTS
INC.

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NO.	DATE	REVISION / ISSUED
1	March 15-23	ISSUED FOR DP

PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
PERSPECTIVE VIEW
FROM 64TH AVENUE

DATE:	OCT. 2018	SHEET NO:
SCALE:	N/A	A-1.4
DESIGN:	AA.	
DRAWN:	A.A.	
PROJECT NO:	*	

SCHEDULE A

WEST ELEVATION

NORTH ELEVATION

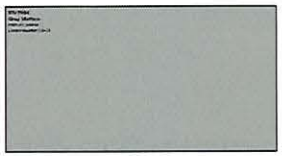
EXTERIOR FINISH :

ASPHALT SHINGLE
MOIRE BLACK -
BY LANDMARK

CULTURED STONE
BLACK RUNDLE -
BY BORAL

CEDAR SIDING
STAINED CEDAR

HARDIE PANEL
SW 7004 SNOWBOUND -
BY SHERWIN WILLIAMS



HARDIE SIDING
SW 7066 GRAY MATTERS -
BY SHERWIN WILLIAMS

HARDIE SHINGLE
SW 7068 GRIZZLE GRAY-
BY SHERWIN WILLIAMS

F. ADAB
ARCHITECTS
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REGISTERED ARCHITECT
F. ADAB
PROVINCE OF BRITISH COLUMBIA

2020-03-15

NO.	DATE	REVISION/ ISSUED
1	March 15-20	ISSUED FOR DP

PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
EXTERIOR FINISH,
COLOURED ELEVATIONS

DATE:	OCT. 2018	SHEET NO:
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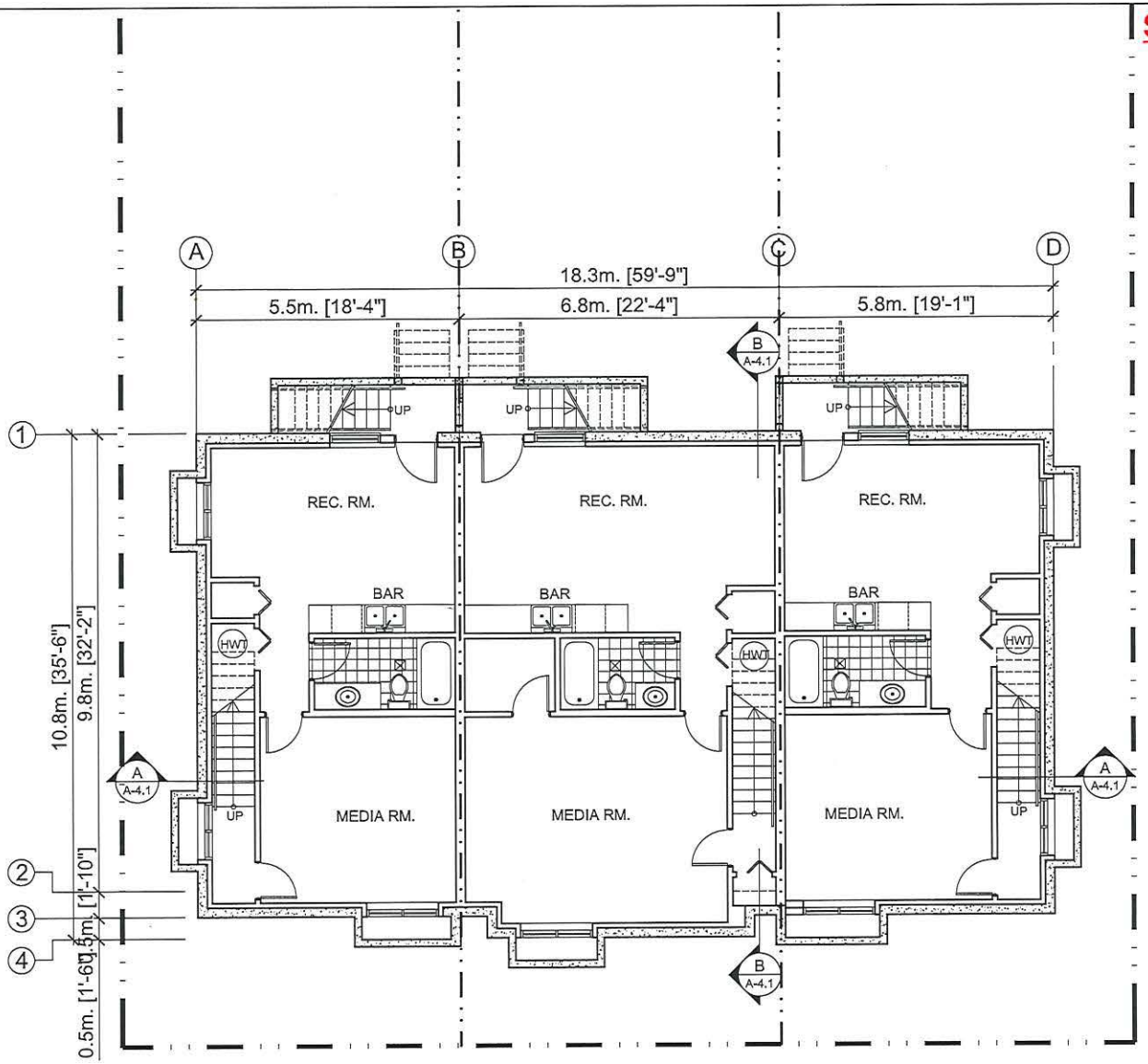
DRAWN:	AA.	
PROJECT NO:	-	

SCHEDULE A



BASEMENT PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

NO.	DATE	REVISION/ ISSUED
1	March 15-23	ISSUED FOR DP

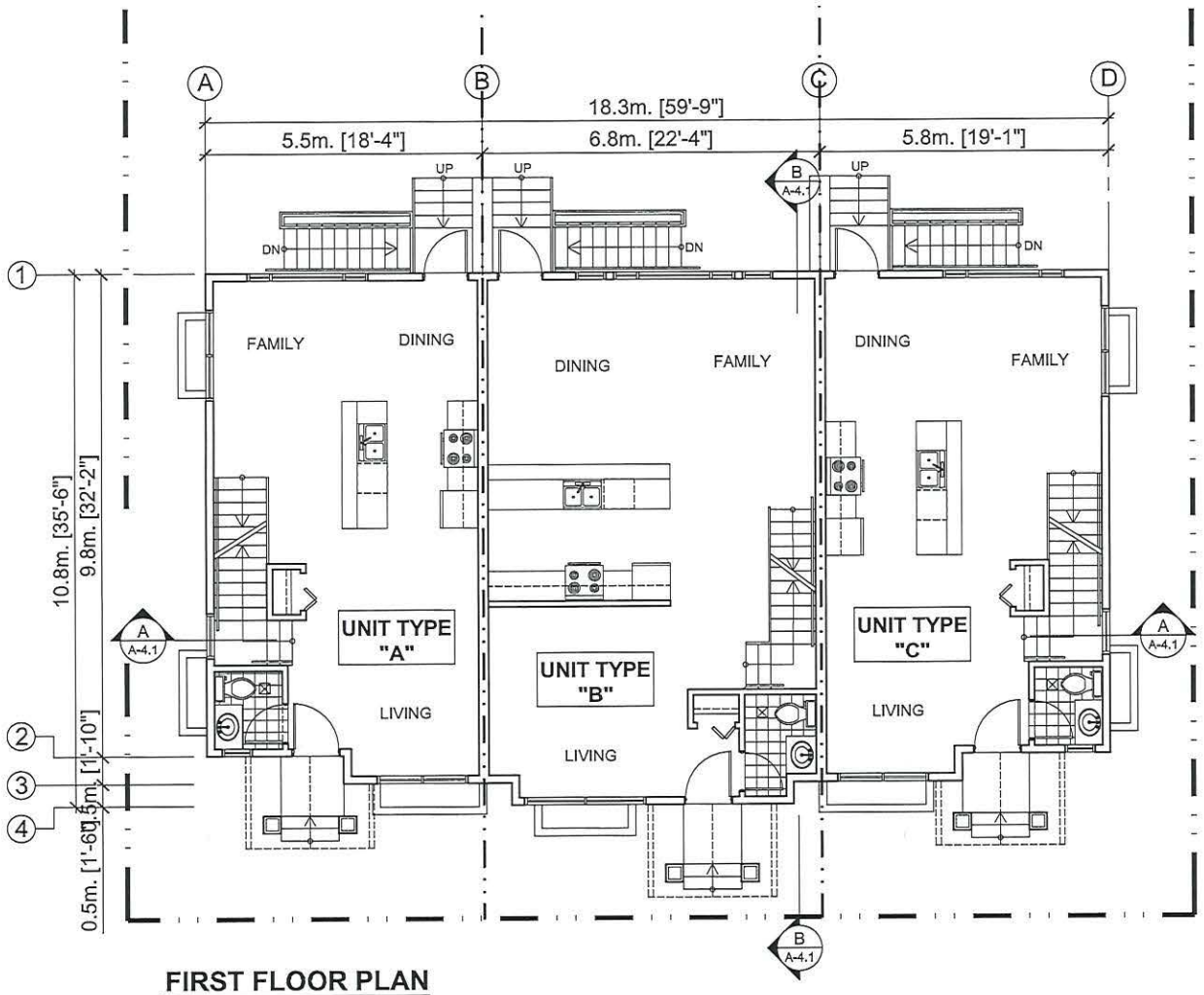
PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
BASEMENT PLAN

DATE:	OCT. 2018	SHEET NO:
SCALE:	1/8"=1'-0"	A-2.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

SCHEDULE A



FIRST FLOOR PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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NO.	DATE	REVISION/ ISSUED
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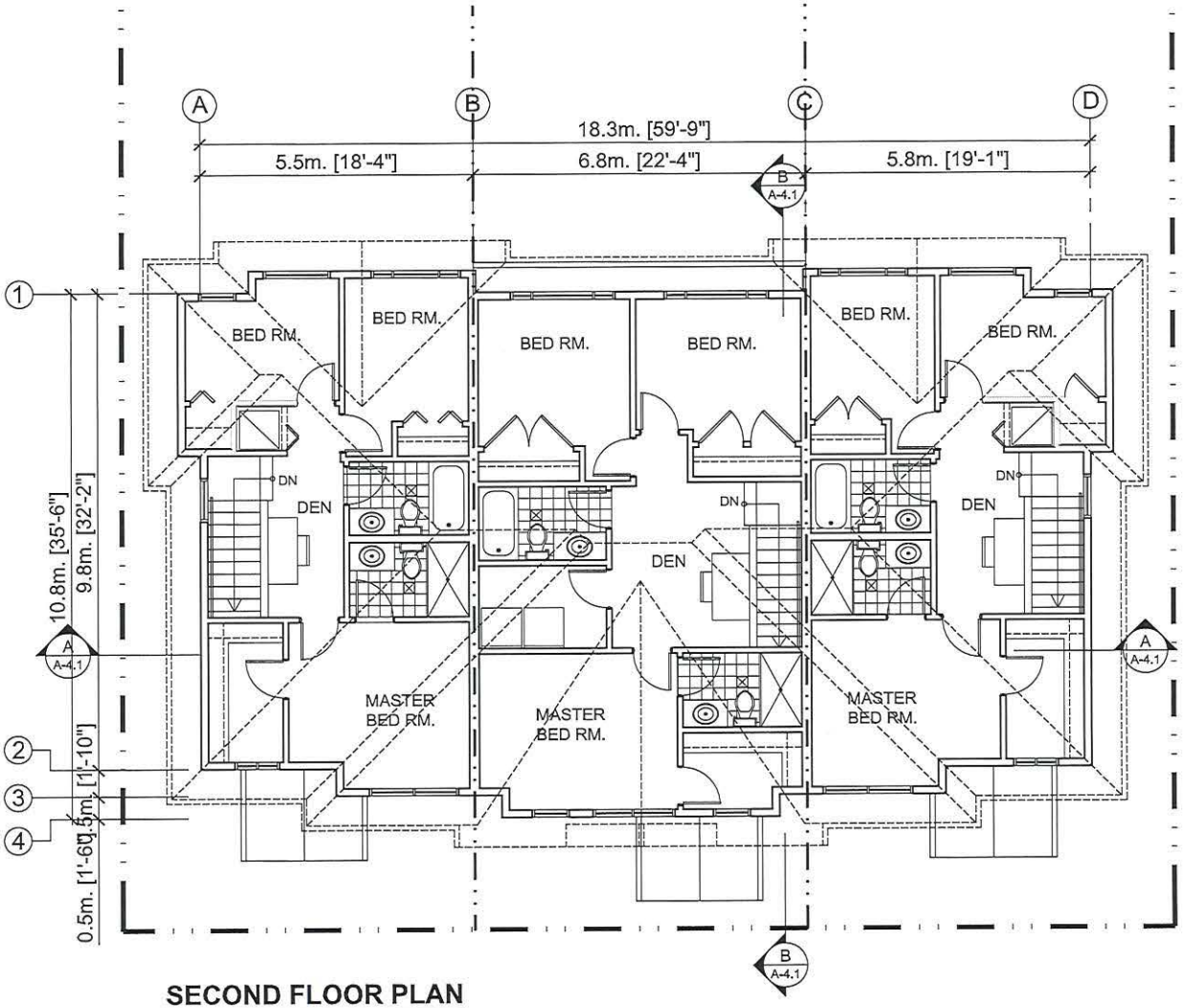
PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	OCT. 2018	SHEET NO:
SCALE:	1/8"=1'-0"	A-2.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

SCHEDULE A



SECOND FLOOR PLAN

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

NO.	DATE	REVISION/ ISSUED
1	March 15-23	ISSUED FOR DP

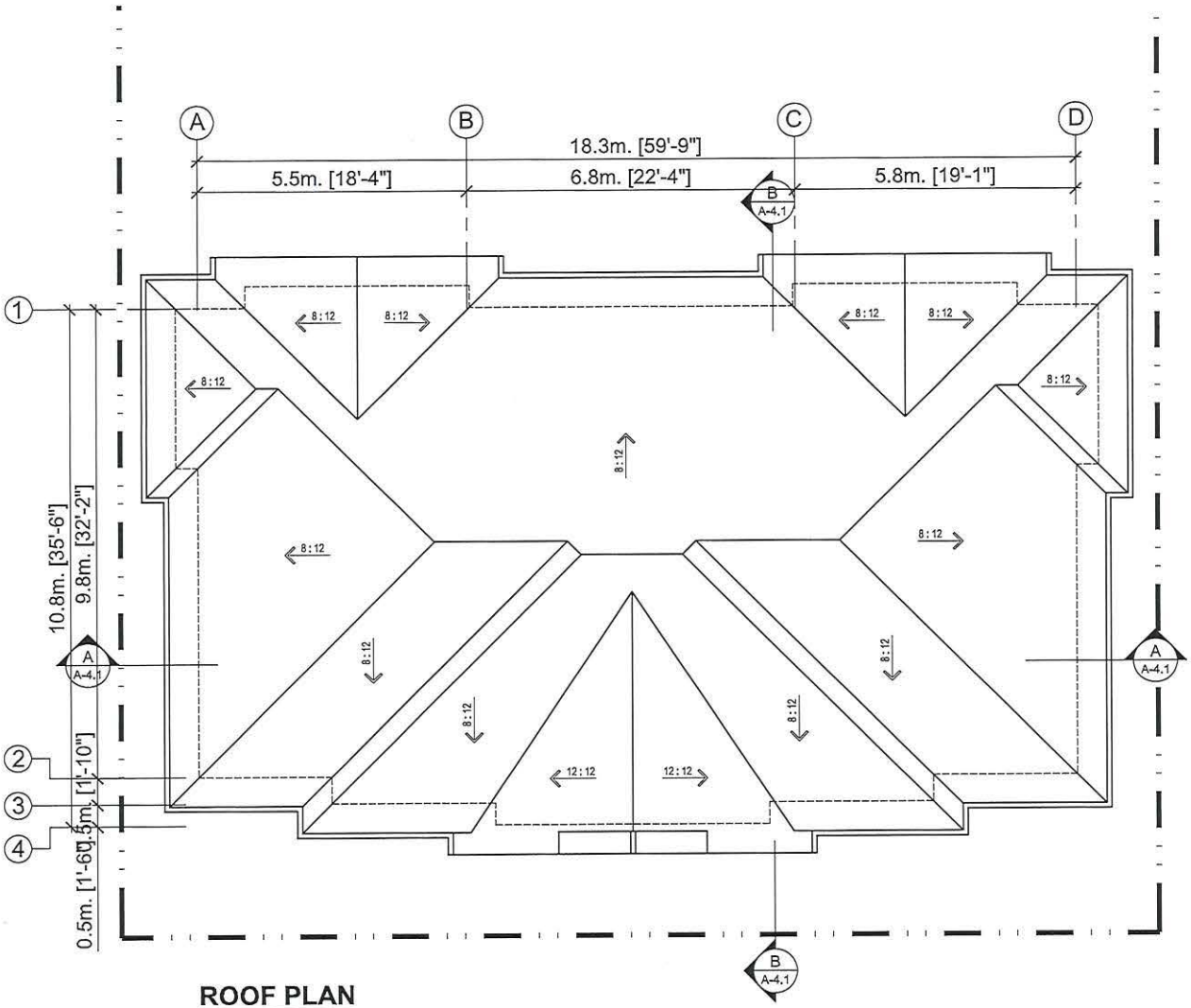
PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
SECOND FLOOR PLAN

DATE:	OCT. 2018	SHEET NO:
SCALE:	1/8"=1'-0"	A-2.3
DESIGN:	AA.	
DRAWN:	A.A.	
PROJECT NO:	-	

SCHEDULE A



ROOF PLAN

F. ADAB ARCHITECTS INC.

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NORTH VANCOUVER, BC V7P 3R4
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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

NO.	DATE	REVISION/ ISSUED
1	March 15-23	ISSUED FOR DP

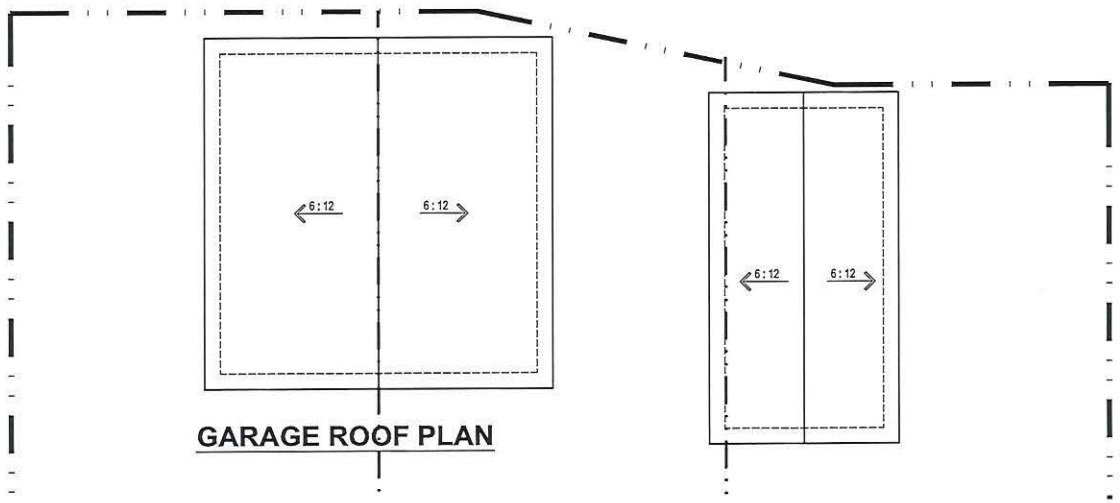
PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

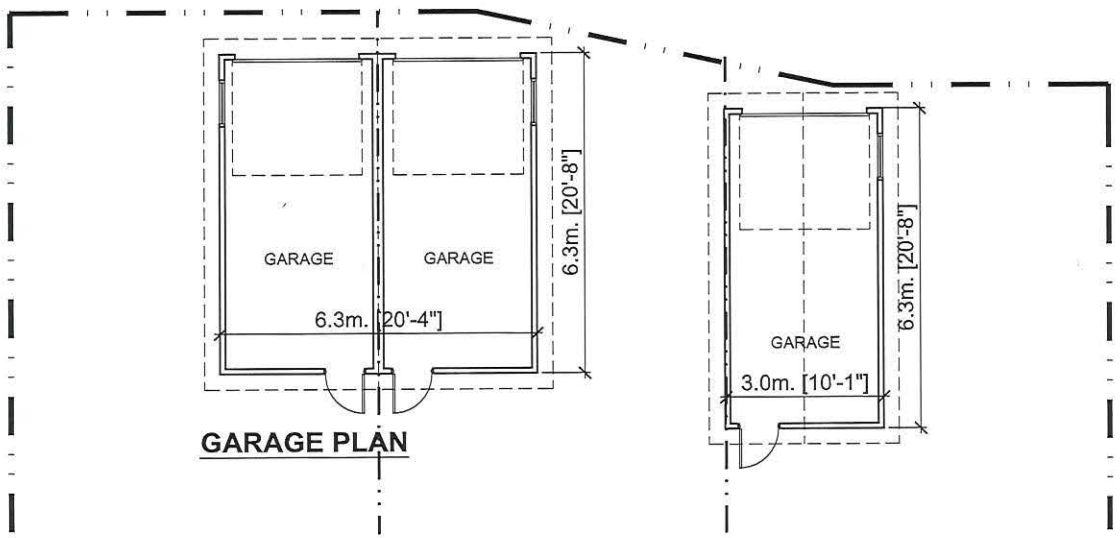
DRAWING TITLE:
ROOF PLAN

DATE:	OCT. 2018	SHEET NO:
SCALE:	1/8"=1'-0"	A-2.4
DESIGN:	AA.	
DRAWN:	A.A.	
PROJECT NO:	-	

SCHEDULE A



GARAGE ROOF PLAN



GARAGE PLAN

F. ADAB ARCHITECTS INC.

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NORTH VANCOUVER, BC V7P 3R4
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PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

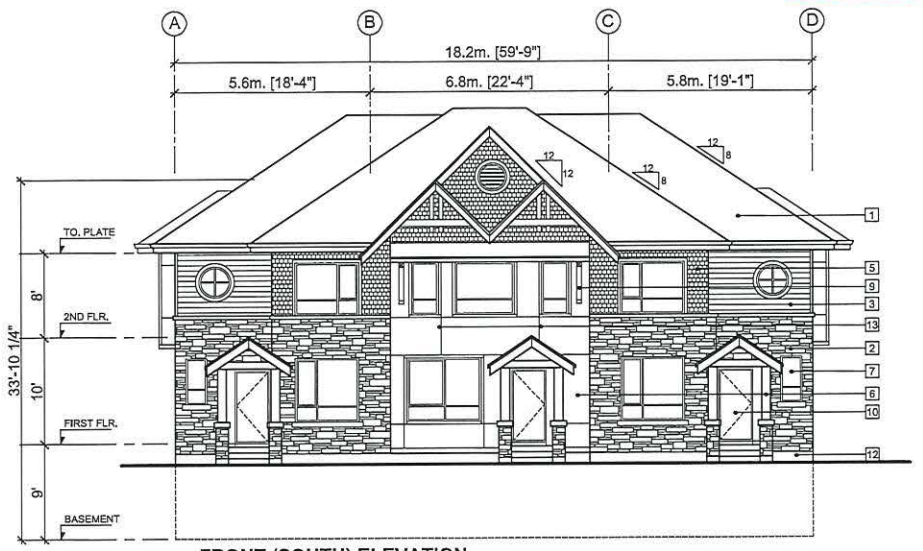
DRAWING TITLE:
GARAGE FLOOR AND ROOF PLAN

DATE:	OCT. 2018	SHEET NO:
SCALE:	1/8"=1'-0"	A-2.5
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

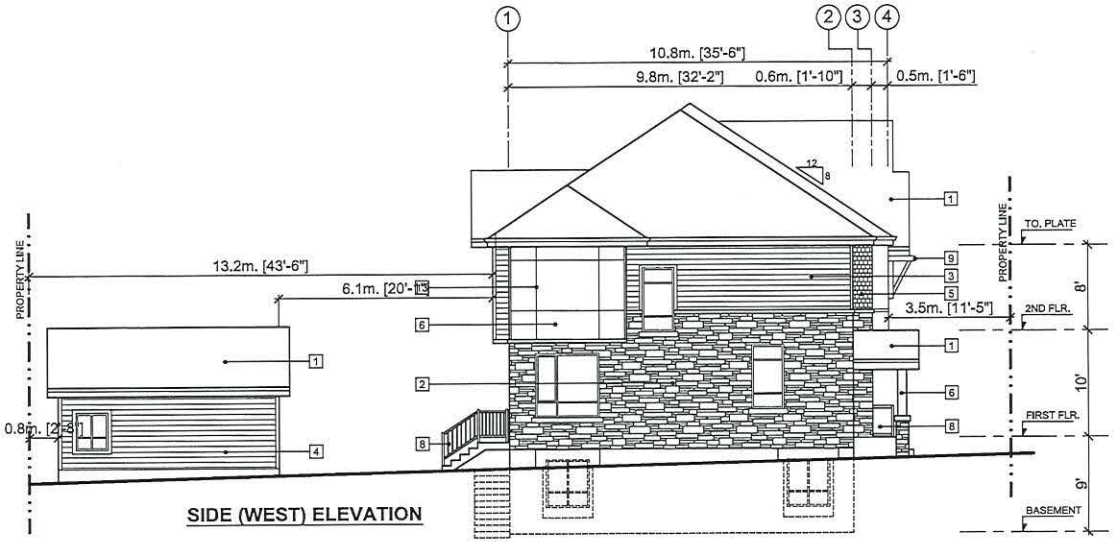
SCHEDULE A

EXTERIOR FINISHES

1		ASPHALT SHINGLE - MOIRE BLACK BY LANDMARK
2		CULTURED STONE CSV-449974, BLACK RUNDLE - BY BORAL
3		6" HORIZONTAL SIDING / TRIM - CEDAR WOOD - STAINED
4		6" HORIZONTAL HARDIE SIDING / TRIM / FASCIA SW 7066 GRAY MATTERS - BY SHERWIN WILLIAMS
5		HARDIE SHINGLE SW 7068 GRIZZLE GRAY- BY SHERWIN WILLIAMS
6		HARDIE PANEL / FASCIA / BAND BOARD/ BARGE BOARD SW 7004 SNOW BOUND - BY SHERWIN WILLIAMS
7		WINDOW VINYL -BLACK
8		RAILING ALUMINUM - BLACK
9		BRACKETS CEDAR WOOD - STAINED
10		ENTRY DOOR CEDAR WOOD - STAINED
11		GARAGE DOOR SW 7004 SNOW BOUND - BY SHERWIN WILLIAMS
12		EXPOSED CONCRETE PAINTED GRAY
13		JOINTS BETWEEN PANELS

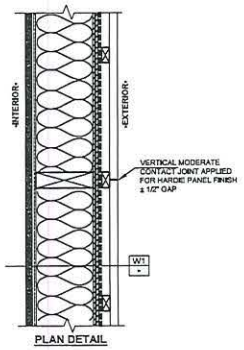


FRONT (SOUTH) ELEVATION



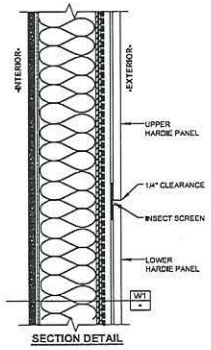
SIDE (WEST) ELEVATION

HORIZONTAL JOINT DETAIL ON HARDIE PANEL



PLAN DETAIL

VERTICAL JOINT DETAIL ON HARDIE PANEL



SECTION DETAIL

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigonfadab.com

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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

NO.	DATE	REVISION/ ISSUED
	2023-03-15	
1	March 15-23	ISSUED FOR DP

PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

DRAWING TITLE:
SOUTH AND WEST ELEVATIONS

DATE:	OCT. 2018	SHEET NO:
SCALE:	NTS.	A-3.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	

SCHEDULE A

EXTERIOR FINISHES

1		ASPHALT SHINGLE - MOIRE BLACK BY LANDMARK
2		CULTURED STONE CSV-449974, BLACK RUNDLE - BY BORAL
3		6" HORIZONTAL SIDING / TRIM - CEDAR WOOD - STAINED
4		6" HORIZONTAL HARDIE SIDING / TRIM / FASCIA SW 7066 GRAY MATTERS - BY SHERWIN WILLIAMS
5		HARDIE SHINGLE SW 7068 GRIZZLE GRAY- BY SHERWIN WILLIAMS
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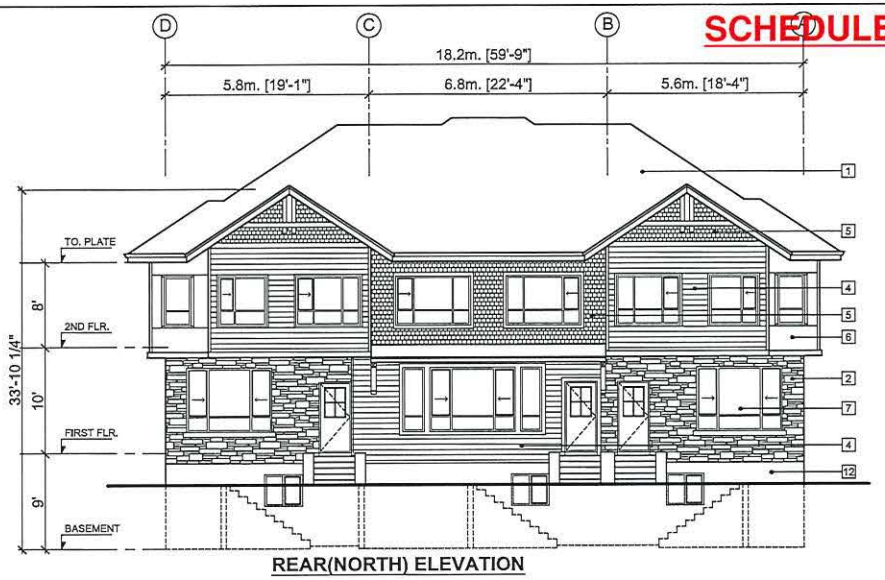
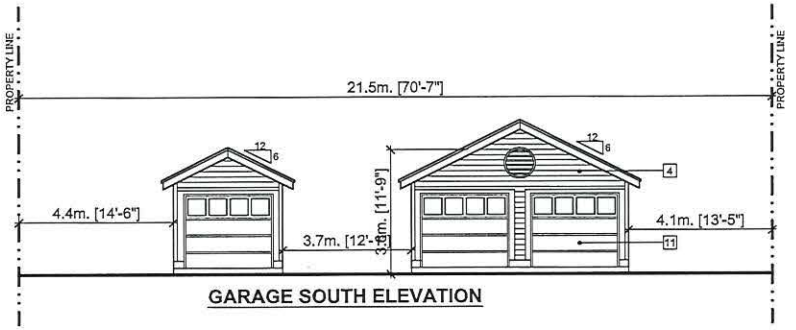
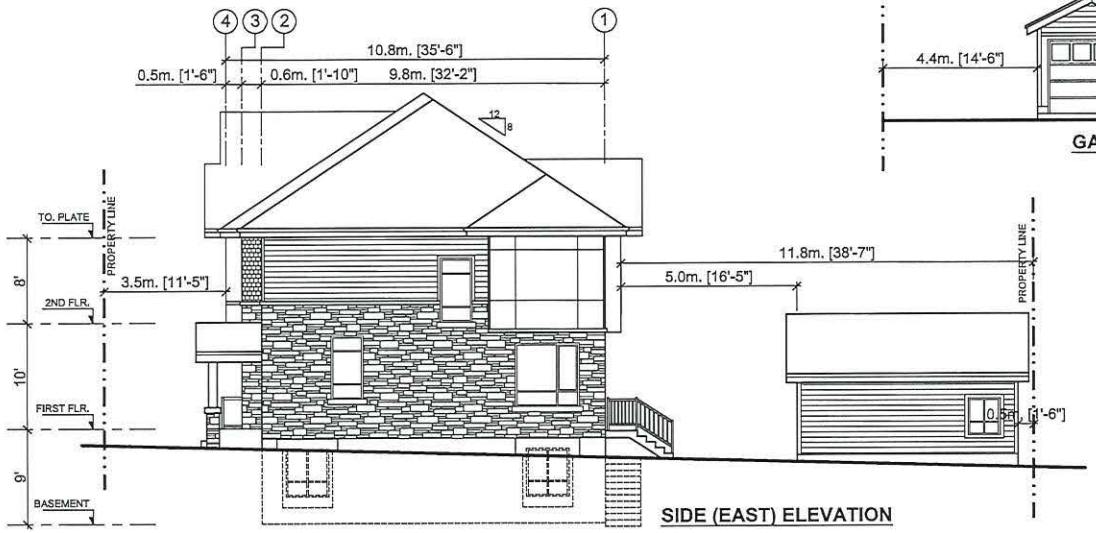
11		GARAGE DOOR SW 7004 SNOW BOUND - BY SHERWIN WILLIAMS
12		EXPOSED CONCRETE PAINTED GRAY
13		JOINTS BETWEEN PANELS



REAR(NORTH) ELEVATION



GARAGE SOUTH ELEVATION



SIDE (EAST) ELEVATION

F. ADAB ARCHITECTS INC.

#139-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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E-MAIL: info@mukgonfadab.com

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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

NO.	DATE	REVISION/ ISSUED
1	March 15-23	ISSUED FOR DP

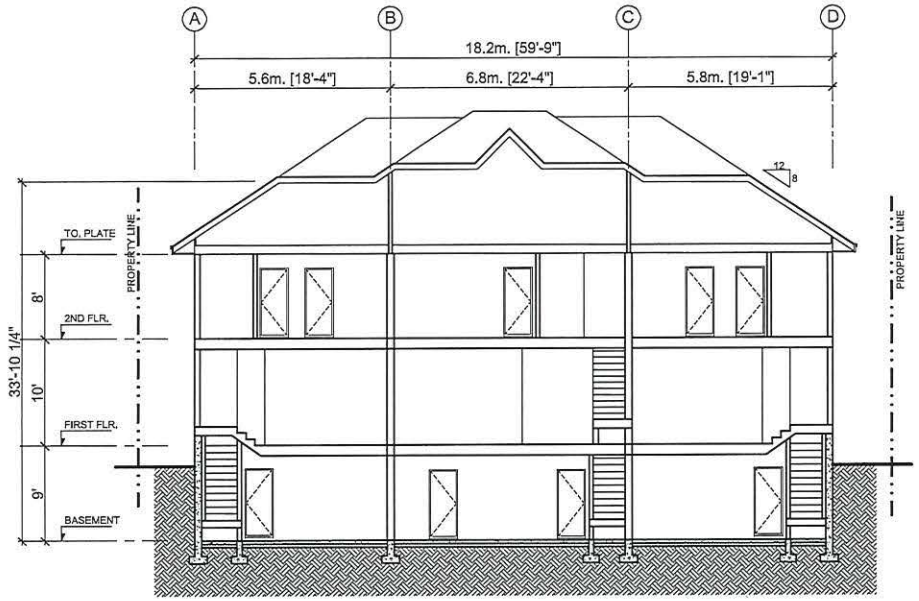
PROJECT TITLE:
64 AVE. TRIPLEX
13941, 64 AVENUE, SURREY

FOR:
CRESCENT CREEK HOMES
7231 - 120TH STREET
DELTA, B.C.

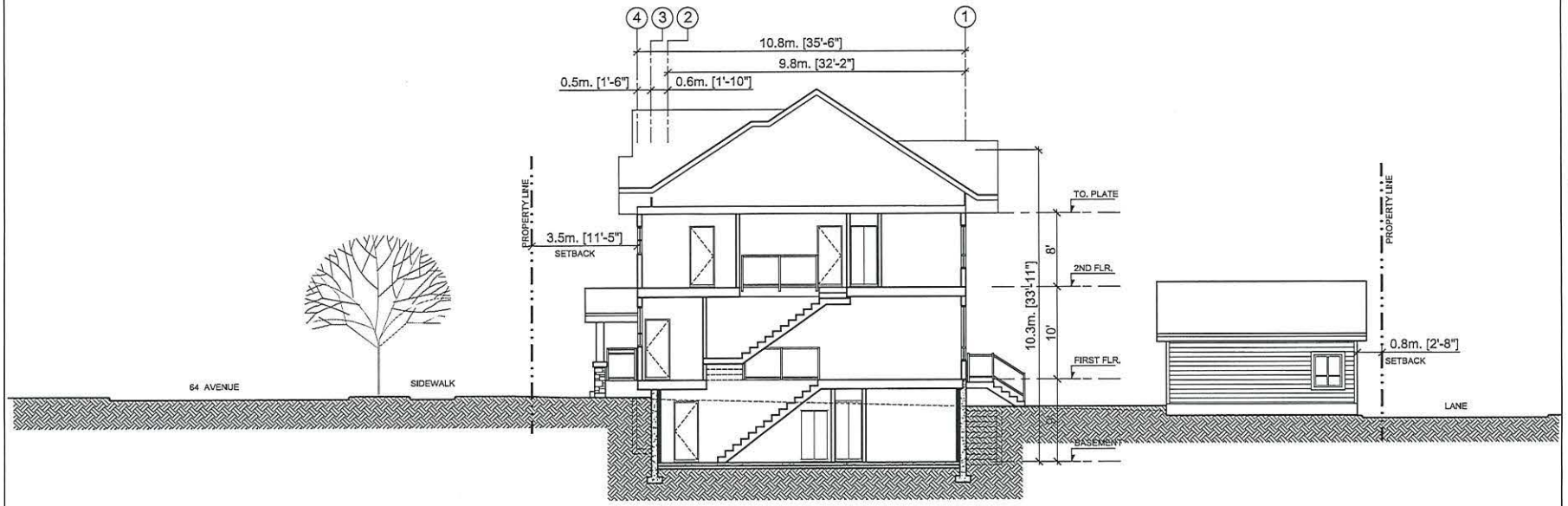
DRAWING TITLE:
NORTH AND EAST ELEVATIONS

DATE:	OCT. 2018	SHEET NO:
SCALE:	NTS.	A-3.2
DESIGN:	AA.	
DRAWN:	AA.	
PROJECT NO:	-	

SCHEDULE A



SECTION A-A



SECTION B-B

F. ADAB ARCHITECTS INC.

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E-MAIL: mfa@mulgonfadab.com

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REGISTERED ARCHITECT F. ADAB BRITISH COLUMBIA

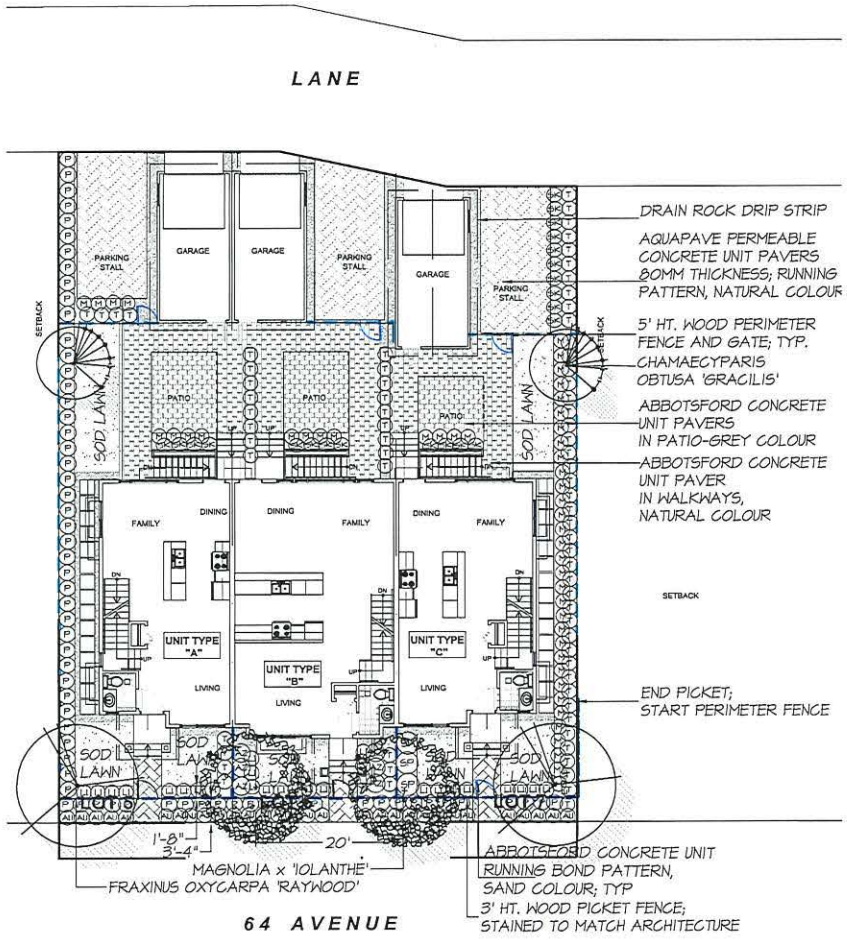
NO.	DATE	REVISION/ ISSUED
1	March 15-23	ISSUED FOR DP

PROJECT TITLE:
24 ROW HOMES DEVELOPMENT
19728-19738 -19754 -19764 - 19770
55 A AVENUE, LANGLEY
FOR:
0932692 BC. LTD.
10701 - 133RD STREET
SURREY, B.C.

DRAWING TITLE:
SECTIONS A-A AND B-B

DATE:	OCT. 2018	SHEET NO:
SCALE:	NTS.	A-4.1
DESIGN:	AA.	
DRAWN:	AA.	
PROJECT NO:	-	

SCHEDULE A



PLANT SCHEDULE

M2 JOB NUMBER: 18069

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	3M HT; B4B
TREE	2	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B4B
TREE	2	MAGNOLIA x 'IOLANTHE'	MAGNOLIA	6CM CAL;1.8M HT; B4B
SHRUB	6	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM
SHRUB	30	EUONYMUS FORTUNEI 'COLORATUS'	WINTERCREEPER	#2 POT; 30CM
SHRUB	67	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#2 POT; 30CM
SHRUB	22	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
SHRUB	3	SPIRAEA SHIROBANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	#2 POT
SHRUB	72	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM
SHRUB	27	LONICERA PILEATA	PRIVET HONEYSUCKLE	# 2 POT;
SHRUB	48	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

18069-06.zip

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M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
4	2018.11.30	REISSUED FOR DP	BN
3	2018.11.15	REV AS PER NEW SITE PLAN	BN
2	2018.10.25	ISSUED FOR DP	BN
1	2018.04.24	PRELIM DESIGN	MHLT

SEAL:

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED Member Mel Campbell 357

PROJECT:

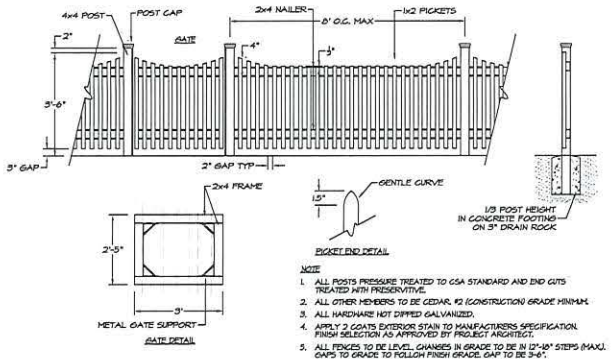
RESIDENTIAL SUBDIVISION
13941 64TH AVE.
SURREY, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	18.SEPT.28	DRAWING NUMBER:	L1
SCALE:	1/8"=1'-0"		
DRAWN:	MHLM		
DESIGN:	MHLM		
CHK'D:			OF
M2LA PROJECT NUMBER:			18-06

SCHEDULE A



1 / L2 42"HT PICKET FENCE & GATE
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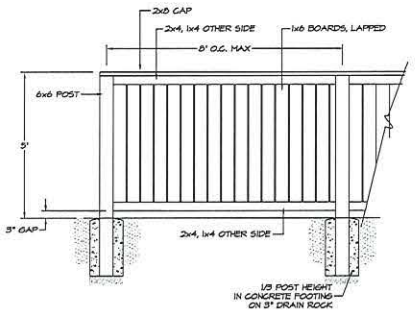

2 / L2 6'HT PERIMETER FENCE
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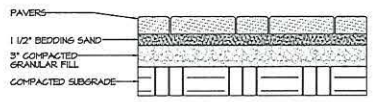
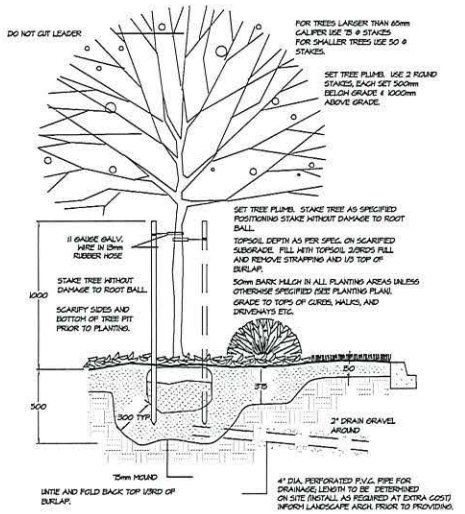


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS USE HOLLAND PAVERS-COLOUR TO BE SELECTED BY OWNER
ALL COMPACTION TO 98% PROCTOR DENSITY

3 / L2 CONCRETE UNIT PAVERS ON GRADE
SCALE : 1-1/2"=1'-0"



4 / L2 TREE PLANTING DETAIL
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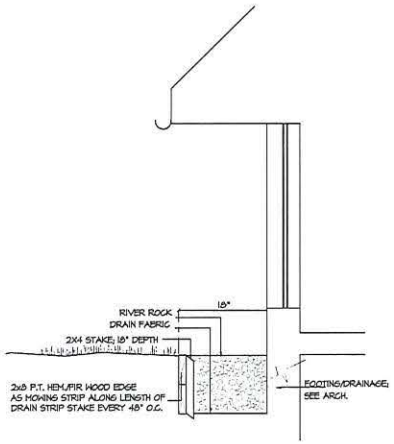

5 / L2 DRIP STRIP
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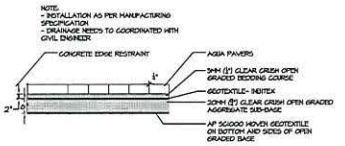
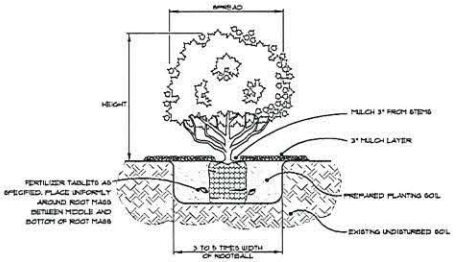


6 / L2 PERMEABLE PAVER DETAIL
SCALE : 1/2"=1'-0"



7 / L2 SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE : NTS

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M2
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V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
4	2025.09.30	REISSUED FOR DP	BN
3	2025.08.15	REV AS PER NEW SITE PLAN	BN
2	2025.08.05	ISSUED FOR DP	BN
1	2025.04.24	PRELIM DESIGN	MKLT

SEAL:
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED
Meredith Mitchell
337

PROJECT:
RESIDENTIAL SUBDIVISION
13941 64TH AVE.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 15.SEPT.25	DRAWING NUMBER: L2
SCALE:	
DRAWN: MTLM	
DESIGN: MTLM	
CHK'D:	OF
M2LA PROJECT NUMBER:	18-068

18068-06.zip

SCHEDULE A

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CSDC Sec 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.6 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:

.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general Landscape issues and municipal requirements.

.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions for the Landscape Contractor. Provide growing medium test results for this meeting.

.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout; Rough Grading, Growing Medium – quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas, Planting: plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slides, Unit Paving.

.14 Substantial Performance Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.

.15 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made by the Payment Certifier as defined in the contract.

.16 Deficiency Review Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.

.17 Warranty Review Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed conditions.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.21 Retention of Existing Trees where shown on drawings.
.22 Finish Grading and Landscape Drainage.
.23 Supply and placement of growing medium.
.24 Testing of imported growing medium and/or site topsoil.
.25 Supply and incorporation of additives to meet requirements of soil test and Table One.
.26 Preparation of planting beds, supply of plant material and planting.
.27 Preparation of rough grass areas, supply of materials and seeding.
.28 Preparation of lawn areas, supply of materials and sodding.
.29 Supply and placement of bark mulch.
.210 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.211 SEPARATE PRICES: Establishment Maintenance, Section 3.11.
.212 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GARDEN AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Areas. Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2M	2P
Texture	Percent (%) Dry Weight of Total Growing Medium		
Coarse Gravels: Larger than 25mm	0 - 5%	0 - 5%	0 - 5%
All Stones: Larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent (%) Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	60 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	5 - 15%	10 - 25%
Clay: smaller than 0.002mm	5 - 25%	5 - 15%	5 - 25%
Clay and Silt Combined	maximum 25%	maximum 15%	maximum 25%
Organic Content (dry wt.)	3 - 10%	3 - 5%	10 - 20%
Organic Content (alternate)	3 - 5%	3 - 5%	15 - 25%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	6.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P2), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Vanterra Inc., The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Manufacturer.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: Shall conform to all federal, provincial and local statutes. Applicant must hold current licenses issued by the appropriate authorities in the area.

.7 Filter Fabric: A non-biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 HL, GEOLON 4x6 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect)

.8 Drainage Piping if required: Schedule 40 PVC control slots.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Materials: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls sloped and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer/Absolute seal of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site – protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.

.11 In some instances the Landscape Architect will tag trees or areas to remain. Discuss these retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.

.91 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare subsoils planting pockets for material indicated on the planting plan. Shape subgrade to eliminate tree standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 50mm (2") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where extensive traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Construct swales free to flow and grade, smooth and free of surge or high points. Maximum slope 2%, maximum side slopes 10%. Ensure positive drainage in collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Remould and finish elevation of building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Grading, Growing Medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.

.21 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.

.22 Determine the location of all existing utilities and obstructions and underground utilities prior to excavating work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.

.23 Plant or move on-site: Refer to Sections 3.15, including Landscapes on Structures.

.3 Location

.31 De-trenching and backfilling in accordance with engineering details and specifications.

.32 Lay drains on prepared bed, free to line and grade with invert's smooth and free of surge or high points. Ensure barrel of each pipe is in contact with bed throughout full length.

.33 Commence laying pipe at outlet and proceed in upstream direction.

.34 Lay perforated pipes with perforations at 8pm and low points.

.35 Make joints tight in accordance with manufacturer's directions.

.36 Do not allow water to flow through the pipes during construction except as approved by Engineer.

.37 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.

.38 Plug upstream ends of pipe with watertight clean mortar cups.

.39 Surround and cover pipe with drain rock in uniform 150mm layers in various depths as shown in details, minimum 100mm.

.310 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.

.311 Assure positive drainage.

.312 Back fill remainder of trench as indicated.

.313 Protect substrate from frost/when during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:

.11 Physical properties, % content of gravel, sand, silt, clay and organics.

.12 Acidity PH and quantities of lime or sulphur required to bring within specified range.

.13 Nutrient levels of principle and trace elements and recommendations for required soil amendments.

.14 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.

.21 Thoroughly mix required amendments into the full depth of the growing medium.

.22 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 4" (150mm), over uniform subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 85%:

.41 Re-grade:
.411 Seeded and sodded lawn.....4" (150mm)
.412 Mass planted shrubs & groundcovers.....12" (300mm)
.413 Groundcover only areas, if defined on plan.....9" (225mm)
.414 Tree & large shrub pit.....depth to conform to depth of rootball – width shall be at least twice the width of the root ball with saucer shaped sides.

.42 Re-Scape:
.421 Irrigated lawn.....9" (250mm)
.422 Groundcover areas.....12" (300mm)
.423 Lawn without automatic irrigation.....12" (300mm)
.424 Shrub & groundcover areas.....12" (300mm)
.425 Trees and specimen shrubs.....36" (900mm) over calcareous and/or edge of slab (verify calcareous locations on-site for tree locations.)
.426 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.427 Maximum 18" depth growing medium except where amended for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA – SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Subgrade: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3

.21 Clean existing soil by mechanical means of debris over 50mm in any dimension.

.22 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring to mid-April and/or late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:

.41 Analysis of the seed mixture
.42 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest Zone and subject to client approval.

70% Creeping Red Fescue
20% Annual Rye
5% Tetra Perennial Rye
5% Kentucky Bluegrass
For Meadowset Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue in pre-approved alternate.

.6 Fertilizer: Mechanical Seeding: Apply a complete synthetic slow-release fertilizer with minimum 20% water soluble nitrogen and a formulation ratio of 16-16-16 – 32% sulphur area coated, (10 kg/ha/100sq/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 120kg/ha (100lbs./acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium
.31 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.32 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas Seeding.

.4 Protection: Ensure that fertilizer in overflow does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference posts, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect.

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 1250 lbs/weight. Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed to that view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate
.81 Seed Mixture: 134 kg/ha (120 lbs/acre)
.82 Fertilizer: 112 kg/ha (100 lbs/acre)
.83 Coastal Wildflower Mix: Where specified, apply 12 litre/acre (1 lb. per 3 lb. of grass seed)
.84 Water:
.841 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.842 Fertilizer:
.8421 Rough Grass: If a soil analysis is available, comply with results.
.8422 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be delivered into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence: sand, fertilizer. Thoroughly mix into a homogeneous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion unless left accepted by the Owner. Re-seed of three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds. On B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open Space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS – SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 3.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass – public parks, industrial and institutional sites	No. 2 Standard sun hydroseeding	same
CLASS 3	Rough Grass		
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.1.3, Materials. Apply at rates recommended in prepared soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.1.2 Materials. Apply specified fertilizer at rates shown in the prepared soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" in 4" (7 – 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" in 4" (5–10cm) of lawn areas necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (40mm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the lawn area has become restricted.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (In B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the Lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting
.41 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful establishment of plants in their new location.

.5 Standards:
.51 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless amended by drawing Plant Schedule or this specification.
.511 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, MOLIAS Standard for Container Grown Plants for minimum standards.
.512 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.513 Plant material obtained from areas with less severe climatic conditions shall be given in withstand the site climate.

.6 Review:
.61 Review at the source of supply and/or inspection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.71 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extensions of area.
.72 Supply proof of the availability of the specified plant material within 28 days of the award of the Contract.

.8 Substitutions:
.81 Obtain written approval of Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
.82 Allow a minimum of 5 days prior to delivery for request to substitute.
.83 Substitutions are subject to B.C. Landscape Standard – definition of Conditions of Availability.

.9 Plant Species & Location:
.91 Plants shall be true to name and of the height, caliper and size of root ball as shown on the Landscape/site plan plant schedule. Caliper of trees is to be taken 4" (15cm) above grade.
.92 Plant all specified species in the location as shown on the Landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.93 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.101 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.111 Provide drainage of planting pits where required, in wet clayed conditions, break out the side of the planting pit to allow drainage down slope, and in flat conditions, sound to take the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.121 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut from, or remove top three rows of wire.
.122 Fill the planting holes by gently firming the growing medium around the root system in 4" (10cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.123 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.124 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.131 Use two 2"x2"x8' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.132 Leave the tree carefully vertical.
.133 Tie with pre-approved material, flat woven polypropylene fabric belt, minimum width 15mm (1/4"). Approved product: ArborTie – available from Deepfeed.
.134 Continue Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.135 Trees 6 ft. – 14 ft. on Mound or Concrete Decks: Guy as above using three deadmen bars, 2"x2"x1' buried in the maximum possible depth instead of stakes.
.136 Mark all guy wires with visible flagging material.

.14 Pruning:
.141 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.151 Mulch all planting areas with an even layer of mulch to 3-1/2 – 2" (65 – 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.161 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance
.171 Maintain all plant material for all days after Landscape work has received a Certificate of Completion.
.172 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 – Watering and generally as follows:
.173 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.174 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.175 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.176 Repair tree guards, stakes, and guy wires, when necessary.
.177 Maintain areas relatively weed free. (Appearance level 3, B.C. Landscape Standard, Chapter 13).
.178 Maintain mulch to specified depths.

.18 Plant Warranty
.181 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.182 Those Plants, identified on hardy within one zone of the Canada Department of Agriculture hard class for the area, specified by the Landscape Architect and included by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.183 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.184 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, root development and growth is not sufficient to ensure future satisfactory growth.
.185 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three – Medium. Refer to Section 3.11, Establishment Maintenance.
.186 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.187 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protective material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.

.21 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations. Use 200mm min. dia. PVC Pipe filled with drain rock unless specific drainage detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock for alternate sheet drain if specified on drawing details) with filter fabric lapped 4"-12"(mm) of all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 – 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight material required to alter grade. Use Styrofoam blocks over drainage rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and relocated vegetation including cultivated herbaceous areas and trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Coordinate work with Landscape Installations: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representatives at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.A Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this Section.
.71 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.81 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 20% of field capacity. Provide and irrigate with water in the event that any sodwalls irrigation system malfunctions or has not been completely installed. Unsatisfactory applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.82 Mulch: Maintain mulches in the original areas and to the original depths.
.83 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 40mm, hand-pulling, or, if necessary, by the use of herbicides.
.84 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment as soon as sufficient growth. Keep grass cut at height of between 1-1/2" (40mm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the lawn area has become restricted.
.85 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season, unless support is required due to the nature of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.86 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.87 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.91 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent pooling or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.92 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. All broadleaved weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 15 broadleaf weeds or 50 annual weeds or weedy grasses per 10 square meters. This application shall reduce the weed population to zero.
.93 Fertilizing: According to soil analysis.
.94 Liming: According to soil analysis.
.95 Mowing and Trimming – All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.

SCHEDULE B

July 8, 2022

ENKON
ENVIRONMENTAL

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V3S 5J9
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Crescent Creek Homes Inc.
Unit #206, 13049 - 76th Avenue
Surrey, BC
V3W 2V7

Attention: Berinder Dhaliwal

RE: ECOSYSTEM DEVELOPMENT PLAN – 13941 64 AVENUE, SURREY
ENKON File No. 1872-001 Surrey File No. 16-0258-00

INTRODUCTION

ENKON Environmental Limited (ENKON) previously prepared an ecosystem development plan in support of application pursuant to the City of Surrey's Sensitive Ecosystem Development Permit (DP3[1]) requirements for the proposed subdivision and redevelopment of 13941 64 Avenue. This subdivision requires the explicit consideration of the streamside protection area setbacks applicable to Reedville Creek, a high value fish bearing watercourse, pursuant to part 7a of the Zoning Bylaw 12000[2].

The following ecosystem development plan (EDP) summarizes the results of environmental assessments completed pursuant to the Province of BC's Riparian Areas Protection Regulation (RAPR[3]) in support of streamside protection and enhancement area (SPEA) setback establishment and application of the flex approach to determine a Streamside setback boundary pursuant to Part 7a of Zoning Bylaw No. 12000[2].

The proposed subdivision plan employs the 'Flex' provisions pursuant to Table B.1 of Part 7a – Streamside Protection of the Zoning Bylaw 12000[2]. The flex approach is proposed for Lots 14 and 15 as a solution to development footprint constraints associated with streamside setbacks while providing for protection of critical windfirm edge trees identified by the project's Registered Professional Forester (RPF). This EDP reflects the updated development concept plans and coordination between the project Forester and Arborists with respect to tree management plans and tree protection requirements, notably

[1] Available at: https://www.surrey.ca/sites/default/files/media/documents/SensitiveEcosystemDevelopmentPermitAreaFacts.pdf

[2] Available at: https://cosmos.surrey.ca/geo_ref/Images/Zoning/BYL_Zoning_12000.pdf

[3] Province of BC. 2020. Riparian Areas Protection regulation. Available at: https://www.canlii.org/en/bc/laws/regu/bc-reg-178-2019/latest/bc-reg-178-2019.html

for the critical windfirm anchor trees identified as critical to the integrity of the Reedville Creek SPEA setback, as defined by application of the Riparian Areas Protection Regulation detailed assessment methods.

The proposed Streamside Setback Area (SSA) boundary flex achieves area equivalence with an adjustment and commensurate expansion yielding an area 78m^2 and complying with the maximum 5m 'inward' flex, and maximum 10m 'outward' flex.

It is ENKON's interpretation that an Impact Mitigation Plan (IMP) is not required as the development proposal is compliant with Part 7A of the Zoning bylaw 12000[2]; no requests for streamside variances have been made as part of the development proposal.

A construction environmental management plan will be prepared to ensure that the appropriate construction timing constraints, coordination between sub-consulting disciplines, and environmental monitoring inspection requirements are addressed during the site's construction phase activities.

BACKGROUND

The subject property proposed for development by Crescent Creek Homes Inc. includes one existing single-family parcel located at the following civic address:

- 13941 64 Avenue

A development application for the subject property (the Property) has been submitted to the City of Surrey's planning department and assigned File No. 16-0258-00. The Property is currently zoned as One Acre Residential (RA).

Immediately north of the property boundary the land is bordered by a prior subdivision and redevelopment (Surrey File No. 12-0018-00) which included the conveyance of parkland, now associated with Hyland Creek Park. The Park land area immediately north includes Reedville Creek, a permanent fish-bearing watercourse (Class A).

The EDP as presented herein summarizes the results of a formal RAPR detailed assessment of Reedville Creek which has included QEP delineation of high-water mark (HWM), preliminary consideration of geotechnical setbacks for slope stability, and windfirm boundary tree assessment. HWM boundaries were formally surveyed by Dhaliwal & Associates Land Surveying Inc. to support modeling of streamside protection and enhancement setback scenarios under both RAR and Part 7a of the Zoning Bylaw 12000[2].

A detailed RAPR Assessment was conducted by ENKON. The acceptance email from the province is provided in Appendix A. Windfirm boundary assessments were completed by Diamond Head Consulting Ltd. (Appendix B) and arboricultural assessments were completed by Mike Fadum and Associates Ltd. (Appendix C). The windfirm assessments and arboricultural assessments inclusive of the recommended tree removal/retention strategy have been coordinated with respect to hazard tree mitigation and the establishment of a windfirm edge. Furthermore, the windfirm edge defines the critical vegetation boundary with respect to SPEA setbacks and required 'measures' to protect the integrity

of the Reedville Creek riparian corridor pursuant to the RAPR detailed assessment methods. The proposed development boundary exceeds the RAPR SPEA setback widths and includes the applicable windfirm edge retention and tree protection requirements to maintain the health and integrity of these critical edge trees. Trees #5114 and #5117 define the critical windfirm edge and proposed covenant boundary.

ECOSYSTEM DEVELOPMENT PLAN

For the purposes of the sensitive ecosystem development permit areas, the civic lot 13941 64 Avenue requires consideration of streamside areas. Review of available mapping confirms that notwithstanding the association with the Hyland Park area, Green Infrastructure Network (GIN) features established under the Biodiversity Conservation Strategy (BCS) are not applicable to the Property.

The following presents submission requirements pursuant to requirements outlined in the City of Surrey's Official Community Plan (OCP), Development Permit requirements: DP3- Sensitive Ecosystems Guidelines. To facilitate review by City of Surrey staff, specific sub-sections of the DP3 submittals are numbered pursuant to the guideline documents summarizing project specific responses to Item #23 through Item #51 in Table 1 below.

Table 1 – Ecosystem Development Plan Submittals

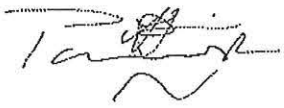
I - Consultant Qualifications	
Item #23 ☑	All registered professionals who will be involved in the development proposal, whether a Biologist, Geoscientist, Engineer, Forester, and/or Agrologist, shall have demonstrated education, expertise, accreditation and knowledge relevant to sensitive environments, ecosystems and/or streamside management.
QEP's engaged to support the environmental assessments pertaining to the streamside DP areas include: • Afshin Parsamanesh, M.Sc., R.P.Bio. – Preparation of the revised EDP. • Ryan Preston, B.Sc, P.Ag, CPESC – Aquatic habitat and riparian ecosystem assessment. • Mike Coulthard, B.Sc, R.P.Bio, RPF – Danger tree assessment and windthrow risk assessment.	
Item #24 ☑	All Arborists who will be involved in the development proposal shall be registered and certified with International Society for Arboriculture (ISA)
A formal arboricultural assessment has been completed by Mike Fadum and Associates Ltd. • Monica Ardiel – ISA Certified Arborist, PN-7291A, CTRA #1711 • Peter Mennel – ISA Certified Arborist, PN-5611A, TRAQ	

Item #25 ☑	Supply a list and written statement, including all documentation, verifying the qualifications of all Qualified Environmental Professionals (QEP) and/or ISA Certified Arborists responsible for preparing report submissions or involved in monitoring site conditions for Sensitive Ecosystems Development Permit applications.

1. Ryan Preston, B.Sc, P.Ag, CPESC. BC Institute of Agrology member #2442
2. Mike Coulthard, B.Sc. R.P.Bio, RPF. College of Applied Biology member #1338, Association of BC Forest Professionals member #3772

Item #26 ☑	Where more than one Qualified Environmental Professional is needed, submit a written statement identifying THE PRIMARY QEP for the entire development and acknowledging their role to ensure: all required reports are prepared by qualified professional and are coordinated both in content and execution; and that all relevant Development Permit Guidelines and requirements have bene met and/or addressed in the application submission.

The primary and coordinating QEP for the Ecosystem Development Plan application and forthcoming submissions in support of development application No. 16-0258-00 will be Afshin Parsamanesh.



Afshin Parsamanesh, M.Sc, R.P.Bio.

II - Protection Areas	
Item #27a ☑	Zoning Bylaw: Part 7a, Streamside Protection of Surreys Zoning Bylaw is to be used to determine the Area of Protection required for development adjacent to a stream.

The offsite watercourse, Reedville Creek, is a permanent fish bearing tributary to Hyland Creek. The stream is classified as a riffle-pool morphology and includes high value spawning habitat for anadromous and resident salmonids.

Part 7a, Streamside Protection of the Zoning Bylaw, Section B(1) stipulates that for a channelized Class A stream, setbacks are required at **30m from top of bank.**

ENKON has physically flagged top of bank and high-water mark boundaries along the south bank (right bank) of the natural stream channel for the purposes of establishing comparable RAR setback requirements. The right (east) bank ToB and HWM boundaries have been surveyed by Dhaliwal and Associates Land Surveying Inc.

The development as proposed seeks to utilize the flex provision without variance to the setback policy. The proponent proposes to reduce a portion of the Reedville Creek SSA to 25 meters from top of bank which will be offset by an increase by 10m meters from top of bank. The flex areas achieve an area-for-area equivalence. The Flex scenario as proposed "meets or beats" preliminary RAPR setbacks as per section A.3 of Part 7A of the Zoning Bylaw. Under RAPR, a base SPEA of 14m from HWM has been determined by QEP assessment with further recommendations for a 5m geotechnical setback and windfirm boundary conditions. Figure 1 illustrates the watercourse location, zoning bylaw setbacks, and requirements and relevant RAPR SPEA setbacks based on QEP assessment pursuant to the RAPR detailed assessment methods. Figure 2 illustrates the development concept plan, the proposed flex provision and resultant Streamside boundary, and levels of safeguarding and fencing boundaries.

Item #27b ☑	Biodiversity Conservation Strategy: The Biodiversity Management Areas, Green Infrastructure Network and Appendix J of the Biodiversity Conservation Strategy are to be used to determine the Area of Protection required for development within a Green Infrastructure Area.
Not applicable to this development application. The property is not within a GIN Permit Area.	

III - Levels of Safeguarding	
Item #28 ☑	Maximum Safeguarding: conveyance of the Protection Area to the City of Surrey. Where conveyance is chosen, the applicant is not responsible for the additional ecological restoration or on-going maintenance of the Protection Area as detailed and described below under the Minimum Safeguarding option.
The current development concept plan is illustrated in Figure 2. SSA on the subject parcel north of Lot 14 will be reduced to 25 meters from top of bank. This area within the 25m setback will be conveyed to the City of Surrey as Park to be incorporated as a contiguous area within the Hyland Creek Park (natural area park – Nature Preserve and Habitat Corridor).	

Legend

- Subject Property
- Parcels
- Gain
- Loss
- SPEA (14 m)
- Proposed setback
- High Water Mark
- Design
- 15 m Setback
- 25 m flex setback
- 30 m Setback
- 5 m Geotech
- Survey TOB

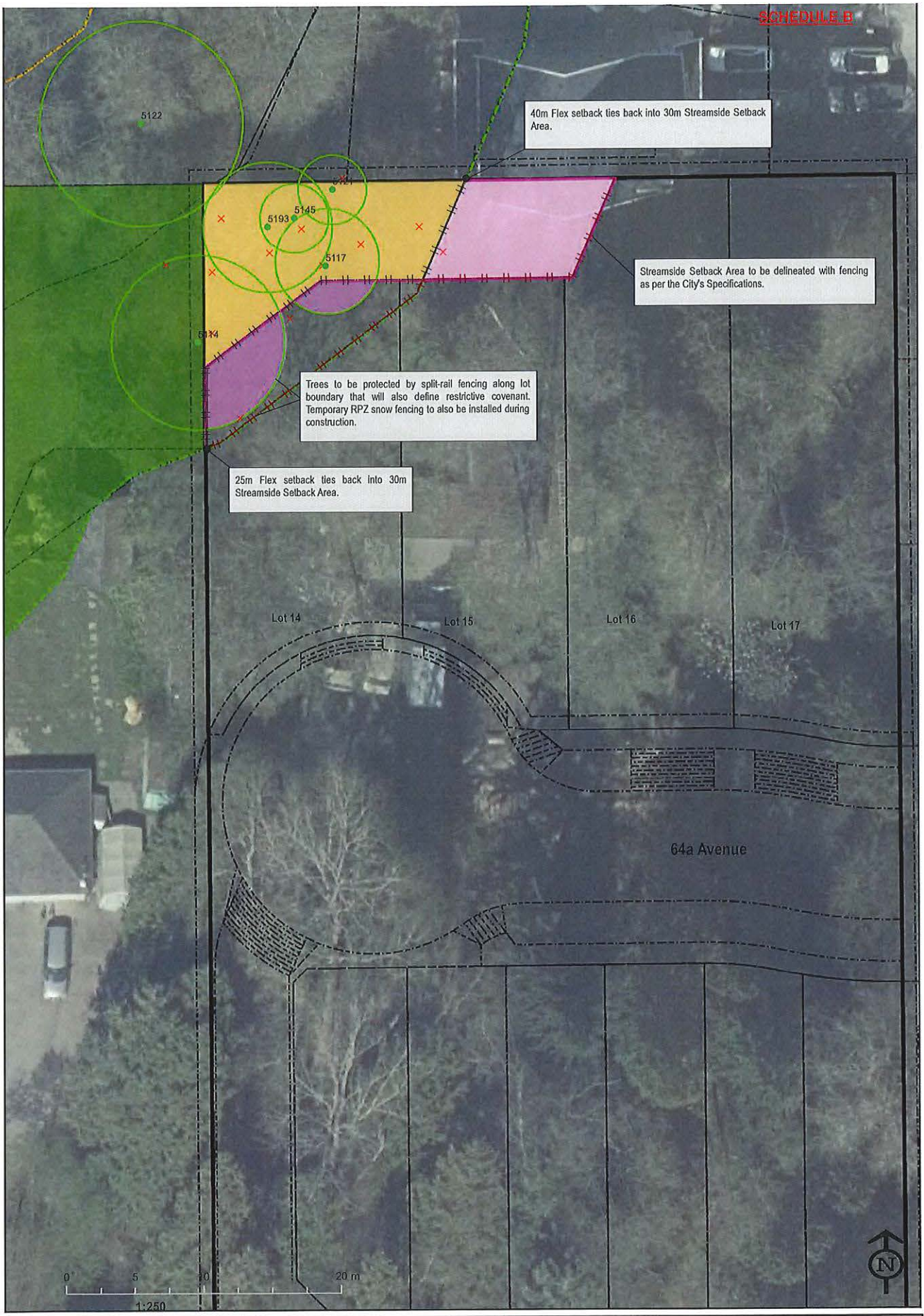
Prepared by: ENKON Environmental Ltd.

Map Created: July 14, 2017
by: R. Preston
Revised: November 4, 2021
NAD 83, Zone 10N

13941 64th Avenue
Ecosystem Development Plan
Setback Scenarios

Figure 1

Client:
Crescent Creek Developments Inc.



Legend

- Parcels
- Proposed Flex SPA Boundary
- Design
- Park
- High Water Mark
- 30m Setback
- Survey ToB
- Tree Removal
- Tree Retention

Fencing Type

- Split-rail
- Black vinyl-coated chain-link

Safeguarding Type

- Conveyance
- Covenant
- Covenant (RPZ)

Prepared by: ENKON Environmental Ltd.

Modified: April, 2021
NAD 83, Zone 10N

13941 64th Avenue
Construction Environmental Management Plan

Figure 2

Client:
Crescent Creek Homes Inc.

Item #29 ☑	Minimum Safeguarding: registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity.

Onsite portions north of Lot 15 and Lot 16 will be expanded as streamside expansion areas to 40 meters from top of bank to achieve an area equivalence between streamside setback reduction and setback expansion. The expansion area will be protected under a *Land Title Act*, Section 219 covenant.

Covenants applicable to the prescribed root protection zone (RPZ) buffers for Tree #5114 and Tree #5117 will extend into the Lot 14 rear yard areas; however, covenants for tree protection will be registered on title, and the establishment of split rail fencing to physically delineate the critical root zone will be installed to mitigate the potential for disturbances adversely affecting tree health.

The proposed SPEA boundary requires explicit consideration and incorporation of windfirm tree protection as prescribed by the project Forester to ensure RAPR compliance. Key tree protection requirements include the following tree tag #'s (Tags: 5122, 5193, 5114; See Figure 1 and 2). Note: Tree #5114 is located on the adjacent property. Root Protection Zone (RPZ) extension into the subject development site assumes offsite retention and future protection.

The future covenant boundaries are recommended to include formal protection of trees and applicable root protection zones (RPZs) onsite as summarized above. Figure 2 illustrates the recommended covenant boundaries. Two covenant areas are proposed; a covenant representing the root protection zone of Tree 5114, and a covenant area representing the Streamside expansion to 40 meters from top of bank along the north site boundary, associated with Lots #15 and #16 (See Figure 2).

The RPZ covenant applicable to Tree #5114 may remain within the future single family property's rear yard area subject to installation of split rail fencing defining the edge of critical RPZs. Excavation and grading within the RPZ's is to be prohibited unless conducted following approval by the Primary QEP (Afshin Parsamanesh) and under direct supervision of the project arborist.

The Streamside expansion covenant area will be contiguous with the flex boundary and Hyland Creek Park. The expansion area will be fenced (see Servicing Agreement) as per the City's fencing specifications to mitigate intrusions and encroachment into the streamside area.

IV - Pre-Development Site Conditions	
Item #30 ☑	Building and Construction: Identify all existing on-site buildings, structures and developed areas, including paved and landscaped areas, and any other areas disturbed beyond its original condition

The inset figure (Figure A) below illustrates the pre-development site conditions. With respect to the streamside protection development permit area, key pre-development site disturbances include an outbuilding/garage structure, access road/driveway surfaces and historical site clearing in the northwest portion of the property (See Inset Figure A).

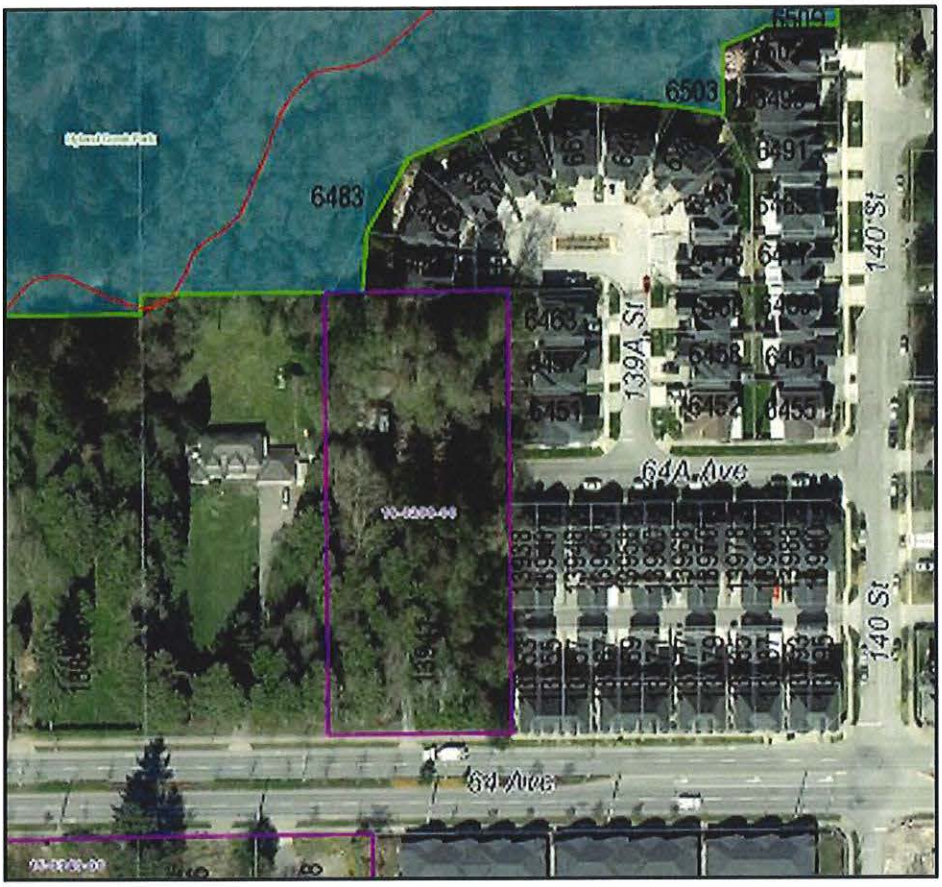


Figure A – Pre-Development Conditions

Item #31 ☑	**Soils:** Perform a slope analysis and identify existing topographic features including geological and hydro-geological soil conditions, particularly areas of unstable or sensitive soils.

The Property us underlain by Capilano Sediments, comprised of a raised beach medium to coarse sand between 1 and 5 m thick with fossil marine shell casts. Test pits excavated on the site identified fill/organics overlying loose to compact sand followed by compact to dense sand then compact sand/firm silt. Test pits were dug to a depth of between 1.5 and 2.9m. No groundwater was encountered at these depths. Please refer the Preliminary Geotechnical Exploration Report prepared by Braun Geotechnical Ltd. (Appendix D)

A slope analysis has been prepared based on City of Surrey Lidar datasets and generation of a digital elevation model (DEM) and secondary slope analysis. The analysis confirms the relatively gentle grade with most surfaces considered to fall within the 1-5% slope category. Review of City of Surrey contour mapping and hillshade models corroborate the flat terrain characteristic of the site (See Inset Figure B).

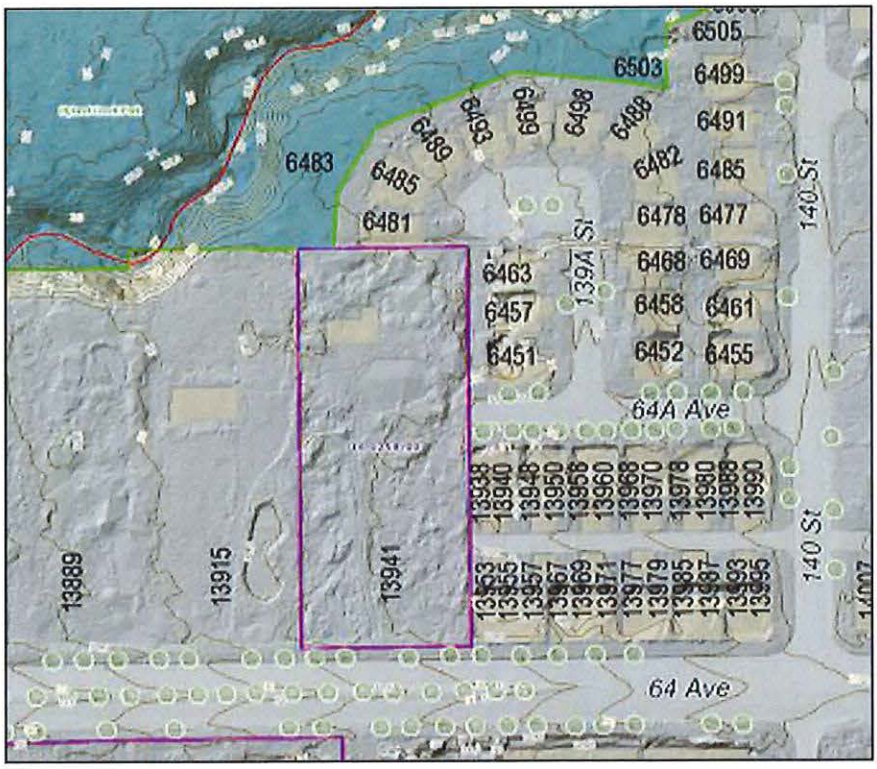


Figure B – Hillshade Model and Contours

The study area has been historically cleared is considered a second-growth stand. The generally flat topography is graded towards Reedville Creek and exhibits no channelized surface erosion. Based on the above information, the site is assumed to afford potential for local stormwater/rainwater infiltration BMPs to achieve volume reduction objectives of stormwater/rainwater management based.

Item #32 ☑	**Trees and Vegetation:** Identify and detail existing vegetation and trees (including trees defined in the Surrey Tree Protection Bylaw, as amended) and submit in an arborist's assessment report

A formal arboricultural assessment and tree inventory has been completed by Mike Fadum and Associates Ltd. (Appendix C).

In addition to the arboricultural assessment a detailed survey of the 30m riparian assessment area has been completed by Diamond Head Consulting Ltd (DHC) (Appendix B). The DHC assessment is limited to an assessment of windfirm and hazard tree conditions specific to the northwest corner of the Property and relevant to streamside protection area setback planning.

Visualization of the study area tree cover has been prepared based on available Lidar datasets. The visualization of tree cover represents 2018 site conditions and illustrates the context with respect to recently completed developments to the immediate north (e.g. 6481 139a Street). The center of the Property has been historically cleared for the driveway access, building structure, outbuildings and yard area (See Inset Figure C).

Figure C – Lidar Vegetation Cover Visualization (2018)

Item #33 ☑	**Habitat:** Identify Schedule 1, Federally protected Species-At-Risk Act or Provincial Red- or Blue-Listed plant or animal species and their critical habitats including shrub and ground cover communities and any species, or habitat feature, identified as requiring year-round protection as identified in the Provincial Wildlife Act.

The subject property is located within the Coastal Western Hemlock, Very Dry Maritime (CWHxm1) biogeoclimatic zone. Potentially listed ecosystems within this BEC subzone may include the following:

- *Pseudotsuga menziesii - Pinus contorta / Racomitrium canescens* (CWHxm1/02 – red listed)
- *Pseudotsuga menziesii / Polystichum munitum* (CWHxm1/04 – blue listed)
- *Pseudotsuga menziesii - Tsuga heterophylla / Gaultheria shallon* Dry Maritime (CHWxm1/03 – blue listed)

A detailed analysis and classification of soil nutrient and soil moisture regime has not been completed to verify the Property's ecosystem classification; however, based on vegetation cover and topographic position it is assumed that the property may be characterized by the blue-listed *Pseudotsuga menziesii / Polystichum munitum* - Douglas-fir / sword fern (CWHxm1/04) ecosystem.

Federally protected Species at Risk (SAR) historically identified within the vicinity of the project were queried utilizing the Province of BC's Conservation Data Centre (CDC) iMap tool. A query of historical SAR within a 2.5km radius of the project boundaries confirms that the no records of Schedule 1 SAR are present in the vicinity.

Based on habitat values associated with the Property, potential Schedule 1 SAR which may be present include the following:

- Western Toad (*Anaxyrus boreas*)
- Western Screech-Owl, *kennicottii* subspecies (*Megascops kennicottii*)

Records of Provincial species at risk indicate an occurrence of Great Blue Heron (*Ardea herodias fannini*) within 2.5km of the project area. No heron nests or other nests requiring consideration under Section 34(b) of the *Wildlife Act* were observed during site assessments of the Property.

Detailed wildlife surveys have not been completed for the Property. A raptor nest was observed in a red alder (*Alnus rubra*) tree within Hyland Creek Park, approximately 20 m northwest of the northwest corner of the Property. A subsequent site visit in July 2022 identified Cooper's hawk (*Accipiter cooperii*) fledglings on the nest. Cooper's hawk is not one of the species requiring consideration under Section 34(b) of the *Wildlife Act*.

Item #34 ☑	**Drainage:** Identify the Streamside Protection Area and stream locations, including top of bank and stream classifications (as defined in Surrey's Zoning Bylaw, as amended)

Figure 1 illustrates the location and classification of the study area watercourse. Reedville Creek is a permanent fish bearing stream providing high value fish habitat. The stream banks exhibit active fluvial erosion and a low-bench floodplain within the parent gully. A localized overbank flooding area was identified, and field delineated by QEP as an expansion of HWM boundaries based on interpretation of rafted organics illustrating active floodplain dynamics.

ENKON has completed formal QEP survey and delineation of the HWM boundaries and/or top of bank associated with Reedville Creek.

Figure 1 illustrates the location of the stream, top of bank, and verified stream classifications in addition to setback scenarios under application of Part 7a, Section B (1) – 30m, Section B (2) – 15m, and the Flex provision setbacks – 25m localized reduction.

Typically, the proposed subdivision and redevelopment would dictate requirements for setbacks of 30m from top of bank. This development strategy proposes to utilize the flex provision with a localized reduction to 25 meters from top of bank offset equally by area with an expansion to 40 meters from top of bank (Figure 2)

Item #35 ☑	**Drainage:** Identify existing site drainage conditions in accordance with the Integrated Storm-water Management Plan (ISMP) relevant to the site location

Review of existing municipal infrastructure confirms that stormwater servicing within the local catchment drains via storm sewers associated with 64 Avenue and routes runoff to the east to Archibald Creek, a tributary to Hyland Creek.

The existing site conditions include no formal storm sewer infrastructure or surface drainage connections to the receiving environment. All onsite surface and greywater under the historical single-family use is assumed to have infiltrated to ground.

Item #36 ☑	**Drainage:** Detail existing site drainage conditions including depth to ground water table, storm water conveyance, infiltration and storage features and storm water channels and overland flow paths

The existing site conditions do not include any formal stormwater service connections to municipal storm sewers. All site runoff is assumed to infiltrate to ground. No surface drainage features (e.g., channels or ditches) are present and no evidence of channelized overland flow connections to Reedville Creek have been identified. The watercourse requiring consideration in support of land use planning is located offsite and within the Hyland Creek Park area with the 30m riparian assessment area pursuant to the RAPR and the 50m development permit area applicable to the City of Surrey's official community plan extending onto the Property.

Test pits dug on site between 1.5 and 2.9 m did not encounter groundwater. Please refer to the attached Preliminary Geotechnical Exploration Report prepared by Braun Geotechnical Ltd. (Appendix D). Based on the approximate stream channel invert at Reedville Creek it is assumed that groundwater is approximately 4-5m below existing grade.

V - Proposed Development Conditions and Specifications	
Item #37a ☑	**Overall Site:** Identify the Streamside Protection Area and where it is situated with the development.

Part 7a, Section B(1) of Zoning Bylaw No. 12000 dictates the requirement for a 30m Streamside Setback Area (SSA) from the top of bank of Reedville Creek. According to the developer, this 30m setback scenario encumbers Lot 14; the loss of one of the lots from development would result in a net financial loss to the project in total.

As such, the current development concept will include the execution of the flex provision to reduce 30m setbacks by 5 meters, offset by streamside setback expansions by 10 meters (See Figure 2). The flex provision yields a nominal net gain in Streamside Setback Areas as summarized in Table 2.

Table 2 – Streamside Setback Area balance under the Proposed Flex Provision Option

Streamside Setback Type	Location	Area (m^2)
5m SSA Reduction	Lot 14	-78.1
10m SSA Expansion	Lot 15 and 16	78.2
	Balance	**+0.1**

The Flex scenario as proposed "meets or beats" RAPR setbacks as per section A.3 of Part 7A of the Zoning Bylaw. Under RAPR, a base SPEA of 14m from HWM has been determined by QEP assessment with further recommendations for a 5m geotechnical setback and windfirm boundary conditions.

Key tree retention requirements as prescribed by the project Forester are illustrated in Figure 1 and include windfirm boundary trees and protection of their root protection zones.

Item #37b ☑	**Overall Site:** Identify the Green Infrastructure Protection Area and where it is situated with the development

The Property is located south from a designated GIN corridor (#76). No GIN corridors or hubs are directly applicable the Property (See Inset Figure D).

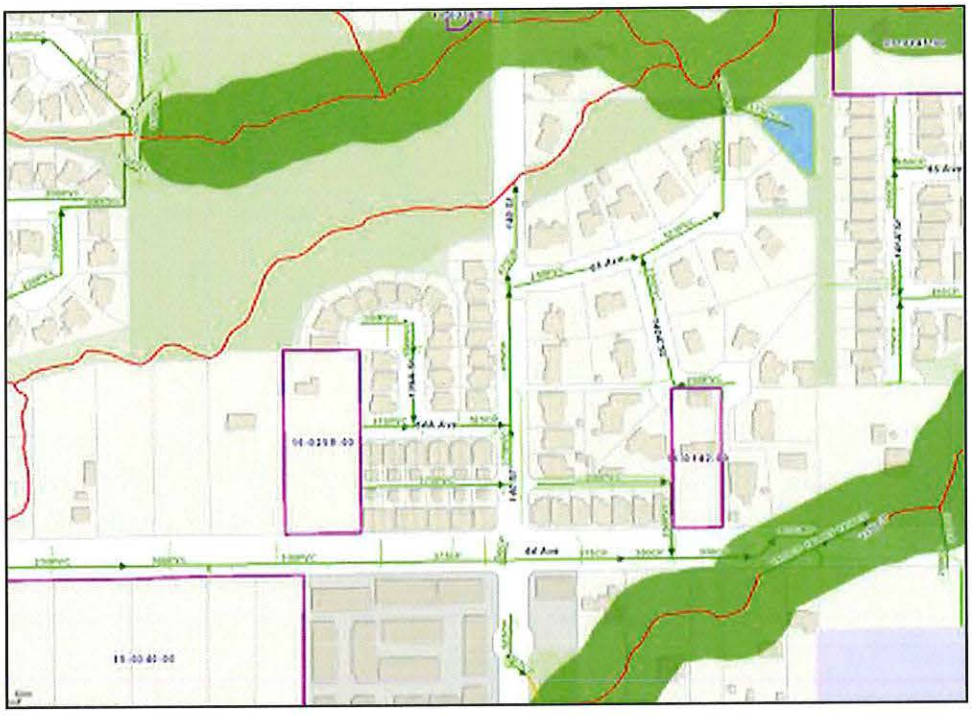


Figure D – GIN Corridor & Hub Mapping

Item #38 ☑	**Overall Site:** Locate development where it is most sensitive to the objectives of the Biodiversity Management Areas, Green Infrastructure Network and corresponding conditions and recommendations required for management as identified in Surrey's Biodiversity Conservation Strategy.

The development concept plans exert no influence on GIN features or existing City of Surrey natural areas park spaces.

The recommended tree retention at the northwest corner of the property is prescribed to protect the integrity of the adjacent SPEA setbacks and park lands from increased risk of windthrow.

Item #39 ☑	**Building and Construction:** Detail construction specifications including materials, timing, technologies and techniques proposed as a means to mitigate and reduce the ecological impacts of development on the identified Stream or Green Infrastructure Protection Area.

Key construction specifications and timing considerations applicable to the streamside protection and enhancement area relate to best practices pertaining to tree protection, erosion and sediment control risks and wildlife considerations.

All vegetation clearing should be completed outside the breeding bird nesting season. The study area is located within Environment Canada's Zone A1 and includes both forested and open habitat areas. Nesting calendars applicable to the Zone A1 area are illustrated below (See Inset Figure E).

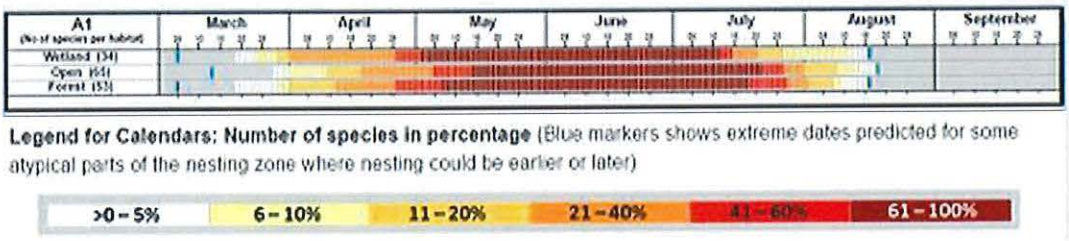


Figure E: Calendar for Nesting Zone A1 which is located in the BC's South Coast Region

Vegetation removals should be conducted outside the nesting period generally defined as Late March through Early August. Any vegetation removals proposed within the nesting season should be conducted following an assessment of breeding bird activity and nesting by a qualified wildlife biologist. Tree cutting permit applications will require a nest survey prior to issuance if tree clearing is proposed between March 1 and August 31, as per the City of Surrey's Terms of Reference: Breeding Bird survey.

In addition, a raptor nest survey should be conducted prior to clearing, no matter the time of year, to ensure that no new raptor nests have been constructed on the Property since initial field assessments were completed.

Erosion and Sediment control considerations should include explicit plans outlining the phasing of site clearing, implementation of water management measures (e.g., clean water interceptors and construction runoff management), disturbed surface protection,

working surface augmentation, and construction phase stormwater detention and treatment. Specific technologies that should be implemented during building and construction phase activities include the prescription of hydraulic erosion control products (HECPs) for disturbed surface treatments and contingencies for the use of flocculants (with or without active filtration) to augment the function of sediment control facilities.

Item #40 ☑	**Building and Construction:** Explain how the proposed development conforms to Surrey's Drainage Regulation and Charges Bylaw, as amended, as well as policies in Secondary Plans, Integrated Stormwater Management Plans and the Zoning Bylaw, as amended.

The proposed development will include the 'extension' of stormwater services as defined in The Drainage Regulation and Charges Bylaw, 2008, No. 16610 to provide municipal stormwater drainage to the proposed onsite road network and multi-family development components.

A stormwater concept plan is provided in Appendix E, which incorporates the objectives of the Hyland Creek ISMP (2009), including the application of absorbent topsoil on all onsite pervious areas and no net runoff discharge in the 6-month, 24-hour rainfall post development event.

Item #41 ☑	**Building and Construction:** Detail the locations of all proposed buildings, structures and impervious surfaces.

A preliminary development concept plan has been prepared and includes 17 single family lots. The site will be accessed by the extension of 64A Avenue from the east. 64A Avenue will terminate in a cul-de-sac with a lane extending to the south to provide connectivity to the existing lane between 64th Avenue and 64A Avenue. The design concept illustrates the location and extent of buildings, structures, and impervious surfaces.

Housing units will include 13 semi-detached residential units with frontage to both 64th Avenue and 64a Avenue. Four single family lots (Lots 14, 15, 16, and 17) will be located on the north edge of 64a Avenue and backing onto the Reedville Creek SPEA.

Final articulation of the location and extent of impervious surfaces will be completed following City of Surrey endorsement of the development concept and development of landscape architecture plans.

Item #42 ☑	**Building and Construction:** Detail the timing and scheduling of all proposed development activities.

A detailed project schedule has not been prepared at this time. The proposed development is in the 'pre-application' stage. Pending 4th reading a review of construction schedule to ensure compliance Section 34(a) of the *Wildlife Act* and Section 6(a) of the Migratory Bird Regulation.

Specifically, timing constraints and avoidance guidelines pertaining to breeding bird nesting season will require review by a QEP in support of proposed tree clearing.

Item #43 ☑	**Soils:** Provide site grading plans illustrating the area and extent of proposed soil disturbance including slope grades and any proposed retaining wall heights, locations and materials used. Detail how slope or soil stability will be ensured and how erosion and increased sedimentation risks will be reduced.

A site grading plan is provided in Appendix E. Bulk excavation works will be required to support civil servicing and basement/foundation excavations.

All excavation and temporary stockpile placements shall be prohibited from within 5m of the Property boundary. Lot grading and excavation will also be prohibited within the critical tree protection RPZs unless reviewed and approved by City staff, the environmental consultants, and the project arborist.

Slope and soil stability will be managed during construction through strict compliance with a 3-phase erosion and sediment control plan designed by an appropriately qualified professional and subject to monitoring and reporting pursuant to City of Surrey's Erosion and Sediment Control Bylaw, 2006, No. 16138. A Construction Environmental Management Plan (CEMP) has been prepared for the project (Appendix F).

Item #44 ☑	**Trees and Vegetation:** Identify how existing trees, shrubs and groundcover will be retained and protected including details and specifications on the replanting, restoration and management of vegetated areas and maintenance of short– and long-term hydraulic regime.

Tree protection plans include tree specific prescriptions prepared by the project Forester in support of the windfirm assessment and the project arborist. Tree management prescriptions have been coordinated and define the prescribed hazard tree treatments and tree retention requirements. Tree protection specifications are applicable to two edge trees with root protection zones extending into Lot 14. The critical root zones of the edge trees will require formal protection via 219 covenant.

Within the proposed 219 covenant area and related to one offsite tree (#5114), specific RPZ boundaries are prescribed for protection during construction and future occupancy. During construction, formal tree protection fencing shall be installed coincident with site clearing activities. Tree removals of hazard trees within the proposed covenant area will require direct supervision by an ISA Certified Arborist. It is anticipated that removal of stumps of trees within the RPZs of retained trees will not be permitted due to the risk to the integrity of the windfirm trees. It should also be noted that subdominant trees and native shrubs that are not considered danger trees may be retained (See Appendix C).

The tree management prescriptions include removals of hazardous trees within the proposed SSA setback. Eleven trees are proposed for removal within the SSA setback areas and will require cash in lieu compensation. One tree within the SSA is also proposed for conversion to a wildlife tree.

Post construction the delineation of critical RPZ boundaries shall include split rail fencing to define the RPZ boundary. Where possible, the understory layer of the 219 covenant area should be planted with native shrub layer and ground cover vegetation; however, the protection of the trees for windfirm purposes to benefit the integrity of the park lands to the north are the primary concern and passive use of the single-family lot area (e.g. residential lawn) is possible subject to compliance with RPZ protection and restrictions to future re-grading or major landscape improvements. Split rain fencing is proposed for Trees #5114 and #5117.

As per the requirements of minimum safeguarding, restoration of the covenant areas of lots 15 and 16 is proposed (Figure 3).

Item #45 ☑	**Trees and Vegetation:** Identify individual tree retention and removal, and areas of structured landscaping, including plant species, size and location.

A tree preservation and protection plan is provided in the tree evaluation report prepared by Mike Fadum and Associates Ltd. (Appendix C). Individual tree retention within the Property must include the trees listed in the table below. Tree tags have been assigned under both the original topographic survey and subsequent assessment by the Forester. Figure 2 illustrates the location of the trees prescribed for retention.

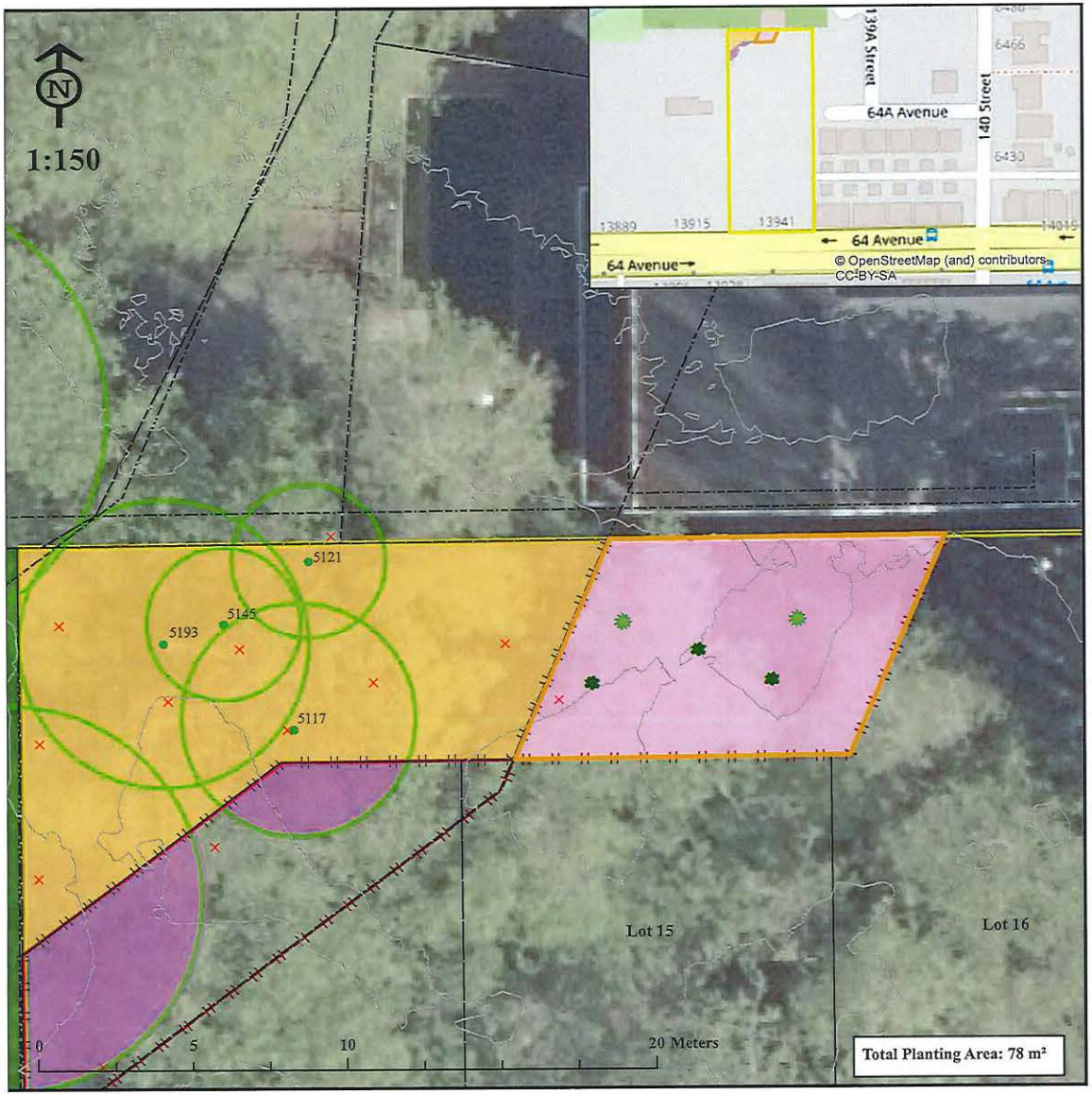
Specific trees prescribed for removal within the SSA include hazard trees unsuitable for retention following site development.

Figure 1 illustrates the location of the prescribed tree removals within the 30m RAA.

A Summary of Prescribed Tree Protection Is Presented Below:

Tag #	Species	DBH (cm)	RPZ(m)
5122 (offsite)	*Thuja plicata*	34cm	7m
5114 (offsite)	*Pseudotsuga menziesii*	35cm	6m
5117	*Thuja plicata*	22cm	3.5m
5193	*Pseudotsuga menziesii*	36cm	4.5m
5145	*Thuja plicata*	17cm	2.5
5121	*Thuja plicata*	17cm	2.5

A total of 96 protected trees require removal on the Property as identified in the tree evaluation report.

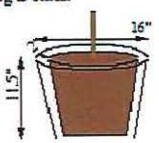


Tree Stocking				
Common Name	Scientific Name	Label	Pot Size	Count
Western redcedar	*Picea sitchensis*	Ps		3
Douglas fir	*Pseudotsuga menziesii*	Pm	5	2
Total				5

Pocket Planting Detail:

5 Gallon pot:
Diameter = 12"
Height = 11"

10 Gallon pit:
Diameter: 16"
Height: 11.5"



Planting Specifications

1.) All invasive species plant material (including roots and rhizomes) within or adjacent to the planting area (within 1 m of the boundary) shall be uprooted prior to planting. Uproot as much invasive plant material as possible during excavation works.

2.) Existing native vegetation within the planting areas shall be maintained in good condition.

3.) ENKON to meet with landscaper for a preconstruction meeting. Plant layout may need to be adjusted to meet site specific conditions.

4.) All planted stock shall be guaranteed nursery stock per BCLNA standards. Stock shall be inspected and approved by ENKON prior to installation. Packing slips shall be retained and provided to ENKON to assess compliance with the planting plan.

5.) Trees are to be planted at minimum 3 m centres, at a minimum 3 m offset from fencelines and any existing trees. Stock is to be marked with flagging tape on a side branch to facilitate future monitoring.

6.) Planted stock is to be pocket planted with BCLNS 1P soil (20-25% OM and min. 25% Fines), per the pocket planting detail (see below). Soil test results to be provided to ENKON for review and approval in advance of delivery.

Total IP Soil volume for 5 Gallon pot: 0.022 m³

7.) Stock is to be marked with flagging tape to facilitate survivorship monitoring.

8.) All works shall be conducted in accordance with sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" (DFO/MoE).

ONGOING MAINTENANCE

1.) Emerging invasive species (such as Himalayan blackberry) within the planting area are to be removed manually, including all roots and shoots. Removal is to take place three times annually during the growing season (April 1 to October 1). Treatment to continue as necessary for 5 years.

2.) Water all planted stock 3 times weekly during dry periods from May 1 to September 30 in Year 1. Watering in subsequent years to be determined based on plant performance.

3.) Plant survival monitoring shall be conducted for a period of 5 years to ensure survival and vigor. Species survivorship shall achieve 80% survival for shrubs. Replacement planting of dead stock may be required on an annual basis to satisfy this specification. Survival of replacement stock is subject to criteria specified above.

4.) Planted stock shall be inspected by the Owner or Owner's Representative to the end of the warranty to assess requirements for watering and maintenance of invasive plant species.

SCHEDULE B

13941 64 Ave Conceptual Landscape Plan

City of Surrey

Legend

- Douglas-fir
- Western redcedar
- Planting Area
- Tree removal
- Tree retention
- Lidar contour (0.5m)
- Design
- SSA

Fencing

Type

- Split-rail
- Black vinyl-coated chain-link
- Proposed Flex SPA Boundary
- RPZ

Protected areas

- Conveyance
- Covenant
- Covenant (RPZ)
- Park
- Parcels
- Subject property

Figure 3

Date: October 2021
Projection:
NAD 83, UTM Zone 10

Prepared by:
ENKON Environmental Ltd.

Item #46 ☑	**Trees and Vegetation:** Provide details as to how the Streamside or Green Infrastructure Area management or protection objectives will be met and monitored following the official completion of all construction activity. Where restorative work IS NOT required, maintenance and monitoring shall be for a minimum of ONE year; and where restorative work IS required, maintenance and monitoring shall be for a minimum of FIVE years.

Inspection of construction phase tree protection fencing will require inspection and sign-off by a QEP or ISA certified arborist prior to initiating site clearing activities.

Monitoring of danger tree removals within the proposed 219 covenant area will be required by an ISA certified arborist (see danger tree locations in Figure 1 and Appendix C). Monitoring shall include the physical falling of trees and the removal of stems; however, retention of coarse woody debris within the 219 area or complexing of the adjacent Hyland Creek Park, subject to City of Surrey Parks Planning and Design approval, is recommended if possible.

Replanting within the covenant area of lots 15 and 16 is proposed. Cash in lieu is proposed to offset the tree removals in association with danger tree management within both the full 30m SSA and proposed flex SSA setback boundaries. The proposed 219 covenant defines critical windfirm edge tree protection but also the boundary of the applicable SSA boundary pursuant to Part 7a of the Zoning Bylaw. All trees within the proposed SSA are defined as 'protected trees' pursuant to the Tree Protection Bylaw. Restoration and planting to offset interventions within the SSA are recommended to enhance the long-term integrity and ecosystem functions of the riparian setbacks associated with Reedville Creek. In light of replanting requirements, monitoring of the proposed SSA and associated covenant areas will be required for a period of five (5) years.

The provision of a 25-30m setback (inclusive of flex provision) from top of ravine bank at Reedville Creek establishes sufficient protection for the riparian area inclusive of geotechnical measures and opportunities for future drainage access.

Individual trees both within the Property and offsite (at both 13915 64 Avenue and Hyland Creek Park) are identified as critical windfirm boundary trees to maintain the integrity of the RAPR SPEA setback. Specifically, trees #5193, #5117, #5145 and #5121, and consideration of the RPZ of the offsite trees #5114 and #5122 based on the inclusion of their RPZs on the Property.

The tree retention requirements prescribed for the northwest single-family lot are considered 'measures' pursuant to the RAPR detailed assessment.

Item #47 ☑	**Trees and Vegetation:** Provide a restoration, maintenance and cost estimate plan consistent with the development requirements identified in the Ecosystem Management Plan and/or Impact Mitigation Plan to be used to determine landscape bonding and security requirements for installation, monitoring and maintenance purposes.

Although the covenant area pf lots 15 and 16 is currently vegetated with red alder (*Alnus rubra)* and an understory dominated by salmonberry (*Rubus spectabilis*), trailing blackberry (*Rubus ursinus*) and red elderberry (*Sambucus racemosa*) with minor amounts of Himalayan blackberry (*Rubus aremeniacus*) (Photograph 1 and Photograph 2), a restoration plan has been prepared (Figure3) that includes removal of invasive species and infill planting with coniferous trees. A cost estimate is provided in Appendix G.

Photograph 1: Looking north at covenant area in lots 15 and 16 showing existing vegetation (October 25, 2021).

Photograph 2: Looking northwest across covenant area of lots 15 and 16 showing existing vegetation (October 25, 2021).

An Impact Mitigation Plan is not required as the use of the flex provision conforms with Part 7A of the zoning bylaw without streamside variances.

Item #48 ☑	**Habitat:** Articulate how the proposed development meets the Objectives and Recommendations of the Biodiversity Management Areas and Green Infrastructure Network of the Biodiversity Conservation Strategy.

No BCS GIN components are applicable to the Property. The proposed SPEA and 219 covenant as proposed will maintain the integrity of both natural areas park space and the riparian features functions and conditions of Reedville Creek under RAR.

Item #49 ☑	**Habitat:** Detail how wildlife habitat will be protected and enhanced while taking into consideration wildlife movement and connectivity to adjacent sites. Focus on Schedule 1, Federally protected Species-At-Risk Act or Provincial Red- or Blue-Listed plant or animal species and their critical habitats and how they may be affected by the proposed development and indicate how proposed Best Management Practices may be used for the protection and preservation of that habitat

The proposed development is located entirely outside of the boundaries of any GIN corridor or hub. It is directly adjacent to a high value fish bearing stream; however, the proposed development boundaries are confirmed to exceed RAR SPEA setback requirements and incorporate site-specific measures to maintain the integrity of both the SPEA and the City of Surrey Park lands.

No red or blue listed plant or animal species or their critical habitats (e.g. breeding) are known to occur within the vicinity of the project area; however, aquatic and riparian area

habitats support high biodiversity and Provincially red or blue-listed species may be present. ENKON has previously encountered red-legged frog within riparian areas in the vicinity of the Property, south of 64th Avenue in a tributary to Archibald Creek. Suitable breeding habitat is not present with the Property. Upland habitat within the assessment area includes limited coarse woody debris cover or refugia with relatively dry conditions assumed to limit habitat suitability beyond the Reedville Creek riparian corridor.	
Item #50 ☑	**Drainage:** Identify post-development drainage site conditions in accordance with the Integrated Storm-water Management Plan (ISMP) relevant to the site location.
Stormwater management will be designed to comply with the City of Surrey's Surrey Stormwater Drainage Regulation and Charges Bylaw, 2008, No. 16610. A stormwater concept plan is provided in Appendix E, which incorporates the objectives of the Hyland Creek ISMP (2009), including the application of absorbent topsoil on all onsite pervious areas and no net runoff discharge in the 6-month, 24 hour rainfall post development event.	
Item #51 ☑	**Drainage:** Detail how flooding risk and water quality degradation will be mitigated including specific measures that will be taken to prevent channel erosion and prevent the fouling of streams, wetlands or drainage conveyance corridors.
The proposed development will not include any direct connections to Reedville Creek. Compliance with the Erosion and Sediment Control Bylaw, 2006, No. 16138 will be required to mitigate the risk of fouling of streams. Direct risks to Reedville Creek will be addressed through the prohibition of grubbing or re-grading within the proposed 219 covenant area and establishment of construction phase perimeter controls at the south edge of the proposed RPZ boundary. Prior to discharge to the municipal storm sewer at 64 Avenue the construction phase ESC plan will include formal detention facilities which may include passive or active treatments to enhance settling and filtration of suspended sediment.	

DISCUSSION

The nature of the Property and its orientation to Reedville Creek and the Hyland Creek Park yield conditions whereby implementation of the flex provision to allow for localized reductions of the Streamside Setback Area from 30 meters from top of bank to 25 meters would yield conditions with no significant adverse effects to the riparian area integrity, subject to retention of windfirm boundary trees and management of critical root protection zones as prescribed by the project Forester. As proposed, the localized reduction of the SSA to 25 meters will be offset by an SSA expansion to 40 meters from top of bank to yield an equal area balance of reduction to expansion areas.

Cash in lieu is recommended to offset the removals for danger trees identified within the proposed SSA setback zone. Although the covenant area of lots 15 and 16 is primarily

vegetated, a landscape restoration plan is included to provide infill planting with coniferous trees and removal of invasive Himalayan blackberry. The primary consideration with respect to the proposed SSA setback and associated covenants is to maintain the integrity of the SPEA setbacks as defined by the RAPR. The purpose of the explicit tree protection measures is to provide a stable windfirm boundary to protect the integrity of the riparian area and park lands to the north.

Formal delineation and protection from encroachment into the SSA setbacks and covenant areas is recommended. Delineation of the critical root zone (CRZ) is recommended to include split rail fencing to define the CRZ. The CRZ boundary shall be prohibited from any disturbance during regrading, excavation, or soil placements without the expressed written approval by an ISA Certified Arborist, and arboricultural monitoring supervision. Formal encroachment fencing is proposed along the streamside protection area boundary as presented herein.

CLOSURE

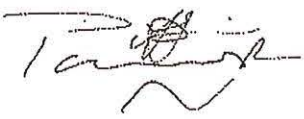
The ecosystem development plan as presented herein is provided for review and comment by the City of Surrey. The Streamside Setback Areas (SSAs), as proposed, include utilizing the flex provision under Part 7A B.1 of the zoning bylaw, whereby a localized reduction from the 30m setback to a 25m setback is requested subject to a 10m expansion, and area equivalence between reduction and expansion areas. ENKON confirms that this meets the intent of the flex provision without variances and adequately protects the streamside area.

Tree removals within the proposed setback are required to address hazardous tree conditions and will be compensated for with cash in lieu. As per the requirements of minimum safeguarding, restoration is proposed within the covenant areas of lots 15 and 16 with monitoring of survivorship over a 5-year period.

Field assessments confirm that the flex provision concept affords setback boundaries exceeding Province of BC regulatory requirements, subject to compliance with windfirm boundary tree protection as described herein.

If you have any further questions or comments, please do not hesitate to contact us.

Prepared by:



Afshin Parsamanesh, M.Sc. R.P.Bio, (#1776)
Senior Project Manager
ENKON Environmental Limited
AParsamanesh@enkonenv.com

Reviewed by:

Tracy Anderson, B.Sc., R.P.Bio. (#1863)
Senior Project Manager
ENKON Environmental Limited
TAnderson@enkonenv.com

cc – Berinder Dhaliwal – Crescent Creek

SCHEDULE B

APPENDIX A

Assessment #6568A meets the standards of the RAPR

February 16, 2021 – E-mail

ENKON

SCHEDULE B

From: Afshin Parsamanesh | ENKON Environmental
To: Tracy Anderson | ENKON Environmental
Subject: FW: Assessment #6568A meets the standards of the RAPR
Date: July 22, 2021 11:48:27 AM

AFSHIN PARSAMANESH · M.Sc., R.P. Bio
Senior Project Manager · ENKON Environmental Limited
o: 604 574 4477 ext 112 e: aparsamanesh@enkonenv.com c: 604 767 8137

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
Sent: February 16, 2021 4:24 PM
To: Afshin Parsamanesh | ENKON Environmental <AParsamanesh@enkonenv.com>
Subject: FW: Assessment #6568A meets the standards of the RAPR

Hi Afshin,

See the review below. Your email address is cut off: the e in enkonenv is gone and we are getting failed email delivery notices because of it. I've highlighted it for you below. It is likely a result of an incorrect email associated with your BCeID.

Kind regards,

Nick

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
Sent: February 16, 2021 3:41 PM
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; aparsamanesh@nkonenv.com; Riparian Areas, Region 2 FLNR:EX <RARReg2@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA; 'RAR-NOTIFICATIONS@SURREY.CA' <RAR-NOTIFICATIONS@SURREY.CA>
Subject: Assessment #6568A meets the standards of the RAPR

RAPR Assessment report #6568A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	6568A

Date: *2021-02-16* Reviewed By: *Nicholas Schwetz*

Keystone Data

Report Number		*6568A*
QEP		*Afshin Parsamanesh*
Local Government		*Surrey, City of*
Location of Proposed Development (Address)		*13941 - 64 Avenue*
PID **Legal Description**		*006-993-095*
Stream	Name	*Reedville Creek*
	Type	*Stream*
	Comments	

RAR Assessment

	Assess	*Comments*
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	*13.8 m SPEA*
Site Plan	Yes	*Proposed development includes demolition of "the existing structures and subdivide the property into 17 lots with a mix of multifamily and single family homes."* ***Through verbal correspondence, the QEP has certified that land clearing activities within the RAA are to occur at this subdivision stage. Therefore, this report is in support of subdivision and construction activities (i.e., land clearing).***
SB/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	*SPEA located on adjacent properties. Existing house for demolition outside of RAA; land clearing activities within the RAA proposed.*
Measures Appropriate	Yes	
Danger Trees		
Windthrow		
Slope Stability		
Protection of Trees		

Encroachment		
Sediment and Erosion Control		
Stormwater Management		
Floodplain Concerns		

Professional Opinion

	Assess	*Comments*
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
Environmental Monitoring	**Yes**	
Applied Methodology Correctly?	**Yes**	

Comments

This report meets the standards of the RAPR. ***This review pertains only to the regulatory requirements of the RAPR and not other local government bylaws. The RAPR does not preclude the administration of any other laws.***

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>
Sent: December 23, 2020 6:15 PM
To: aparsamanesh@nkonenv.com; Riparian Areas, Region 2 FLNR:EX <RARReg2@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assesment 6568 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO)and the BC Ministry of Environment.
Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 6568 **Creation Date:** 2020-12-23
Status: created **Last Modified:** 2020-12-23

SCHEDULE B

Development Details

Development Type:	Subdivision - > 3 or less lots Multifamily	**Proposed Start Date:**	2021-01-30
Area of Development (hectares):	.600	**Proposed End Date:**	2022-12-30
Lot Area (hectares):	.600	**Nature of Development:**	Redevelopment
Riparian Length:	29.00	**Section 9 Part 7 Activities:**	N

Location Details

Local Government:	Surrey, City of	**DFO Area:**	Lower Fraser Area
Region:	Lower Mainland	**Stream/River Type:**	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	006-993-095	**Stream/River Name:**	Reedville Creek
Address Line 1:	13941 64 Ave	**Watershed Code:**	900-005500-45800-62900
Address Line 2:	Surrey BC	**Postal Code:**	
Latitude:	49°7'10"	**Longitude:**	122°50'9"

Developer Details

Contact First Name:	Berinder	**Address Line 1:**	206-13049 76 Ave.
Contact Middle Name:		**Address Line 2:**	
Contact Last Name:	Dhaliwal	**City:**	Surrey
Province/State:	BC	**Postal/Zip Code:**	V3W 2V7
Email Address:	berinder@crescentcreek.ca	**Country:**	Canada
Company Name:	Crescent Creek Homes	**Phone #:**	6047821061

Primary QEP Details

Contact First Name:	Afshin	**Address Line 1:**	207-5550 152 St
Contact Middle Name:		**Address Line 2:**	
Contact Last Name:	Parsamanesh	**City:**	Surrey
Designation:	Biologist	**Province/State:**	BC
Registration #:	1776	**Postal/Zip Code:**	V3S 5J9
Email Address:	aparsamanesh@nkonenv.com	**Country:**	Canada
Company Name:	ENKON ENVIORNMENTAL	**Phone #:**	6047678137

Secondary QEP Details

Name:	Company	Address	Email	Phone
Mike Coulthard	Diamond Head Consulting	2876 E 6th Ave Vancouver Canada	mike@diamondheadconsulting.com	778-868-5635

SCHEDULE B

APPENDIX B

Windfirm Boundary Assessment

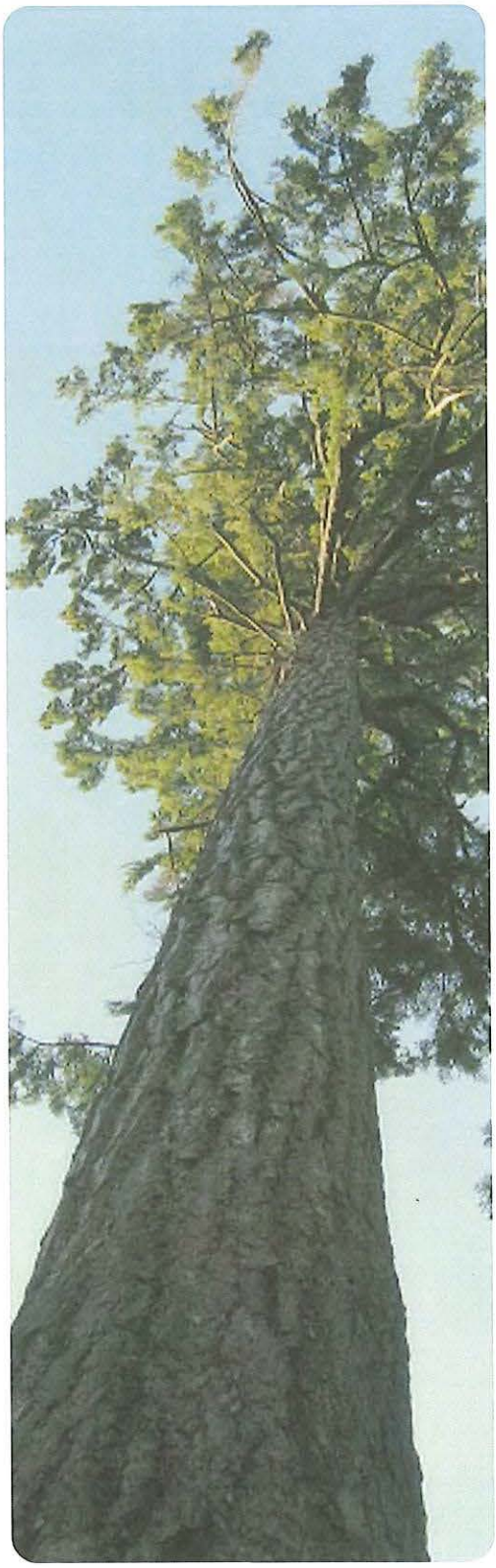
Diamond Head Consulting

ENKON

SCHEDULE B

Windfirm Boundary Assessment for Riparian Areas Setback at 13941 164th Street – Surrey BC

March 20, 2017



Submitted to:

ENKON Environmental Limited
207 – 5550 152nd Street
Surrey

Submitted by:

DIAMOND HEAD CONSULTING LTD.

3551 Commercial St.
Vancouver, BC
V5N 4E8

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6 LIMITATIONS 8

List of Tables

Table 1. Tree inventory for SPEA 5

1 Introduction

Diamond Head Consulting Ltd. (DHC) was retained by Enkon Environmental Ltd. to provide a windfirm boundary assessment of the riparian corridors bordering a tributary of Hyland Creek that runs in a northeast direction adjacent to the northwest of this property. The proposed Streamside Protection and Enhancement Areas (SPEA) required to be protected for this creek is 14m.

A site visit was completed on March 9 2017 to identify and establish a suitable windfirm boundary. The objective of establishing a windfirm boundary is to protect existing trees within designated SPEAs. This responds to Department of Fisheries and Oceans (DFO) concerns and helps ensure that the ecological integrity (water quality, fish habitat and associated riparian values) of the SPEA will be maintained over the long-term.

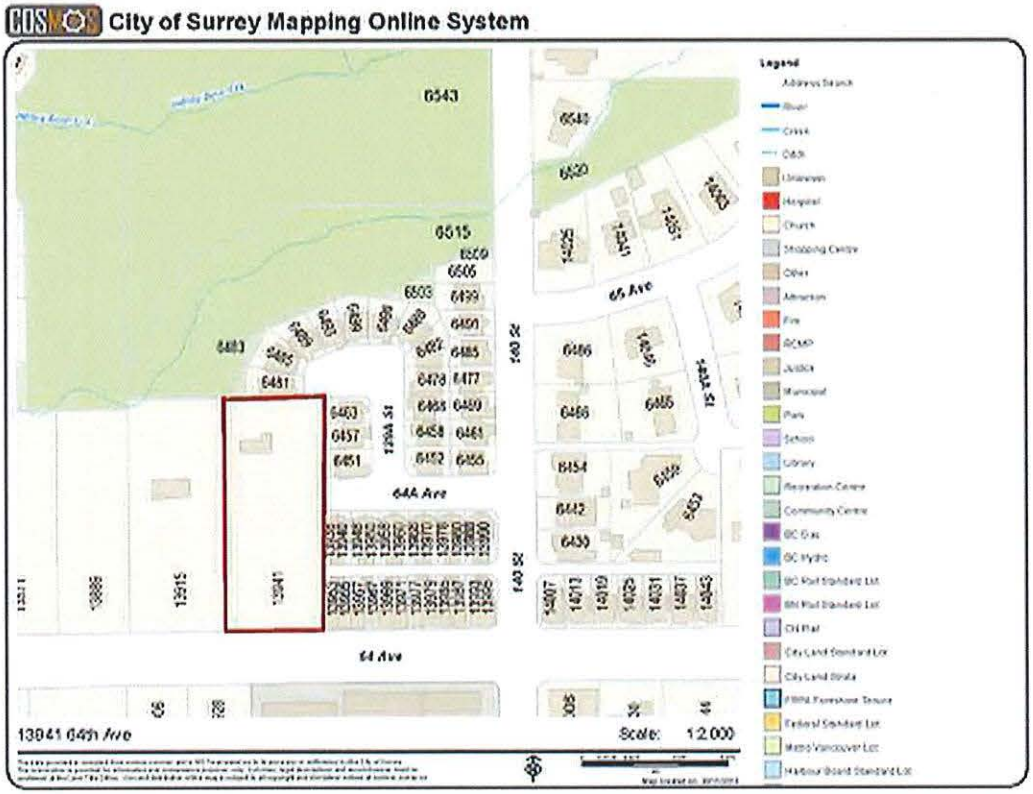


Figure 1. Project location

2 Findings and Discussion

This tributary of Hyland Creek flows northeast adjacent to the northwest corner of the property. There are moderate to steep slopes (35-80%) that extend up from the stream. The majority of the assessment area supports a young even aged second growth forest. The main canopy of the forested areas include a mix of mostly red alder (*Alnus rubra*) and western redcedar (*Thuja plicata*). The main canopy has an uneven density that ranges from 300-800 stems/ha. The main canopy trees are an average of 35-50cm in diameter and 29m tall. Canopy cover is an average of 50%.

There are canopy openings that exist in the mature trees around this assessment area. The property to the west has a canopy opening for the residence and its rear yard. The trees growing along the north edge of this neighbor's property form a natural and stable windfirm edge. There is more recent development to the northeast of the property that has cleared trees close to the top of bank of the creek.

On the project site there is an old residence with a small canopy opening that has established. The trees that are growing in the north end of this site and within the 30m riparian assessment area include mostly mature red alder (*Alnus rubra*) trees with few western redcedar (*Thuja plicata*) and one Douglas-fir (*Pseudotsuga menziesi*).

The trees in this area have grown together and generally rely on each other for stability. Within the property there is no natural forest edge that can act as a windfirm boundary. There is a large Douglas-fir tree (#5114) growing on the neighboring property that should be protected as a natural anchor tree. There is a Douglas-fir tree (#5193) in the northwest corner that is recommended to be retained. Off site immediately northwest of the property there is a western redcedar (#5122) that provides shelter for the trees below the top of bank. If possible there are some western redcedar trees that are smaller understory trees and could be retained safely, however they are not critical windfirm boundary trees.

View of the north edge of the stand from the adjacent property to the north.

View of stand within the assessment area dominated by mature red alder trees.

View to the north of the assessment area from the existing residence on site

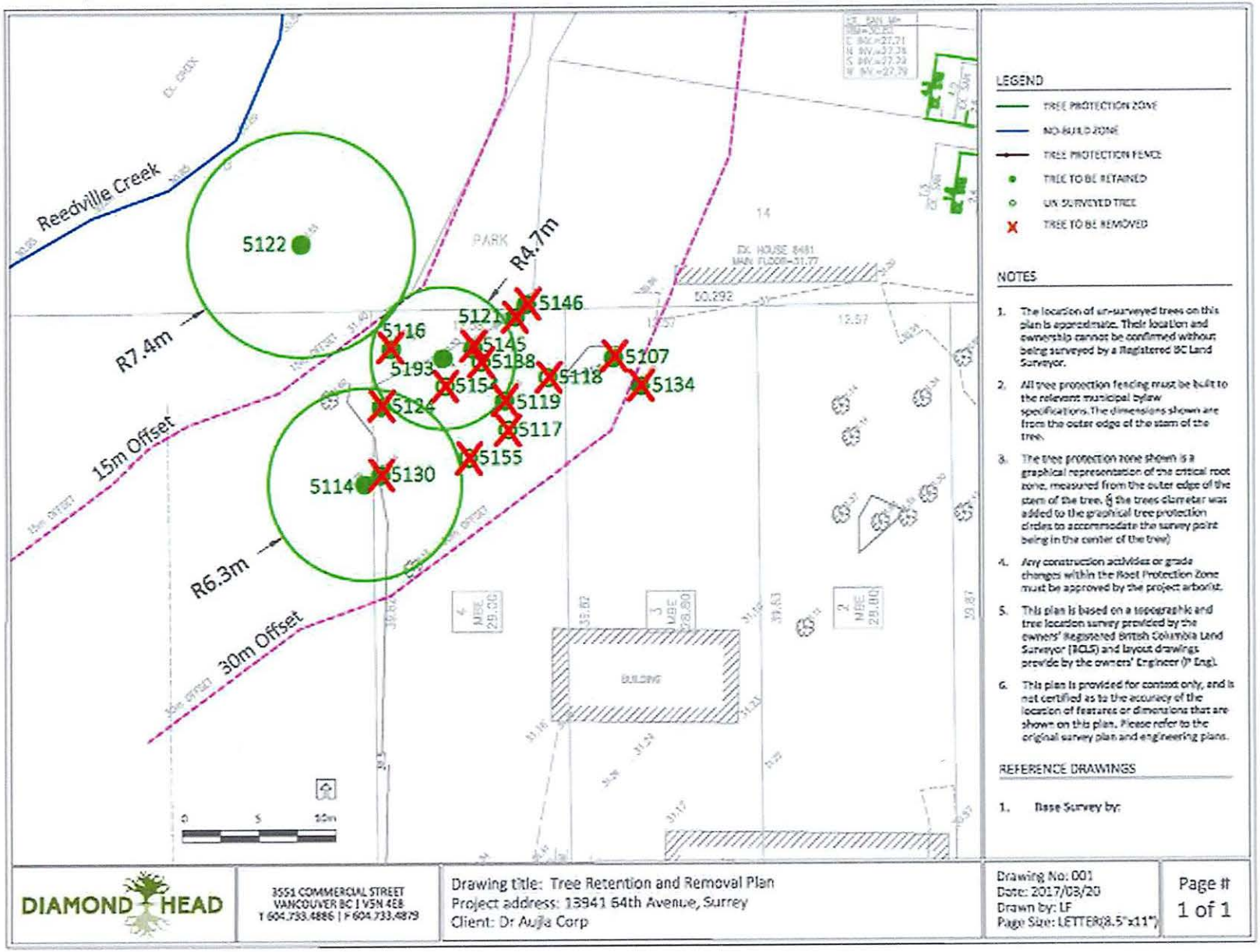
Tree 5193 is recommended to be retained.

Tree 5107 was impacted by adjacent development

Table 1. Tree inventory

Tree Tag	Common Name	Botanical Name	Height (m)	DBH (cm)	Condition	Comments/Tree Defects	Management Action	Tree Protection Zone (m) from center of tree	Tree Protection Zone (m) from outer edge of tree
5122	Western redcedar	*Thuja plicata*	70	34	Good	Partially exposed to south and east. Full crown tree protecting the trees below the top of bank.	Retain	7.4	7.0
5146	Red Alder	*Alnus rubra*	58	32	Poor	Leaning 5 degrees to northeast. Barbed wire fence embedded in stem at base.	Remove	N/A	N/A
5107	Western redcedar	*Thuja plicata*	77	33	Poor	Slight sweep at base. North roots impacted by development to 2m from tree.	Remove	N/A	N/A
5134	Red Alder	*Alnus rubra*	57	45	Poor	Co-dominant stems at base with second co-dom stems starting at 1.5m. Cavity in the north most stem.	Remove	N/A	N/A
5135	Red Alder	*Alnus rubra*	45	30	Poor	Co-dominant stems at 3m. Not stable once exposed.	Remove	N/A	N/A
5130	Red Alder	*Alnus rubra*	39	30	Poor	Co-dominant stems at 9m. Not stable once exposed.	Remove	N/A	N/A
5114	Douglas-fir	*Pseudotsuga menziesii*	60	35	Good	Off site tree. Exposed to the south and west. This is a natural anchor tree	Retain	6.3	6.0
5124	Red Alder	*Alnus rubra*	53	31	Moderate	Growing in closed stand. Not stable once exposed.	Remove	N/A	N/A
5116	Red Alder	*Alnus rubra*	41	31	Moderate	Growing in closed stand. Not stable once exposed.	Remove	N/A	N/A
5193	Douglas-fir	*Pseudotsuga menziesii*	45	36	Moderate	30% live crown. Growing above the main canopy.	Retain	4.7	4.5
5154	Red Alder	*Alnus rubra*	24	27	Poor	Leaning 25 degrees to northwest. High height to diameter ratio. Not stable once exposed.	Remove	N/A	N/A
5138	Red Alder	*Alnus rubra*	42,44	32	Moderate	Co-dominant stems at 1m. Not stable once exposed.	Remove	N/A	N/A
5145	Western redcedar	*Thuja plicata*	39	17	Moderate	Supressed tree. Could be retained safely but is below the main canopy and is not a critical windfirm boundary tree.	Remove	N/A	N/A
5119	Red Alder	*Alnus rubra*	33	28	Moderate	Growing in closed stand. Not stable once exposed.	Remove	N/A	N/A
5155	Red Alder	*Alnus rubra*	30	28	Poor	Stilt roots exposed above ground.	Remove	N/A	N/A
5117	Western redcedar	*Thuja plicata*	58	22	Moderate	Intermediate tree. Could be retained safely but is below the main canopy and is not a critical windfirm boundary tree.	Remove	N/A	N/A
5118	Western redcedar	*Thuja plicata*	22	8	Poor	Supressed tree with stilt roots.	Remove	N/A	N/A
5121	Western redcedar	*Thuja plicata*	38	17	Moderate	Intermediate tree. Could be retained safely but is below the main canopy and is not a critical windfirm boundary tree.	Remove	N/A	N/A

Figure 2. Tree inventory



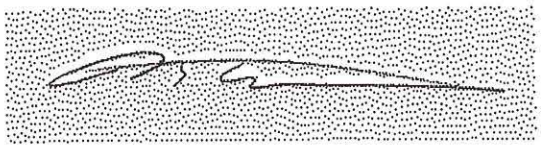
5 Comments and Recommendations

Windfirm boundaries must be considered within the context of the proposed development and the protection of ecosystem values at risk, particularly maintaining the ecological integrity of Streamside Protection and Enhancement Areas. Once the outer boundaries have been finalized, the following tree protection measures should be considered during the construction process:

- A permanent tree protection zone should be established at the dimensions shown in table 1. A tree protection fence should be established out from the base of all trees. Within these tree protection zones, no work activities or disturbance is permitted;
- Excavation that takes place within 6 meters of the base of any trees to be protected should be done carefully to ensure that roots are not ripped back toward the trees. A certified arborist should be on site to monitor the excavation if work is to be taken place within this zone. As soon as roots that are greater than 5cm in diameter are encountered, the remaining areas around the roots should be excavated with hand tools and the roots pruned off clean;
- Excavation and construction activities adjacent to SPEAs and trail corridors can influence the moisture availability to subject trees. Soil moisture conditions within the tree protection zones should be monitored during hot and dry weather. When soil moisture conditions are dry, supplemental irrigation should be provided; and
- If there are concerns regarding the clearance required for machinery and workers within the tree protection zone or just outside it, the project arborist should be consulted so that a pruning prescription can be developed or a zone surrounding the crowns can be established. All heavy machinery working adjacent to the trees (excavators, cranes, dump trucks, etc.) operating machinery within five meters of the crowns of these trees should be made aware of the proximity of these trees to their activities. If there is to be a sustained period of machinery working within five meters of the crowns of these trees a line with coloured flags should be suspended at the height of the crowns along the length of the protected trees.

If there are any questions or concerns as to the contents of this report, please contact us at any time

Sincerely,



Mike Coulthard RPF (#3772) RPBio (#1338)
604-733-4886

6 Limitations:

The assessments of the trees discussed in this correspondence have been made using acceptable arboricultural techniques. These include a visual tree assessment of the trees discussed for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s), the surrounding site and the proximity of property and people. Except where specifically noted in this correspondence, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations were not undertaken.

Notwithstanding the recommendations and conclusions made in this correspondence, it must be realized that trees are living organisms, and their health and vigour constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees, or all parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree - or group of trees-, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. In accordance with standard practice, the assessment presented in this correspondence is valid at the time it was undertaken.

Approval and implementation of any recommendations made within this correspondence is the responsibility of the owner of the trees, and in no way implies any inspection or supervisory role on the part of Diamond Head Consulting Ltd. unless we have specifically been requested to examine said implementation activities, and have been able to do so. In the event that inspection or supervision of all or part of the implementation plan is requested, said request shall be in writing and the details agreed to in writing by both parties. Any on site inspection or supervisory work undertaken by Diamond Head Consulting Ltd. shall be restricted to the items requested, and shall be recorded in written form and submitted to the client as a matter of record.

Sketches, diagrams and photographs contained in this report, being intended as visual aids, should not be construed as engineering reports or legal surveys. If a tree prescribed for removal is not situated wholly on the owners' property, then permission from the additional owner(s) must be obtained before treatment is undertaken.

SCHEDULE B

APPENDIX C

Tree Evaluation Report for: 13941 64th Avenue, Surrey, BC

Mike Fadum and Associates Ltd.

ENKON

SCHEDULE B

Tree Evaluation Report for:
13941 - 64 Avenue
Surrey, BC

Surrey File Number: 16-0258-00

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

Date: August 17, 2016
Revised: June 7, 2018
Revised: December 11, 2018
Revised: May 29, 2020
Revised: September 9, 2020
Revised: April 21, 2021

1.0 INTRODUCTION

We attended the site on April 18, 2016 and May 28, 2020 for the purpose of assessing the tree resource and making recommendations for removal and retention for the land development application proposed for 13941 - 64 Avenue, Surrey, BC. The development site consists of one large lot (~0.6 hectares / 1.5 acres) north of 64th Avenue. The proposal includes subdividing to create 17 new residential lots along with new roads and services. A plan identifying the development site borders, lot lines, roads and topographical survey was provided for this study and used as a resource for making recommendations pertaining to tree retention and removal. *The June 7, 2018 revision reflects the current layout including new Park area. The December 11, 2018 revision reflects the current plans and comments provided by the City of Surrey in the email dated December 10, 2018. The May 29, 2020 revision reflects plans and recommendation for SPEA trees coordinated with the windfirm assessment report prepared by Diamond Head Consulting Ltd. and provided to us by the applicant.*

Figure 1. Subject site - COSMOS 2018.

The September 9, 2020 revision reflects plans and recommendation for SPEA trees coordinated with the windfirm assessment report prepared by Diamond Head Consulting Ltd. (updated August 7, 2020) and provided to us by the applicant. The April 21, 2021 revision reflects the current plans and the city comments provided to us in the email dated November 9, 2020.

2.0 FINDINGS

The tree resource includes mature Douglas-fir (*Pseudotsuga menziesii*), Western Red Cedar (*Thuja plicata*), Black Cottonwood *(Populus trichocarpa) and Red Alder (Alnus rubra).* The ground cover is primarily salmonberry *(Rubus spectabilis*) and turf grasses.

Figure 2. Facing north from 64th Avenue.

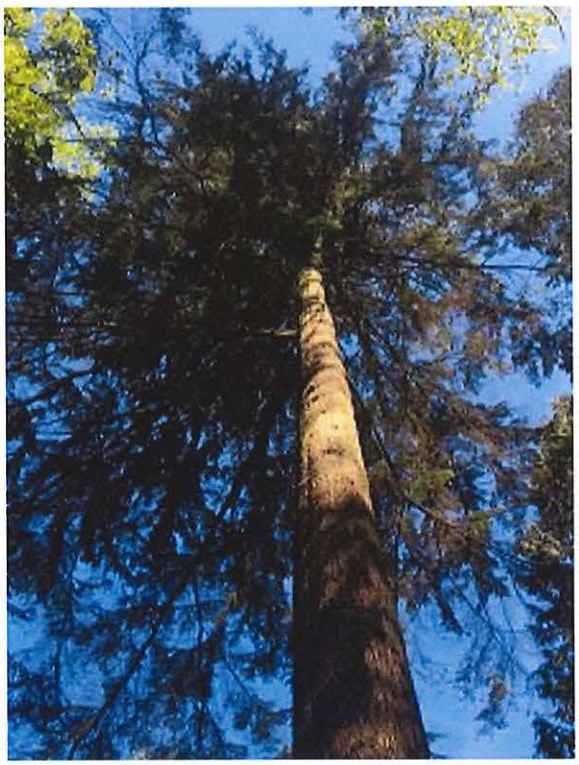


Figure 3.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little

long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.

4.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to and maintained throughout construction with no excavation, grade alterations or materials storage within the tree protection zone (TPZ). The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended TPZ which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the TPZ. Failure to comply with these recommendations may result in delays, stop work orders or fines imposed by the municipality.

5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Best efforts have been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

On behalf of Mike Fadum and Associates Ltd.

Monica Ardiel
ISA Certified Arborist PN - 7291A
CTRA #1711

&

Peter Mennel BSc
ISA Certified Arborist PN - 5611A
TRAQ

&

Rhythm Batra
ISA Certified Arborist PN-8932A
TRAQ

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2601	Western Redcedar *(Thuja plicata)*	48	MG	M	70	Asymmetrical to the south. Tree is shedding bark on the north side of the crown. Crown decline. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m**
2602	Western Redcedar *(Thuja plicata)*	51	M	G	50	Crown has failed, leaving decay spike. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m**
2604	Western Redcedar *(Thuja plicata)*	41	MG	M	40	Crown decline. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m**
2605	Western Redcedar *(Thuja plicata)*	37	M	M	60	Cedar is fused at the base with a cottonwood. Cedar has reduced foliage. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2606	Western Redcedar *(Thuja plicata)*	63	MG	MG	55	Crown decline. Sharing root plate with undersized cherry and cedars. Tree conflicts with construction.	**Remove** due to conflict with construction. **4m**
2608	Western Redcedar *(Thuja plicata)*	33	M	M	45	Dieback in the crown. Asymmetrical to the west. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m**
2609	Western Redcedar *(Thuja plicata)*	53	MG	M	50	Appears to be shade suppressed. Reduced foliage. Dead wood in crown. Growing in a raised area next to old burned out cedar stumps. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2610	Western Redcedar *(Thuja plicata)*	49	MG	G	70	Dead bitter cherry attached at base. Other undersized species sharing root base. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2611	Western Redcedar *(Thuja plicata)*	45	MG	G	70	Asymmetrical to the south. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m.**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2612	Western Redcedar *(Thuja plicata)*	37	MG	MG	65	There is a two stemmed bitter cherry leaning heavily on the main stem. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m.**
2613	Western Redcedar *(Thuja plicata)*	16/64	MG	MG	65	Small secondary leader growing from base. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.0m.**
2614	Western Redcedar *(Thuja plicata)*	52	MG	MG	60	Appears to be shade suppressed. Reduced foliage. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2615	Western Redcedar *(Thuja plicata)*	67	MG	MG	60	Asymmetrical to the east. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2616	Western Redcedar *(Thuja plicata)*	66	M	MG	65	Growing with a ~40 cm cottonwood at base. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2617	Western Redcedar *(Thuja plicata)*	80	MG	MG	50	Reduced foliage. Possible root compaction as it is close to the side of the driveway. Asymmetrical to the east. Tree conflicts with construction.	**Remove** due to conflict with construction. **5.0m.**
2618	Western Redcedar *(Thuja plicata)*	55	MG	MG	60	Asymmetrical to the south. Large aerial roots. Growing over decayed nurse stump. Some shade suppressed dieback on the north. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.0m.**
2619	Western Redcedar *(Thuja plicata)*	68	MG	MG	50	Growing over nurse log. Previous damage to surface roots. Asymmetrical to the south. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2620	Western Redcedar *(Thuja plicata)*	78	MG	G	65	Growing on a raised surface. Dead bitter cherry at base. Tree conflicts with construction.	**Remove** due to conflict with construction. **5.0m.**
2621	Western Redcedar *(Thuja plicata)*	68	MG	MG	45	Asymmetrical to the south. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2622	Western Redcedar *(Thuja plicata)*	54	MG	G	65	Asymmetrical to the north. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2623	Western Redcedar *(Thuja plicata)*	78	MG	MG	80	Shedding of bark on the lower portion of the stem. Tree conflicts with construction.	**Remove** due to conflict with construction. **5.0m**
2624	Spruce (*Picea sp*)	65	MG	M	40	Die back in the lower 50% of the tree. Smaller second leader at ~5m. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2625	Western Redcedar *(Thuja plicata)*	~85	M	G	75	Large aerial root flare. Two stemmed at ~3/4 its height with poor angle of attachment. Tree conflicts with construction.	**Remove** due to conflict with construction. **5.5m.**
2626	Western Redcedar *(Thuja plicata)*	85	MG	G	80	Asymmetrical to the north. Multiple attachments at ~2/3 its height.	**Remove** due to conflict with construction. **5.5m.**
2627	Western Hemlock *(Tsuga heterophylla)*	61	MP	MP	50	Serious signs of decline. Evidence of over coning. Possible internal decay as the main stem has several seams indicating previous torsion cracks. Asymmetrical to the north. Nearby hemlocks are dead and showing evidence of having mistletoe. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2628	Western Redcedar *(Thuja plicata)*	66	MG	MG	50	Growing closely with large alder. Declining crown, reduced foliage. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2629	Western Redcedar *(Thuja plicata)*	65	MG	G	70	Some aerial roots with small amount of previous surface damage. Codominant attachment at ¾ its height.	**Remove** due to conflict with construction. **4.5m.**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2630	Western Redcedar *(Thuja plicata)*	51	MG	MG	65	Growing closely with undersized alder. Asymmetrical to the south. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2631 **2632**	Western Redcedar *(Thuja plicata)* *X2*	44/43	M	MG	50	Two stems fused at the base. Asymmetrical to the west. Likely growing on an old nurse log. Tree conflicts with construction.	**Remove** 2 trees due to conflict with construction. **4m.**
2633	Western Redcedar *(Thuja plicata)*	43	MG	G	70	No defects observed. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m.**
2634	Western Redcedar *(Thuja plicata)*	43	MG	MG	60	Shade suppressed. Large aerial roots. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m.**
2635	Western Redcedar *(Thuja plicata)*	~120	M	G	80	South side of the tree is growing on a nurse log. DBH is ~ due to the large aerial roots. Tree is expected to be significantly impacted by excavation.	**Remove** due to conflict with construction. **7m.**
2636	Western Redcedar *(Thuja plicata)*	79	M	G	70	Aerial root system as it had grown on a nurse stump that is now decayed. Dead /declining top Tree conflicts with construction.	**Remove** due to conflict with construction. **5.5m.**
2637	Western Redcedar *(Thuja plicata)*	30	MG	MG	50	Asymmetrical to the east. Large alder growing nearby suppressing the cedar. Limited trunk taper. Not suitable for preservation with dominate trees to the west removed.	**Remove** **3.0.**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2638	Western Redcedar *(Thuja plicata)*	80	M	M	70	Two stemmed at ~2m. Asymmetrical to the east. Thinning foliage. Large seam of included bark with severe bulging at the seam of included bark. Not suitable for preservation when larger trees to south are removed and exposure is increased.	**Remove.** **6.0m.**
2639	Western Redcedar *(Thuja plicata)*	47	MP	MG	65	Asymmetrical to the west. Large alder with phototropic high crown leaning heavily on the main stem. Aerial root system as it had grown on a nurse stump that is now decayed.	**Remove.** Leave stump intact or stump grind to grade **3.5m.**
2640	Western Redcedar *(Thuja plicata)*	34	MG	MG	50	Thinning of foliage.	**Retain** **3.5m** Align lawn basin so excavation avoids TPZ.
2641	Western Redcedar *(Thuja plicata)*	53	MG	MP	40	Large alder with phototropic high crown leaning heavily on the main stem. Declining top third. Asymmetrical to the west. Tree conflicts with construction.	**Remove** **4.0m**
2642/ 5107	Western Redcedar *(Thuja plicata)*	74	M	G	80	Aerial root system as it had grown on a now decayed nurse stump. "Sweep" in the stem with a self-correcting lean. Trees to north recently cleared and not suitable for preservation when exposed to south also.	**Remove** as per windfirm assessment report by Diamond Head Consulting Ltd. Dated August 7, 2020. **4.5m**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2643/ 5121	Western Redcedar *(Thuja plicata)*	36	MG	G	80	Sharing root base with a large alder.	**Retain** as per windfirm assessment report by Diamond Head Consulting Ltd. Dated August 7, 2020. **3.0m**
2644/ 5145	Western Redcedar *(Thuja plicata)*	39	MG	G	60	Asymmetrical to the north.	**Retain** as per windfirm assessment report by Diamond Head Consulting Ltd. Dated August 7, 2020. **3.0m**
2645/ 5117	Western Redcedar *(Thuja plicata)*	58	G	G	80	No defects observed.	**Retain** as per windfirm assessment report by Diamond Head Consulting Ltd. Dated August 7, 2020 **4.0m**
5118	Western Redcedar *(Thuja plicata)*	22	MP	M	80	Limited trunk taper. Formerly growing on an old nurse stump. Not identified at the time of survey. Location approximate.	**Remove** as per windfirm assessment report by Diamond Head Consulting Ltd. Dated August 7, 2020.
2646/ 5193	Douglas-fir *(Pseudotsuga menziesii)*	45	MP	MG	20	Several undersized alders twisting around the main stem. Very high phototropic crown.	**Retain** as per windfirm assessment report by Diamond Head Consulting Ltd. Dated August 7, 2020. **2.5m.**
2647	Western Redcedar *(Thuja plicata)*	65	MG	MG	60	Asymmetrical to the south, shade suppressed on the north. Tree conflicts with construction.	**Remove** due to conflict with construction. **4m.**
2648	Western Redcedar *(Thuja plicata)*	82	G	G	95	Sharing a root base with dead hemlock and undersized alders. Tree conflicts with construction.	**Remove** due to conflict with construction. **5.5m.**
2649	Western Hemlock *(Tsuga heterophylla)*	41	P	P	10	Asymmetrical to the west.	**Remove** due to conflict with construction. **3.0m.**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2650	Western Redcedar *(Thuja plicata)*	~70	MG	G	80	Large aerial roots. Previously fused at the base with a large bitter cherry, which has now decayed. Tree conflicts with construction.	**Remove** due to conflict with construction. **5.0m.**
2651	Western Redcedar *(Thuja plicata)*	66	M	G	75	Tree has dead wood present at base. Previously girdled at ~1m. with chain and lock. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2652	Western Redcedar *(Thuja plicata)*	48	MG	G		Asymmetrical to the west. Pistol butt base. Large aerial roots to the north. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2653	Western Redcedar *(Thuja plicata)*	67	G	G	85	Large aerial roots going north and south.	**Remove** due to conflict with construction. **4.5m.**
2654	Western Redcedar *(Thuja plicata)*	67	G	G	90	Asymmetrical to the east. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2655	Western Redcedar *(Thuja plicata)*	77	MG	MG	50	Asymmetrical to the south. Organic debris at the base. Reduced foliage. Tree conflicts with construction.	**Remove** due to conflict with construction. **5.0m.**
2656	Western Redcedar *(Thuja plicata)*	~50	G	G	80	No defects observed. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2657	Western Redcedar *(Thuja plicata)*	41	G	G	85	Large aerial roots with previous surface damage to aerial roots to the east. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m.**
2658	Western Redcedar *(Thuja plicata)*	76	MG	MG	65	Some crown decline. Tree conflicts with construction.	**Remove** due to conflict with construction. **5.0m.**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2659	Western Redcedar *(Thuja plicata)*	47	MG	MG	60	Asymmetrical to the south. Dieback on the north. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**
2660	Western Redcedar *(Thuja plicata)*	60	MG	MG	75	Tree has dead wood caught in codom attachment at ~6m. Asymmetrical to the south. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.0m.**
2661	Paper Birch (*Betula papyrifera*)	38	P	P	N/A	Location is approximate as it was not identified at time of survey. Large aerial roots, growing on decayed nurse log. Phototropic high crown. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m.**
2662	Paper Birch (*Betula papyrifera*)	31	P	MP	N/A	Phototropic high crown. Gnarly main stem. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m**
2663	Western Redcedar *(Thuja plicata)* Bitter Cherry (*Prunus emarginata*)	59/41/ 20	MG	G	65	Cedar stem is fused at the base with two Bitter Cherry stems. Trees conflicts with construction. 1x Cherry, <30 DBH	**Remove 3** trees due to conflict with construction. **4.5m.**
2664	Western Redcedar *(Thuja plicata)*	36	MG	MG	85	Growing out of a large of nurse stump. Sharing a root base with an undersized bitter cherry.	**Remove** due to conflict with construction. **3.0m.**
2665	Western Redcedar *(Thuja plicata)*	46	G	G	70	No defects observed. Growing closely with 2 burned out old cedar stumps. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.5m.**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
2666	Western Redcedar *(Thuja plicata)*	59	MG	G	75	Asymmetrical to the east. Alder growing at base (~40cm), with high phototropic crown. If tree is to be retained, it is recommended that the alder be removed. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.0m.**
2667	Western Redcedar *(Thuja plicata)*	~40	M	MG	60	Asymmetrical to the north. Growing on an old decayed nurse stump. Large aerial roots. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m.**
2668	Western Redcedar *(Thuja plicata)*	64	M	M	50	Tree has possibly had damage to the roots from nearby development. Definite decline/distress on the east side of the tree. Tree conflicts with construction.	**Remove** due to conflict with construction. **4.5m.**
2669	Bitter Cherry (*Prunus emarginata*)	25/19	P	P	N/A	Phototropic high crown, leaning on #2612. Decay is present at base.	**Remove** due to conflict with construction. **3.0m.**
2670	Western Redcedar *(Thuja plicata)*	~95	MG	MG	65	Asymmetrical to the east. Organic debris at base so DBH is ~ Exposed roots with small amount of previous damage. Tree conflicts with construction.	**Remove** due to conflict with construction. **6.0m.**
2672	Bitter Cherry (*Prunus emarginata*)	23/9	P	MP	N/A	Previously root failure with self-correcting lean. One dead leader. Sweep to the north. Tree conflicts with construction.	**Remove** due to conflict with construction. **3.0m.**
C1	Red Oak *(Quercus rubrum)*	11	G	G	N/A	No defects observed.	**Retain** **1.5m**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
C2	Red Oak *(Quercus rubrum)*	10	G	G	N/A	No defects observed.	**Retain** **1.5m**
C3	Sweet Gum *(Liquidambar styraciflua)*	11	G	G	N/A	No defects observed.	**Retain** **1.5m**
C4	Sweet Gum *(Liquidambar styraciflua)*	6	MG	MG	N/A	Phototropic lean to the south.	**Retain** **1.5m**
OS1	Western Redcedar *(Thuja plicata)*	~60	MG	G	75	Asymmetrical to the south. Tree is expected to be significantly impacted by excavation.	**Remove** **4.0m**
OS2	Western Redcedar *(Thuja plicata)*	~80	MG	G	70	Codominant attachment at ~2/3 its height. Asymmetrical to the north. Tree is expected to be significantly impacted by excavation.	**Remove** **5.0m**
OS3	Western Redcedar *(Thuja plicata)*	~70	G	G	90	Asymmetrical to the east. Tree is expected to be significantly impacted by excavation.	**Remove** due to conflict with construction. **4.5m.**
OS4	Western Redcedar *(Thuja plicata)*	~65	G	G	80	Asymmetrical to the north. Tree is expected to be significantly impacted by excavation.	**Remove** due to conflict with construction. **4m.**
OS5	Western Redcedar *(Thuja plicata)*	~50	MG	G	80	Asymmetrical to the east. Tree is expected to be significantly impacted by excavation.	**Remove** due to conflict with construction. **3.5m.**
OS6	Western Redcedar *(Thuja plicata)*	~55	G	G	70	Asymmetrical to the south, shade suppressed on the north. Tree conflicts with construction.	**Remove** to accommodate construction. **4.0m**

Date: April 21, 2021
Table 1 - Tree Evaluation: 13941 - 64 Avenue, Surrey, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	Recommendation / Tree Protection Zone Radii
OS7/ 5114	Douglas-fir *(Pseudotsuga menziesii)*	~75	MG	MG	40	Asymmetrical to the west.	**Retain** as per windfirm assessment report by Diamond Head Consulting Ltd. Dated August 7, 2020. **5.0m.**
OS8	Western Redcedar *(Thuja plicata)*	~30	M	G	60	Multiple attachments.	**Retain or Remove to be determined by Surrey's Parks Rec and Culture Dept. 3.0m**
OS9/ 5122	Western Redcedar *(Thuja plicata)*	~70	G	G	85	No defects observed.	**Retain** as per windfirm assessment report by Diamond Head Consulting Ltd. Dated August 7, 2020. **5.0m.**
In addition to the trees above, there are 32 surveyed red alders and black cottonwood trees with diameters > 30cm outside of proposed park area. None are suitable for preservation with respect to the proposed land use.							
ADDITIONAL RECOMMENDATIONS • **In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist.** • **LEAVE STUMPS / ROOTS OF ALL TREES REMOVED FROM THE SPA IN THE GROUND** • **CONVERT REMOVED TREES TO WILDLIFE SNAGS INSIDE THE SPA WHERE POSSIBLE** • **SEE PLANS FOR ADDITIONAL RECOMMENDATIONS**							

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. 'C' refers to trees on City property.

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	32	32	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry, Bitter	3	3	0
Birch, Paper	2	2	0
Oak, Red	2	0	2
Sweetgum	2	0	2
Coniferous Trees			
Cedar, Western Red	57	56	1
Hemlock, Western	2	2	0
Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	69	64	5
Additional Trees in the proposed Open Space / Riparian Area	17	10	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		16	

SCHEDULE B

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0258-00
Address: 13941 - 64 Avenue, Surrey
Registered Arborist: Monica Ardiel & Corey Plester

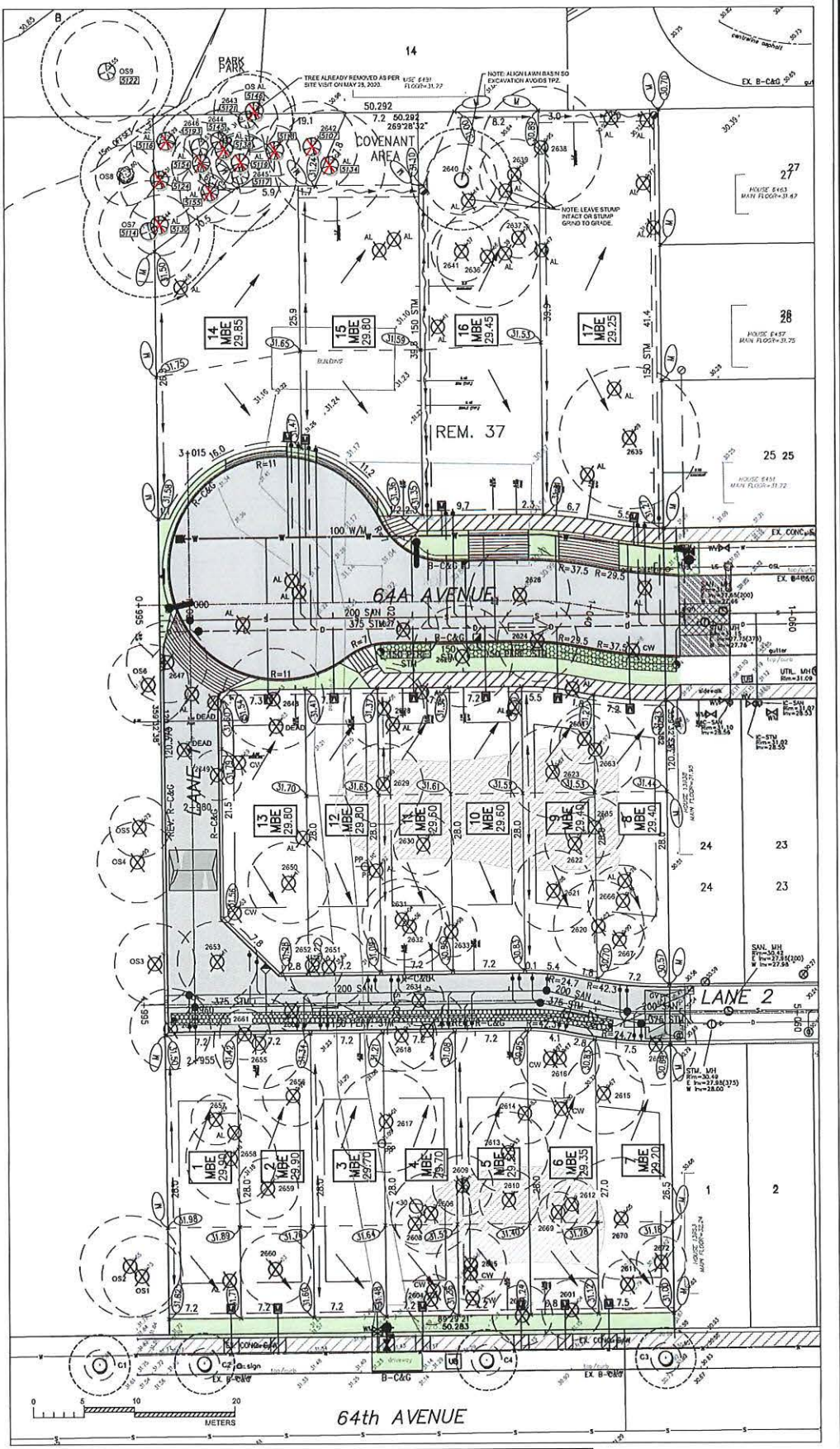
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	101
Protected Trees to be Removed	96
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 32 X one (1) = 32 - All other Trees Requiring 2 to 1 Replacement Ratio 64 X two (2) = 128	160
Replacement Trees Proposed	11
Replacement Trees in Deficit	149
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	7

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	12
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: April 21, 2021

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

SCHEDULE B



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- 2644 MIKE FADUM TREE TAG
- 5145 DIAMOND HEAD TREE TAG
- 1.5M NO BUILD ZONE
- MINIMUM NO DISTURBANCE ZONE
- TO BE ASSESSED BY SURREY'S PARK REC. & CULTURE DEPT
- TREE TO BE RETAINED AS PER WINDFIRM REPORT UPDATED AUGUST 7, 2020
- TREE TO BE REMOVED AS PER WINDFIRM REPORT UPDATED AUGUST 7, 2020

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

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

13941 64 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	APR25/16	MK	LOT PLAN
2	JUL12/16	MK	ADDITIONAL SURVEY
3	JUN06/18	MK	SUBDIVISION PLAN
4	DEC10/18	MK	SUBDIVISION PLAN
5	DEC18/18	MK	KEY/GRADING PLAN
6	FEB04/19	MK	KEY/GRADING PLAN
7	MAY20/20	MK	KEY/GRADING PLAN
8	MAY29/20	MK	WINDFIRM REPORT
9	SEPT08/20	MK	UPDATED WINDFIRM REPORT
10	APR21/21	MK	KEY/GRADING PLAN

GENERAL NOTES:

- REFER TO THE "STAND LEVEL WINDTHROW ASSESSMENT" REPORT AND DRAWINGS PROVIDED BY DIAMOND HEAD CONSULTING LTD. UPDATED AUGUST 7, 2020 FOR ADDITIONAL RECOMMENDATIONS.
- CONDUCT TRA ON ALL EDGE TREES POST LAND CLEARING.
- CONVERT REMOVED TREES TO WILDLIFE SNAGS INSIDE THE SPA WHERE POSSIBLE.
- SURREY PARKS, REC & CULTURE DEPARTMENT TO REASSESS ALL TREES ON THE CITY PROPERTY.
- STUMPS OF ALL REMOVED TREES INSIDE THE RIPARIAN AREA TO BE LEFT IN THE GROUND.
- LOCATION FOR ALL NON SURVEYED TREES IS APPROXIMATE.

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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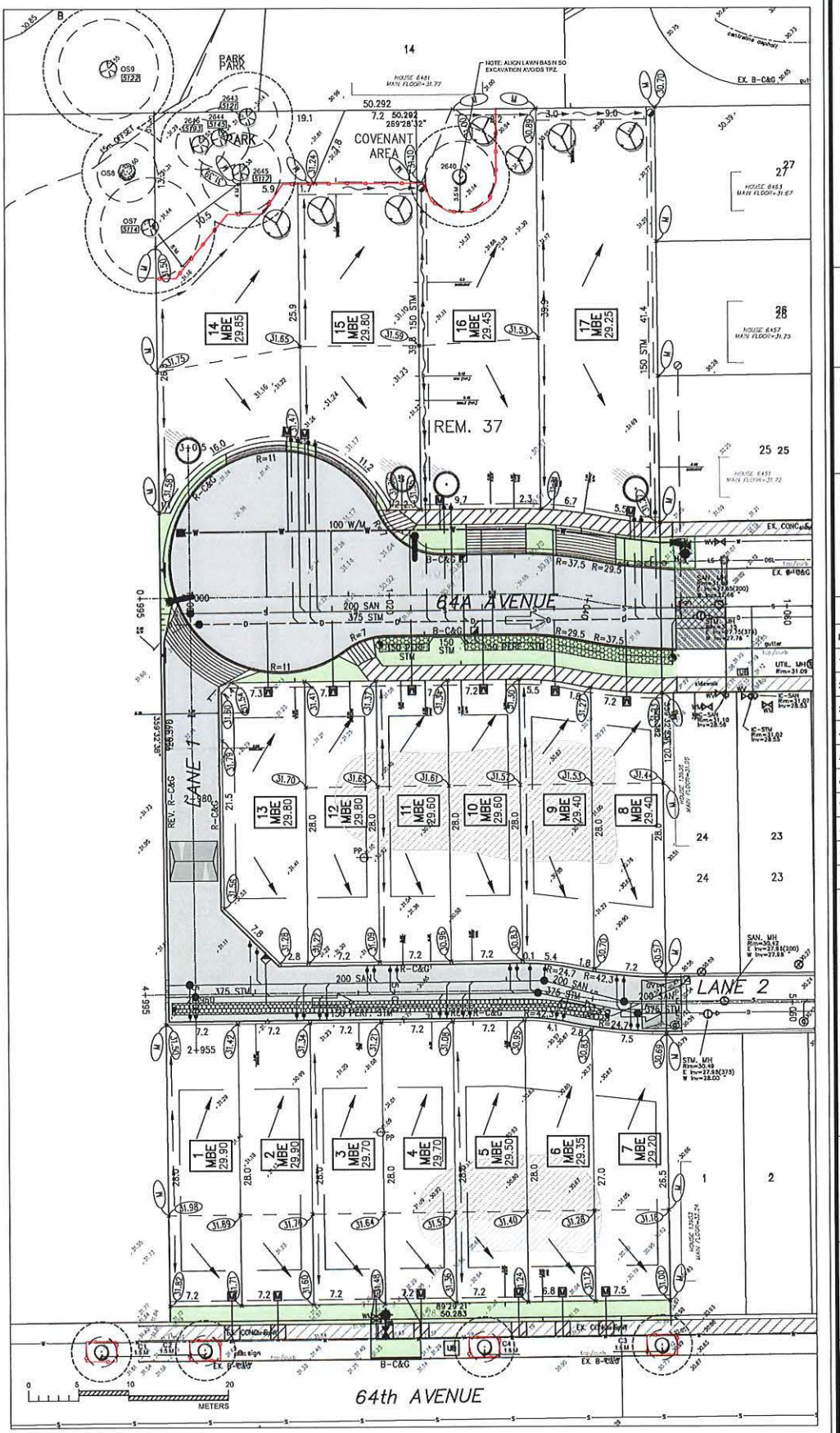
SCALE
AS SHOWN

DATE
APRIL 13, 2016

T - 1

SHEET 1 OF 2

SCHEDULE B



LEGEND

- TREE TO BE RETAINED
- 2644 MIKE FADUM TREE TAG
- 5145 DIAMOND HEAD TREE TAG
- 1.5M NO BUILD ZONE
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- TO BE ASSESSED BY SURREY'S PARK REC. & CULTURE DEPT
- TREE TO BE RETAINED AS PER WINDFIRM REPORT UPDATED AUGUST 7, 2020
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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V3W 0A6
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Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION AND PROTECTION PLAN

13941 64 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	APR25/16	MK	LOT PLAN
2	JUL12/16	MK	ADDITIONAL SURVEY
3	JUN06/18	MK	SUBDIVISION PLAN
4	DEC10/18	MK	SUBDIVISION PLAN
5	DEC18/18	MK	KEY/GRADING PLAN
6	FEB04/19	MK	KEY/GRADING PLAN
7	MAY20/20	MK	KEY/GRADING PLAN
8	MAY29/20	MK	WINDFIRM REPORT
9	SEPT08/20	MK	UPDATED WINDFIRM REPORT
10	APR21/21	MK	KEY/GRADING PLAN

GENERAL NOTES:

- REFER TO THE "STAND LEVEL WINDTHROW ASSESSMENT" REPORT AND DRAWINGS PROVIDED BY THE DIAMOND HEAD CONSULTING LTD. UPDATED AUGUST 7, 2020 FOR ADDITIONAL RECOMMENDATIONS.
- CONDUCT TRA ON ALL EDGE TREES POST LAND CLEARING.
- CONVERT REMOVED TREES TO WILDLIFE SNAGS INSIDE THE SPA WHERE POSSIBLE.
- SURREY PARKS, REC & CULTURE DEPARTMENT TO REASSESS ALL TREES ON THE CITY PROPERTY.
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- STUMPS OF ALL REMOVED TREES INSIDE THE RIPARIAN AREA TO BE LEFT IN THE GROUND.
- LOCATION FOR ALL NON SURVEYED TREES IS APPROXIMATE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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DATE
APRIL 25, 2016

T - 2

SHEET 2 OF 2

SCHEDULE B

APPENDIX D

Preliminary Geotechnical Exploration Report

Braun Geotechnical Ltd.

ENKON

SCHEDULE B

BRAUN GEOTECHNICAL LTD.

Foundations, Excavation & Shoring Specialists

August 1, 2019 (Rev. 1)

Our File: 16-6928

Via email: berinder@crescentcreek.ca

1069455 BC Ltd.
206 – 13049 76 Avenue
Surrey, BC V3W 2V7

Attn: Berinder Dhaliwal

Re: Preliminary Geotechnical Exploration Report
Proposed Residential Development
13941 64 Avenue, Surrey, BC

Braun Geotechnical
102 – 19049 95A Ave.
Surrey, BC
V4N 4P3
Tel: 604-513-4190
Fax: 604-513-4195
info@braungeo.com

www.braungeo.com

Foundations

Excavation & Shoring

Slope Stability

Natural Hazards

Pavement Design and Management

Reinforced Soil Walls and Slopes

APEG Professional Engineers and Geoscientists of BC MEMBER

1.0 INTRODUCTION

As requested, Braun Geotechnical Ltd. has carried out a geotechnical exploration for the above-referenced project. The geotechnical work has been performed in general accordance with the terms and conditions of the Braun Geotechnical Fee Estimate dated September 8, 2016 (our reference No. 16-6928). The scope of work included subsurface exploration, and provision of geotechnical recommendations for onsite aspects of the proposed residential development. No consideration has been given to any environmental aspects.

Should any changes be made to the preliminary proposed layout, elevations, or general nature of the project, Braun Geotechnical should be notified to review and modify the recommendations to reflect those changes, as appropriate.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The subject site is located at 13941 64 Avenue, in the City of Surrey, BC. The site is relatively flat lying and rectangular in shape with dimensions of approximately 50x120m.

It is understood that the subject site may be subdivided into single family dwelling (SFD) residential lots on the northern portion of the site, and may comprise a multi-family residential development (duplex and tri-plex construction) on the southern portion of the site, with associated onsite municipal roadways (64A Avenue, and laneway), and on paved parking/drive areas.

At the time of the site exploration, an existing SFD, detached shed, and associated gravel surface driveway/grass covered landscaped area were present on a portion of the subject site, with a majority of the site covered with large trees and low underbrush type vegetation.

It is understood that the northwest corner of the subject site is located within the City of Surrey Hazard Lands Development Permit Area, and as such, a slope stability assessment was required (Figure 1).

Figure 1: City of Surrey Cosmos image with "Hazard Lands" Development Permit Area outlined in **purple**

3.0 SITE EXPLORATION

Three test pits (TP16-01 to TP16-03) were excavated to depths of 1.5 to 2.9m on September 7, 2016, using a tracked excavator under subcontract to Braun Geotechnical. The soil conditions were logged in the field by a representative from Braun Geotechnical and representative soil samples were returned for further classification. Test pit locations are shown on the attached plan (Dwg. 16-6928-01).

4.0 SOIL AND GROUNDWATER CONDITIONS

A review of available published and in-house geological information indicated that the study site area is underlain by Capilano Sediments, comprising raised beach medium to coarse sand 1 to 5m thick, containing fossil marine shell casts.

The findings of the test pit exploration were generally consistent with the regional geological information. The findings of the test pit exploration are detailed on the attached test pit logs. A generalized subsoil profile based on the test pits is provided below.

FILL/ORGANICS

FILL, including rust-brown, damp, loose SAND with some silt and occasional roots/rootlets was encountered within TP16-02 to a depth of 0.3m.

ORGANICS, including dark-brown, damp, loose SAND with some silt, some organics, and occasional roots/rootlets was encountered below existing grade and/or below the fill within each of the test pits to depths of 0.2 to 0.6m.

Loose to Compact SAND

Rust-brown to tan, damp, loose to compact SAND with some silt to silty SAND, with occasional roots/rootlets was encountered below the fill/organics to depths of 0.5 to 1.1m.

Compact to Dense SAND
Rust-brown to grey, occasionally brown mottled, damp to moist, compact to dense SAND with some silt to silty SAND was encountered below the loose to compact sand to depths of 1.5 to 2.1m. TP16-02 and TP16-03 were terminated within this zone.

Compact SAND/Firm SILT
Grey, occasionally brown mottled, moist, compact silty SAND to firm clayey SILT was encountered below the compact to dense sand within TP16-01 to the depth of the test pit exploration.

GROUNDWATER
Semi-static groundwater and/or sidewall seepage was not encountered within any of the test pits at the time of the exploration. Depending on the season and/or weather conditions, near-surface seepage flows should be anticipated within natural and fill soil layers overlying the anticipated relatively impervious dense soils, and/or within the underlying sandy soils. Groundwater levels and near-surface run-off flows are expected to fluctuate seasonally, and with drainage conditions.

The subsurface conditions described above were encountered at the test pit locations only. Subsurface conditions at other locations could vary.

5.0 DISCUSSION AND RECOMMENDATIONS

5.1 General

The subsurface exploration generally encountered existing fill/organics and loose to compact sand over natural compact to dense sand. The compact to dense sand was underlain by compact silty sand/firm silt. Based on previous experience with similar soils conditions in the vicinity of the subject site, it is anticipated that the underlying silt soils become soft with depth.

It is considered that the proposed light wood frame residential structures can be supported on the underlying natural compact to dense and/or structural fills placed thereon, using conventional shallow strip and pad footings. The underlying natural compact sand/firm silt with a minimum 450mm thick zone of structural fill is also considered suitable foundation subgrade support.

The natural loose to compact sand free of any organics would be considered suitable for subgrade support of proposed asphalt pavements and underground utility services.

The following sections provide our geotechnical recommendations for site preparation and foundation design.

5.2 Site Preparation

Site preparation below the proposed structures, asphalt paved areas subject to traffic load, and areas proposed for site grading fill, should include removal of all vegetation, organic soils, soft disturbed soils, existing fill and other deleterious material down to natural, undisturbed soil layers.

The natural near surface rust-brown to tan sand free of substantial organics is considered suitable subgrade for support of pavements. Loose to compact sand subgrades should typically be re-compacted to at least 95% Modified Proctor Density (MPD). Note that if adequate compaction of silty zones (including firm silt) within the sand is not achievable, sub-excavation to the underlying compact to dense may be required.

Striping for proposed residential structures should extend to the underlying compact to dense sand.

Where site stripping extends into the underlying compact sand/firm silt, a minimum 450mm thick zone of structural fill should be provided below footings. Final trimming within the underlying compact sand/firm silt should typically be carried out using an excavator equipped with a smooth bucket.

Drainage measures should be implemented to reduce potential for water ponding on exposed subgrades. Temporary and final grades should be established so as to avoid uncontrolled offsite discharge of surface and/or near-surface run-off flows. Stripped surfaces should be reviewed by Braun Geotechnical prior to placing foundations or structural fills.

Note that large boulders may be encountered during site preparation activities. Large boulders encountered during site excavation could require additional excavation measures such as blasting or rock splitting.

5.3 Structural Fill & Trench Backfill

Subgrade restoration fills & general trench backfills below roadway areas should consist of structural fill comprised of MMCD compliant subbase material with less than 5% fines (percent passing the #200 sieve). Structural fill should be placed and compacted in maximum 300mm loose lifts with each lift compacted to at least 95% MPD. For confined areas, structural fill placed under building and roadway pavements should extend horizontally beyond by a distance equal to at least the thickness of structural fill. Unconfined fills should typically extend horizontally by a distance equal to 2 times the thickness of structural fill.

Density testing should be carried out during fill placement on a regular basis to confirm adequacy of compaction, and the results forwarded to Braun Geotechnical for review. Braun Geotechnical should also be contacted to review fill quality, and placement and compaction procedures.

5.4 Slopes

5.4.1 Temporary Cut Slopes and Utility Trenches

Temporary excavation for worker entry may be slope cut, or alternatively suitable support systems should be provided. It is anticipated that proposed utility excavations could be achieved using conventional excavation and/or trench box methods. Excavations could likely be kept free of standing water using conventional pumping sumps.

In general, excavations up to 1.2 m deep can be cut near vertical in accordance with WCB regulations. Deeper unsupported excavation cuts should be sloped at 1H:1V (Horizontal to Vertical) in fill, overburden materials, loose to compact soils, and the underlying compact/firm sand/silt, and 3H:4V in compact to dense natural soils. These recommended cut slopes should be reviewed by Braun Geotechnical during excavation and may require modification based on actual site conditions. Flatter slopes may be required if poor soil conditions or significant seepage is encountered.

5.4.2 Permanent Slopes

The recommended maximum permanent cut slope angle is 2H:1V. Fill slopes consisting of suitably compacted native mineral or import granular soils should be constructed at gradients no steeper than 2.5H:1V. Permanent slopes should typically be planted or otherwise protected from erosion as soon as practical.

5.5 Foundation Design

It is recommended that foundations for the proposed structures be supported on the natural compact to dense sand and/or structural fills placed thereon. Foundations for the proposed structures may also be supported on a minimum 450mm thick structural fill pad over the

underlying compact sand/firm silt. Basement levels would be feasible for geotechnical considerations.

The following soil resistance (bearing) values may be adopted for preliminary foundation design:

Foundation Subgrade	Limit States Design		Working Stress Design
	Factored Ultimate Bearing Resistance	Serviceability Limit State	Allowable Bearing Pressure DL + LL
Natural Compact to Dense SAND	210 kPa (4500 psf)	140 kPa (3000 psf)	140 kPa (3000 psf)
Compacted Structural Fill	150 kPa (3000 psf)	100 kPa (2000 psf)	100 kPa (2000 psf)

Note: Larger bearing values may be feasible for specific foundation configurations, and can be reviewed upon request.

The above design bearing pressures for soil subgrade assume the following:

- Strip and pad footings have minimum widths of 450mm (18") and 600mm (24"), respectively.
- Footings are founded at least 450mm (18") below final finished adjacent grade.
- Site preparation is completed as indicated above and load-bearing surfaces are reviewed and approved by the Geotechnical Engineer.
- Foundation bearing surfaces are no higher than 2H:1V (Horizontal to Vertical) from the base or toe of adjacent walls, retaining structures, etc.
- Footings are placed below a 1H:1V line projected up from lower footings or buried structures such as utility lines, sumps, etc.
- Silty subgrade areas are protected immediately after exposure.

Foundation bearing surfaces should be reviewed by a Geotechnical Engineer. Any soft, wet, or deleterious material encountered at bearing surface level should be sub-excavated and replaced with structural fill compacted in maximum 300mm thick lifts to at least 95% MPD.

5.6 Backfill

Perimeter backfill and fill for support of exterior residential landscape features (sidewalks, driveway, patios, etc.) should typically consist of relatively clean, well-graded, granular material, placed and compacted in maximum 300mm thick loose lifts to at least 90 % MPD.

Walk behind plate tamper compactors should be used to compact backfill within 1m of foundation walls to avoid excessive buildup of lateral earth stresses against the walls and the lift thickness in these areas should typically be reduced to 200mm.

All backfill should be placed in a manner that avoids damaging the foundation walls, perimeter drains, and damp-proofing or waterproofing on the wall. Proposed grades should slope away from the proposed structures to promote flow of surface water runoff away from the structures. In vegetated areas, a 300mm thick layer of relatively impermeable soil should be placed at surface to minimize surface water entering the perimeter fill and, in turn, the perimeter drainage system.

5.7 Slab on Grade

The slab on grade should be underlain by a drainage layer comprising a minimum 100mm (4") thick layer of 19mm clear crushed gravel (no sand, no fines). This drainage layer should have a suitable discharge to the permanent storm system. Polyethylene sheeting should also be provided beneath the floor slab to further reduce potential slab dampness.

Compaction testing should be carried out on underslab fills to confirm that all fill placed below the building has been compacted to at least 95% MPD. Prior to placement of any grade restoration fills, the subgrade should be reviewed by the geotechnical consultant.

5.8 Perimeter Drainage

For geotechnical considerations, footing level perimeter drainage is not considered a requirement for structures where building slabs are situated at least 200mm (8") above surrounding grades, and where proposed final site grades provide for surface discharge away from proposed building structures. Requirements for perimeter drainage could be evaluated on a per building basis when proposed grades and building design have been further developed.

If deemed necessary perimeter drainage should consist of perforated 100mm (4") PVC pipe, placed around the building perimeters, with the invert elevation at footing level. The perimeter drain should be surrounded by at least 150mm (6") of 19mm (¾") clear crushed gravel. A 150mm (6") thick layer of birdseye gravel should be placed over the clear crushed gravel to act as a filter layer.

5.9 Seismic Considerations

The 2012 BC Building Code classifies a site as Site Class E where the subgrade soils in the upper 30m consist of "soft soil" with average SPT N values less than 15, average undrained shear strength (s_u) less than 50 kPa, and any profile with more than 3m of soil with a plastic index (I_p) greater than 20, moisture content (w) greater than or equal to 40%, and undrained shear strength (s_u) less than 25kPa. Available subsurface information indicates that compact to dense soils over firm soils (becoming soft with depth) are present at the site, corresponding to Site Class E conditions.

5.10 Lateral Earth Pressures

A uniform lateral pressure of 20 kPa (400 psf) is recommended for both static (including compaction induced stress) and static + seismic conditions for the design of walls 3.7m (12 feet) or less in height provided that the backfill behind the wall is horizontal and fully drained.

5.11 Proposed Asphalt Pavements

With subgrade preparation completed in the manner recommended above, the minimum recommended pavement structures for the proposed onsite municipal roadways is outlined below.

Local Roadways/Laneway	*Material*
85mm	Hot Mix Asphalt Surface (MMCD UC/LC #2)
100mm	19mm minus Granular Base
200mm	Granular Subbase (SGSB)

Asphalt surfacing should be placed in two lifts, 50mm Base and 35mm thick surface and should comprise MMCD compliant Lower Course #2 and Upper Course #2.

With subgrade preparation completed in the manner recommended above, the minimum recommended pavement structure for the proposed onsite roadways and parking areas (excluding municipal roadways) is outlined below.

Parking Areas	***Travel + Fire Access Pavements (Areas subjected to Truck traffic)***	***Material***
65mm	75mm	Hot Mix Asphalt Surface (MMCD Hot Mix Asphalt, HMA)
100mm	100mm	19mm minus Granular Base
200mm	200mm	Granular Subbase (SGSB)

The gradation of the above materials should comply with the appropriate Master Municipal Specifications. Road construction materials should be placed and compacted in compliance with the current MMCD specifications.

Adequate drainage and/or cross falls should be provided to ensure that the base and subbase materials will not become saturated. Pavement subgrade restoration within trench backfills for anticipated utility construction should be carried out in general accordance with MMCD Drawing G5.

5.12 Average Particle Size

Sieve analyses were requested by the project Civil consultant for design of Erosion and Sediment Control measures (by others). Note, sieve analyses could not be carried out, as samples from the September 2016 exploration had been discarded by the time of the current Report revision (August 2019). D-90 sieve and average particle size values have been approximated based on soils described in the test pit logs, and D-90 sieves carried out by Braun Geotechnical on similar soils in the vicinity of the site.

For the upper loose to compact SAND/SAND with some silt and the lower dense sand with some silt to silty SAND, 90% of the particles are expected to be in the order of 3500 microns or less in diameter (D-90), with an average particle size of 500 microns (medium sand).

6.0 APPLICABLE LEGISLATION

A review of available geological, geotechnical and site walkover information did not reveal evidence of historical large-scale slope movement in the study site area. In addition site information did not reveal obvious visible evidence of recent (less than 50 years) small-scale slope movements at the study site.

The subsurface conditions at the site are anticipated to comprise a relatively shallow thickness of surficial organics, fill and/or loose to compact sand, overlying natural compact to dense sand, underlain by compact silty sand/firm silt. Based on previous experience with similar soils conditions in the vicinity of the subject site, it is anticipated that the underlying silt soils become soft with depth.

The subject site is relatively flat lying, and is located a minimum distance of 13.5m from the offsite northwest facing Highland Creek ravine crest of slope, with a maximum slope height of approximately 4m, and an overall slope gradient of approximately 3H:1V (with localized over-steepened areas as steep as 1.8H:1V). Additionally, the subject site is located beyond a 6H:1V line projected up from the toe of the offsite Highland Creek ravine slope.

Given the anticipated shallow depth to 'firm ground', a maximum slope height of 4m, a shallow slope gradient, and a minimum 13.5m property line offset from the crest of slope, the subject site is considered to be stable with respect to global considerations under both static and seismic conditions.

It is our opinion that the "land may be used safely for the use intended." The intended use is defined as a Single Family Dwelling residential subdivision and/or a multi-family residential development. Safe use is considered to be in reference to hazard acceptability criteria presented in the government document, "Hazard Acceptability Thresholds for Development Approvals by Local Government, 1993." Geotechnical hazards with potential to impact the project area were considered and included mountain stream erosion, avulsion, debris flows, debris floods, small-scale rock fall and regional-scale landslides.

Assessment of seismic slope stability has considered slope performance in an earthquake event that has a 2% probability of exceedance in 50 years (1 in 2475 year return period). The slope assessment work was carried out in general accordance with relevant design methods and selected hazard acceptability criteria discussed in the APEGBC document, "Guidelines for Legislated Landslide Assessment for Proposed Residential Developments in BC (May, 2010). The APEGBC guidelines were developed to assist designers and approving authorities in defining "safe site use" in accordance with provincial and municipal regulatory requirements.

In accordance with Section 86 of the Land Title Act, and Section 56 of the Community Charter this report has been signed and sealed by a Professional Engineer and as such is considered a "certified report" (APEGBC, 2010).

7.0 GEOTECHNICAL FIELD REVIEWS

Geotechnical field reviews are required by the Geotechnical Engineer of Record and to satisfy the requirements of the Letters of Professional Assurance required for Building Permits. Field reviews are essential to confirm that the recommendations of the geotechnical report are understood and followed.

Geotechnical field reviews should be arranged by the Contractor to address the following:

- Removal of unsuitable materials below building footprint and asphalt pavement areas;
- Review of excavation slope cuts;
- Suitability of exposed footing subgrade;
- Review and density testing of structural fill placed below building footings and slabs;
- Asphalt hot mix field sampling and Marshall Mix Design testing;
- Retrieval of asphalt cores for thickness and density.

8.0 CLOSURE

This report is prepared for the exclusive use of 1069455 BC Ltd. and their designated representatives and may not be used by other parties without the written permission of Braun Geotechnical Ltd. The City of Surrey may also rely on the findings of this report. If the development plans change, or if during construction soil conditions are noted to be different from those described in this report, Braun Geotechnical should be notified immediately in order that the geotechnical recommendations can be confirmed or modified, as required. Further, this report assumes that field reviews will be completed by Braun Geotechnical during construction.

The site Contractor should make their own assessment of subsurface conditions and select the construction means and methods most appropriate to the site conditions.

This report should not be included in the specifications without suitable qualifications approved by the geotechnical engineer.

The use of this assessment report is subject to the conditions on the attached Report Interpretation and Limitations sheet. The reader's attention is drawn specifically to those conditions, as it is considered essential that they be followed for proper use and interpretation of this report.

We hope the above meets with your requirements. Should any questions arise, please do not hesitate to contact the undersigned.

Yours truly,
Braun Geotechnical Ltd.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
H. DHILLON
39484

Aug 9 / 2019

Harman Dhillon, P.Eng.
Geotechnical Engineer

Braun Geotechnical Ltd.

Sonny Singha, P.Eng.
Geotechnical Engineer

Encl: Report Interpretation and Limitations
Location Plan
Test Pit Logs (3)
APEGBC Appendix D: Landslide Assessment Assurance Statement

X:\2016 Projects\16-6928 Proposed Residential Development 13941 64 Avenue, Surrey, BC\Report 16-6928 2019-08-01 (Rev. 1).docx

REPORT INTERPRETATION AND LIMITATIONS

1. STANDARD OF CARE

Braun Geotechnical Ltd. (Braun) has prepared this report in a manner consistent with generally accepted engineering consulting practices in this area, subject to the time and physical constraints applicable. No other warranty, expressed or implied, is made.

2. COMPLETENESS OF THIS REPORT

This Report represents a summary of paper, electronic and other documents, records, data and files and is not intended to stand alone without reference to the instructions given to Braun by the Client, communications between Braun and the Client, and/or to any other reports, writings, proposals or documents prepared by Braun for the Client relating to the specific site described herein.

This report is intended to be used and quoted in its entirety. Any references to this report must include the whole of the report and any appendices or supporting material. Braun cannot be responsible for use by any party of portions of this report without reference to the entire report.

3. BASIS OF THIS REPORT

This report has been prepared for the specific site, development, design objective, and purpose described to Braun by the Client or the Client's Representatives or Consultants. The applicability and reliability of any of the factual data, findings, recommendations or opinions expressed in this document pertain to a specific project at described in this report and are not applicable to any other project or site, and are valid only to the extent that there has been no material alteration to or variation from any of the descriptions provided to Braun. Braun cannot be responsible for use of this report, or portions thereof, unless we were specifically requested by the Client to review and revise the Report in light of any alterations or variations to the project description provided by the Client.

If the project does not commence within 18 months of the report date, the report may become invalid and further review may be required.

The recommendations of this report should only be used for design. The extent of exploration including number of test pits or test holes necessary to thoroughly investigate the site for conditions that may affect construction costs will generally be greater than that required for design purposes. Contractors should rely upon their own explorations and interpretation of the factual data provided for costing purposes, equipment requirements, construction techniques, or to establish project schedule.

The information provided in this report is based on limited exploration, for a specific project scope. Braun cannot accept responsibility for independent conclusions, interpretations, interpolations or decisions by the Client or others based on information contained in this Report. This restriction of liability includes decisions made to purchase or sell land.

4. USE OF THIS REPORT

The contents of this report, including plans, data, drawings and all other documents including electronic and hard copies remain the copyright property of Braun Geotechnical Ltd. However, we will consider any reasonable request by the Client to approve the use of this report by other parties as "Approved Users." With regard to the duplication and distribution of this Report or its contents, we authorize only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of this Report by those parties. The Client and "Approved Users" may not give, lend, sell or otherwise make this Report or any portion thereof available to any other party without express written permission from Braun. Any use which a third party makes of this Report – in its entirety or portions thereof – is the sole responsibility of such third parties. BRAUN GEOTECHNICAL LTD. ACCEPTS NO RESPONSIBILITY FOR DAMAGES SUFFERED BY ANY PARTY RESULTING FROM THE UNAUTHORIZED USE OF THIS REPORT.

Electronic media is susceptible to unauthorized modification or unintended alteration, and the Client should not rely on electronic versions of reports or other documents. All documents should be obtained directly from Braun.

5. INTERPRETATION OF THIS REPORT

Classification and identification of soils and rock and other geological units, including groundwater conditions have been based on exploration(s) performed in accordance with the standards set out in Paragraph 1. These tasks are judgemental in nature; despite comprehensive sampling and testing programs properly performed by experienced personnel with the appropriate equipment, some conditions may elude detection. As such, all explorations involve an inherent risk that some conditions will not be detected.

Further, all documents or records summarizing such exploration will be based on assumptions of what exists between the actual points sampled at the time of the site exploration. Actual conditions may vary

significantly between the points investigated and all persons making use of such documents or records should be aware of and accept this risk.
The Client and "Approved Users" accept that subsurface conditions may change with time and this report only represents the soil conditions encountered at the time of exploration and/or review. Soil and ground water conditions may change due to construction activity on the site or on adjacent sites, and also from other causes, including climactic conditions.
The exploration and review provided in this report were for geotechnical purposes only. Environmental aspects of soil and groundwater have not been included in the exploration or review, or addressed in any other way.
The exploration and Report is based on information provided by the Client or the Client's Consultants, and conditions observed at the time of our site reconnaissance or exploration. Braun has relied in good faith upon all information provided. Accordingly, Braun cannot accept responsibility for inaccuracies, misstatements, omissions, or deficiencies in this Report resulting from misstatements, omissions, misrepresentations or fraudulent acts of persons or sources providing this information.

6. DESIGN AND CONSTRUCTION REVIEW

This report assumes that Braun will be retained to work and coordinate design and construction with other Design Professionals and the Contractor. Further, it is assumed that Braun will be retained to provide field reviews during construction to confirm adherence to building code guidelines and generally accepted engineering practices, and the recommendations provided in this report. Field services recommended for the project represent the minimum necessary to confirm that the work is being carried out in general conformance with Braun's recommendations and generally accepted engineering standards. It is the Client's or the Client's Contractor's responsibility to provide timely notice to Braun to carry out site reviews. The Client acknowledges that unsatisfactory or unsafe conditions may be missed by intermittent site reviews by Braun. Accordingly, it is the Client's or Client's Contractor's responsibility to inform Braun of any such conditions.
Work that is covered prior to review by Braun may have to be re-exposed at considerable cost to the Client. Review of all Geotechnical aspects of the project are required for submittal of unconditional Letters of Assurance to regulatory authorities. The site reviews are not carried out for the benefit of the Contractor(s) and therefore do not in any way effect the Contractor(s) obligations to perform under the terms of his/her Contract.

7. SAMPLE DISPOSAL

Braun will dispose of all samples 3 months after issuance of this report, or after a longer period of time at the Client's expense if requested by the Client. All contaminated samples remain the property of the Client and it will be the Client's responsibility to dispose of them properly.

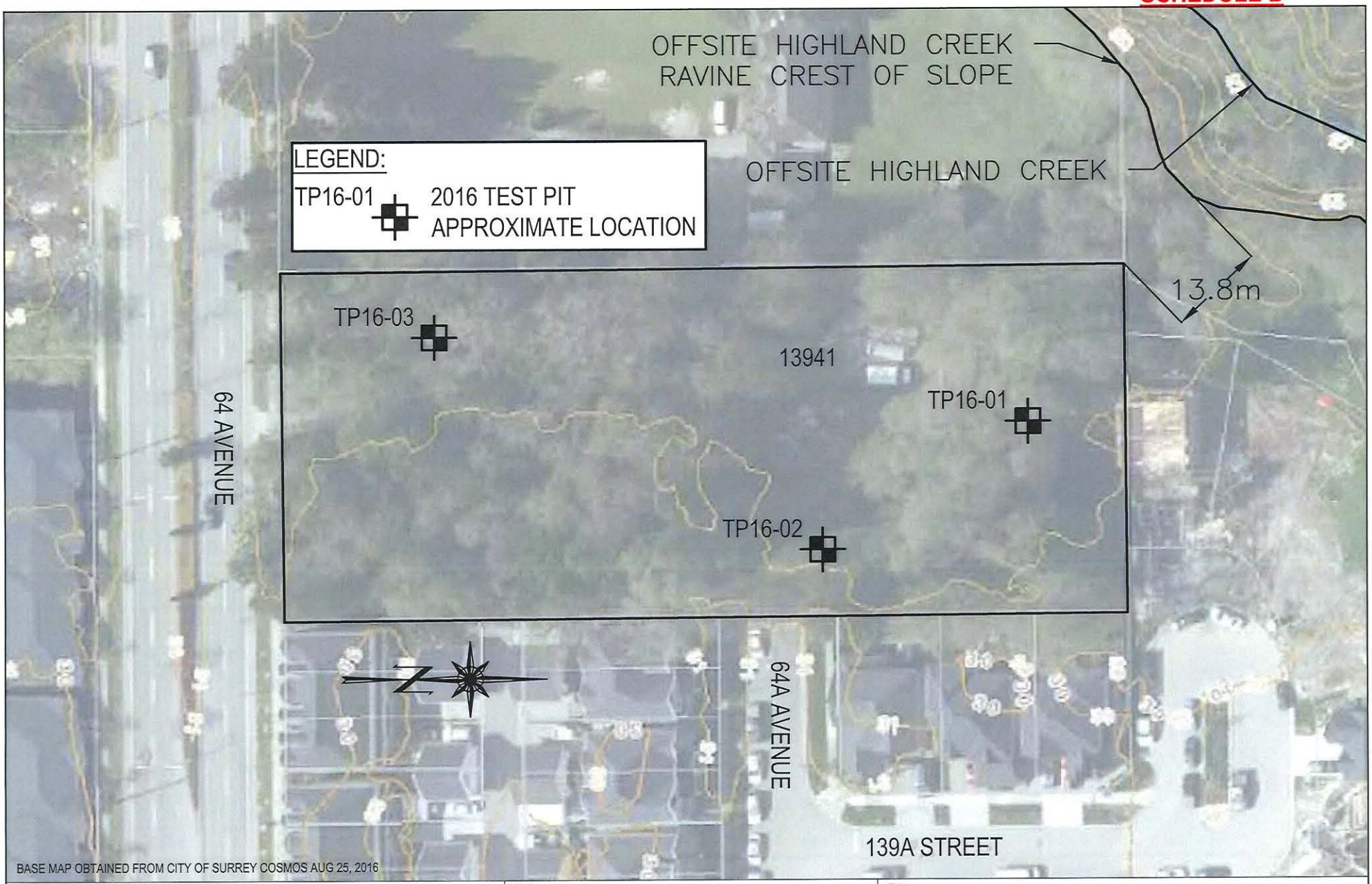
8. SUBCONSULTANTS AND CONTRACTORS

Engineering studies frequently requires hiring the services of individuals and companies with special expertise and/or services which Braun Geotechnical Ltd. does not provide. These services are arranged as a convenience to our Clients, for the Client's benefit. Accordingly, the Client agrees to hold the Company harmless and to indemnify and defend Braun Geotechnical Ltd. from and against all claims arising through such Subconsultants or Contractors as though the Client had retained those services directly. This includes responsibility for payment of services rendered and the pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. These conditions apply to specialized subconsultants and the use of drilling, excavation and laboratory testing services, and any other Subconsultant or Contractor.

9. SITE SAFETY

Braun Geotechnical Ltd. assumes responsibility for site safety solely for the activities of our employees on the jobsite. The Client or any Contractors on the site will be responsible for their own personnel. The Client or his representatives, Contractors or others retain control of the site. It is the Client's or the Client's Contractors responsibility to inform Braun of conditions pertaining to the safety and security of the site – hazardous or otherwise – of which the Client or Contractor is aware.
Exploration or construction activities could uncover previously unknown hazardous conditions, materials, or substances that may result in the necessity to undertake emergency procedures to protect workers, the public or the environment. Additional work may be required that is outside of any previously established budget(s). The Client agrees to reimburse Braun for fees and expenses resulting from such discoveries. The Client acknowledges that some discoveries require that certain regulatory bodies be informed. The Client agrees that notification to such bodies by Braun Geotechnical Ltd. will not be a cause for either action or dispute.

SCHEDULE B



BASE MAP OBTAINED FROM CITY OF SURREY COSMOS AUG 25, 2016

BRAUN GEOTECHNICAL LTD.

Client: 1069455 BC LTD.				Title: LOCATION PLAN		
Project: Proposed Residential Development 13941 64 Avenue, Surrey, BC						
Project no. 16-6928	Drawn HD	Design HD	Checked SS	Date September 8, 2016	Scale 1:750	Drawing no. 16-6928-01

SCHEDULE B

Test Pit Log: TP16-01

File: 16–6928
Project: Proposed Residential Development
Client: 1069455 BC Ltd.
Location: 13941 64 Avenue, Surrey, BC

BRAUN GEOTECHNICAL LTD.

Depth (ft)	Depth (m)	Sample	Soil Description	Sample #	Water Cont.	Remarks
0	0		dark-brown, damp, loose SAND, some silt, some organics, occasional roots/rootlets			
1			rust-brown, damp, loose to compact SAND with some silt to silty SAND, occasional roots/rootlets			
2						
3	1	O	grey-brown to tan, occasionally brown mottled, damp, compact to dense SAND, some silt	S1	11%	
4		O	grey, brown mottled, damp to humid, dense SAND, some silt	S2	23%	
5						
6	2	O	grey, damp to moist, dense SAND with some silt to silty SAND	S3	23%	
7		O	grey, occasionally brown mottled, moist, compact silty SAND to firm sandy SILT	S4	36%	
8			grey, moist, firm clayey SILT to SILT with some clay			
9		O		S5	37%	
10	3		End of Test Pit @ 2.9m			

Equipment: Tracked Excavator
Sampling Method: Lump Sample

Datum: Ground Surface
Water Depth: Not Encountered

Logged By: HD
Exploration Date: September 7, 2016
Dwg No.: 16-6928-TP01

SCHEDULE B

Test Pit Log: TP16-02

File: 16–6928
Project: Proposed Residential Development
Client: 1069455 BC Ltd.
Location: 13941 64 Avenue, Surrey, BC

BRAUN GEOTECHNICAL LTD.

Depth		Sample	Soil Description	Sample #	Water Cont.	Remarks
0 ft / 0 m			rust-brown, damp, loose SAND, some silt, occasional roots/rootlets (FILL)			
1			dark-brown, damp, loose SAND, some silt, some organics, occasional roots/rootlets -occasional light-grey zones, inferred to be possible fire debris			
2			rust-brown to tan, damp, loose SAND, some silt, occasional roots/rootlets			
3 / 1			rust-brown to tan, damp, compact to dense SAND, some silt			
4						
5			grey, damp to moist, dense SAND with some silt to silty SAND			
6			End of Test Pit @ 1.8m			
2						
7						
8						
9						
10 / 3						

Equipment: Tracked Excavator
Sampling Method: Lump Sample

Datum: Ground Surface
Water Depth: Not Encountered

Logged By: HD
Exploration Date: September 7, 2016
Dwg No.: 16-6928-TP02
Page: 1 of 1

SCHEDULE B

Test Pit Log: TP16-03

File: 16-6928
Project: Proposed Residential Development
Client: 1069455 BC Ltd.
Location: 13941 64 Avenue, Surrey, BC

BRAUN GEOTECHNICAL LTD.

Depth		Sample	Soil Description	Sample #	Water Cont.	Remarks
0 ft / 0 m			dark-brown, damp, loose SAND, some silt, some organics, occasional roots/rootlets -occasional light-grey zones, inferred to be possible fire debris			
1			rust-brown, damp, loose SAND, some silt, occasional roots/rootlets			
2			rust-brown, damp, compact SAND, some silt			
3 / 1			grey, occasionally brown mottled, damp to humid, compact to dense SAND with some silt			
4			grey, moist, dense SAND with some silt to silty SAND			
5			End of Test Pit @ 1.5m			
6						
7 / 2						
8						
9						
10 / 3						

Equipment: Tracked Excavator
Sampling Method: Lump Sample

Datum: Ground Surface
Water Depth: Not Encountered

Logged By: HD
Exploration Date: September 7, 2016
Dwg No.: 16-6928-TP03
Page: 1 of 1

APPENDIX D: LANDSLIDE ASSESSMENT ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia", March 2006 / Revised May 2010 ("APEGBC Guidelines") and the "2012 BC Building Code (BCBC 2012)" and is to be provided for *landslide assessments* (not floods or flood controls) for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The *Approving Authority* Date: September 12, 2016

CITY OF SURREY
13450 104 Avenue
Surrey, BC V3T 1V8
Jurisdiction and address

With reference to (check one):

- ☑ Land title (Section 86) Subdivision Approval
- ☑ Local Government Act (Sections 919.1 and 920) - Development Permit
- ☐ Community Charter (Section 56) - Building Permit
- ☐ Local Government Act (Section 910) - Flood Plain Bylaw Variance
- ☐ Local Government Act (Section 910) - Flood Plain Bylaw Exemption
- ☑ British Columbia Building Code 2006 sentences 4.1.8.16 (8) and 9.4.4.4.(2). (Refer to BC Building and Safety Policy Branch Information Bulletin B10-01 issued January 18, 2010)

For the Property:

13941 64 Avenue, Surrey, BC
Legal description and civic address of the Property

The undersigned hereby gives assurance that he/she is a Qualified Professional and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed,and dated, and thereby certified, the attached *landslide assessment* report on the Property in accordance with the APEGBC Guidelines. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- ☑ 1. Collected and reviewed appropriate background information
- ☑ 2. Reviewed the proposed *residential development* on the Property
- ☑ 3. Conducted field work on and, if required, beyond the Property
- ☑ 4. Reported on the results of the field work on, and if required, beyond the Property
- ☑ 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a landslide hazard analysis or *landslide risk analysis* I have:
  - ☑ 6.1 reviewed and characterized, if appropriate, any *landslide* that may affect the Property
  - ☑ 6.2 estimated the *landslide hazard*
  - ☑ 6.3 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
  - ☑ 6.4 estimated the potential *consequences* to those *elements at risk*
- 7. Where the *Approving Authority* has adopted a level of landslide safety I have:
  - ☐ 7.1 compared the *level of landslide safety* adopted by the Approving Authority with the findings of my investigation
  - ☐ 7.2 made a finding on the *level of landslide safety* on the Property based on the comparison
  - ☐ 7.3 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- 8. Where the Approving Authority has **not** adopted a level of landslide safety I have:
  - ☑ 8.1 described the method of *landslide hazard analysis* or *landslide risk analysis* used
  - ☑ 8.2 referred to an appropriate and identified provincial, national or international guideline for *level of landslide safety*
  - ☑ 8.3 compared this guideline with the findings of my investigation

SCHEDULE B

- ☑ 8.4 made a finding on the *level of landslide safety* on the Property based on my comparison
- ☑ 8.5 made recommendations to reduce *landslide hazards* and/or *landslide risks*
- ☑ 9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections

Based on my comparision between

Check one

- ☐ the findings from the investigation and the adopted *level of landslide safety* (item 7.2 above)
- ☑ the appropriate and identified provincial, national or international guideline for *level of landslide safety* (item 8.4 above)

I hereby give my assurance based on conditions[1] contained in the attached *landslide assessment* report

Check one or more where appropriate

- ☑ for subdivision approval, as required by the Land Title Act (Section 86), "that the land may be used safely for the use intended

Check one

- ☐ with one or more recommended registered *covenants*.
- ☑ without any registered *covenant*.

- ☑ for a development permit, as required by the Local Government Act (Sections 919.1 and 920), my report will "assist the *local government* in determining what conditions or requirements under (Section 920) subsection (7.1) it will impose in the permit."

- ☐ for a building permit, as required by the Community Charter (Section 56), "the land may be used safely for the use intended"

Check one

- ☐ with one or more recommended registered *covenants*.
- ☑ without any registered *covenant*.

- ☐ for flood plain bylaw variance, as required by the "Flood Hazard Area Land Use Management Guidelines" associated with the Local Government Act (Section 910), "the development may occur safely."

- ☐ for flood plain bylaw exemption , as required by the Local Government Act (Section 910), "the land may be used safely for the use intended."

Harpran Dhillon, P.Eng.
Name (print)

Signature

106A 9785 192 Street
Address (Print)

Surrey, BC V4N 4C7

604-513-4190
Phone

September 12, 2016
Date

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA H. DHILLON

(Affix professional seal here)

Sept 12, 2016

If the Qualified Professional is a member of a firm, complete the following.

I am a member of the firm and I sign this letter on behalf of the firm. Braun Geotechnical Ltd. (Print name of firm)

[1] When seismic slope stability assessments are involved, level of landslide safety is considered to be a "life safety" criteria as described in the National Building Code of Canada (NBCC 2005), Commentary on Design for Seismic effects in the User's Guide, Structural Commentaries, Part 4 of division B. This states:

"The primary objective of seismic design is to provide an acceptable level of safety for building occupants and the general public as the building responds to strong ground motion; in other words, to minimize loss of life. This implies that, although there will likely be extensive structural and non-structural damage, during the DGM (design ground motion), there is a reasonable degree of confidence that the building will not collapse nor will its attachments break off and fallon people near the building. This performance level is termed 'extensive damage' because, although the structure may be heavily damaged and may have lost a substantial amount of its initial strength and stiffness, it retains some margin of resistance against collapse".

SCHEDULE B

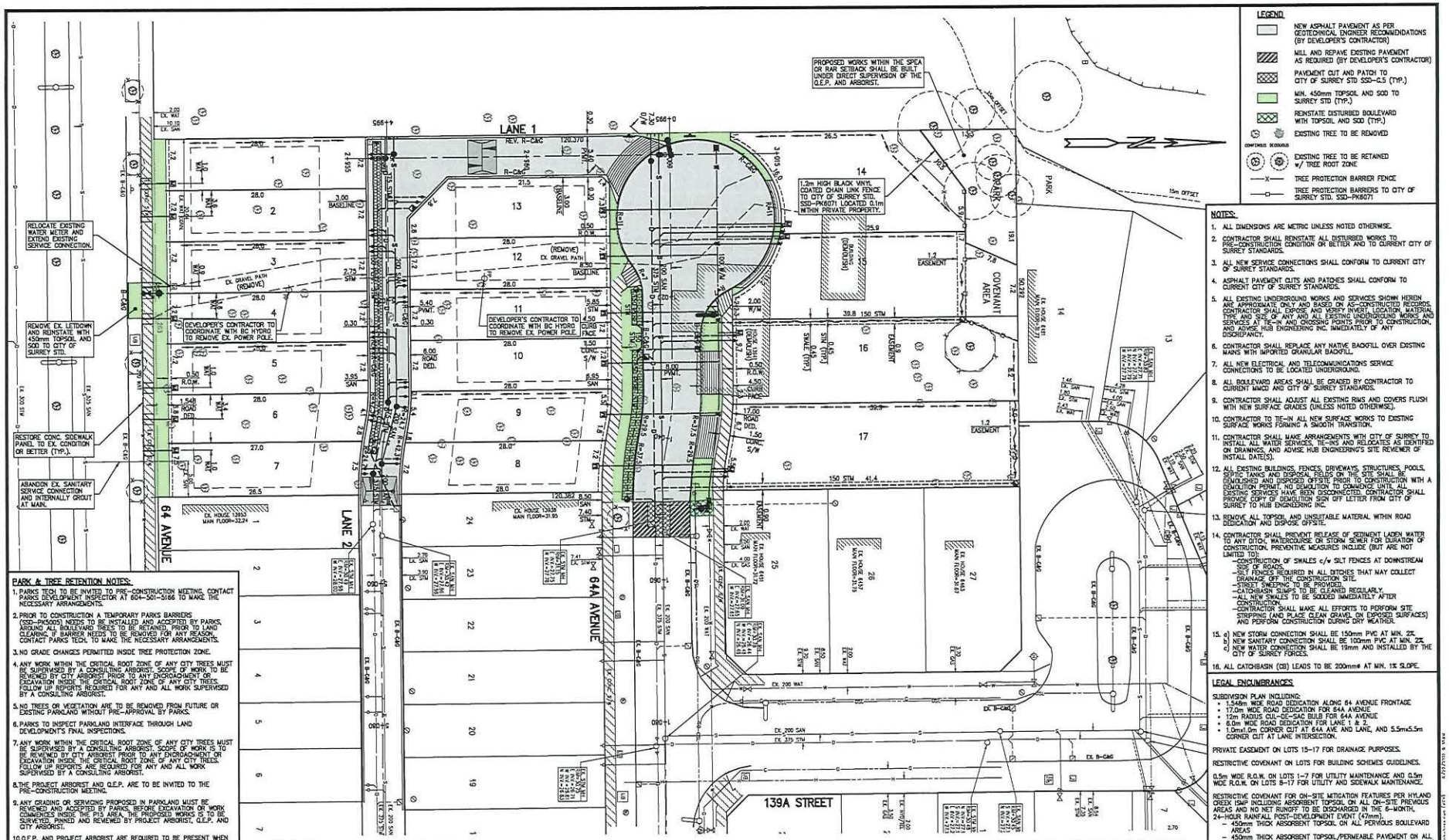
APPENDIX E

Stormwater Concept Plan

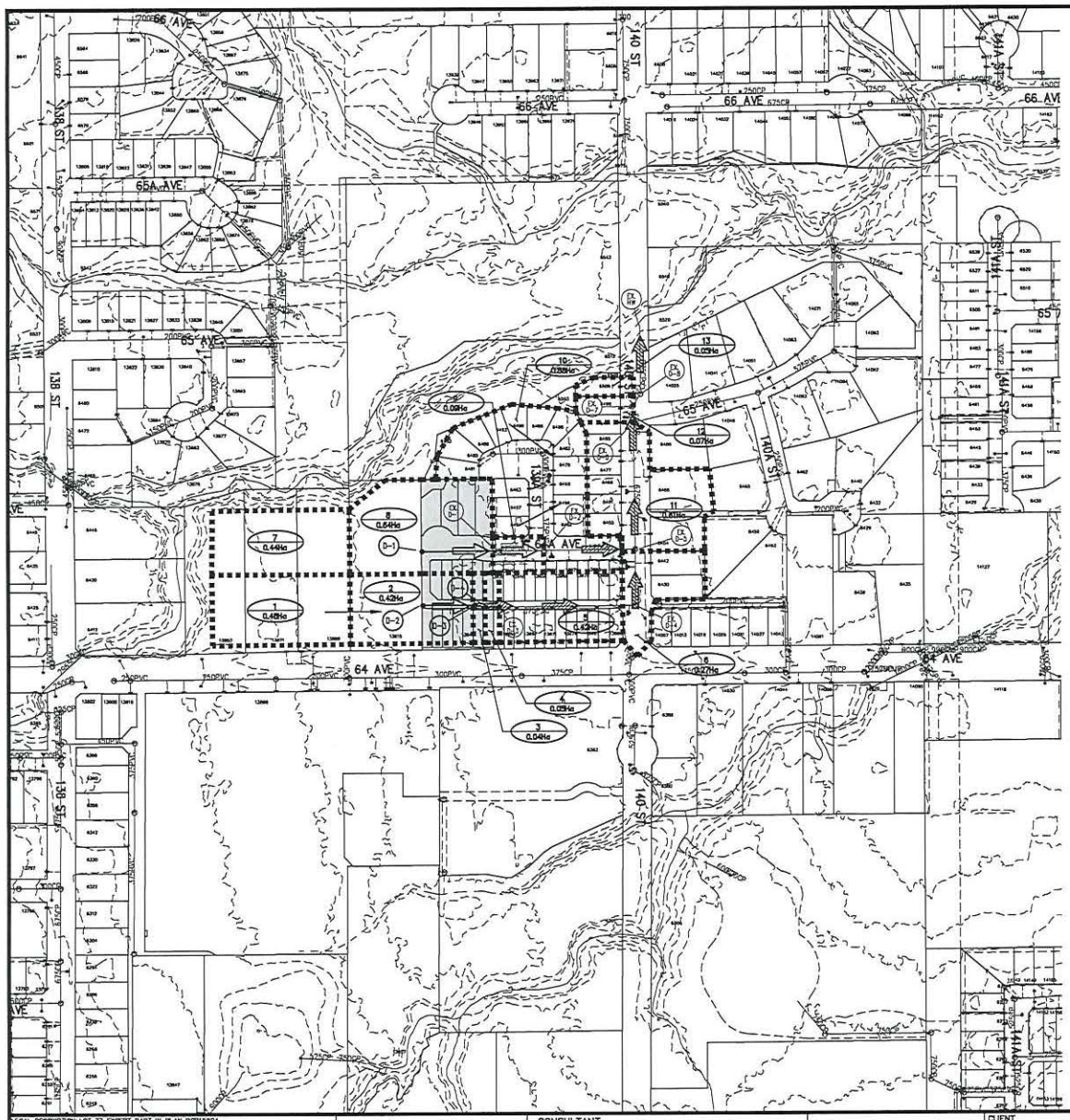
Hub Engineering Inc.

ENKON

SCHEDULE B


LANE 1
LANE 2
64 AVENUE
64A AVENUE
139A STREET
PARK
COVENANT AREA
PROPOSED WORKS WITHIN THE SPEA OR RAR SETBACK SHALL BE BUILT UNDER DIRECT SUPERVISION OF THE Q.E.P. AND ARBORIST.
1.2m HIGH BLACK VINYL COATED CHAIN LINK FENCE TO CITY OF SURREY STD. SSD-PK6071 LOCATED 0.1m WITHIN PRIVATE PROPERTY.
RELOCATE EXISTING WATER METER AND EXTEND EXISTING SERVICE CONNECTION.
REMOVE EX. LETDOWN AND REINSTATE WITH 450mm TOPSOIL AND SOD TO CITY OF SURREY STD.
RESTORE CONC. SIDEWALK PANEL TO EX. CONDITION OR BETTER (TYP.).
ABANDON EX. SANITARY SERVICE CONNECTION AND INTERNALLY GROUT AT MAIN.
DEVELOPER'S CONTRACTOR TO COORDINATE WITH BC HYDRO TO REMOVE EX. POWER POLE.
EX. GRAVEL PATH (REMOVE)
EX. HOUSE 13953 MAIN FLOOR=32.24
EX. HOUSE 13938 MAIN FLOOR=31.95
EX. HOUSE 6157 MAIN FLOOR=31.79
EX. HOUSE 6151 MAIN FLOOR=31.70
EX. HOUSE 6145 MAIN FLOOR=31.83
EX. HOUSE 6139 MAIN FLOOR=31.73
EX. HOUSE 6135 MAIN FLOOR=31.73
EX. HOUSE 6129 MAIN FLOOR=31.73
EX. HOUSE 6125 MAIN FLOOR=31.73
EX. HOUSE 6119 MAIN FLOOR=31.73
EX. HOUSE 6115 MAIN FLOOR=31.73
EX. HOUSE 6109 MAIN FLOOR=31.73
EX. HOUSE 6105 MAIN FLOOR=31.73
EX. HOUSE 6101 MAIN FLOOR=31.73
EX. HOUSE 6095 MAIN FLOOR=31.73
EX. HOUSE 6091 MAIN FLOOR=31.73
EX. HOUSE 6085 MAIN FLOOR=31.73
EX. HOUSE 6081 MAIN FLOOR=31.73
EX. HOUSE 6075 MAIN FLOOR=31.73
EX. HOUSE 6071 MAIN FLOOR=31.73
EX. HOUSE

SCHEDULE B



N

LEGEND

- MANHOLE NUMBER
- EXISTING MANHOLE NUMBER
- LOT NUMBER AND AREA (Ha)
- DIRECTION OF FLOW FOR SURFACE RUNOFF AND SIDEYARD SWALE
- STORM SEWER
- SUB-CATCHMENT BOUNDARY
- CATCHMENT BOUNDARY
- 100 YR. FLOOD PATH IN PIPE
- 100 YR. FLOOD PATH BELOW GROUND SURFACE
- 100 YR. FLOOD PATH OVERLAND
- EXISTING GROUND CONTOUR
- EXISTING DITCH
- SUBJECT SITE

POST-DEVELOPMENT - 5 YEAR RETURN PERIOD
STORM SEWER DESIGN - RATIONAL METHOD

POST-DEVELOPMENT - 100 YEAR RETURN PERIOD
STORM SEWER DESIGN - RATIONAL METHOD

LEGAL DESCRIPTION: LOT 37 EXCEPT PART IN PLAN BCP13604 SECTION 16 TOWNSHIP 2 NWD PLAN 34345

SURVEY BENCHMARK: MON: 87B3 LOC: 138 STREET & 64 AVENUE — SCALE FACTOR: ELEV.: 34.40m (GEODETIC)

REV.	DATE	DESCRIPTION	BY
–	MAY 31/21	ISSUED FOR SA	EY
–	MAY 28/21	ISSUED FOR TENDER	EY
4	AUG 25/20	MUNICIPAL REQUIREMENTS	EY
3	MAR 27/20	MUNICIPAL REQUIREMENTS	EY
2	SEP 17/19	ISSUED FOR DETAILING	EY

NOT FOR CONSTRUCTION

CONSULTANT
Hub Engineering Inc.
Engineering and Development Consultants
Member: PACIFIC LAND GROUP
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

CITY OF SURREY

CLIENT: 1069455 BC LTD.
#206 – 13049 – 76 AVENUE, SURREY, B.C., V3W 2V7
TEL: 604–596–9040 FAX: 604–596–9291

TITLE: STORM WATER CATCHMENT PLAN

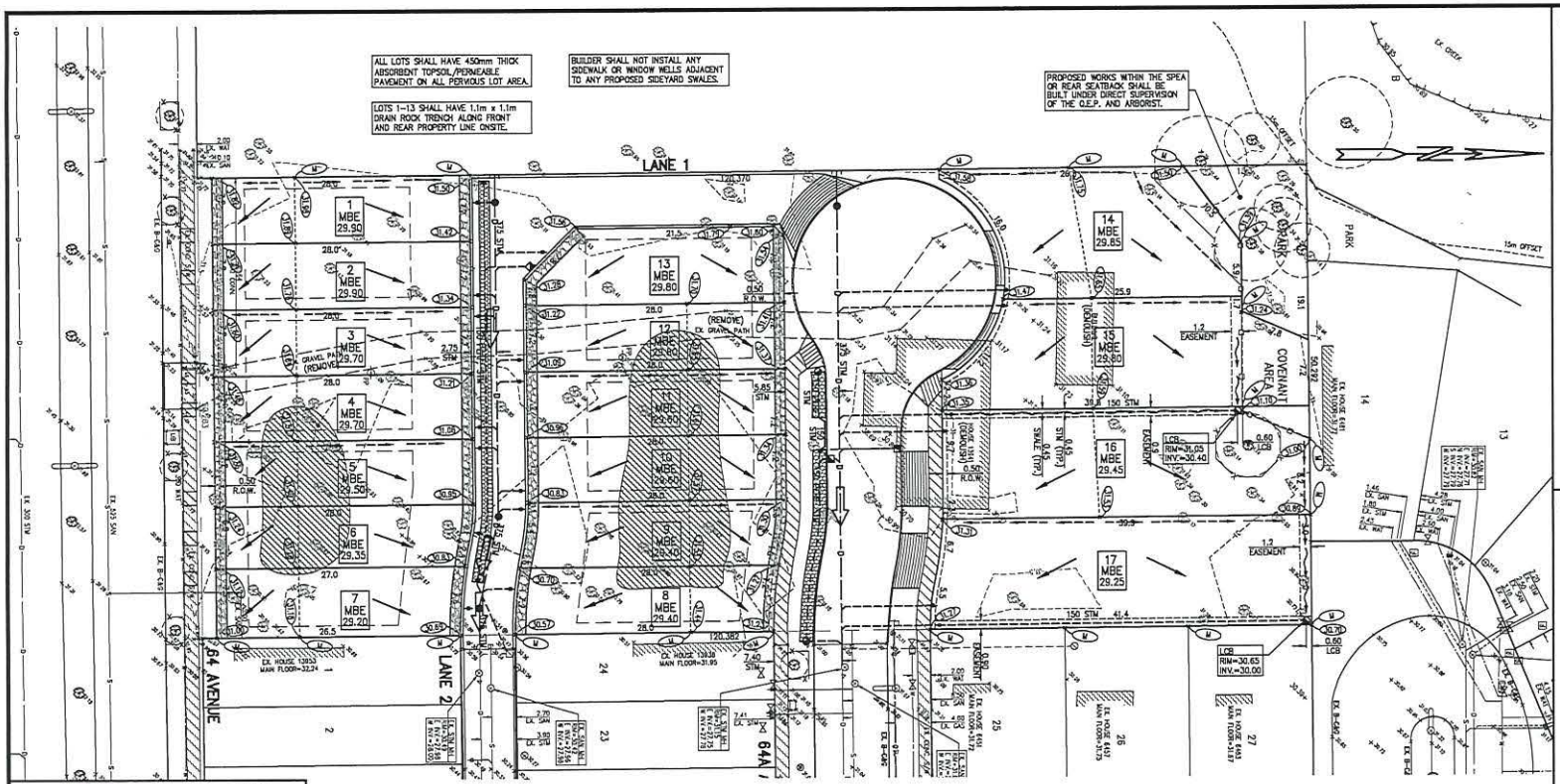
SEAL

Jun 22, 2021

SCALE: HOR. 1:1500 VERT.	
DESIGNED	SZ
DRAWN	AKG
REVIEWED	JB/MCK
DATE (YYYY.MM.DD)	2018-05
CONSULTANT PROJ. NO.	16037
DWG. NO.	10
REV.	4
SURREY PROJECT NUMBER	7816-0258-00
DRAWING TYPE	DRAINAGE

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

SCHEDULE B



LOT GRADING LEGEND

- 1 / MBE 53.80 — LOT NUMBER AND MINIMUM BUILDING ELEVATION
- SWALE BY BUILDER DENOTING DIRECTION OF FLOW FOR SURFACE RUNOFF AND SIDEYARD SWALES
- SWALE BY DEVELOPER'S CONTRACTOR DENOTING DIRECTION OF FLOW FOR SURFACE RUNOFF FOR SWALES CUNSTRUCTED IN R.O.W.'S AND EASEMENTS
- DIRECTION OF SURFACE FLOW
- EXISTING GROUND SURFACE ELEVATION
- FINISHED GRADE ELEVATION (WHERE DIFFERS FROM EX. GRADE ELEVATION)
- MEET EXISTING GROUND SURFACE ELEVATION
- FINISHED TOP OF RETAINING WALL ELEVATION
- 100 YR. FLOOD PATH IN PIPE
- 100 YR. FLOOD PATH BELOW GROUND SURFACE
- 100 YR. FLOOD PATH OVERLAND
- EXISTING GROUND SURFACE CONTOUR
- EXISTING SWALE
- MIN. 600mm LAWN CATCHBASIN TO SURREY STD.
- FILL IN EXCESS OF 0.5m
- 1.1m x 1.1m DRAIN ROCK TRENCH BY BUILDER. SEE DETAIL THIS SHEET.
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION BARRIER FENCE
- RIDGELINE

LOT GRADING NOTES:

1. ALL WORK SHOWN TO BE PERFORMED BY DEVELOPER SHALL BE PERFORMED BY DEVELOPER'S SERVICING CONTRACTOR.
2. M.B.E. IS MINIMUM BUILDING ELEVATION AND IS THE LOWEST LEVEL TO WHICH THE CRAWL SPACE SLAB COAT, BASEMENT SLAB, AND/OR SLAB ON GRADE SHALL BE SET AND SHALL NOT BE LOWER THAN ELEVATION SHOWN.
3. THE M.B.E. MAY BE ADJUSTED IF IT CAN BE SHOWN THAT LOCAL STORM IMPROVEMENTS BRING THE 100 YR HGL BELOW GRADE OR BUILDING LOCATION IS CLOSE TO FRONT OF LOT. THE M.B.E. MAY ONLY BE ADJUSTED WITH THE WRITTEN CONFIRMATION OF A PROFESSIONAL ENGINEER AND THE SURREY BUILDING DEPARTMENT.
4. DISCHARGE RAIN WATER LEADERS TO SPLASH PADS.
5. DEVELOPER'S ENGINEER TO CERTIFY ROUGH LOT GRADING PRIOR TO BUILDING PERMIT ISSUANCE.
6. A SECTION 215 RESTRICTIVE COVENANT FOR SILT CONTROL SHALL BE REGISTERED BY DEVELOPER.
7. ALL SWALES IN R.O.W.'S AND EASEMENTS SHALL BE CONSTRUCTED BY CONTRACTOR AND SHALL BE GRADED, TOPSOILED AND SODDED FOR THE FULL EXTENT TO PROPERTY LINE. ALL SWALES NOT IN R.O.W.'S OR EASEMENTS SHALL BE CONSTRUCTED BY BUILDER.
8. CONTRACTOR SHALL NOT DISTURB ANY VEGETATION IN SETBACK AREAS (i.e. AREAS BEYOND SETBACK FENCE LINE)
9. ALL LAWNBASIN LEADS SHALL BE 150mm DIAMETER.
10. DEVELOPER'S CONTRACTOR SHALL CONTACT SHEENA FIELDS AT 604-501-5166 TO INVITE HIM TO THE PRE-CONSTRUCTION MEETING AND TO DISCUSS TREE PROTECTION REQUIREMENTS AND REMOVAL OF HAZARDOUS TREES AT TIME OF SITE CLEARING.
11. MAX. SLOPES SHALL BE 3H:1V.
12. NO LOW SPOTS OR DEPRESSIONS SHALL BE CREATED. UNIFORMLY GRADE SITE AND PARK TO CREATE A GROUND CONTOUR FOR SURFACE WATER TO RUNOFF TO STORM SYSTEM.
13. ALL EXCAVATION SOIL MATERIAL SHALL BE DEPOSITED OFF-SITE AT PERMITTED DUMP SITE.
14. CONTRACTOR SHALL COMPLY WITH CITY ESC BY-LAW.
15. THE BUILDER AND OR OWNER WILL NOT AT ANY TIME CONSTRUCT, INSTALL OR OTHERWISE PUT IN PLACE ANY BUILDING OR STRUCTURES OR IMPROVEMENTS ON, OVER, OR UNDER ANY SERVICE RIGHT-OF-WAY (SRW).

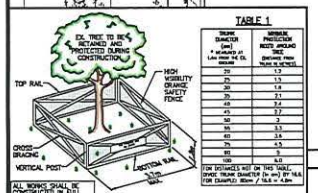


TABLE 1

TRUNK DIAMETER (cm) * MEASURED AT 1.4m FROM THE EX. GROUND	MINIMUM PROTECTION WIDTH AROUND TREE (MEASURED FROM TRUNK IN METRES)
10	1.2
15	1.5
20	1.8
25	2.1
30	2.4
35	2.7
40	3
45	3.3
50	3.6
55	3.9
60	4.2
65	4.5
70	4.8
75	5.1
80	5.4
85	5.7
90	6
95	6.3
100	6.6

FOR DISTANCES NOT ON THIS TABLE, DRAW TRUNK DIAMETER (in cm) BY 14.8. FOR EXAMPLE: 85cm / 14.8 = 5.8m

TEMPORARY TREE PROTECTION BARRIER
N.T.S.

CONSTRUCTION SPECIFICATIONS:

1. CONSTRUCT TREE PROTECTION BARRIERS FROM CONVENTIONAL UNTREATED 2"X4"s FOR VERTICAL POSTS, CROSS-BRACING ON AN "X" AND TOP AND BOTTOM RAILS ALTERNATIVELY, ROUND (MINIMUM 8cm DIAMETER) UNTREATED VERTICAL POSTS MAY BE USED INSTEAD OF VERTICAL 2"X4" POSTS.
2. MINIMUM INSTALLED HEIGHT SHALL BE 1.2m ABOVE EXISTING GROUND.
3. MAXIMUM SPACING BETWEEN VERTICAL POSTS SHALL BE 3.0m.
4. VERTICAL POSTS SHALL BE DRIVEN FIRMLY INTO THE EXISTING GROUND CORE SO THAT THE FINAL STRUCTURE IS STURDY.
5. SECURELY ATTACH AROUND THE PERIMETER OF THE TREE PROTECTION BARRIERS HIGH VISIBILITY ORANGE SAFETY FENCE (UV STABILIZED HIGH DENSITY POLYETHYLENE OR APPROVED EQUIVALENT).
6. WEATHER-PROOF SIGNAGE SHALL BE POSTED ON EACH TREE PROTECTION BARRIER (MINIMUM 11"x17") AND LABELLED AS FOLLOWS:

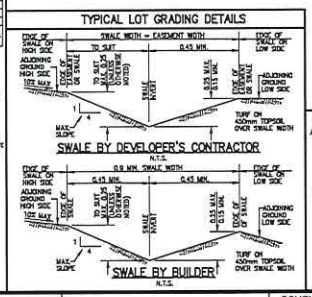
NO ENTRY
TREE PROTECTION ZONE
Entry into this protected area is prohibited unless authorized in writing by the Parks, Recreation & Culture Department. For more information contact the Urban Forestry Section (604) 591-4671

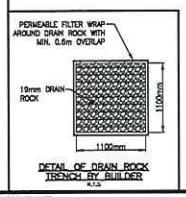
7. TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED AT A MINIMUM JUST OUTSIDE THE TREE BRANCHES (DRIPLINE), AS CALCULATED IN TABLE 1, OR AS DETERMINED BY THE ARBORIST IN THE ARBORIST REPORT (WHICHEVER IS GREATER).

SEQUENCING:

8. TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION COMMENCING ON-SITE AND THE CONTRACTOR SHALL MAINTAIN AND KEEP UPRIGHT ALL TREE PROTECTION BARRIERS DURING CONSTRUCTION.
9. THIS DETAIL AND SPECIFICATIONS SHALL NOT BE APPLIED TO PROTECTION OF BOULEVARD TREES.
10. NO ENTRY INSIDE OR AGAINST THE TREE PROTECTION BARRIERS SHALL OCCUR, INCLUDING:
    - POSTS POSITIONING
    - TRENCHING OR DIGGING
    - FILL OR GRADE CHANGES
    - GARBAGE AND/OR EQUIPMENT STORAGE
    - SURFACE TREATMENT OR EXCAVATING
    - IGN. PILING
    - CHEMICAL MIXING
    - CONSTRUCTION OR EQUIPMENT STORAGE
    - SURFACE TREATMENTS OR EXCAVATING.

TYPICAL LOT GRADING DETAILS





PRIOR TO ANY CONSTRUCTION (IN PARTICULAR TREE CUTTING), CONTRACTOR SHALL CONTACT ARBORIST TO DETERMINE WHICH TREES TO BE CUT DOWN AND REMOVED. NO TREES SHALL BE CUT DOWN WITH OUT ARBORIST WRITTEN AUTHORIZATION.

0m 5m 10m 15m 20m 25m
SCALE: 1:250

LEGAL DESCRIPTION: LOT 37 EXCEPT PART IN PLAN BCP13604 SECTION 16 TOWNSHIP 2 NWD PLAN 34345

SURVEY BENCHMARK: MON: 87B3 LOC: 138 STREET & 64 AVENUE
SCALE FACTOR: ELEV.: 34.40m (GEODETIC)

REV.	DATE	DESCRIPTION	BY
–	MAY 31/21	ISSUED FOR SA	EY
–	MAY 28/21	ISSUED FOR TENDER	EY
8	MAY 25/21	MUNICIPAL REQUIREMENTS	EY
7	APR 20/21	MUNICIPAL REQUIREMENTS	EY
–	MAR 12/21	ISSUED FOR DETAILING	EY

NOT FOR CONSTRUCTION

CONSULTANT
Hub Engineering Inc.
Engineering and Development Consultants
Member PACIFIC LAND GROUP
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

CITY OF SURREY

CLIENT: 1069455 BC LTD.
#206 – 13049 – 76 AVENUE, SURREY, B.C., V3W 2V7
TEL: 604-596-9040 FAX: 604-596-9291

TITLE: LOT GRADING PLAN
13941 – 64 AVENUE

SEAL

Jun 22, 2021

SCALE: HOR. 1:250 VERT.	
DESIGNED	EY
DRAWN	AKG
REVIEWED	JB/MCK
DATE (YYYY.MM.DD)	2018-05
CONSULTANT PROJ NO.	16037
DWG. NO.	11
REV.	8
SURREY PROJECT NUMBER	7816-0258-00
DRAWING TYPE	LOT GRADING

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

SCHEDULE B

APPENDIX F

Construction Environmental Management Plan (CEMP) for 13941 64th Avenue, Surrey, BC

ENKON Environmental Ltd.

ENKON

SCHEDULE B

February 15, 2022

ENKON ENVIRONMENTAL

207 – 5550 152nd Street
Surrey, BC
V3S 5J9
Phone: 604-574-4477
Fax: 604-574-4353
enkon@enkonenv.com
www.enkonenvironmental.com

City of Surrey
Planning and Development Department
13450 - 104 Avenue
Surrey, BC
V3T 1V8

Attention: Mr. Kevin Shackles, Planner

RE: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) 13941 64 AVENUE (APPENDIX C FOR ECOSYSTEM DEVELOPMENT PLAN)

ENKON Project#. 1872-001 City of Surrey File#. 16-0258-00

INTRODUCTION

An existing single-family residential lot is proposed for subdivision into 17 single family lots at 13941 64 Avenue in Surrey (Figure 1). The construction environmental management plan (CEMP) presented herein is intended to define the locations of environmental sensitivities, timing constraints regarding vegetation clearing (if required), and project specific best management practices to mitigate risks to the environment and water quality.

ENVIRONMENTAL SENSITIVITIES

The primary environmental sensitivity related to the development is the Class A watercourse, Reedville Creek, located within a ravine northwest of the Property. There is a 30 m streamside setback area associated with this watercourse based on Part 7A, Section, B.2 of Surrey's Zoning Bylaw and a 14 m provincial Streamside Protection and Enhancement Area (SPEA).

Vegetation removal will require consideration of breeding bird activities. Specifically, Section 34 of the *Wildlife Act* protects birds through the prohibition of the possession, taking, or destroying the following:

(i) a bird or its egg,

(ii) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or

(iii) the nest of a bird not mentioned in (ii), when the nest is occupied by a bird or its egg unless authorized under permit.

ENVIRONMENTAL MONITOR

The Environmental Monitor for the development is not determined at this time.

MITIGATION MEASURES

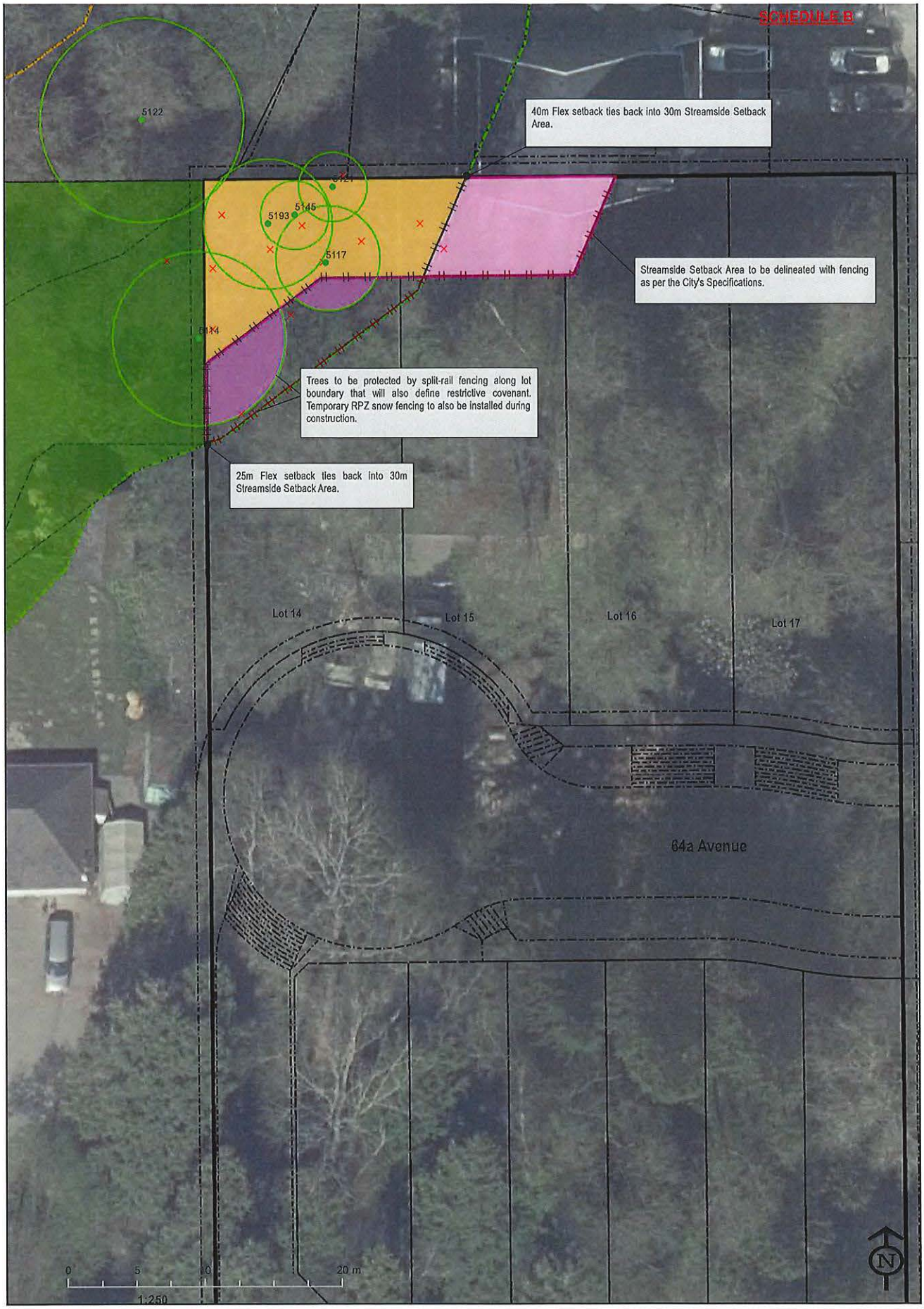
Table 1 summarizes mitigation measures and best management practices shall be applied during construction activities at 7881 138 Street Avenue. Contractors shall review the CEMP prior to works and a copy of the document shall be available on site at all times.

Table 1 CEMP Mitigation Measures and BMPs

Sensitivity	Mitigation #	Mitigation
Aquatic Resources	1.01	Install temporary snow fencing at the edge of the proposed split rail fencing/restrictive covenant boundary. There shall be no encroachment into this area during construction. Fencing should extend to the northern and south property lines.
	1.02	Implement BMPs per Schedule B of the City's ESC Bylaw as required, including access/egress pads, formal perimeter controls, catch basin protection (if present), disturbed surfaces protection, and road sweeping. Cover stockpiled materials with polyethylene sheeting or tarps. Immediately treat and seed exposed surfaces with straw mulch following completion of grading. Avoid machine work during wet conditions.
Wildlife	2.01	If any vegetation clearing will occur between March 1 and August 31, a breeding bird survey is required. Contact the Environmental Monitor to arrange breeding bird surveys. A raptor nest survey should be completed prior to clearing, no matter the time of year, to ensure that no new protected nest have been constructed since initial field assessments.
	2.02	Any bird nests, whether active or not, found in the vicinity of construction works shall be reported to the Environmental Monitor. Active bird nests will require a buffer and mitigation plan, which will be determined by the Environmental Monitor.
	2.03	If wildlife is encountered, allow for safe passage through the project area and avoid disturbance with machinery.
	2.04	To avoid attractants for wildlife, food products and waste should be stored in sealed containers,

Sensitivity	Mitigation #	Mitigation
Invasive Species	3.01	Separate native plants from noxious weeds and invasive plants (e.g. Himalayan blackberry) during any vegetation clearing activities. Invasive plant materials shall be bagged and transported for incineration or deep burial.
Spills	4.01	Keep spill kits on site appropriately sized for the vehicles / equipment being used.
	4.02	Maintain and inspect vehicles and equipment regularly for leaks.
	4.03	Report any spills to the Environmental Monitor immediately. Depending on the size and type of material spill, it may be reportable to external agencies. Any spill to water is reportable to Emergency Management BC (1-800-663-3456).
	4.04	If a spill has occurred, do the following, as appropriate: 1. Stop any further leakage; 2. Contain the spill to prevent it from reaching a watercourse or ditch, making a temporary dam, if necessary. Use absorbent booms if water reaches a watercourse; 3. Use the spill kit absorbent pads to clean up the spill; and 4. Recover the product or saturated absorbent pads in the empty drums marked "SPILL RECOVERY".
Noise	5.01	Comply with the City of Surrey's Noise Bylaw No. 7044, which limits construction to 07:00 hours to 22:00 hours from Monday through Saturday. Construction is not permitted at any time on Sunday.

SCHEDULE B



Legend

- Parcels
- Proposed Flex SPA Boundary
- Design
- Park
- High Water Mark
- 30m Setback
- Survey ToB
- Tree Removal
- Tree Retention

Fencing
Type
- Split-rail
- Black vinyl-coated chain-link

Safeguarding
Type
- Conveyance
- Covenant
- Covenant (RPZ)

Prepared by: ENKON Environmental Ltd.

Modified: April, 2021
NAD 83, Zone 10N

13941 64th Avenue
Construction Environmental Management Plan

Figure 1

Client:
Crescent Creek Homes Inc.

INSPECTION SCHEDULE

The project's primary QEP (ENKON), will conduct inspections at the following milestones:

a) Pre-Construction Inspection and Reporting

ENKON will conduct a pre-construction meeting prior to issuance of the building permit. The inspection will include the following:

- The QEP will ensure that temporary construction fencing has been installed outside of the streamside setback and restrictive covenant area to ensure no encroachment occurs during any construction activities;
- The QEP will ensure that applicable ESC measures are in place prior to construction; and
- The QEP will provide the City with summary letters for each visit to keep the Planner up to date with site conditions.

b) Development Completion Inspection & Reporting

ENKON anticipates that the city will require an inspection as part of development completion to release at closure of the development permit. The inspection will confirm the following:

- Removal of temporary snow fencing;
- Installation of permanent fencing along the correct alignment;
- Removal of ESC measures/final site stabilization; and
- Completion of a summary inspection letter to be submitted to the City's Planner.

If you have any further questions or comments, please do not hesitate to contact us.

Prepared by:

Tracy Anderson

Tracy Anderson, B.Sc., R.P.Bio. (#1863)
Senior Project Manager
ENKON Environmental Limited

SCHEDULE B

APPENDIX G

2021 SEDPA Cost Estimate Table for Securities

ENKON

SCHEDULE B

CITY OF SURREY
the future lives here.

2021 SEDPA Cost Estimate Table for Securities

Date	November 3, 2021
City of Surrey Project No.	16-0258-00
Site Address	13941 64 Avenue
Landscape Firm	To be determined
Environmental Consultant (& Company)	ENKON Environmental Ltd.
Area to be Remediated (m^2)	78 (5 trees at 4 m spacing)

	Item	Quantity	Unit Cost[1]	Unit	Totals
1	Fencing (Split rail)	39	$84.87	l.m.	$ 3,309.93
	Fencing (Vinyl-coated chain link)	32	$106.09	l.m.	$
	Chain link cost included in servicing agreement				
2	Invasive Removal (mechanical – initial prep)		$12.73	m^2	$
3	Invasive Removal (brushing)	78	$5.30	m^2 / year	$ 1,240.20
4	Mulching		$6.90	m^2	$
5	2 gal shrub[2]		$10.61	shrub (per 1m^2)	$
6	5 gal tree[2]	5	$21.22	tree (per 3m^2)	$ 106.10
7	Perennials (10 cm pot)[2]		$2.12	forb (per 0.25 m^2)	$
8	Riparian grass seed blend (broadcast)[2]		$0.21	m^2	$
9	Watering	78	$0.52	(per m^2) x 24[3]	$ 973.44
10	Planting Installation (labour)	78	$10.61	m^2	$ 827.58
10	Administration (City of Surrey)[4]	78	$10.61	m^2	$ 827.58
11	Other: Soil amendment[5]		$31.83	m^3	$
	Other: Monitoring Costs (QEP)	5	$ 500	per year	$ 2,500
				SUBTOTAL	$ 8,987.25
				10% Contingency	$ 898.73
				SUBTOTAL	$ 9855.98
				5% GST	$ 492.80
				GRAND TOTAL FOR 5 YEAR RESTORATION PLAN	$ 10,348.78

Notes: 1. Based on costs incurred by the City, should these works not be properly undertaken. 3% inflation increase is required annually.
2. All vegetation species must be 100% native, and selected based on shade, moisture and soil requirements. QEPs are expected to select species that naturally occur within the subject area. Climax species are not usually appropriate for disturbance areas.
3. 24 watering periods was determined from 12 waterings during drought months for the first two years of establishment.
4. Required if the City needs to take on the works due to inaction or poor maintenance.
5. Imported topsoil is not a requirement unless substrate has been completely denuded of all topsoil, and the QEP thinks that addition of topsoil amendment would be required. Topsoil must be tested and meet planting and safety requirements for invasive species, heavy metals, organic content and salinity.

H - 3

ACTION REQUIRED: Final Adoption

TYPE: Zoning Amendment / HA

PURPOSE: Bylaw No. 20162
RH to CD- to permit the development of a three-storey mixed use building consisting of 18 rental apartment units and 477 square metres of ground-floor commercial space

Bylaw No. 20163
To enter into a Housing Agreement to secure the rental apartment units for a period of 20 years.

LOCATION: 14188 - 62 Avenue

PROCESSING DATES:

Bylaw No. 20162

October 5, 2020 - 3rd: Carried RES. R20-1516 with Councillor Pettigrew opposed

September 14, 2020 - 1st/2nd/PH: Carried RES.R201327/1328/1329
Approval to Proceed: Planning Report No. 7918-0132-00

Bylaw No. 20163

September 14, 2020 - 1st/2nd/3rd: Carried RES.R20-1330/1331/1332
Approval to Proceed: Planning Report No. 7918-0132-00

DEVELOPMENT PERMIT

September 14, 2020 - Approval to Draft: Carried RES.R20-1326

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO: **City Clerk, Legislative Services Division**

FROM: **Director of Development Planning**
Planning & Development Department

DATE: **April 16, 2024** FILE: **7918-0132-00**

RE: **By-law No. 20162**
Development Application No. 7918-0132-00

ADDRESS: 14188 62 Avenue

OWNER: Sabremark Developments Inc (**Director Information**: R. Shoker)

AGENT: Rikki Shoker
Sabremark Developments Inc.
603 Townline Road
Abbotsford, BC V2T 6C8

PROPOSAL: Rezoning from RH to CD (based on RM-30 and C-5)

Development Permit No. 7918-0132-00

NCP Amendment to redesignate the site from Mixed Commercial-Residential (Townhouses) to Mixed Commercial-Residential (Apartments)

Housing Agreement

To permit the development of a three-storey mixed-use building consisting of 18 rental apartment units and 477 square metres of ground-floor commercial space.

Housing Agreement Authorization Bylaw, 2020, No. 20163 received Third Reading on September 14, 2020. Rezoning By-law No. 20162 received Third Reading on October 5, 2020.

All conditions of approval with respect to these By-laws have been met. It is in order for Council to grant Final Adoption to these By-laws.

It is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from Mixed Commercial-Residential (Townhouses) to Mixed Commercial-Residential .

Staff was authorized to draft Development Permit No. 7918-0132-00 on September 14, 2020.

It is now in order for Council to issue attached Development Permit No. 7918-0132-00 and to authorize the Mayor and Clerk to execute the Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Permit at Land Title Office, pending a new legal description for the property.

Shawn Low, Director of Development Planning
HK1

CITY OF SURREY

BYLAW NO. 20162

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.

2. The Zoning Bylaw is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of the Zoning Bylaw, as follows:

FROM: HALF ACRE RESIDENTIAL ZONE (RH)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 029-763-070
Lot 3 Section 9 Township 2 New Westminster District Plan EPP39402

(14188 – 62 Avenue)

(hereinafter referred to as the "*Lands*")

3. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *multiple unit residential building* and related *amenity spaces*, and neighbourhood commercial uses, which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Multiple Unit Residential Buildings*.

2. The following uses are permitted, provided that they are restricted to the ground floor of a *multiple unit residential* building and that the maximum gross floor area of each individual business does not exceed 370 square metres [4,000 sq. ft.]:

   (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;

   (b) *Personal service uses*, limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;

   (c) Office uses excluding *social escort services* and *methadone clinics*;

   (d) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;

   (e) Indoor *recreational facilities*, excluding a gymnasium; and

   (f) *Community service*.

3. *Eating establishments* excluding *drive-through restaurants*, provided that they are restricted to the ground floor of a *multiple unit residential building* and the maximum *gross floor area* of each individual business does not exceed 150 square metres (1,615 sq. ft.).

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres (3,230 square feet), whichever is smaller.

2. The maximum *density* may be increased to a *floor area ratio* of 1.01 if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G of the Zoning Bylaw.

3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2(a) of this Zone.

4. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 63%.

2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback / **Use**	*Front Yard*	*Rear Yard*	*Side Yard*	*Side Yard* on *Flanking Street*
Principal Buildings and Accessory Buildings and *Structures*	2.0 m. [6.5 ft.]	3.0 m. [10 ft.]	12.0 m. [39 ft.]	4.0 m. [13 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

3. Notwithstanding the definition of *setbacks* in Part 1 Definitions of the Zoning Bylaw, decks, porches, and roof overhangs may encroach up to 1.0 metre [3 ft.] into the required *setbacks*.

4. Not withstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, *underground parking* may be located up to 0.5 metres [1.6 ft.] from the south *lot line*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

1. *Principal buildings*: The *building height* shall not exceed 13.1 metres [43 ft.].

2. *Accessory buildings* and *structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.

2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

3. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the *lot* as follows:

   (a) Outdoor *amenity space*, in the amount of 3.0 sq. m. per *dwelling unit*;

   (b) Outdoor *amenity space* shall not be located within the required *setbacks*; and

   (c) Indoor *amenity space*, in the amount of 3.0 sq. m. per *dwelling unit*.

2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

***Lot* Size**	***Lot* Width**	***Lot* Depth**

2,500 sq. m. [0.6 acre]	32 metres [104 ft.]	66 metres [216 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions of the Zoning Bylaw.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of the Zoning Bylaw.

7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for the residential portion and the C-5 Zone for the commercial portion.

9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

10. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20162".

PASSED FIRST READING on the 14th day of September, 2020.

PASSED SECOND READING on the 14th day of September, 2020.

PUBLIC HEARING HELD thereon on the 5th day of October, 2020.

PASSED THIRD READING on the 5th day of October, 2020.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____ MAYOR

_____ CLERK

CITY OF SURREY

BYLAW NO. 20163

A bylaw to authorize the City of Surrey to enter into a Housing Agreement

. . . . . .

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "*Local Government Act*"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, enacts as follows:

1. The City of Surrey is hereby authorized to enter into a housing agreement in the form attached as Schedule A and forming part of this Bylaw (the "Housing Agreement") with the following party:

   Sabremark Developments Inc.
   603 Townline Road
   Abbotsford, BC
   V2T-6C8

   and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

   Parcel Identifier: 029-763-070
   Lot 3 Section 9 Township 2 New Westminster District Plan EPP39402

   (14188 – 62 Avenue)

   (the "Lands");

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.

3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.

4. This Bylaw shall be cited for all purposes as "The Sabremark Developments Inc. Housing Agreement, Authorization Bylaw, 2020, No. 20163".

PASSED FIRST READING on the 14th day of September, 2020.

PASSED SECOND READING on the 14th day of September, 2020.

PASSED THIRD READING on the 14th day of September, 2020.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, _____.

_____ MAYOR

_____ CLERK

HOUSING AGREEMENT
(Section 483, Local Government

Act) THIS AGREEMENT is made on the __ day of April, 2024

BETWEEN:

SABREMARK DEVELOPMENTS INC.
A British Columbia company (Incorporation No. BC1227722),
having an office at 603 Townline Road, Abbotsford, B.C. V2T 6C8

(the "Owner")

AND:

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

(the "City")

WHEREAS:

A. The Owner is the legal and beneficial owner of the Lands (as hereinafter defined);

14188 62 Avenue, Surrey, B.C.
PID: 029-763-070
Lot 3 Section 9 Township 2 New Westminster District Plan EPP39402

B. The Owner has made application for an amendment to the Neighborhood Concept Plan from Mixed Commercial-Residential (Townhouse) to Mixed Commercial-Residential (Apartments), to rezone the Lands from RH to CD (underlying RM-30) and a Development Permit to construct one 3-storey building on the Lands (the "Building") containing approximately 18 residential apartment units (the "Apartment Units") and amenity space, over approximately 5133 square feet of commercial space (the "Commercial Space"), and an underground parkade (the "Parkade"), together with related improvements;

C. As part of the application for the amendment the Owner has voluntarily agreed to enter into a housing agreement pursuant to section 483 of the Local Government Act to ensure that, during the Term, all of the Apartment Units are used only for Market Rental Housing;

D. Section 483 of the Local Government Act permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements;

NOW THIS AGREEMENT WITNESSES that for good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge and agree to and will not be denied, the Owner and the City covenant and agree as follows:

ARTICLE I. DEFINITIONS

Section 1.01 Definitions

(a) "Agreement" means this Housing Agreement;

(b) "Apartment Units" means containing approximately 18 residential apartment units in the Building;

(c) "Building" means one 3-storey building on the Lands;

(d) "City Personnel" means any and all of the elected and appointed officials, and officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, and volunteers of the City from time to time;

(e) "Commencement Date" means the date that is the first day of the month following the month in which the Occupancy Permit for the Building is issued by the City;

(f) "Commercial Space" means approximately 5133 square feet of commercial space in the Building;

(g) "Development" means the development of the on the Lands done in accordance with the Development Permit;

(h) "Development Permit" means Development Permit _____ issued by the City authorizing development on the Lands, as amended from time to time;

(i) "Land Title Act" means the Land Title Act, R.S.B.C., 1996, c. 250, as amended, replaced, restated, or re-enacted from time to time;

(j) "Lands" means:

14188 62 Avenue, Surrey, B.C.
PID: 029-763-070
Lot 3 Section 9 Township 2 New Westminster District Plan EPP39402

(k) "Land Title Office" means the New Westminster Land Title Office;

(l) "Local Government Act" means the Local Government Act, R.S.B.C. 2015, c. 1, as amended, replaced, restated, or re-enacted from time to time;

(m) "Losses" means any and all damages, losses, fines, penalties, costs (including legal costs on a solicitor and own client basis), actions, causes of action, claims, demands, liabilities, indirect or consequential damages (including loss of profit and loss of use and damages arising out of delays) and expenses of every nature or kind whatsoever

(n) "Market Rental Rate" means the average rental rate per square foot for the Market Rental Units, as determined from time to time by the Owner;

(o) "Market Rental Unit" means a Rental Unit that is rented at market rates, as may be determined from time to time by the Owner;

(p) "Notice" has the meaning given to it in Section 2.02;

(q) "Occupancy Permit" means a permit issued by the City authorizing the use and occupation of any building, development or partial development on the Lands, whether such permit is temporary, conditional or final;

(r) "Owner" means Sabremark Developments Inc. and its respective successors in title from time to time as the registered or beneficial owner(s) of any portion of the Lands;

(s) "Parkade" means the underground parkade comprising apart of the Building;

(t) "Rental Housing" means a dwelling unit that is not occupied by the registered or beneficial owner of the same, but which is made available by such owner to the general public at arms' length, for use as residential rental accommodation on a month-to-month or longer basis, excluding rentals for purposes of Tourism Accommodation (as such term is defined in the Zoning By-law) and excluding rentals for any less than 30 consecutive days, in accordance with this Agreement, reasonably prudent landlord-tenant practice for rental residential accommodation, and any and all laws applicable thereto, including, without limitation, residential tenancy and human rights legislation in British Columbia;

(u) "Rental Unit" means an Apartment Unit as a Market Rental Unit;

(v) "Residential Tenancy Act" means the Residential Tenancy Act, S.B.C. 2002, c. 78, as amended, replaced, restated, or re-enacted from time to time;

(w) "Term" has the meaning ascribed thereto in Section 2.01; and

(x) "Zoning By-law" means the City's Zoning By-law 12000, as amended, replaced, or replaced from time to time.

ARTICLE II -TERM AND NOTICE

Section 2.01 Term

The term (the "Term") of this Agreement will commence on the Commencement Date and will end on the date that is 20 years from the date when an Occupancy Permit is issued for the originally constructed Market Rental Units.

Section 2.03 Notice of Housing Agreement

The Owner acknowledges that the City may file in the Land Title Office on title to the Lands a notice (the "Notice") of this Agreement and any amendments made thereto from time to time in accordance with Section 5.07.

ARTICLE III RESTRICTIONS ON AND CONDITIONS OF USE

Section 3.01 Owner's Covenants

The Owner covenants and agrees that throughout the Term:

(a) the Lands and the Apartment Units, will not be used in any way that is contrary to the terms of this Agreement;

(b) the Owner shall be solely responsible for leasing the Apartment Units from time-to-time on such terms as the Owner determines, provided such terms are in accordance with this agreement.

(c) the Owner covenants and agrees to operate the Apartment Units as Market Rental Units and agrees that the Apartment Units shall be Market Rental Units available for rent during the Term of this Agreement.

(d) the Owner shall, prior to conveying title to any of the Apartment Units, obtain the written consent of the City to do so, such consent not to be unreasonably withheld;

(e) the Owner will insure, or cause to be insured, the Building and all parts thereof to the full replacement cost against perils normally insured against in the City by reasonable and prudent owners of similar buildings and lands; and

(f) unless and until the City consents otherwise in writing by way of an amendment to this Agreement on request of the Owner, the Owner will keep and maintain the Apartment Units in good repair and in a safe, clean, neat and tidy condition, reasonable wear and tear excepted, and fit for human habitation and consistent with the general standards required by the Residential Tenancy Act and all other applicable statutes, regulations, bylaws, and rules in effect from time to time for residential rental buildings of similar age and character in the City of Surrey from time to time and will comply with the same, including health and safety standards applicable to their use as Market Rental Housing.

ARTICLE IV ENFORCEMENT AND LIABILITY

Section 4.01 Enforcement

If the Owner fails to enforce compliance with the terms and conditions of Section 3.01 of this Agreement, then it is specifically understood and agreed that the City will be entitled, but will not be obliged, to enforce the terms and conditions of Section 3 of this Agreement.

Section 4.02 Indemnity

(a) The Owner will indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and its respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all of any of them shall or may be liable for or suffer or incur or be put to by reasons of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.

(b) Provided that the City is in compliance with the terms and conditions of this Agreement, the Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by this Agreement.

ARTICLE V. GENERAL PROVISIONS

Section 5.01 Interpretation

In this Agreement:

(a) Any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires.

(b) Wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa as the context or the parties so require.

(c) The captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof.

(d) References to the or this "Agreement" and the words "hereof", "herein" and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Article, Section, subsection or other subdivision is a reference to the designated Recital, Article, Section, subsection or subdivision hereof.

Section 5.02 Records

During the Term, the Owner will keep accurate records pertaining to the use and occupancy of the Apartments Units as necessary to reasonably demonstrate compliance by the Owner with the requirements of this Agreement, such records to be to the satisfaction of the City, acting

reasonably. At the request of the City, from time to time, the Owner will make such records available for inspection and copying by the City. The City will comply with the Owner's statutory obligations with respect to privacy of such information.

Section 5.03 Legislation

Any reference to a law or statute herein includes and is a reference to such law or statute and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any law or statute or applicable regulation amending, replacing, or superseding any of the same.

Section 5.04 Time

Time shall be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that part may reinstate it by delivering notice to the other party. If a time is specified in this Agreement for observing or performing any obligation, such time shall be Pacific Standard Time.

Section 5.05 No Effect on Rights

Nothing contained or implied herein will prejudice the rights and powers of the City in the exercise of its functions under any public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and this Agreement does not impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement, nor does this Agreement relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

Section 5.06 Benefit of City

The City is a party to this Agreement for the purpose only of receiving the covenants, promises and agreements as provided in the terms of this Agreement and is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Lands, including the Apartment Units or any portion thereof, and the City may at any time execute a release for the discharge of the Notice of this Agreement without liability to anyone for doing so, and without obtaining the consent of the Owner.

Section 5.07 Agreement Runs with the Lands

Following the filing of the Notice in the Land Title Office, this Agreement and, if applicable, any amendments thereto, will be binding on all persons who acquire an interest in the land affected by this Agreement, as amended if applicable. It is further expressly agreed that this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by City Council and thereafter if an amendment is signed by the City and the Owner.

Section 5.08 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered and/or beneficial owner of the Lands or such applicable portions thereof, provided however that notwithstanding that the Owner is no longer the registered nor beneficial owner of the Lands or any portion thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered and/or beneficial owner of the Lands or such portions thereof, as the case may be.

Section 5.9 Enurement

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

Section 5.10 Partial Discharge

The Owner and the City acknowledge and agree that this Agreement and the Notice are only intended to apply to the Apartment Units and not the Commercial Space or the Parkade. The City covenants and agrees that concurrently with the registration of any subdivision plan (including an airspace or subdivision plan, or strata plan pursuant to the *Strata Property Act* (British Columbia) that creates a separate legal parcel or parcels for any of the Commercial Space or Parkade, the City will execute in a registrable form and deliver to the Owner for filing in the applicable land title office, a discharge of this Agreement and the Notice from title to the parcel so created that does not include any of the Apartment Units or any portion thereof.

Section 5.11 Further Assurances

The parties will do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

Section 5.12 Governing Law

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

Section 5.13 Severability

If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

Section 5.14 Waiver

An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

Section 5.15 No Fiduciary Relationship

Nothing contained in this Agreement will be deemed in any way, or for any purpose, to constitute the City a partner, agent or legal representative of the Owner in the conduct of any business or otherwise, or a member of a joint venture or joint enterprise with the Owner, or to create any fiduciary relationship between the City and the Owner.

Section 5.16 Joint and Several

If the Owner consists of more than one person, firm, or corporation, from time to time, the Owner's obligations under this Agreement shall be joint and several.

Section 5.17 Survival

Notwithstanding anything contained herein:

(a) the Owner covenants and agrees that the obligations of the Owner, including without limitation those set out in Article IV, shall survive termination or release of this Agreement; and

(b) the City covenants and agrees that the provisions of Section 4.02 shall survive termination or release of this Agreement.

Section 5.18 Notice

Whenever it is required or desired that either party will deliver or serve a notice on the other, delivery or service will be deemed to be satisfactory if and deemed to have occurred when:

(a) the Clerk of the City or the Owner, or its successor in title, or a director of the Owner or successor in title, if applicable, has been served personally, on the date of service; or

(b) mailed by prepaid registered mail, on the date received or on the sixth day after receipt of mailing by any Canada Post office, whichever is the earlier, so long as the notice is mailed to, in the case of the City, at the address provided in this Agreement, or in the case of the Owner, or its successor in title, at the address noted on the Certificate of Title for the Lands, or to whatever address a party may from time to time provide to the other party.

Section 5.19 Owner's Representations and Warranties

The Owner represents and warrants to and covenants and agrees with the City that:

(a) the Owner has the full and complete power, authority, and capacity to enter into, execute, and deliver this Agreement and the bind all legal and beneficial interests in the title to the Lands with the interests in lands created hereby;

(b) upon execution and delivery of this Agreement and the filing of the Notice, the interests in land created hereby will encumber all legal and beneficial interests to the title to the Lands;

(c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and

(d) the foregoing representations, warranties, covenants, and agreements will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

Section 5.20 Counterparts

This Agreement may be executed and delivered by the parties hereto in one or more Counterparts.

SABREMARK DEVELOPMENTS
by its authorized signatory:

Name: Balreek Neger
Title: Director

CITY OF SUREY
by its authorized signatory(ies)

Name:
Title:

Name
Title:

B. DELEGATIONS - PUBLIC HEARING

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20162" Application: 7918-0132-00

CIVIC ADDRESS: 14188 - 62 Avenue

APPLICANT: Sabremark Developments Inc.
c/o Sabremark Developments Inc. (Rikki Shoker)

PURPOSE: The applicant is seeking to rezone the site from Half-Acre Residential Zone to Comprehensive Development Zone to allow the development of a three-storey mixed-use building consisting of 18 rental apartment units and 477 square metres of ground-floor commercial space.

The Notice of the Public Hearing was read by the City Clerk.

R. Landale, 95 Avenue and 149 Street: The delegation spoke to the removal of trees from the subject and neighbouring sites and projected student impacts.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject and neighbouring site and loss of green infrastructure services.

There was correspondence on table from:

NAME	SUPPORT	OPPOSED	CONCERNED
R. Landale		X	
A. Kaps			X
R. Rafi			X
S. Chang			X

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7918-0132-00

Issued To:

Address of Owner:

A. General Provisions

1. This development 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 permit.

2. This development 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: 029-763-070
Lot 3 Section 9 Township 2 New Westminster District Plan Epp39402

14188 - 62 Avenue

(the "Land")

3. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7918-0132-00 (1) through to and including 7918-0132-00 (20) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed, and maintained in good order in accordance with the landscaping plans prepared by PMG Landscape Architects, and numbered 7918-0132-00 (16) through to 7918-0132-00 (20) (the "Landscaping").

2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.

3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.

2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.

3. The security for Landscaping is to be submitted as follows:

   Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of $182,626.87 (the "Security").

4. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.

5. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.

6. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to compete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.

7. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. If the Owner or shared vehicle operator fails to supply the shared vehicle as required, the City has the option of using the Security to cover all costs of fulfilling the obligations of the shared vehicle agreement. The Owner authorizes the City or its agent to enter upon the Land to complete any work necessary to fulfill the obligations of the shared vehicle agreement.

E. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors, and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

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

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

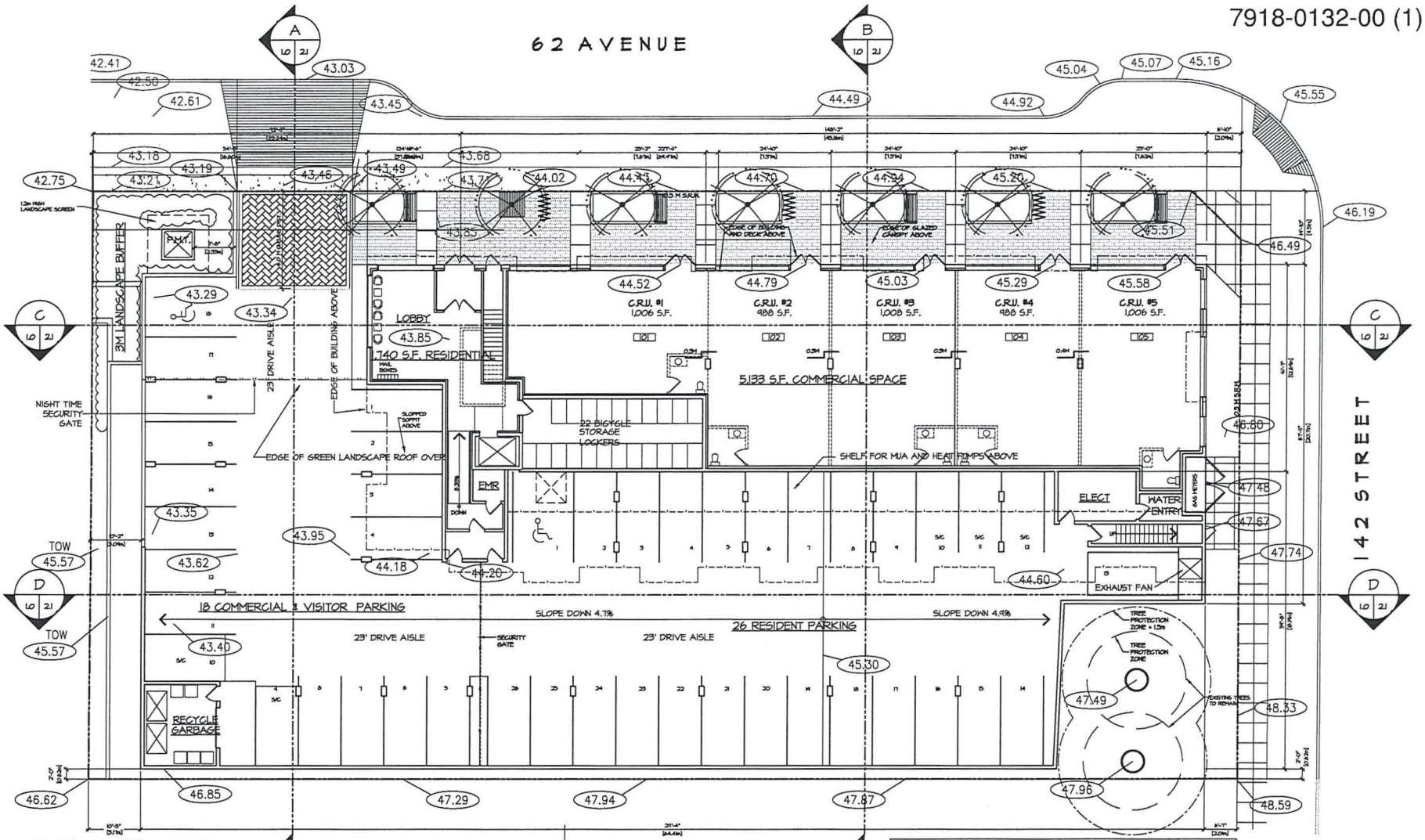
IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: (Signature)

B s. 22(1) Shaker

Nam int)

7918-0132-00 (1)



DEVELOPMENT DATA

ZONING	CD		
SITE AREA :	26,896 S.F.	0.617 AC	0.25 HA
DENSITY :	29.2 U.P.A.	72.0 U.P.HA.	18 UNITS
SITE COVERAGE :	63%	16,997 S.F.	
F.A.R.	1.01	27,145 S.F.	

AMENITY :

REQUIRED :		
OUTDOOR :	582 S.F.	
INDOOR :	582 S.F.	
PROPOSED :		
OUTDOOR :	2,035 S.F.	
INDOOR :	684 S.F.	

NOTE :
BUILDING ENVELOPE AND MECHANICAL SYSTEMS TO COMPLY WITH B.C. ENERGY STEP CODE LEVEL 3

UNIT BREAKDOWN :

1 BEDROOM	4 UNITS
2 BEDROOM	11 UNITS
3 BEDROOM	3 UNITS
TOTAL :	18 UNITS

COMMERCIAL SPACE : 5,133 S.F. 476.9 M2

PARKING :

REQUIRED :		
COMMERCIAL :	3 SPACES PER 100 M2	14.3
RESIDENTIAL :	(1 BED) 4 x 1.3 =	5.2
RESIDENTIAL :	(2 BED +) 14 x 1.5 =	21.0
VISITOR :	18 UNITS x 0.2 =	3.6
TOTAL :		44.1 SPACES
PROPOSED :		44 SPACES

LEVEL 1 PLAN

NORTH

SCALE : 1:100-0"

SETBACKS :

EAST :	2.05 m TO BUILDING FACE
WEST :	3.09 m TO PARKING GARAGE
	16.58 m TO BUILDING FACE
NORTH :	4.00 m TO BUILDING FACE
SOUTH :	12.0 m TO BUILDING FACE

BICYCLE :

REQUIRED :		
RESIDENTIAL :	18 units x 1.2 =	21.6
VISITOR :		6.0
TOTAL :		27.6 SPACES
PROPOSED :		28 SPACES

NOTE:
CONSTRUCT AND INSTALL FOR EVERY RESIDENTIAL PARKING SPACE, 30% OF VISITOR PARKING SPACES AND 20% OF COMMERCIAL PARKING SPACES AN ENERGIZED ELECTRICAL OUTLET CAPABLE OF PROVIDING LEVEL 2 OR A HIGHER LEVEL OF VEHICLE CHARGING AS DEFINED BY SAE INTERNATIONAL'S J1772 STANDARD, AS AMENDED OR REPLACED FROM TIME TO TIME FOR EACH SUCH PARKING SPACE.

UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M2	NUMBER OF UNITS	TOTAL M2	TOTAL S.F.
A	1	673	62.5	2	125.0	1346
A1	1	786	73.0	1	73.0	786
A2	1	831	77.2	1	77.2	831
B	2	986	91.6	2	183.2	1972
B1	2	986	91.6	1	91.6	986
B2	2	986	91.6	1	91.6	986
B3	2	845	78.5	2	157.0	1690
B4	2	959	89.1	2	178.2	1918
C	3	1252	116.3	2	232.6	2504
C1	3	1347	125.1	1	125.1	1347
D	2	983	91.3	1	91.3	983
D1	2	1039	96.5	1	96.5	1039
E	2	962	89.4	1	89.4	962
				18	1611.9	17350

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REVN	DATE	DRN	CHD
ISSUE	DATE	BY	ISSUED FOR

CD-Comp

DESIGN : H.D. DRAWN : DATE : Jly 12 22 SCALE : 1" = 10'-0"

CLIENT : SUMMARK DEVELOPMENTS LTD.

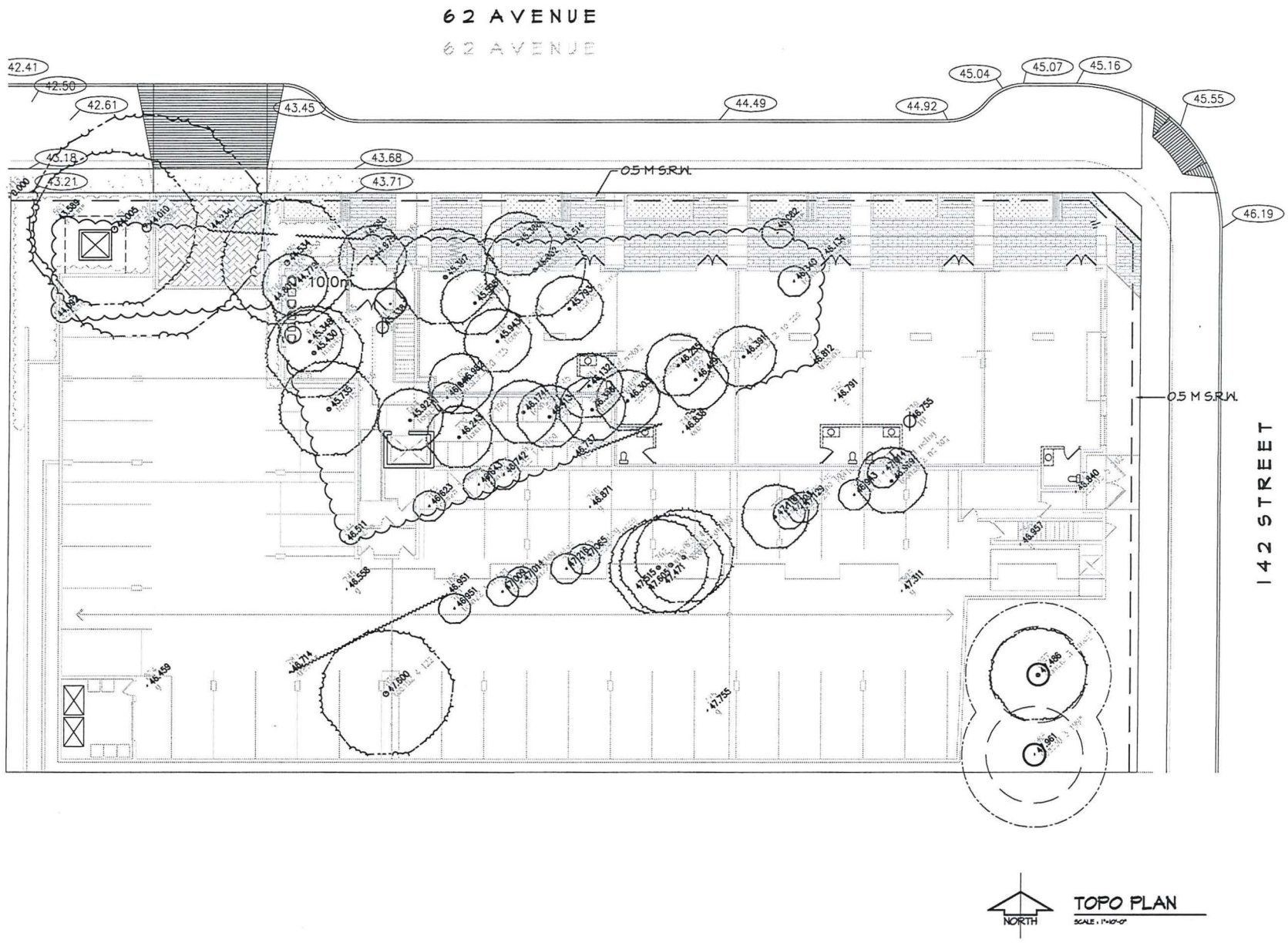
PROJECT : MIXED USE DEVELOPMENT 14188 62ND AVE, SURREY

SHEET CONTENTS : LEVEL 1 PLAN

barnett dembek
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO.	REV. NO.
16012	

7918-0132-00 (2)



NORTH

TOPO PLAN
SCALE : 1"=10'-0"

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REV'N	DATE	DRW	CHD	ISSUED FOR	BY	DATE

2024-01-16

DESIGN : H.D.	DRAWN :	DATE : 24 12 22	SCALE : 1" = 0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

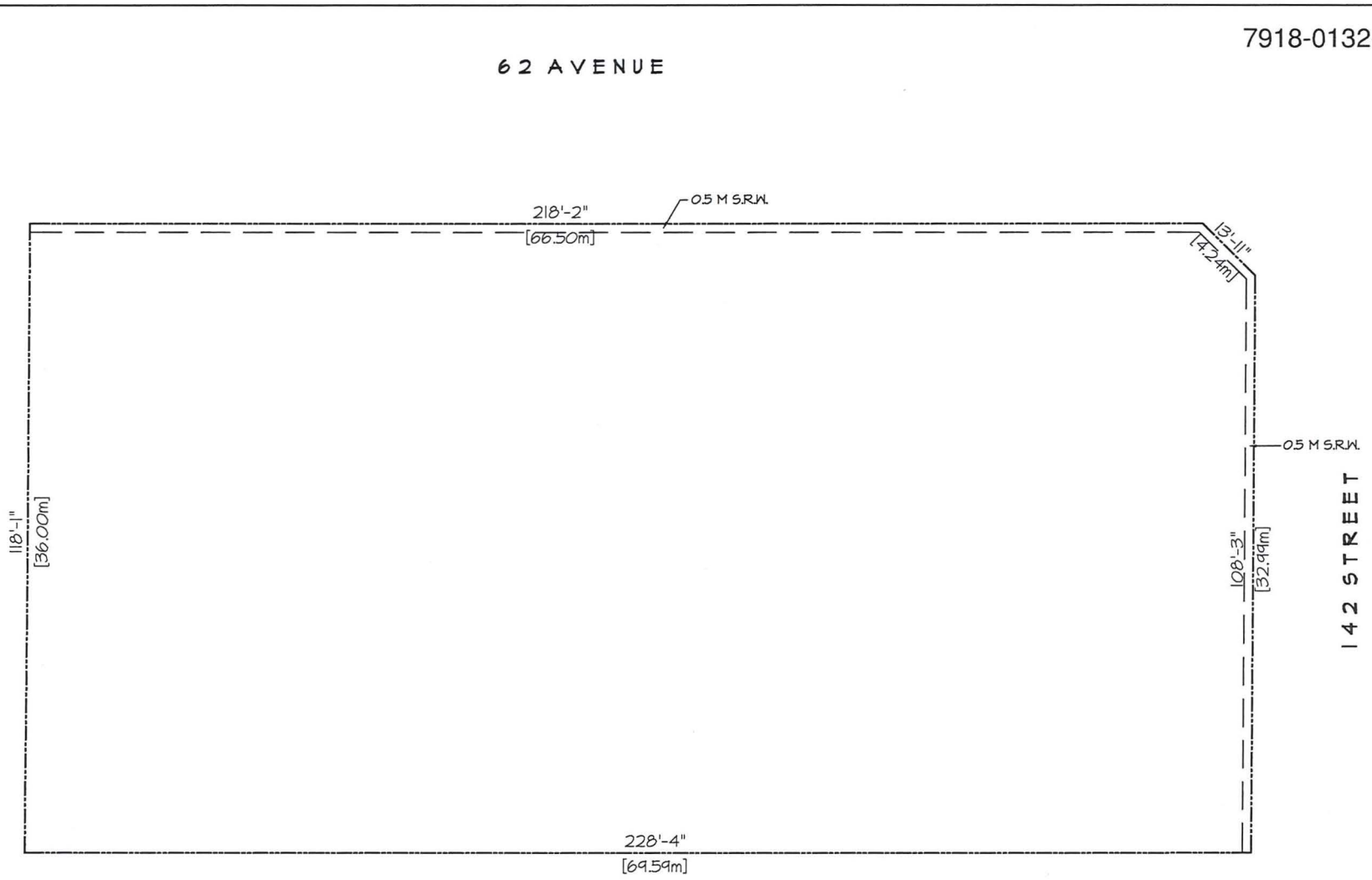
PROJECT : MIXED USE DEVELOPMENT
14106 62ND AVE, SURREY

SHEET CONTENTS : TOPO PLAN

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO. AC-1.0a
PROJECT NO. 16012	REV. NO.

7918-0132-00 (3)



NORTH

BASE PLAN
SCALE : 1"=10'-0"

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NO'N	DATE	DRN	CHD

ISSUE	DATE	BY	ISSUED FOR

REGISTERED ARCHITECT
JOSHUA JOHN DEMBEK
BRITISH COLUMBIA
2024-01-16

CD-Lang

DESIGN : H.D.
DRAWN :
DATE : July 12 22
SCALE : 1" = 10'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

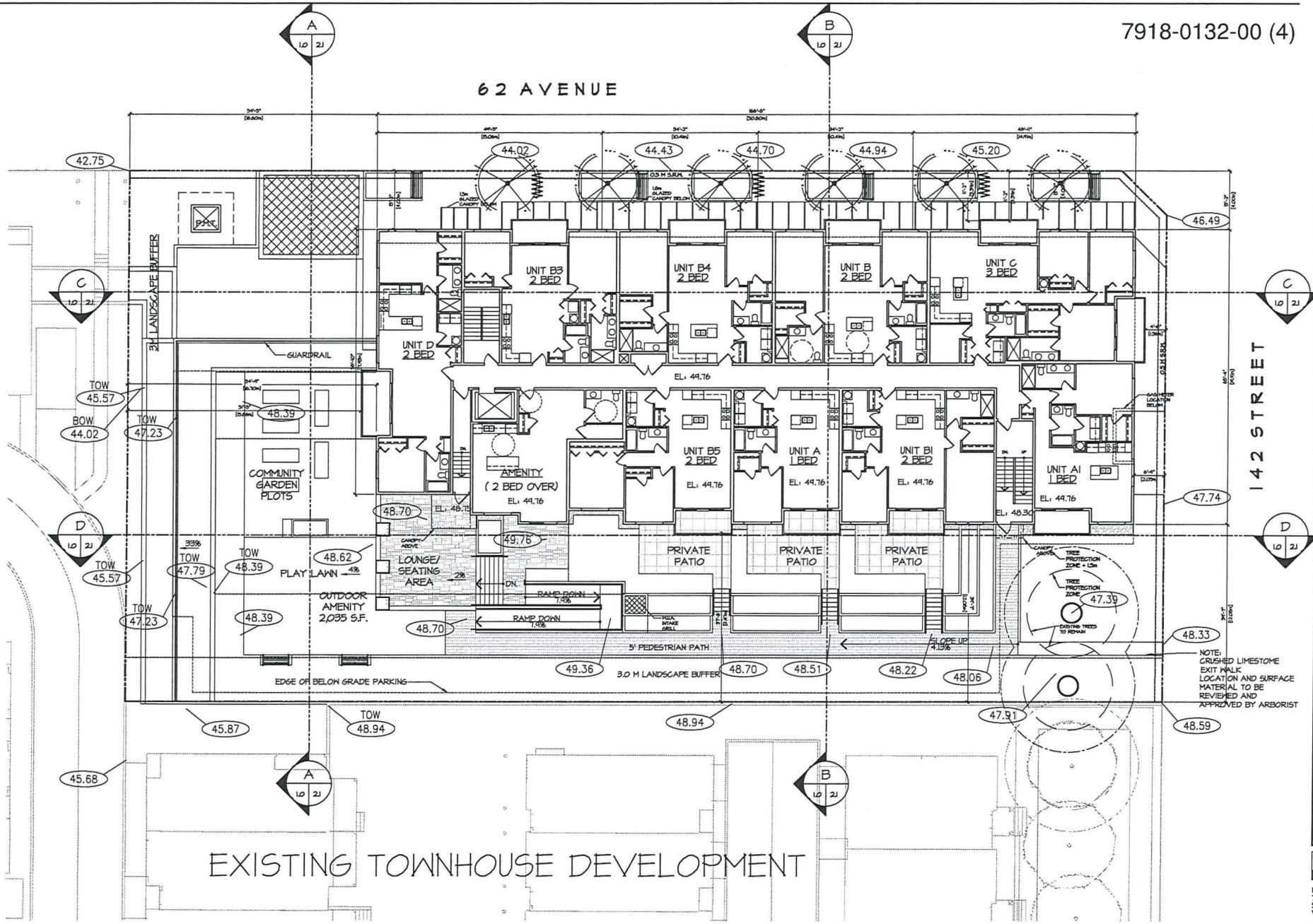
PROJECT : MIXED USE DEVELOPMENT
14186 62ND AVE, SURREY

SHEET CONTENTS : BASE PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO.
	AC-1.1
PROJECT NO.	REV. NO.
16012	

7918-0132-00 (4)



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ISSUED FOR	BY	DATE	ISSUE

CKD	DRN	DATE	BY/M

REGISTERED ARCHITECT JOHN 27004 BRITISH COLUMBIA 2024-01-16

CD-1.dwg

DESIGN : H.D.	DRAWN :	DATE : JAN 12 22	SCALE : 1" = 10'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

PROJECT : MIXED USE DEVELOPMENT 14186 62ND AVE, SURREY

SHEET CONTENTS : LEVEL 2 & 3 PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7338 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

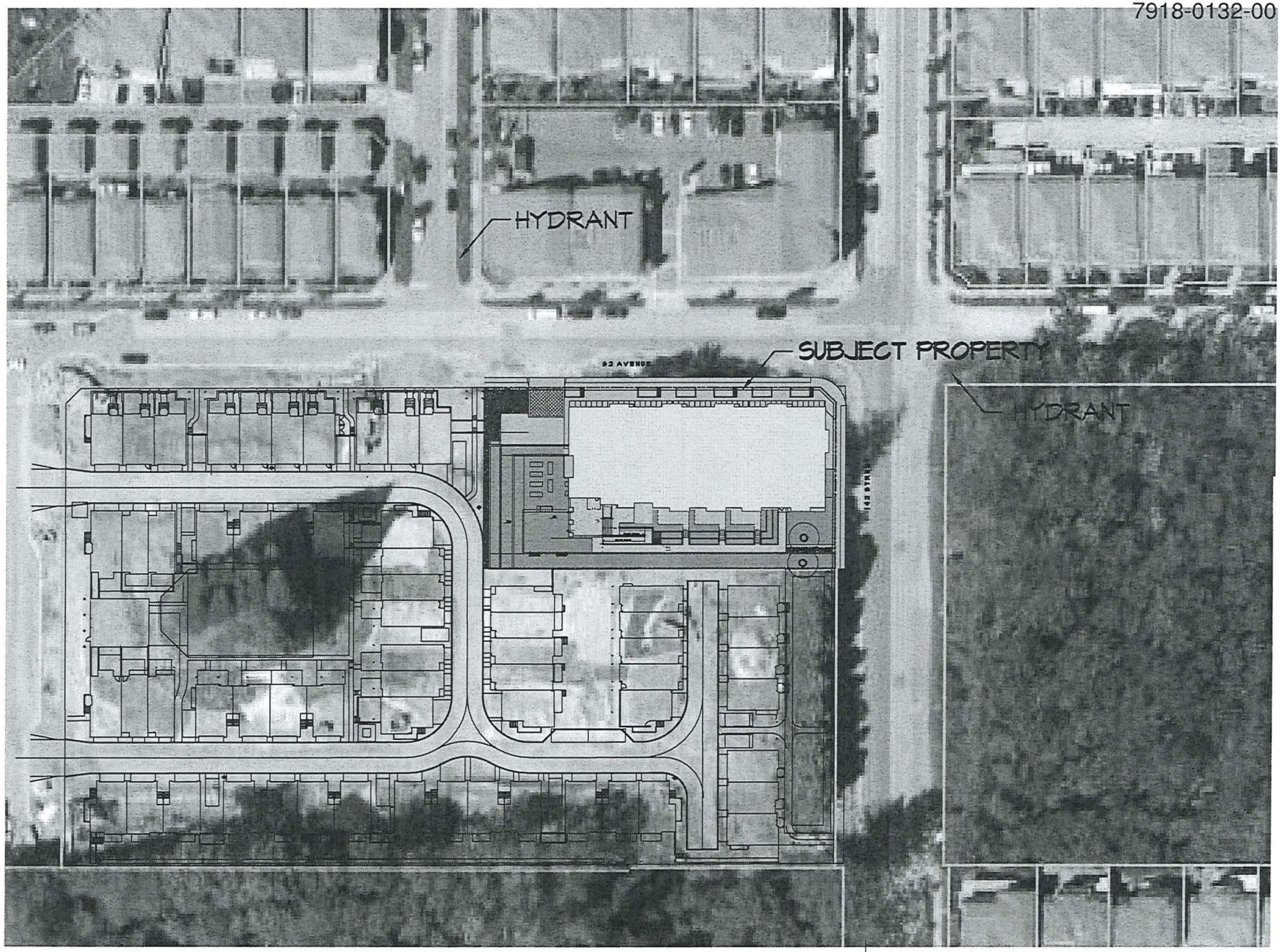
CLIENT NO.	SHEET NO.
	AC-1.2
PROJECT NO.	REV. NO.
16012	

NORTH

LEVEL 2 & 3 PLAN

SCALE : 1"=10'-0"

7918-0132-00 (5)



NORTH

CONTEXT PLAN

SCALE : 1" = 30'-0"

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REVN	DATE	DRN	CHD

ISSUE	DATE	BY	ISSUED FOR

REGISTERED ARCHITECT
MICHAEL HUI DEMBEK
JUNE 30, 2006
PROVINCE OF BRITISH COLUMBIA
2024-01-15

CD-C-CONTEXT.dwg

DESIGN : H.D.	DRAWN :	DATE : July 12 22	SCALE : 1" = 30'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

PROJECT : MIXED USE DEVELOPMENT
14189 62ND AVE, SURREY

SHEET CONTENTS : CONTEXT PLAN

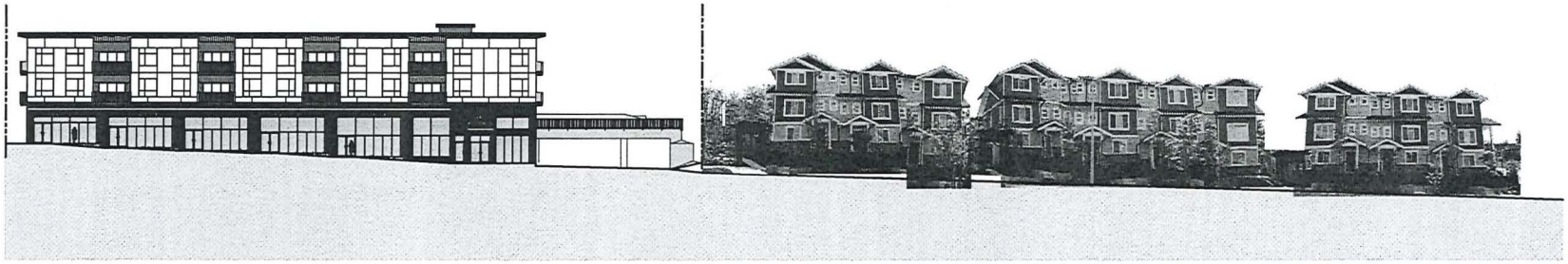
barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

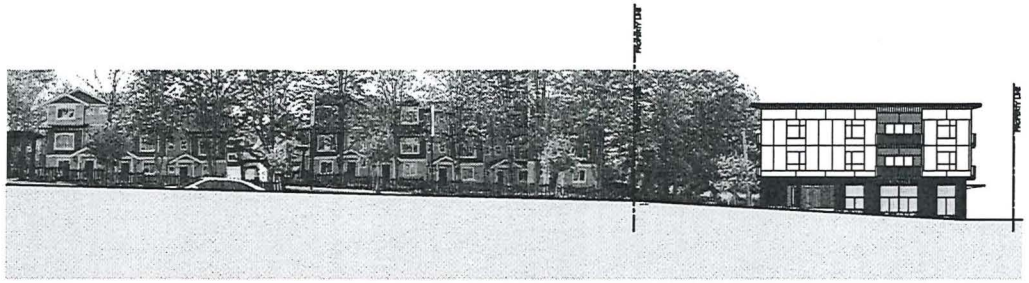
CLIENT NO.	SHEET NO.
	AC-13
PROJECT NO.	REV. NO.
16012	

7918-0132-00 (6)



STREET ELEVATION - 62 AVENUE

SCALE : 1" = 20'-0"



STREET ELEVATION - 142 STREET

SCALE : 1" = 20'-0"

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REV'N	DATE	DRN	CHD	ISSUE	DATE	BY	ISSUED FOR

2024-01-16

CD-street.dwg

DESIGN : H.D.	DRAWN :	DATE : July 12, 23	SCALE : 1" = 20'-0"

CLIENT : SUMMARK DEVELOPMENTS LTD.

PROJECT : MIXED USE DEVELOPMENT
14199 62ND AVE, SURREY

SHEET CONTENTS : STREET ELEVATIONS

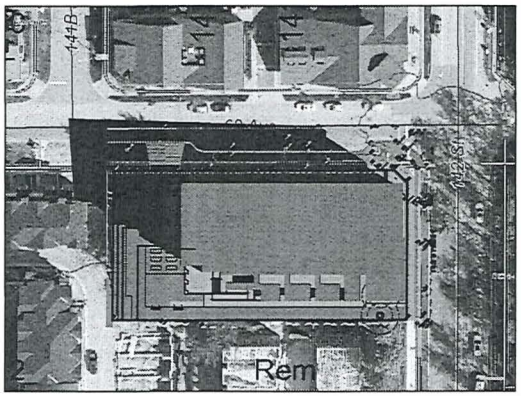
barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

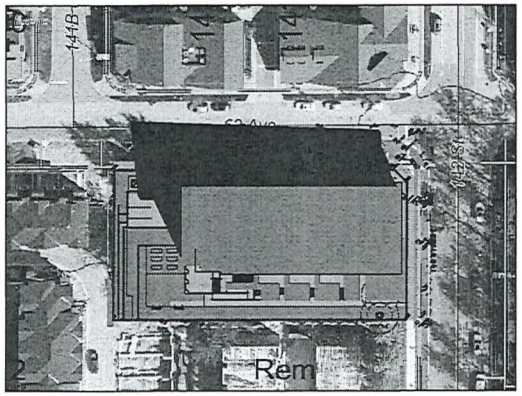
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO. AC-1.4
PROJECT NO. 16012	REV. NO.

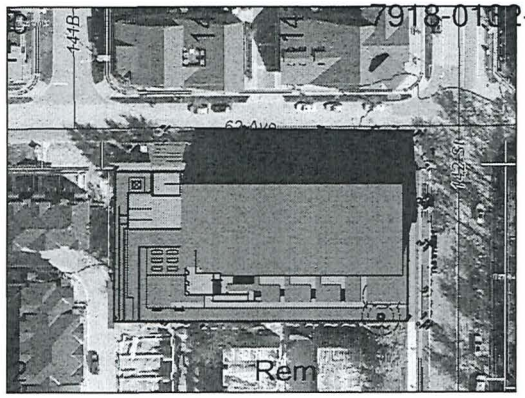
7918-0182-00 (7)



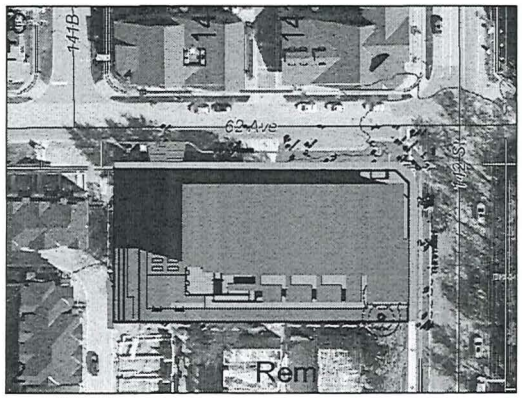
MARCH 21 10 AM



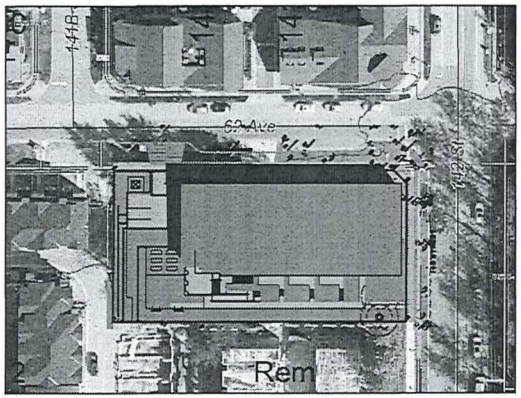
MARCH 21 12 PM



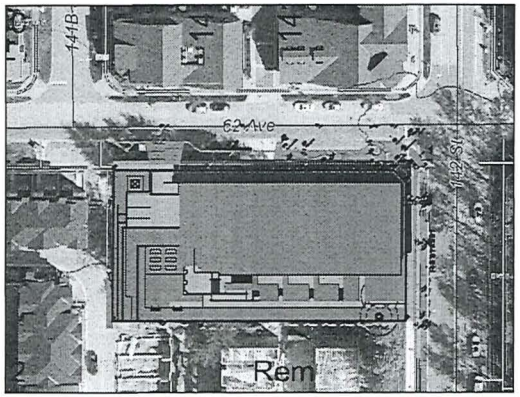
MARCH 21 2 PM



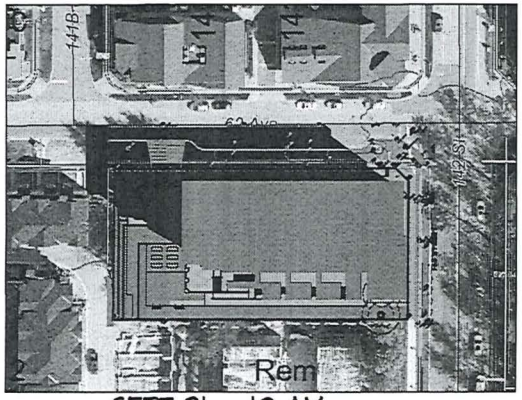
JUNE 21 10 AM



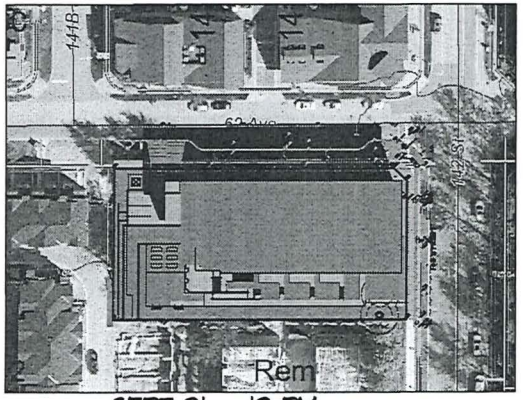
JUNE 21 12 PM



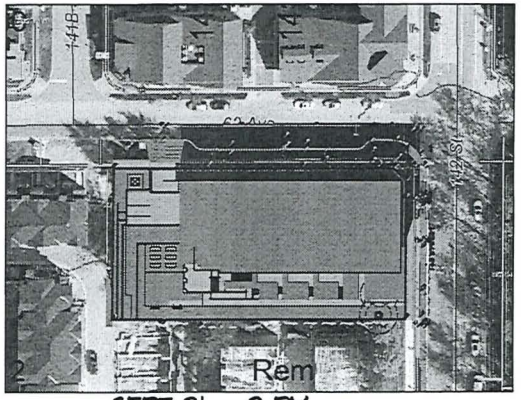
JUNE 21 2 PM



SEPT 21 10 AM



SEPT 21 12 PM



SEPT 21 2 PM

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REVN	DATE	DRN	CHD

ISSUE	DATE	BY	ISSUED FOR

2024-01-16

DESIGN : H.D.	DRAWN :	DATE : Jan 10 23	SCALE : 1" = 30'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

PROJECT : MIXED USE DEVELOPMENT
14186 62ND AVE, SURREY

SHEET CONTENTS : SHADOW ANALYSIS

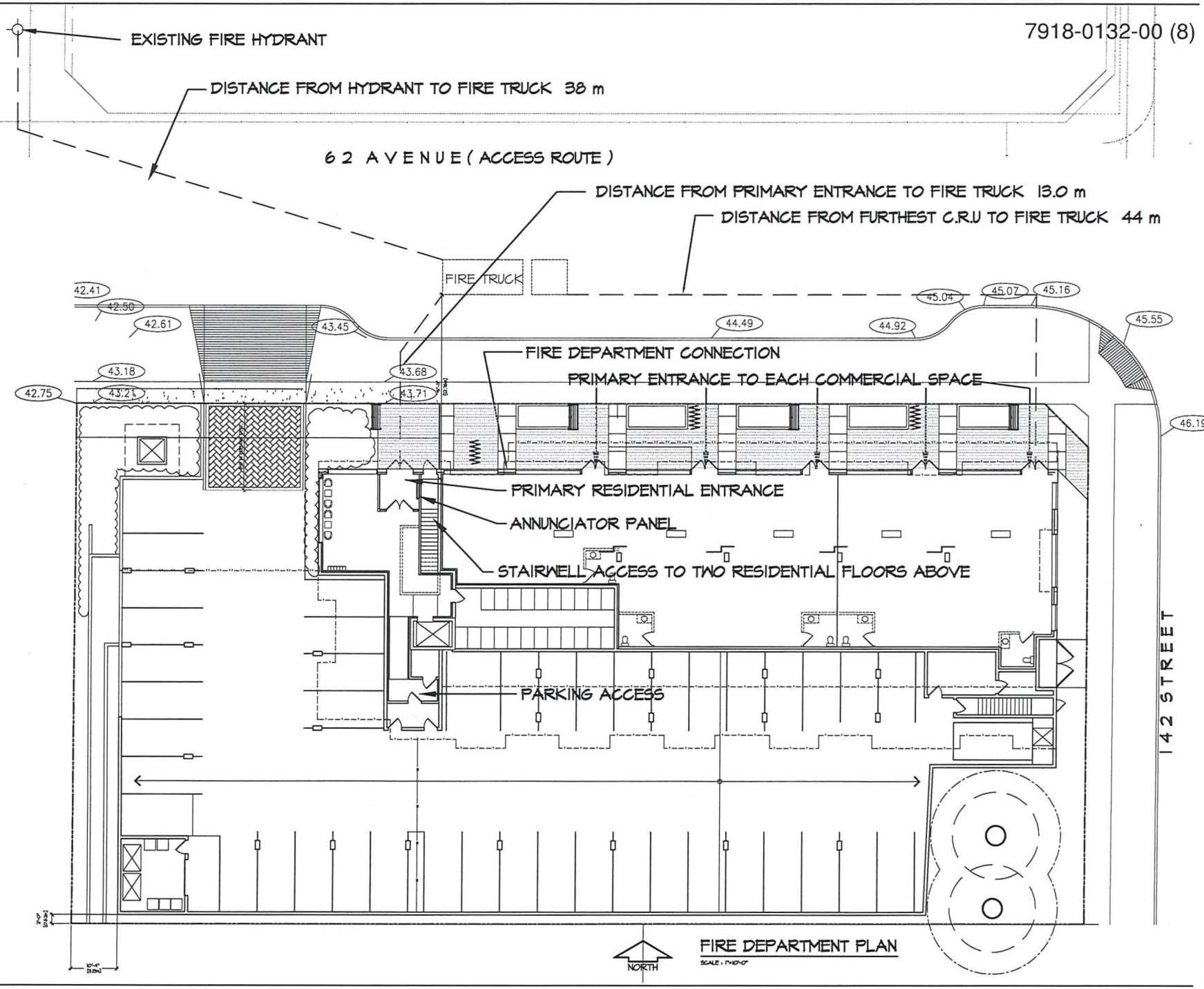
barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7110
FAX: (604) 597-2090
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO. AC-15
PROJECT NO. 16012	REV. NO.

7918-0132-00 (8)



FIRE DEPARTMENT PLAN

SCALE : 1"=10'-0"

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REVN	DATE	DRN	CKD
ISSUE	DATE	BY	ISSUED FOR

2024-01-16

DESIGN : H.D. | DRAWN : | DATE : July 12 22 | SCALE : 1" = 10'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

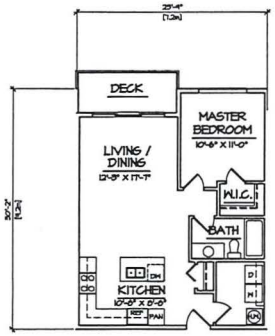
PROJECT : MIXED USE DEVELOPMENT 14186 62ND AVE, SURREY

SHEET CONTENTS : FIRE DEPARTMENT SITE PLAN

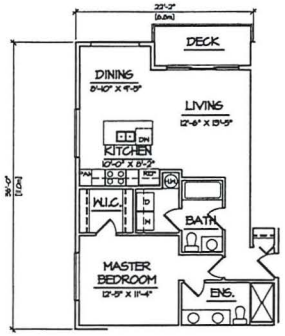
barnett dembek
UNIT 135,
7535 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO.
	AC-1.6
PROJECT NO.	REV. NO.
16012	

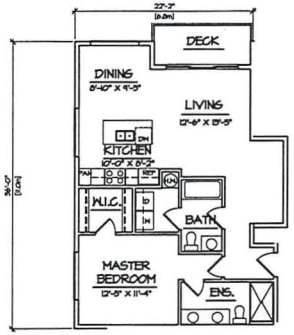
7918-0132-00 (9)



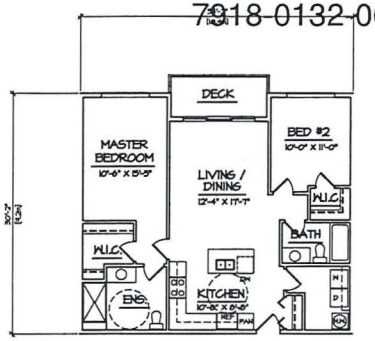
UNIT A
SCALE : 1/8" = 1'-0" 673 S.F.



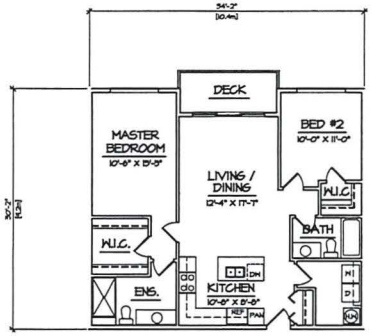
UNIT A1
SCALE : 1/8" = 1'-0" 786 S.F.



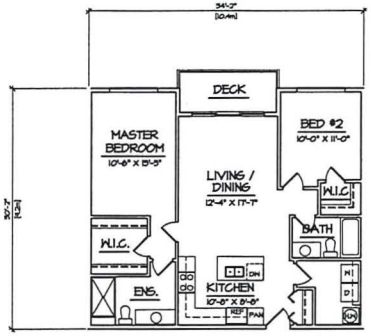
UNIT A2
SCALE : 1/8" = 1'-0" 831 S.F.



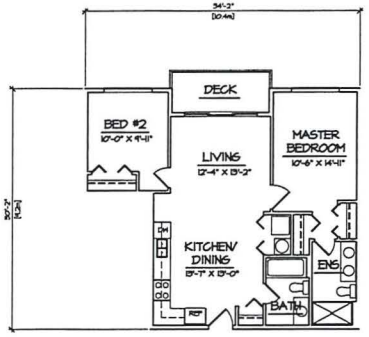
UNIT B
SCALE : 1/8" = 1'-0" 986 S.F.



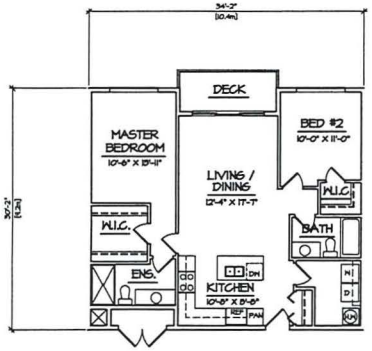
UNIT B1
SCALE : 1/8" = 1'-0" 986 S.F.



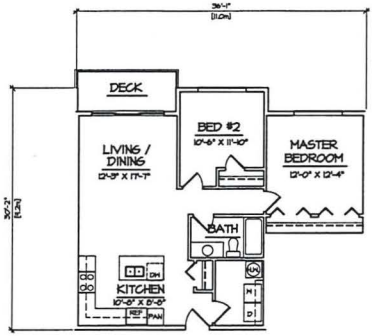
UNIT B2
SCALE : 1/8" = 1'-0" 986 S.F.



UNIT B3
SCALE : 1/8" = 1'-0" 845 S.F.



UNIT B4
SCALE : 1/8" = 1'-0" 954 S.F.



UNIT B5
SCALE : 1/8" = 1'-0" 865 S.F.

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REVN	DATE	DRN	CHD

ISSUED FOR	BY	DATE	ISSUE

2024-01-16
CD-Existing

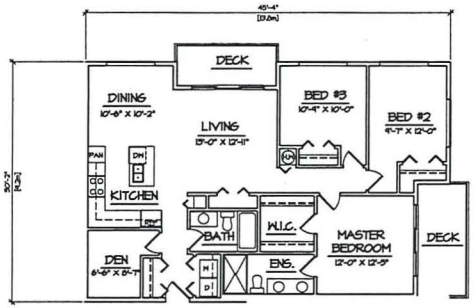
DESIGN : H.D.
DRAWN :
DATE : July 12 22
SCALE : 1/8" = 1'-0"

CLIENT : SUMMARK DEVELOPMENTS LTD.
PROJECT : MIXED USE DEVELOPMENT 14168 62ND AVE, SURREY
SHEET CONTENTS : UNIT PLANS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

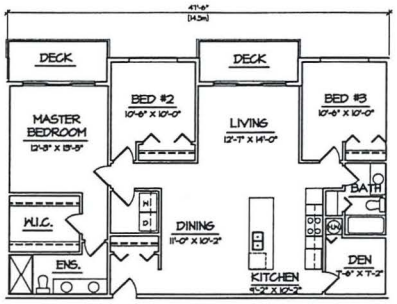
CLIENT NO.	SHEET NO.
	AC-21
PROJECT NO.	REV. NO.
16012	

7918-0132-00 (10)



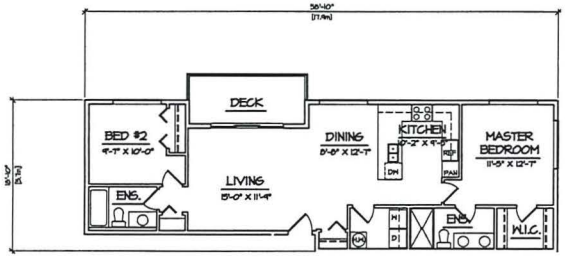
UNIT C

SCALE : 1/8" = 1'-0" 1,252 S.F.



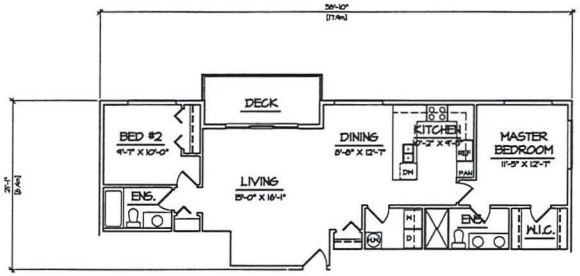
UNIT C1

SCALE : 1/8" = 1'-0" 1,347 S.F.



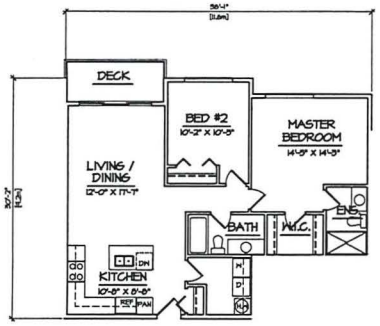
UNIT D

SCALE : 1/8" = 1'-0" 998 S.F.



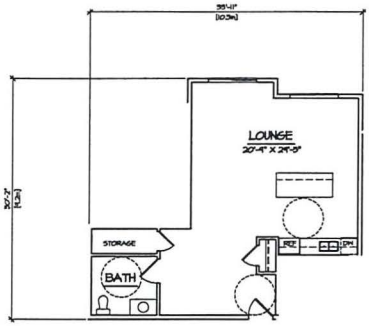
UNIT D1

SCALE : 1/8" = 1'-0" 1,053 S.F.



UNIT E

SCALE : 1/8" = 1'-0" 962 S.F.



AMENITY

SCALE : 1/8" = 1'-0" 684 S.F.

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REV'N	DATE	DRN	CHK'D

ISSUE	DATE	BY	ISSUED FOR

2024-01-16

DESIGN :	DRAWN :	DATE :	SCALE :
M.D.		July 12 22	1/8" = 1'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

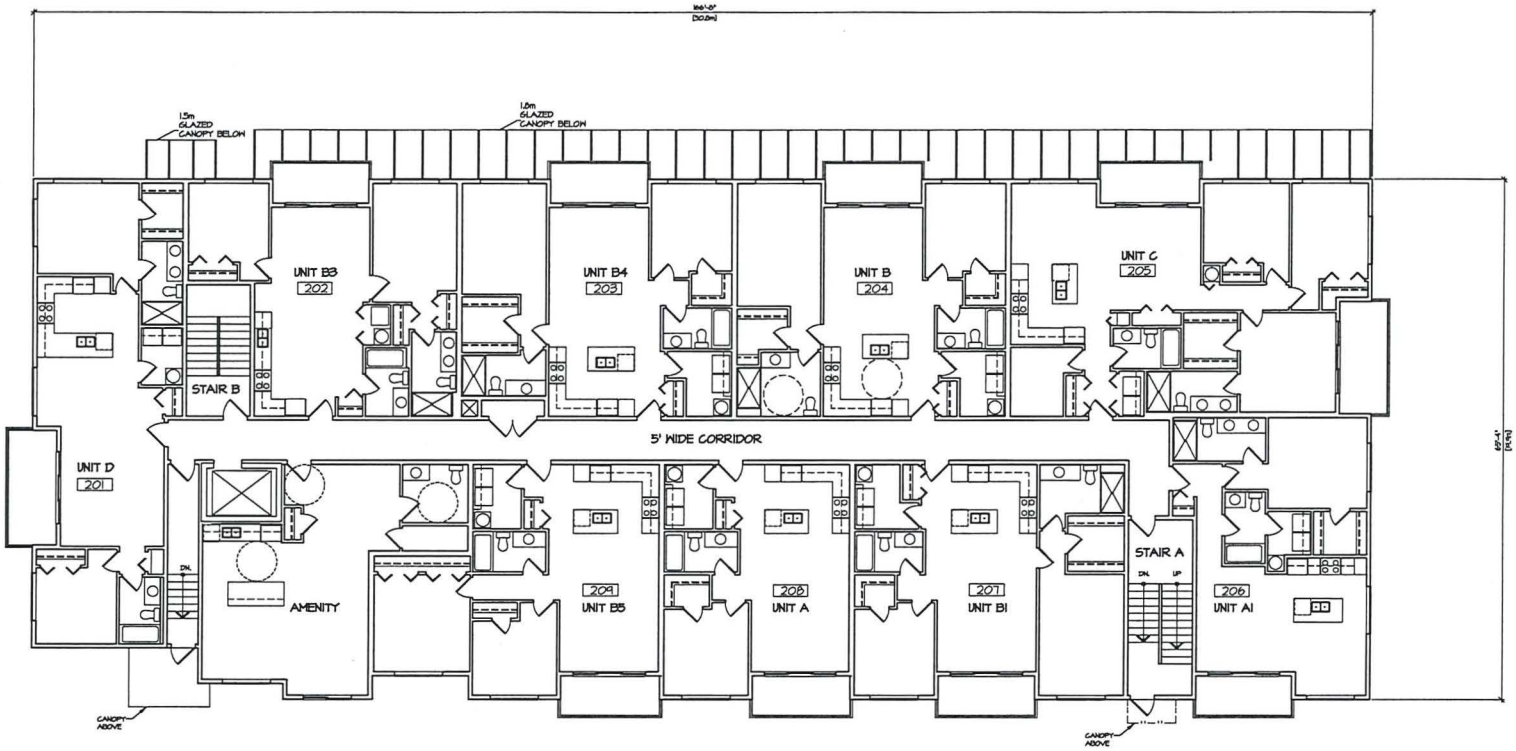
PROJECT : MIXED USE DEVELOPMENT
14088 62ND AVE, SURREY

SHEET CONTENTS : UNIT PLANS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO.
	AC-2.2
PROJECT NO.	REV. NO.
16012	

7918-0132-00 (11)



SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0" 10,294 S.F.

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REVN	DATE	DRN	CHD

ISSUE	DATE	BY	ISSUED FOR

REGISTERED ARCHITECT JANE SUMMERHAYES BRITISH COLUMBIA

2024-01-16

CD-Etching

DESIGN : H.D.	DRAWN :	DATE : July 12 22	SCALE : 1/8" = 1'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

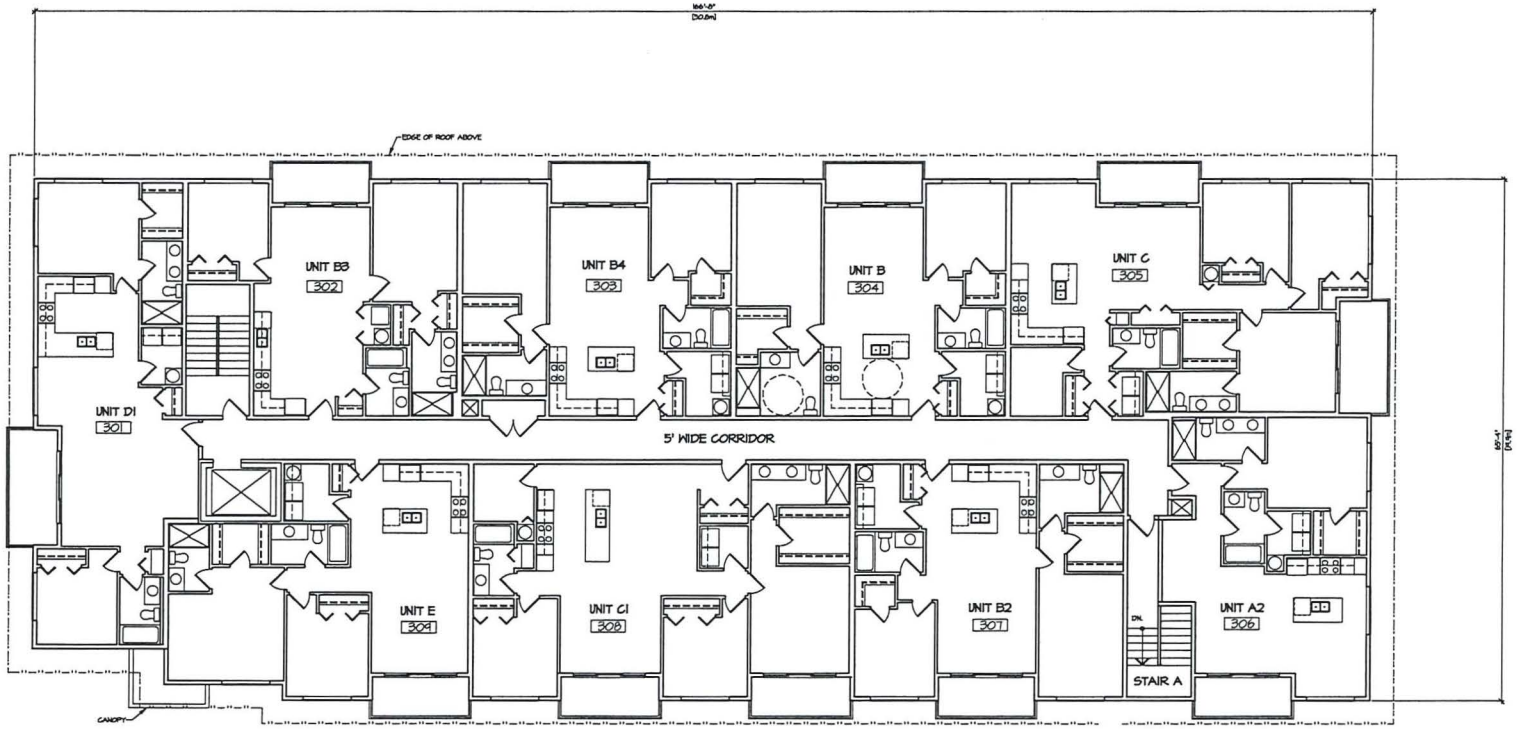
PROJECT : MIXED USE DEVELOPMENT 14108 62ND AVE, SURREY

SHEET CONTENTS : LEVEL 2 PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO. AC-3.1
PROJECT NO. 16012	REV. NO.

7918-0132-00 (12)



THIRD FLOOR PLAN

SCALE : 1/8" = 1'-0" 10313 S.F.

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REV'N	DATE	DRN	CHD

ISSUE	DATE	BY	ISSUED FOR

2024-01-16

DESIGN : H.D.	DRAWN :	DATE : July 13 22	SCALE : 1/8" = 1'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

PROJECT : MIXED USE DEVELOPMENT
14186 62ND AVE, SURREY

SHEET CONTENTS : LEVEL 3 PLAN

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO.
	AC-3.2
PROJECT NO.	REV. NO.
16012	

7918-0132-00 (13)

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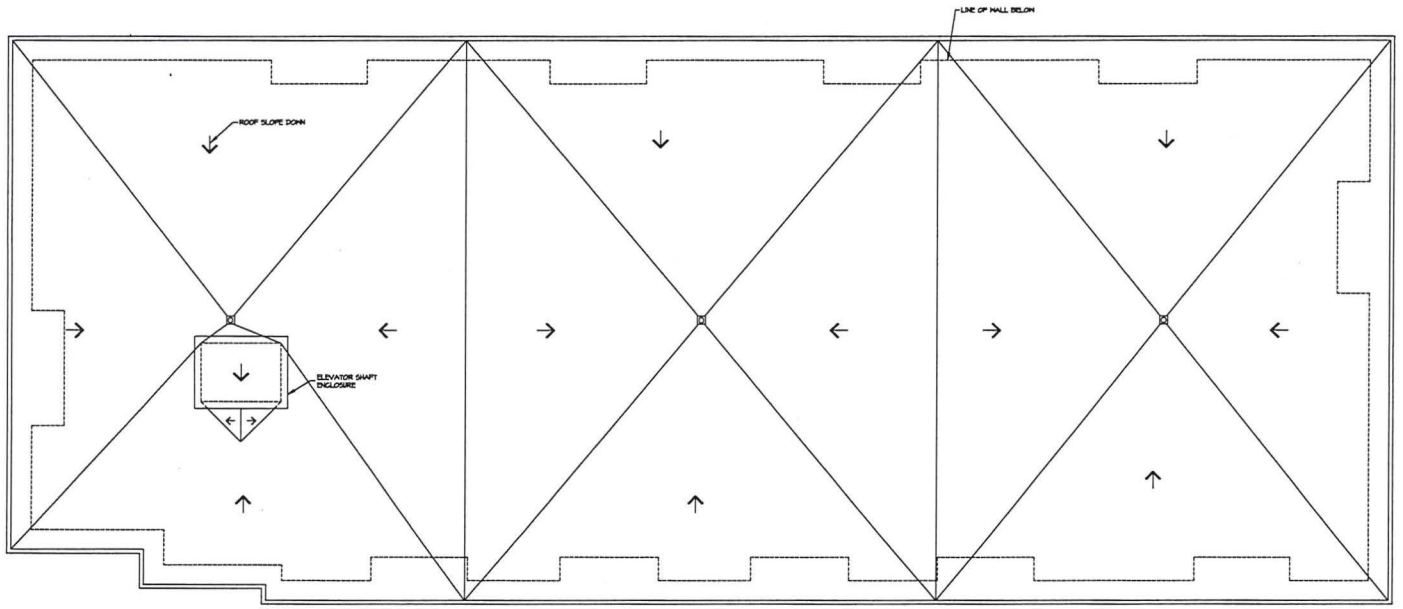
REVN	DATE	DRN	CHD

ISSUE	DATE	BY	ISSUED FOR



NOTE: HIGH ALBEDO, WHITE GRANULE, 2PLY TORCH ON SBS ROOF FINISH

ROOF PLAN

SCALE : 1/8" = 1'-0"

2024-01-16

DESIGN : H.D.	DRAWN :	DATE : JULY 12 22	SCALE : 1/8" = 1'-0"

CLIENT : SUNMARK DEVELOPMENTS LTD.

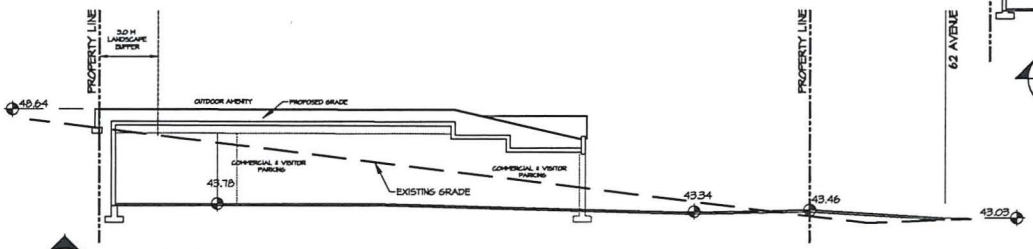
PROJECT : MIXED USE DEVELOPMENT
14188 62ND AVE, SURREY

SHEET CONTENTS : ROOF PLAN

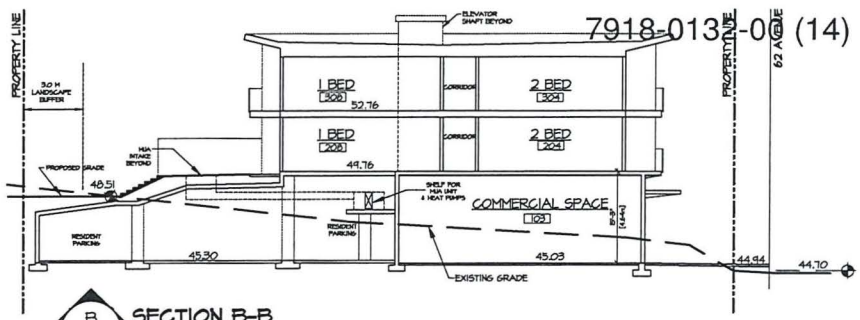
barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO.
	AC-3.3
PROJECT NO.	REV. NO.
16012	

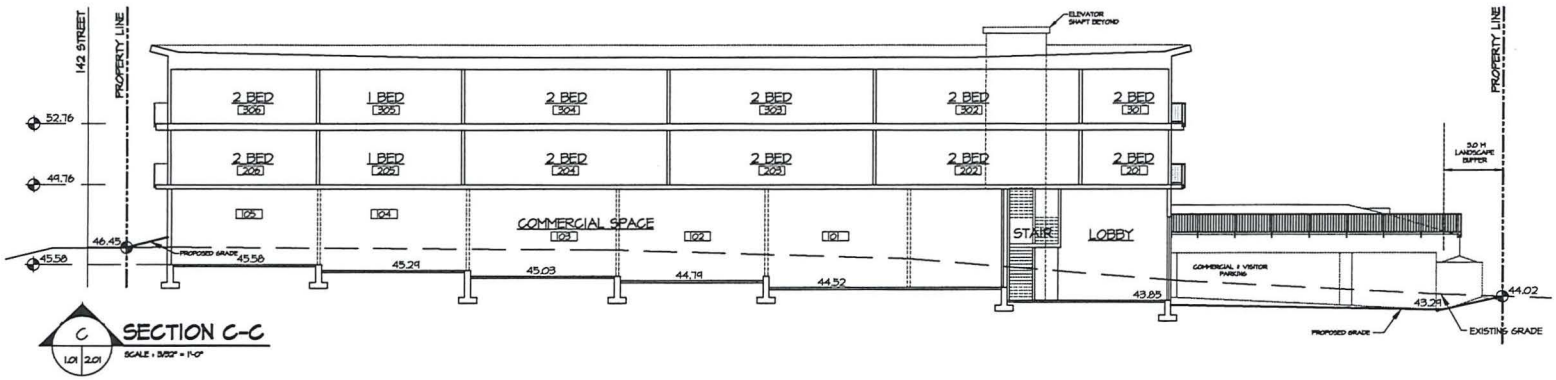
7918-0132-00 (14)



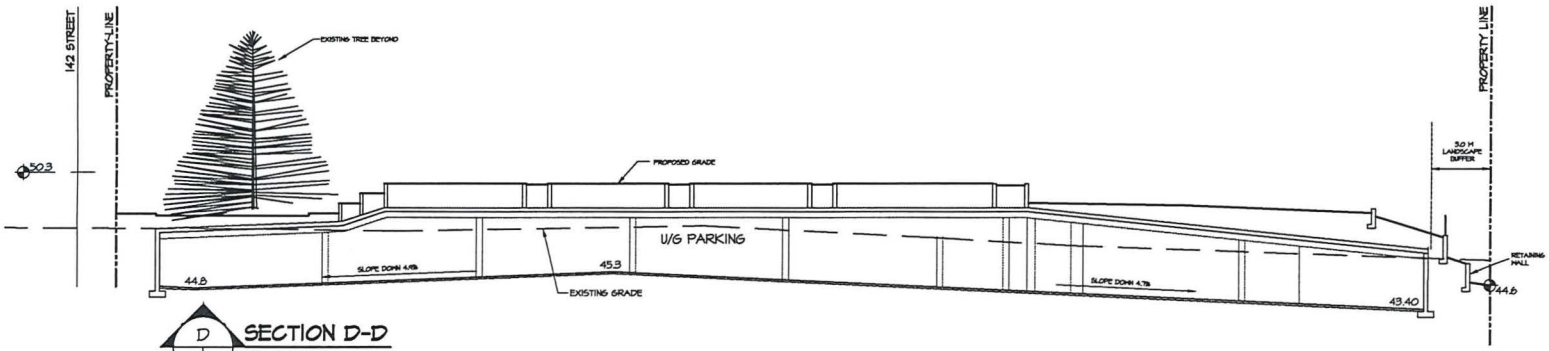
A SECTION A-A
1.01 2.01
SCALE : 3/32" = 1'-0"



B SECTION B-B
1.01 2.01
SCALE : 3/32" = 1'-0"



C SECTION C-C
1.01 2.01
SCALE : 3/32" = 1'-0"



D SECTION D-D
1.01 2.01
SCALE : 3/32" = 1'-0"

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REVN	DATE	DRN	CHD

ISSUED FOR	BY	DATE	ISSUE

2024-01-16

DESIGN : H.D.	DRAWN :	DATE : July 12 22	SCALE : 3/32" = 1'-0"

CLIENT : SUMMARK DEVELOPMENTS LTD.

PROJECT : MIXED USE DEVELOPMENT 14068 62ND AVE, SURREY

SHEET CONTENTS : BUILDING 4 SITE SECTIONS

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO.
	AC-4.1
PROJECT NO.	REV. NO.
16012	

SOUTH ELEVATION

SCALE : 1" = 10'-0"

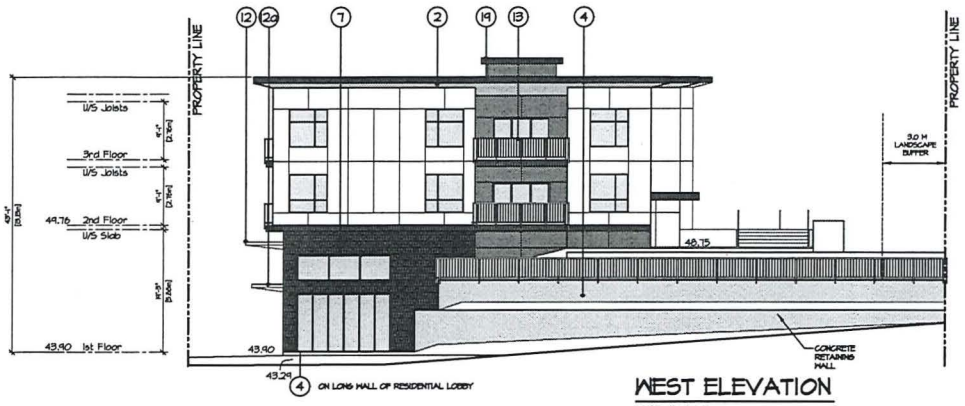
SCHEDULE OF FINISHES

~~7918-0132-00~~ (15)

1. HARDIPANEL SIDING C/W EASY TRIM REVEALS TO MATCH PANEL COLOUR - ARCTIC WHITE AND CHARCOAL
2. CEDAR SOFFIT
3. "EBONY" BRICK - 4" X 16"
4. ARCHITECTURAL CONCRETE W/ SLURRY COAT FINISH
5. 2X 10 WOOD FASCIA - CHARCOAL
6. SOFFIT MOUNTED POT LIGHT
7. STOREFRONT GLAZING - DARK BRONZE ANODIZED ALUMINUM
8. VINYL FRAMED WINDOW + SLIDERS - WHITE
9. PANEL REVEALS - ARCTIC WHITE
10. 2' X 6'-6" DARK BRONZE ANODIZED ALUMINUM EXHAUST LOUVRE
11. 1' X 1' INTAKE AND EXHAUST GRILLES - DARK BRONZE ANODIZED ALUMINUM
12. 1.8m H.S.S. METAL CANOPY C/W INVERTED 'T' FROSTED GLAZING OVER TOP - WHITE PAINT FINISH
- 12a. 1.5m H.S.S. METAL CANOPY C/W INVERTED 'T' FROSTED GLAZING OVER TOP - WHITE PAINT FINISH
13. POWDER COAT ALUMINUM PICKET RAILINGS - CHARCOAL
14. CORRUGATED METAL PANEL SCREEN DOORS
15. 6" HIGH BLACK POWDER COAT ALUMINUM NUMBERS OFFSET 1" FROM FINISHED WALL FACE
16. 12" HIGH CLEAR ANODIZED ALUMINUM LETTERS OFFSET 1" FROM FINISHED WALL FACE C/W 'JEWEL' LIGHTING BEHIND

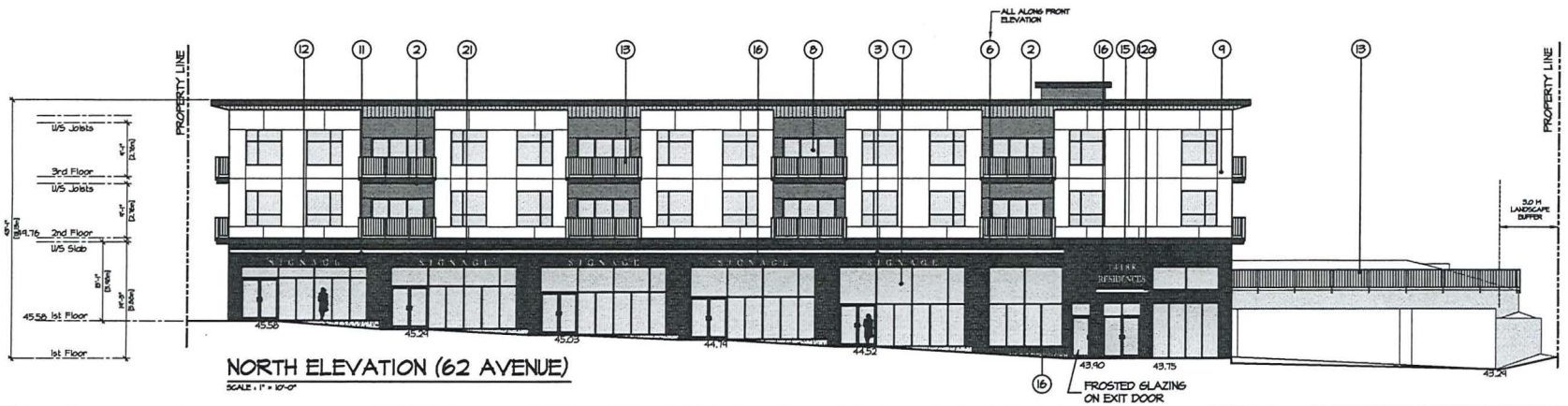
EAST ELEVATION (142 STREET)

SCALE : 1" = 10'-0"



WEST ELEVATION

SCALE : 1" = 10'-0"



NORTH ELEVATION (62 AVENUE)

SCALE : 1" = 10'-0"

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REVN	DATE	DRWN	CHD	ISSUE	DATE	BY	ISSUED FOR

REGISTERED ARCHITECT JOHANNE STEPHEN BRITISH COLUMBIA
2024-01-16

cd-dwg

DESIGN : H.D.	DRAWN :	DATE : July 12 22	SCALE : 1" = 10'-0"

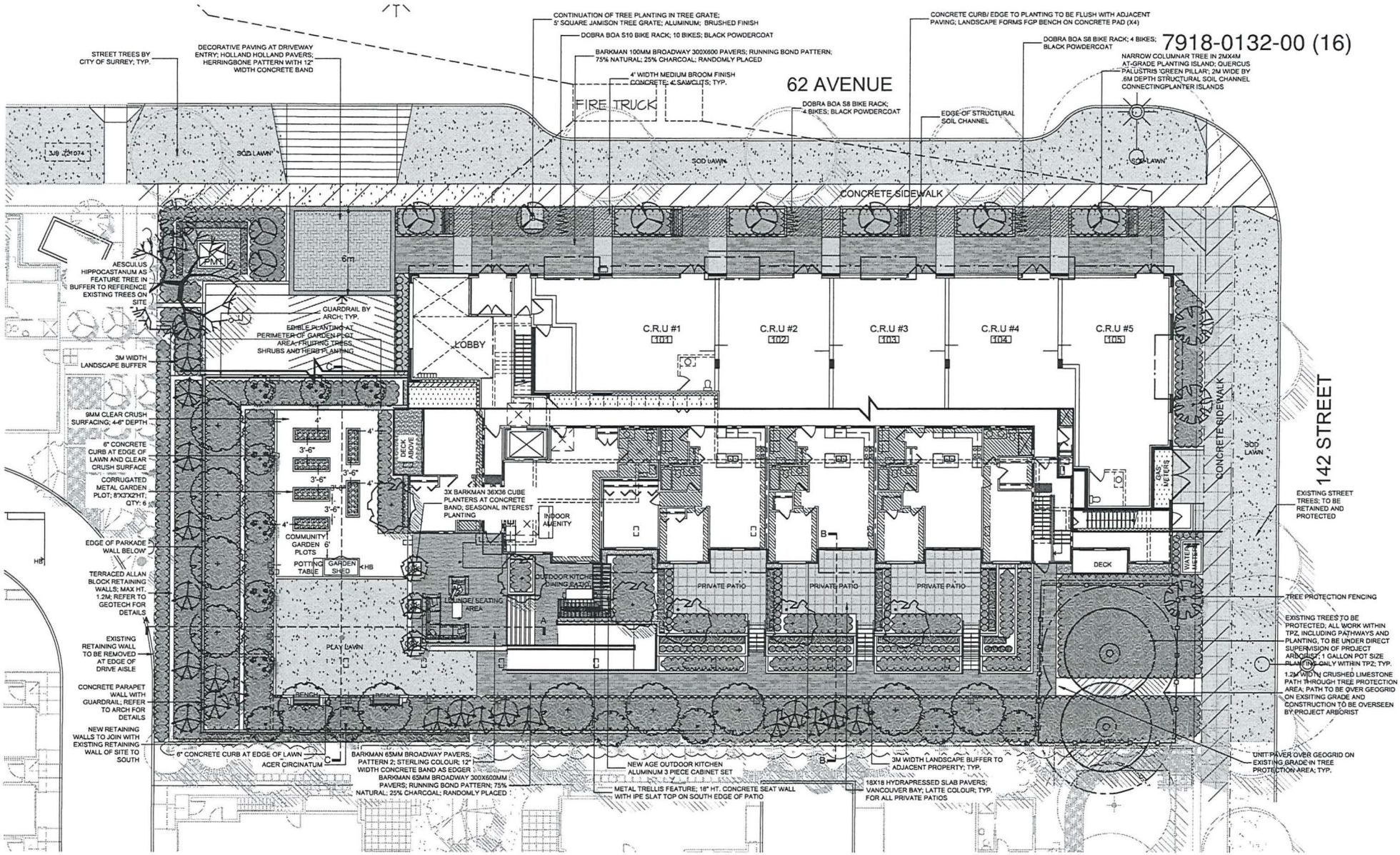
CLIENT : SUMMARK DEVELOPMENTS LTD.

PROJECT : MIXED USE DEVELOPMENT 14168 62ND AVE, SURREY

SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7336 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-710
FAX: (604) 597-209
EMAIL: mail@bdarkitex.cor

CLIENT NO.	SHEET NO.
	AC-5.1
PROJECT NO. 16012	REV. NO.



0 3 5 10 15 25 50'

TREE SCHEDULE

PMG PROJECT NUMBER: 19-052

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	6	ACER CIRCINATUM	VINE MAPLE	5CM CAL; B&B
	3	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	2.5M HT; B&B
	1	AESCULUS HIPPOCASTANUM	COMMON HORSE CHESTNUT	10CM CAL; 1.5M STD; B&B - SPECIMEN QUALITY
	7	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; B&B
	4	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA	3M HT; B&B
	21	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3M HT; B&B
	10	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
	11	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL 1.5M STD,B&B
	6	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	5CM CAL; B&B

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

NOTE:

EXTENTS OF STRUCTURAL SOIL

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p: 60-

SEAL:

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10	22.
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8	21.
7	20.
6	20.
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4	19.
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CLIENT

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PL

DATE:
SCALE
DRAWI
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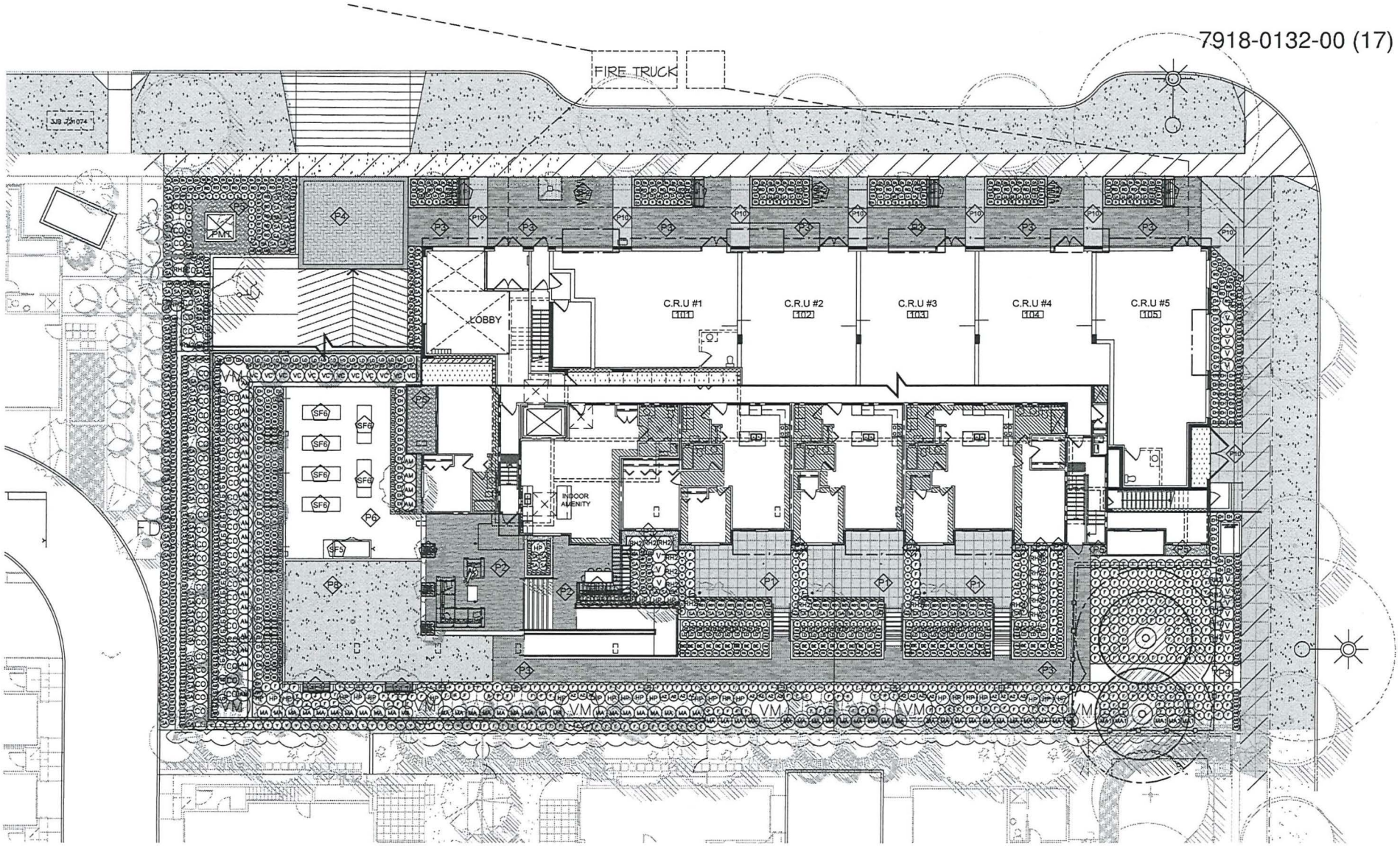
CHK'D:

19052-13.ZIP

PMG PI

7918-0132-00 (17)



0 3 5 10 15 25 50'

PLANT SCHEDULE

PMG PROJECT NUMBER: 19-052

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	26	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	#3 POT; 80CM
AJ	24	AZALEA JAPONICA 'HINO WHITE'	AZALEA; HARDY WHITE	#3 POT; 40CM
BT	29	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#3 POT; 40CM
BS	35	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#3 POT; 40CM
CS	56	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	#3 POT; 80CM
HP	32	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
MA	52	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 25CM
MA	5	MAHONIA AQUIFOLIUM 'COMPACTA' - TPZ	COMPACT OREGON GRAPE HOLLY	#1 POT; 20CM
RH	23	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
RA	21	ROSA 'ALBA MEIDILAND'	ALBA MEIDILAND ROSE; WHITE	#3 POT; 60CM
RN	50	ROSA 'NOAMEL'	CARPET ROSE; PINK	#2 POT; 40CM
SH	164	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
TM	126	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VC	12	VACCINIUM CORYMBOSUM	BLUEBERRY	#3 POT; 60CM; MIN. 3 VARIETIES
VO	85	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
VD	14	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
VP	7	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	#3 POT; 60CM

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
CA	137	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
CG	231	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
HM	60	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
PERENNIAL				
HN	12	HELLEBORUS NIGER	HELLEBORE	#1 POT
HA	33	HEMEROCALLIS PARDON ME	DAYLILY	#1 POT; 1-2 FAN
LA	61	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	15CM POT
RM	24	ROSMARINUS OFFICINALIS	ROSEMARY	15CM POT
SV	30	SALVIA X SUPERBA	VIOLET SAGE	15CM POT
GC				
AU	189	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT, 20CM
LP	91	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	377	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
VI	117	VACCINIUM VITIS IDAEA	LINGONBERRY	#1 POT; 25CM

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

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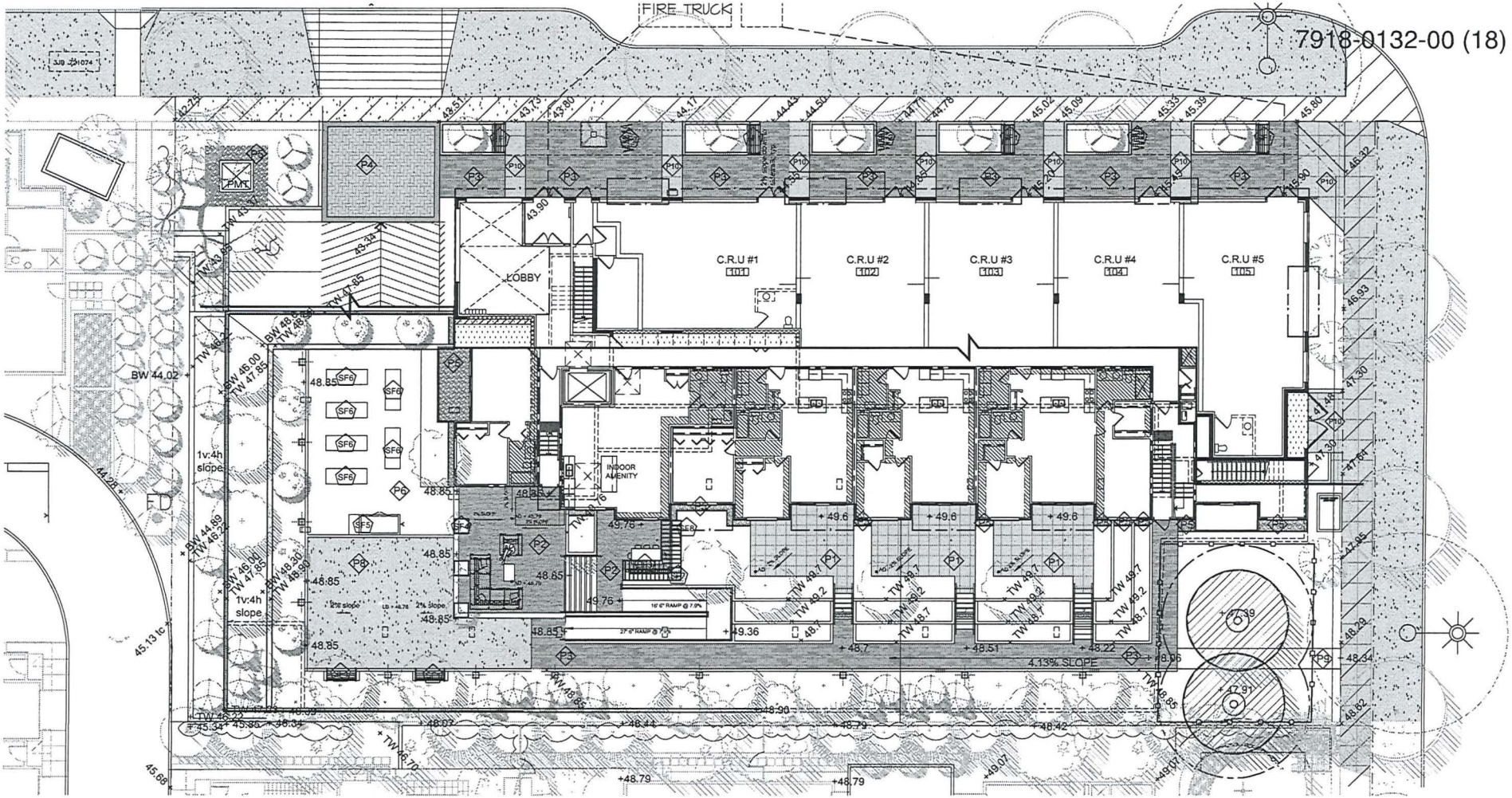

0 3.5 10 15 25 50'

SURFACE MATERIALS LEGEND

P1	TYPE: HYDRAPRESSED SLABS - 18" x 18" x 2" MANUFACTURER: MUTUAL MATERIALS PRODUCT: VANCOUVER BAY COLOUR: GREY
P2	TYPE: CONCRETE UNIT PAVERS - 23.62 X 11.81 X 2.56 PATTERN: RUNNING BOND MANUFACTURER: BARKMAN CONCRETE PRODUCT: BROADWAY 65MM COLOUR: NATURAL
P3	TYPE: CONCRETE UNIT PAVERS - 23.62 X 11.81 X 2.56 PATTERN: RUNNING BOND MANUFACTURER: BARKMAN CONCRETE PRODUCT: BROADWAY 65MM COLOUR: 75% NATURAL; 25% CHARCOAL; RANDOMLY PLACED
P4	TYPE: PERMEABLE PAVERS - 8.27" x 4.13" X 3.15" PATTERN: SOLDIER MANUFACTURER: BARKMAN PRODUCT: HOLLAND ECO COLOUR: NATURAL
P5	RIVER ROCK SIZE: 50MM-100MM COLOUR: GREY TO GREEN
P6	9MM CLEAR CRUSH SURFACING; 4-6" DEPTH
P8	SOD LAWN
P9	CRUSHED LIMESTONE SURFACING OVER GEOGRID
P10	4" WIDTH MEDIUM BROOM FINISH CONCRETE; 4" SAWCUTS; TYP.
P7	TYPE: CONCRETE UNIT PAVERS - 23.62 X 11.81 X 3.94 PATTERN: RUNNING BOND MANUFACTURER: BARKMAN CONCRETE PRODUCT: BROADWAY 100MM COLOUR: 75% NATURAL; 25% CHARCOAL; RANDOMLY PLACED

SITE FURNISHINGS LEGEND

SF1	LANDSCAPE FORMS FGP BENCH IPE; SLAT TOP; SILVER POWDERCOAT FINISH; SURFACE MOUNT ONTO CONCRETE PAD USING TAMPER PROOF HARDWARE
SF2	DOBRA BOA S8 BIKE RACK BLACK POWDERCOAT SURFACE MOUNT THROUGH SURFACE MATERIAL ONTO CONCRETE PAD USING TAMPER PROOF HARDWARE
SF3	ARCHITECTURAL CONCRETE OUTDOOR SEATWALL
SF4	BARKMAN 36X36X30 CUBE PLANTERS GREY GFRC
SF5	CEDARSHED CANADA BAYSIDE DOUBLE DOOR GARDEN SHED 8'X4'; POTTING TABLE AS PER DETAIL 3/L5
SF6	CORRUGATED METAL PLANTER 8' L X 3' W X 2' HT CUSTOM, PROVIDE SHOP DRAWINGS FOR REVIEW
SF7	ALUMINUM TRELLIS; SEE DETAIL 1/L5
SF8	NEW AGE OUTDOOR KITCHEN ALUMINUM 3 PIECE CABINET SET W/ BBQ GRILL

POTTING TABLE | GARDEN SHED

LIGHTING LEGEND

	PHILLIPS LED BOLLARD LIGHT II; BCP150/151
	ELLIPSE PENDANT LIGHT (SMALL) FROM YLIGHTING (BOVER)

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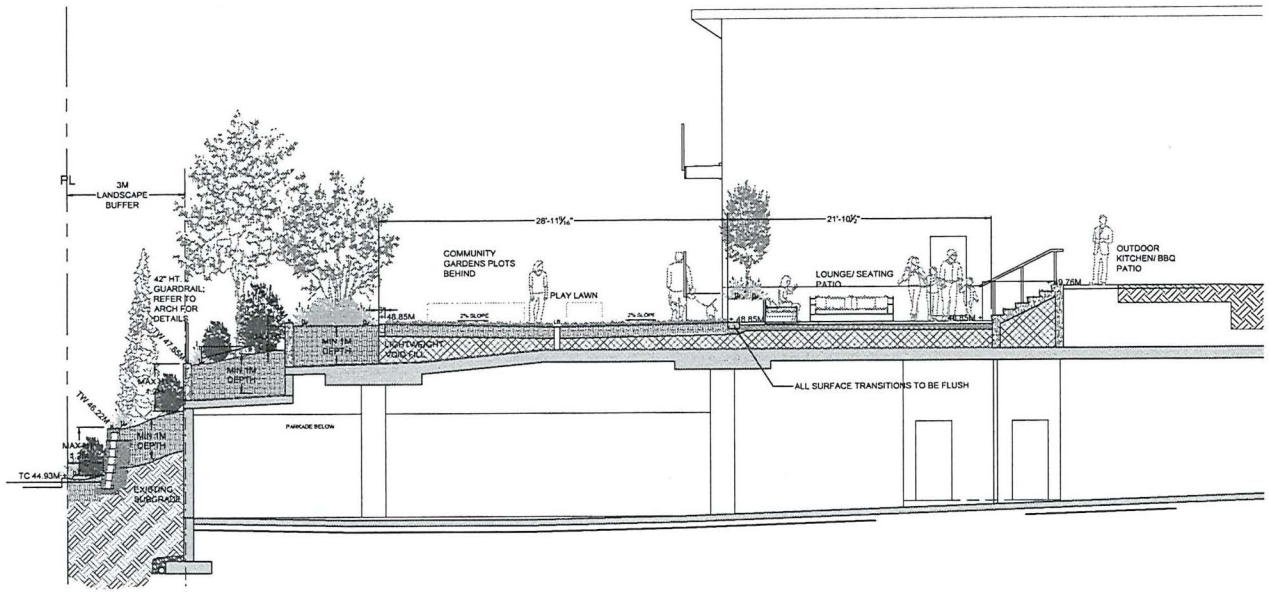
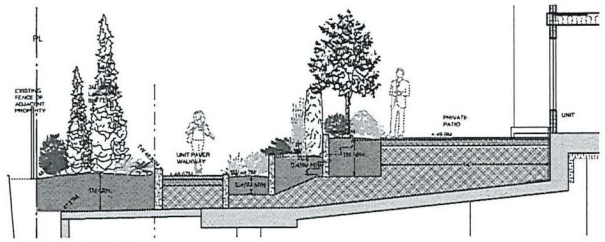
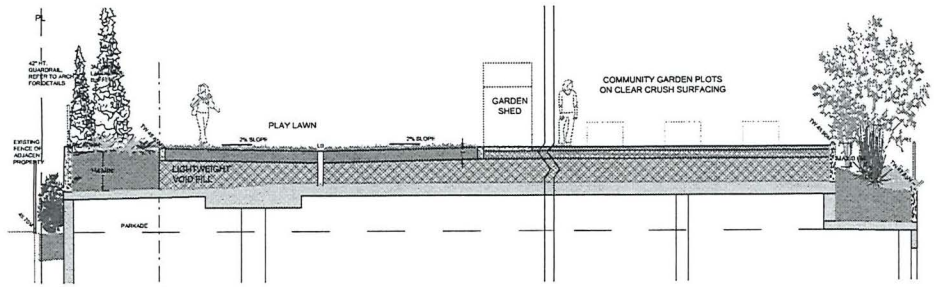


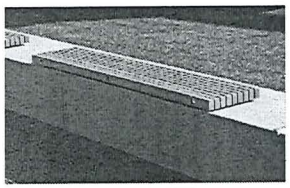
SECTION A-A - AMENITY SPACE
SCALE = 3/16" - 1'-0"



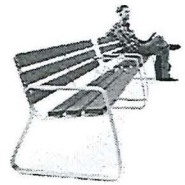
SECTION B-B - PATIOS ON SLAB
SCALE = 3/16" - 1'-0"



SECTION C-C - AMENITY SPACE
SCALE = 3/16" - 1'-0"

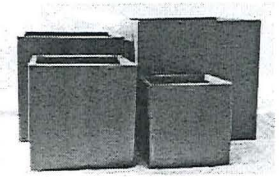


IPE SLAT BENCH ATOP CONCRETE SEAT WALL

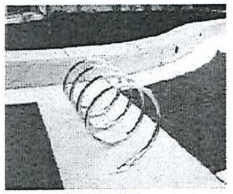


LANDSCAPE FORMS 'FGP' BENCH; TO BE SURFACE MOUNTED ON CONCRETE PAD USING TAMPER PROOF HARDWARE

CORRUGATED METAL COMMUNITY GARDEN PLANTERS; 8'X3'X24" HT



BARKMAN 'CUBE' PLANTER; 36" SQUARE; 30" DEPTH; GREY COLOUR



DOBRA BOA S8 & S10; BIKE RACK; TO BE SURFACE MOUNTED USING TAMPER PROOF HARDWARE

URBAN ACCESSORIES JAMISON TREE GRATE; 5' SQUARE; ALUMINUM; BRUSHED FINISH; TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS

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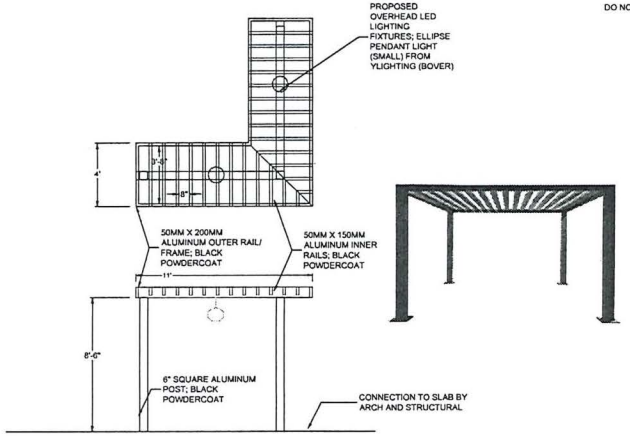
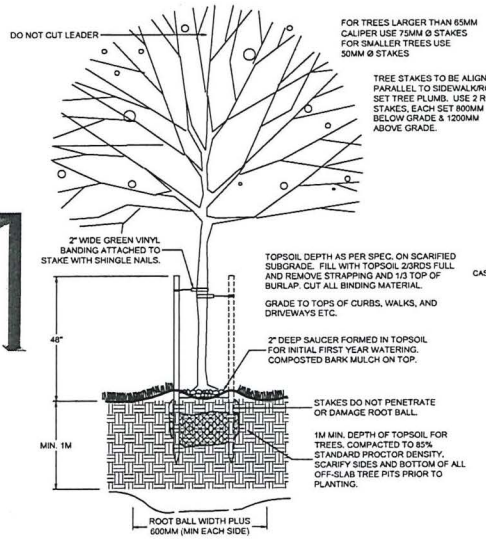
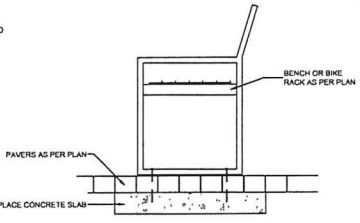


1 L5 ALUMINUM TRELLIS
1/4"= 1'-0"

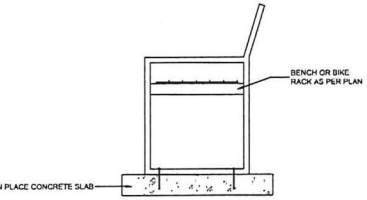


4 L5 TREE PLANTING
NTS



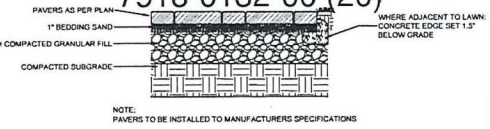
NOTE:
BENCH AND BIKE RACKS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS USING TAMPER-PROOF HARDWARE BOLTED THROUGH PAVERS INTO CIP CONCRETE SLAB BELOW

7 L5 SITE FURNITURE MOUNTING ON PAVERS
1"= 1'-0"



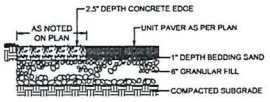
NOTE:
BENCH AND BIKE RACKS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS USING TAMPER-PROOF HARDWARE BOLTED THROUGH PAVERS INTO CIP CONCRETE SLAB BELOW

8 L5 SITE FURNITURE MOUNTING ON CONCRETE PAD
1"= 1'-0"

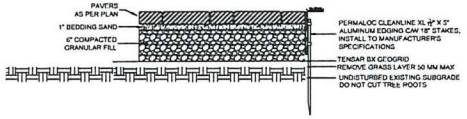


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

9 L5 PAVERS ON GRADE
1"= 1'-0"

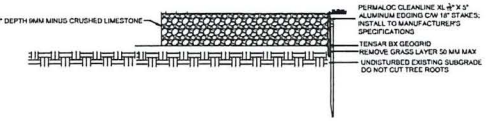


10 L5 CONCRETE FLUSH PAVERS EDGE
1"= 1'-0"



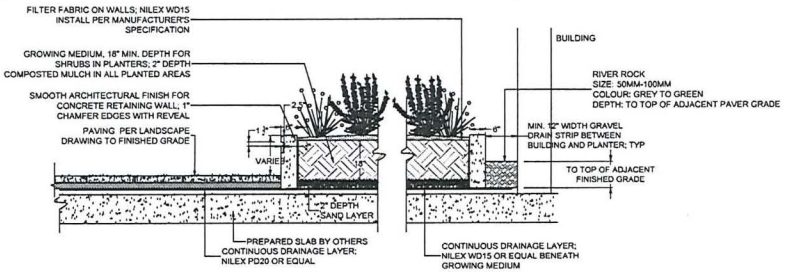
ALL WORK WITHIN THE PROTECTED ROOT ZONES OF TREES MUST BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST

11 L5 PAVERS ON GEOGRID THROUGH TPZ
1"= 1'-0"

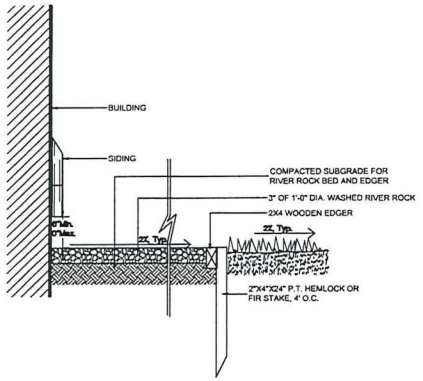


ALL WORK WITHIN THE PROTECTED ROOT ZONES OF TREES MUST BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST

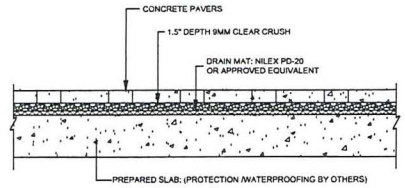
12 L5 LIMESTONE PATH ON GEOGRID THROUGH TPZ
1"= 1'-0"



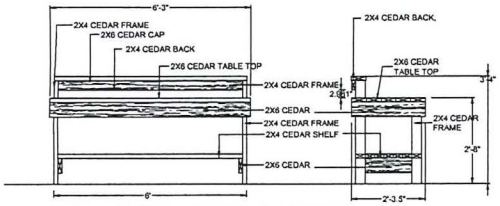
2 L5 PLANTER ON SLAB
1/2"= 1'-0"



5 L5 RIVER ROCK UNDER DECK
1"= 1'-0"

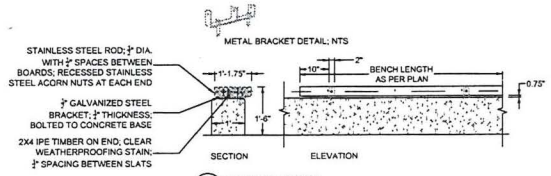


13 L5 PAVERS ON SLAB
1"= 1'-0"

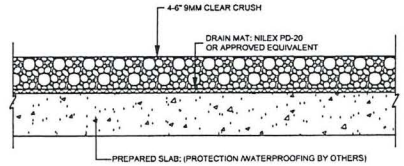


NOTES: ALL CEDAR TO BE NO. 2 GRADE OR BETTER, FREE OF SPLINTERS
ALL PIECES TO BE SCREWED TOGETHER

3 L5 POTTING TABLE
1/2"= 1'-0"



6 L5 SEAT WALL BENCH
1/2"= 1'-0"



14 L5 CLEAR CRUSH ON SLAB
1"= 1'-0"

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ACTION REQUIRED: Final Adoption

TYPE: OCP / Zoning Amendment / DVP / DP

PURPOSE:

Bylaw No. 20958
To amend OCP Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 2.7 FAR.

Bylaw No. 20959
RF and RM to CD – to develop three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

LOCATION: 11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street

PROCESSING DATES:

Bylaw No. 20958

June 5, 2023	-	3rd: Carried RES.R23-1150
May 15, 2023	-	1st/2nd/PH: Carried RES.R23-970/971/972 Approval to Proceed: Planning Report No. 7919-0177-00

Bylaw No. 20959

June 5, 2023	-	3rd: Carried RES.R23-1151
May 15, 2023	-	1st/2nd/PH: Carried RES.R22-973/974/975 Approval to Proceed: Planning Report No. 7919-0177-00

DEVELOPMENT VARIANCE PERMIT

December 18, 2023	-	Supported: Carried RES.R23-2605
December 4, 2023	-	Proceed to Public Notification: Carried RES.R23-2419

DEVELOPMENT PERMIT

May 15, 2023	-	Authorize to Draft: Carried RES.R23-969

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO: **City Clerk, Legislative Services Division**

FROM: **Chief Development Approvals Officer – Development Planning, Planning & Development Dept.**

DATE: **April 17, 2024** FILE: **7919-0177-00**

RE: **By-law Nos. 20958 and 20959**
Development Application No. 7919-0177-00

ADDRESSES: 11037/11049/11057/11069 Ravine Road
11054/11066/11080 - 132 Street

OWNERS: Quadra Holdings (King George) Ltd.
Director Information:
M. Redekop
P. Warkentin

Officer Information as at September 23, 2022:
M. Redekop (President)
P. Warkentin (Secretary)

AGENT: Maciej Dembek, Barnett Dembek Architects Inc.
7536 - 130 Street, Unti 135
Surrey, BC V3W 1H8

PROPOSAL: OCP Text Amendment to allow a higher density of 2.7 FAR in the Multiple Residential designation.

Rezoning from RF and RM-D to CD (based on RM-70).

Development Permit No. 7919-0117-00.

Development Variance Permit No. 7919-0177-00.

To permit the development of three, 6-stortey apartment buildings, containing approximately 319 dwelling units over a shared two-level underground parkade, in City Centre.

OCP Amendment By-law No. 20958 and Rezoning By-law No. 20959 received Third Reading on June 5, 2023. All conditions of approval with respect to these By-laws have been met. It is in order for Council to grant Final Adoption to these By-laws.

Staff was authorized to draft Development Permit No. 7919-0177-00 on May 15, 2023.

Development Permit No. 7919-0177-00 is running in conjunction with Development Variance Permit No. 7919-0177-00 which, after Public Notification, was supported by Council on December 18, 2023. It is now in order for Council to issue Development Variance Permit No. 7919-0177-00 and to authorize the Mayor and Clerk to execute the Development Variance Permit.

If Council issues Development Variance Permit No. 7919-0177-00, it is in order for Council to issue Development Permit No. 7919-0177-00 and to authorize the Mayor and Clerk to execute the Development Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Variance Permit and Development Permit at Land Title Office, pending a new legal description for the property.

Ron Gill – Chief Development Approvals Officer – Development Planning

CITY OF SURREY

BYLAW NO. 20958

A bylaw to amend the provisions of Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Table 7A: Land Use Designation Exceptions" to include 11054, 11066 and 11080 – 132 Street and 11037, 11049, 11057 and 11069 Ravine Road as shown below:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # 20958	Multiple Residential	11054 – 132 Street Lot 1, Except Part Dedicated Road on Plan LMP41027, Section 15 Block 5 North Range 2 West NWD Plan 8791 11066 – 132 Street Lot 2, Except Part Dedicated Road on Plan LMP41027, Section 15 Block 5 North Range 2 West NWD Plan 8791 11080 – 132 Street Lot 3, Except Part Dedicated Road on Plan LMP41027, Section 15 Block 5 North Range 2 West NWD Plan 8791 11037 Ravine Road Lot 80 Except: Parcel H (Bylaw Plan 87021) Section 15 Block 5 North Range 2 West NWD Plan 34840 11049 Ravine Road Lot 5 Section 15 Block 5 North Range 2 West NWD Plan 9739 11057 Ravine Road Lot 4 Section 15 Block 5 North Range 2 West NWD Plan 9739 11069 Ravine Road Lot 3 Section 15 Block 5 North Range 2 West NWD Plan 9739	Density permitted up to 2.7 FAR"

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958".

PASSED FIRST READING on the 15th day of May, 2023.

PASSED SECOND READING on the 15th day of May, 2023.

PUBLIC HEARING HELD thereon on the 5th day of June, 2023.

PASSED THIRD READING on the 5th day of June, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 20959

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 119 (CD 119), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF) and
DUPLEX RESIDENTIAL ZONE (RM-D);
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 119" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 119	(a) 11037 Ravine Road (b) 11049 Ravine Road (c) 11057 Ravine Road (d) 11069 Ravine Road (e) 11054 - 132 Street (f) 11066 - 132 Street (g) 11080 - 132 Street	(a) Lot 80, Plan 34840 (b) Lot 5, Plan 9739 (c) Lot 4, Plan 9739 (d) Lot 3, Plan 9739 (e) Lot 1, Plan 8791 (f) Lot 2, Plan 8791 (g) Lot 3, Plan 8791	20959	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959".

PASSED FIRST READING on the 15th day of May, 2023.

PASSED SECOND READING on the 15th day of May, 2023.

PUBLIC HEARING HELD thereon on the 5th day of June, 2023.

PASSED THIRD READING on the 5th day of June, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 119 (CD 119)

In this Comprehensive Development Zone 119 (CD 119), **Part 24, Multiple Residential 70 (RM-70) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
11037 Ravine Road	Lot 80 Except: Parcel H (Bylaw Plan 87021) Section 15 Block 5 North Range 2 West NWD Plan 34840	007-131-895
11049 Ravine Road	Lot 5 Section 15 Block 5 North Range 2 West NWD Plan 9739	011-422-220
11057 Ravine Road	Lot 4 Section 15 Block 5 North Range 2 West NWD Plan 9739	011-422-203
11069 Ravine Road	Lot 3 Section 15 Block 5 North Range 2 West NWD Plan 9739	001-427-288
11054 - 132 Street	Lot 1, Except Part Dedicated Road on Plan LMP41027, Section 15 Block 5 North Range 2 West NWD Plan 8791	000-674-672
11066 - 132 Street	Lot 2, Except Part Dedicated Road on Plan LMP41027, Section 15 Block 5 North Range 2 West NWD Plan 8791	011-362-588
11080 - 132 Street	Lot 3, Except Part Dedicated Road on Plan LMP41027, Section 15 Block 5 North Range 2 West NWD Plan 8791	011-362-596

(collectively the "*Lands*")

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"**A**. **Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

2. Permitted Uses

Delete Sub-section B.2. in Section "B. Permitted Uses".

3. Density

Delete Sub-section D.2. in Section "D. "Density" and replace it with the new Sub-section D.2. as follows:

"2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 2.7, excluding:

(a) The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and

(b) Up to a maximum of 170 sq.m. of the *secure bicycle parking area* requirement (pursuant to Section H.5 of this Zone)."

4. Lot Coverage

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"**E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 80%."

5. Yards and Setbacks

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"**F. Yards and Setbacks**

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	SETBACKS:			
USES:	North *Yard*	East *Yard*	South *Yard*	West *Yard*
Principal Building and *Structures*	3.5 m	4.5 m	6.0 m	4.5 m

1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of any *lot line*.

2 Notwithstanding the definition of *setback* in Part 1, Definitions, roof overhangs, vertical fins, *balconies* and canopies, including their structural elements, can encroach into the required *setbacks*.

3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*."

6. Height of Buildings

Delete Sub-section G.1. in Section G. "Height of Buildings" and replace it with a new Sub-section G.1. as follows:

"1. Principal Buildings:

Principal building height shall not exceed 23.0 m."

7. Landscaping and Screening

Delete Section "I. Landscaping and Screening" and replace it with a new Section "I. Landscaping and Screening" as follows:

"**I. Landscaping and Screening**

1. General Landscaping:
   - (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained; and
   - (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Refuse:

   Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*."

8. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"**J. Special Regulations**

1. Amenity Spaces:

Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:

(a) Outdoor *amenity space* in the amount of:

i. 3.0 sq. m per *dwelling unit*; and

ii. 1.0 sq. m per *lock-off suite*.

(b) Outdoor *amenity space* shall not be located within the required *setbacks*;

(c) Indoor *amenity space* in the amount of:

i. 3.0 sq. m per *dwelling unit*; and

ii. 1.0 sq. m per *lock-off suite*.

2. Balconies:

Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater."

B. DELEGATIONS - PUBLIC HEARING

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958"
"Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959"
Application No. 7919-0177-00

CIVIC ADDRESS:	11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street
APPLICANT:	Owner: Quadra Holdings (King George) Ltd. (Director Information: Michael Redekop, Peter Warkentin) Agent: Barnett Dembek Architects Inc. (Maciej Dembek)
PURPOSE:	The applicant is requesting to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions by adding site specific permission for the subject site to permit a density up to 2.7 FAR within the "Multiple Residential" designation. The proposal also includes rezoning the same site from Single Family Residential Zone and Duplex Residential Zone to Comprehensive Development Zone in order to develop three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation spoke in opposition to the proposal citing trees, health, and well-being.

Written submissions were received as follows:

- R. Landale expressing opposition for the proposal citing trees, transportation, traffic, and parking.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0177-00

Issued To:

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: 007-131-895
Lot 80 Except: Parcel H (Bylaw Plan 87021) Section 15 Block 5 North Range 2 West New Westminster District Plan 34840
11037 Ravine Road

Parcel Identifier: 011-422-220
Lot 5 Section 15 Block 5 North Range 2 West New Westminster District Plan 9739
11049 Ravine Road

Parcel Identifier: 011-422-203
Lot 4 Section 15 Block 5 North Range 2 West New Westminster District Plan 9739
11057 Ravine Rd

Parcel Identifier: 001-427-288
Lot 3 Section 15 Block 5 North Range 2 West New Westminster District Plan 9739
11069 Ravine Road

Parcel Identifier: 000-674-672
Lot 1, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North Range 2 West New Westminster District Plan 8791
11054 - 132 Street

Parcel Identifier: 011-362-588
Lot 2, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North Range 2 West New Westminster District Plan 8791
11066 - 132 Street

Parcel Identifier: 011-362-596
Lot 3, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North Range 2 West New Westminster District Plan 8791
11080 - 132 Street

(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 District Energy By-law, 2012, No. 17667, as amended, is varied as follows:

(a) In Section 2 Application, Sub-section 2.3 the owner of a new building within Service Area B, with a gross floor area ratio (FAR) up to 2.7 will not be required to utilize hydronic systems for space heating within individual units, but hydronic systems will be required for all other space heating and hot water in the building.

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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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.

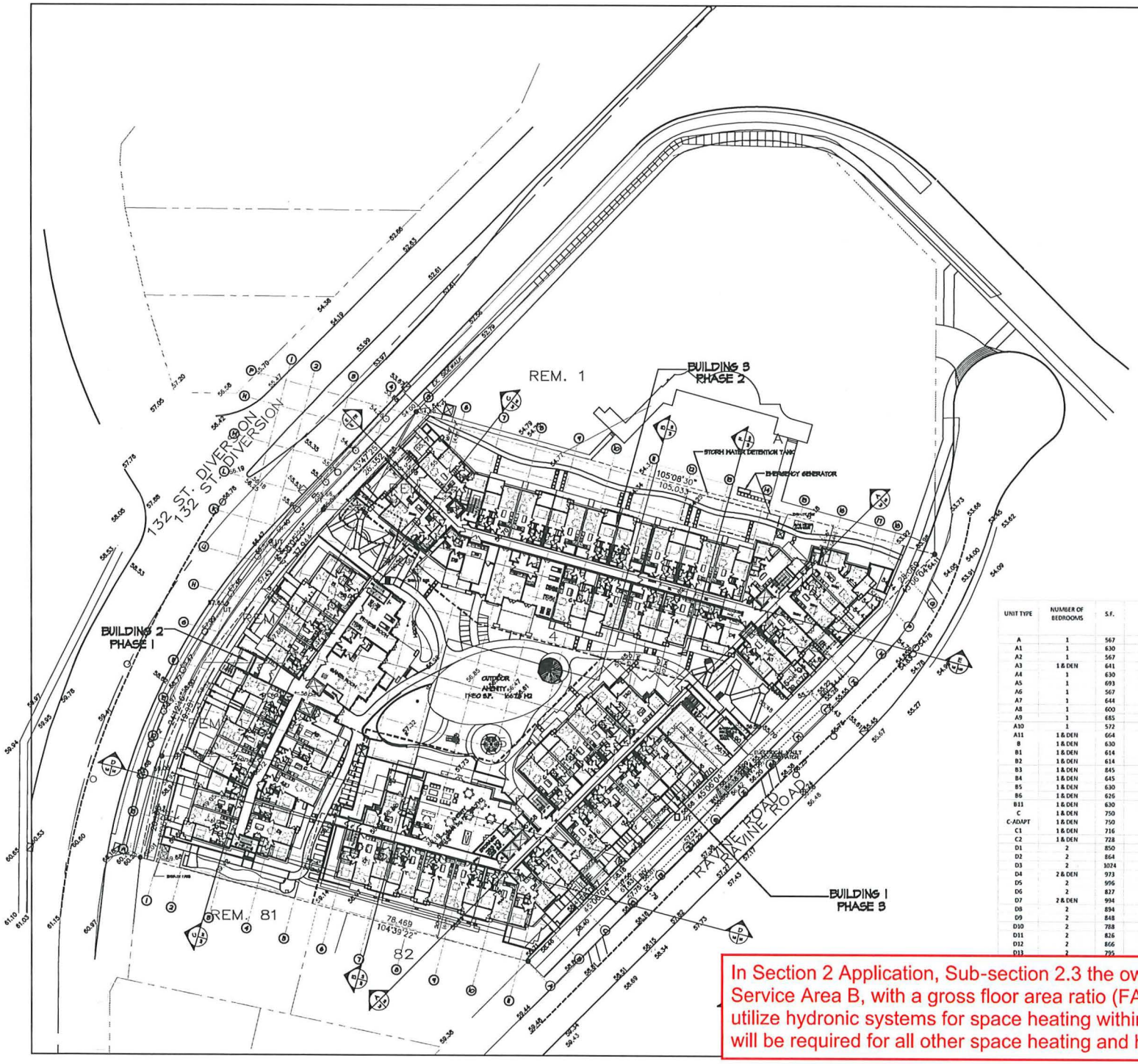
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

SCHEDULE A



UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M2	NUMBER OF UNITS	TOTAL M2	TOTAL S.F.
A	1	567	52.7	27	1422.3	15309
A1	1	630	58.5	1	58.5	630
A2	1	567	52.7	5	263.4	2835
A3	1 & DEN	641	59.6	5	297.8	3205
A4	1	630	58.5	2	117.1	1260
A5	1	693	64.4	2	128.8	1386
A6	1	567	52.7	1	52.7	567
A7	1	644	59.8	1	59.8	644
A8	1	600	55.7	4	223.0	2400
A9	1	685	63.6	4	254.6	2740
A10	1	572	53.1	4	212.6	2288
A11	1 & DEN	664	61.7	6	370.1	3984
B	1 & DEN	630	58.5	83	4857.9	52290
B1	1 & DEN	614	57.0	1	57.0	614
B2	1 & DEN	614	57.0	4	228.2	2456
B3	1 & DEN	845	78.5	4	314.0	3380
B4	1 & DEN	645	59.9	6	359.5	3870
B5	1 & DEN	630	58.5	6	351.2	3780
B6	1 & DEN	626	58.2	17	988.7	10642
B11	1 & DEN	630	58.5	3	175.6	1890
C	1 & DEN	750	69.7	30	2090.3	22500
C-ADAPT	1 & DEN	750	69.7	13	905.8	9750
C1	1 & DEN	716	66.5	6	399.1	4296
C2	1 & DEN	728	67.6	6	405.8	4368
D1	2	850	79.0	11	868.6	9350
D2	2	864	80.3	4	321.1	3456
D3	2	1024	95.1	1	95.1	1024
D4	2 & DEN	973	90.4	4	361.6	3892
D5	2	996	92.5	4	370.1	3984
D6	2	827	76.8	1	76.8	827
D7	2 & DEN	994	92.3	1	92.3	994
D8	2	894	83.1	6	498.3	5364
D9	2	848	78.8	5	393.9	4240
D10	2	788	73.2	10	732.1	7880
D11	2	826	76.7	1	76.7	826
D12	2	866	80.5	1	80.5	866
D13	2	795	73.9	4	295.4	3180

In Section 2 Application, Sub-section 2.3 the owner of a new building within Service Area B, with a gross floor area ratio (FAR) up to 2.7 will not be required to utilize hydronic systems for space heating within individual units, but hydronic systems will be required for all other space heating and hot water in the building.

NOT BE USED WHOLLY OR IN PART WITHOUT LICENCE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

REVN	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
MAY 08 2023

CCB-C2016

DESIGN : HD.
DRAWN :
DATE : May 8 23
SCALE : 1" = 30'-0"

CLIENT : QUADRA HOLDINGS(KING GEORGE)LTD.

PROJECT : APARTMENT PROJECT
10331/44511/64 Ravine Rd & 10546/800 132 St

SHEET CONTENTS : CONCEPTUAL SITE PLAN

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7919-0177-00

Issued To:

Address of Owner:

A. General Provisions

1. This development 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 permit.

2. This development 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: 007-131-895
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Parcel Identifier: 011-422-203
Lot 4 Section 15 Block 5 North Range 2 West New Westminster District Plan 9739
11057 Ravine Road

Parcel Identifier: 001-427-288
Lot 3 Section 15 Block 5 North Range 2 West New Westminster District Plan 9739
11069 Ravine Road

Parcel Identifier: 000-674-672
Lot 1, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North Range 2 West New Westminster District Plan 8791
11054 - 132 Street

Parcel Identifier: 011-362-588
Lot 2, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North Range 2 West New Westminster District Plan 879
111066 - 132 Street

Parcel Identifier: 011-362-596
Lot 3, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North Range 2 West New Westminster District Plan 8791
11080 - 132 Street

(the "Land")

3. As the legal description of the Land will 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:_____
_____**LEGAL**

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

_____**CIVIC**

5. This development permit applies to only that portion of Land as well as the buildings and structures shown on Schedule A which is attached to and forms part of this development permit.

6. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, and comprehensive sign packages on the Land shall be in accordance with the drawings, attached and numbered as 7919-0177-00 (1) to 7919-0177-00 (105) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans, prepared by VDZ + A and dated April 15, 2024, attached and numbered as 7919-0177-00 (77) to 7919-0177-00 (105) (the "Landscaping").

2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.

3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.

2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.

3. The security for the Landscaping is to be submitted as follows:

    i. An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of **$791,340.17** (the "Security")

4. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.

5. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.

6. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to compete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.

7. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

E. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey District Energy System By-law, 2012, No. 17667, as amended, is varied as follows:

   (a) In Section 2. Application, Sub-Section 2.3, the owner of a new building within Service Area B, with a gross floor area ratio (FAR) up to 2.7 will not be required to utilize hydronic systems for space heating within individual units.

F. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

Authentisign ID: 8AF6554E-F115-4927-AFDF-F0DC9D0F4BAF

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

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

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)

Authentisign
s. 22(1) Warkentin
4/16/2024 2:11:27 PM PDT

Owner: (Signature)

s. 22(1) Warkentin

Name: (Please Print)

7919-0177-00 (1)

Ledgeview II

Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

DEVELOPMENT PERMIT - Surrey File No. 19-0177

DRAWING LIST - ARCHITECTURAL

Sheet no.	Sheet name
A000	COVER SHEET
A001-001B	CONTEXT PLANS
A002	FIRE DEPARTMENT SITE PLAN
A002A	CONCEPT BASE PLAN
A002B	SCHEMATIC SITE PLAN
A004	Environmental Noise Study - 1
A005	Environmental Noise Study - 2
A006	CONCEPTUAL GRADING PLAN
A007	MATERIAL COLOUR BOARD
A100	SITE PLAN
A101	LOWER PARKING PLAN
A102	UPPER PARKING PLAN
A103	B1 FLOOR PLAN - LEVEL 1
A109	B1 FLOOR PLAN - LEVEL 2
A110	B1 FLOOR PLAN - LEVEL 3-5
A111	B1 FLOOR PLAN - LEVEL 6
A112a	B1 FLOOR PLAN - ROOF
A113	B2 FLOOR PLAN - LEVEL 1
A114	B2 FLOOR PLAN - LEVEL 2
A115	B2 FLOOR PLAN - LEVEL 3-5
A116	B2 FLOOR PLAN - LEVEL 6
A117a	B2 FLOOR PLAN - ROOF
A118	B3 FLOOR PLAN - LEVEL 1
A119	B3 FLOOR PLAN - LEVEL 2
A120	B3 FLOOR PLAN - LEVEL 3-4
A121	B3 FLOOR PLAN - LEVEL 5
A122	B3 FLOOR PLAN - LEVEL 6
A123a	B3 FLOOR PLAN ROOF
A209	B1 SW Elevation
A210	B1 NW Elevation

DRAWING LIST - ARCHITECTURAL

Sheet no.	Sheet name
A212	B1 SE Elevation
A213	B2 SE Elevation
A214	B2 SW Elevation
A215	B2 NE Elevation
A218	B3 SE Elevation
A219	B3 SW & NE Elevation 1
A220	B3 SW & NW Elevation 1
A221	B3 NW Elevation 2
A501	Unit A-A5
A502	Unit A5-A11
A503	Unit A12-A16
A504	Unit B-B5
A505	Unit B6-B14
A506	Unit D15-D19
A507	Unit C-C3
A508	Unit D-D1
A509	Unit D5-D8
A510	Unit D9-D12
A511	Unit D13-D16
A512	Unit E1-E3
A513	Unit F-F3
A514	Units street facing
A801	SITE SECTION B1-E-1
A803	SITE SECTION B1-D
A805	SITE SECTION B2-F-2
A807	SITE SECTION B2-H
A809	SITE SECTION B3-A
A810	SITE SECTION B3-B
A812	SITE SECTION B1-E-3
A813	SITE SECTION - STREET FACING
A900-912	CONCEPT RENDERINGS

ZONING OVERVIEW:

		EXISTING		PROPOSED
ZONING:				
SETBACKS:	BLOCK 1	SOUTH 6.1 m	WEST	4.5 m
			EAST	4.6 m
			WEST	4.8 m
	BLOCK 2	NORTH 4.5 m	EAST	4.8 m
	BLOCK 3	SOUTH 6.1 m	EAST	4.8 m

SITE AREA:

GROSS:	102,468 S.F.	2.352 AC	9,518.8 M^2	0.952 HA
ROAD DEDICATION:	3,225 S.F.	0.074 AC	299.6 M2	0.030 HA
NET:	99,243 S.F.	2.278 AC	9220.0 M2	0.922 Ha.

BUILDING HEIGHT:

BUILDING 1	6 STOREY	22.25m
BUILDING 2	6 STOREY	22.25m
BUILDING 3	6 STOREY	21.00m

LOT COVERAGE: GROSS 76.5% / NET 79.0% (7,277.6 m²)

TOTAL FLOOR AREA (ABOVE GRADE): 25,814 m²

FLOOR SPACE RATIO (FSR): GROSS :2.63 / NET : 2.68

LOT COVERAGE: 53,904 S.F./102,468 S.F. 52.60%

BUILDING AREA OVERVIEW:

DENSITY: RESIDENTIAL:	140 U.P.A 1050 m²	346 U.P.H.A (319 UNITS)
AMENITY:		
REQUIRED: INDOOR	7,427 S.F.	557 (FOR 109 UNITS) + 133 (FOR 133 UNITS)= 690 M2
OUTDOOR	10,301 S.F.	957M2
PROVIDED: INDOOR	8,512 S.F.	791 M2
OUTDOOR	20,347 S.F.	1,890 M2

PARKING:

MAXIMUM ALLOWED		
319 UNITS X 1.1 =		350.9
VISITOR 0.2 X 319 UNITS =		63.8
TOTAL		414.7 PARKING STALLS
MINIMUM ALLOWED		
319 UNITS X 0.9 =		287.1
VISITOR 0.1 X 319 UNITS =		31.9
TOTAL		319.0 PARKING STALLS

PROJECT SUMMARY:

CIVIC ADDRESS	Block 1: 11058 132 St Diversion Block 2: 11063 Ravine Road Block 3: 11035 Ravine Road
OWNER:	- QUADRA HOLDINGS (KING GEORGE) LTD.
DEVELOPER	- BLACK MAPLE CONSTRUCTION LTD.
AUTHORITY HAVING JURISDICTION	- CITY OF SURREY

GENERAL INFORMATION AS PER DIVISION C - SENTENCE 2.2.2.1(2) OF THE B.C. BUILDING CODE 2018
NOTE: BUILDING AREAS ARE CALCULATED AS PER THE DEFINITION OF "BUILDING AREA" DIVISION A - SENTENCE 1.4.1.2.(1) OF THE B.C.BUILDING CODE 2018

RESIDENTIAL BUILDING - BLOCK 2

a) NEW BUILDING	GROUP C, A2 & F3 TO PART 3 OF DIVISION B AS PER DIVISION A, SUBCLAUSE 1.3.3.2 1) c) i)
b) APPLICABLE CODE: B.C.B.C. 2018 EDITION	
c) APPLICABLE UNDER PART 3	
d) MAJOR OCCUPANCY:	GROUP C UP TO 6 STOREYS ARTICLE 3.2.2.50 SPRINKLERED
e) BUILDING AREA / BUILDING HEIGHT	12,754 S.F. / 1,185 M2 6 STOREYS
f) STREETS	FACES TWO STREETS
g) ACCESSIBLE ENTRANCE:	ONE
h) ACCESSIBLE FACILITIES:	TWO ELEVATORS

RESIDENTIAL BUILDING - BLOCK 1

a) NEW BUILDING	GROUP C, A2 & F3 C, E & A2 TO PART 3 OF DIVISION B AS PER DIVISION A, SUBCLAUSE 1.3.3.2 1) c) i)
b) APPLICABLE CODE: B.C.B.C. 2018 EDITION	
c) APPLICABLE UNDER PART 3	
d) MAJOR OCCUPANCY:	GROUP C UP TO 6 STOREYS ARTICLE 3.2.2.50 SPRINKLERED
e) BUILDING AREA / BUILDING HEIGHT	19,248 S.F. / 1,788 M2 6 STOREYS
f) STREETS	FACES ONE STREET
g) ACCESSIBLE ENTRANCE:	TWO
h) ACCESSIBLE FACILITIES:	TWO ELEVATORS

RESIDENTIAL BUILDING - BLOCK 3

a) NEW BUILDING	GROUP C, A2 & F3 TO PART 3 OF DIVISION B AS PER DIVISION A, SUBCLAUSE 1.3.3.2 1) c) i)
b) APPLICABLE CODE: B.C.B.C. 2018 EDITION	
c) APPLICABLE UNDER PART 3	
d) MAJOR OCCUPANCY:	GROUP C UP TO 6 STOREYS ARTICLE 3.2.2.50 SPRINKLERED
e) BUILDING AREA / BUILDING HEIGHT	16,683 S.F. / 1,550 M2 6 STOREYS
f) STREETS	FACES ONE STREET
g) ACCESSIBLE ENTRANCE:	ONE
h) ACCESSIBLE FACILITIES:	TWO ELEVATORS

Unit - room count schedule

Type	Comments	Count	Area
Unit A	1 Bed/1ba	23	563.79 SF
Unit A1	1 Bed + Den/1ba	4	642.87 SF
Unit A2/A3a	1 Bed/1ba	4/1	572.76 SF
Unit A3/A3a	1 Bed + Den/1ba	4/1	643.15 SF
Unit A4	1 Bed/1 ba	1	550.27 SF
Unit A5	1 Bed 1ba	2	700.81 SF
Unit A6	1 Bed 1 ba	1	590.16 SF
Unit A7	1 Bed 1 ba	1	646.28 SF
Unit A8	1 Bed 1 ba	3	590.48 SF
Unit A9	1 Bed 1 ba	4	606.68 SF
Unit A10	1 Bed 1 ba	4	644.62 SF
Unit A11	1 Bed + Den/1ba	6	677 SF
Unit A12	1 Bed 1ba	1	637.61 SF
Unit A13	1 Bed 1ba	1	642.24 SF
Unit A14	1 Bed 1ba	1	644.48 SF
Unit A15	1 Bed 1ba	3	566.97 SF
Unit A16	1 Bed 1 ba	1	569.57 SF
Unit B/B1	1 Bed + Den/1ba	62/1	643.67 SF
Unit B1	1 Bed + Den/1ba	1	638.51 SF
Unit B2	1 Bed + Den/1ba	4	638.27 SF
Unit B3	2 Bed/2ba	4	668.35 SF
Unit B4	1 Bed + Den/ 1ba	5	655.09 SF
Unit B5	1 Bed + Den/1 ba	4	636.39 SF
Unit B6	1 Bed + Den/1 ba	15	643.16 SF
Unit B7	1 Bed + Den/1ba	9	628.42 SF
Unit B8	1 Bed + Den/1ba	1	654.5 SF
Unit B9	1 Bed + Den/1ba	1	648.21 SF
Unit B13	1 Bed + Den/1 ba	5	641.22 SF
Unit B14	1 Bed + Den/1 ba	1	658.62 SF
Unit B15	1 Bed + Den/ 1 ba	1	630.64 SF
Unit B16	1 Bed + Den/1ba	1	639.78 SF
Unit B17	1 Bed + Den/1ba	1	662.34 SF
Unit B18	1 Bed + Den/1 ba	1	616.54 SF
Unit B19	1 Bed + Den/1 ba	2	644.9 SF
Unit B20	1 Bed + Den/1ba	1	643.35 SF
Unit C	1 Bed + Den/2ba	25	760.14 SF
Unit C1	1 Bed + Den/2ba	5	719.81 SF
Unit C2	1 Bed + Den/2ba	6	742.34 SF
Unit C3	1 Bed + Den/2ba	6	773.21 SF
Unit C-ADAPT	1 Bed + Den/2 ba	13	760.81 SF
Unit D1	2 Bed/2ba	10	668.75 SF
Unit D2	2 Bed/2ba	4	902.58 SF
Unit D3	3 Bed/2 ba	1	1 034.49 SF
Unit D4	2 Bed + Den/2ba	4	942.76 SF
Unit D5	2 Bed/2ba	4	979.81 SF
Unit D6	2 Bed/2ba	1	643.2 SF
Unit D7	2 Bed/2 ba	1	1 022.5 SF
Unit D8	2 Bed/2 ba	6	900.64 SF
Unit D9	2 Bed/2 ba	5	878.22 SF
Unit D10	2 Bed/2ba	9	810.91 SF
Unit D11	2 Bed/2 ba	1	693.1 SF
Unit D12	2 Bed/2 ba	1	683.78 SF
Unit D13	2 Bed/2ba	4	810.02 SF
Unit D14	2 Bed/2ba	5	829.02 SF
Unit D15	2 Bed/2ba	1	616.48 SF
Unit D16	2 Bed/2ba	1	658.2 SF
Unit E1/E1a	3 Bed/2ba	5/1	943.23 SF
Unit E2	3 Bed/2 ba	4	979.22 SF
Unit E3	3 Bed/2 ba	4	1 052.04 SF
Unit F	1 Bed + Den/1ba	1	693.49 SF
Unit F1	1 Bed + Den/1ba	4	692.58 SF
Unit F2	1 Bed + Den/1ba	1	695.68 SF
Grand total		319	

Areas

Area
563.79 SF
642.87 SF
572.76 SF
643.15 SF
550.27 SF
700.81 SF
590.16 SF
646.28 SF
590.48 SF
606.68 SF
644.62 SF
677 SF
637.61 SF
642.24 SF
644.48 SF
566.97 SF
569.57 SF
643.67 SF
638.51 SF
638.27 SF
668.35 SF
655.09 SF
636.39 SF
643.16 SF
628.42 SF
654.5 SF
648.21 SF
641.22 SF
658.62 SF
630.64 SF
639.78 SF
662.34 SF
616.54 SF
644.9 SF
643.35 SF
760.14 SF
719.81 SF
742.34 SF
773.21 SF
760.81 SF
668.75 SF
902.58 SF
1 034.49 SF
942.76 SF
979.81 SF
643.2 SF
1 022.5 SF
900.64 SF
878.22 SF
810.91 SF
693.1 SF
683.78 SF
810.02 SF
829.02 SF
616.48 SF
658.2 SF
943.23 SF
979.22 SF
1 052.04 SF
693.49 SF
692.58 SF
695.68 SF

CONTACT LIST:

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BC V4X 2M9

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VDZ+A (van der Zalm + Associates)
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Fort Langley, BC V1M 2S3
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T: (604) 546-0931
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ARCHITECTURAL
Barnett Dembek Architects Inc
#135, 7536 130 Street
Surrey, BC V3W 1H8
Contact: Abhishek Sinha
T: 604 597 7100
asinha@bdarkitex.com

2024-04-16

barnett dembek
ARCHITECTS INC.

GROUP 161

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PROJECT
Ledgeview II

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	1/8" = 1'-0"
JOB NO.	21003
DATE	02 APR 2024

REGISTERED ARCHITECT ABHISHEK SINHA PROVINCE OF BRITISH COLUMBIA
2024-04-16

SHEET TITLE
COVER SHEET

DRAWING No.
A000

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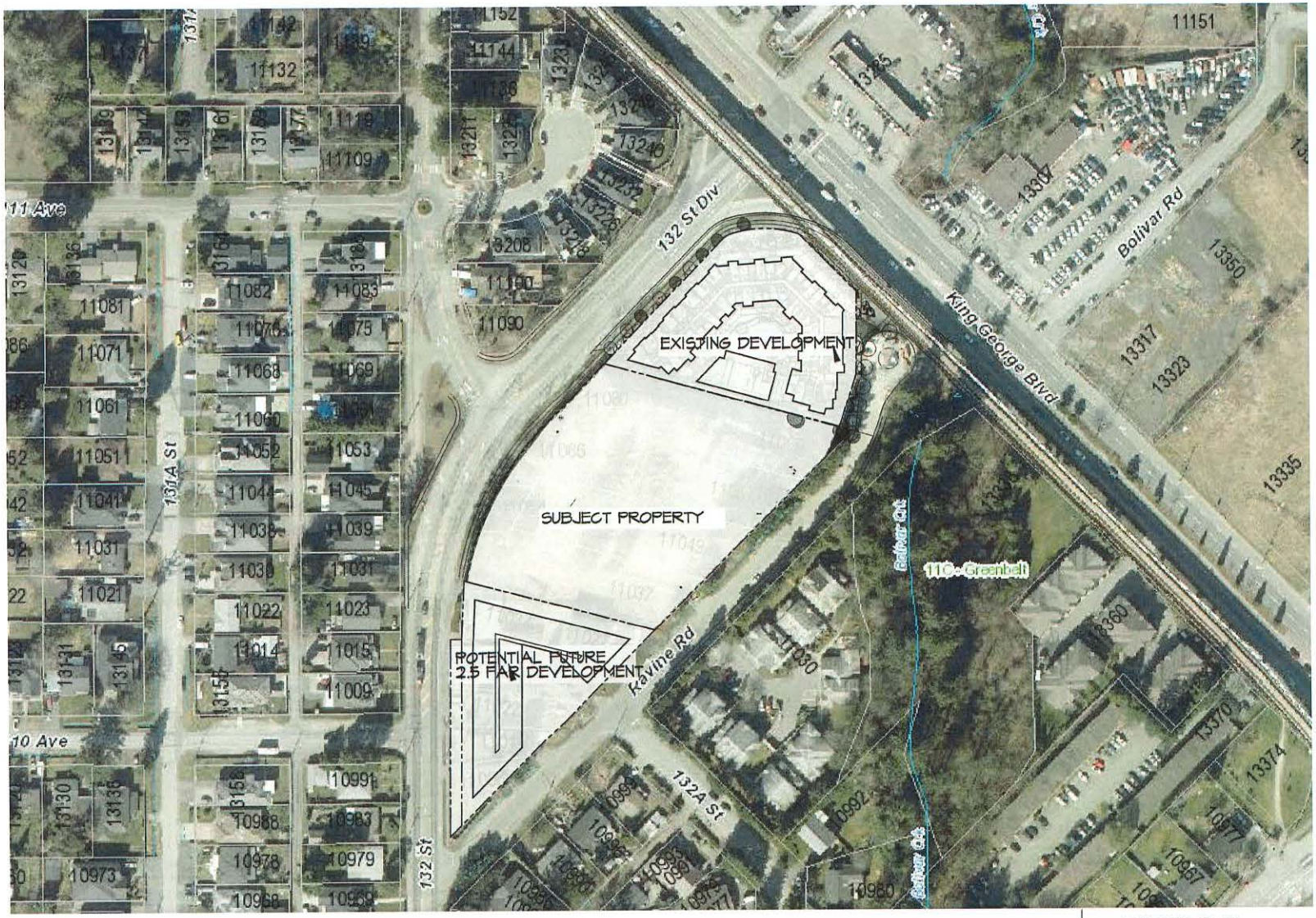
7919-0177-00 (2)



NORTH

CONTEXT PLAN

SCALE : 1" = 60'-0"

ARCHITECTS INC.

DATE	NO.	DESCRIPTION

Project: **Ledgeview II**

Block 1: 11053 132 St Diversion, Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

Client: **QUADRA HOLDINGS (KING GEORGE)LTD.**

2024-04-16

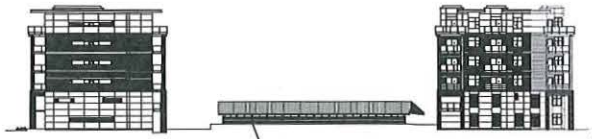
DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

DRAWING TITLE: CONTEXT PLAN

DRAWING NO.: **A001**

7919-0177-00 (3)

PRECEDENT IMAGE



CONTEXT PLAN

ARCHITECTS INC.
UNIT 130, 7536 130 STREET, SURREY, B.C. V3W 1H8
T (604) 597-7136 F (604) 597-7339
mail@mmmarchitects.com

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NO	DESCRIPTION	DATE

Ledgeview II

Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT

QUADRA HOLDINGS (KING GEORGE)LTD.

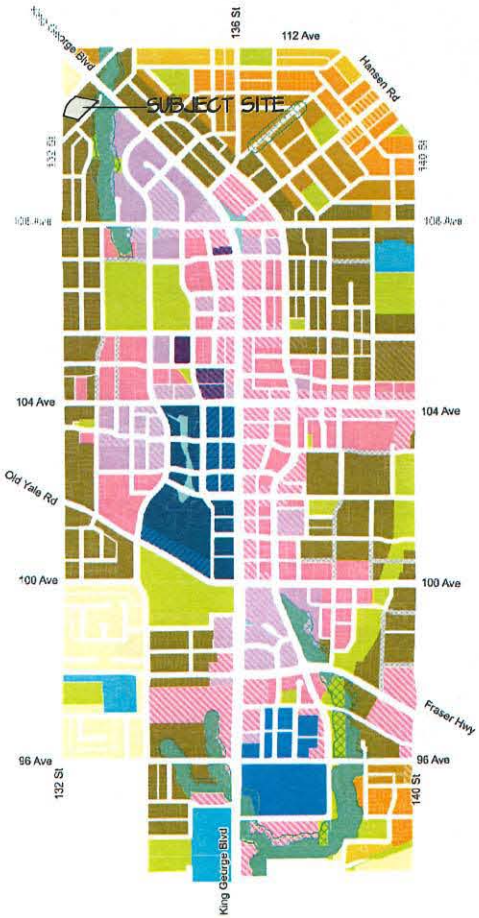
REGISTERED ARCHITECT — BRITISH COLUMBIA — 2024-04-10

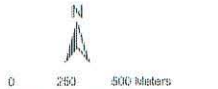
DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

CONTEXT PLAN - 01

DRAWING NO. **A001a**

7919-0177-00 (4)





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

Plan update approved July 11, 2022
Amended July 25, 2022

NORTH

SURREY CITY CENTRAL CONTEXT PLAN

SCALE: 1" = 40'-0"

ARCHITECTS INC.
UNIT 130, 7530 130 STREET, SURREY, B.C. V3W 1H8
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NO	DESCRIPTION	DATE
	ISSUED	

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-04-16

DRAWN:	AM
CHECKED:	AS
SCALE:	As indicated
JOB NO.:	21003
DATE:	21 MAR 2024

SHEET TITLE
SURREY CITY CONTEXT PLAN

DRAWING No.
A001b

7919-0177-00 (5)

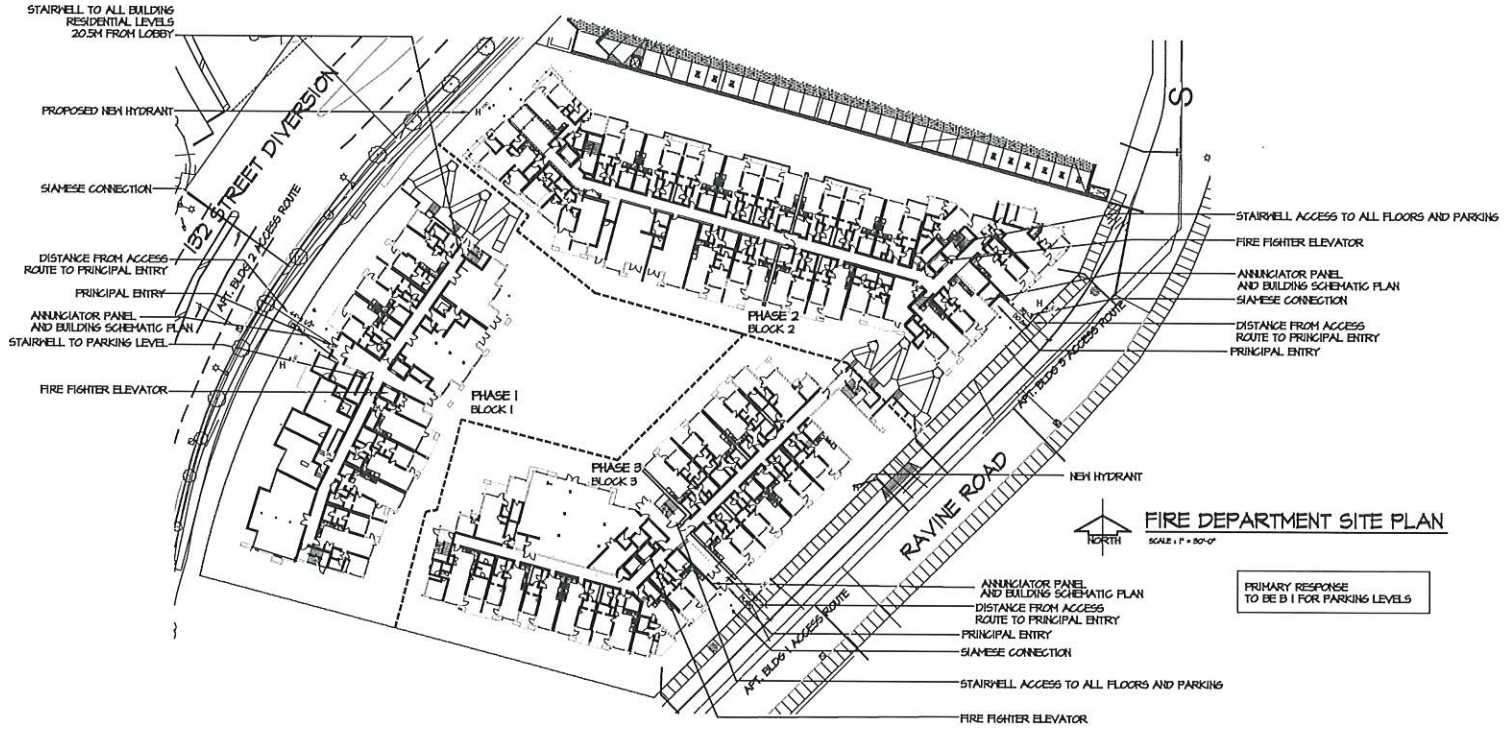
NOTES:
THE CITY OF SURREY BYLAW NO.14108 FOR PUBLIC SAFETY RADIO AMPLIFICATION APPLIES TO THIS BUILDING. A COMPLETED LETTER OF UNDERTAKING BI-DIRECTIONAL AMPLIFICATION (BDA) SYSTEM INSTALLATION WILL BE SUBMITTED TO THE PLAN CHECKER AT THE BUILDING DIVISION.

ALL FLOORING NUMBERING, WAYFINDING, LABELING, IDENTIFICATION, ETC. IS REQUIRED TO BE CONSISTENT BETWEEN THE ELEVATOR, FIRE ALARM PANEL, ANNUNCIATOR GRAPHIC, AND FIRE SAFETY PLAN. STAIRWELL DOORS ARE TO BE LABELED WITH LETTERS (I.E., A,B,C,D) ON BOTH SIDES TO INDICATE STAIRWELL IDENTITY.

SUBMIT FIRE SAFETY PLAN TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY INSPECTION.

FIRE SAFETY PLAN SHALL BE STORED IN A FIRE SAFETY PLAN BOX NEXT TO FIRE ALARM ANNUNCIATOR PANEL. CONSULT WITH THE FIRE DEPARTMENT FOR THE APPROVED BOX.

STORAGE LOCKERS ARE TO BE DESIGNED IN CONFORMANCE WITH NFPA 13.



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NO.	DESCRIPTION	DATE

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravina Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

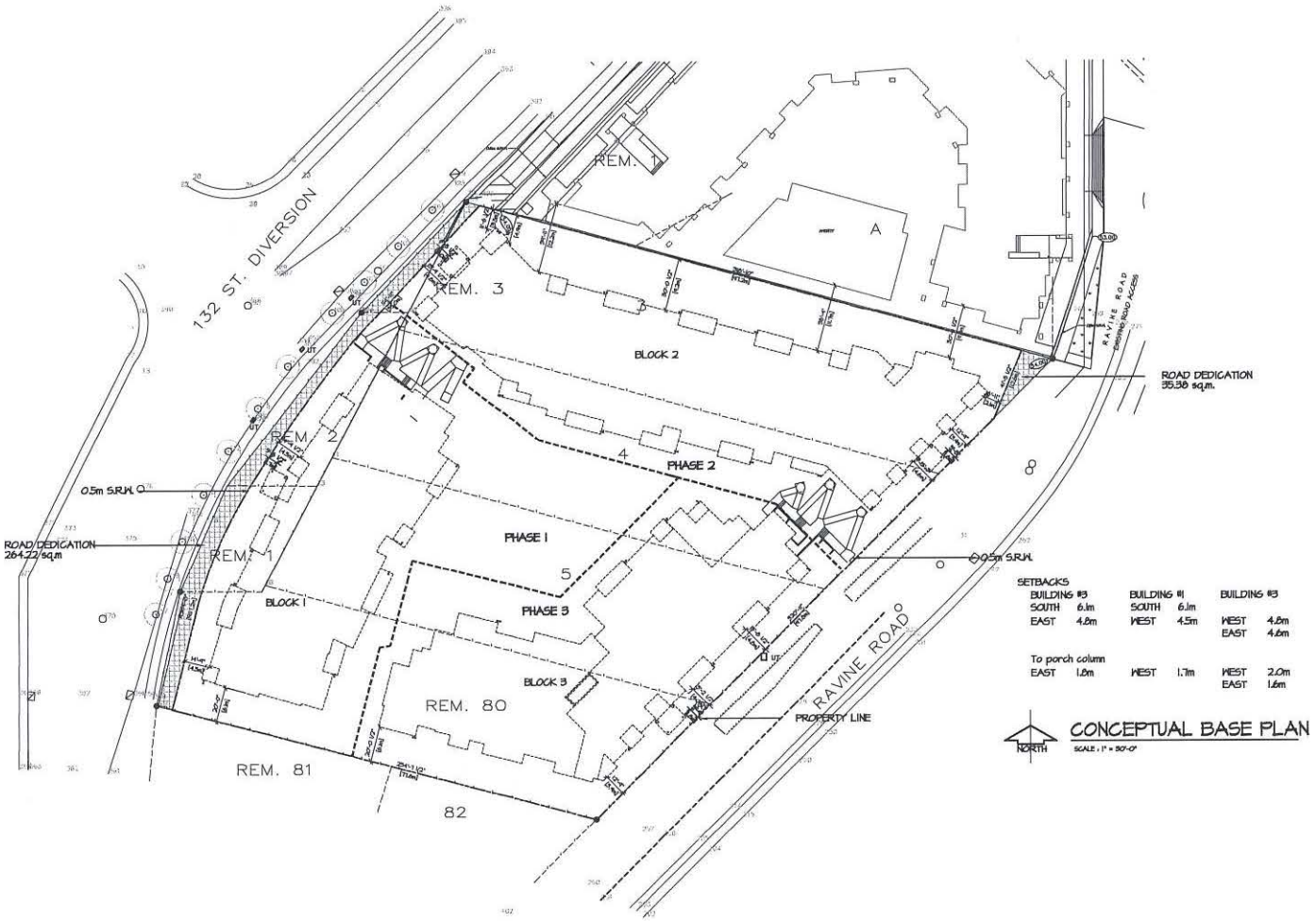
2024-04-16

DRAWN:	AM
CHECKED:	AS
SCALE:	1" = 30'
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE: Fire department site plan

DRAWING NO. **A002**

7919-0177-00 (6)



CONCEPTUAL BASE PLAN

SCALE : 1" = 30'-0"

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GROUP 1B1(3) NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH SUBTRADES THAT HOLD THE CERTIFICATE OF PRACTICE.

DATE	NO.	DESCRIPTION

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3. 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

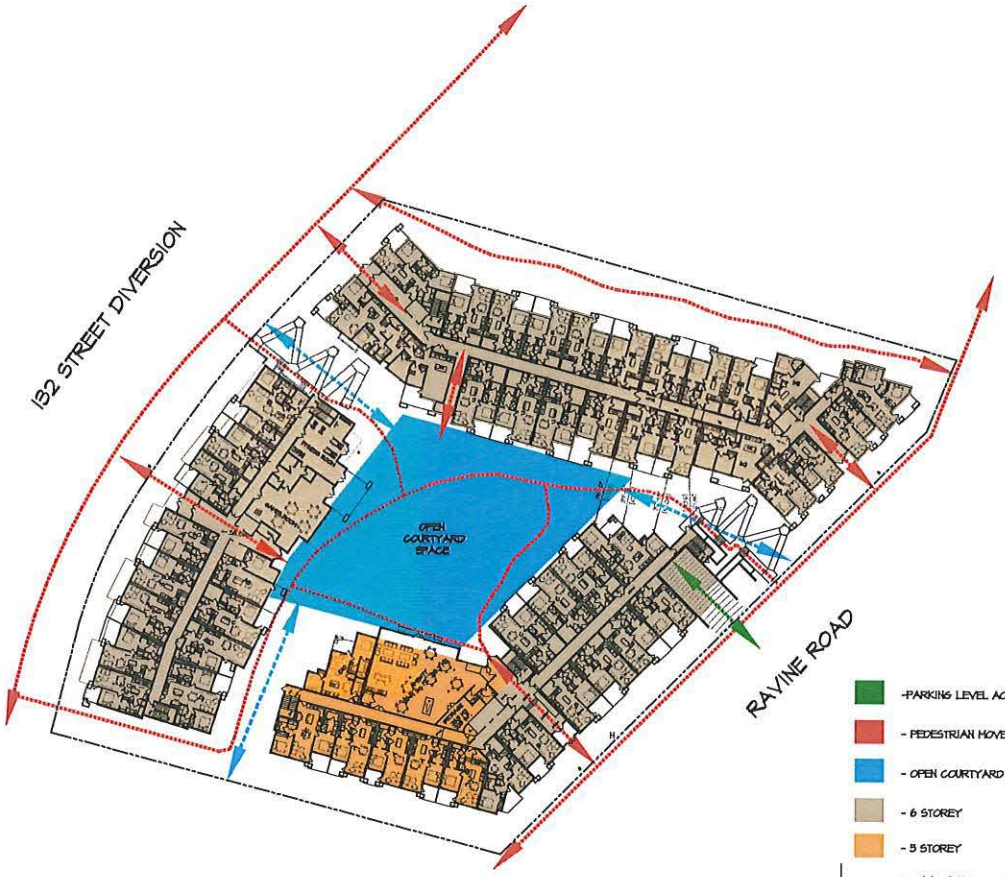
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1" = 30'
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE: Conceptual Base Plan

DRAWING NO.: **A002A**

7919-0177-00 (7)



CONCEPT SCHEMATIC SITE PLAN

SCALE : 1" = 50'-0"

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CROP 101.8 NOT AN ARCHITECTURAL REPLICA ALL ARCHITECTURAL SERVICES ARE PROVIDED BY PERSONS/FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

NO	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

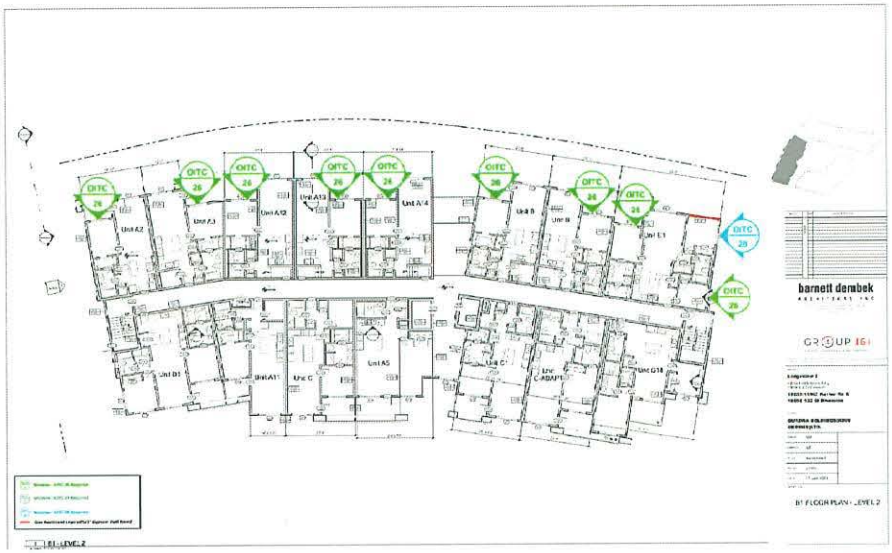
2024-04-10

DRAWN	AM
CHECKED	AS
SCALE	1" = 30'
JOB NO	21003
DATE	21 MAR 2024

SHEET TITLE
Concept Schematic Site plan

DRAWING NO.
A002b

7919-0177-00 (8)



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GROUP 161

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DATE	NO	DESCRIPTION

PROJECT:
Lodgeview II
Block 1: 11058 132 St Diversion; Block 2: 11093 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

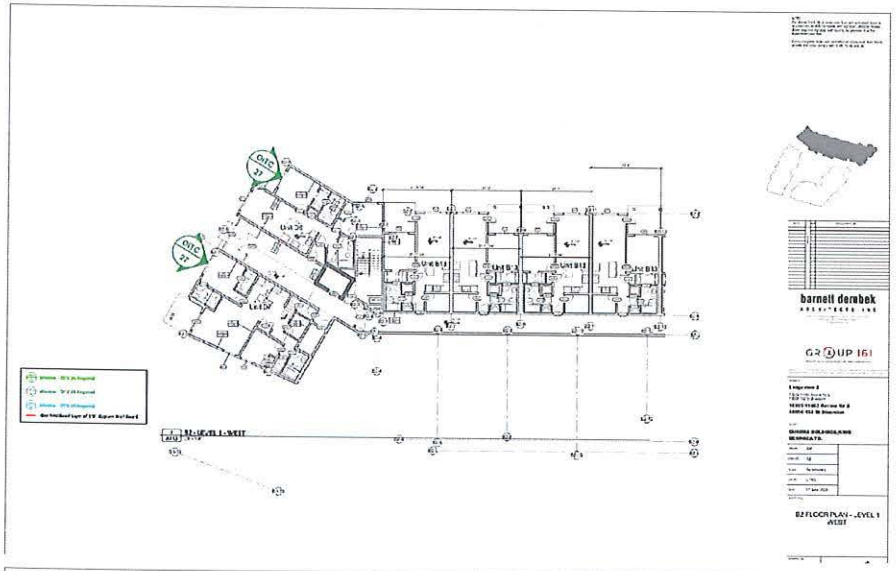
2024-04-16

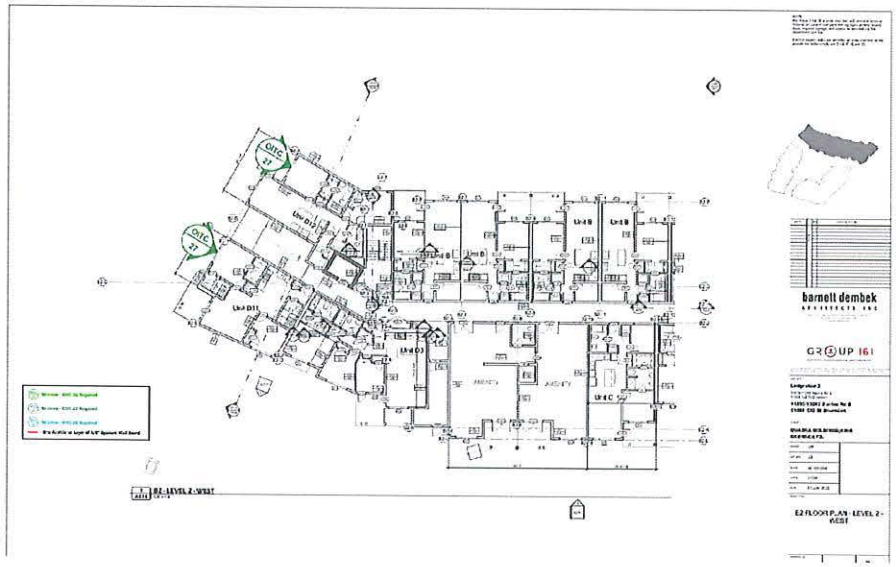
DRAWN:	AM
CHECKED:	AS
SCALE:	
PROJECT NO.:	21003
DATE:	21 MAR 2024

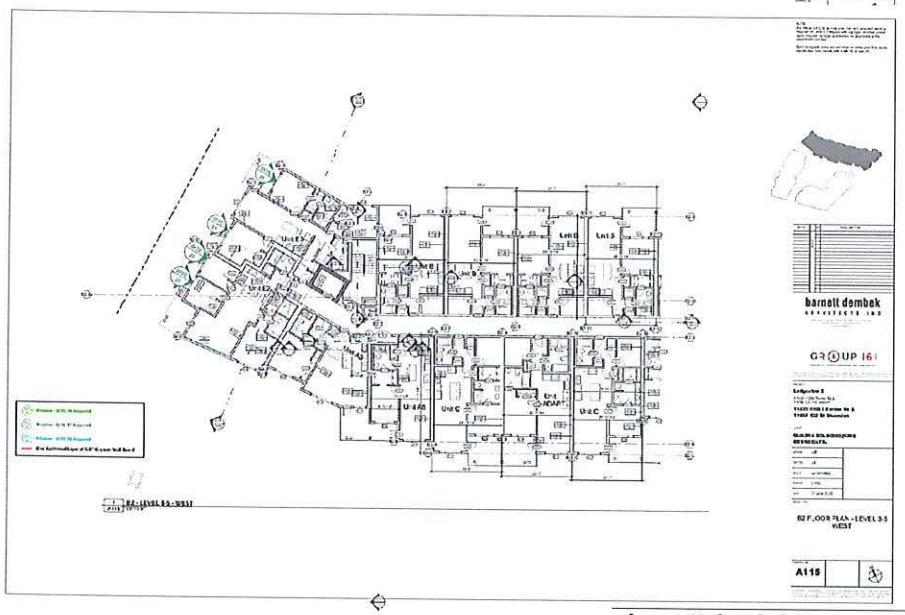
SHEET TITLE: Environmental Noise Study - 1

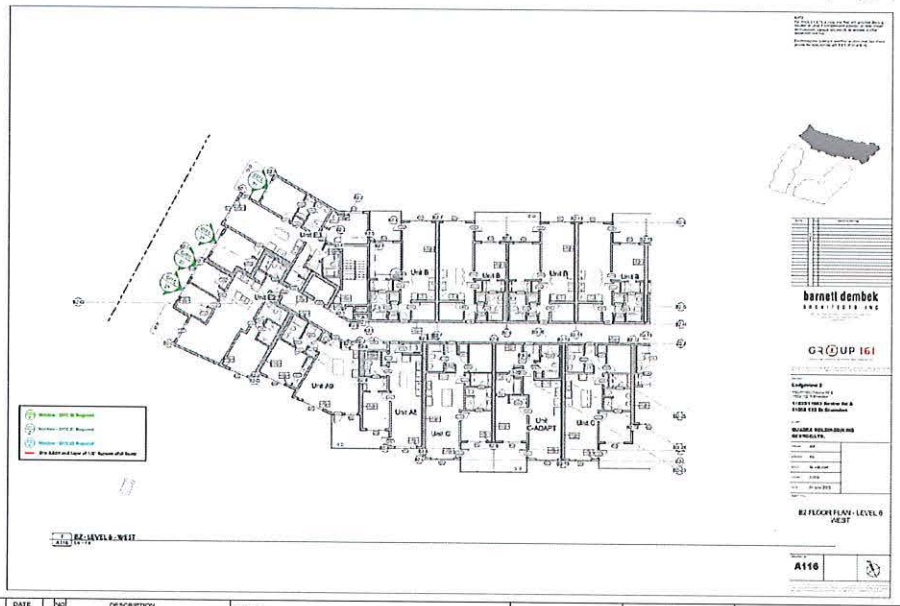
DRAWING NO.: **A004**

7919-0177-00 (9)









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ISSUE	NO	DESCRIPTION	DATE

PROJECT:
Lodgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

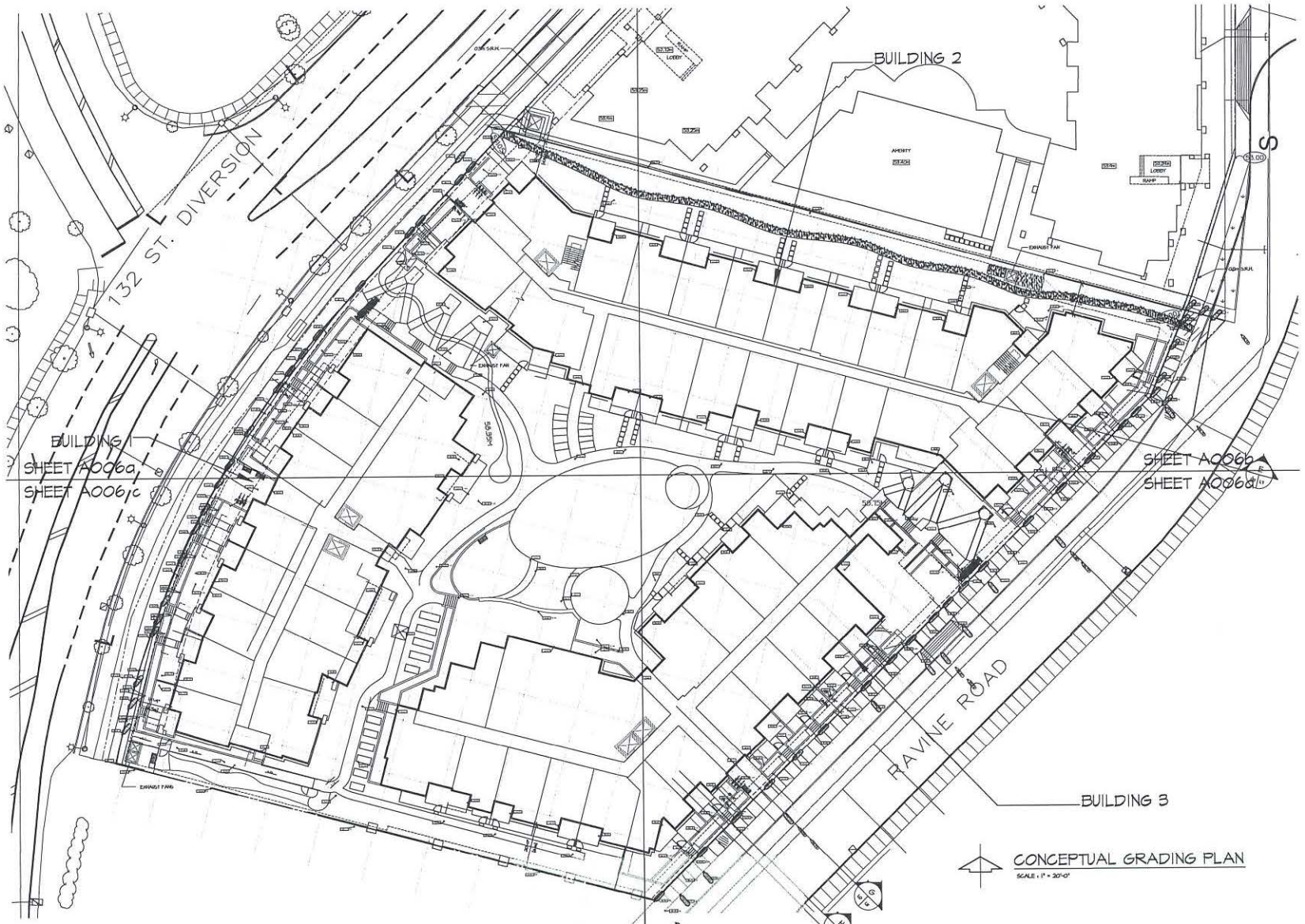
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	
PROJECT No.	21003
DATE	21 MAR 2024

SHEET TITLE:
Environmental Noise Study - 2

DRAWING No.
A005

7919-0177-00 (10)



CONCEPTUAL GRADING PLAN

SCALE : 1" = 20'-0"

barnett dembek ARCHITECTS INC.

GROUP 161

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NO.	DATE	DESCRIPTION
1	2024-04-16	

PROJECT: **Ledgeview II**

Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3 11035 Ravine Road

CLIENT: **QUADRA HOLDINGS (KING GEORGE)LTD.**

REGISTERED ARCHITECT BRITISH COLUMBIA

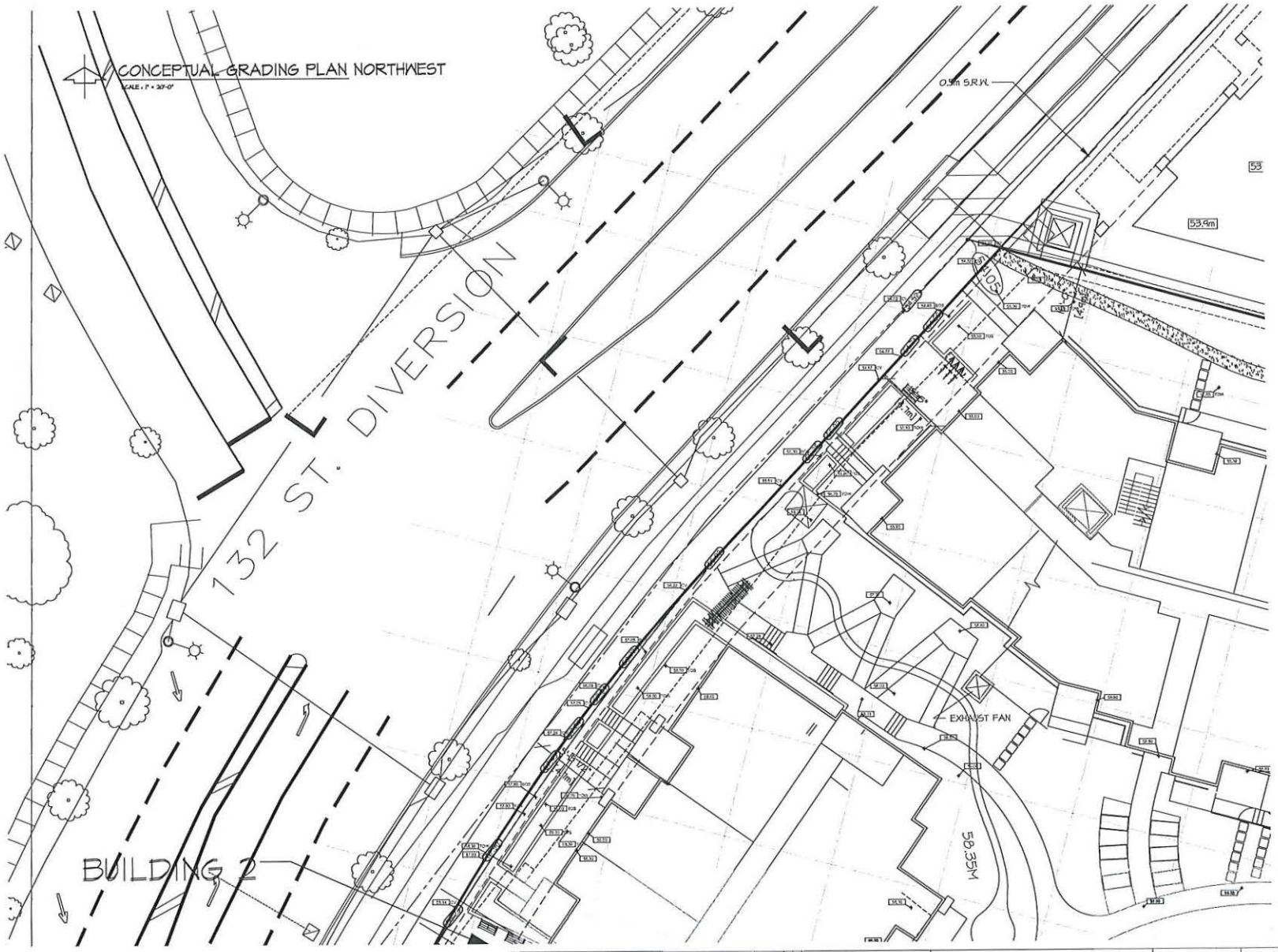
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	
PROJECT NO.	21003
DATE	21 MAR 2024

SHEET TITLE: CONCEPTUAL GRADING PLAN

DRAWING No.: **A006**

7919-0177-00 (11)



barnett dembek
ARCHITECTS INC.

GROUP 161

DATE	NO.	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11083 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

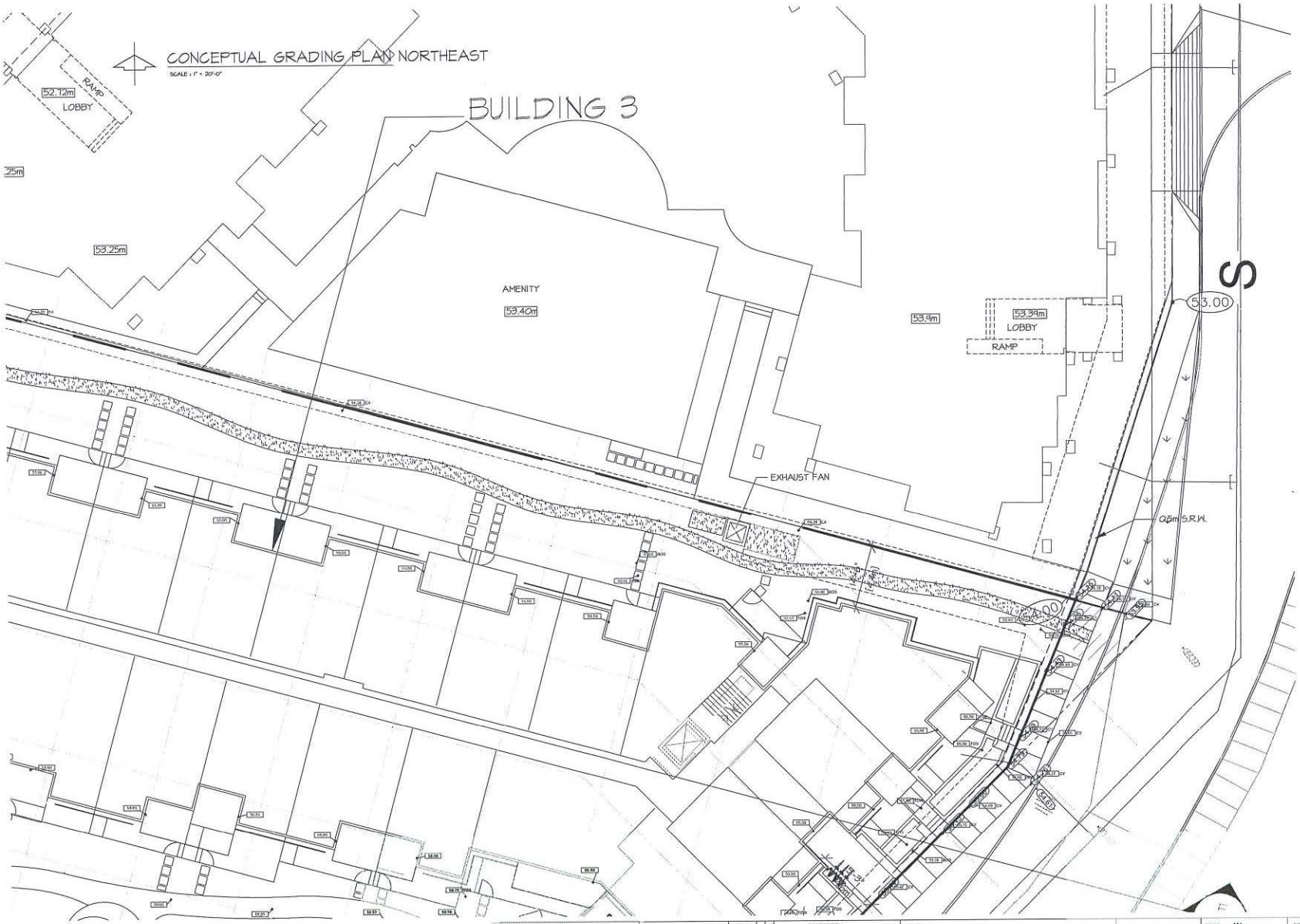
DRAWN	AM
CHECKED	AS
SCALE	
DATE	21 MAR 2024

SHEET TITLE
CONCEPTUAL GRADING PLAN A

DRAWING NO.
A006A

2024-04-16

7919-0177-00 (12)



barnett dembek ARCHITECTS INC.

GROUP 161

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NO	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravina Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/20
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
CONCEPTUAL GRADING PLAN B

DRAWING No.
A006B

7919-0177-00 (13)

CONCEPTUAL GRADING PLAN SOUTHWEST

SCALE : 1" = 20'-0"

barnett dembek ARCHITECTS INC.

GROUP 161

DATE	NO.	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

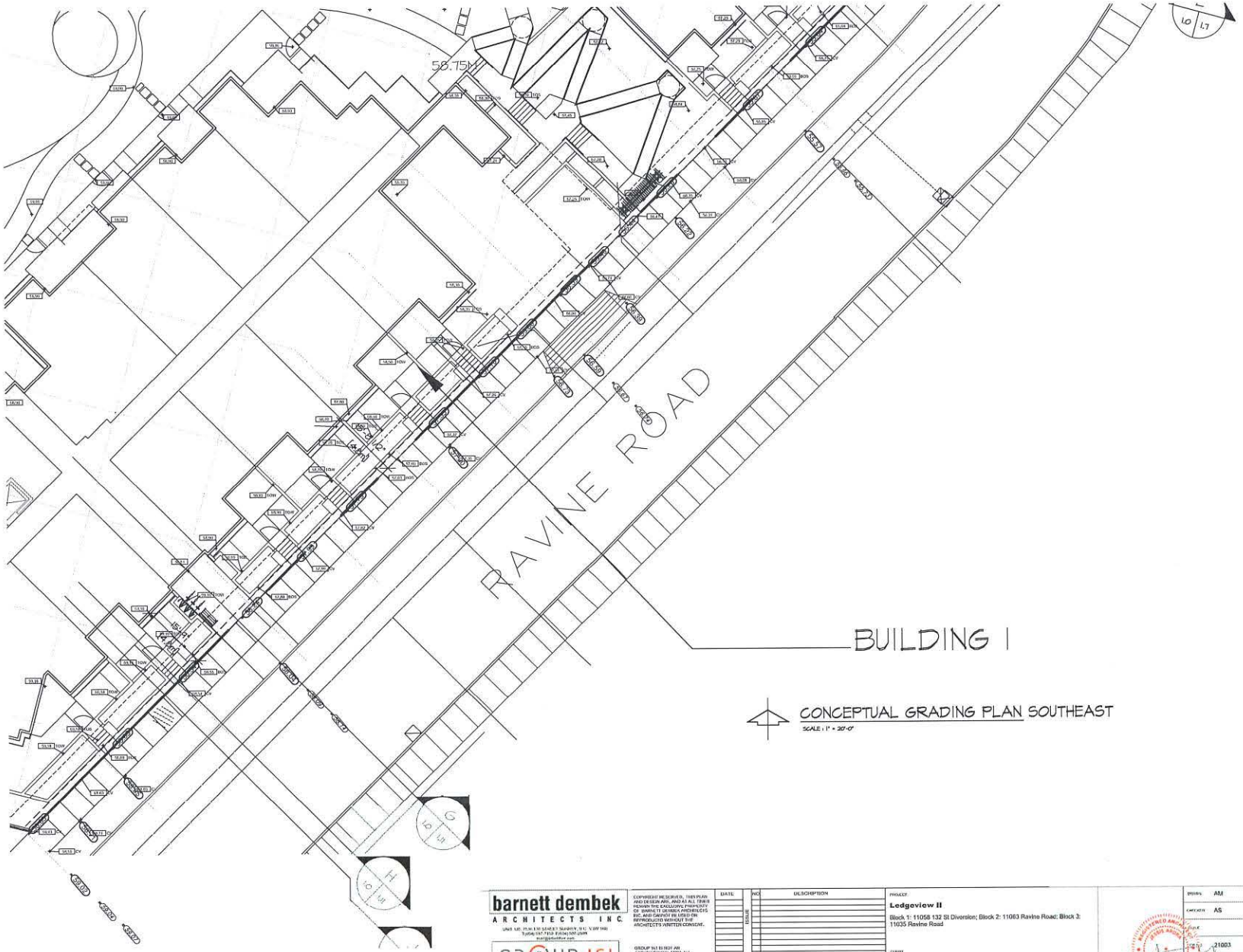
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
CONCEPTUAL GRADING PLAN C

DRAWING No.
A006C

7919-0177-00 (14)



CONCEPTUAL GRADING PLAN SOUTHEAST
SCALE : 1" = 20'-0"

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DATE	NO	DESCRIPTION
2024-04-16	1	ISSUED FOR DEVELOPMENT PERMIT

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11003 Ravine Road; Block 3: 11035 Ravine Road

OWNER
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	
DATE	21 MAR 2024

SHEET TITLE
CONCEPTUAL GRADING PLAN D

DRAWING No.
A006D

7919-0177-00 (15)

BUILDING 3 - SOUTHEAST ELEVATION - RAVINE ROAD

SCALE : 1/8" = 1'-0"

BUILDING 1 - SOUTHEAST ELEVATION

SCALE : 1/8" = 1'-0"

BUILDING 2 - SOUTHEAST ELEVATION - RAVINE ROAD

SCALE : 1/8" = 1'-0"

COLOUR SCHEME

(A)		HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING - TIMBERLINE 'PEWTER GREY'
(B)		BRICK VENEER CLADDING - MUTUAL MATERIALS 'LIMESTONE'
(C)		HARDIE PANEL C/W REVEAL - COBBLESTONE
(D)		HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - BUILDING 1
(E)		HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - BUILDING 2
(F)		HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - BUILDING 3
(G)		ALUMINIUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
(H)		WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'
(J)		POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
(K)		2 X 6 HARDIE WINDOW TRIMS COBBLESTONE

barnett dembek
ARCHITECTS INC.

GROUP 161

DATE | NO | DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

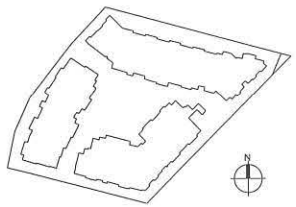
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
COLOUR/ MATERIAL BOARD

DRAWING No.
A007

7919-0177-00 (16)



1 / A100 00. A-SITE 1/16" = 1'-0"

NOTE:
REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR SITE GRADING, ELEVATIONS, AND DETAILS

barnett dembek
ARCHITECTS INC.
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mail@barnettdembek.com
GROUP 161

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NO	DATE	DESCRIPTION
1	2024-04-16	ISSUED FOR REZONING

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11083 Ravine Road; Block 3: 11035 Ravine Road

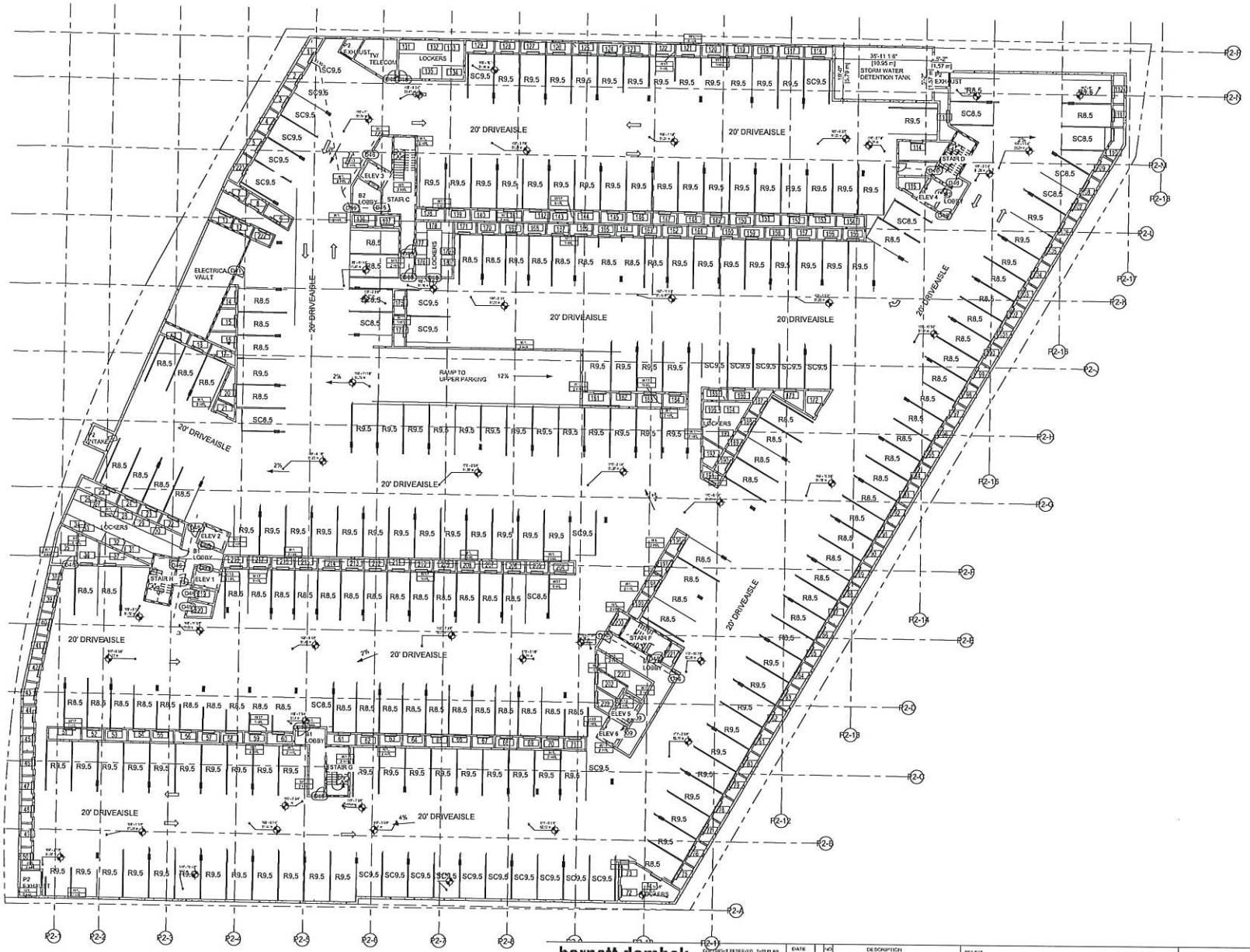
CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
SCALE	AS
SCALE	As indicated
PROJ.	21003
DATE	21 MAR 2024

SHEET TITLE
SITE PLAN

DRAWING NO.
A100

7919-0177-00 (17)



1 / A101 00. LOWER PARKING
1/16" = 1'-0"

barnett dembek ARCHITECTS INC.
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NO	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

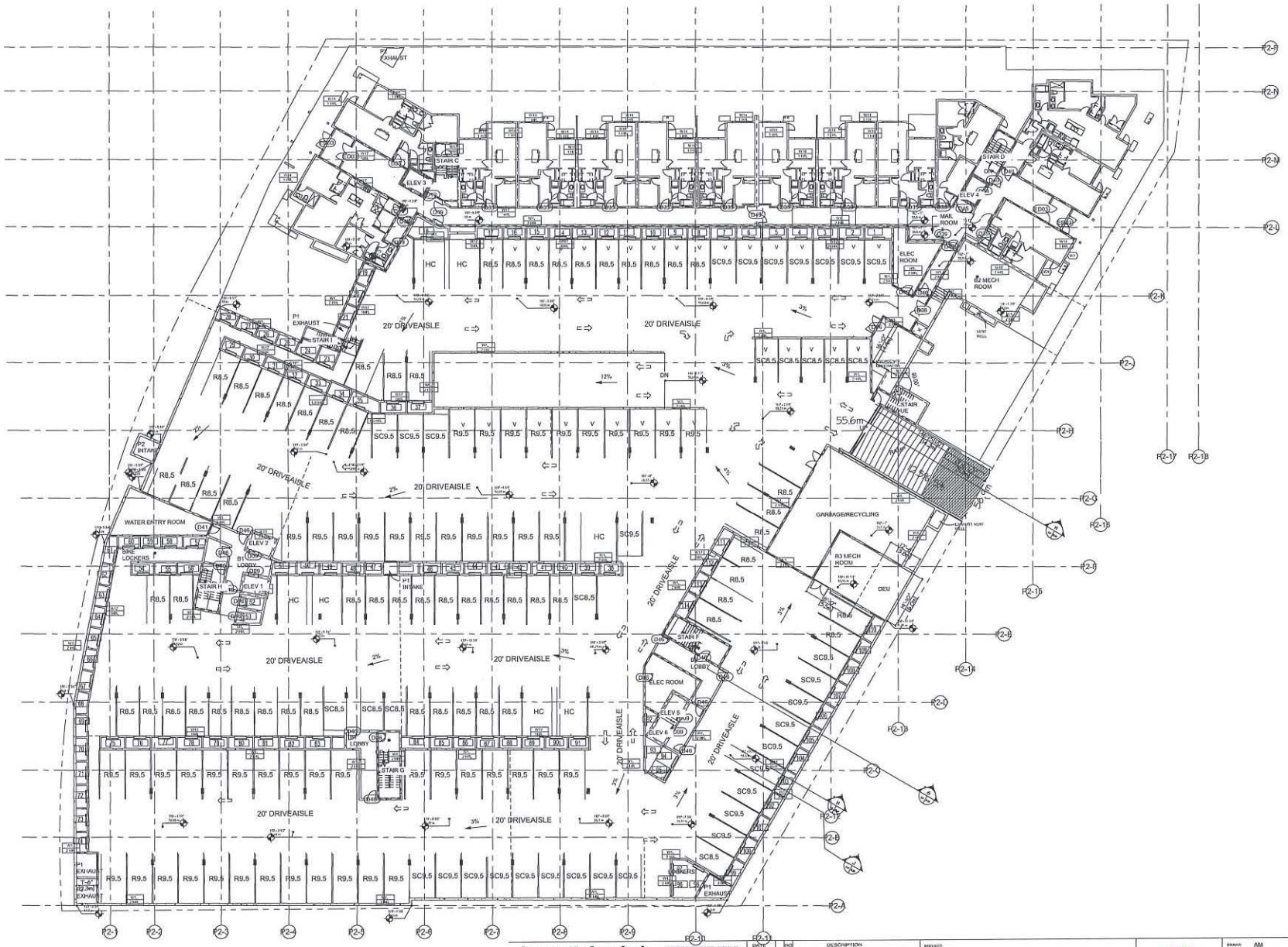
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
LOWER PARKING PLAN

DRAWING No.
A101

7919-0177-00 (18)



2 / A102 — 00. UPPER PARKING
1/16" = 1'-0"

barnett dembek
ARCHITECTS INC.
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NO.	DESCRIPTION	DATE

PROJECT: **Ledgeview II**

Block 1: 11058 132 St Diversion; Block 2: 11093 Ravine Road; Block 3: 11035 Ravine Road

CLIENT: **QUADRA HOLDINGS (KING GEORGE)LTD.**

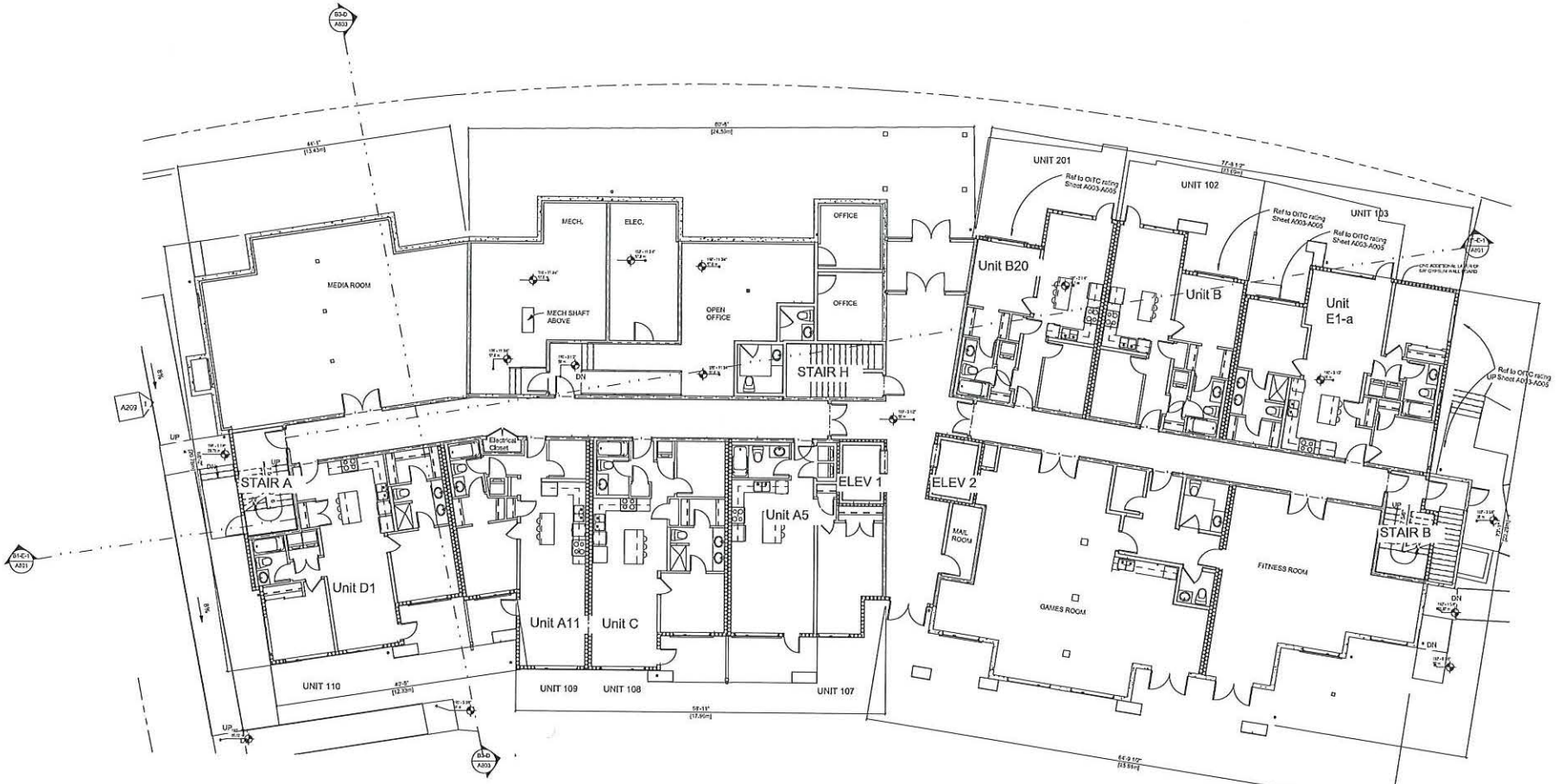
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21093
DATE	21 MAR 2024

SHEET TITLE: UPPER PARKING PLAN

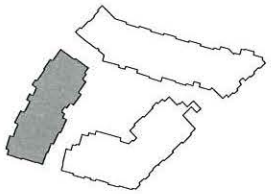
DRAWING NO.: **A102**

7919-0177-00 (19)



1 / A108 B1 - LEVEL 1
1/8" = 1'-0"

Floorplate Area : 12742.29 S.FT



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info@bdarchitects.com

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NO	DESCRIPTION	DATE

PROJECT
Lodgeview II
Block 1: 11058 132 St Diversion, Block 2: 11063 Ravina Road, Block 3. 11035 Ravina Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

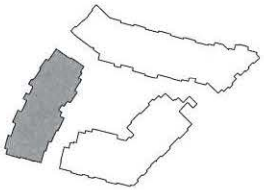
SHEET TITLE
B1 FLOOR PLAN - LEVEL 1

DRAWING No.
A108

7919-0177-00 (20)

1 / A109 B1 - LEVEL 2
1/8" = 1'-0"

Floorplate Area : 12737.39 S.FT



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DATE	NO	DESCRIPTION
		ISSUED

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

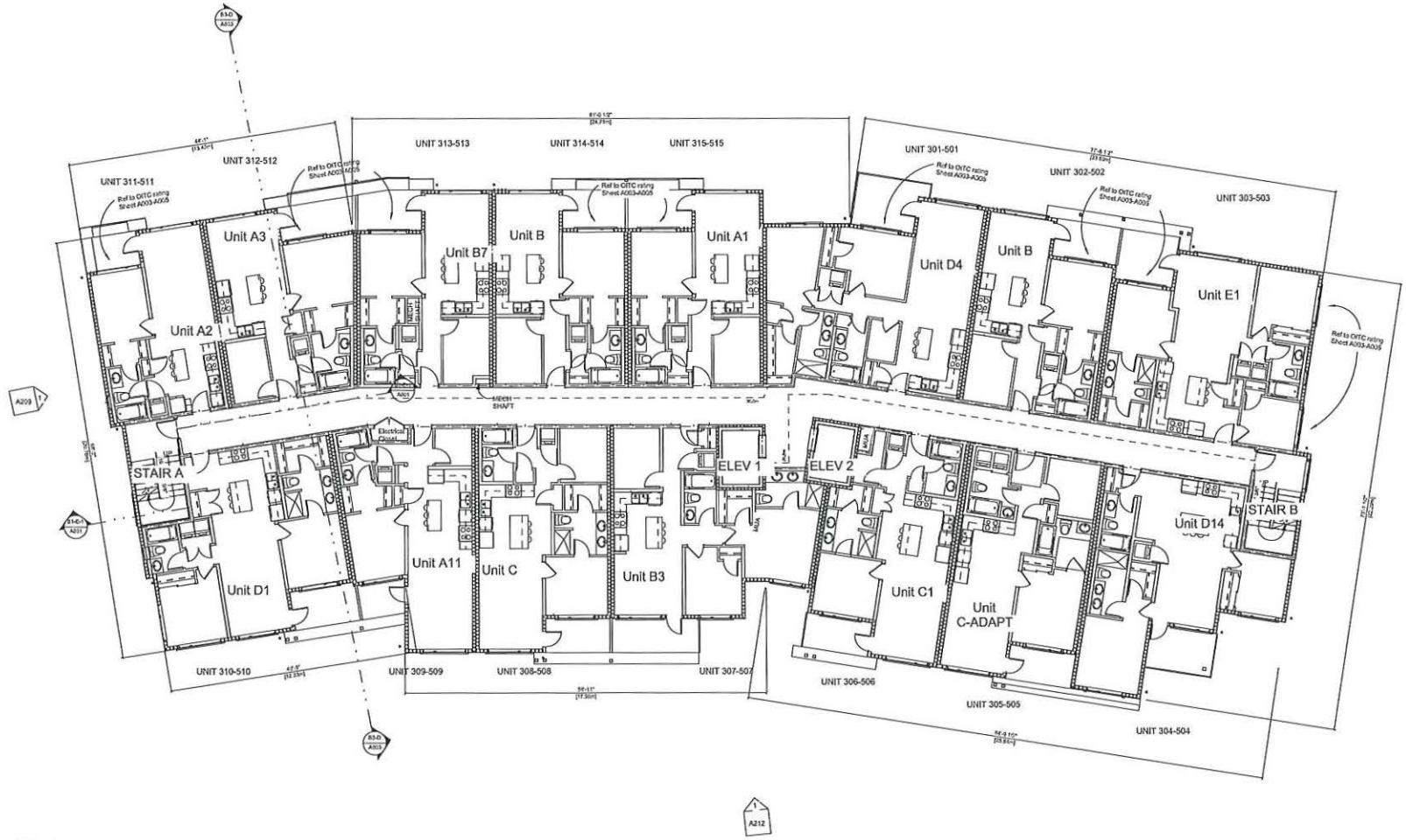
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As Indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
B1 FLOOR PLAN - LEVEL 2

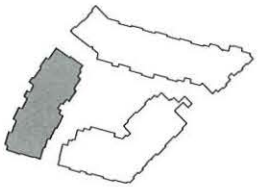
DRAWING No.
A109

7919-0177-00 (21)



1 / A110 B1 - LEVEL 3-5
1/8" = 1'-0"

Floorplate Area : 12754.48 S.FT



barnett dembek ARCHITECTS INC.

GROUP 61

NO	DESCRIPTION	DATE

Ledgeview II

Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

QUADRA HOLDINGS (KING GEORGE)LTD.

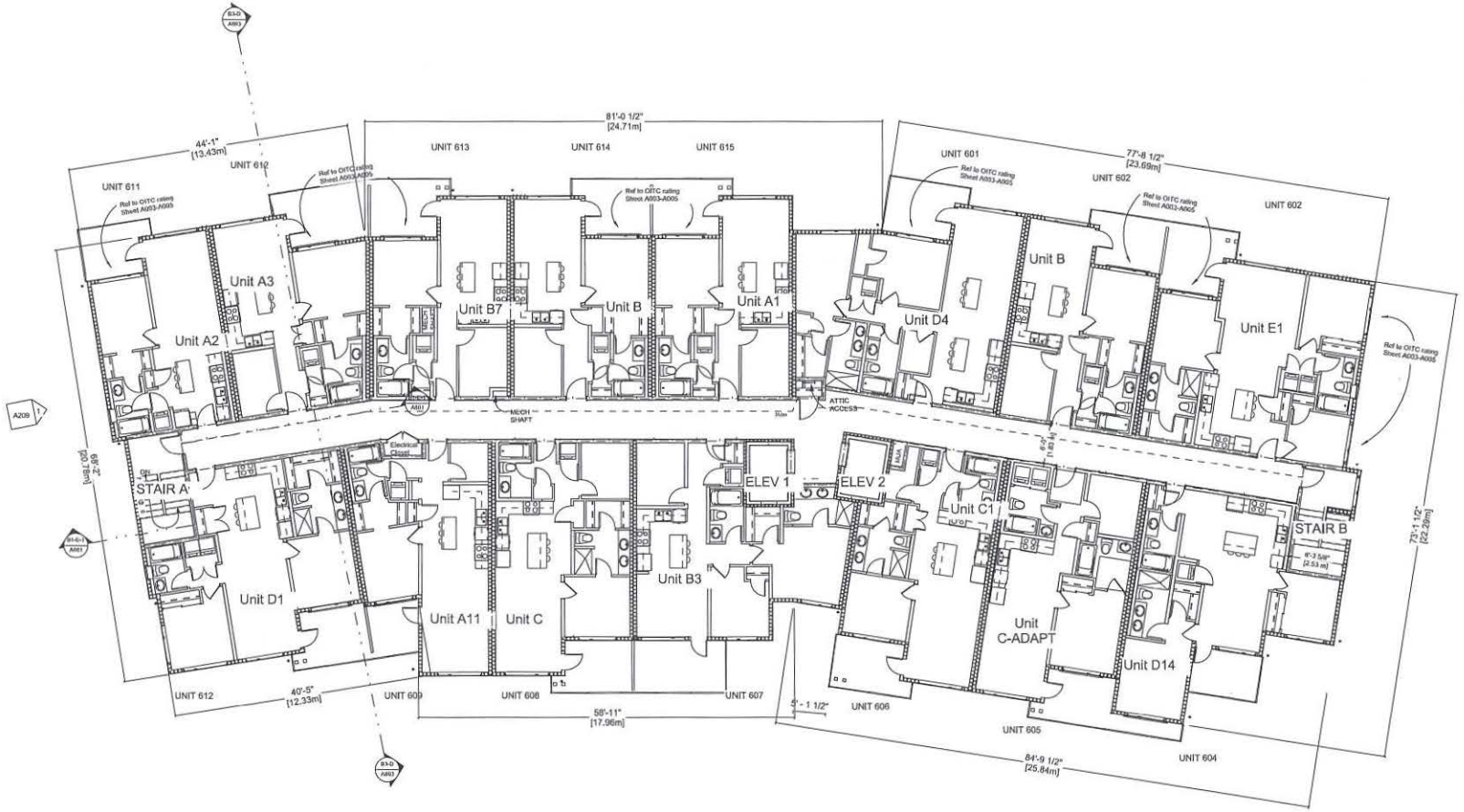
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE: B1 FLOOR PLAN - LEVEL 3-5

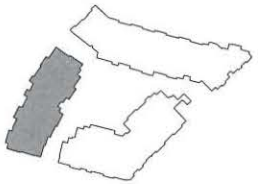
DRAWING No.: A110

7919-0177-00 (22)



Floorplate Area : 12754.48 S.FT

1 / A111 B1 - LEVEL 6
1/8" = 1'-0"



barnett dembek
ARCHITECTS INC.

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GROUP 161

DATE	NO	DESCRIPTION

PROJECT: **Ledgeview II**
Block 1: 11058 132 St Diversion; Block 2: 11083 Ravine Road; Block 3: 11035 Ravine Road

CLIENT: **QUADRA HOLDINGS (KING GEORGE)LTD.**

2024-04-16

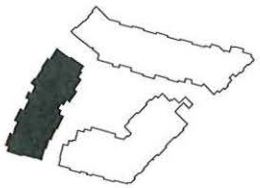
DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE: B1 FLOOR PLAN - LEVEL 6

DRAWING NO.: **A111**

7919-0177-00 (23)

1 / A112a B1- ROOF 1/8" = 1'-0"



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GROUP 161

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NO.	DESCRIPTION	DATE
BSAC		

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

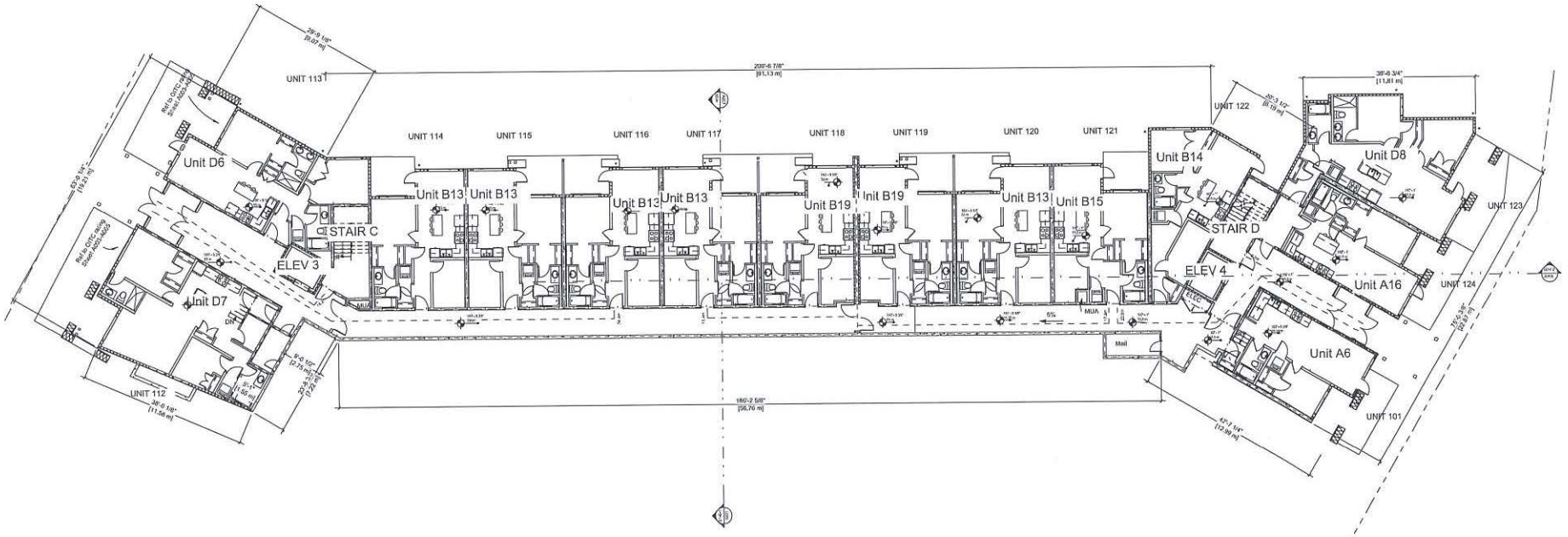
REGISTERED ARCHITECT — BRITISH COLUMBIA — ANDREW MICHAEL DEMBEK — ARCHITECT AIBC
2024-04-16

DRAWN:	AM
CHECKED:	AS
SCALE:	As indicated
JOB NO.:	21063
DATE:	21 MAR 2024

SHEET TITLE: B1 FLOOR PLAN - ROOF

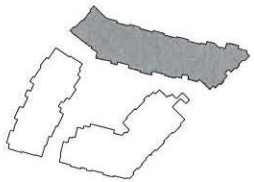
DRAWING No.: **A112a**

7919-0177-00 (24)



1 / A113 B2 - LEVEL 1
3/32" = 1'-0"

Floorplate Area : 12,809.07 S.FT



NOTE:
Per Article 3.4.6.18, a cross over floor with unlocked doors is required on Level 1 (complete with signage), all other locked doors required signage, and keys to be provided in a fire department lock box.

Electromagnetic locks are permitted on cross-over floor doors provide the locks comply with 3.4.6.16.(4) and (5).

barnett dembek
ARCHITECTS INC.
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mail@barnettdembek.com

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NO	DATE	DESCRIPTION
1	2024-04-16	ISSUED FOR DP

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11003 Ravine Road; Block 3: 11035 Ravine Road

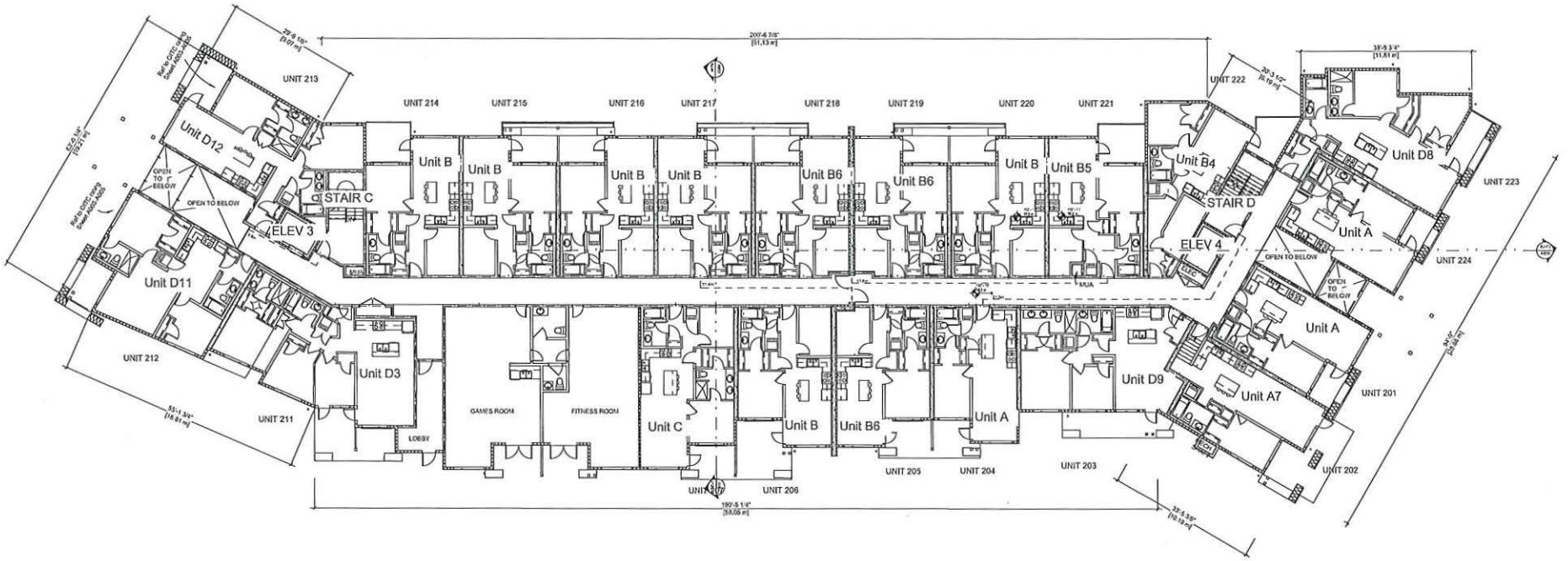
CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN:	AM
CHECKED:	AS
SCALE:	As indicated
PROJECT NO:	21003
DATE:	21 MAR 2024

SHEET TITLE
B2 FLOOR PLAN - LEVEL 1

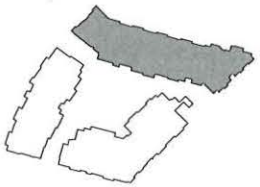
DRAWING No.
A113

7919-0177-00 (25)



1 / A114 B2 - LEVEL 2
3/32" = 1'-0"

Floorplate Area : 19,248.11 S.FT



NOTE:
Per Article 3.4.6.18, a cross over floor with unlocked doors is required on Level 1 (complete with signage), all other locked doors required signage, and keys to be provided in a fire department lock box.

Electromagnetic locks are permitted on cross-over floor doors provide the locks comply with 3.4.6.16 (4) and (5).

barnett dembek
ARCHITECTS INC.
UNIT 105, 7536 132 STREET, SURREY, B.C. V3W 1K6
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mail@barnettdembek.com

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NO	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

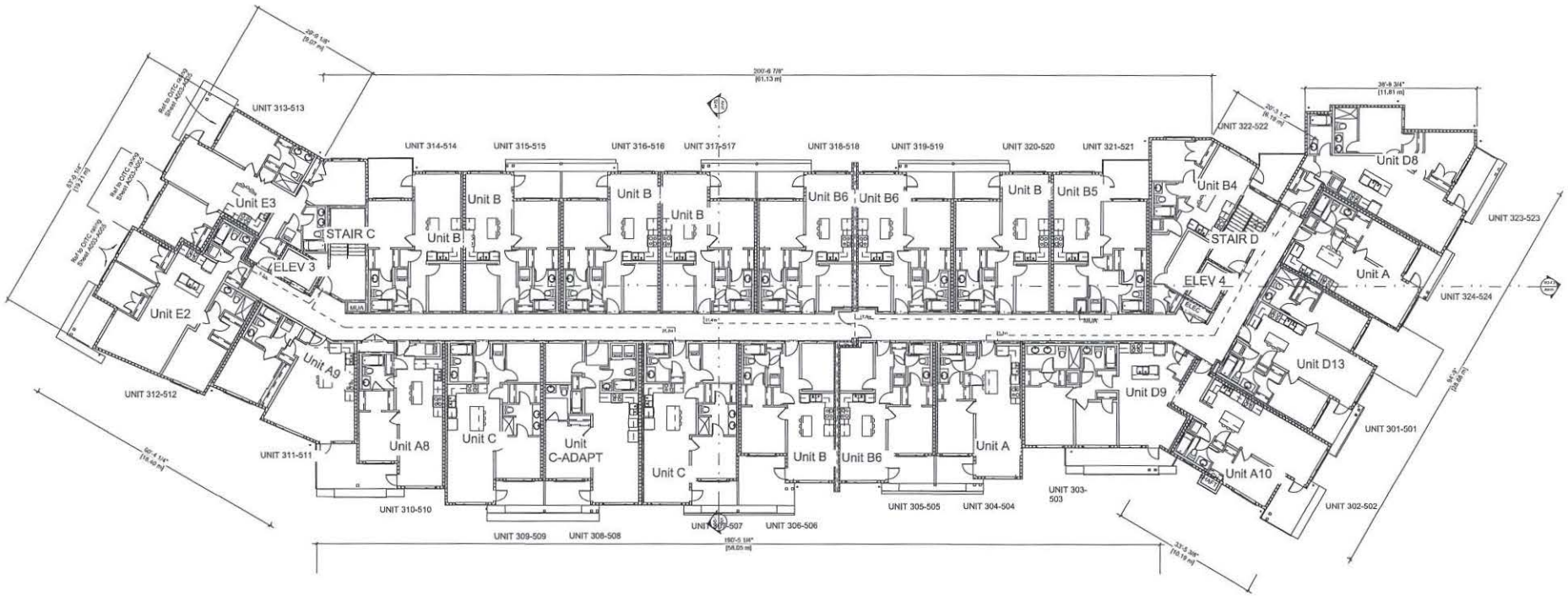
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
B2 FLOOR PLAN - LEVEL 2

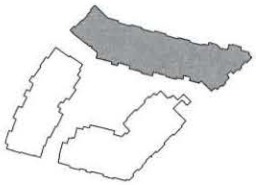
DRAWING NO.
A114

7919-0177-00 (26)



1 / A115 B2 - LEVEL 3-5
3/32" = 1'-0"

Floorplate Area : 19,248.11 S.FT



NOTE:
Per Article 3.4.6.16, a cross over floor with unlocked doors is required on Level 1 (complete with signage), all other locked doors required signage, and keys to be provided in a fire department lock box.

Electromagnetic locks are permitted on cross-over floor doors provide the locks comply with 3.4.6.16.(4) and (5).

barnett dembek
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mail@barnettdembek.com

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DATE	BY	DESCRIPTION

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

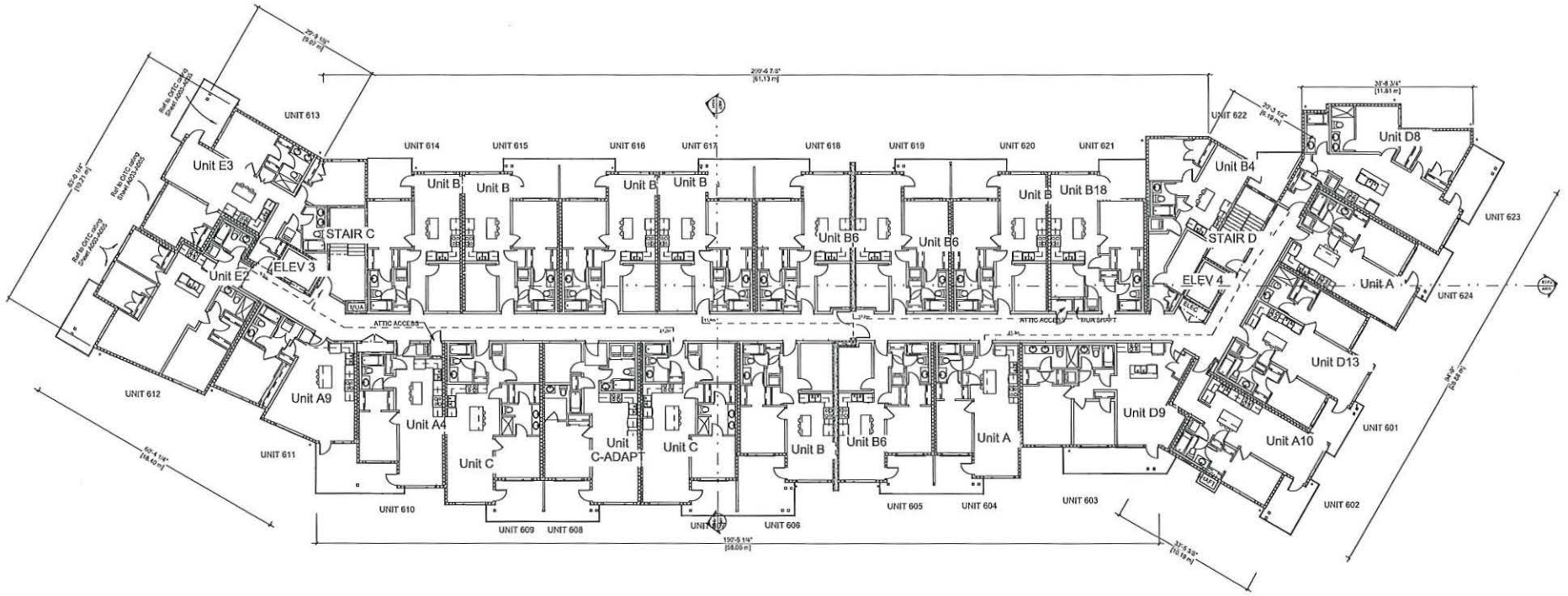
2024-04-15

DRAWN:	AM
CHECKED:	AS
SCALE:	As indicated
JOB NO.:	21003
DATE:	21 MAR 2024

DRAWING TITLE:
B2 FLOOR PLAN - LEVEL 3-5

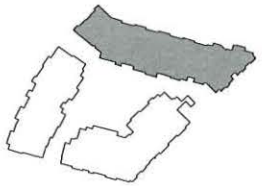
DRAWING No.
A115

7919-0177-00 (27)



1 / A116 **B2 - LEVEL 6**
3/32" = 1'-0"

Floorplate Area : 19,248.11 S.FT



NOTE:
Per Article 3.4.6.16, a cross over floor with unlocked doors is required on Level 1 (complete with signage), all other locked doors required signage, and keys to be provided in a fire department lock box.

Electromagnetic locks are permitted on cross-over floor doors provide the locks comply with 3.4.6.16.(4) and (5).

barnett dembek
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mail@barnettdembek.com

GROUP 161

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GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH DULY LICENSED STAFF HOLDING CERTIFICATES OF PRACTICE.

DATE	NO.	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion, Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

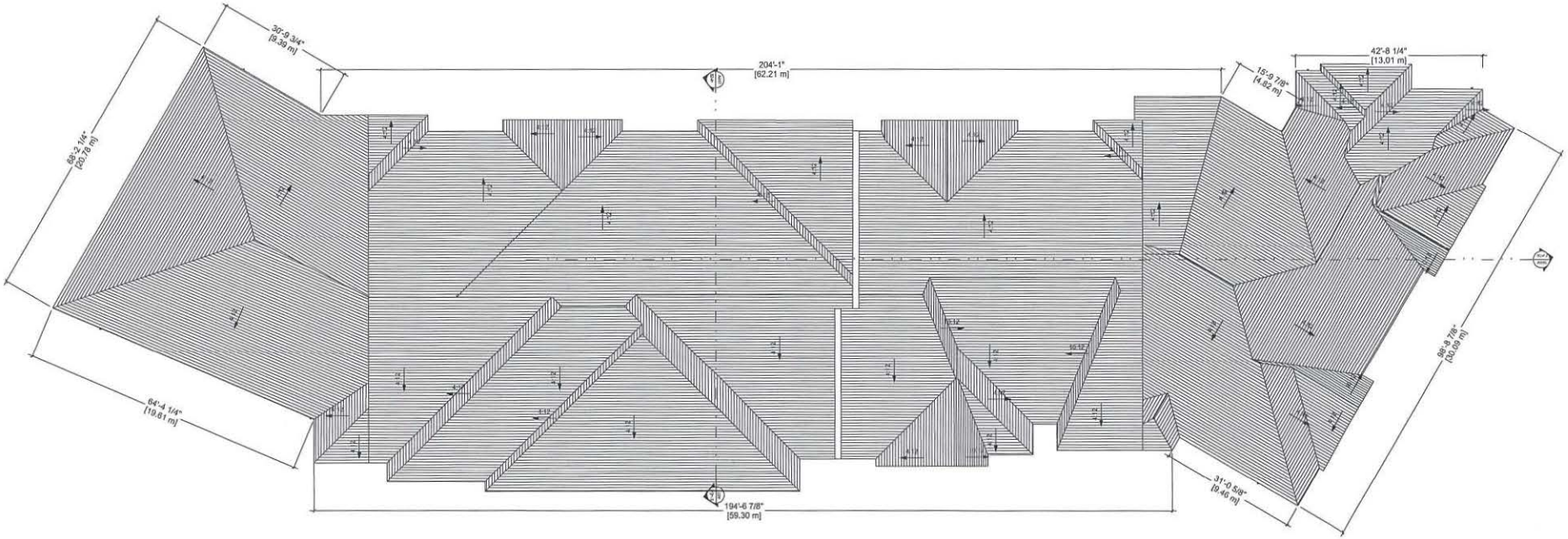
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

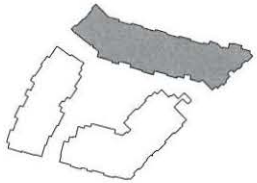
SHEET TITLE
B2 FLOOR PLAN - LEVEL 6

DRAWING NO.
A116

7919-0177-00 (28)



1 / A117a B2 - ROOF 3/32" = 1'-0"



NOTE:
Per Article 3.4.6.18, a cross over floor with unlocked doors is required on Level 1 (complete with signage), all other locked doors required signage, and keys to be provided in a fire department lock box.

Electromagnetic locks are permitted on cross-over floor doors provide the locks comply with 3.4.6.16.(4) and (5).

barnett dembek
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mail@barnett.com

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GROUP 161

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NO	DATE	DESCRIPTION

PROJECT
Lodgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravina Road; Block 3: 11035 Ravina Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

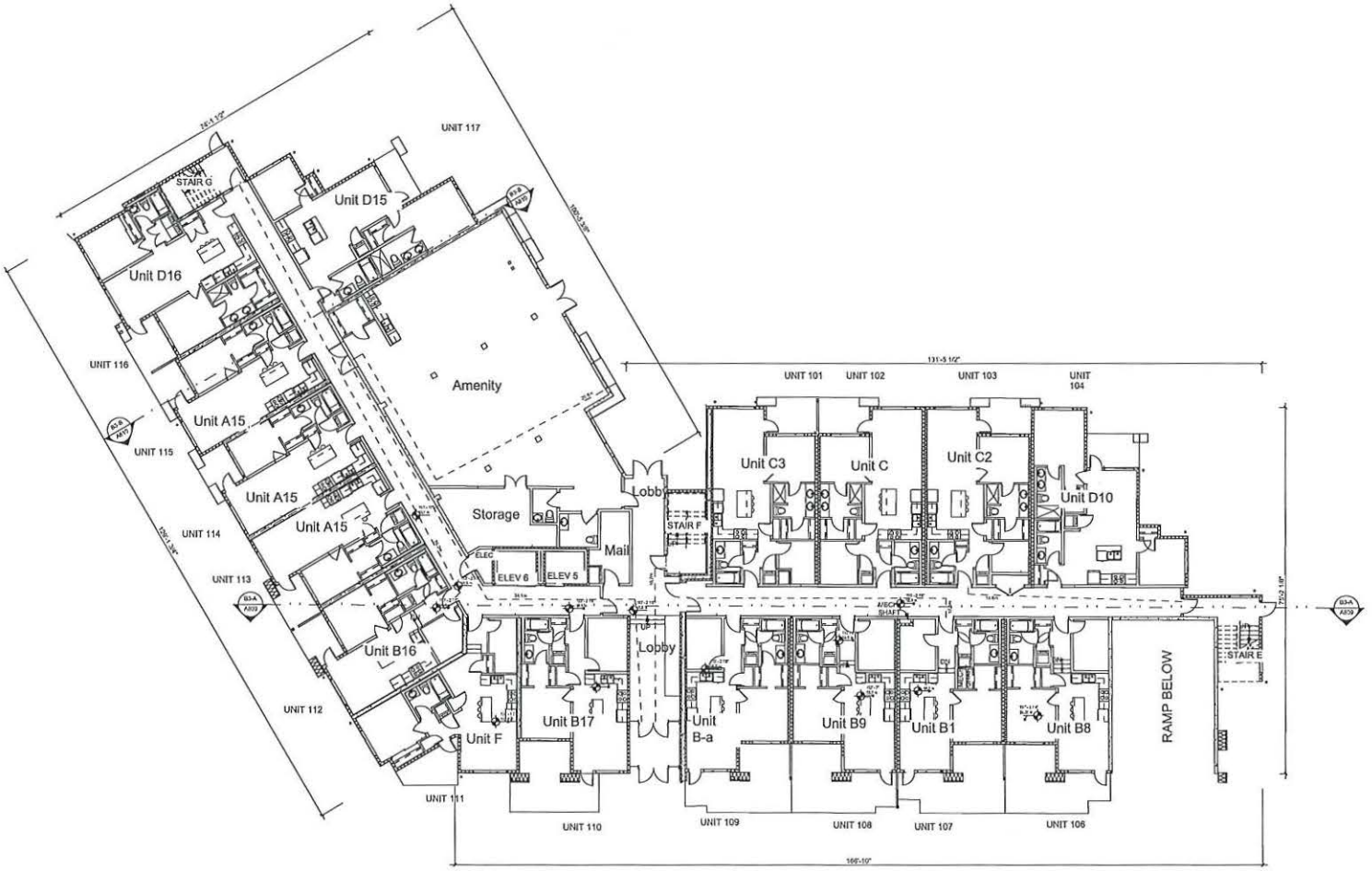
DRAWN: AM
CHKD: AS
SCALE: As indicated
JOB NO: 21003
DATE: 21 MAR 2024

SHEET TITLE
B2 FLOOR PLAN - ROOF

DRAWING NO.
A117a

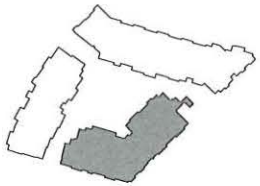
2024-04-15

7919-0177-00 (29)



1 / A118 B3 - LEVEL 1
3/32" = 1'-0"

Floorplate Area : 16,539.37 S.FT



barnett dembek ARCHITECTS INC.

GROUP 161

NO	DESCRIPTION	DATE

PROJECT: **Ledgeview II**
Block 1: 11058 132 St Diversion; Block 2: 11053 Ravine Road; Block 3: 11035 Ravine Road

CLIENT: **QUADRA HOLDINGS (KING GEORGE)LTD.**

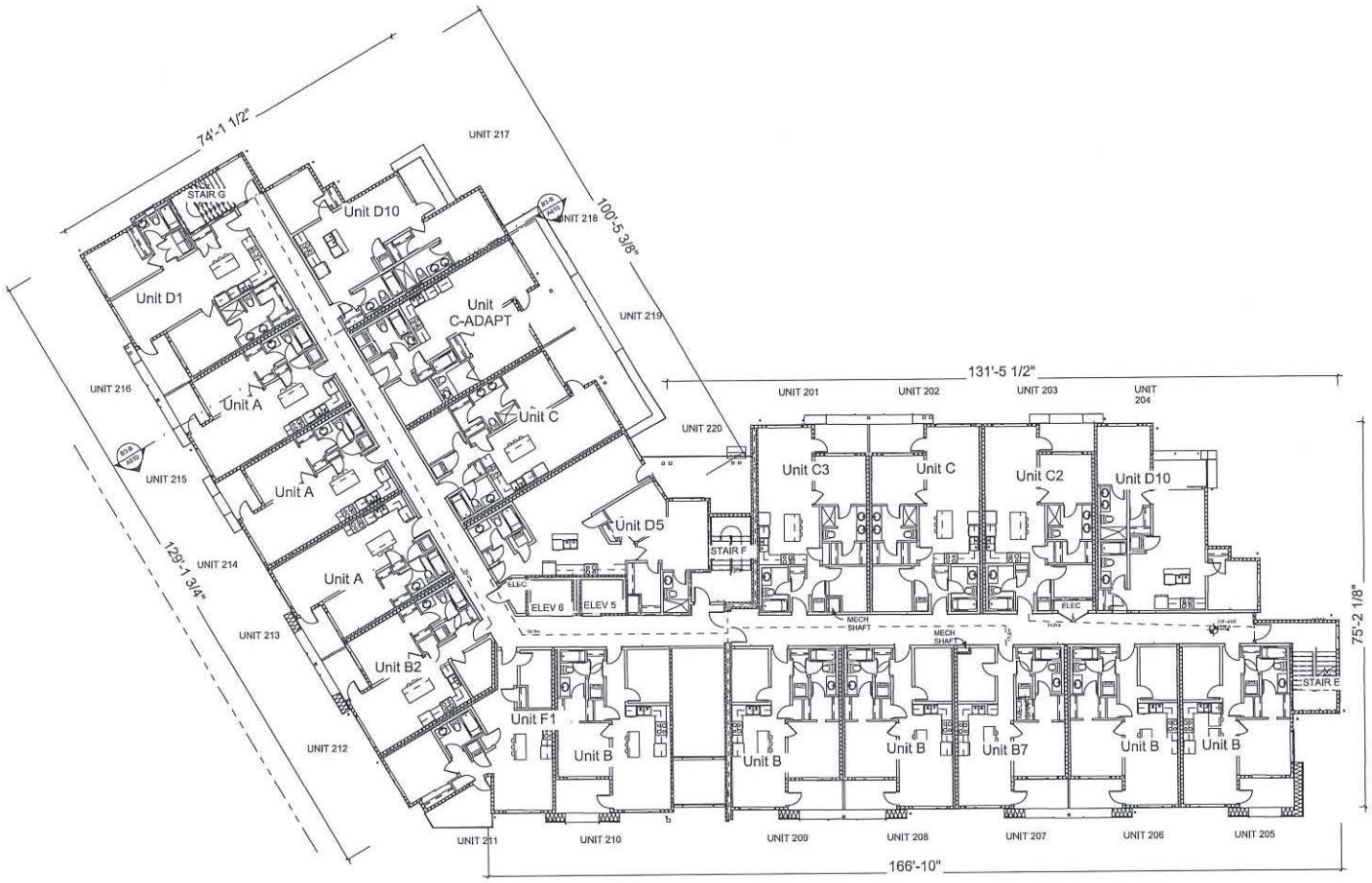
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As Indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE: B3 FLOOR PLAN - LEVEL 1

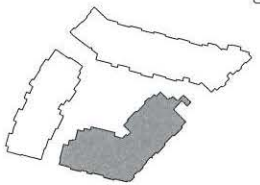
DRAWING No. A118

7919-0177-00 (30)



1 / A119 B3 - LEVEL 2
3/32" = 1'-0"

Floorplate Area : 16,778.11 S.FT



barnett dembek
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GROUP 161

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DATE	NO.	DESCRIPTION
2024-04-16	1	ISSUED FOR DP

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

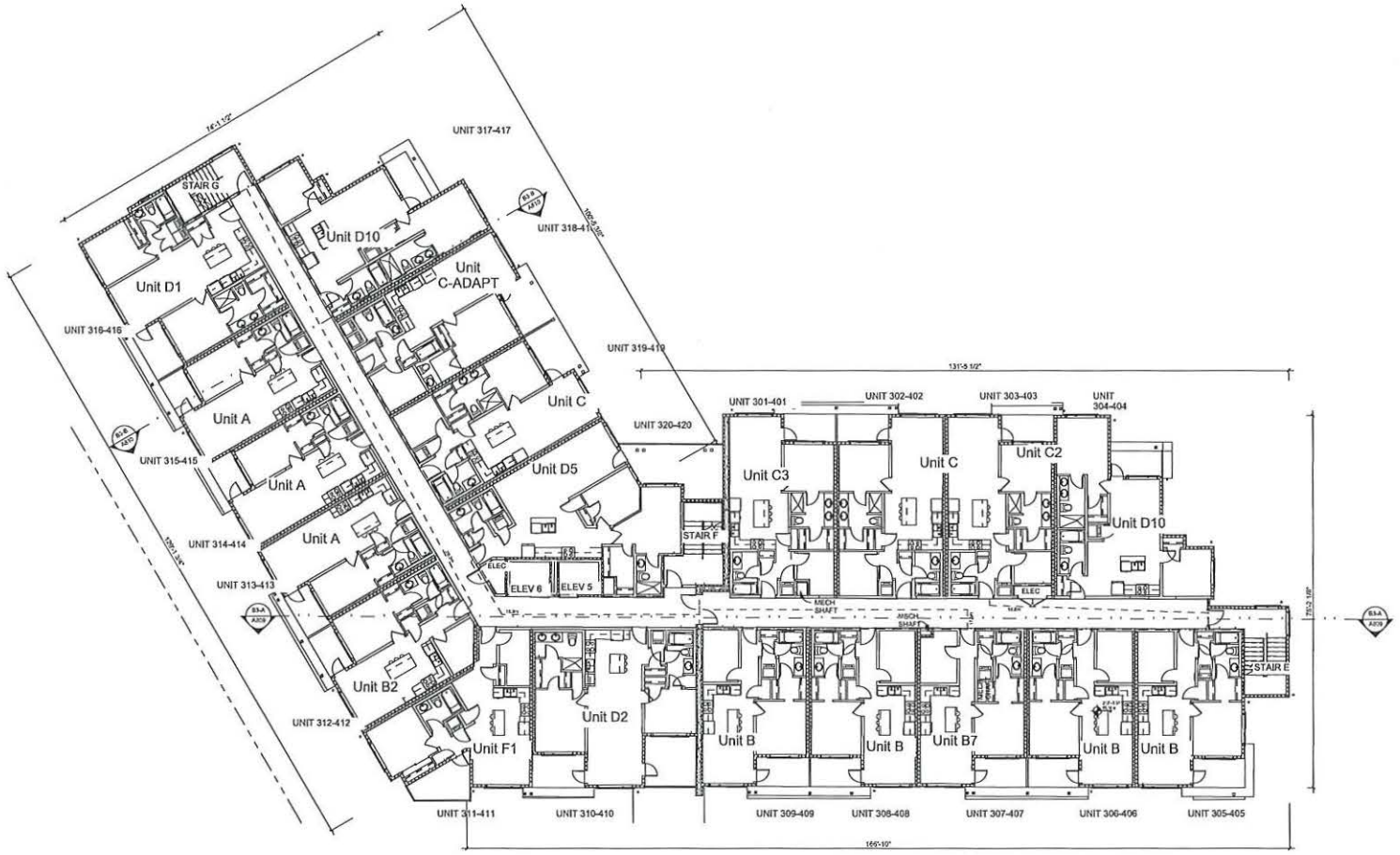
CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
B3 FLOOR PLAN - LEVEL 2

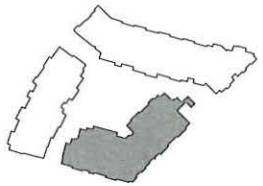
DRAWING NO.
A119

7919-0177-00 (31)



1 / A120 B3 - LEVEL 3-4
3/32" = 1'-0"

Floorplate Area : 16,683.45 S.FT



barnett dembek ARCHITECTS INC.

GROUP 161

NO.	DATE	DESCRIPTION
1	2024-04-16	ISSUED FOR DP

PROJECT: **Ledgeview II**
Block 1: 11055 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

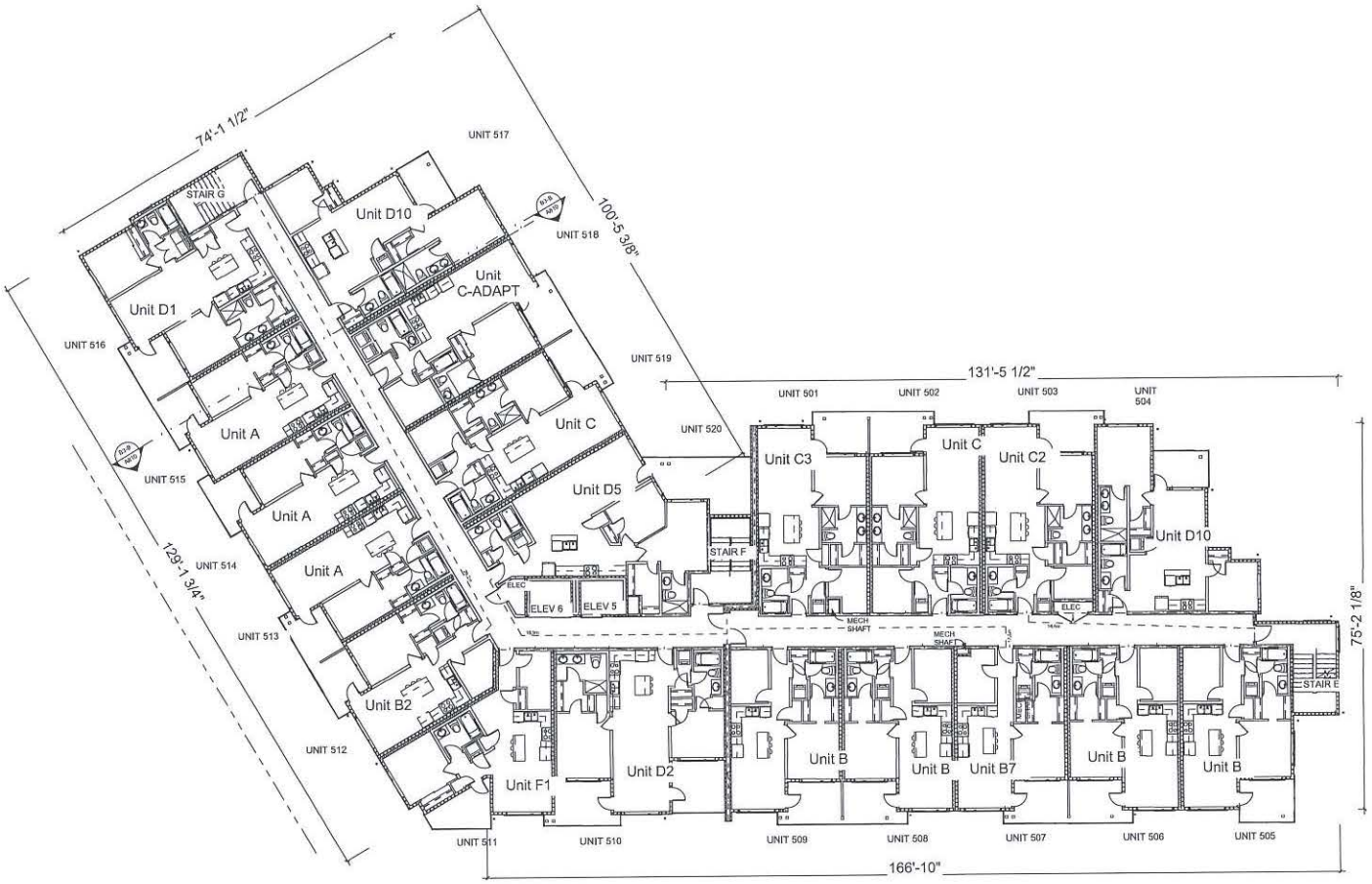
CLIENT: **QUADRA HOLDINGS (KING GEORGE)LTD.**

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21093
DATE	21 MAR 2024

SHEET TITLE: **B3 FLOOR PLAN - LEVEL 3-4**

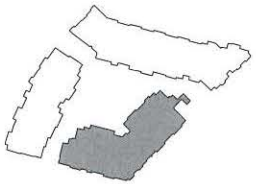
DRAWING NO.: **A120**

7919-0177-00 (32)



1 / A121 B3 - LEVEL 5
3/32" = 1'-0"

Floorplate Area : 16,683.45 S.FT



NOTE:
Per Article 3.4.6.16, a cross over floor with unlocked doors is required on Level 1 (complete with signage), all other locked doors required signage, and keys to be provided in a fire department lock box.

Electromagnetic locks are permitted on cross-over floor doors provide the locks comply with 3.4.6.16.(4) and (5).

barnett dembek
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GROUP 161

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GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR THIRD PARTY HOLD THE CERTIFICATE OF PRACTICE.

DATE	NO	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

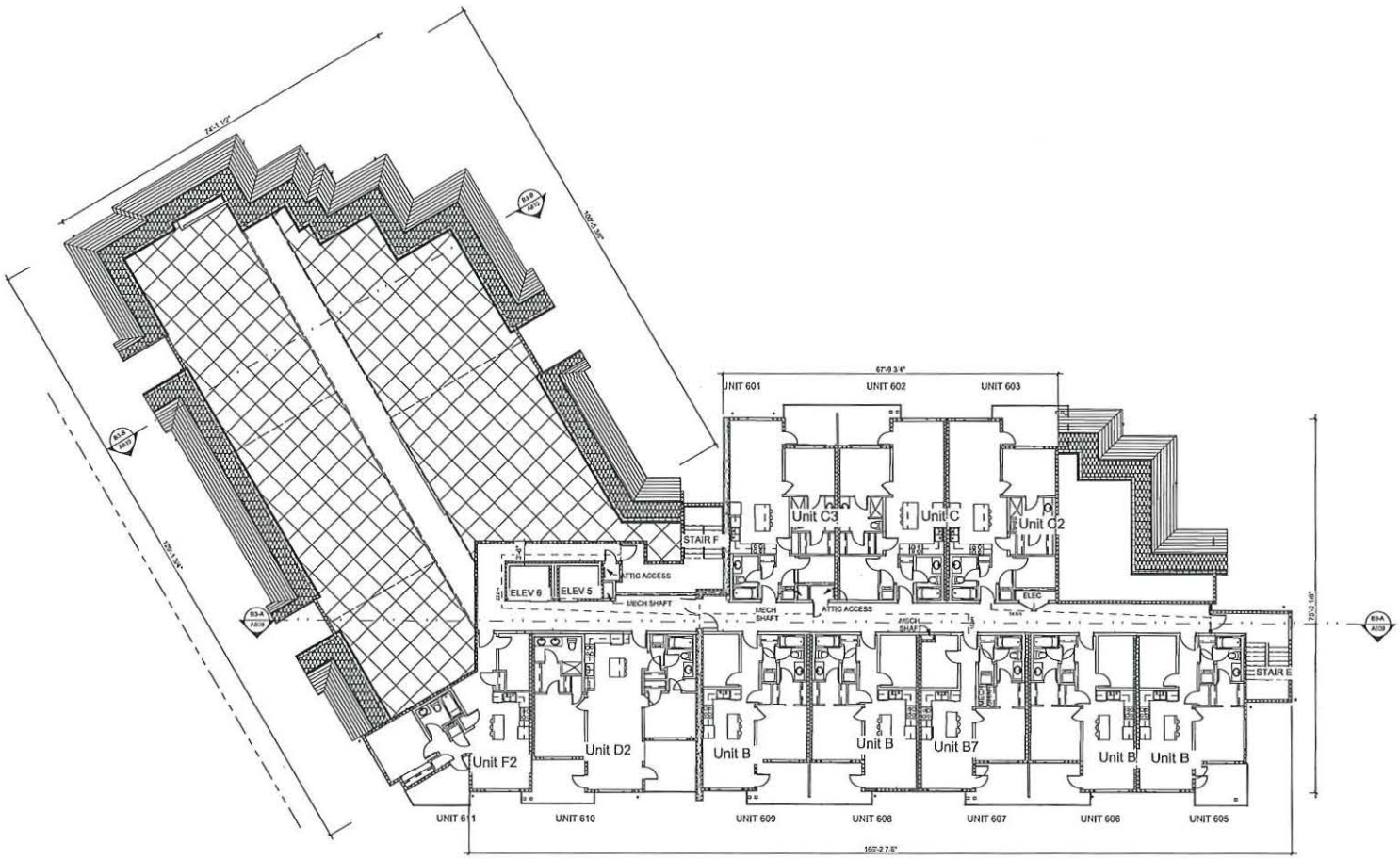
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
B3 FLOOR PLAN - LEVEL 5

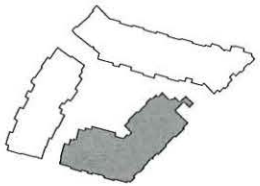
DRAWING No.
A121

7919-0177-00 (33)



1 / A122 B3 - LEVEL 6
3/32" = 1'-0"

Floorplate Area : 8964.19 S.FT



NOTE:
Per Article 3.4.6.16, a cross over floor with unlocked doors is required on Level 1 (complete with signage), all other locked doors required signage, and keys to be provided in a fire department lock box.

Electromagnetic locks are permitted on crossover floor doors provide the locks comply with 3.4.6.16.(4) and (5).

barnett dembek ARCHITECTS INC.
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mail@barnettdembek.com

GROUP 161

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NO	DESCRIPTION	DATE
1	ISSUED FOR DP	2024-04-16

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

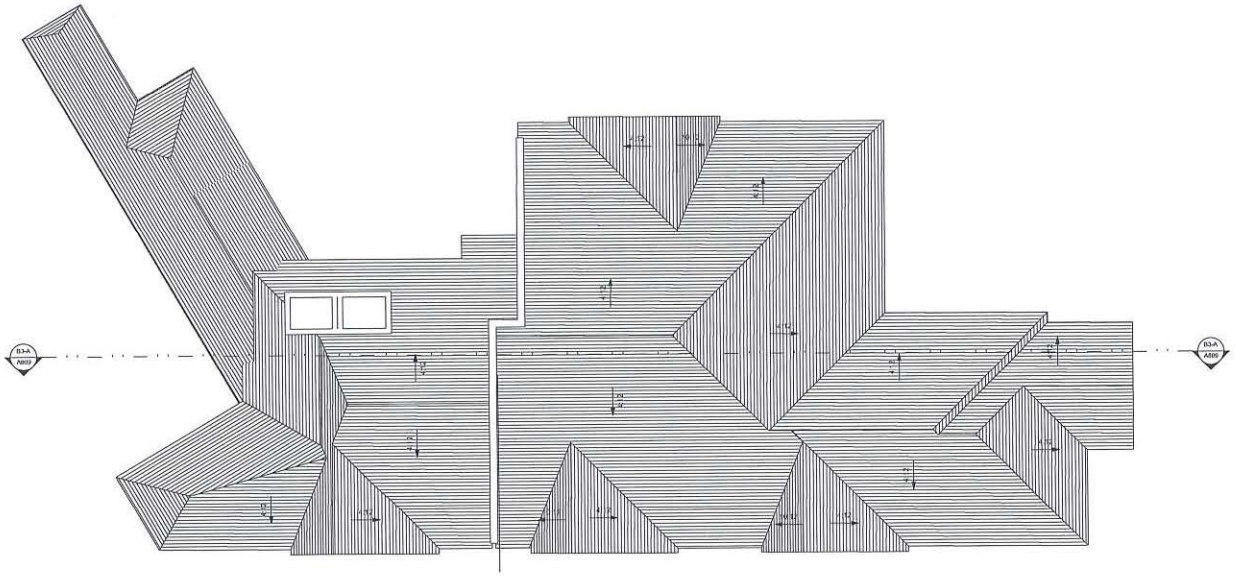
CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

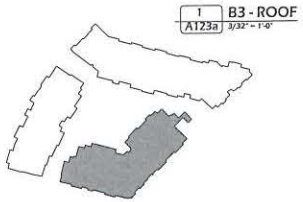
DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
B3 FLOOR PLAN - LEVEL 6

DRAWING NO.
A122

7919-0177-00 (34)





1 / A123a B3 - ROOF 3/32" = 1'-0"

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ARCHITECTS INC.
UNIT 120, 7524 130 STREET SURREY, B.C. V3W 1H8
GROUP 161

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DATE	NO	DESCRIPTION

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

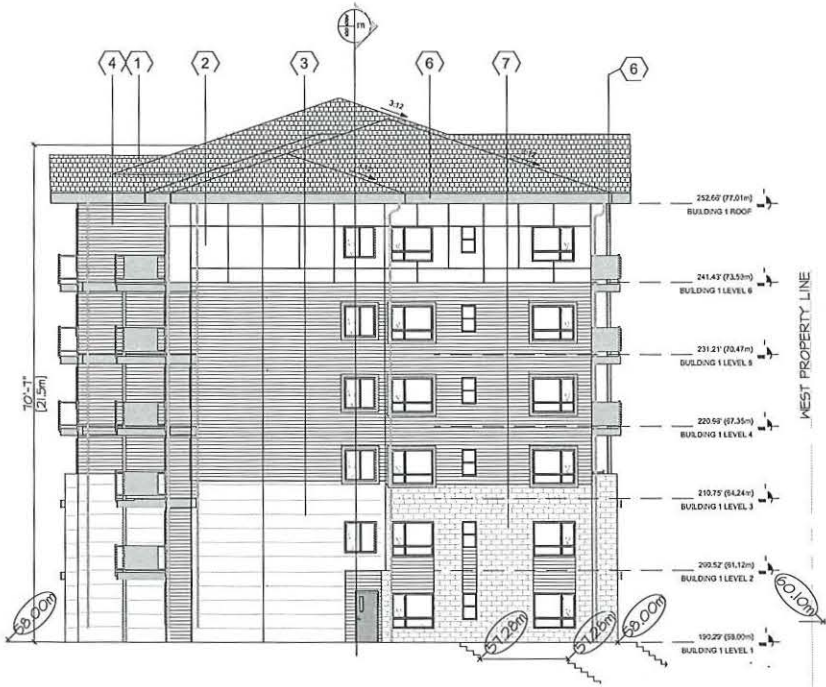
2024-04-16

DRAWN:	AM
CHECKED:	AS
SCALE:	As indicated
JOB NO.	21003
DATE:	21 MAR 2024

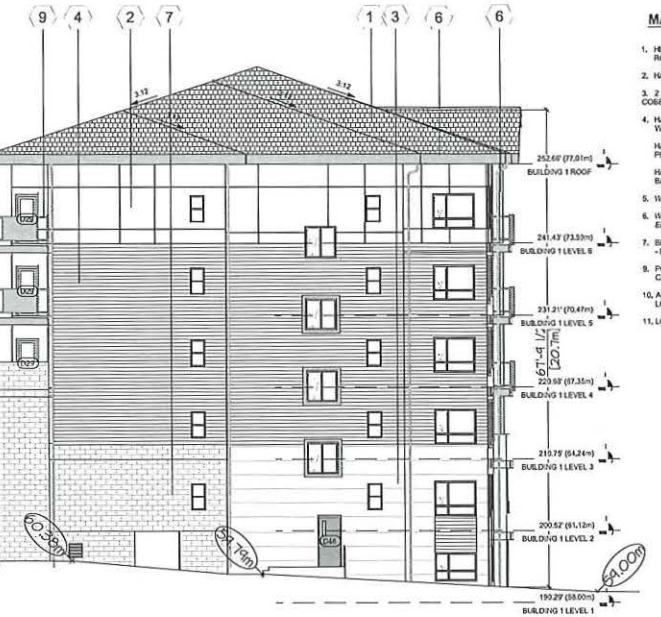
SHEET TITLE: B3 FLOOR PLAN ROOF

DRAWING NO.: **A123a**

7919-0177-00 (35)



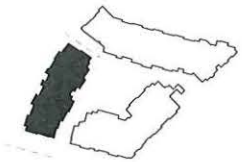
2 BLD1 NE Elevation
A209 1/8" = 1'-0"



1 BLD1 SW Elevation
A209 1/8" = 1'-0"

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1
   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2
   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. WOOD FINISH - CEDAR
6. WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'
7. BRICK VENEER CLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



ARCHITECTS INC.

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DRAWINGS ARE NOT TO BE SCALED. ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS ARE TO BE CHECKED AND CONFIRMED BY THE CONTRACTORS THAT HOLD THE CERTIFICATE OF PRACTICE.

NO	DATE	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion, Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

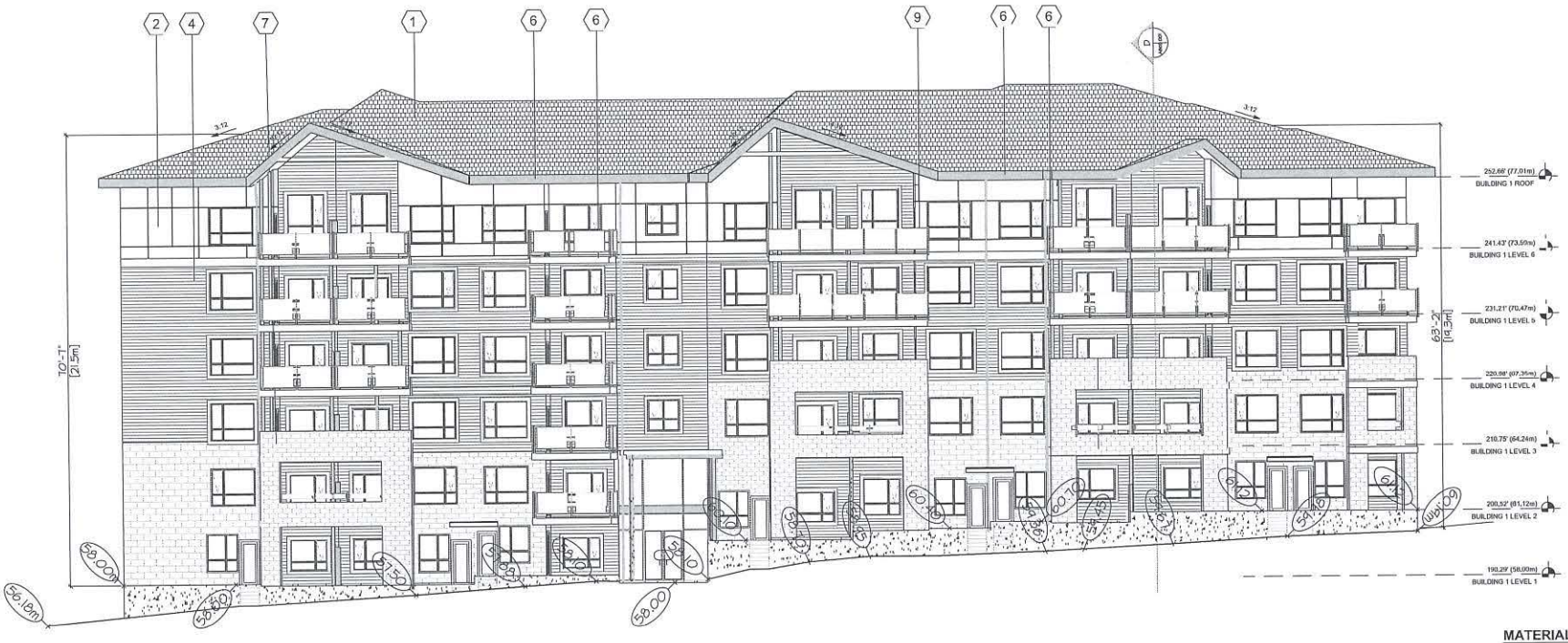
DRAWN	AM
CHKD	AS
SCALE	As Indicated
JOB NO	21003
DATE	21 MAR 2024

2024-04-16

SHEET TITLE
B1 SW Elevation

DRAWING No.
A209

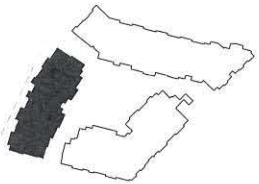
7919-0177-00 (36)



1 BLD1 NW Elevation
A210 1/8" = 1'-0"

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1
   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2
   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. *WOOD* FINISH - CEDAR
6. *WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'*
7. BRICK VENEER GLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINIUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



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DATE	NO	DESCRIPTION
		ISSUE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

DRAWN:	AM
CHECKED:	AS
SCALE:	As Indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE: B1 NW Elevation

DRAWING No. **A210**

7919-0177-00 (37)

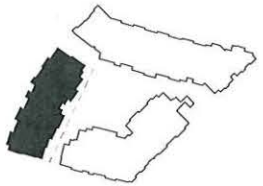
1 BLD1 SE Elevation
A212 1/8" = 1'-0"

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1

   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2

   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. *WOOD FINISH - CEDAR*
6. *WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'*
7. BRICK VENEER CLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINIUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



barnett dembek
ARCHITECTS INC.

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GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

DATE	NO	DESCRIPTION

PROJECT:
Ledgeview II
Block 1: 11055 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
	21 MAR 2024

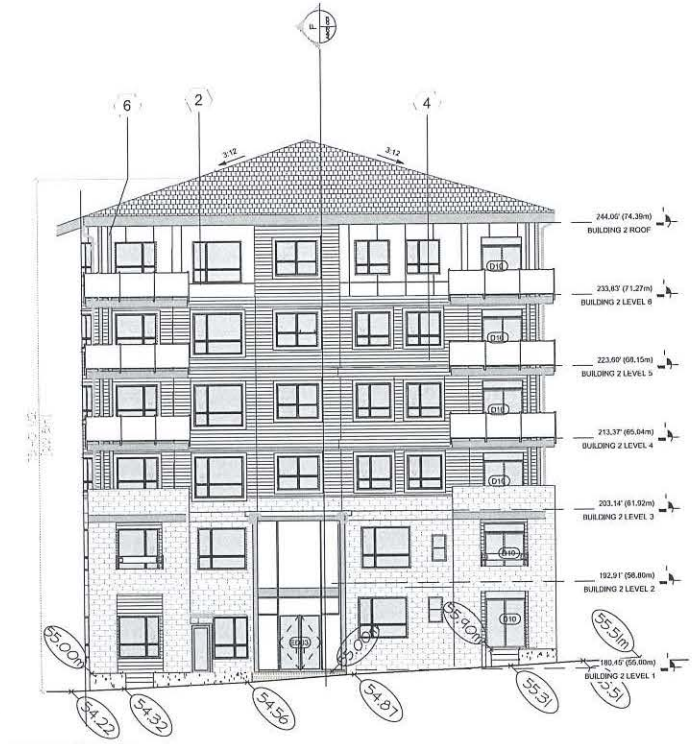
SHEET TITLE
B1 SE Elevation

DRAWING No.
A212

2024-04-16

7919-0177-00 (38)

1 BLD2 SE Elevation
A213 1/8" = 1'-0"



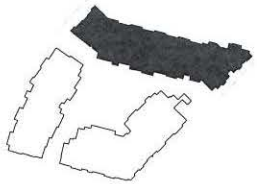
2 BLD2 NW Elevation
A213 1/8" = 1'-0"

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1

   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2

   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. *WOOD* FINISH - CEDAR
6. *WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'*
7. BRICK VENEER GLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINIUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



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mail@barnettdembek.com

GROUP 161

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GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRMS THAT HOLD THE CERTIFICATE OF PRACTICE.

DATE	NO	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11083 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
B2 SE Elevation

DRAWING No.
A213

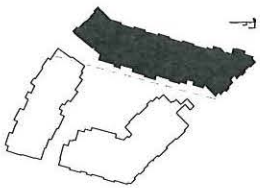
7919-0177-00 (39)

1 A214 BLD2 SW Elevation 1 1/8" = 1'-0"

2 A214 BLD2 SW Elevation 2 1/8" = 1'-0"

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1
   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2
   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. WOOD FINISH - CEDAR
6. *WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'*
7. BRICK VENEER CLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



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DATE	NO	DESCRIPTION
2024-04-16		

PROJECT
Ledgeview II
Block 1: 11059 132 St Diversion; Block 2: 11063 Ravina Road; Block 3: 11035 Ravina Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

DRAWING TITLE
B2 SW Elevation

DRAWING No.
A214

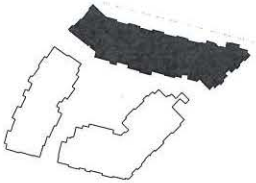
7919-0177-00 (40)

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1

   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2

   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. WOOD FINISH - CEDAR
6. WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'
7. BRICK VENEER CLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINIUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



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GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRM'S THAT HOLD THE CERTIFICATE OF PRACTICE.

DATE	NO	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11056 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As Indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
B2 NE Elevation

DRAWING No.
A215

7919-0177-00 (41)

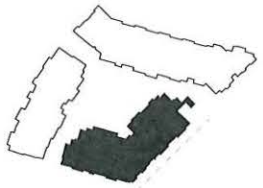
1 A218 BLD3 SE Elevation1
1/8" = 1'-0"

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1

   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2

   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. *WOOD* FINISH - CEDAR
6. *WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'*
7. BRICK VENEER GLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



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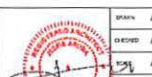
NO	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.



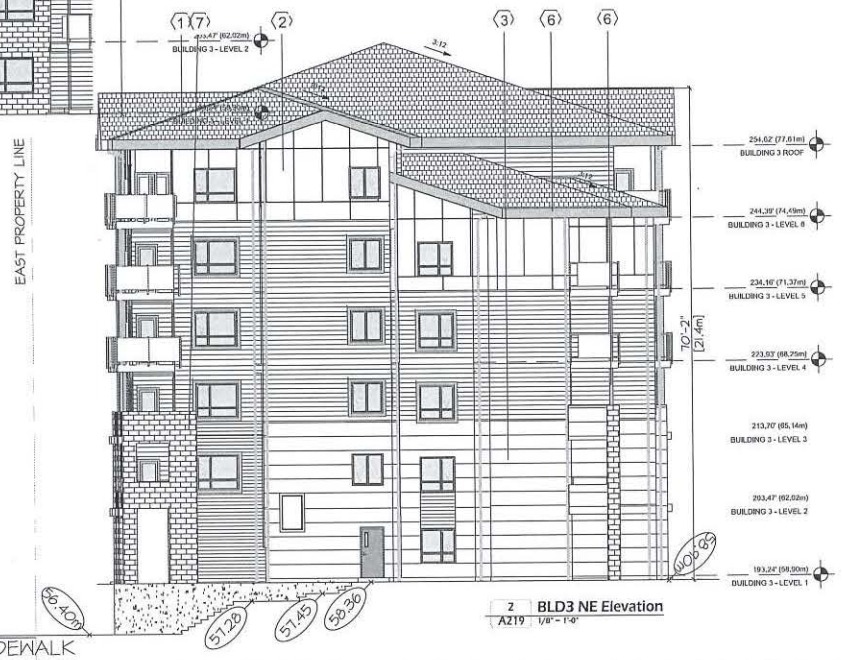
DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

SHEET TITLE
B3 SE Elevation

DRAWING NO.
A218

7919-0177-00 (42)

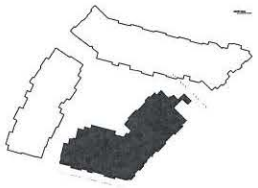
1 BLD3 SW Elevation1
A219 1/8" = 1'-0"



2 BLD3 NE Elevation
A219 1/8" = 1'-0"

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1
   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2
   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. *WOOD* FINISH - CEDAR
6. *WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY* - OLYMPIC STAIN 'RUSSET'
7. BRICK VENEER GLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINIUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



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GROUP 161

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DATE	NO	DESCRIPTION
		ISSUED

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

DRAWN:	AM
CHECKED:	AS
SCALE:	As Indicated
PROJ NO.:	21003
DATE:	21 MAR 2024

SHEET TITLE
B3 SW & NE Elevation 1

DRAWING No.
A219

7919-0177-00 (43)

2 BLD3 SW Elevation 2
A220 1/8" = 1'-0"

1 BLD3 NW Elevation
A220 1/8" = 1'-0"

MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1
   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2
   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
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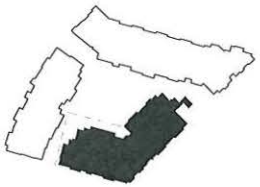
7. BRICK VENEER CLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS



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mail@barnettdembek.com

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NO	DESCRIPTION	DATE
	ISSUED FOR DEVELOPMENT PERMIT	2024-04-16

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11053 Ravina Road; Block 3: 11035 Ravine Road

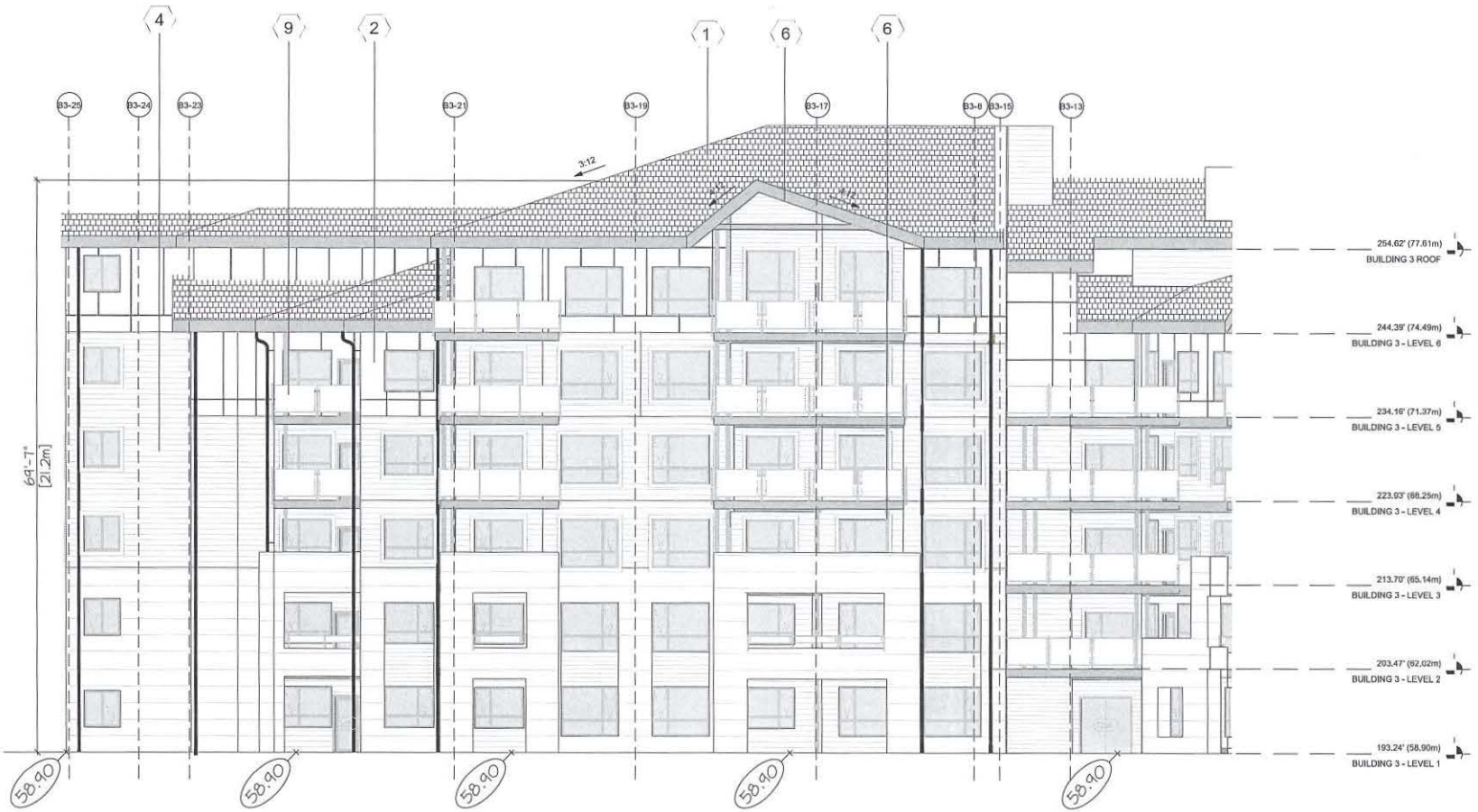
CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

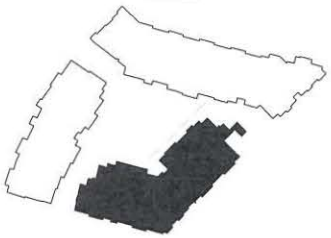
SHEET TITLE
B3 SW & NW Elevation 1

DRAWING NO.
A220

7919-0177-00 (44)



1 BLD3 NW Elevation 2
A221 1/8" = 1'-0"



MATERIAL LEGEND

1. HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
2. HARDIE PANEL C/W REVEAL - COBBLESTONE
3. 2 x 10 HARDIE FACSCIA AND FLASHING - COBBLESTONE
4. HARDIE PLANK HORIZONTAL SIDING - WOODSTOCK BROWN - Block 1

   HARDIE PLANK HORIZONTAL SIDING - AGED PEWTER - Block 2

   HARDIE PLANK HORIZONTAL SIDING - TIMBER BARK - Block 3
5. *WOOD* FINISH - CEDAR
6. *WOOD BEAMS, COLUMNS, TRIMS, LOBBY ENTRY - OLYMPIC STAIN 'RUSSET'*
7. BRICK VENEER CLADDING - MUTUAL MATERIALS 'LIMESTONE'
9. POWDER COATED ALUMINUM RAIL C/W FROSTED GLASS INFILL PANELS - BLACK
10. ALUMINIUM WOOD FINISH SOFFIT - LONGBOARD 'DARK CHERRY'
11. LONGBOARD SOFFIT C/W VENT STRIPS

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DATE	NO	DESCRIPTION

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

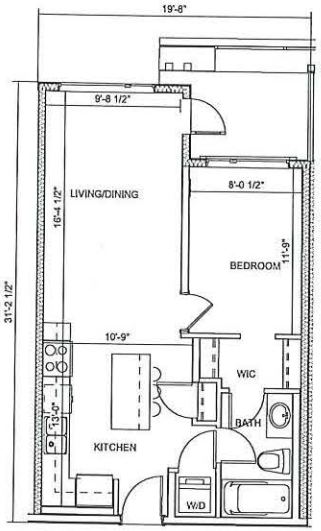
CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN: AM
CHECKED: AS
SCALE: As indicated
DATE: 21 MAR 2024
2024-04-16

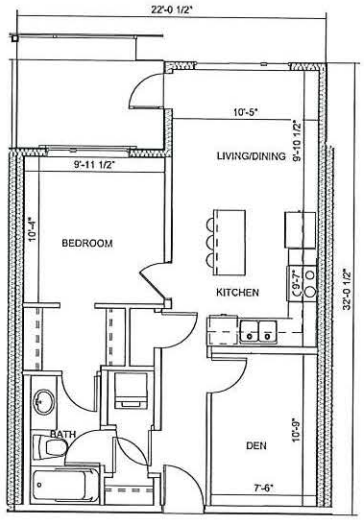
SHEET TITLE:
B3 NW Elevation 2

DRAWING No.
A221

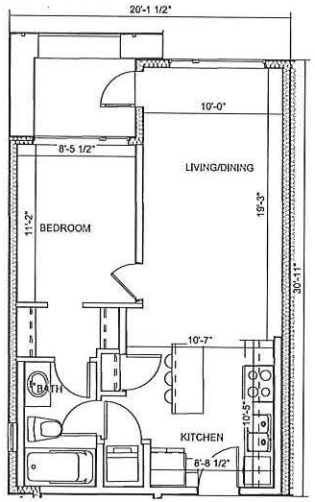
7919-0177-00 (45)



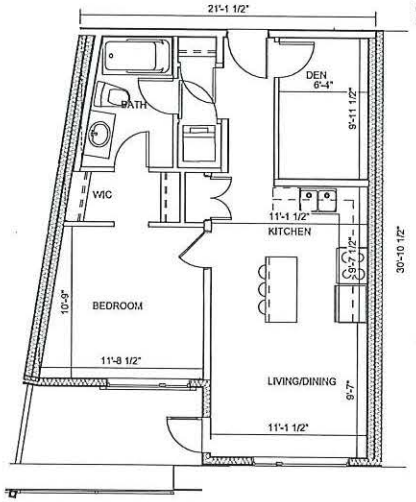
5 A601 Unit A
1/4" = 1'-0"



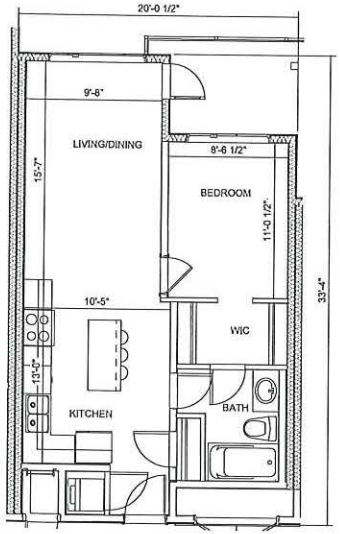
1 A601 Unit A1
1/4" = 1'-0"



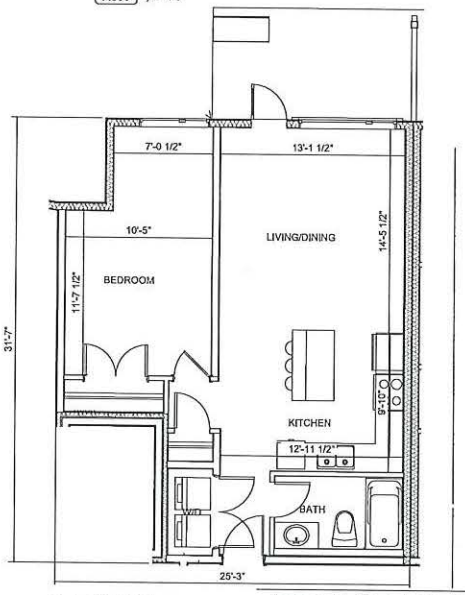
2 A601 Unit A2
1/4" = 1'-0"



3 A601 Unit A3
1/4" = 1'-0"



6 A601 Unit A4
1/4" = 1'-0"



4 A601 Unit A5
1/4" = 1'-0"

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NO.	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

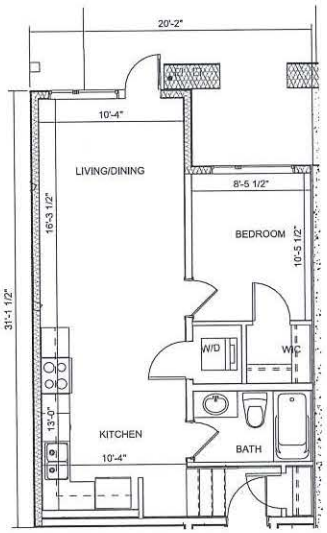
2024-04-18

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

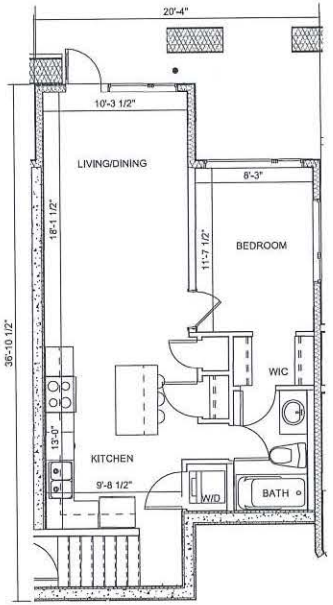
SHEET TITLE
Unit A-A5

DRAWING No.
A601

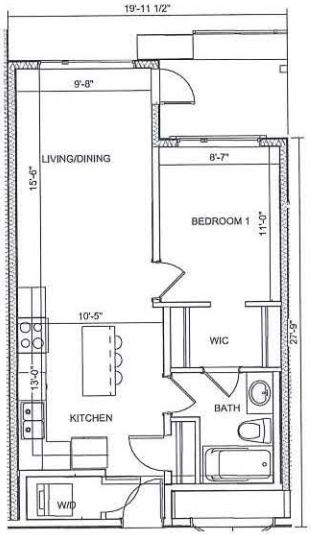
7919-0177-00 (46)



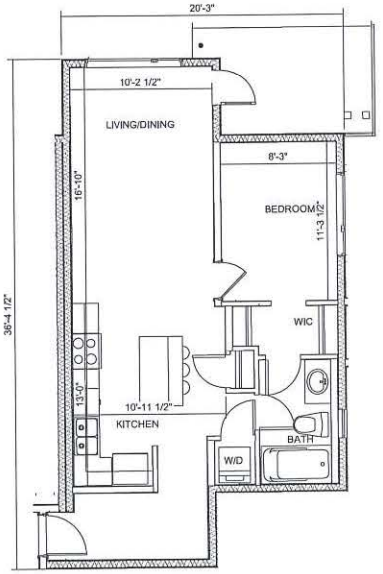
1 / A602 Unit A6
1/4" = 1'-0"



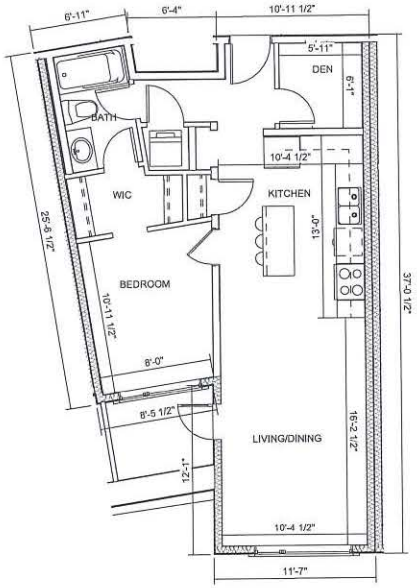
4 / A602 Unit A7
1/4" = 1'-0"



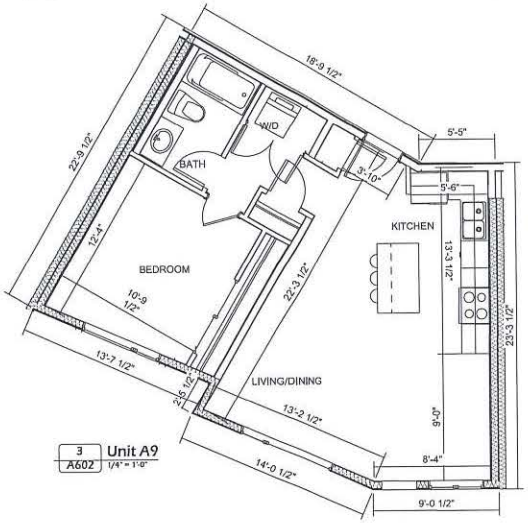
2 / A602 Unit A8
1/4" = 1'-0"



6 / A602 Unit A10
1/4" = 1'-0"



5 / A602 Unit A11
1/4" = 1'-0"



3 / A602 Unit A9
1/4" = 1'-0"

barnett dembek
ARCHITECTS INC.
UNIT 135, 7534 132 STREET SURREY, B.C. V3W 1N4
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mail@barnettdembek.com

GROUP 161

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NO.	DESCRIPTION	DATE
	ISSUED	

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11083 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

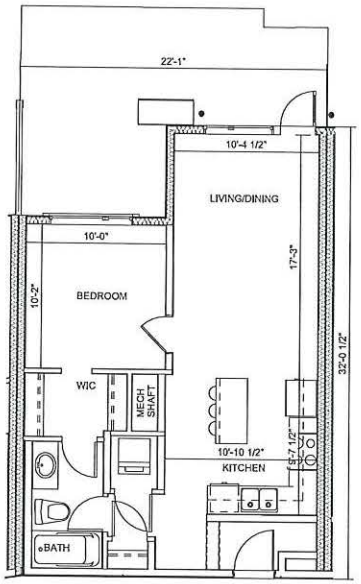
2024-04-16

DRAWN:	AM
CHECKED:	AS
SCALE:	1/4" = 1'-0"
JOB NO:	21003
DATE:	21 MAR 2024

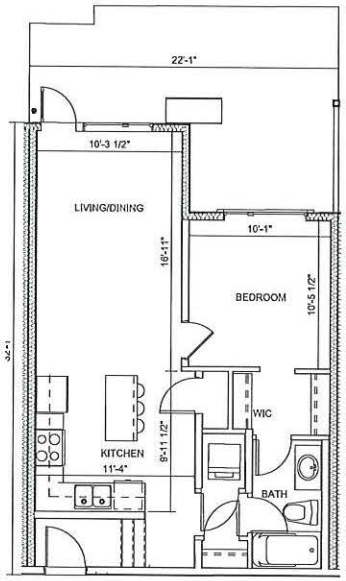
SHEET TITLE: Unit A6-A11

DRAWING No.: **A602**

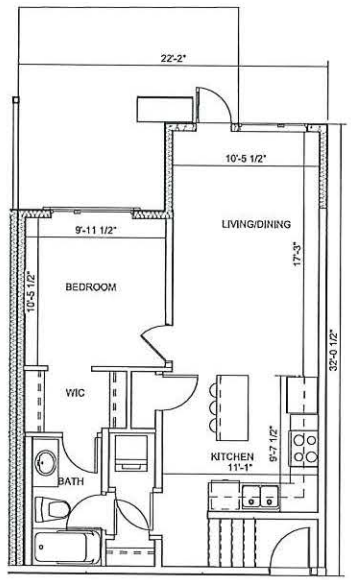
7919-0177-00 (47)



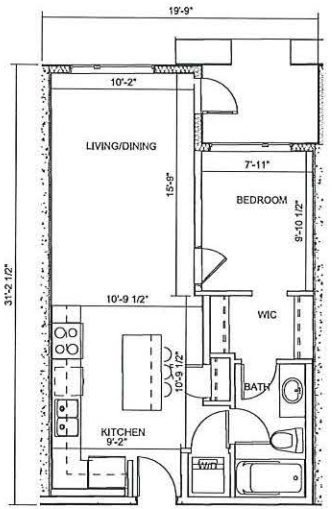
5 A603 Unit A12
1/4" = 1'-0"



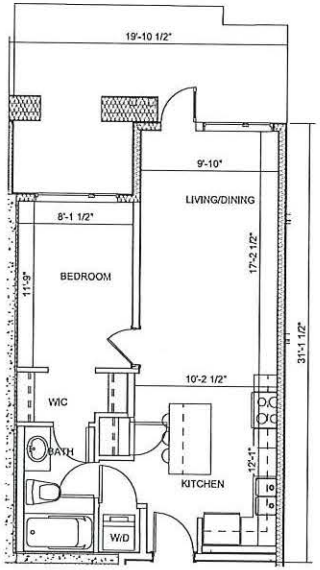
1 A603 Unit A13
1/4" = 1'-0"



2 A603 Unit A14
1/4" = 1'-0"



4 A603 Unit A15
1/4" = 1'-0"



3 A603 Unit A16
1/4" = 1'-0"

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info@bdarchitects.com

GROUP 61
61 ARCHITECTURE | PLANNING | INTERIOR DESIGN

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NO	DESCRIPTION	DATE
ISSUED		

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

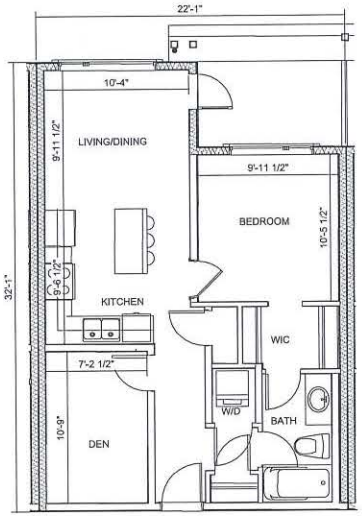
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

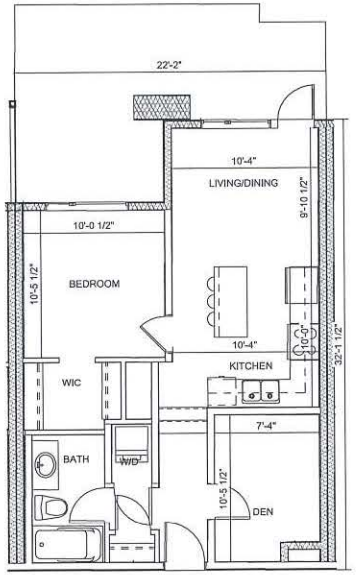
SHEET TITLE
Unit A12-A16

DRAWING NO.
A603

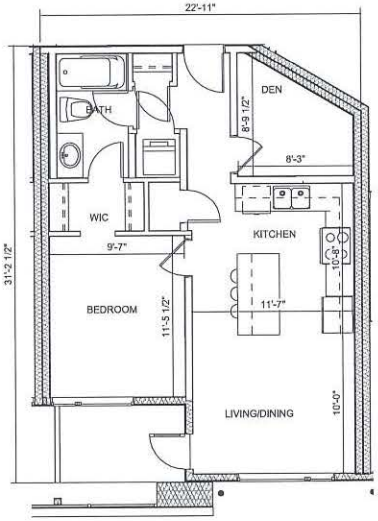
7919-0177-00 (48)



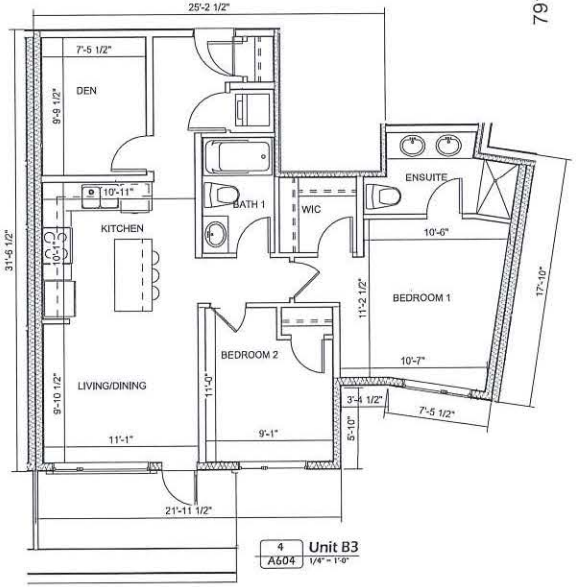
1 A604 Unit B 1/4" = 1'-0"



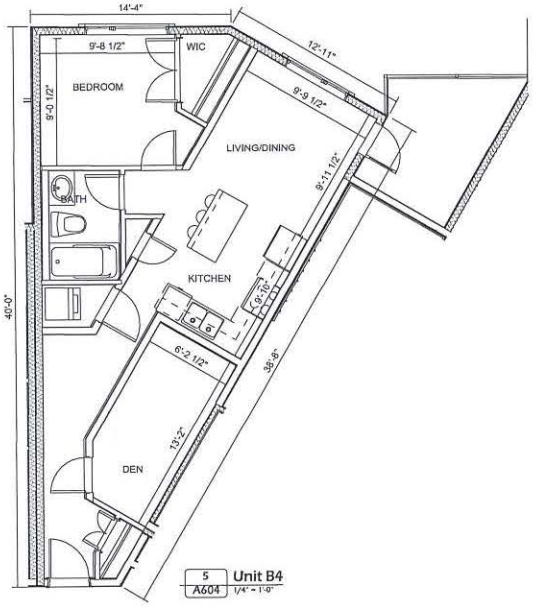
2 A604 Unit B1 1/4" = 1'-0"



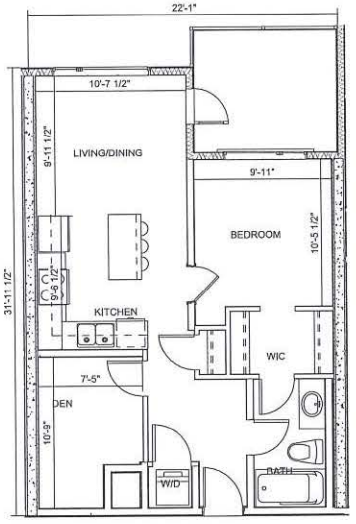
3 A604 Unit B2 1/4" = 1'-0"



4 A604 Unit B3 1/4" = 1'-0"



5 A604 Unit B4 1/4" = 1'-0"



6 A604 Unit B5 1/4" = 1'-0"

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mail@barnettdembek.com
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DATE	NO.	DESCRIPTION

ISSUE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

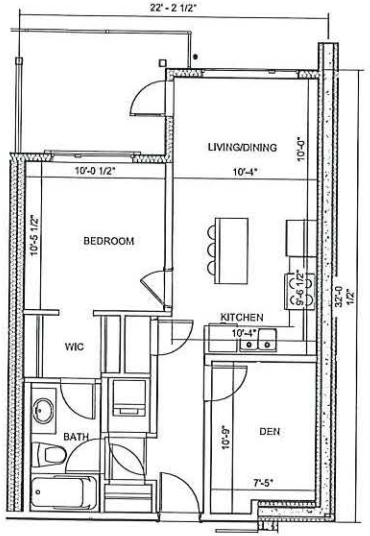
REGISTERED ARCHITECT
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

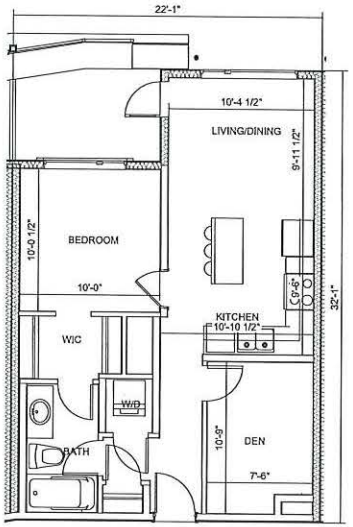
SHEET TITLE
Unit B-B5

DRAWING No.
A604

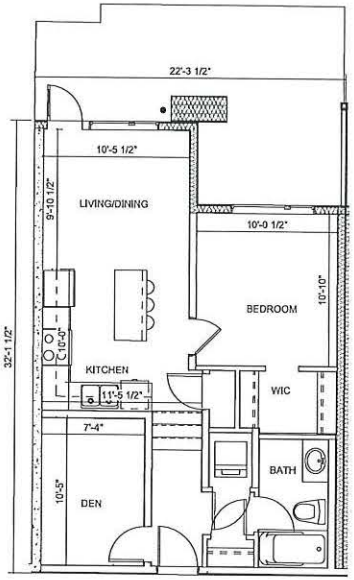
7919-0177-00 (49)



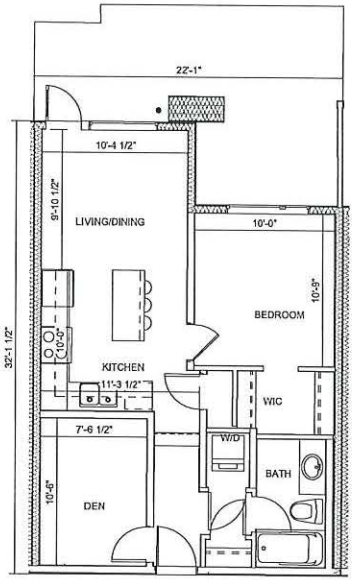
2 A605 Unit B6 1/4" = 1'-0"



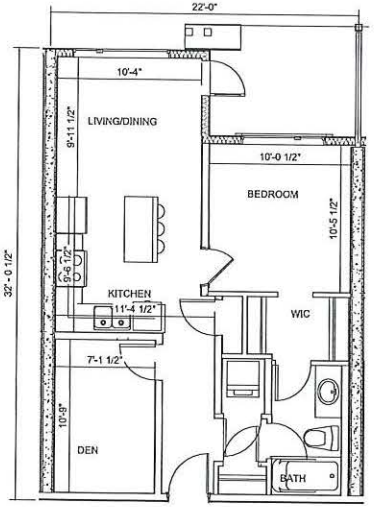
1 A605 Unit B7 1/4" = 1'-0"



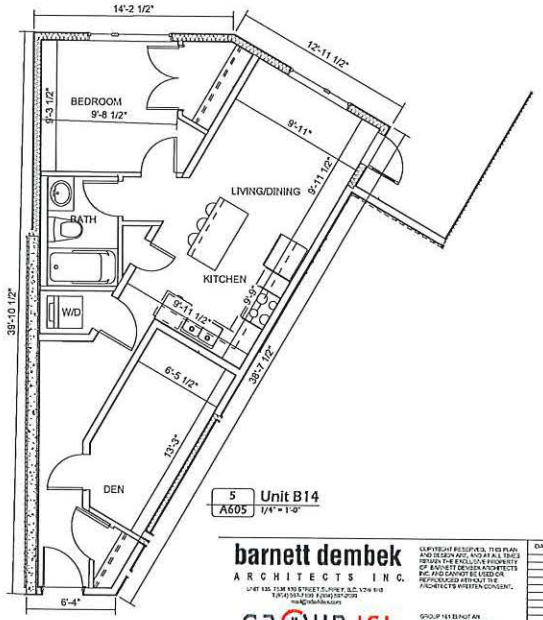
4 A605 Unit B8 1/4" = 1'-0"



6 A605 Unit B9 1/4" = 1'-0"



3 A605 Unit B13 1/4" = 1'-0"



5 A605 Unit B14 1/4" = 1'-0"

barnett dembek ARCHITECTS INC.

GROUP 161

DATE	NO.	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

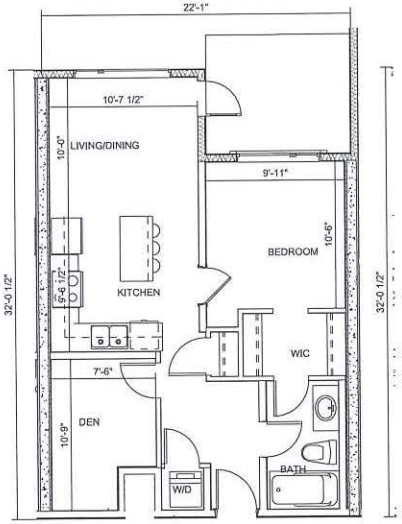
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

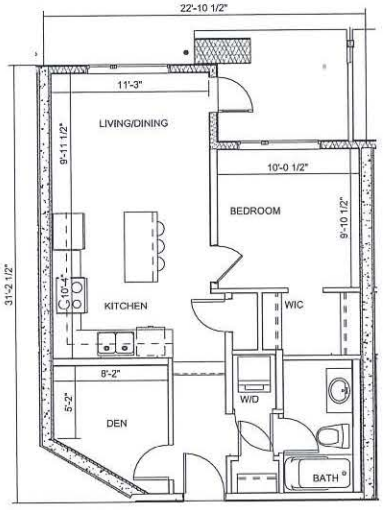
SHEET TITLE: Unit B6-B14

DRAWING No. **A605**

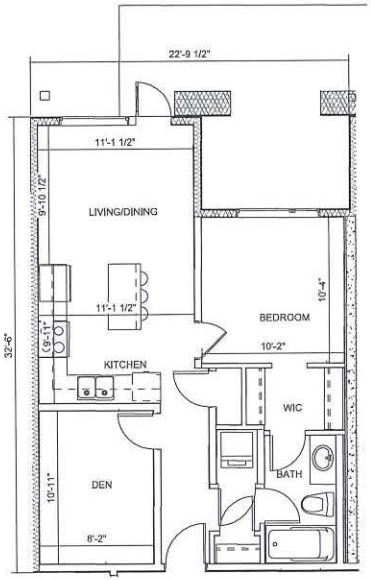
7919-0177-00 (50)



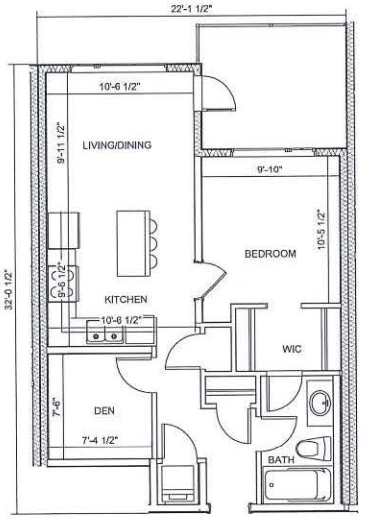
1 A606 Unit B15 1/4" = 1'-0"



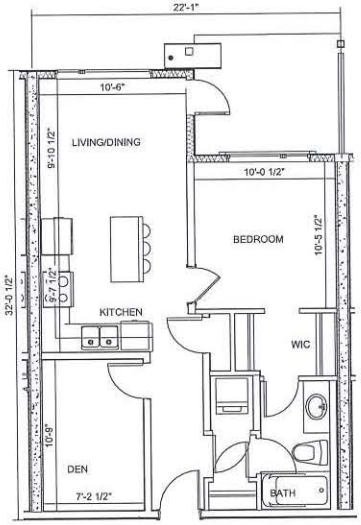
2 A606 Unit B16 1/4" = 1'-0"



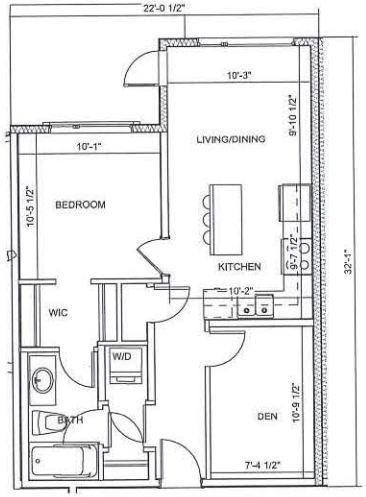
3 A606 Unit B17 1/4" = 1'-0"



4 A606 Unit B18 1/4" = 1'-0"



5 A606 Unit B19 1/4" = 1'-0"



6 A606 Unit B20 1/4" = 1'-0"

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mail@barnettdembek.com

GROUP 161

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NO	DESCRIPTION	DATE
ISSUED		

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11083 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

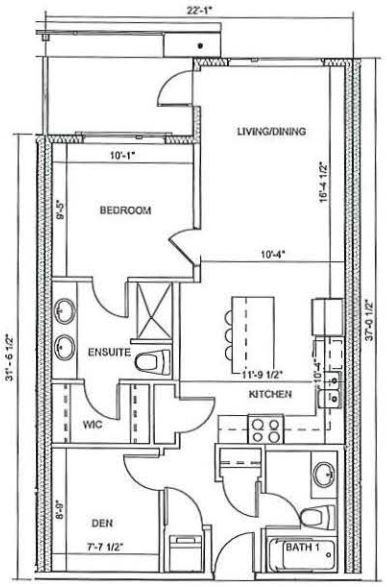
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

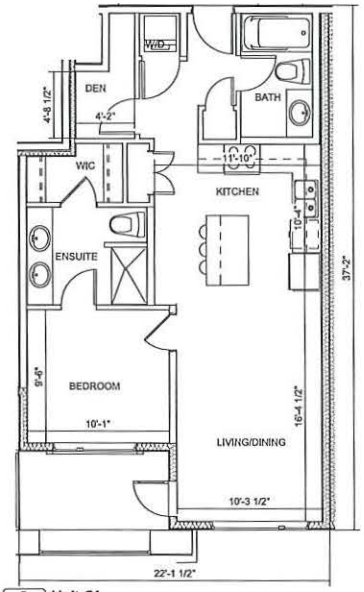
SHEET TITLE: Unit B15-B19

DRAWING NO. **A606**

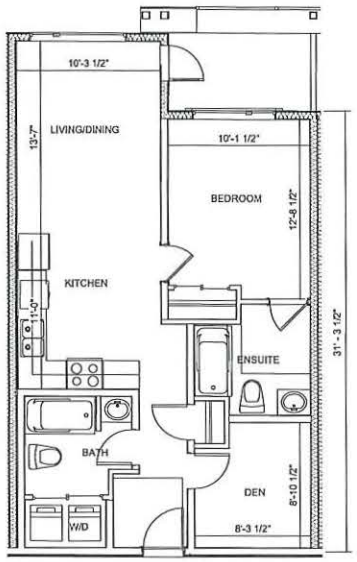
7919-0177-00 (51)



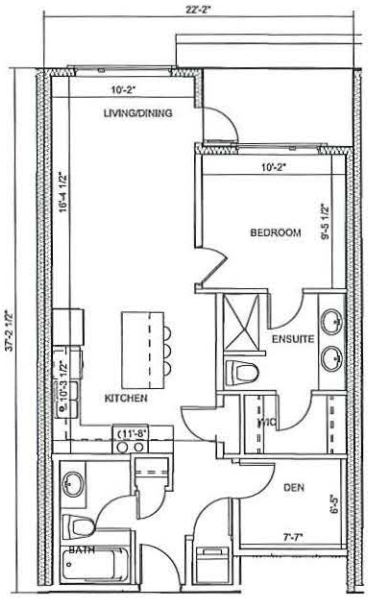
1 A607 Unit C 1/4" = 1'-0"



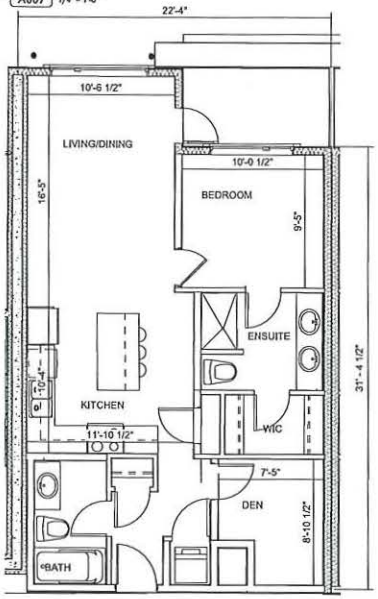
5 A607 Unit C1 1/4" = 1'-0"



2 A607 Unit C-Adapt 1/4" = 1'-0"



3 A607 Unit C2 1/4" = 1'-0"



4 A607 Unit C3 1/4" = 1'-0"

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DATE	NO.	DESCRIPTION

PROJECT: **Ledgeview II**
Block 1: 11058 132 St Diversion, Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT: **QUADRA HOLDINGS (KING GEORGE)LTD.**

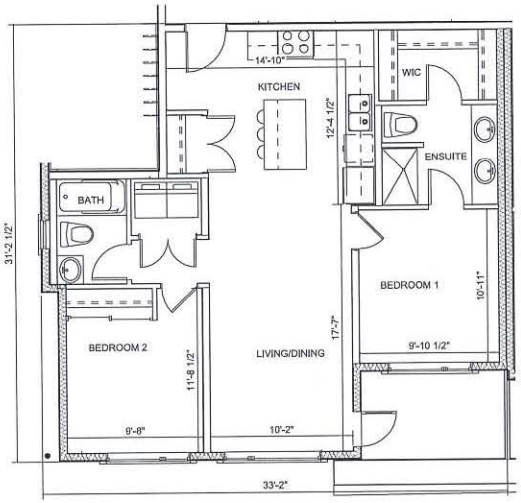
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

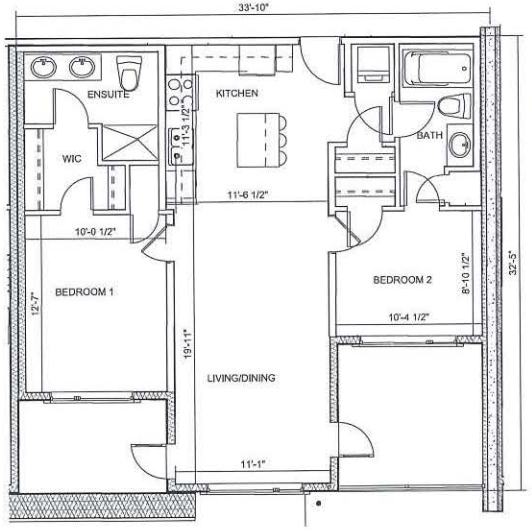
SHEET TITLE: Unit C-C3

DRAWING NO.: **A607**

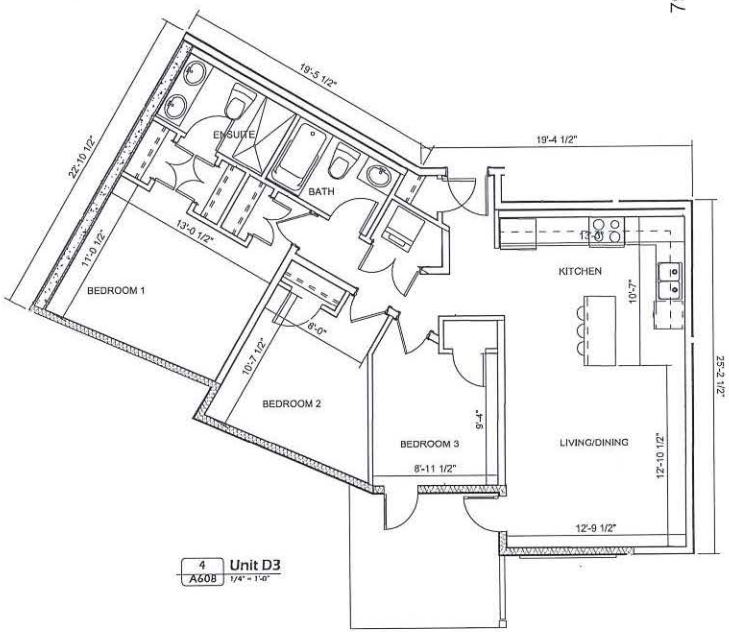
7919-0177-00 (52)



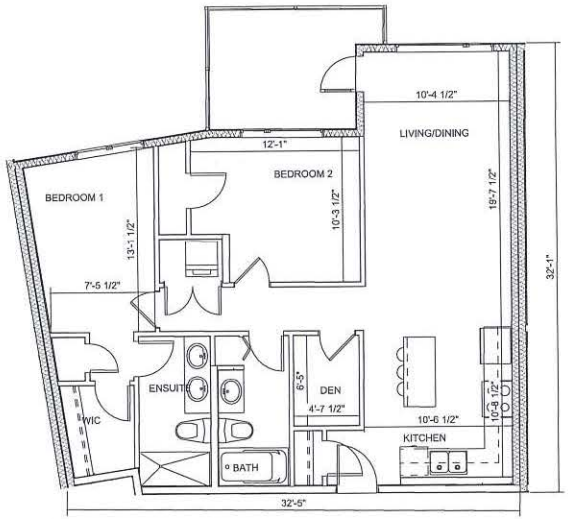
1 / A608 Unit D1
1/4" = 1'-0"



2 / A608 Unit D2
1/4" = 1'-0"



4 / A608 Unit D3
1/4" = 1'-0"



3 / A608 Unit D4
1/4" = 1'-0"

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email@barnettdembek.com

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ISSUE	DATE	NO	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

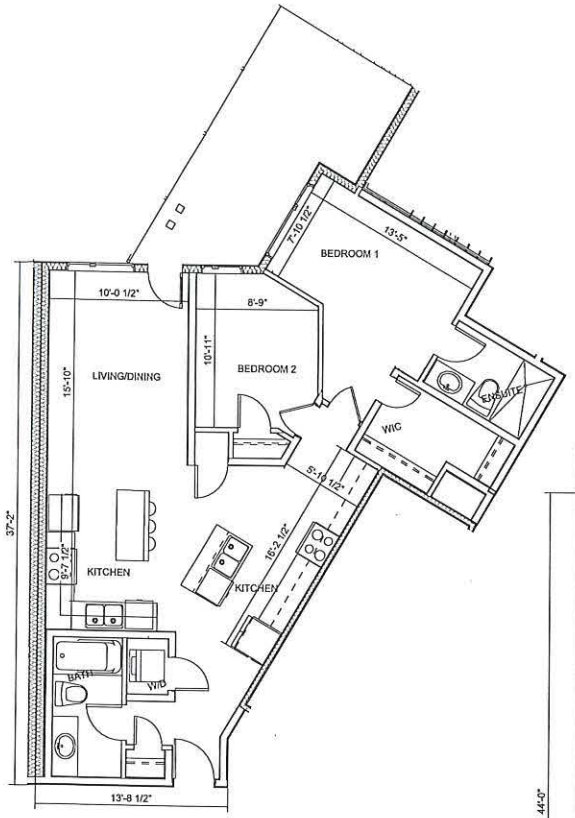
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

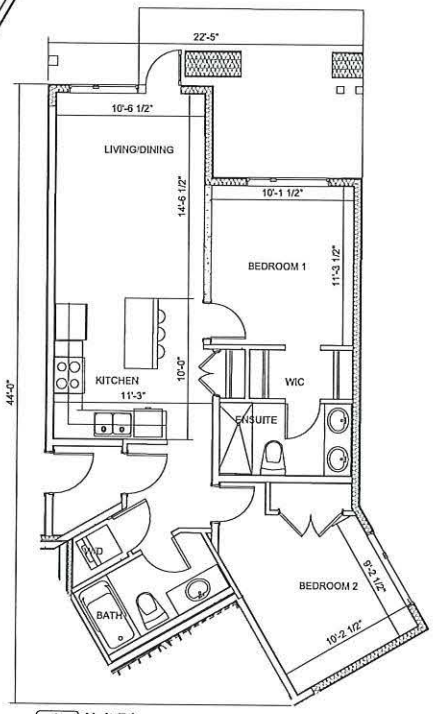
SHEET TITLE
Unit D-D4

DRAWING No.
A608

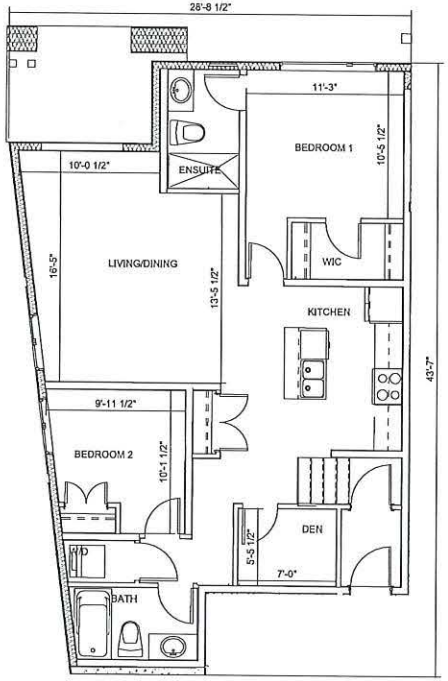
7919-0177-00 (53)



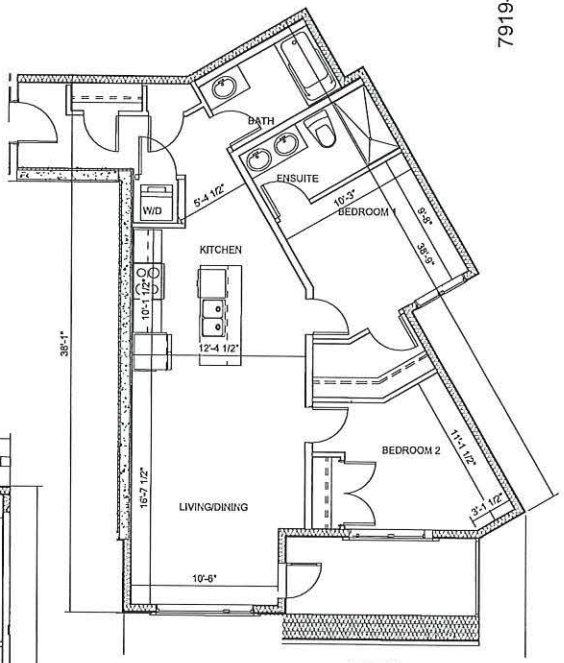
4 A609 Unit D5 1/4" = 1'-0"



1 A609 Unit D6 1/4" = 1'-0"



2 A609 Unit D7 1/4" = 1'-0"



3 A609 Unit D8 1/4" = 1'-0"

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NO	DESCRIPTION	DATE
ISSUED		

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

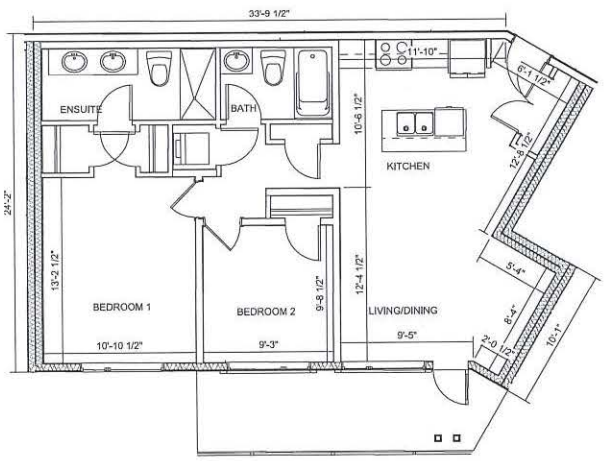
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21093
DATE	21 MAR 2024

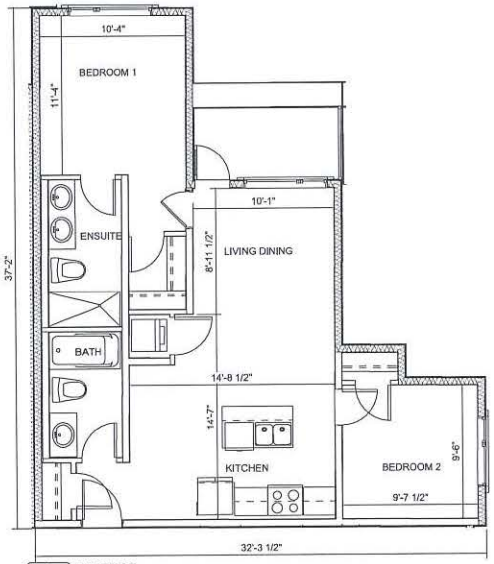
SHEET TITLE
Unit D5-D8

DRAWING No.
A609

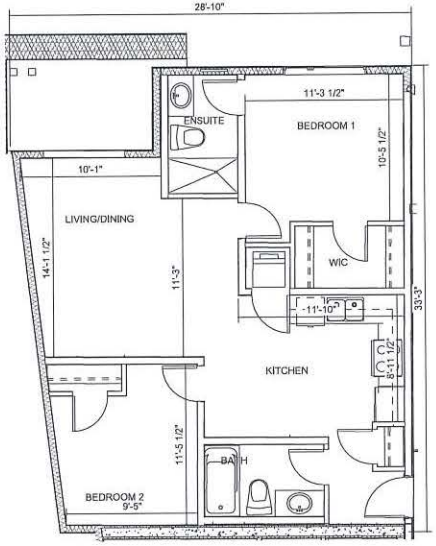
7919-0177-00 (54)



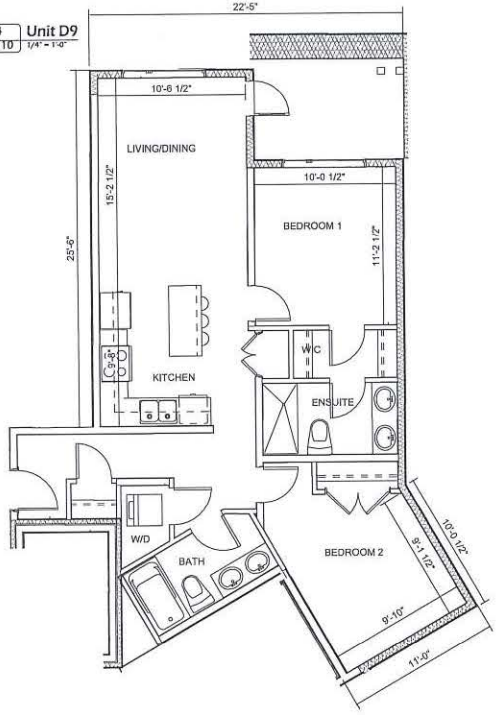
4 A610 Unit D9 1/4" = 1'-0"



1 A610 Unit D10 1/4" = 1'-0"



2 A610 Unit D11 1/4" = 1'-0"



3 A610 Unit D12 1/4" = 1'-0"

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DATE	NO.	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

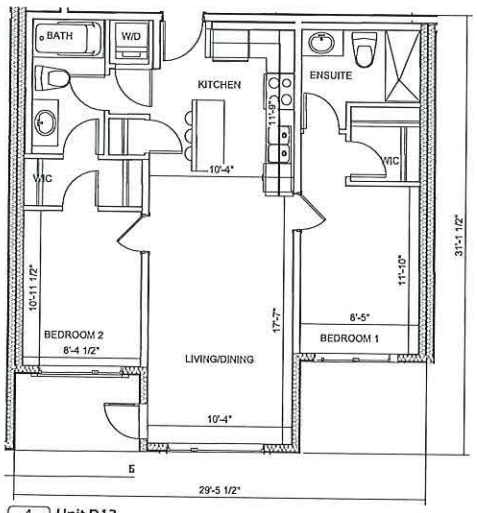
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

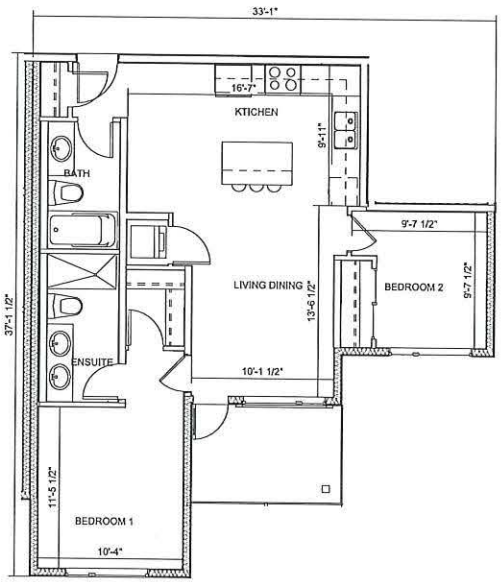
SHEET TITLE
Unit D9-D12

DRAWING No.
A610

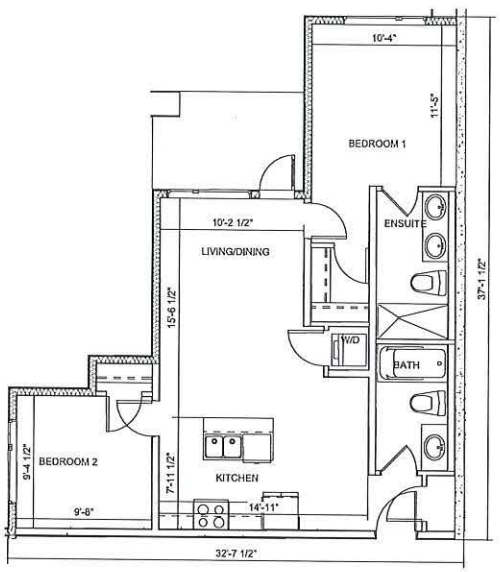
7919-0177-00 (55)



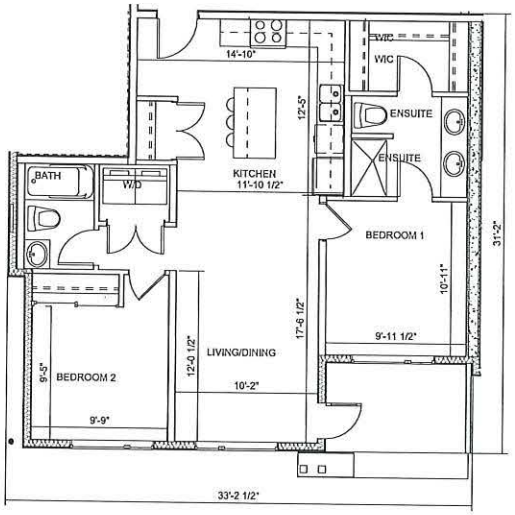
4 / A611 Unit D13
1/4" = 1'-0"



1 / A611 Unit D14
1/4" = 1'-0"



2 / A611 Unit D15
1/4" = 1'-0"



3 / A611 Unit D16
1/4" = 1'-0"

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GROUP 161
ARCHITECTURE INTERIOR DESIGN PLANNING

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NO.	DESCRIPTION	DATE

ISSUED

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravina Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

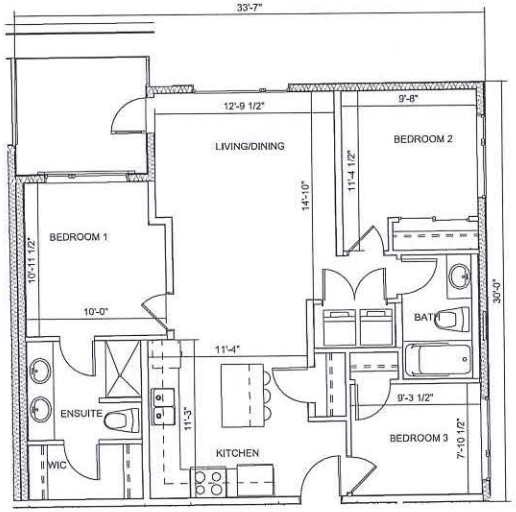
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

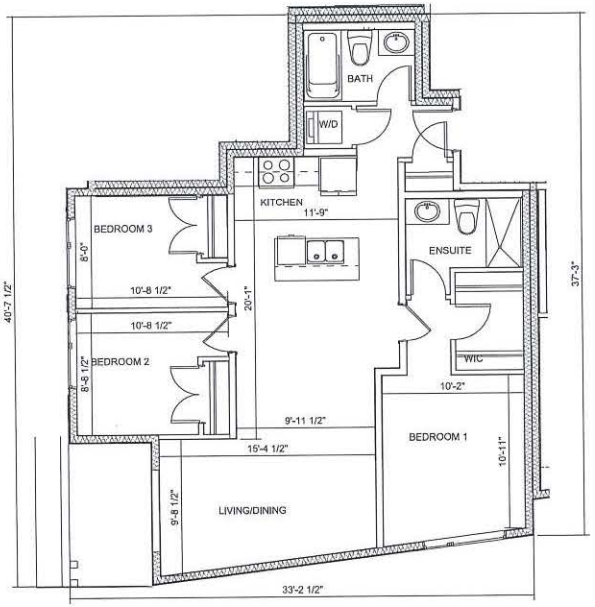
SHEET TITLE
Unit D13-D16

DRAWING No.
A611

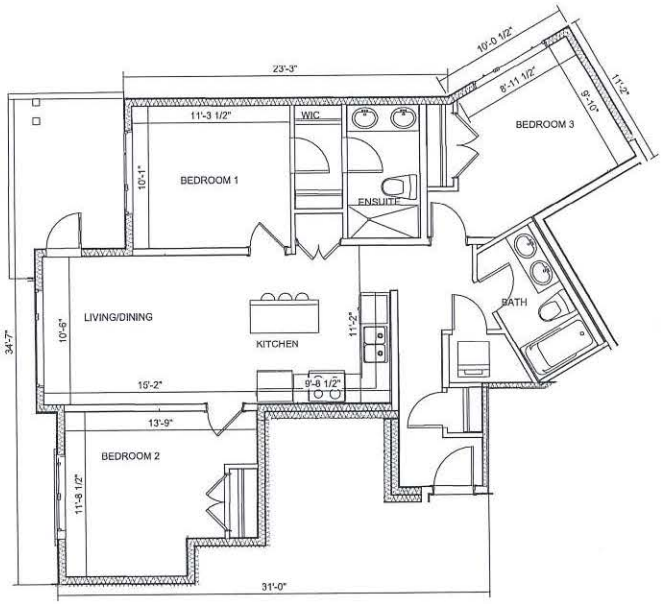
7919-0177-00 (56)



1 / A612 Unit E1
1/4" = 1'-0"



2 / A612 Unit E2
1/4" = 1'-0"



3 / A612 Unit E3
1/4" = 1'-0"

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mail@barnettdembek.com

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ISSUED	DATE	NO	DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11056 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

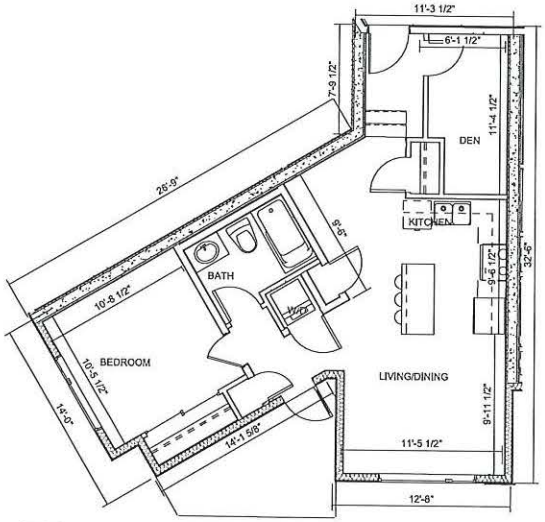
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

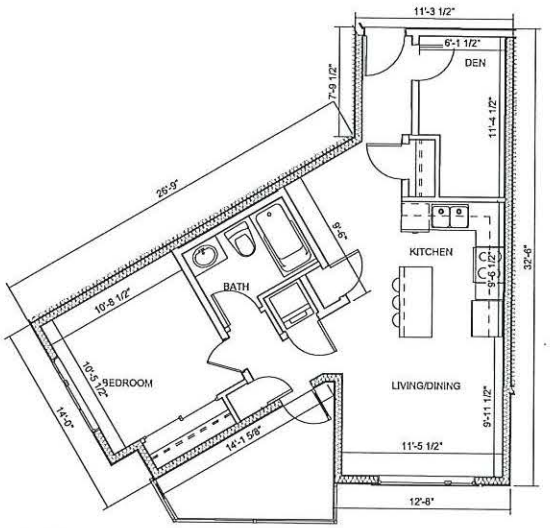
SHEET TITLE
Unit E1-E3

DRAWING No.
A612

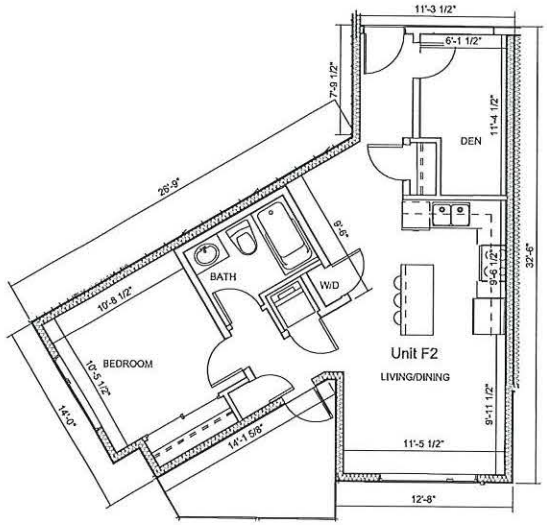
7919-0177-00 (57)



2 / A613 Unit F
1/4" = 1'-0"



1 / A613 Unit F1
1/4" = 1'-0"



3 / A613 Unit F2
1/4" = 1'-0"

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NO	DESCRIPTION	DATE
	ISSUED	

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion, Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

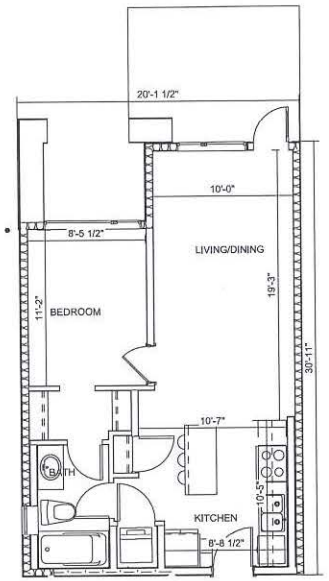
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

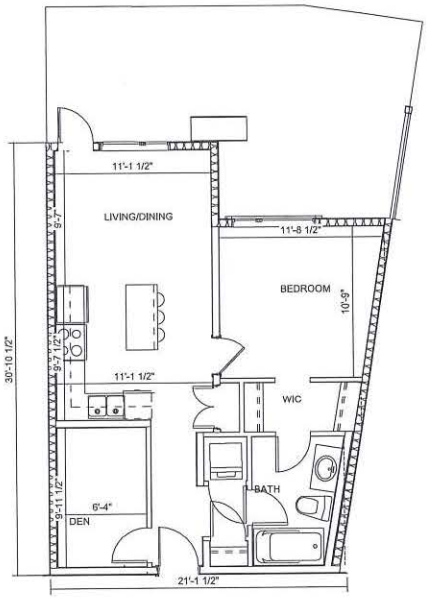
SHEET TITLE
Unit F-F3

DRAWING NO.
A613

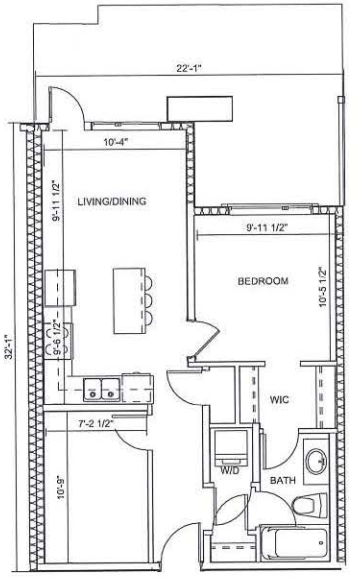
7919-0177-00 (58)



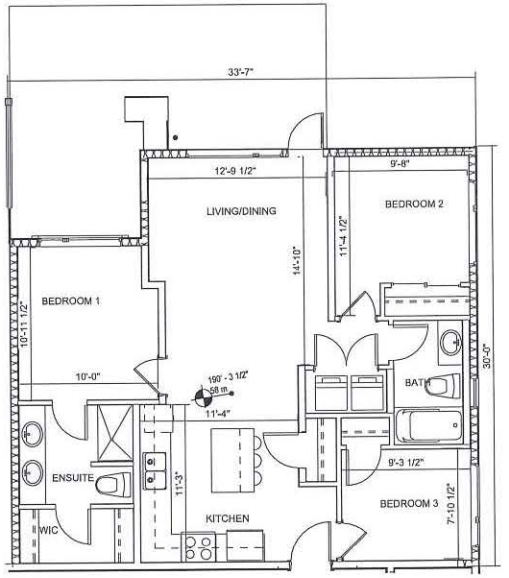
2 / A613 Unit A2-a 1/4" = 1'-0"



1 / A613 Unit A3-a 1/4" = 1'-0"



3 / A613 Unit B-a 1/4" = 1'-0"



3 / A613 Unit E1-a 1/4" = 1'-0"

barnett dembek
ARCHITECTS INC.
UNIT 125, 7536 130 STREET, SURREY, B.C. V3W 1H8
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mail@bdarchitects.com

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NO	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

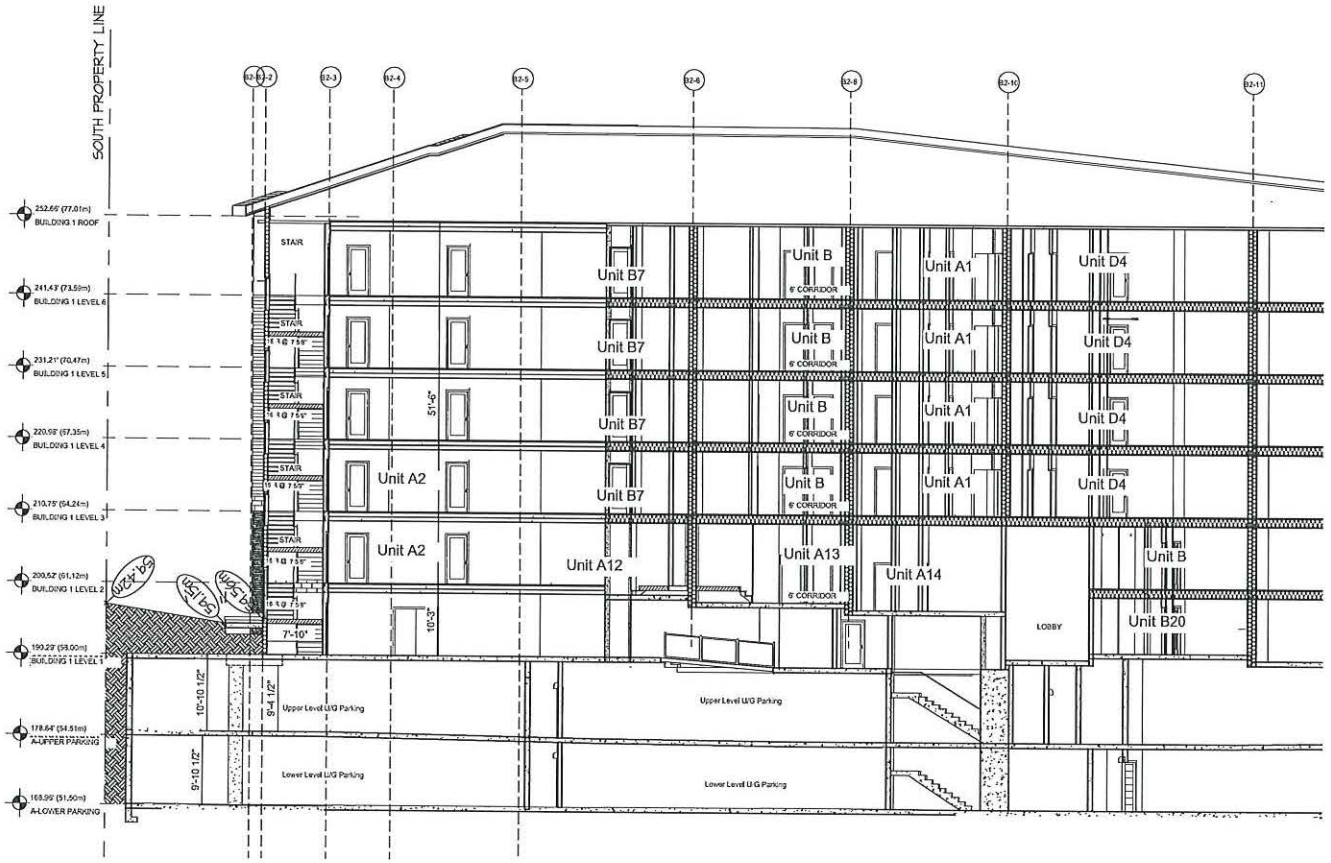
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	1/4" = 1'-0"
JOB NO.	21003
DATE	21 MAR 2024

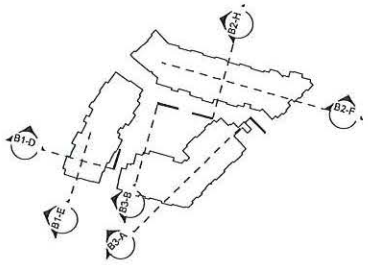
SHEET TITLE
Units - street facing

DRAWING No.
A614

7919-0177-00 (59)



B1-E-1 / A801 Section B1-E-1
1/8" = 1'-0"



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info@barnettdembek.com

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NO.	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11053 Ravine Road, Block 3: 11035 Ravine Road

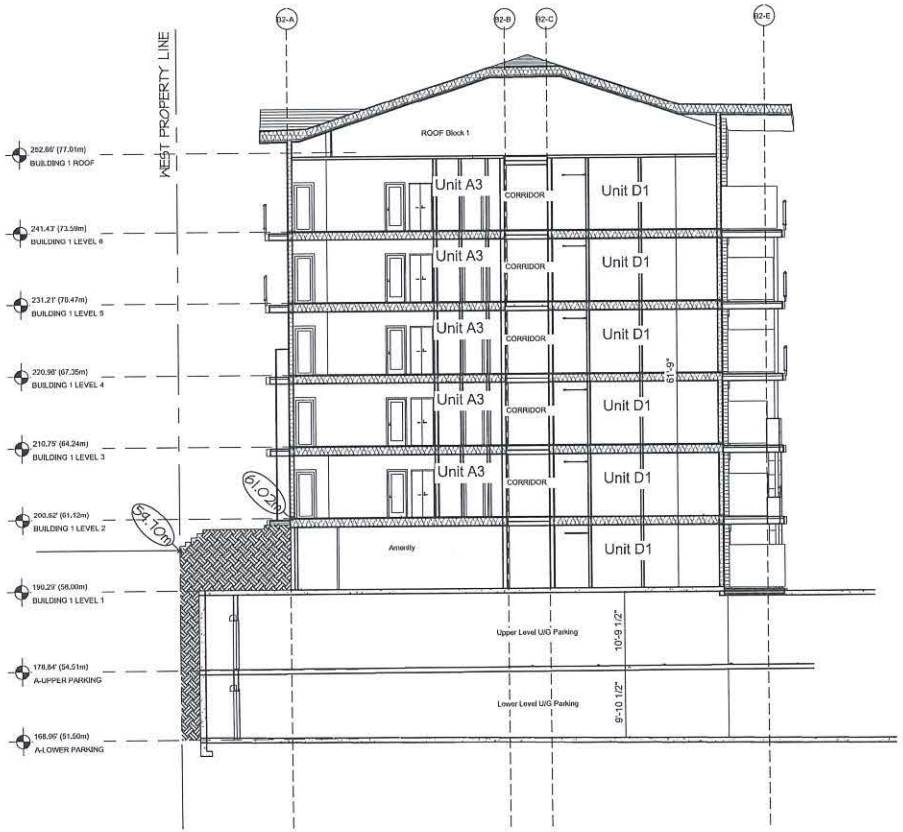
CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN: AM
SCALE: As shown
JOB NO.: 2301
DATE: 21 MAR 2024
2024-04-18

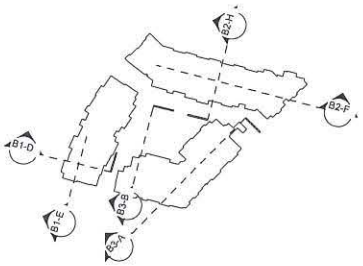
SHEET TITLE
SITE SECTION B1-E-1

DRAWING No.
A801

7919-0177-00 (60)



B3-D Section B1-D
A803 1/8" = 1'-0"



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UNIT 135, 7636 133 STREET SURREY, B.C. V3W 1H8

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GROUP 161

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DATE	NO	DESCRIPTION

ISSUE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11003 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

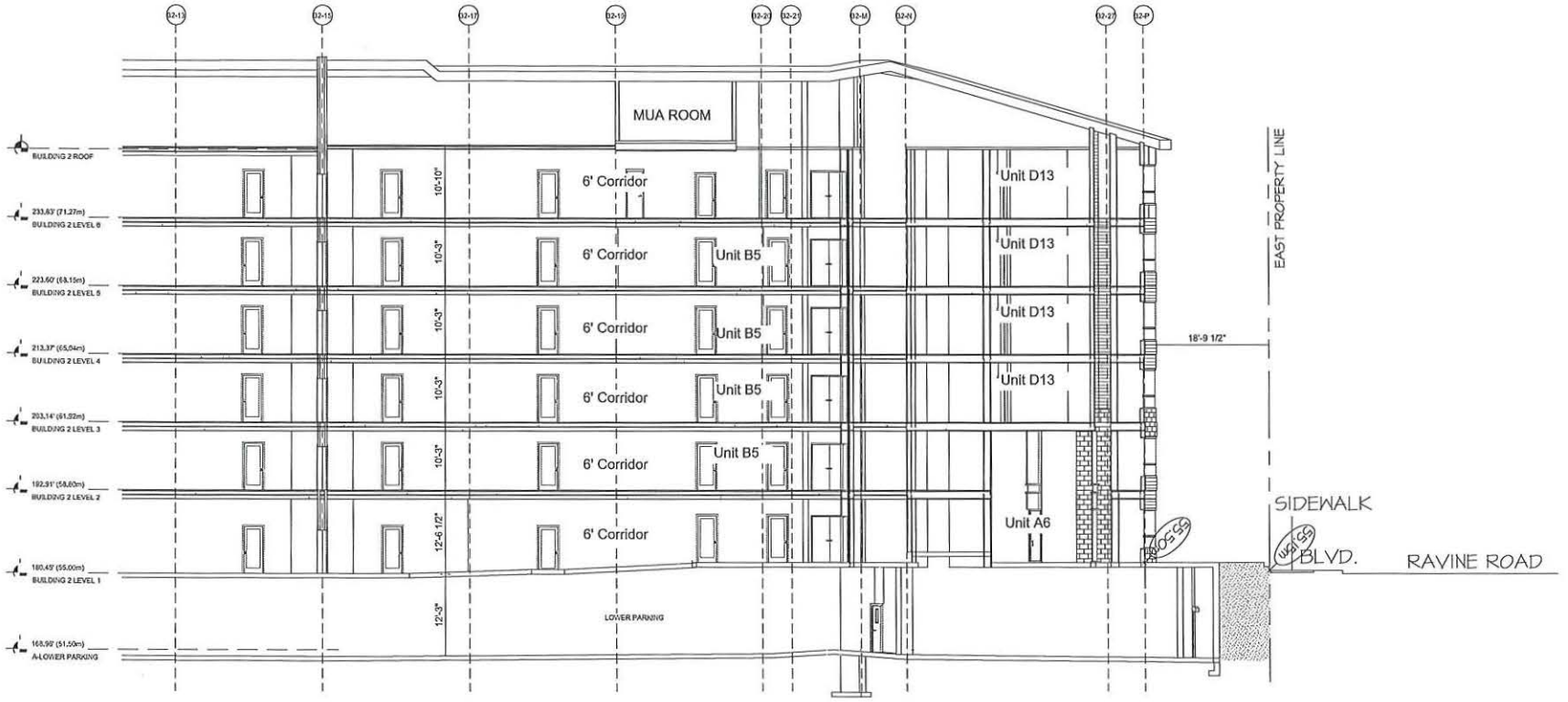
DRAWN	AM
CHECKED	AS
SCALE	As Indicated
JOB NO.	21003
DATE	21 MAR 2024

2024-04-16

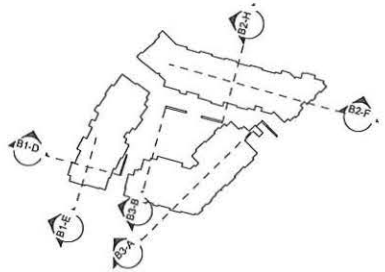
SHEET TITLE
SITE SECTION B1-D

DRAWING NO.
A803

7919-0177-00 (61)



B2-F-2 Section B2-F-2
A805 1/8" = 1'-0"



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NO	DATE	DESCRIPTION
ISSUE		

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

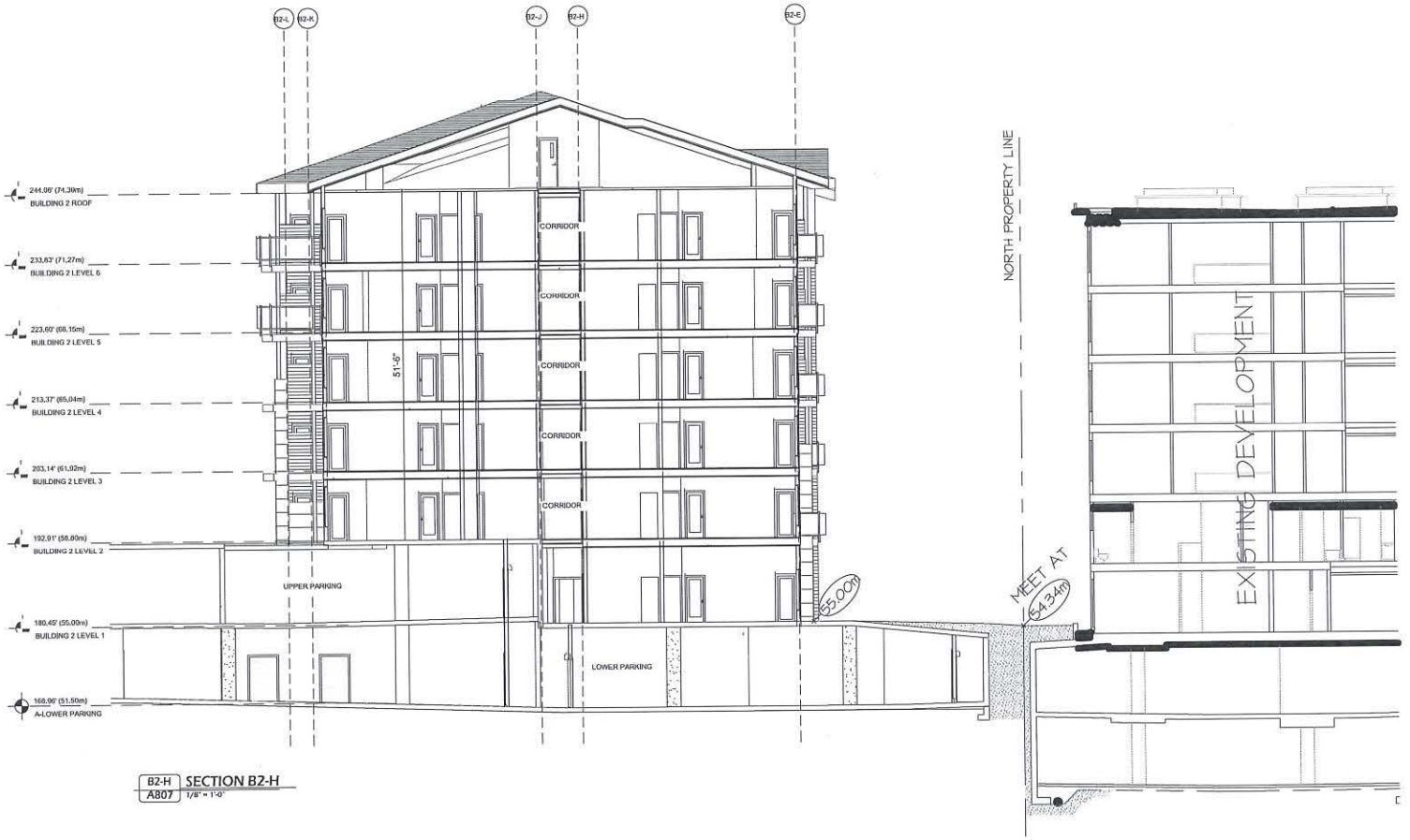
2024-04-15

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

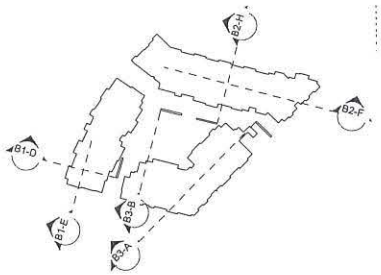
SHEET TITLE
SITE SECTION B2-F-2

DRAWING NO.
A805

7919-0177-00 (62)



B2-H SECTION B2-H
A807 1/8" = 1'-0"



barnett dembek
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mail@bdarkitecture.com

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NO	DESCRIPTION	DATE
ISSUE		

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

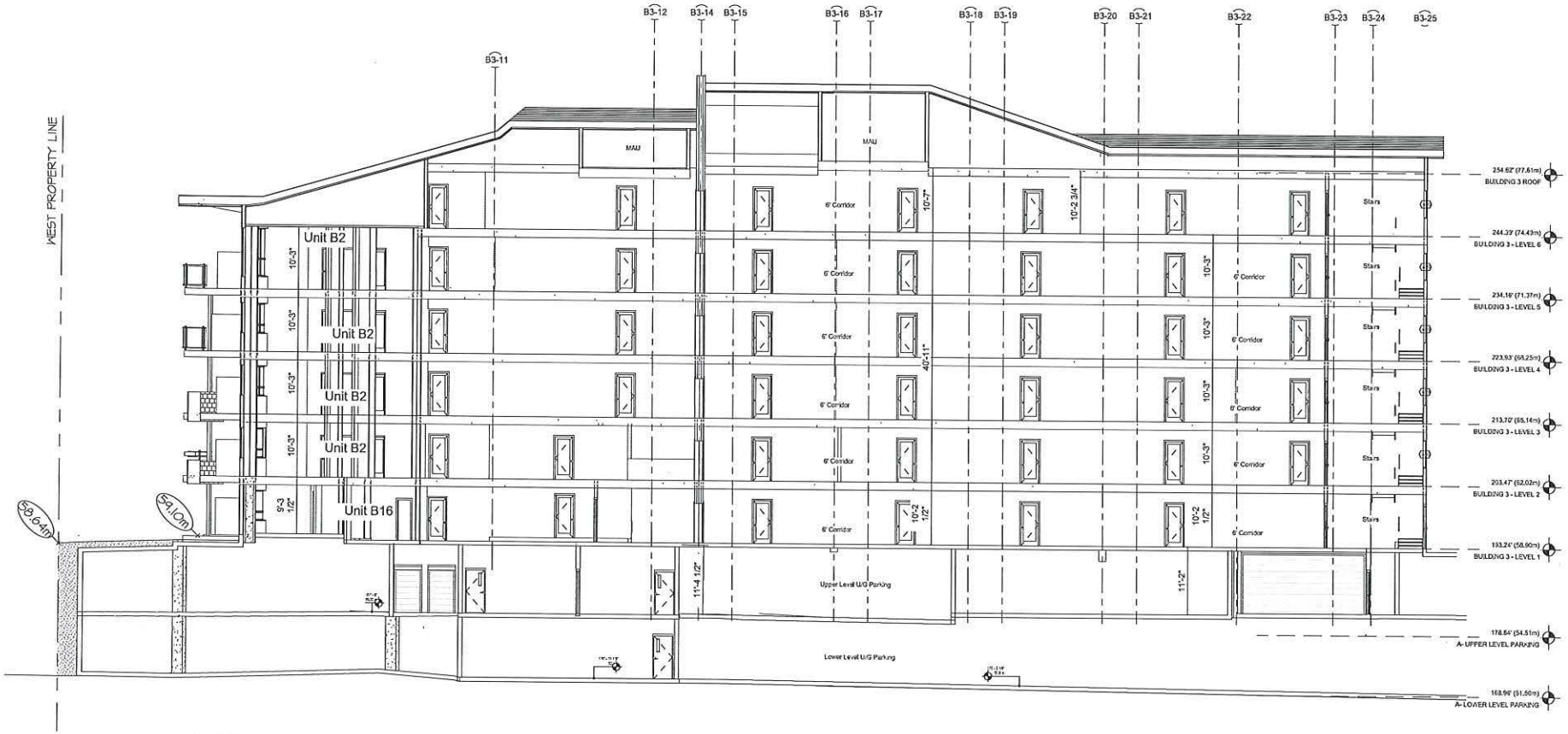
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

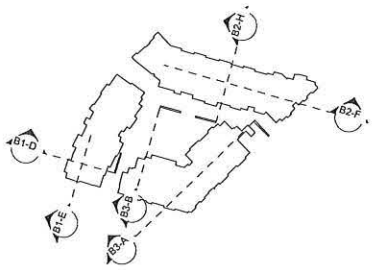
SHEET TITLE
SITE SECTION B2-H

DRAWING NO.
A807

7919-0177-00 (63)



B3-A / A809 Section B3-A
1/8" = 1'-0"



barnett dembek
ARCHITECTS INC.
UNIT 135, 7539 132 STREET, SURREY, B.C. V3W 1H8
T (604) 597-7139 F (604) 597-7239
GROUP 161

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NO	DESCRIPTION	DATE
	ISSUED	

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3 11039 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

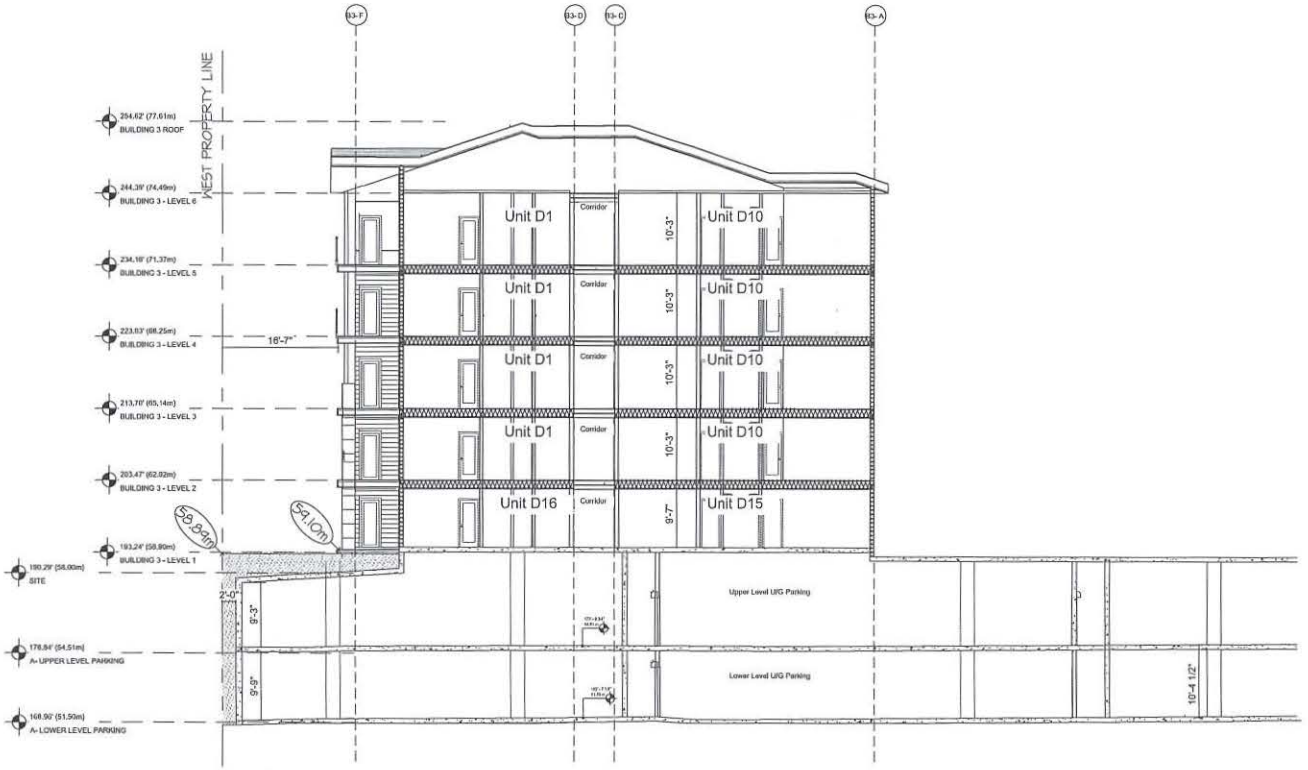
REGISTERED ARCHITECT
2024-04-16

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

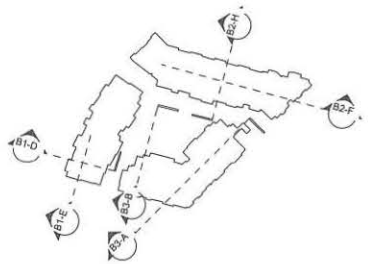
SHEET TITLE
SITE SECTION B3-A

DRAWING NO.
A809

7919-0177-00 (64)



B1-B SECTION B3-B
A810 1/8" = 1'-0"



barnett dembek
ARCHITECTS INC.
UNIT 125, 7536 130 STREET, SURREY, B.C. V3W 0M8
T(604) 591-7703 F(604) 597-2995
mail@barnetts.com

GROUP 161

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NO.	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11083 Ravine Road; Block 3: 11035 Ravine Road

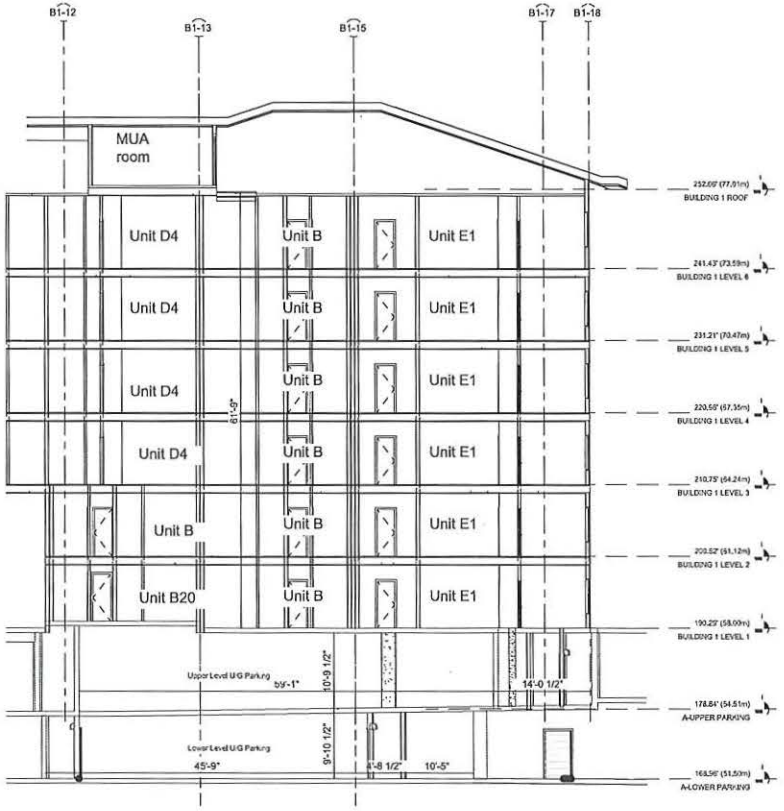
CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN: AM
CHECKED: SB
SCALE: as indicated
JOB NO.: 21003
DATE: 21 MAR 2024
2024-04-15

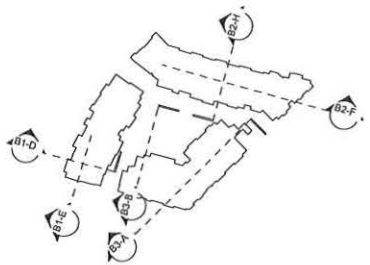
SHEET TITLE
SITE SECTION B3-B

DRAWING NO.
A810

7919-0177-00 (65)



1 / A812 Section B1-E-3
1/8" = 1'-0"



barnett dembek ARCHITECTS INC.
UNIT 105, 7536 130 STREET SURREY, B.C. V3W 1H8
T(604) 501-5100 F(604) 501-5099
mail@dembek.com

GROUP 161

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GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH QUALIFIED PARTNERS THAT HOLD THE CERTIFICATE OF PRACTICE.

NO.	DESCRIPTION	DATE
	ISSUED	

PROJECT
Ledgeview II
Block 1: 11056 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

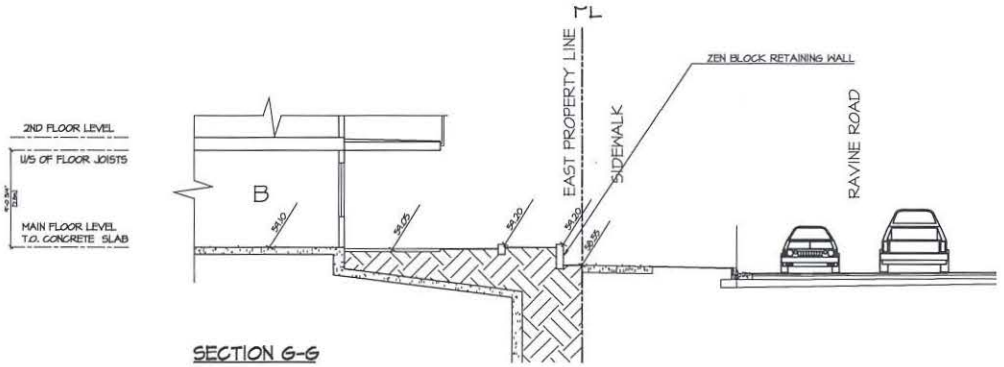
CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN AM
CHK'D
SCALE As indicated
PLOTTED 2024-04-16
21 MAR 2024

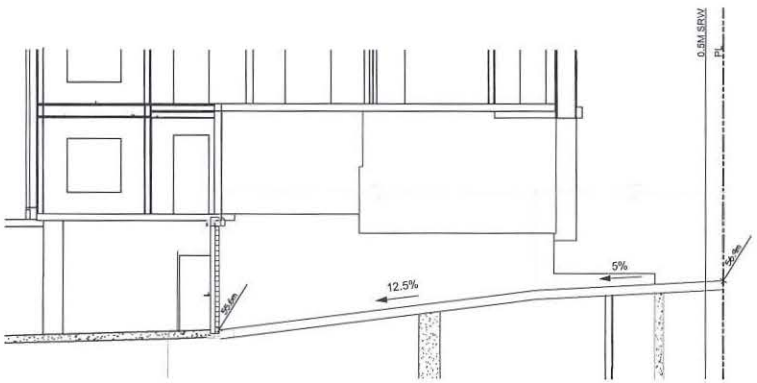
SHEET TITLE
SITE SECTION B1-E-3

DRAWING No.
A812

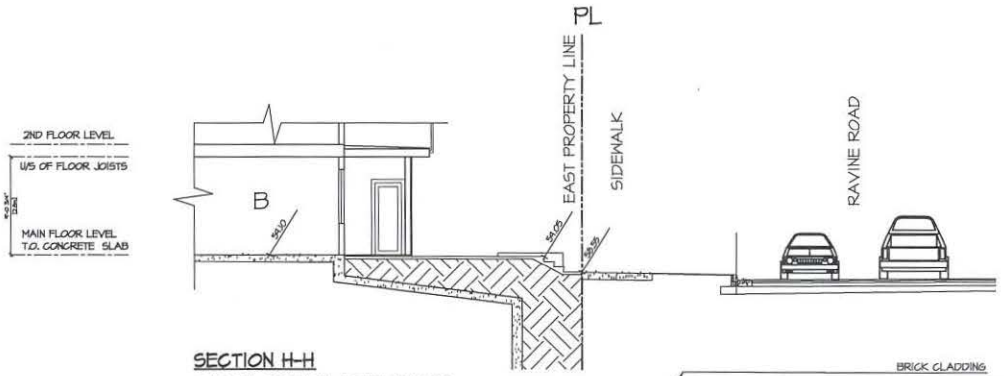
7919-0177-00 (66)



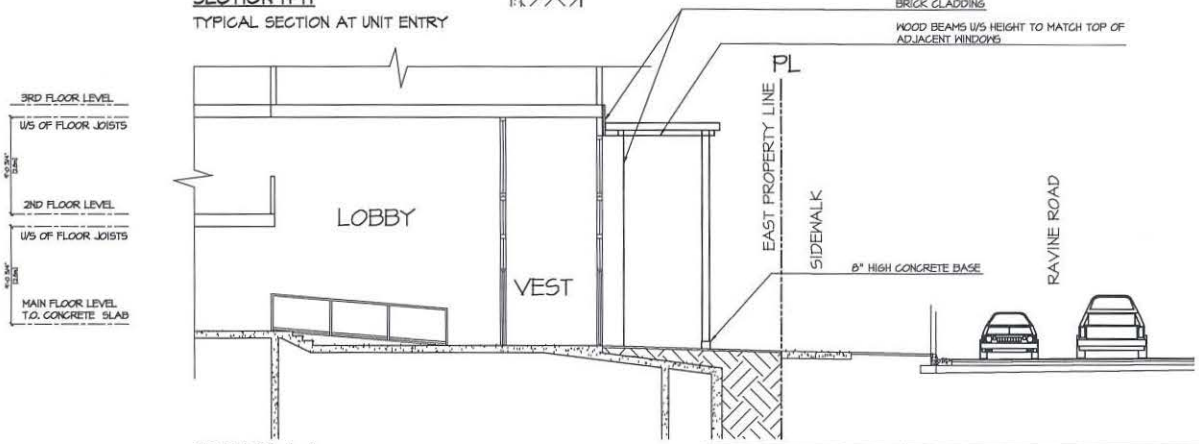
SECTION G-G
TYPICAL SECTION AT UNIT FRONT YARD



SECTION K-K
SECTION THROUGH RAMP



SECTION H-H
TYPICAL SECTION AT UNIT ENTRY



SECTION J-J
TYPICAL SECTION AT BUILDING LOBBY ENTRY

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DATE | NO | DESCRIPTION

PROJECT: **Ledgeview II**
Block 1: 11058 132 St Diversion; Block 2: 11083 Ravine Road; Block 3: 11035 Ravine Road

CLIENT: **QUADRA HOLDINGS (KING GEORGE)LTD.**

2024-04-15

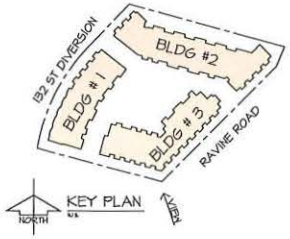
DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB No.	21003
DATE	21 MAR 2024

SHEET TITLE: Site sections at public facing

DRAWING No. **A813**

7919-0177-00 (67)

VIEW - SOUTH EAST CORNER



ARCHITECTS INC.

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NO	DESCRIPTION	DATE

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN:	AM
CHECKED:	AS
SCALE:	As indicated
JOB NO.:	21003
DATE:	21 MAR 2024

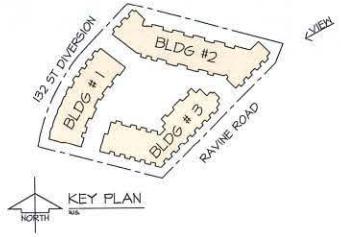
APPROVED: 2024-04-16

SHEET TITLE: VIEW - SOUTH EAST CORNER

DRAWING NO.: **A-901**

7919-0177-00 (68)

VIEW - NORTH EAST CORNER



ARCHITECTS INC.

DATE | NO | DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

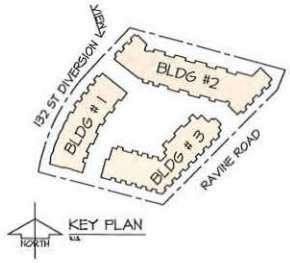
DRAWN	AM
CHECKED	AS
SCALE	As indicated
PROJ.	21003
DATE	21 MAR 2024

SHEET TITLE: VIEW - NORTHEAST CORNER

DRAWING No. **A-902**

7919-0177-00 (69)

AERIAL VIEW - NORTH WEST CORNER



ARCHITECTS INC.

DESCRIPTION

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11093 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

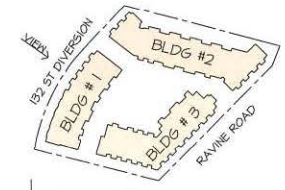
DRAWN	AM
CHECKED	AS
SCALE	As indicated
PROJECT NO.	21003
DATE	21 MAR 2024

SHEET TITLE
AERIAL VIEW - NORTHWEST CORNER

DRAWING No.
A903

7919-0177-00 (70)

VIEW - 132 STREET DIVERSION



KEY PLAN

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NO.	DESCRIPTION	DATE

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11093 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

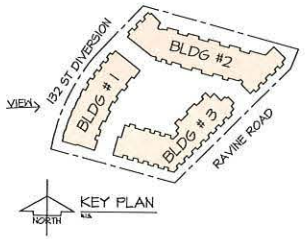
DRAWN:	AM
CHECKED:	AS
SCALE:	As indicated
JOB NO.:	21003
DATE:	21 MAR 2024

SHEET TITLE: VIEW - 132 ST DIVERSION

DRAWING No.: **A-904**

7919-0177-00 (71)

VIEW - SOUTH WEST CORNER



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ARCHITECTS INC.

NO.	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11053 Ravine Road; Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

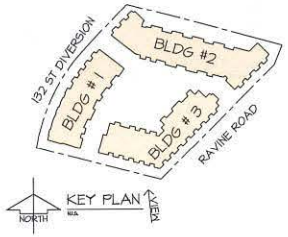
DRAWN	AM
CHECKED	AS
SCALE	As Indicated
PROJ.	21003
DATE	21 MAR 2024

SHEET TITLE
VIEW - SOUTH WEST CORNER

DRAWING No.
A-905

7919-0177-00 (72)

AERIAL VIEW - SOUTH SIDE



ARCHITECTS INC.
UNIT 108, 7336 138 STREET, SURREY, B.C. V3W 1H8
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mail@dialarch.com

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NO	DESCRIPTION	DATE

ISSUED

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

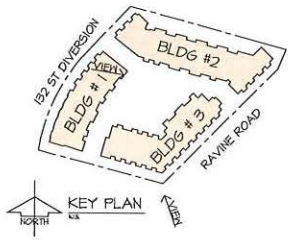
DRAWN:	AM
CHECKED:	AS
SCALE:	As indicated
PROJECT:	21003
DATE:	21 MAR 2024

SHEET TITLE: AERIAL VIEW - SOUTH SIDE

DRAWING No.: **A-906**

7919-0177-00 (73)

COURT YARD VIEW - FROM BLDG 1



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NO	DESCRIPTION	DATE

PROJECT
Ledgeview II
Block 1: 11053 132 St Diversion; Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	As Indicated
PROJECT	21003
DATE	21 MAR 2024

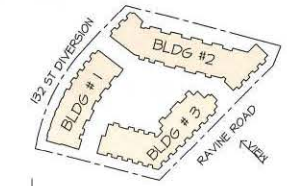
2024-04-16

DRAWING TITLE
COURTYARD VIEW FROM BUILDING 1

DRAWING No.
A-907

7919-0177-00 (74)

VIEW - RAVINE ROAD



KEY PLAN

NORTH

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NO	DESCRIPTION	DATE

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

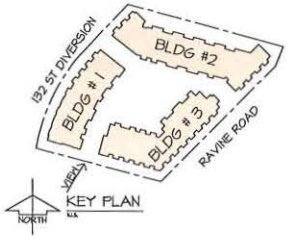
DRAWN	AM
CHECKED	AS
SCALE	As indicated
PROJECT NO.	21003
DATE	21 MAR 2024

SHEET TITLE: VIEW - RAVINE ROAD

DRAWING NO. **A-908**

7919-0177-00 (75)

VIEW- SOUTH SIDE



ARCHITECTS INC.

NO	DESCRIPTION	DATE

PROJECT:
Ledgeview II
Block 1: 11068 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	As indicated
JOB NO.	21003
DATE	21 MAR 2024

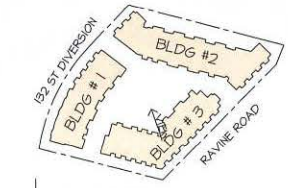
2024-04-16

SHEET TITLE: VIEW - SOUTH SIDE

DRAWING No.: **A-910**

7919-0177-00 (76)

COURT YARD VIEW - FROM BLDG 3



KEY PLAN

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ARCHITECTS INC.
UNIT 126, 7434 120 STREET, SURREY, B.C. V3W 3N8
T (604) 597-7740 F (604) 592-2039

NO	DESCRIPTION	DATE

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road; Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

2024-04-16

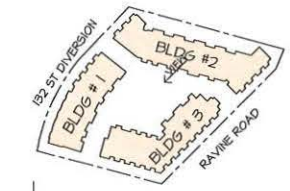
DRAWN	AM
CHECKED	AS
SCALE	As indicated
PROJECT	21003
DATE	21 MAR 2024

SHEET TITLE:
COURTYARD VIEW
FROM BUILDING 3

DRAWING No.
A-911

7919-0177-00 (77)

COURT YARD VIEW - FROM BLD 2



KEY PLAN

ARCHITECTS INC.

NO	DESCRIPTION	DATE

PROJECT:
Ledgeview II
Block 1: 11058 132 St Diversion; Block 2: 11063 Ravine Road, Block 3: 11035 Ravine Road

CLIENT:
QUADRA HOLDINGS (KING GEORGE)LTD.

DRAWN	AM
CHECKED	AS
SCALE	As indicated
PROJECT No.	21003
DATE	21 MAR 2024

SHEET TITLE:
COURTYARD VIEW FROM BUILDING 2

DRAWING No.
A-912

2024-04-16

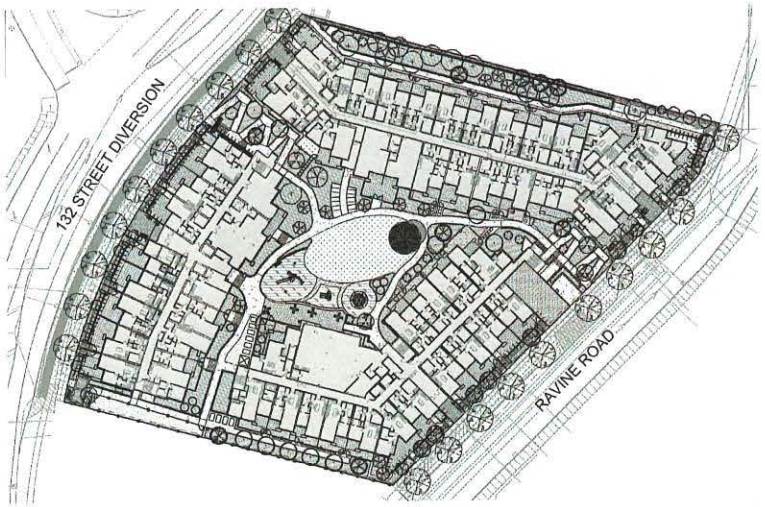
Ledgeview 2

Issued for Development Permit

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architect Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Travis Martin travis@vdz.ca o. 604 546 0924 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	**Quadra Homes** Project Owner 201-3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 p. 604 825 7333	**Barnett Dembek** Project Building Architect Unit 135, 7536 130 Street Surrey, BC V3W 1H8 p. 604 597 7100
	Legal Address and Description:	
	LOTS 3, 4, 5; PLAN 9739; AND LOTS 1, 2, 3, EXCEPT PART DEDICATED ROAD ON PLAN LMP41027, PLAN 8791; AND LOT 80 EXCEPT: PARCEL H (BYLAW PLAN 87021) PLAN 34840; ALL OF SEC 15 BLOCK 5 NORTH RANGE 2 W NWD	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02A	SITE PLAN
L-02B	SITE PLAN - NORTH WEST
L-02C	SITE PLAN - NORTH EAST
L-02D	SITE PLAN - SOUTH WEST
L-02E	SITE PLAN - SOUTH EAST
L-03A	PLANTING PLAN - NORTH WEST
L-03B	PLANTING PLAN - NORTH EAST
L-03C	PLANTING PLAN - SOUTH WEST
L-03D	PLANTING PLAN - SOUTH EAST
L-04A	GRADING PLAN - NORTH WEST
L-04B	GRADING PLAN - NORTH EAST
L-04C	GRADING PLAN - SOUTH WEST
L-04D	GRADING PLAN - SOUTH EAST
L-05	SOIL VOLUME PLAN
L-06A	SECTIONS
L-06B	SECTIONS
L-06C	SECTIONS
L-06D	SECTIONS
LD-01A	HARDSCAPE DETAILS
LD-01B	HARDSCAPE DETAILS
LD-02A	FENCING DETAILS
LD-02B	FENCING DETAILS
LD-03A	STRUCTURE DETAILS
LD-04A	SITE FURNITURE DETAILS
LD-05A	PLAYGROUND DETAILS
LD-05B	PLAYGROUND DETAILS
LD-06	PLANTING DETAILS



1 SITE PLAN OVERVIEW
Scale 1:500

2 LOCATION MAP
N.T.S

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0924

No.	By	Description	Date
9	TM	Issued for Development Permit	Apr 15, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
7	TM	Issued for CP Review	Dec 5, 2023
6	AD	Issued for DP	May 8, 2023
5	AD	Issued for DP	Apr 4, 2023
4	AD	Issued for ADP	Dec 7, 2022
3	AD	Issued for DP	June 16, 2022
2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: DF AW	Stamp:
Checked: TM	
Approved: UJ	Original Sheet Size: 24"x36"
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Drawing Title: COVER PAGE

VDZ Project #: DP2021-68

Drawing #: L-01

NORTH

7919-0177-00 (78)

Z:\PROJECTS\DEVELOPMENT PERMIT ACTIVE\DP2021-68 LEDGEVIEW 2\A DWGS\SHEETS\L-01 COVER PAGE.DWG

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Abies concolor 'Compacta' / Dwarf White Fir	B&B		3.0m Ht	3
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B	6cm		5
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Maple	B&B	6cm		7
	Cornus x 'Starlight' / Starlight Dogwood	B&B	6cm		7
	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple European Beech	B&B	6cm		5

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Liquidambar styraciflua 'Emerald Sentinal' / Emerald Sentinal Sweetgum	B&B	6cm		5
	Magnolia x 'Elizabeth' / Elizabeth Magnolia	B&B	6cm		3
	Parrotia persica 'JL Columnar' / Persian Spire™ Parrotia	B&B	6cm		6
	Picea omorika / Serbian Spruce	B&B		3.0m Ht	9
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B		3.0m Ht	8

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	Pinus nigra / Austrian Black Pine	B&B		3.0m Ht	7
	Populus tremuloides Mountain Sentinal / Mountain Sentinal Aspen	B&B	6cm		10
	Prunus virginiana 'Shubert' / Canada Red Cherry	B&B	6cm		12
	Stewartia pseudocamellia / Japanese Stewartia	B&B	6cm		11

1:250 0 2.5m 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30 32.5 35 37.5

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9	TM	Issued for Development Permit	Apr 15, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
7	TM	Issued for DP Review	Dec 5, 2023
6	AD	Issued for DP	May 8, 2023
5	AD	Issued for DP	Apr 4, 2023
4	AD	Issued for ADP	Dec 7, 2022
3	AD	Issued for DP	June 16, 2022
2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021
No.	By:	Description	Date

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Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

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Drawing Title: SITE PLAN

NORTH

VDZ Project #: DP2021-68

Drawing #: L-02A

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7919-0177-00 (79)

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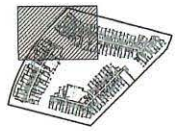
Key Map (NTS)



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9	TM	Issued for Development Permit	Apr 18, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
7	TM	Issued for CP Review	Dec 5, 2023
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Drawing Title: SITE PLAN - NORTH WEST

NORTH

VDZ Project #: DP2021-68

Drawing #: L-02B

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7919-0177-00 (80)

7919-0177-00 (81)

Drawing #: L-02C

VDZ Project #: DP2021-68

NORTH

Drawing Title: SITE PLAN - NORTH EAST

Key Map (n/s)

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Stamp:

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6	AD	Issued for DP	May 8, 2023
7	TM	Issued for DP Review	Dec 5, 2023
8	TM	Issued for Building Permit	Dec 20, 2023
9	TM	Issued for Development Permit	Apr 15, 2024

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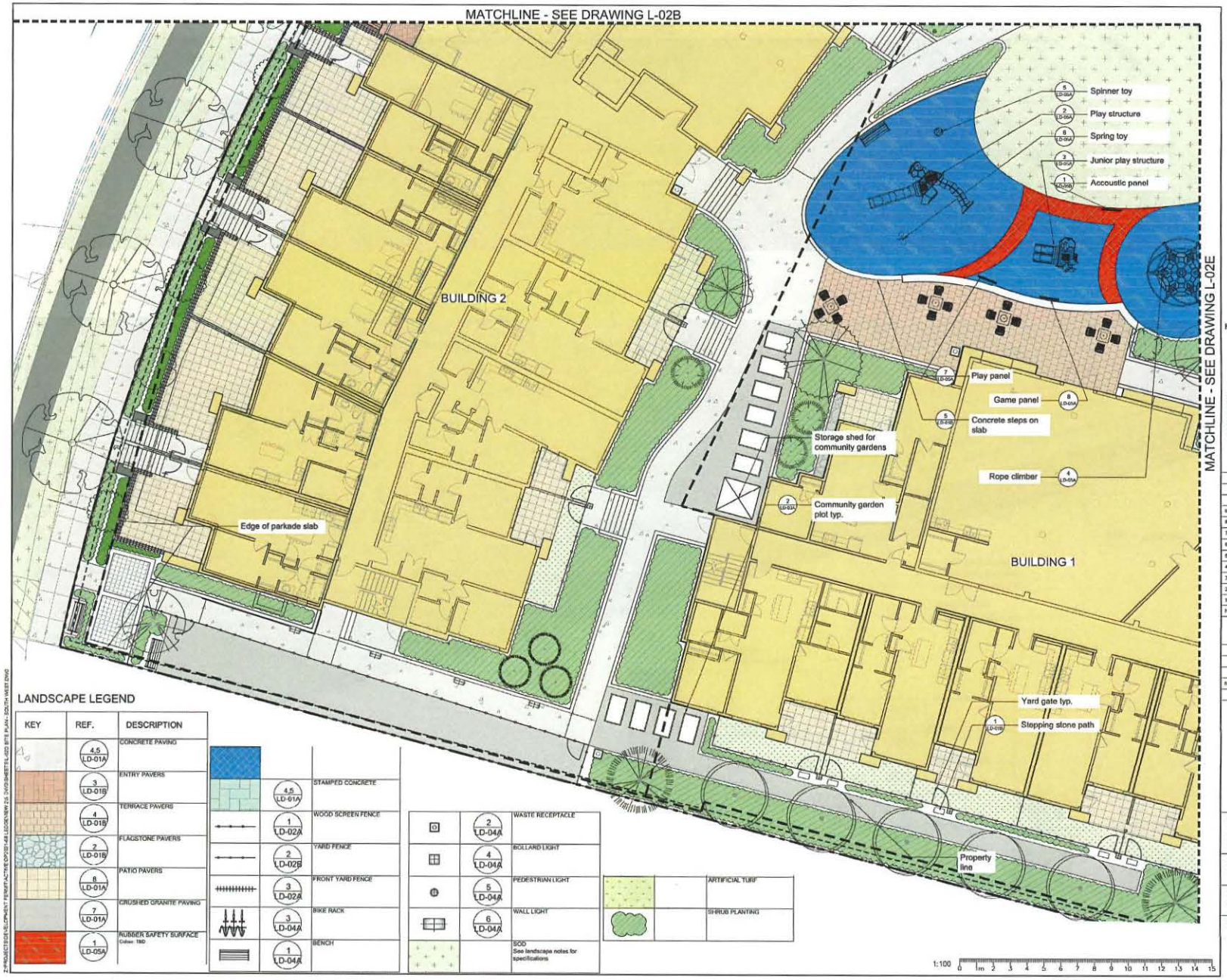

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Key Map (NTS)

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Drawing Title: SITE PLAN - SOUTH WEST

NORTH

VDZ Project #: DP2021-68

Drawing #: L-02D

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Drawing #: L-02E
VDZ Project #: DP2021-68
Drawing Title: SITE PLAN - SOUTH EAST
NORTH
Key Map (nts)
LANDSCAPE LEGEND
KEY
REF.
DESCRIPTION
CONCRETE PAVING
UNIT PAVERS
TERRACE PAVERS
FLAGSTONE PAVERS
PATIO PAVERS
CRUSHED GRANITE PAVING
RUBBER SAFETY SURFACE
STAMPED CONCRETE
WOOD SCREEN FENCE
YARD FENCE
FRONT YARD FENCE
BIKE RACK
BENCH
WASTE RECEPTACLE
BOLLARD LIGHT
PEDESTRIAN LIGHT
WALL LIGHT
SOD
ARTIFICIAL TURF
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Checked: TM
Approved: LU
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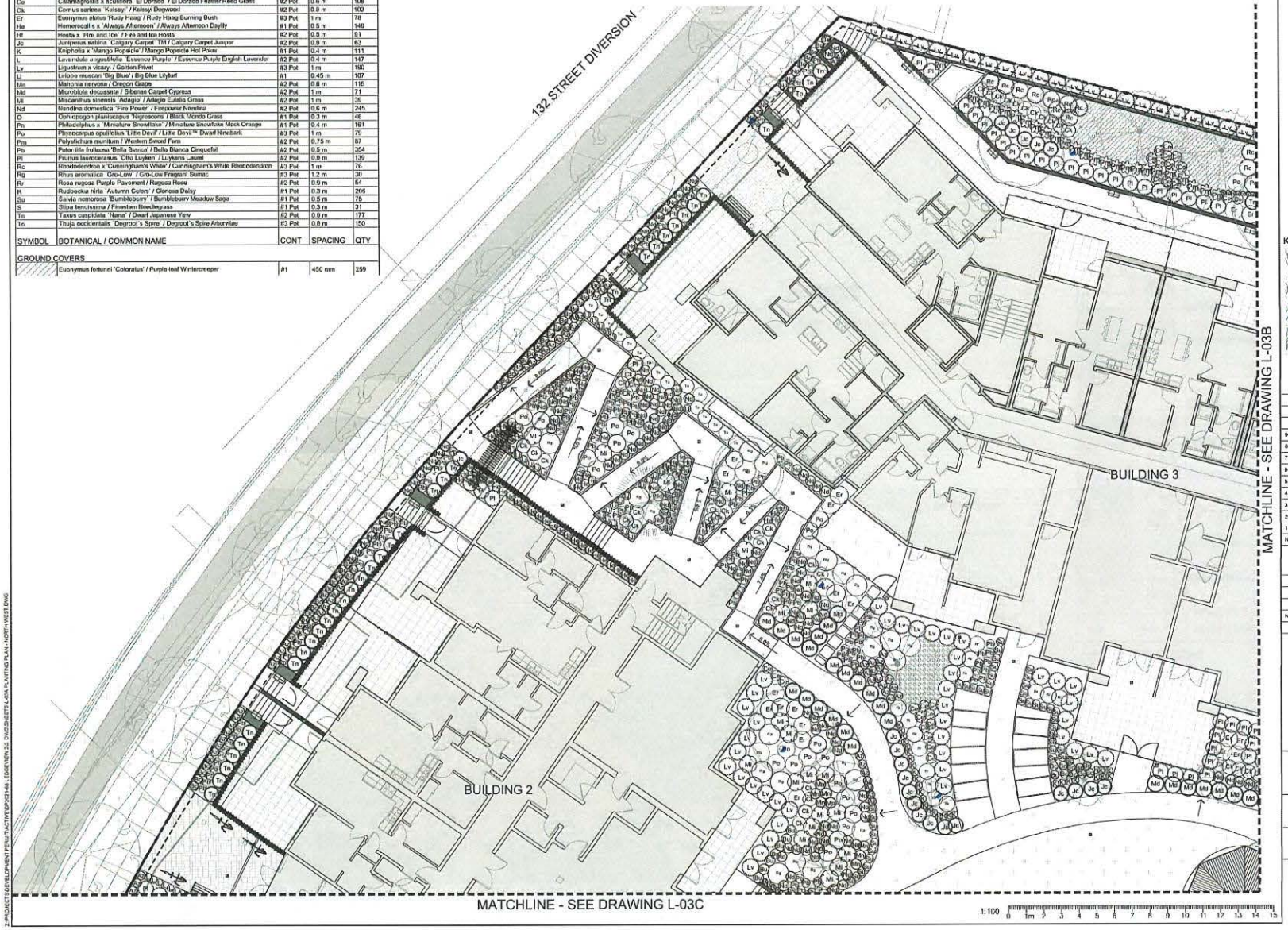
Scale: 1:100
Stamp
MATCHLINE - SEE DRAWING L-02C
MATCHLINE - SEE DRAWING L-02D
BUILDING 3
BUILDING 1
RAVINE ROAD
Parkade ramp
Edge of parkade slab
Concrete steps
200mm wide concrete wall
Yard gate
Stepping stone path typ.
1:100

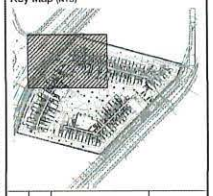
PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
Az	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#2 Pot	0.5 m	218
Bc	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry	#2 Pot	0.5 m	169
Bs	Blechnum spicant / Deer Fern	#2 Pot	0.5 m	56
Bu	Buxus x 'Green Gem' / Green Gem Boxwood	#2 Pot	0.6 m	180
Ca	Calamagrostis x acutiflora 'El Dorado' / El Dorado Feather Reed Grass	#2 Pot	0.6 m	108
Ck	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2 Pot	0.6 m	103
Er	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3 Pot	1 m	78
He	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	#1 Pot	0.5 m	149
Ht	Hosta x 'Fire and Ice' / Fire and Ice Hosta	#2 Pot	0.5 m	91
Jc	Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper	#2 Pot	0.9 m	63
K	Kniphofia x 'Mango Popsicle' / Mango Popsicle Hot Poker	#1 Pot	0.4 m	111
L	Lavandula angustifolia 'Essence Purple' / Essence Purple English Lavender	#2 Pot	0.4 m	147
Lv	Ligustrum x vicaryi / Golden Privet	#3 Pot	1 m	180
Lj	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.45 m	107
Mn	Mahonia nervosa / Oregon Grape	#2 Pot	0.6 m	115
Md	Microbiota decussata / Siberian Carpet Cypress	#2 Pot	1 m	71
Ms	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	#2 Pot	1 m	39
Nd	Nandina domestica 'Fire Power' / Firepower Nandina	#2 Pot	0.6 m	245
O	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	#1 Pot	0.3 m	46
Pm	Philadelphus x 'Miniature Snowflake' / Miniature Snowflake Mock Orange	#1 Pot	0.4 m	161
Po	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	#3 Pot	1 m	79
Pm	Polystichum munitum / Western Sword Fern	#2 Pot	0.75 m	87
Pb	Potentilla fruticosa 'Bella Bianca' / Bella Bianca Cinquefoil	#2 Pot	0.5 m	354
Pl	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	#2 Pot	0.9 m	139
Rc	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#3 Pot	1 m	76
Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3 Pot	1.2 m	39
Rr	Rosa rugosa Purple Pavement / Rugosa Rose	#2 Pot	0.9 m	54
R	Rudbeckia hirta 'Autumn Colors' / Gloriosa Daisy	#1 Pot	0.3 m	206
Sv	Salvia nemorosa 'Bumblebury' / Bumblebury Meadow Sage	#1 Pot	0.5 m	75
S	Stipa tenuissima / Finestem Needlegrass	#1 Pot	0.3 m	31
Tn	Taxus cuspidata 'Nana' / Dwarf Japanese Yew	#2 Pot	0.9 m	177
To	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	#3 Pot	0.8 m	150

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS				
	Euonymus fortunei 'Coloratus' / Purple-leaf Wintercreeper	#1	450 mm	259
	Gaultheria shallon / Salal	#1	900 mm	197
	Sedum floriferum 'Weihenstephaner Gold' / Stonecrop	4"	250 mm	400



Key Map (NTS)



No.	By:	Description	Date
9	TM	Issued for Development Permit	Apr 15, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
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6	AD	Issued for DP	May 8, 2023
5	AD	Issued for DP	Apr 4, 2023
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Project:
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Drawing Title: PLANTING PLAN - NORTH WEST

NORTH

VDZ Project #: DP2021-68

Drawing #: L-03A

7919-0177-00 (84)

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PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
Az	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#2 Pot	0.5 m	218
Bc	Berberis x lioergi 'Cocorite' / Cocorite Lioergi Barberry	#2 Pot	0.5 m	169
Bf	Blechnum spicant / Deer Fern	#2 Pot	0.5 m	56
Bg	Buxus x 'Green Gem' / Green Gem Boxwood	#2 Pot	0.6 m	180
Ce	Calamagrostis x acutiflora 'El Dorado' / El Dorado Feather Reed Grass	#2 Pot	0.6 m	169
Ck	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2 Pot	0.6 m	103
Dg	Deschampsia cespitosa 'Goldtau' / Goldtau Tufted Hair Grass	#1 Pot	0.5 m	169
Eg	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3 Pot	1 m	78
Hi	Hosta x 'Fire and Ice' / 'Fire and Ice' Hosta	#2 Pot	0.5 m	81
Hp	Hypericum x 'Hypstar Antproz' / Hypstar Antproz Aaron's Beard St. John's Wort	#1 Pot	0.5 m	169
Ja	Juniperus sabina 'Calgary Carpet' / Calgary Carpet Juniper	#2 Pot	0.6 m	63
Kf	Kniphofia x 'Flamenco' / Flamenco Torch Lily	#2 Pot	0.6 m	111
La	Lavandula angustifolia 'Ellagance Purple' / Ellagance Purple English Lavender	#2 Pot	0.4 m	147
Le	Ligularia x 'Desdemona' / Desdemona Leopard Plant	#2 Pot	1 m	100
Ll	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.45 m	107
Mb	Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass	#2 Pot	0.6 m	115
Ms	Molinia caerulea 'Skyracer' / Skyracer Purple Moor Grass	#2 Pot	1 m	78
Nf	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#2 Pot	0.5 m	103
Pm	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#2 Pot	0.6 m	169
Rg	Rosa glauca / Redleaf Rose	#2 Pot	1.2 m	30
Rr	Rosa rugosa 'Purple Pavement' / Purple Pavement Rugosa Rose	#2 Pot	0.9 m	64
Sa	Salvia nemorosa 'Blue Hill' / Blue Hill Meadow Sage	#2 Pot	0.6 m	208
Sd	Sarcococca hookeriana var. humilis / Dwarf Himalayan Sweet Box	#2 Pot	0.6 m	177
Sj	Spiraea japonica 'Little Princess' / Little Princess Spirea	#2 Pot	0.6 m	208
Ss	Stachys byzantina 'Silver Carpet' / Silver Carpet Lamb's Ear	#1 Pot	0.3 m	208
Tm	Taxus media 'Hicksii' / Hicksii Upright Yew	#2 Pot	0.9 m	177
Vb	Viburnum x burkwoodii 'Conoy' / Conoy Burkwood Viburnum	#3 Pot	1.2 m	30
Vo	Viburnum opulus 'Compactum' / Compact European Cranberry Bush	#2 Pot	0.6 m	64
Vt	Viburnum tinus 'Spring Bouquet' / Spring Bouquet Laurustinus	#2 Pot	0.6 m	76
GROUND COVERS				
Ag	Ajuga reptans 'Catlin's Giant' / Catlin's Giant Bugleweed	#2 Pot	0.6 m	208
Ar	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	#2 Pot	0.6 m	208
Ca	Carex oshimensis 'Evergold' / Evergold Japanese Sedge	#2 Pot	0.6 m	208
Ch	Cotoneaster horizontalis 'Variegatus' / Variegated Rockspray Cotoneaster	#2 Pot	0.6 m	208
Ec	Epimedium x rubrum / Red Barrenwort	#2 Pot	0.6 m	208
Ha	Hakonechloa macra 'Aureola' / Aureola Hakone Grass	#1 Pot	0.6 m	208
Hc	Hedera colchica 'Dentata Variegata' / Dentata Variegata Persian Ivy	#2 Pot	0.6 m	208
Hh	Hedera helix 'Thorndale' / Thorndale English Ivy	#2 Pot	0.6 m	208
Lm	Liriope muscari 'Monroe White' / Monroe White Lilyturf	#1 Pot	0.3 m	208
Pa	Pachysandra terminalis 'Green Carpet' / Green Carpet Japanese Spurge	#1 Pot	0.3 m	208
Pc	Pachysandra terminalis 'Silver Edge' / Silver Edge Japanese Spurge	#1 Pot	0.3 m	208
Pv	Persicaria virginiana 'Painter's Palette' / Painter's Palette Jumpweed	#1 Pot	0.3 m	208
Rc	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#3 Pot	1 m	76
Ri	Rubus idaeus 'Prelude' / Prelude Red Raspberry	#2 Pot	0.6 m	208
Sm	Sedum Brilliant Wonder / Brilliant Wonder Stonecrop	4"	250 mm	400
	Sedum Brilliant Wonder Gold / Brilliant Wonder Gold Stonecrop	4"	250 mm	400
	Sedum Dragon's Blood / Dragon's Blood Stonecrop	4"	250 mm	400
	Sedum Ellacombianum / Ellacombianum Stonecrop	4"	250 mm	400
	Sedum Lidakense / Lidakense Stonecrop	4"	250 mm	400
	Sedum Rupestre 'Angelina' / Angelina Stonecrop	4"	250 mm	400
	Sedum Spurium 'Dragon's Blood' / Dragon's Blood Stonecrop	4"	250 mm	400
	Sedum Spurium 'Fuldaglut' / Fuldaglut Stonecrop	4"	250 mm	400
	Sedum Spurium 'John Creech' / John Creech Stonecrop	4"	250 mm	400
	Sedum Spurium 'Tricolor' / Tricolor Stonecrop	4"	250 mm	400
	Sedum Spurium 'Voodoo' / Voodoo Stonecrop	4"	250 mm	400
	Sedum Spurium 'White Form' / White Form Stonecrop	4"	250 mm	400
	Sedum Tetractinum / Tetractinum Stonecrop	4"	250 mm	400
	Sempervivum 'Commander Hay' / Commander Hay Hens and Chicks	4"	250 mm	400
	Sempervivum 'Oddity' / Oddity Hens and Chicks	4"	250 mm	400
	Sempervivum 'Othello' / Othello Hens and Chicks	4"	250 mm	400
	Sempervivum 'Pacific Blue Ice' / Pacific Blue Ice Hens and Chicks	4"	250 mm	400
	Sempervivum 'Pacific Dancer' / Pacific Dancer Hens and Chicks	4"	250 mm	400
	Sempervivum 'Pacific Mystery' / Pacific Mystery Hens and Chicks	4"	250 mm	400
	Sempervivum 'Pacific Peridot' / Pacific Peridot Hens and Chicks	4"	250 mm	400
	Sempervivum 'Pacific Ruby' / Pacific Ruby Hens and Chicks	4"	250 mm	400
	Sempervivum 'Pacific Sunset' / Pacific Sunset Hens and Chicks	4"	250 mm	400
	Sempervivum 'Pacific Tundra' / Pacific Tundra Hens and Chicks	4"	250 mm	400
	Sempervivum 'Pacific Wine' / Pacific Wine Hens and Chicks	4"	250 mm	400
	Sempervivum 'Rose Heaven' / Rose Heaven Hens and Chicks	4"	250 mm	400
	Sempervivum 'Silver Tip' / Silver Tip Hens and Chicks	4"	250 mm	400
	Sempervivum 'Spanish Flame' / Spanish Flame Hens and Chicks	4"	250 mm	400
	Sempervivum 'Spanish Sun' / Spanish Sun Hens and Chicks	4"	250 mm	400
	Sempervivum 'Spanish Topaz' / Spanish Topaz Hens and Chicks	4"	250 mm	400
	Sempervivum 'Spanish Violet' / Spanish Violet Hens and Chicks	4"	250 mm	400
	Sempervivum 'Spanish Wine' / Spanish Wine Hens and Chicks	4"	250 mm	400
	Sempervivum 'Sunset' / Sunset Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula' / Tarantula Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Red' / Tarantula Red Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Rose' / Tarantula Rose Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow' / Tarantula Yellow Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Green' / Tarantula Yellow Green Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Red' / Tarantula Yellow Red Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Rose' / Tarantula Yellow Rose Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Violet' / Tarantula Yellow Violet Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow White' / Tarantula Yellow White Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Wine' / Tarantula Yellow Wine Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow' / Tarantula Yellow Yellow Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Green' / Tarantula Yellow Yellow Green Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Red' / Tarantula Yellow Yellow Red Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Rose' / Tarantula Yellow Yellow Rose Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Violet' / Tarantula Yellow Yellow Violet Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow White' / Tarantula Yellow Yellow White Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Wine' / Tarantula Yellow Yellow Wine Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow' / Tarantula Yellow Yellow Yellow Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Green' / Tarantula Yellow Yellow Yellow Green Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Red' / Tarantula Yellow Yellow Yellow Red Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Rose' / Tarantula Yellow Yellow Yellow Rose Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Violet' / Tarantula Yellow Yellow Yellow Violet Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow White' / Tarantula Yellow Yellow Yellow White Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Wine' / Tarantula Yellow Yellow Yellow Wine Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow' / Tarantula Yellow Yellow Yellow Yellow Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Green' / Tarantula Yellow Yellow Yellow Yellow Green Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Red' / Tarantula Yellow Yellow Yellow Yellow Red Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Rose' / Tarantula Yellow Yellow Yellow Yellow Rose Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Violet' / Tarantula Yellow Yellow Yellow Yellow Violet Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow White' / Tarantula Yellow Yellow Yellow Yellow White Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Wine' / Tarantula Yellow Yellow Yellow Yellow Wine Hens and Chicks	4"	250 mm	400
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	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Red' / Tarantula Yellow Yellow Yellow Yellow Yellow Red Hens and Chicks	4"	250 mm	400
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	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow White' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow White Hens and Chicks	4"	250 mm	400
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	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Green' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Green Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Red' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Red Hens and Chicks	4"	250 mm	400
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	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Red' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Red Hens and Chicks	4"	250 mm	400
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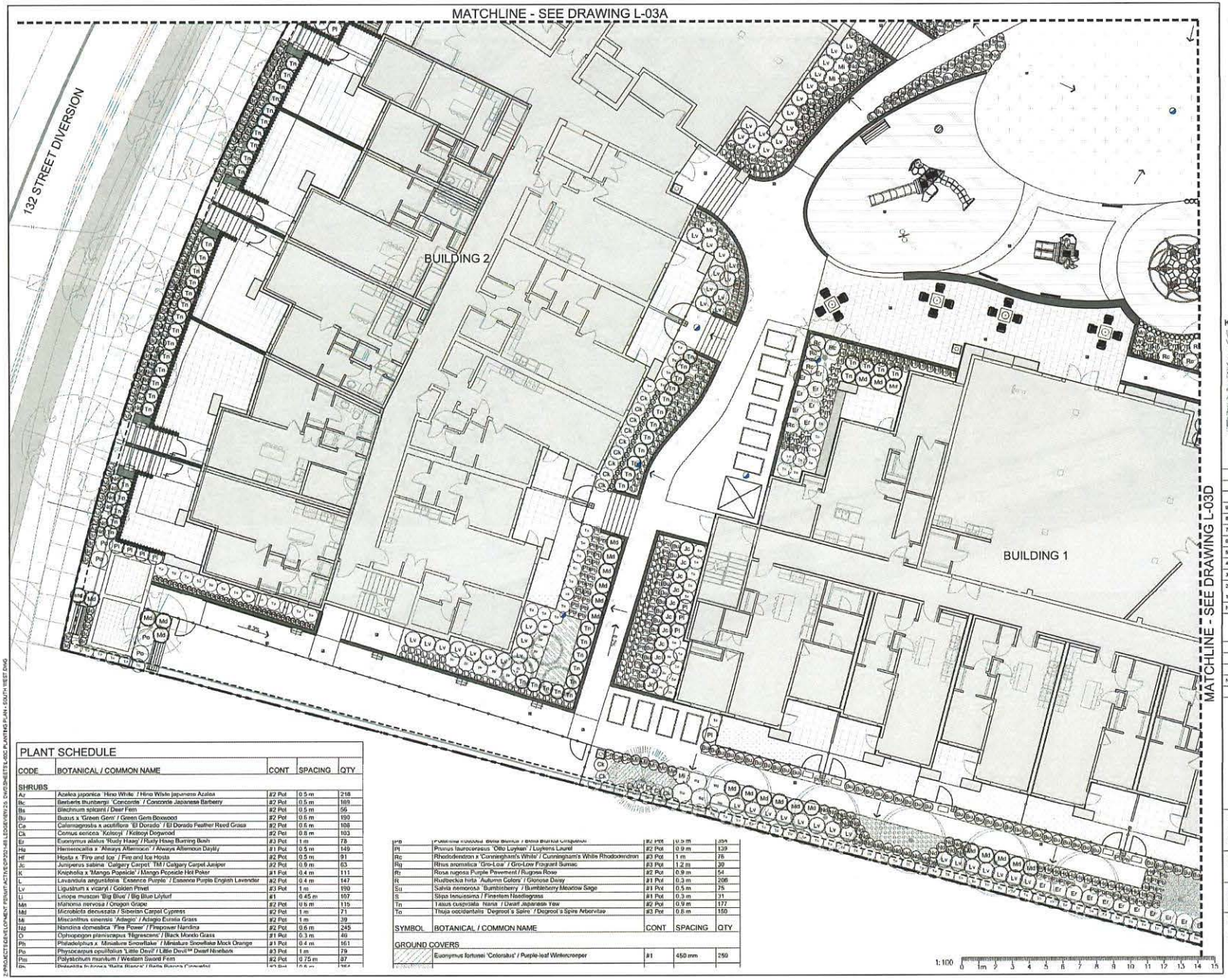
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Red' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Red Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Rose' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Rose Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Violet' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Violet Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow White' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow White Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Wine' / Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Wine Hens and Chicks	4"	250 mm	400
	Sempervivum 'Tarantula Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow Yellow' / Tarantula Yellow



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
Az	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#2 Pot	0.5 m	218
Bc	Berberis thunbergii "Concorde" / Concorde Japanese Barberry	#2 Pot	0.5 m	169
Bs	Blechnum spicant / Deer Fern	#2 Pot	0.5 m	56
Bu	Buxus x 'Green Gem' / Green Gem Boxwood	#2 Pot	0.6 m	190
Ce	Calamagrostis x acutiflora 'El Dorado' / El Dorado Feather Reed Grass	#2 Pot	0.6 m	108
Ck	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2 Pot	0.8 m	103
Er	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3 Pot	1 m	78
Hg	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	#1 Pot	0.5 m	149
Hf	Hosta x 'Fire and Ice' / Fire and Ice Hosta	#2 Pot	0.5 m	91
Jc	Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper	#2 Pot	0.9 m	63
K	Knipholia x 'Mango Popsicle' / Mango Popsicle Hot Poker	#1 Pot	0.4 m	111
L	Lavandula angustifolia 'Essence Purple ' / Essence Purple English Lavender	#2 Pot	0.4 m	147
Lv	Ligustrum x vicaryi / Golden Privet	#3 Pot	1 m	190
Li	Liriope muscari "Big Blue" / Big Blue Lilyturf	#1	0.45 m	107
Mn	Mahonia nervosa / Oregon Grape	#2 Pot	0.6 m	115
Md	Microbiota decussata / Siberian Carpet Cypress	#2 Pot	1 m	71
Mi	Miscanthus sinensis 'Adagio' / Adagio Eurola Grass	#2 Pot	1 m	39
Nd	Nandina domestica 'Fire Power' / Firepower Nandina	#2 Pot	0.6 m	245
O	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	#1 Pot	0.3 m	46
Ph	Philadelphus x 'Miniature Snowflake' / Miniature Snowflake Mock Orange	#1 Pot	0.4 m	161
Po	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	#3 Pot	1 m	79
Pm	Polystichum munitum / Western Sword Fern	#2 Pot	0.75 m	87
Pb	Potentilla fruticosa 'Bella Bianca' / Bella Bianca Cinquefoil	#2 Pot	0.9 m	154
Pl	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	#2 Pot	0.9 m	139
Rc	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#3 Pot	1 m	76
Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3 Pot	1.2 m	30
Rr	Rosa rugosa Purple Pavement / Rugosa Rose	#2 Pot	0.9 m	54
R	Rudbeckia hirta 'Autumn Colors' / Glorose Daisy	#1 Pot	0.3 m	206
Su	Salvia nemorosa 'Bumblebarry' / Bumblebarry Meadow Sage	#1 Pot	0.5 m	75
S	Stipa tenuissima / Finestem Needlegrass	#1 Pot	0.3 m	31
Tn	Taxus cuspidata 'Nana ' / Dwarf Japanese Yew	#2 Pot	0.9 m	177
To	Thuja occidentalis 'Degroot's Spire ' / Degroot's Spire Arborvitae	#3 Pot	0.6 m	150

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GROUND COVERS				
	Euonymus fortunei 'Colorsbus' / Purple-leaf Wintercreeper	#1	450 mm	250

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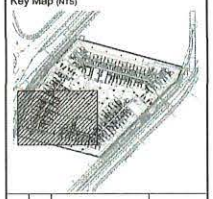
109-9181 Church St| 102-253 Kingsway
Fort Langley, BC| Vancouver, BC
V1M 2R8| V5T 3J7
www.vdz.ca | 604-882-0024

Key Map (NTS)



No.	By:	Description	Date
9	TM	Issued for Development Permit	Apr 15, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
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3	AD	Issued for DP	June 16, 2022
2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn:	Stamp:
DF AW	
Checked: TM	
Approved: UJ	Original Sheet Size: 24"x36"
Scale: N.T.S.	

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Drawing Title:
PLANTING PLAN - SOUTH WEST

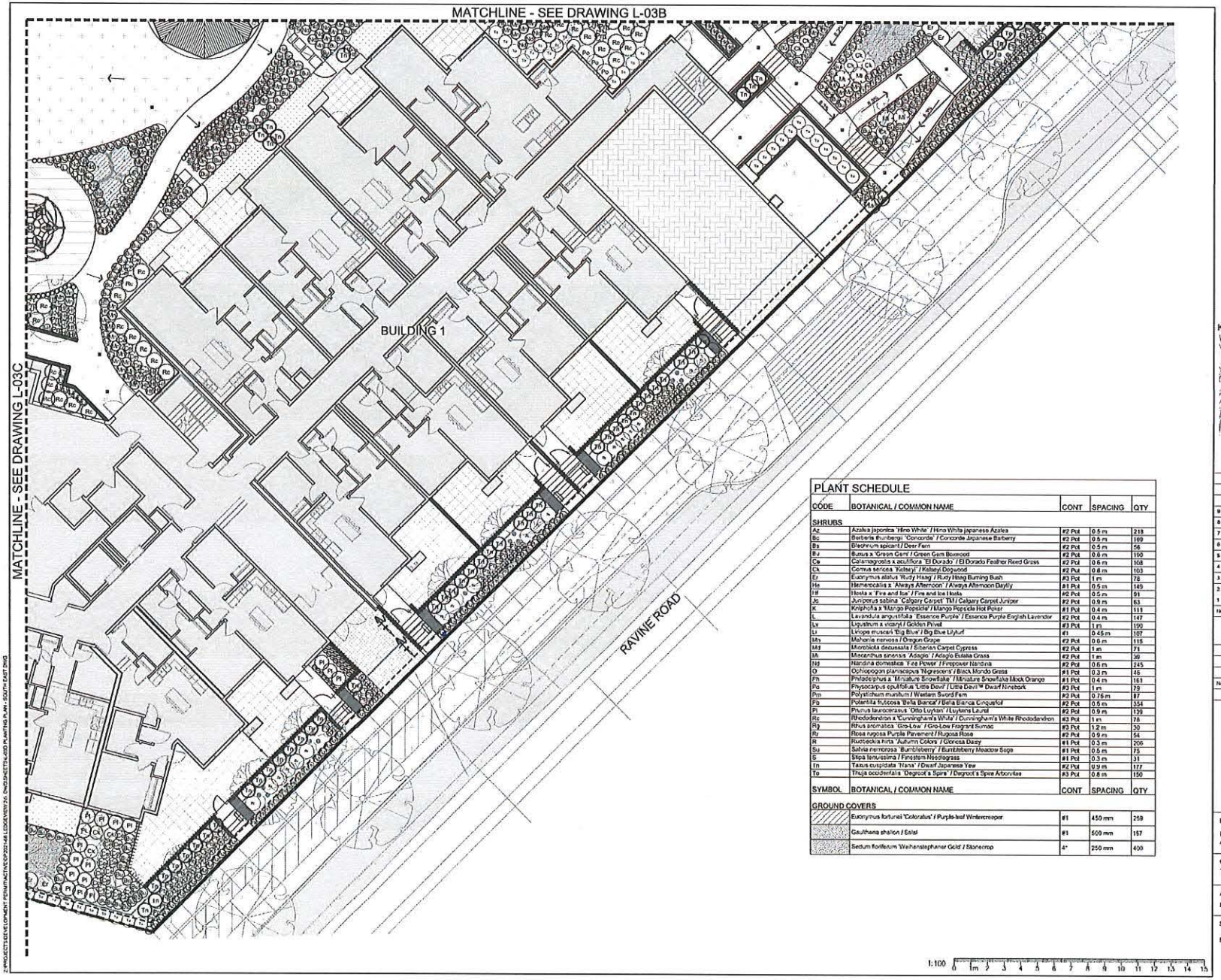
NORTH

VDZ Project #:
DP2021-68

Drawing #:
L-03C

7919-0177-00 (86)

Z:\PROJECTS\24-VELOMENT PENULTACTIVE\DP2021-68_LEDGEVIEW 2\3_SHEETS\L-03C PLANTING PLAN - SOUTH WEST.DWG



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
Az	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#2 Pot	0.5 m	218
Bc	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry	#2 Pot	0.5 m	189
Bs	Blechnum spicant / Deer Fern	#2 Pot	0.5 m	56
Bu	Buxus x 'Green Gem' / Green Gem Boxwood	#2 Pot	0.6 m	190
Ca	Calamagrostis x acutiflora 'El Dorado' / El Dorado Feather Reed Grass	#2 Pot	0.6 m	108
Cs	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#2 Pot	0.6 m	103
Ei	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3 Pot	1 m	78
He	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	#1 Pot	0.5 m	145
Hf	Hosta x 'Fire and Ice' / Fire and Ice Hosta	#2 Pot	0.5 m	91
Js	Juniperus sabina 'Calgary Carpet TM' / Calgary Carpet Juniper	#2 Pot	0.9 m	63
K	Kniphofia x 'Mango Popsicle' / Mango Popsicle Hot Poker	#1 Pot	0.4 m	111
L	Lavandula angustifolia 'Essence Purple' / Essence Purple English Lavender	#2 Pot	0.4 m	147
Lv	Ligustrum x vicaryi / Golden Privet	#3 Pot	1 m	190
Lt	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.45 m	107
Mn	Mahonia nervosa / Oregon Grape	#2 Pot	0.6 m	115
Md	Microbiota decussata / Siberian Carpet Cypress	#2 Pot	1 m	71
Mi	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	#2 Pot	1 m	39
Nd	Nandina domestica 'Fire Power' / Firepower Nandina	#2 Pot	0.6 m	245
O	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	#1 Pot	0.3 m	45
Ph	Philadelphus x 'Miniature Snowflake' / Miniature Snowflake Mock Orange	#1 Pot	0.4 m	161
Po	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	#3 Pot	1 m	79
Pm	Polystichum munitum / Western Sword Fern	#2 Pot	0.76 m	87
Pb	Potentilla fruticosa 'Bella Bianca' / Bella Bianca Cinquefoil	#2 Pot	0.5 m	354
Pl	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	#2 Pot	0.9 m	139
Rc	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#3 Pot	1 m	76
Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3 Pot	1.2 m	30
Ry	Rosa rugosa Purple Pavement / Rugosa Rose	#2 Pot	0.9 m	54
R	Rudbeckia hirta 'Autumn Colors' / Glorosa Daisy	#1 Pot	0.3 m	206
Su	Salvia nemorosa 'Bumbleberry' / Bumbleberry Meadow Sage	#1 Pot	0.5 m	75
S	Stipa tenuissima / Finestem Needlegrass	#1 Pot	0.3 m	31
Tn	Taxus cuspidata 'Nana' / Dwarf Japanese Yew	#2 Pot	0.9 m	177
To	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	#3 Pot	0.8 m	150
SYMBOL	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
GROUND COVERS				
	Euonymus fortunei 'Coloratus' / Purple-leaf Wintercreeper	#1	450 mm	259
	Gaultheria shallon / Salal	#1	500 mm	157
	Sedum floriferum 'Weihenstephaner Gold' / Stonecrop	4"	250 mm	400

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Fort Langley, BC | Vancouver, BC
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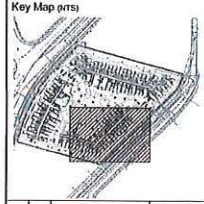
www.vdz.ca | 604-882-0024

Key Map (NTS)



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1	AD	Issued for Review	Nov 25, 2021
No.	By	Description	Date

REVISIONS TABLE FOR DRAWINGS

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REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: DF, AW
Checked: TM
Approved: DJ
Scale: N.T.S.
Stamp:
Original Sheet Size: 24"x36"

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Drawing Title: PLANTING PLAN - SOUTH EAST

VDZ Project #: DP2021-68

Drawing #: L-03D

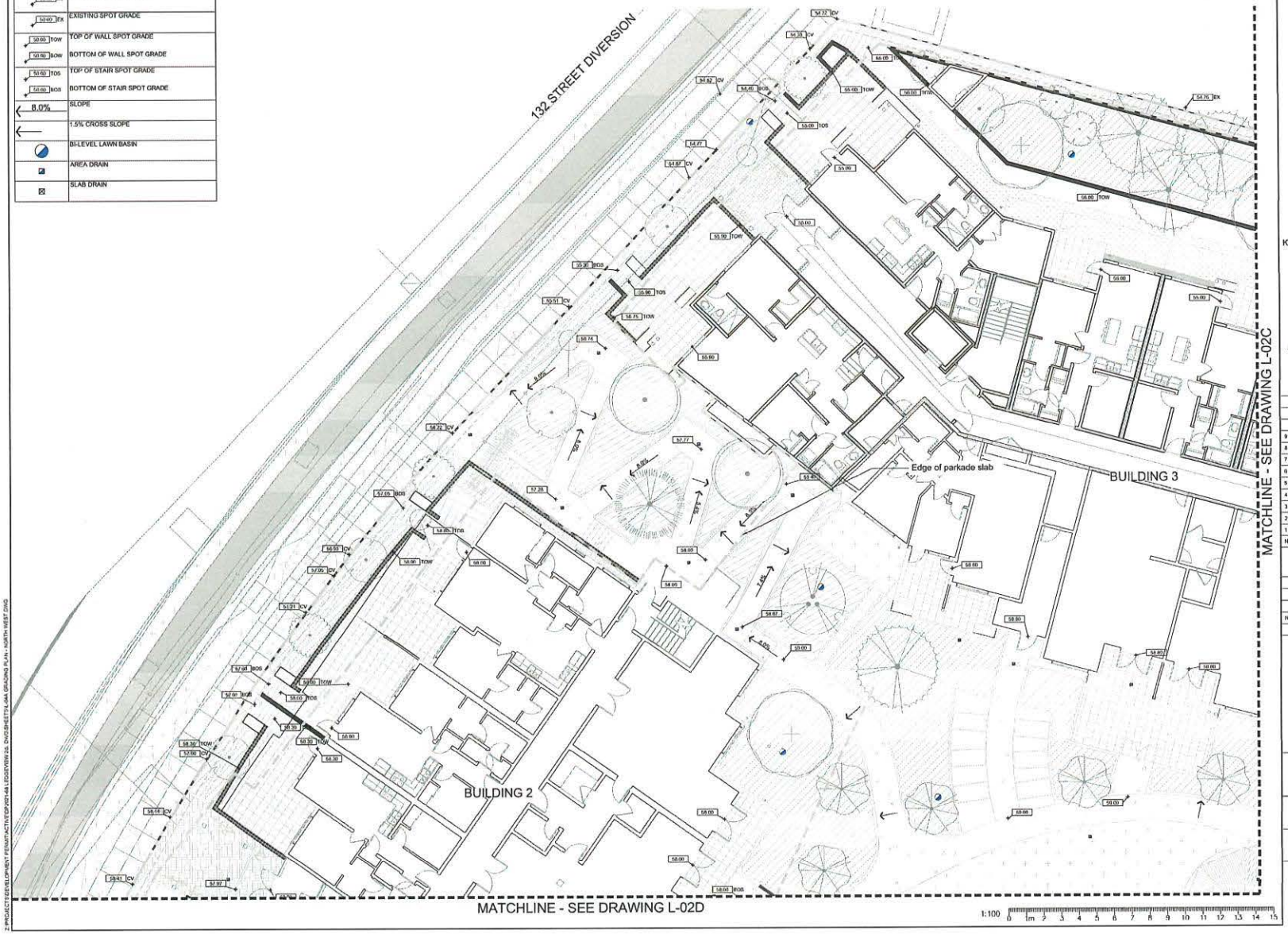
NORTH

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-68\LEDGEVIEW 2\3\CONSTRUCTION\LAND PLANNING\PLANTING PLAN - SOUTH EAST.DWG

7919-0177-00 (87)

GRADING LEGEND

KEY	DESCRIPTION
50.00	PROPOSED LANDSCAPE GRADE
50.00 CV	PROPOSED CIVIL GRADE
50.00 EX	EXISTING SPOT GRADE
50.00 TOW	TOP OF WALL SPOT GRADE
50.00 BOW	BOTTOM OF WALL SPOT GRADE
50.00 TOS	TOP OF STAIR SPOT GRADE
50.00 BOS	BOTTOM OF STAIR SPOT GRADE
8.0%	SLOPE
	1.5% CROSS SLOPE
	BI-LEVEL LAWN BASIN
	AREA DRAIN
	SLAB DRAIN



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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

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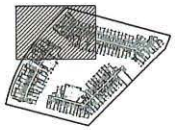
100-9181 Church St| 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8| V5T 3J7
www.vdz.ca 604-882-0024

Key Map (NTS)



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REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: BF AW	Stamp:
Checked: TM	
Approved: MJ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK IN QUESTION. ANY REVISIONS PERFORMED IN THE FIELD AND/OR AS REQUIRED AT THE COMPLETION OF THE WORK, ALL RECORDING/PDF/PAPER/MYLAR DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR REVIEW/SUBMISSION

Drawing Title: GRADING PLAN - NORTH WEST

NORTH

VDZ Project #: DP2021-68

Drawing #: L-04A

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-68 LEDGEVIEW 2\L DWG\SHEETS\L-04A GRADING PLAN - NORTH WEST.DWG

7919-0177-00 (88)

GRADING LEGEND

KEY	DESCRIPTION
55.00	PROPOSED LANDSCAPE GRADE
55.00	PROPOSED CIVIL GRADE
55.00 EX	EXISTING SPOT GRADE
55.00 TOW	TOP OF WALL SPOT GRADE
55.00 BOW	BOTTOM OF WALL SPOT GRADE
55.00 TOS	TOP OF STAIR SPOT GRADE
55.00 BOS	BOTTOM OF STAIR SPOT GRADE
8.0%	SLOPE
	1.5% CROSS SLOPE
	BIOSWALE / LAWN BASIN
	AREA DRAIN
	SLAB DRAIN

Key Map (n.t.s.)

No.	By	Revision	Date

REVISIONS TABLE FOR SHEET

No.	By	Revision	Date
1	AD	Issued for Permits	Nov 29, 2021
2	AD	Issued for DP	Dec 8, 2021
3	AD	Issued for DP	June 16, 2022
4	AD	Issued for ADP	Dec 7, 2022
5	AD	Issued for DP	Apr 4, 2023
6	AD	Issued for DP	May 8, 2023
7	TM	Issued for Review	Dec 8, 2023
8	TM	Issued for Building Permit	Dec 20, 2023
9	TM	Issued for Development Permit	Apr 15, 2024

REVISIONS TABLE FOR DRAWINGS

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn:	Stamp:
DF	
AW	
Checked:	
TM	
Approved:	Original Sheet Size
JJ	24"x36"

Scale:	1:100

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www.vdz.ca | 604.633.0021

Drawing #: L-04B

VDZ Project #: DP2021-68

NORTH

Drawing Title: GRADING PLAN - NORTH EAST

7919-0177-00 (90)

MATCHLINE - SEE DRAWING L-02C
MATCHLINE - SEE DRAWING L-02D
RAVINE ROAD
BUILDING 1
BUILDING 3
Parkade ramp
Edge of parkade slab
GRADING LEGEND
KEY
DESCRIPTION
PROPOSED LANDSCAPE GRADE
PROPOSED CIVIL GRADE
EXISTING SPOT GRADE
TOP OF WALL SPOT GRADE
BOTTOM OF WALL SPOT GRADE
TOP OF STAIR SPOT GRADE
BOTTOM OF STAIR SPOT GRADE
SLOPE
1.5% CROSS SLOPE
AREA DRAIN
SLAB DRAIN
REVISIONS TABLE FOR DRAWINGS
REVISIONS TABLE FOR SHEET
Project
LEDGEVIEW 2
Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.
Drawn:
DF
AW
Checked:
TM
Approved:
JJ
Original Sheet Size:
24"x36"
Scale:
1:100
Stamp
VDZ+A
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Fort Langley, BC
V1M 2R8 | V3T 3Y9
www.vdz.ca
Drawing #:
L-04D
VDZ Project #:
DP2021-68
NORTH
Drawing Title:
GRADING PLAN - SOUTH EAST
Key Map (n.t.s.)
7919-01177-00 (91)

7919-01177-00 (92)

Z:\PROJECTS\05\SLOPMENT PERMIT\ACTIVE\P2021-68 LEDGEVIEW 2\3_DWG\SHEETS\L-05 SOIL VOLUME PLAN.DWG

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No.	By:	Description	Date
6	TM	Issued for Building Permit	Dec 20, 2023
7	TM	Issued for CP Review	Dec 5, 2023
8	AD	Issued for DP	May 4, 2023
5	AD	Issued for DP	Apr 4, 2023
4	AD	Issued for ADP	Dec 7, 2022
3	AD	Issued for DP	June 16, 2022
2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Locations:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
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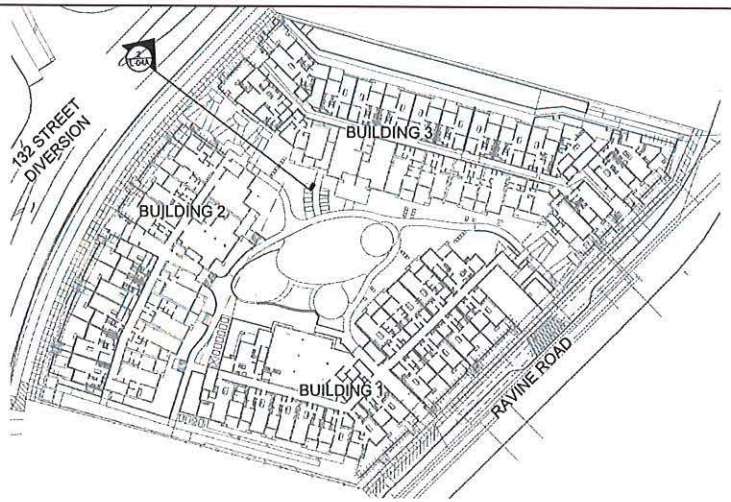
VDZ Project #:
DP2021-68

Drawing #:
L-05

Drawing Title:
SOIL VOLUME PLAN

NORTH



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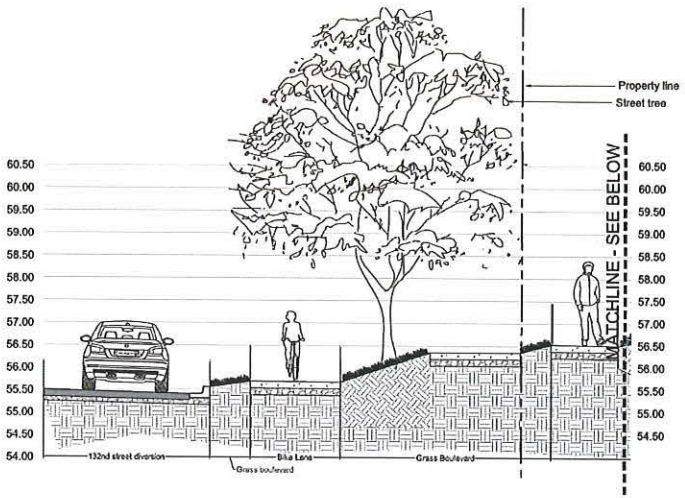

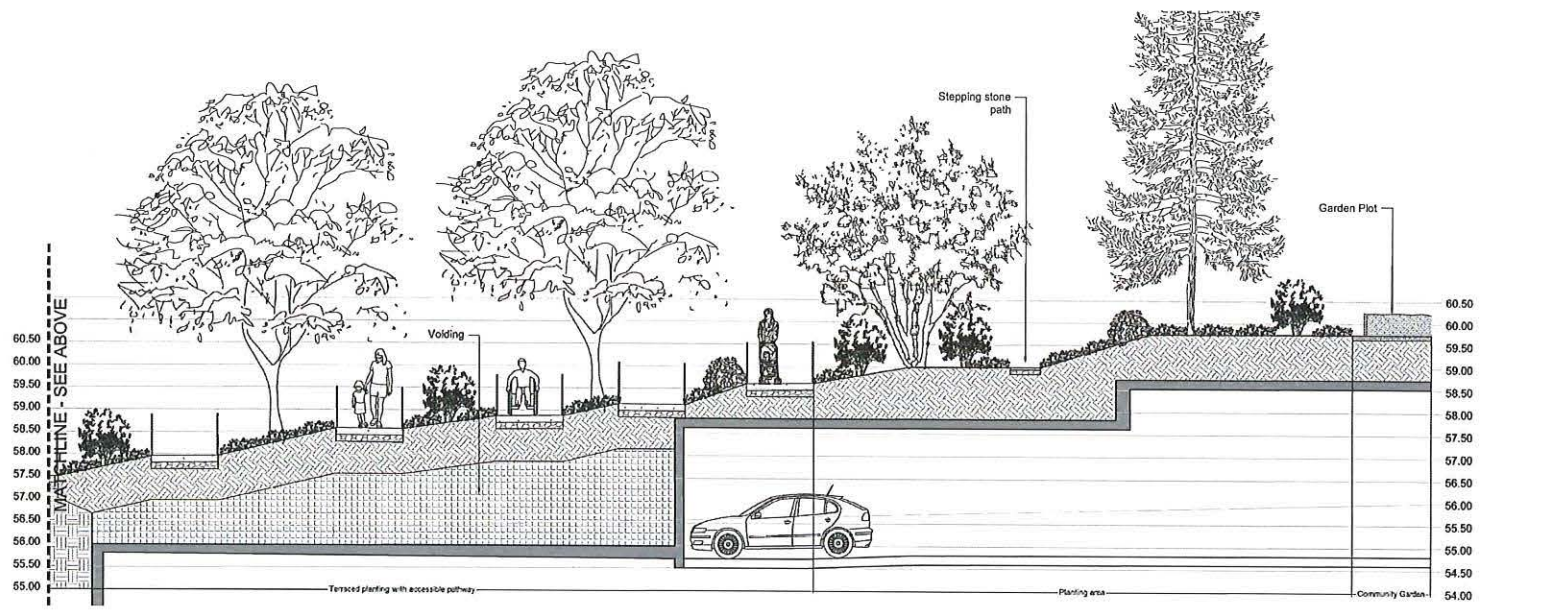

2 NORTH COURTYARD ENTRY
Scale 1:50

7919-0177-00 (93)

Z:\PROJECTS\7919-LONGKEY PORT\ACTIVE\DP\7919-LEDGEVIEW 2\L_DWG\SHEETS\L-06A SECTIONS.DWG

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No.	By:	Description	Date
9	TM	Issued for Development Permit	Apr 15, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
7	TM	Issued for CP Review	Dec 5, 2023
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2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021
No.	By:	Description	Date

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REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: BF AW	Stamp:
Checked: TM	
Approved: UJ	Original Sheet Size: 24"x36"
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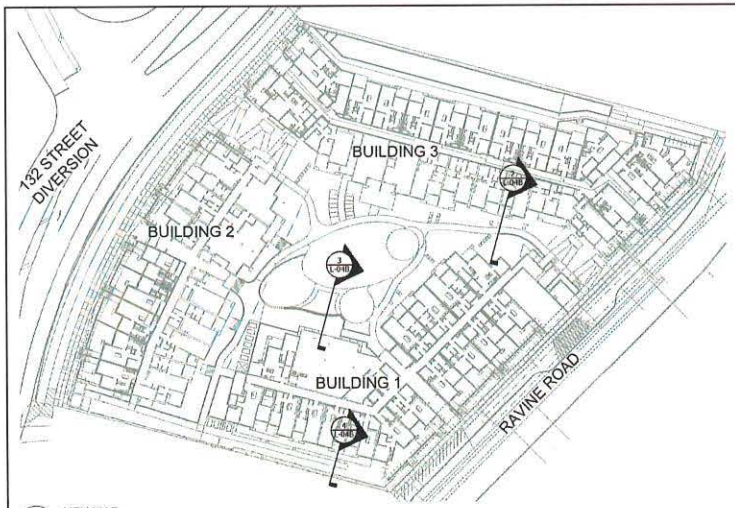
Drawing Title: SECTIONS

NORTH

VDZ Project #: DP2021-68

Drawing #: L-06A



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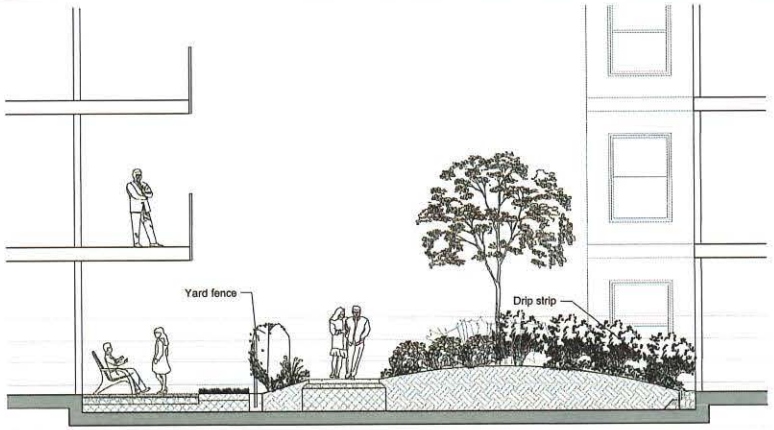
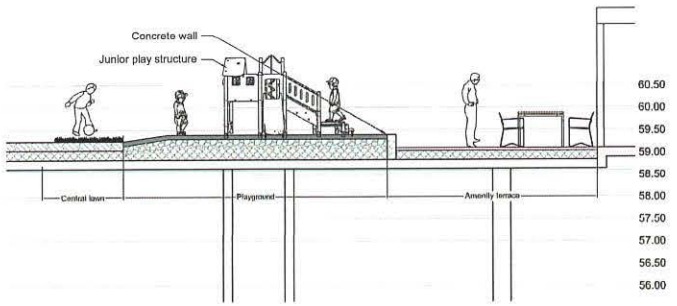
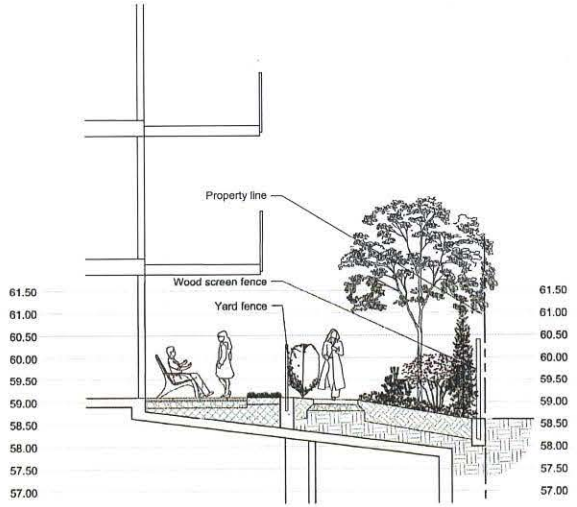


2 EAST BIOSWALE AT BUILDING 1 AND 3
Scale 1:50



3 BUILDING 1 AMENITY TERRACE AND PLAYGROUND
Scale 1:50



4 SOUTH PROPERTY LINE AT BUILDING 1
Scale 1:50

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1	AD	Issued for Review	Nov 25, 2021

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn:
DF
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Checked:
TM

Approved:
UJ

Scale:
AS SHOWN

Stamp:

Original Sheet Size:
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Drawing Title: SECTIONS

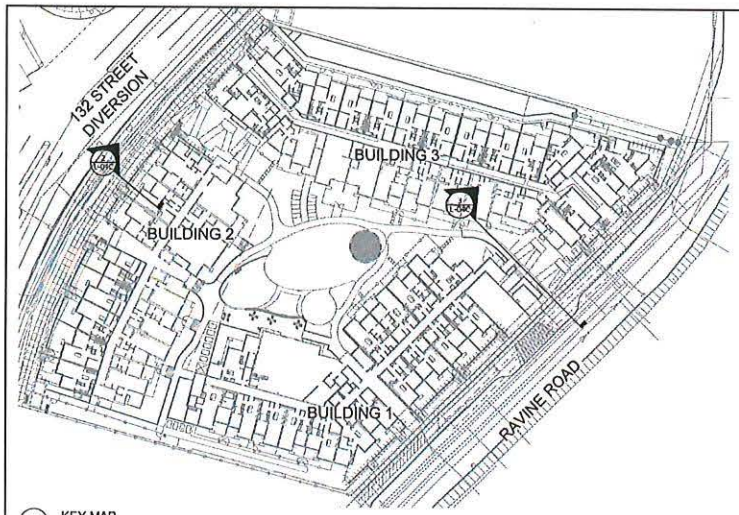
NORTH

VDZ Project #: DP2021-68

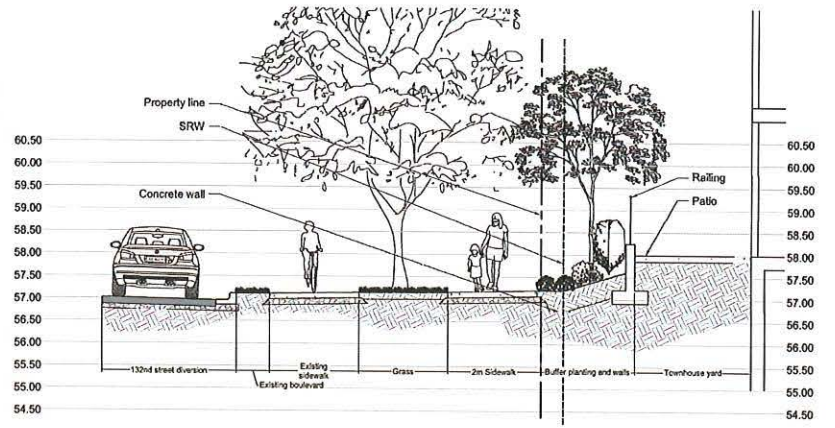
Drawing #: L-06B

7919-0177-00 (94)

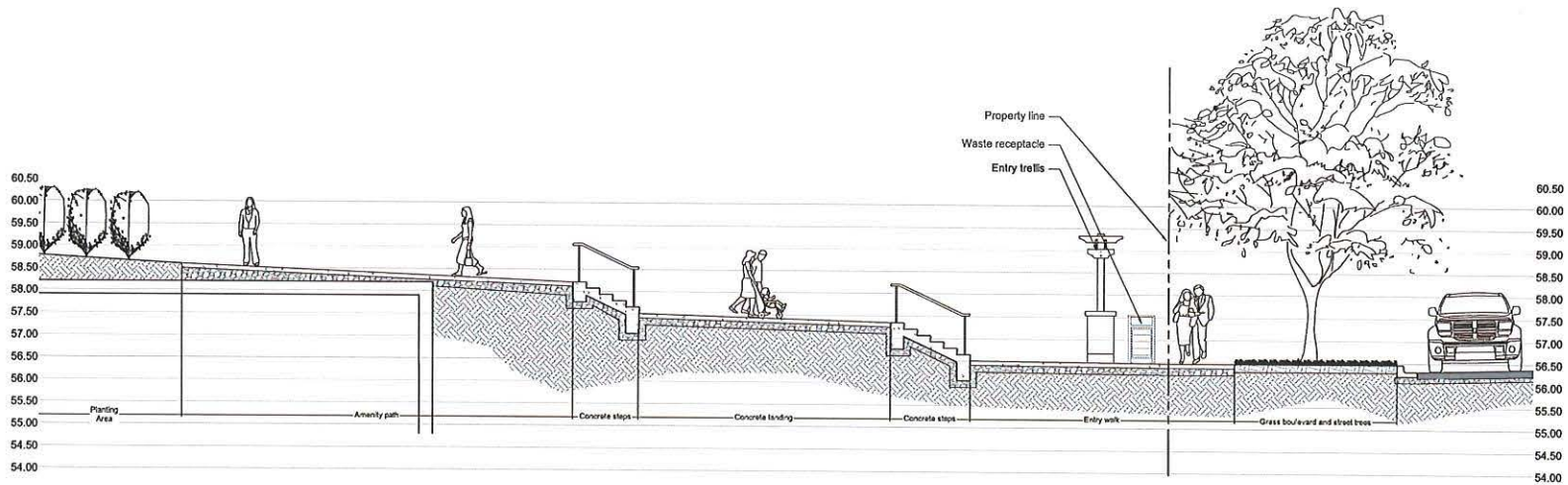
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021\DEVELEDGEVIEW2\7a. DWGS\SHEETS\L-06B SECTIONS.DWG



1 KEY MAP
Scale 1:500



2 132ND STREET TOWNHOUSE YARD
Scale 1:50



3 EAST AMENITY AREA ENTRY
Scale 1:50

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No.	By:	Description	Date
9	TM	Issued for Development Permit	Apr 15, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
7	TM	Issued for CP Review	Dec 5, 2023
6	AD	Issued for DP	May 8, 2023
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2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: BF AW
Checked: TM
Approved: DJ
Stamp:
Original Sheet Size: 24"x36"
Scale: AS SHOWN

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Drawing Title: SECTIONS

NORTH

VDZ Project #: DP2021-68

Drawing #: L-06C

7919-0177-00 (95)

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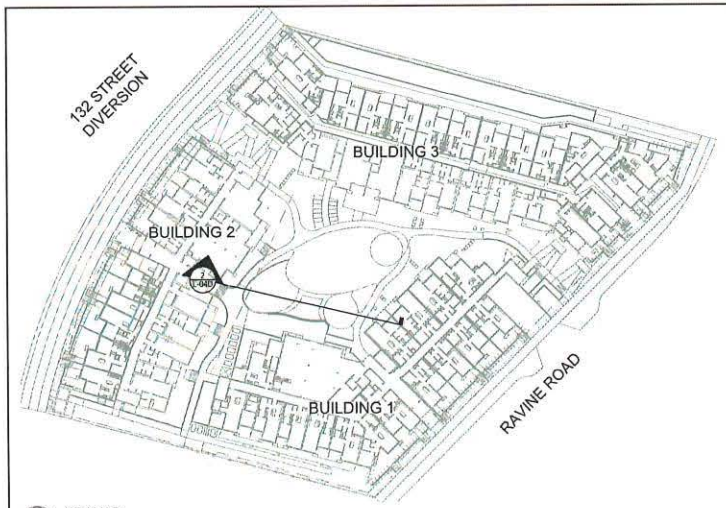

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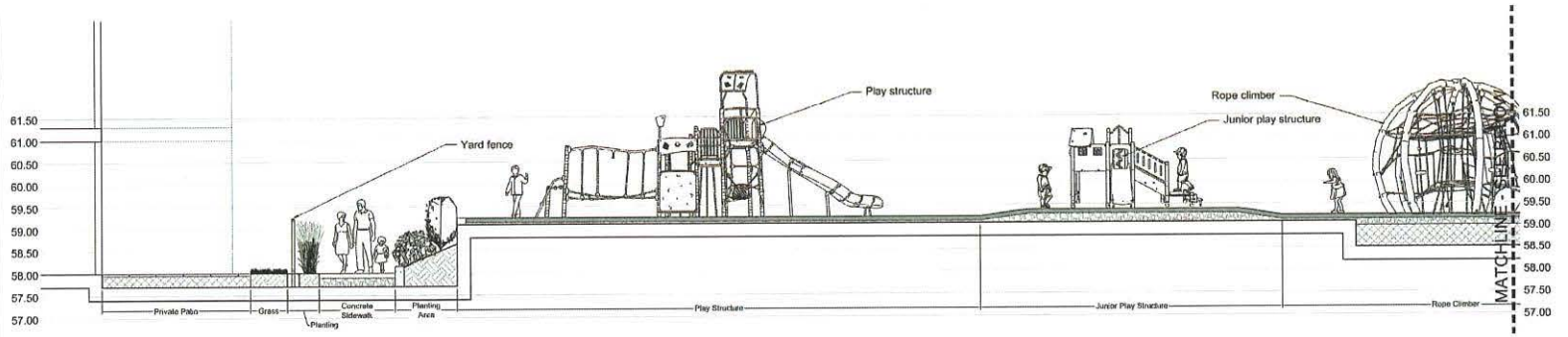
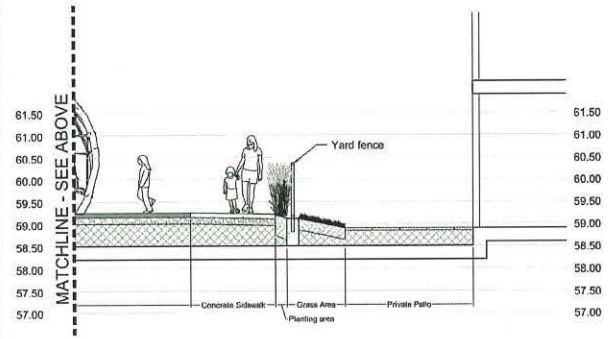
Scale 1:500





2 PLAYGROUND SECTION
Scale 1:50

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No.	By	Description	Date
9	TM	Issued for Development Permit	Apr 15, 2024
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7	TM	Issued for CP Review	Dec 5, 2023
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3	AD	Issued for DP	June 16, 2022
2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 26, 2021
No.	By	Description	Date

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
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Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: DF AW	Stamp
Checked: TM	
Approved: LU	Original Sheet Size: 24"x36"
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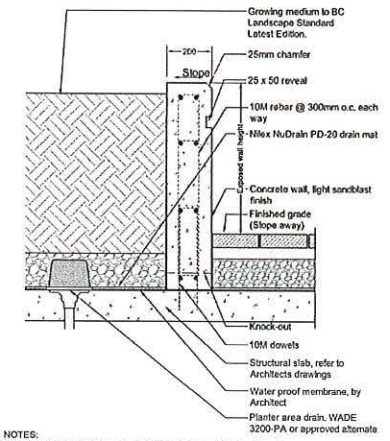
Drawing Title: SECTIONS
VDZ Project #: DP2021-68
Drawing #: L-06D

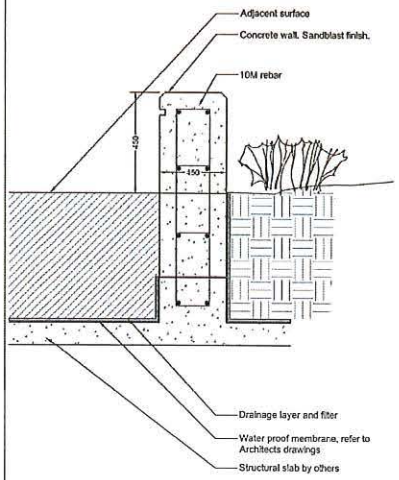
7916-0177-00 (96)

Z:\PROJECTS\45-PLOTS\DWGS\7916-0177-00 (96) LEDGEVIEW 2\3. DWG SHEETS\L-06D SECTIONS.DWG



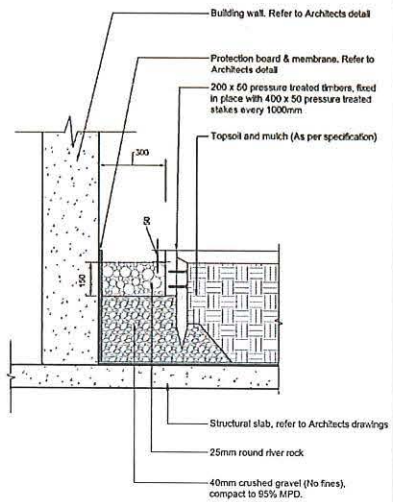
NOTES:
1. Coordinate wall tie in to slab with Architect and Structural Engineer.
2. All walls over 1.2m in height will need to be Structurally Engineered.
3. All planters to be connected to Slab drainage system.
4. Each enclosed planter/retaining wall over slab will require a knock out opening for emergency over flow approximately 12 square inches (4"x3") or 4" diameter PVC pipe at 6 foot increments. Detail/quantities/final location of knock out to be coordinated with Building Architect & Mechanical Engineer.

1 CONCRETE RETAINING WALL
Scale 1:10



NOTE:
Refer to structural detail for reinforcement and slab tie in requirements

2 CONCRETE SEATWALL
Scale 1:10



3 DRIP STRIP
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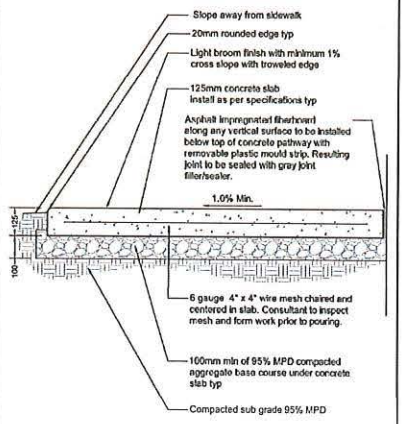
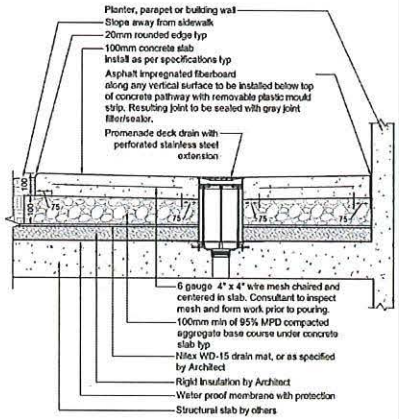


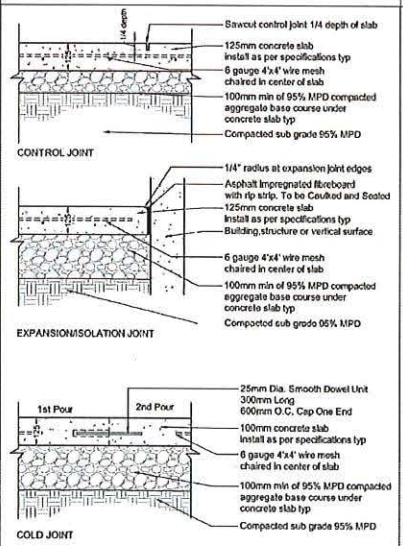
Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 3000mm o.c. both ways.
7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.

4 CONCRETE PAVING
Scale 1:10



Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.
3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.
4. All components as specified or approved alternate.
5. Concrete to slope to drain.
6. Expansion joint every 3000mm o.c. both ways.

5 CONCRETE PAVING ON SLAB
Scale 1:10



6 CONCRETE JOINTS
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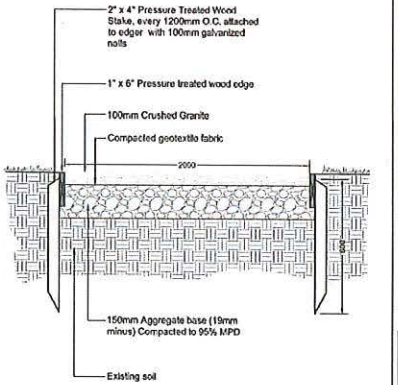
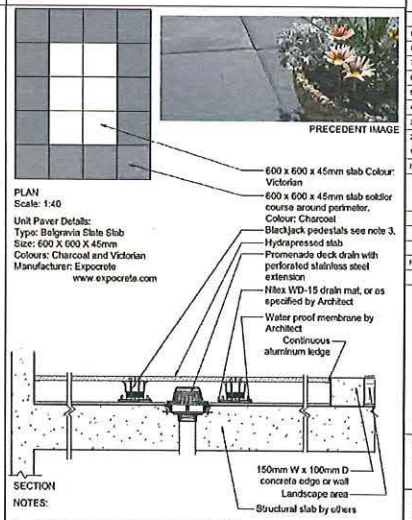


NOTES:
1. Contractor to provide product cut sheet for approval by landscape architect prior to installation.
2. Ensure top of edge board meets flush with crushed granite pathways.
3. Refer to Wishbone Perma-Deck anchor detail.
4. Minimum 2% cross slope.

7 CRUSHED GRANITE PATH
Scale 1:10



NOTES:
1. All components as specified or approved alternate.
2. Contractor to provide cut sheets of all components for Landscape Architect approval.
3. Blackjack Screwjack or OneStep system depending on depth to slab.
4. Aluminum ledge to be secured to wall/curb with concrete screws.

8 HYDRAPRESSED SLAB PATIO
Scale 1:10

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No.	By	Description	Date
9	TM	Issued for Development Permit	Apr 15, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
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2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: DF AW
Stamp:
Checked: TM
Approved: DJ
Original Sheet Size: 24"x36"
Scale: AS SHOWN

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VDZ Project #: DP2021-68

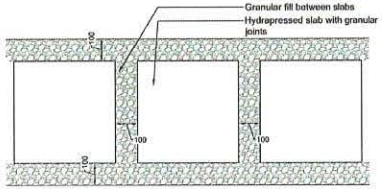
Drawing Title: HARDSCAPE DETAILS

Drawing #: LD-01A

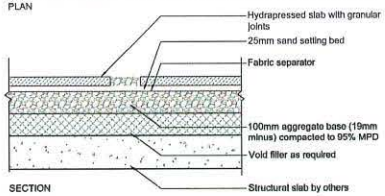
7919-0177-00 (97)

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-68 LEDGEVIEW 2\1. ENGINEERS\1-DATA\HARDSCAPE DETAILS.DWG

Notes:
1. Slabs to be spaced equally between adjacent surfaces.



PLAN



SECTION

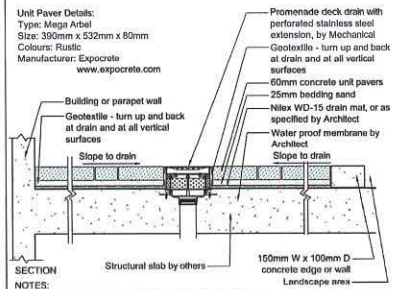
Patio Slab Details:
Type: Belgravia Smooth Slabs
Size: 600mm x 600mm x 45mm
Colours: Tofino Grey
Manufacturer: Expocrete
www.expocrete.com

TOFINO GREY SLABS

1 HYDRAPRESSED SLAB PATH
Scale 1:10

PRECEDENT IMAGE

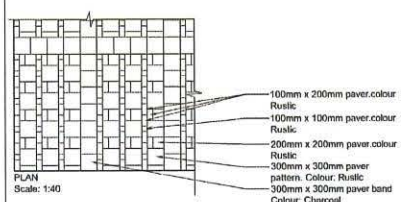
Unit Paver Details:
Type: Mega Arbel
Size: 390mm x 532mm x 80mm
Colours: Rustic
Manufacturer: Expocrete
www.expocrete.com



SECTION

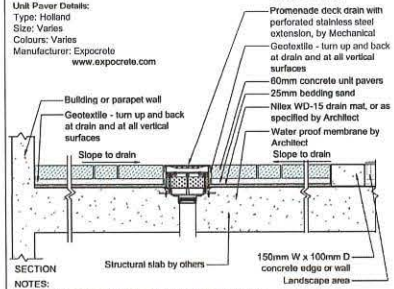
NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ Paver.

2 FLAGSTONE PAVING
Scale 1:10



PLAN
Scale: 1:40

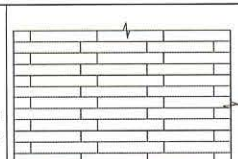
Unit Paver Details:
Type: Holland
Size: Varies
Colours: Varies
Manufacturer: Expocrete
www.expocrete.com



SECTION

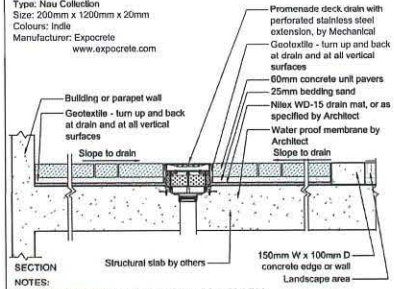
NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ Paver.

3 ENTRY PAVING
Scale 1:10



PRECEDENT IMAGE

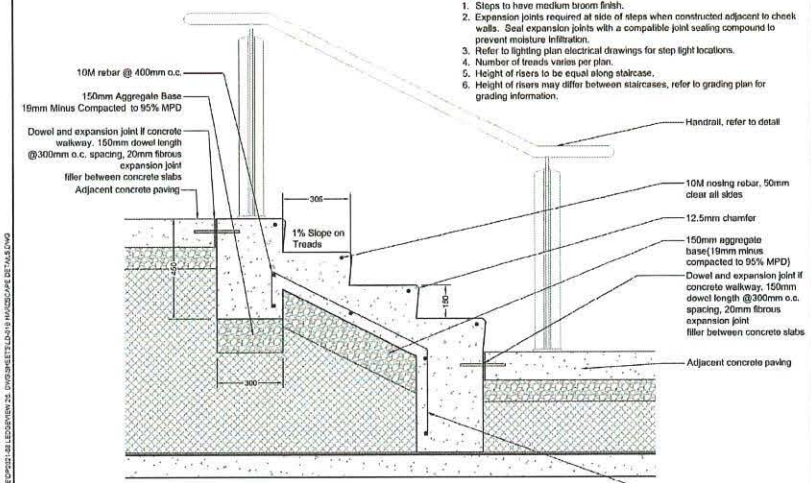
PLAN
Scale: 1:20
Unit Paver Details:
Type: Nau Collection
Size: 200mm x 1200mm x 20mm
Colours: Indie
Manufacturer: Expocrete
www.expocrete.com



SECTION

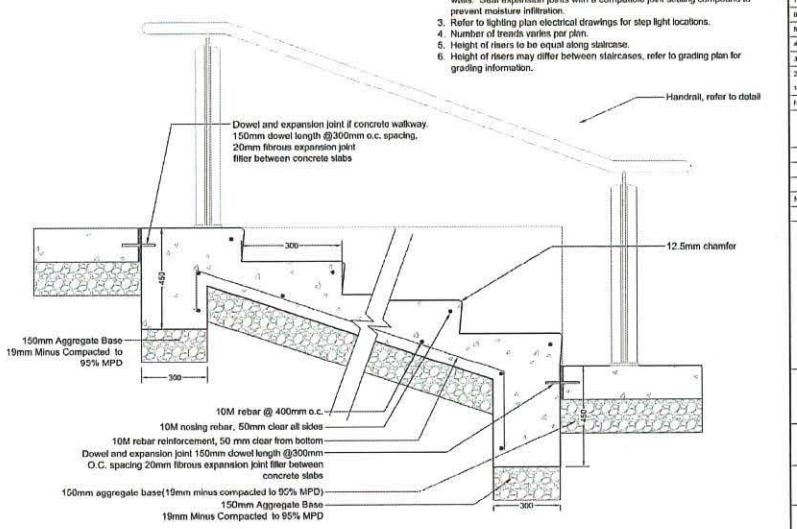
NOTES:
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA1.
2. All joint sand to meet ASTM C144 or CSA A179.
3. All components as specified or approved alternate.
4. Contractor to provide cut sheets of all components for Landscape Architect approval.
5. Contractor to ensure no visible pooling occurs on paver surface.
6. All joints to be tight fit.
7. All paver cuts to be minimum ½ Paver.

4 TERRACE PAVERS
Scale 1:10



Notes:
1. Steps to have medium broom finish.
2. Expansion joints required at side of steps when constructed adjacent to cheek walls. Seal expansion joints with a compatible joint sealing compound to prevent moisture infiltration.
3. Refer to lighting plan electrical drawings for step light locations.
4. Number of treads varies per plan.
5. Height of risers to be equal along staircase.
6. Height of risers may differ between staircases, refer to grading plan for grading information.

5 CONCRETE STEPS ON SLAB
Scale 1:10



Notes:
1. Steps to have medium broom finish.
2. Expansion joints required at side of steps when constructed adjacent to cheek walls. Seal expansion joints with a compatible joint sealing compound to prevent moisture infiltration.
3. Refer to lighting plan electrical drawings for step light locations.
4. Number of treads varies per plan.
5. Height of risers to be equal along staircase.
6. Height of risers may differ between staircases, refer to grading plan for grading information.

6 CONCRETE STEPS
Scale 1:10

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No.	By:	Description	Date
9	TM	Issued for Development Permit	Apr 15, 2024
8	TM	Issued for Building Permit	Dec 20, 2023
7	TM	Issued for CP Review	Dec 5, 2023
6	AD	Issued for DP	May 8, 2023
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REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
Block 2: 11063 Ravine Rd
Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: BF, AW
Stamp:
Checked: TM
Approved: LJJ
Original Sheet Size: 24"x36"
Scale: AS SHOWN

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VDZ Project #: DP2021-68

Drawing #: LD-01B

Drawing Title: HARDSCAPE DETAILS

7919-0177-00 (98)

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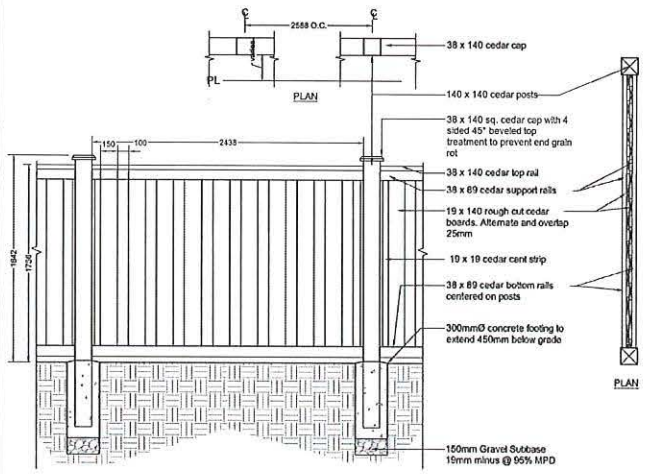
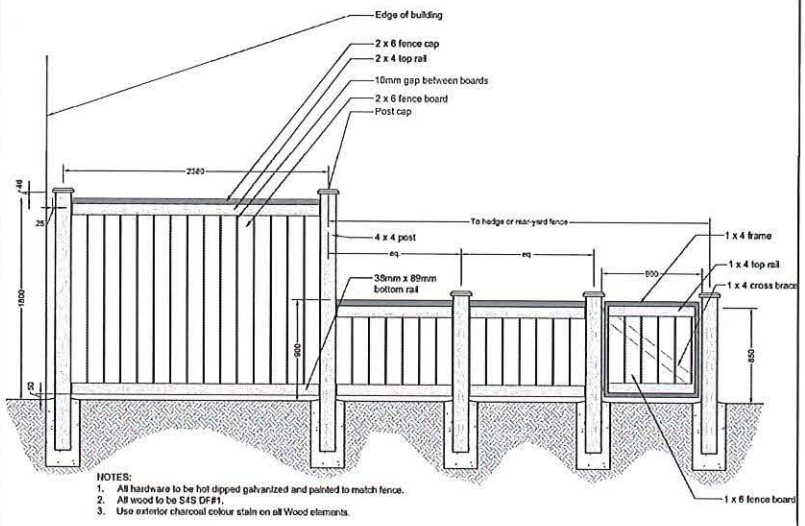


Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guidelines part 3.12.
2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining

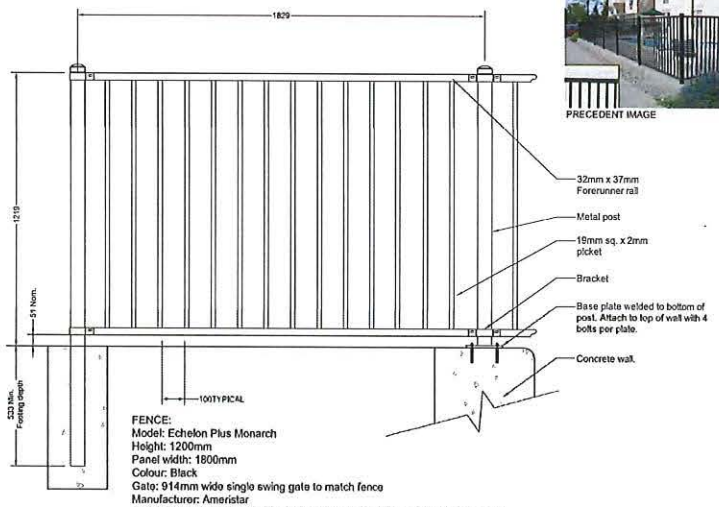
1 WOOD SCREEN FENCE
Scale 1:25



NOTES:
1. All hardware to be hot dipped galvanized and painted to match fence.
2. All wood to be S4S DF#1.
3. Use exterior charcoal colour stain on all Wood elements.

2 WOOD PRIVACY FENCE
Scale 1:25

PRECEDENT IMAGE



FENCE:
Model: Echelon Plus Monarch
Height: 1200mm
Panel width: 1800mm
Colour: Black
Gate: 914mm wide single swing gate to match fence
Manufacturer: Ameristar
Note: or approved alternate, Contractor to submit shop drawings for approval.

3 METAL AMENITY FENCE
Scale 1:10

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Drawn: BF AW	Stamp
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VDZ Project #: DP2021-68

Drawing Title: FENCING DETAILS

Drawing #: LD-02A

7919-0177-00 (99)

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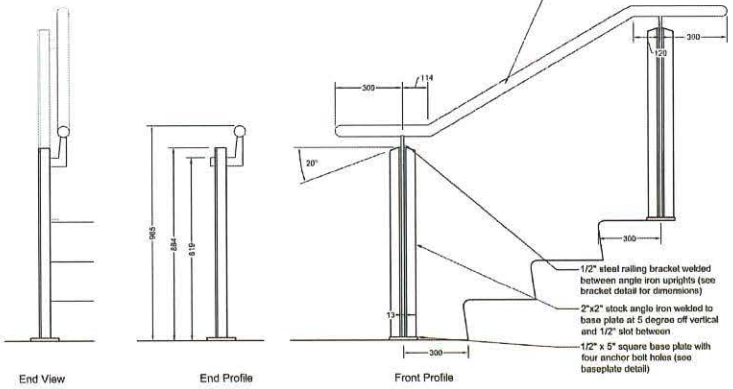

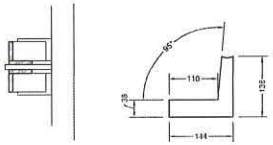

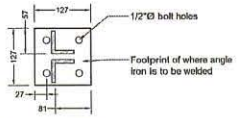

NOTES:
1. All metal components to be primed and painted "cloud" grey to match other metal work.
2. All fasteners to be stainless steel
3. Contractor to provide shop drawings

1 HANDRAIL
Scale 1:10

FENCE:
Model: Montage Plus Classic
Height: 1200mm
Panel width: 1800mm
Colour: Black
Gate: 914mm wide single swing gate to match fence
Manufacturer: Ameristar
Note: or approved alternate, Contractor to submit shop drawings for approval.

2 FRONT YARD FENCE
N.T.S.

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AW

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Checked:
TM

Approved:
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Original Sheet Size:
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Scale:
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Drawing Title: FENCING DETAILS

VDZ Project #: DP2021-68

Drawing #: LD-02B

7919-0177-00 (100)

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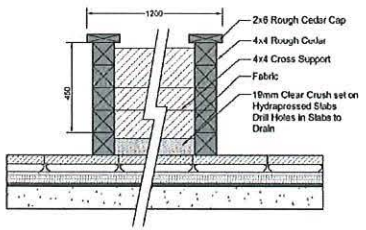
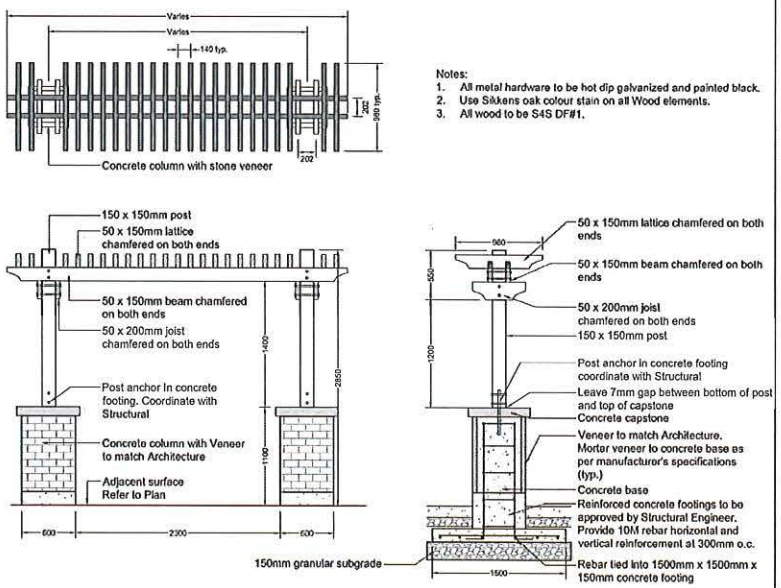


NOTES:
1. Cap to be sanded smooth.
2. Cap and exterior of planter to be treated with Sikkens Cetol WB SRD, Colour: #077 (Cedar)
3. All fasteners to be hot dipped galvanized.

2 COMMUNITY GARDEN PLOT
Scale 1:10



Notes:
1. All metal hardware to be hot dip galvanized and painted black.
2. Use Sikkens oak colour stain on all Wood elements.
3. All wood to be S4S DF#1.

3 PERGOLA
Scale 1:25

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Project:
LEDGEVIEW 2

Location:
Block 1: 11058 132 St Diversion
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Drawn: DF AW	Stamp:
Checked: TM	
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VDZ Project #: DP2021-68

Drawing Title: STRUCTURE DETAILS

Drawing #: LD-03A

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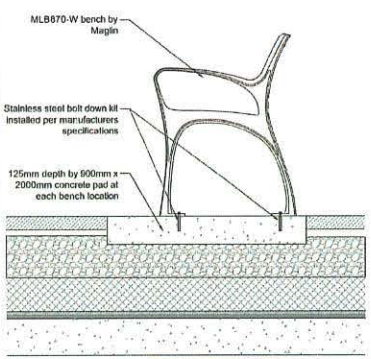
7919-0177-00 (101)

NOTES:
1. Install to manufacturers specifications.
2. Concrete pad to be included at all bench locations.
3. Size of concrete pad as noted on details unless shown otherwise on plans.
4. Or approved substitute.
5. Refer to concrete paving detail for additional information on concrete pad.

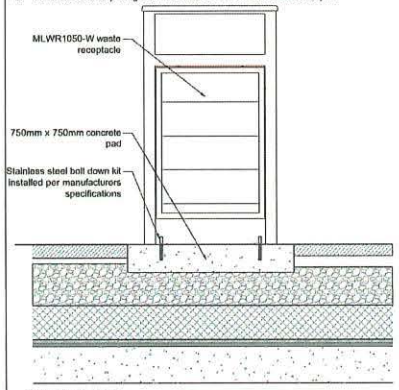


Bench
Model Number: MLB870-W
Size: 1765mm
Options: Center Arm
Wood Colour: IPE Wood
Metal Colour: Gloss Black

Manufacturer: Maglin
maglin.com
Note: or approved equal

1 BENCH
Scale 1:10

NOTES:
1. Install to manufacturers specifications.
2. Concrete pad to be included at all waste receptacle locations.
3. Size of concrete pad as noted on details unless shown otherwise on plans.
4. Or approved substitute.
5. Refer to concrete paving detail for additional information on concrete pad.

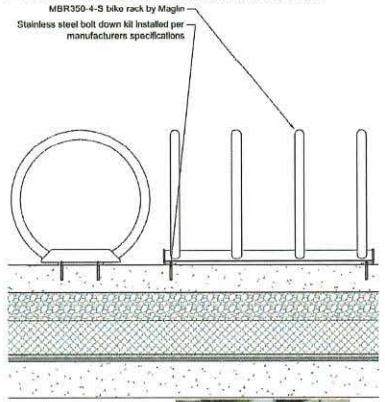


WASTE RECEPTACLE
Model Number: MLWR1050-W
Size: 756mm x 537mm x 537mm
Wood Colour: IPE Wood
Metal Colour: Gloss Black

Manufacturer: Maglin
Maglin.com
Note: or approved equal

2 WASTE RECEPTACLE
Scale 1:10

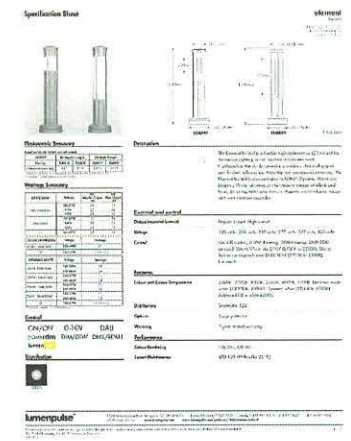
NOTES:
1. Install to manufacturers specifications.
2. Concrete pad to be included at all waste receptacle locations.
3. Size of concrete pad as noted on details unless shown otherwise on plans.
4. Or approved substitute.
5. Refer to concrete paving detail for additional information on concrete pad.



Bike Rack
Model Number: MBR350-4-S
Size: 1565mm x 959mm
Metal Colour: Gloss Black

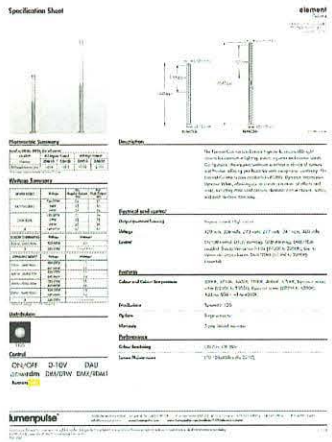
Manufacturer: Maglin
Maglin.com
Note: or approved equal

3 BIKE RACK
Scale 1:10



BOLLARD LIGHT:
Type: Element Bollard
Colour: Black
Manufacturer: Lumenpulse
Supplier: Meaghan Boyd
CD/M2 Lightworks
330-825 Powell Street
Vancouver BC, V6A 1H7
Note: final light fixture to be coordinated with Electrical.

4 BOLLARD LIGHT
N.T.S.

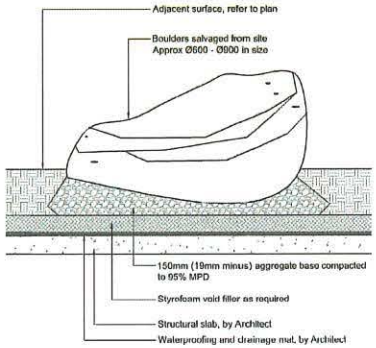


PEDESTRIAN LIGHT:
Type: Element Column
Finish: Black
Height: 4545mm
Manufacturer: Lumenpulse
Supplier: Meaghan Boyd
CD/M2 Lightworks
330 825 Powell Street
Vancouver BC, V6A 1H7
Note: final light fixture to be coordinated with Electrical.

5 PEDESTRIAN LIGHT
N.T.S.

WALL LIGHT:
Type: Continuous line
Finish: Black
Manufacturer: Sistemalux
Supplier: Meaghan Boyd
CD/M2 Lightworks
330-825 Powell Street
Vancouver BC, V6A 1H7
Note: final light fixture to be coordinated with Electrical.

6 WALL LIGHT
N.T.S.



7 LANDCAPE BOULDER
Scale 1:20

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Block 3: 11035 Ravine Rd
Surrey, B.C.

Drawn: BF AW
Checked: TM
Approved: LU
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

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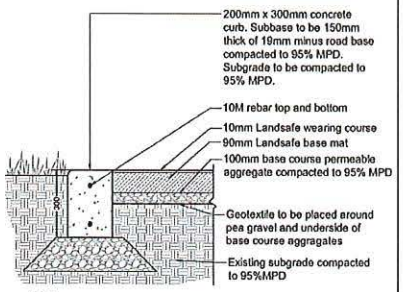
Drawing Title: SITE FURNITURE DETAILS
VDZ Project #: DP2021-68
Drawing #: LD-04A

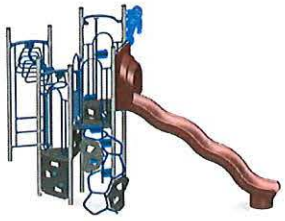
7919-0177-00 (102)

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2021-68 LEDGEVIEW 2\3 DWG\SHEETS\LD-04A SITE FURNITURE DETAILS.DWG



Note:
Rubber colour to be:
Softline solutions
Colour: TBD

1 RUBBER SAFETY SURFACE
Scale 1:10

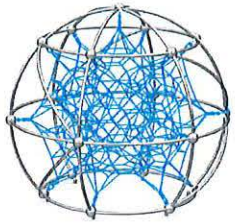


Notes:
1. Jambette play structure.
Model: J3-13277-A
2. Install per manufacturers specifications.
3. Footing to be coordinated with structural.

2 PLAY STRUCTURE
N.T.S.

Notes:
1. Jambette play structure.
Model: J3-16040-A
Pole Colour: Spatial Gray 01
Panel Colour: Irish Green 10
Moulded elements Colour: Bright Tuquoise 09
Additional Colours: Egyptian Green 12
2. Install per manufacturers specifications.
3. Concrete footing to be coordinated with structural.

3 JUNIOR PLAY STRUCTURE
N.T.S.

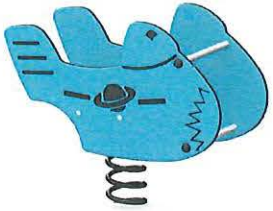


Notes:
1. Jambette cable structure.
Model: Merapi (GX-16001)
2. Install per manufacturers specifications.
3. Footing to be coordinated with structural.

4 ROPE CLIMBER
N.T.S.

Notes:
1. Jambette play structure.
Model: XYRA-35-L-09001
Pole Colour: Spatial Grey 01
Panel Colour: Crow Black 15
2. Install per manufacturers specifications.
3. Concrete footing to be coordinated with structural.

5 SPINNER TOY
N.T.S.



Notes:
1. Jambette spring rider.
Model: LA-12007D
2. Install per manufacturers specifications.
3. Concrete footing to be coordinated with structural.

6 SPRING TOY
N.T.S

Notes:
1. Jambette play structure.
Model: L-14001-A
2. Install per manufacturers specifications.
3. Footing to be coordinated with structural.

7 GAME PANEL
N.T.S.

Notes:
1. Jambette play structure.
Model: L-130112. Install per manufacturers specifications.
3. Footing to be coordinated with structural.

8 PLAY PANEL
N.T.S.

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Surrey, B.C.

Drawn: DF AW
Stamp:
Checked: TM
Approved: DJ
Original Sheet Size: 24"x36"
Scale: AS SHOWN

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Drawing Title: PLAYGROUND DETAILS
VDZ Project #: DP2021-68
Drawing #: LD-05A

7919-0177-00 (103)

Z:\PROJECTS\7919-0177-00\DP PERMIT\ACTIVE\DP251-LEDGEVIEW 2\DWG\SHEETS\LD-05A PLAYGROUND DETAILS.DWG

Notes:
1. Jambette play structure.
   Model: L-13009-A
2. Install per manufacturers specifications.
3. Footing to be coordinated with structural.

1 ACCOUSTIC PANEL
N.T.S.

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Drawn:
BF
AW

Checked:
TM

Approved:
LU

Scale:
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Stamp:

Original Sheet Size:
24"x36"

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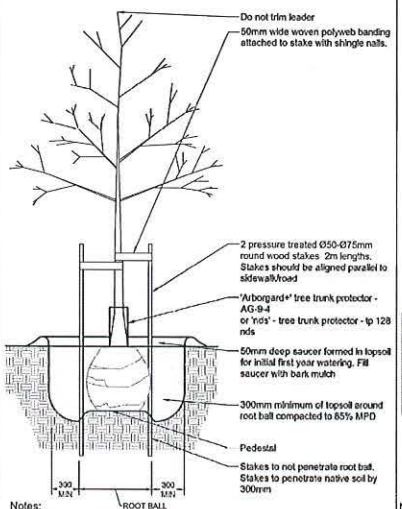
Drawing Title:
PLAYGROUND DETAILS

vDZ Project #:
DP2021-68

Drawing #:
LD-05B

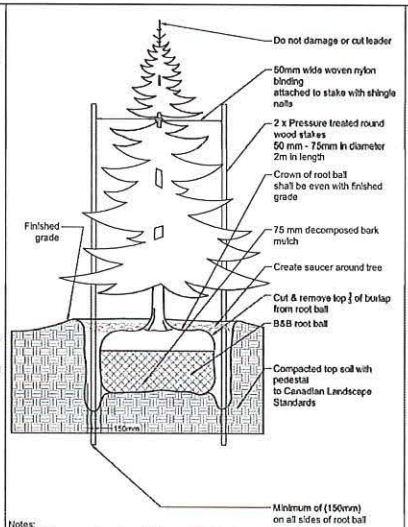
7919-0177-00 (104)

Z:\PROJECTS\DEVELOPMENT PERMIT-ACTIVE\DP2021-68 LEDGEVIEW 2\3_DWG\SHEETS\LD-05B PLAYGROUND DETAILS.DWG



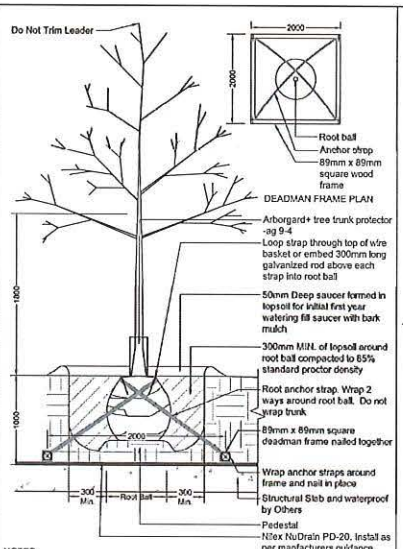
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

1 DECIDUOUS TREE PLANTING
Scale 1:25



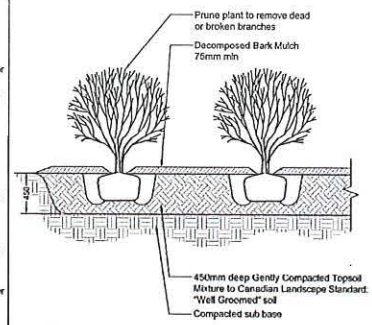
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

2 CONIFEROUS TREE PLANTING
Scale 1:25



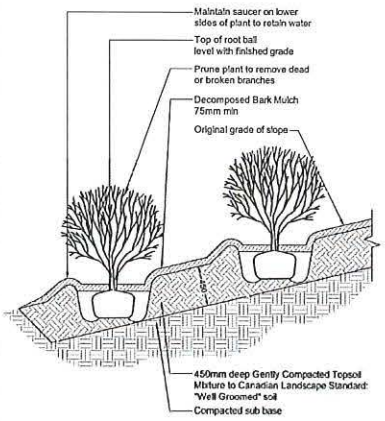
NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem unless specified otherwise.

3 TREE PLANTING ON SLAB
Scale 1:25



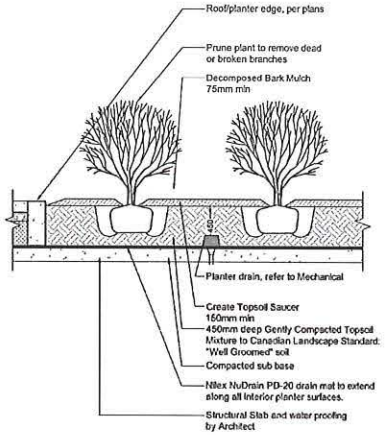
NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

4 SHRUB PLANTING
Scale 1:25



NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

5 SHRUB PLANTING ON SLOPE
Scale 1:25



NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

6 SHRUB PLANTING ON SLAB
Scale 1:25

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VDZ Project #: DP2021-68

Drawing #: LD-06

Drawing Title: PLANTING DETAILS

7919-0177-00 (105)

Z:\PROJECTS\DEVELOPMENT PERMITS\DP2021-68 LEDGEVIEW 2\DWG\SHEETS\LD-06 PLANTING DETAILS.DWG

H - 5

ACTION REQUIRED: File Bylaw No. 20759 and Final Adoption Bylaw No. 20760

TYPE: OCP / Zoning Amendment / DP

PURPOSE: Bylaw No. 20759
To amend OCP Table 7A: Land Use Designation Exceptions by adding site specific permission for the subject site to allow density up to 2.29 FAR.

Bylaw No. 20760
C-35 to CD - to allow the development of two, 6-storey apartment buildings with approximately 187 dwelling units and underground parking in Guildford.

LOCATION: 14683 – 104 Avenue

PROCESSING DATES:

Bylaw No. 20759

November 14, 2022	-	3rd: Carried RES.R22-2068. PH Held
October 3, 2022	-	1st / 2nd / PH: Carried RES.R22-1761/1762/1763 Approval to Proceed: Planning Report No. 7921-0063-00

Bylaw No. 20760

November 14, 2022	-	3rd: Carried RES.R22-2069. PH Held
October 3, 2022	-	1st / 2nd / PH: Carried RES.R22-1764/1765/1766 Approval to Proceed: Planning Report No. 7921-0063-00

DEVELOPMENT PERMIT

October 3, 2022	-	Authorize to Draft: Carried RES.R22-1760

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO: **City Clerk, Legislative Services Division**

FROM: **Director of Development Planning**
Planning & Development Department

DATE: **April 16, 2024** FILE: **7921-0063-00**

RE: **By-law Nos. 20759 and 20760**
Development Application No. 7921-0063-00

ADDRESS: 14683 – 104 Avenue

OWNER: RDG Guilden Development Ltd.
Director Information: R. Elliott and M. Rempel

AGENT: Colin A. Hogan
Focus Architecture
1848 McCallum Road, Unit 310
Abbotsford, BC V2S 0H9

PROPOSAL: OCP Text Amendment to allow a higher density in the Multiple Residential designation.

Rezoning from C-35 to CD (based on RM-70).

Development Permit No. 7921-0063-00.

To permit the development of two, 6-storey apartment buildings with approximately 187 dwelling units and underground parking in Guildford.

OCP Amendment By-law No. 20759.

With recent changes to the "Multiple Residential" designation in the OCP to allow a maximum permitted gross density of 2.5 FAR, an OCP Text Amendment to allow a higher density in the Multiple Residential designation is no longer required. As such, staff request that Council file OCP Amendment By-law No. 20759 and authorize staff to close the OCP Amendment application.

Rezoning By-law No. 20760 received Third Reading on November 14, 2022.

All conditions of approval with respect to Rezoning By-law No. 20760 have been met.

It is in order for Council to grant Final Adoption to Rezoning By-law No. 20760.

Staff was authorized to draft Development Permit No. 7921-0063-00 on October 3, 2022.

It is now in order for Council to issue attached Development Permit No. 7921-0063-00 and to authorize the Mayor and Clerk to execute the Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the buildings and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Ron Gill, Chief Development Approvals Officer

MJ2

CITY OF SURREY

BYLAW NO. 20759

A bylaw to amend the provisions of Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

l. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Table 7A: Land Use Designation Exceptions" to include 14683 – 104 Avenue, as shown below:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # 20759	Multiple Residential	14683 – 104 Avenue Lot 148 Section 19 Block 5 North Range 1 West New Westminster District Plan 60926	Density permitted up to 2.29 FAR"

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20759".

PASSED FIRST READING on the 3rd day of October, 2022.

PASSED SECOND READING on the 3rd day of October, 2022.

PUBLIC HEARING HELD thereon on the 14th day of November, 2022.

PASSED THIRD READING on the 14th day of November, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 20760

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

. . . . . .

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: **As described in Appendix "A".**
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

(a) by creating a new Comprehensive Development Zone 86 (CD 86), attached as Appendix "A" and forming part of this bylaw;

(b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:

FROM: DOWNTOWN COMMERCIAL ZONE (C-35)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and

(c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 86" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 86	14683 - 104 Avenue	Lot 148, Plan 60926	20760	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 86 (CD 86), Bylaw, 2022, No. 20760".

PASSED FIRST READING on the 3rd day of October, 2022.

PASSED SECOND READING on the 3rd day of October, 2022.

PUBLIC HEARING HELD thereon on the 14th day of November, 2022.

PASSED THIRD READING on the 14th day of November, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 86 (CD 86)

In this Comprehensive Development Zone 86 (CD 86), **Part 24, Multiple Residential 70 (RM-70) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
14683 - 104 Avenue	Lot 148 Section 19 Block 5 North Range 1 West NWD Plan 60926	002-670-445

except as follows:

1. **Intent**

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"**A**. **Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

2. **Density**

Delete sub-section D.2. in Section D. Density and replace it with a new sub-section D.2. as follows:

"2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 2.60, excluding:

(a) The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and

(b) Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.5. of this Zone)."

3. **Lot Coverage**

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"**E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%."

4. **Yards and Setbacks**

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"**F. Yards and Sebacks**

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	SETBACKS:			
USES:	North *Yard*	East *Yard*	South *Yard*	West *Yard*
Principal and *Accessory Buildings* and *Structures*	5.6 m	5.4 m	5.6 m	6.4 m

1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of any *lot line*.

2 Notwithstanding the definition of *setback* in Part 1, Definitions, canopies may encroach up to 3.0 m and *balconies*, roof overhangs and architectural fins/projections may encroach up to 2.1 m into the required *setbacks*.

3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*."

5. **Height of Buildings**

Delete sub-section G.1. in Section G. Height of Buildings and replace it with a new sub-section G.1. as follows:

"1. Principal Buildings:

Principal building height shall not exceed 23 m."

6. **Off-Street Parking and Loading/Unloading**

Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" as follows:

"**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:

Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.

(a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking space* per *dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 *parking space* per *dwelling unit*.

2. Tandem Parking:

Tandem parking is not permitted.

3. Underground Parking:

All required resident *parking spaces* shall be provided as *parking – underground*.

4. Parking Areas:

(a) Parking within the required *setbacks* is not permitted; and

(b) Parking is not permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up.

5. Bicycle Parking:

A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*."

7. **Landscaping and Screening**

Delete sub-section I.2. in Section I. Landscaping and Screening and replace it with a new sub-section I.2. as follows:

"2. Refuse:

Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*."

8. **Special Regulations**

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"**J. Special Regulations**

1. Amenity Spaces:

Amenity space, subject to Section B.6 of Part 4, General Provisions, shall be provided on the *lot* as follows:

(a) Outdoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit*;

(b) Outdoor *amenity space* shall not be located within the required *setbacks*;

(c) Indoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit*; and

(d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. Child Care Centres:

Child care centres shall be located on the *lot* such that these centres:

(a) Have direct access to an *open space* and play area within the *lot*; and

(b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:
Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater, which may be enclosed."

9. **Subdivision**

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

"**K. Subdivision**

Lots created through subdivision except strata lots, shall conform to the following minimum standards:

1. *Lot* Area: Minimum 5,000 sq. m;
2. *Lot* Width: Minimum 50 m; and
3. *Lot* Depth: Minimum 100 m."

B. DELEGATIONS - PUBLIC HEARING

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20759"
"Surrey Comprehensive Development Zone 86 (CD 86), Bylaw, 2022, No. 20760"
Application No. 7921-0063-00

CIVIC ADDRESS: 14683 - 104 Avenue

APPLICANT: Owner: RDG Guildford West Development Ltd.
(Director Information: Ross Elliott, Martina Rempel)
Agent: Focus Architecture (Colin A. Hogan)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan (OCP) Table 7A: Land Use Designation Exceptions by adding site-specific permission for the subject site to allow density up to 2.29 FAR. The proposal also includes rezoning the subject site from Downtown Commercial Zone to Comprehensive Development Zone in order to allow the development of two, 6-storey apartment buildings with approximately 187 dwelling units and underground parking in Guildford.

The Notice of the Public Hearing was read by the City Clerk.

R. Landale, Fleetwood: The delegation spoke to tree removal, parking, and environmental impacts due to servicing.

A. Khang, Surrey: The delegation spoke in opposition to the proposal citing lack of schools.

A. Kaur, Guildford: The delegation spoke in opposition to the proposal citing lack of schools, and traffic.

E. Zaprowski, Panorama Ridge: The delegation spoke to lack of schools and tree removal.

C. Hogan, Focus Architecture Inc. (Agent on behalf of the Applicant): The Agent spoke to parking, and road dedication.

The following expressed their opposition to the proposal but did not wish to speak:

- A. Singh, Guildford
- R. Singh, Guildford
- D. Singh, Guildford
- G. Basra, Guildford
- M. Biran, Guildford
- N. Kaura, Guildford
- K. Mann, Guildford

Written submissions were received as follows:

- Email dated November 10, 2022, R. Landale expressing opposition for the proposal.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7921-0063-00

Issued To:

Address of Owner:

A. General Provisions

1. This development 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 permit.

2. This development 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: 002-670-445
Lot 148 Section 19 Block 5 North Range 1 West New Westminster District Plan 60926

14683 – 104 Avenue

(the "Land")

3. As the legal description of the Land will 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:_____
_____**LEGAL**

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

_____**CIVIC**

5. This development permit applies to only the portion of the Land shown on Schedule A which is attached to and forms part of this development permit.

6. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7921-0063-00(1) through to and including 7921-0063-00(24) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by David Stoyko Landscape Architect, and numbered attached as 7921-0063-00(25) through to 7921-0063-00(42) (the "Landscaping").

2. For Form and Character development permits, or for that portion of a development permit pertaining to Form and Character, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.

3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.

2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.

3. The security for the proposed on-site landscaping is to be submitted as follows:

    i. Cash or Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of $1,085,765.00 (the "Security")

4. Security release will only be considered once installation of the Landscaping has been completed, after final approval of the installation has been given by the City, and after the completion by the Owner of any required maintenance periods identified in this development permit, to the satisfaction of the City.

5. For Form and Character development permits, when the Landscaping has been determined to be substantially complete, as determined by the City, and without the City having to use the Security, 90%, less deficiencies, of the original Security will be returned. When the Landscaping requirements and permit requirements receive final approval by the City, 10% of the original Security will be returned.

6. If final approval of the Landscaping installation and maintenance is not given by the City, the City has the option of using the Security to compete the Landscaping (or to hire a contractor to complete the work on the City's behalf) with any remaining money returned to the Owner. The Owner authorizes the City or its agent to enter upon the Land to complete the Landscaping.

7 If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

E. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

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

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: (Signature)

J[s. 22(1)]Rempel

Name: (Please Print)

Schedule A

7921-0063-00(1)

PROPOSED APARTMENT DEVELOPMENT

14683 104 Avenue
File No. 7921-0063-00

ISSUED FOR DP
APRIL 2, 2024

Plans checked by Planning & Development, City of Surrey
City Architect A. McLean
Date 2 April 2024
☑ Acceptable ☐ Not Acceptable

DEVELOPER
RDG GUILDFORD WEST DEVELOPMENT LTD.

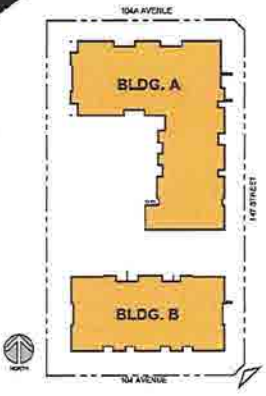
ARCHITECT
FOCUS ARCHITECTURE INCORPORATED
310 - 1848 McCALLUM ROAD
ABBOTSFORD, BC V2S 0H9

LANDSCAPE ARCHITECT
DAVID STOYKO, LANDSCAPE ARCHITECT
2686 EAST 6TH AVENUE
VANCOUVER, BC V5M 1R3

2024-04-01

7921-0063-00(2)

VIEW FROM SOUTHEAST



FOCUS
ARCHITECTURE INCORPORATED

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

DRAWING TITLE
3D VIEWS

DATE 2022.02.24 FILE NO. 1811W
DRN. RR
CHK. CH

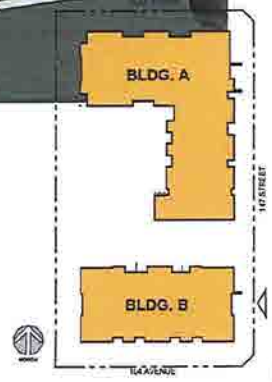
2024-04-01

SEAL

SHEET NO.
DP-0.00

7921-0063-00(3)

VIEW FROM SOUTHEAST (BUILDING B LOBBY)



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4	2024-04-02 ISSUED FOR DP FILE NO. 7921-0063-00
3	2023-05-12 RESPONSE TO PLANNING FILE NO. 7921-0063-00
2	2023-02-03 RESPONSE TO DP FILE NO. 7921-0063-00
1	2022-08-26 RESPONSE TO ADP FILE NO. 7921-0063-00
	2022-07-07 SUBMISSION TO ADP FILE NO. 7921-0063-00
	2022-06-30 SUBMISSION TO ADP FILE NO. 7921-0063-00
	2022-05-19 SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
	2022-05-03 DP RESPONSES
	2022-04-05 DP SUBMISSION
	2021-11-01 DP RESPONSES
	2021-10-31 DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10405 & 10425 147 STREET
SURREY, BC

DRAWING TITLE
3D VIEWS

DATE 2022.02.24 FILE NO.
DRN. RW
CHK. CH 1811W

2024-04-01

SEAL

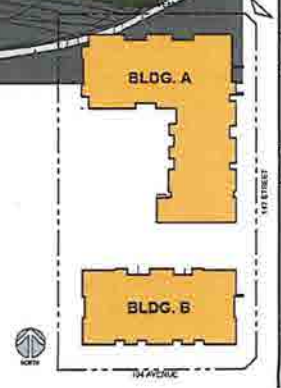
SHEET NO.
DP-0.00

7921-0063-00(4)

BUILDING A

BUILDING B

VIEW FROM NORTHEAST



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1	2024-04-02 SUBDIVISION FILE NO. 7921-0063-00
2	2025-05-13 RESPONSE TO PLANNER FILE NO. 7921-0063-00
3	2025-07-07 RESPONSE TO DP REVIEWS FILE NO. 7921-0063-00
4	2025-08-26 RESPONSE TO ADP FILE NO. 7921-0063-00
5	2025-09-30 SUBMISSION TO ADP FILE NO. 7921-0063-00
6	2025-10-15 SUBMISSION TO ADP - RESIDENTIAL FILE NO. 7921-0063-00
7	2025-10-23 DP RESPONSES
8	2025-11-26 DP RESPONSES
9	2025-12-17 DP APPLICATION

REVISIONS

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PROJECT
PROPOSED APARTMENT DEVELOPMENT

10484 & 10425 147 STREET
SURREY, BC

DRAWING TITLE
3D VIEWS

DATE 2022.02.24 FILE NO.
DWN RN
CHK CH 1811W

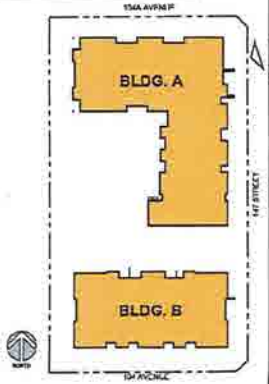
2024-04-01

SEAL

SHEET NO.
DP-0.00k

7921-0063-00(5)

VIEW FROM NORTHEAST (BUILDING A LOBBY)



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1	2024-04-01 ISSUED FOR PUBLIC FILE NO. 7921-0063-00
2	2023-03-13 RESPONSE TO PLANNING FILE NO. 7921-0063-00
3	2023-02-09 RESPONSE TO ADP FILE NO. 7921-0063-00
4	2022-09-26 RESPONSE TO ADP FILE NO. 7921-0063-00
5	2022-07-07 SUBMISSION TO ADP FILE NO. 7921-0063-00
6	2022-06-09 SUBMISSION TO ADP FILE NO. 7921-0063-00
7	2022-05-10 SUBMISSION TO ADP - RD VIEW SET FILE NO. 7921-0063-00
8	2022-03-03 DP RESPONSES
9	2021-04-28 DP RESPONSES
10	2021-03-09 DP RESPONSES
11	2021-02-11 DP APPLICATION

REVISIONS

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RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10435 147 STREET
SURREY, BC

DRAWING TITLE
3D VIEWS

DATE 2022.02.14 FILE NO.
DWN RW
CHK CH 1811W

2024-04-01

SEAL

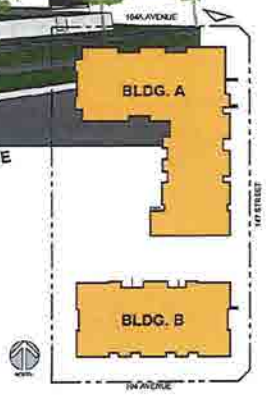
SHEET NO.
DP-0.00

7921-0063-00(6)

BUILDING A

BUILDING B

VIEW FROM NORTHEAST



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2024-04-01	ISSUED FOR DP FILE NO. 7921-0063-00
2023-05-15	RESPONSE TO PLANNER FILE NO. 7921-0063-00
2023-02-03	RESPONSE TO 1ST SUBMISSION FILE NO. 7921-0063-00
2022-09-26	RESPONSE TO ADP FILE NO. 7921-0063-00
2022-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-30	SUBMISSION TO ADP FILE NO. 7921-0063-00
2021-11-10	SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
2021-05-03	DP RESPONSES
2021-04-08	DP RESPONSES
2021-01-01	DP RESPONSES
2020-12-17	DP APPLICATION

REVISIONS

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RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

11485 & 11425 147 STREET
SURREY, BC

DRAWING TITLE
3D VIEWS

DATE 2022.02.24 FILE NO.
DWN RW
CHK CH 1811W

2024-04-01
SEAL

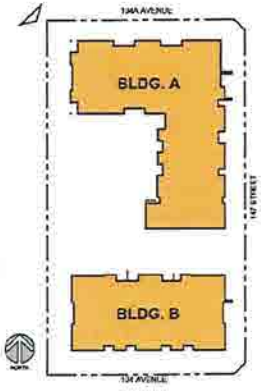
SHEET NO.
DP-0.00m

7921-0063-00(7)

BUILDING A

BUILDING B

VIEW FROM NORTHWEST



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2024-04-02	ISSUED FOR DP FILE NO. 7921-0063-00
2023-03-13	RESPONSE TO PLANNERS FILE NO. 7921-0063-00
2023-02-03	RESPONSE TO ENGINEERING FILE NO. 7921-0063-00
2022-09-26	RESPONSE TO ADP FILE NO. 7921-0063-00
2022-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-30	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-04-29	SUBMISSION TO ADP - RD1DW SET FILE NO. 7921-0063-00
2022-05-05	DP RESPONSES
2022-04-08	DP RESPONSES
2021-11-01	DP RESPONSES
2021-10-21	DP APPLICATION

REVISIONS

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PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10425 147 STREET
SURREY, BC

DRAWING TITLE
3D VIEWS

DATE: 2022.02.24 | FILE NO.
DWN: RW
CHK: CH 1811W

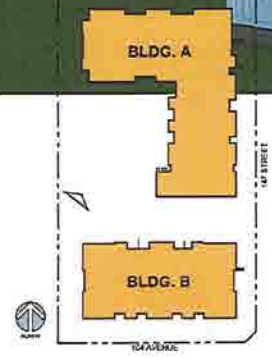
2024-04-01

SEAL
SHEET NO.
DP-0.00

7921-0063-00(8)

BUILDING A

VIEW FROM SOUTHWEST



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2024-04-01	SCHEDULE A UPDATE FILE NO. 7921-0063-00
2023-05-15	RESPONSE TO PLANNING FILE NO. 7921-0063-00
2023-02-23	PLANNING TOWN HALL FILE NO. 7921-0063-00
2022-08-29	RESPONSE TO ADP FILE NO. 7921-0063-00
2022-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-30	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-09	SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
2022-05-03	DP RESPONSES
2022-04-28	DP SUBMISSION
2021-11-01	DP RESPONSES
2021-03-31	DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

11685 & 11695 147 STREET
SURREY, BC

DRAWING TITLE
3D VIEWS

DATE 2022.02.24 FILE NO.
DWN. RW
CHK. CH 1811W

2024-04-01

SEAL

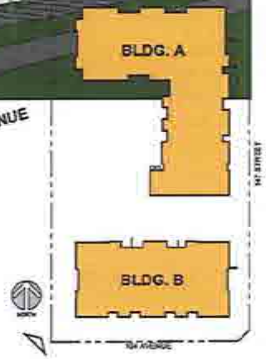
SHEET NO.
DP-0.00

7921-0063-00(9)

BUILDING B

BUILDING A

VIEW FROM SOUTHWEST



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REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

DRAWING TITLE
3D VIEWS

DATE 2022.02.24 FILE NO.
DRN RN
CHK CH 1811W

2024-04-01

SCALE
SHEET NO.
DP-0.00p

7921-0063-00(10)

A **Fiber Cement Panel Siding**
James Hardie 'Iron Gray'
Install with 'EZ-Trim' reveals colour matched to panel

B **Fiber Cement Panel Siding**
James Hardie 'Aged Pewter'
Install with 'EZ-Trim' reveals colour matched to panel

C **Fiber Cement Panel Siding**
James Hardie 'Arctic White'
Install with 'EZ-Trim' reveals colour matched to panel

D **Brick**
Mutual Materials Co. 'Burgundy'
Mission Texture

E **Vinyl Window Frames, Patio Doors, Sliding Glass Doors**
Black

F **Balcony Trim, Porch Post**
James Hardie 'Rich Espresso'
Install with butt joints at fascias and posts

G **Glass & Steel Canopy**
Benjamin Moore
'Asphalt' CC-548

H **Fascia, Balcony Trim**
James Hardie 'Arctic White'
Install with butt joints at fascias

J **Metal Panel Soffits & Cladding**
Lux 'Fir'

K1 **Vinyl Soffits**
Mitten 'Frost'

K2 **Vinyl Soffits**
Mitten 'Black'

N **Aluminum Storefront**
Black

O **Through-wall Flashing**
Westform 'Weathered Copper'

L **Balcony Railing/Privacy Screens**
Charcoal Grey, clear glass at balconies, obscured glass at privacy screens

M **Glass & Wood Canopy**
Wood stain to match Lux 'Fir' and Benjamin Moore 'Willow' CC-542

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2024-04-01 ISSUED FOR DP
FILE NO. 7921-0063-00
2023-05-12 RESPONSE TO PLANNING
FILE NO. 7921-0063-00
2023-02-01 RESPONSE TO ADP MEETING
FILE NO. 7921-0063-00
2022-09-28 RESPONSE TO ADP
FILE NO. 7921-0063-00
2022-07-07 SUBMISSION TO ADP
FILE NO. 7921-0063-00
2021-06-10 SUBMISSION TO ADP
FILE NO. 7921-0063-00
2021-05-03 DP RESPONSES
2021-04-09 DP RESPONSES
2021-03-31 DP APPLICATION
REVISIONS
CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT
15485 & 15425 16 AVENUE
SURREY, BC

DRAWING TITLE
COLOUR SCHEME

DATE 2022.02.24 FILE NO.
DRN RM
CHK CH 1811W

2024-04-01
SEAL
SHEET NO.
DP-0.02

7921-0063-00(11)

BLDG A APARTMENT UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA		NET FLOOR AREA TOTALS	
A1-G | Studio	8	455 sq.ft.	42.27 m²	3,639 sq.ft.	169.00 m²
A1-2 | Studio	4	455 sq.ft.	42.27 m²	1,820 sq.ft.	169.08 m²
A1 | Studio	16	455 sq.ft.	42.27 m²	7,280 sq.ft.	676.33 m²
A5 | 1 Bed	1	502 sq.ft.	46.64 m²	502 sq.ft.	46.64 m²
A6 | Jr. 1 Bed	8	453 sq.ft.	37.44 m²	3,624 sq.ft.	299.52 m²
B-G | 1 Bed + Den	3	622 sq.ft.	57.79 m²	1,866 sq.ft.	173.36 m²
B-2 | 1 Bed + Den	3	622 sq.ft.	57.79 m²	1,866 sq.ft.	173.36 m²
B1 | 1 Bed + Den	9	622 sq.ft.	57.79 m²	5,598 sq.ft.	520.07 m²
B5 | 1 Bed	4	623 sq.ft.	57.88 m²	2,492 sq.ft.	231.51 m²
B6 | 1 Bed	16	643 sq.ft.	59.46 m²	9,429 sq.ft.	604.46 m²
B6 | 1 Bed + Den	5	992 sq.ft.	56.53 m²	5,019 sq.ft.	279.64 m²
B7-G | 1 Bed+Den (adapt.)	1	622 sq.ft.	57.79 m²	622 sq.ft.	57.79 m²
B7-2 | 1 Bed+Den (adapt.)	1	622 sq.ft.	57.79 m²	622 sq.ft.	57.79 m²
B7 | 1 Bed+Den (adapt.)	3	622 sq.ft.	57.79 m²	1,866 sq.ft.	173.36 m²
B7a | 1 Bed+Den (adapt.)	6	622 sq.ft.	57.79 m²	3,119 sq.ft.	289.93 m²
C4 | 1 Bed (adapt.)	1	515 sq.ft.	47.85 m²	515 sq.ft.	47.85 m²
C1 | 2 Bed/2 ba	2	907 sq.ft.	84.26 m²	1,814 sq.ft.	168.52 m²
C3-G | 2 Bed/2 ba	1	766 sq.ft.	71.16 m²	766 sq.ft.	71.16 m²
C3-2 | 2 Bed/2 ba	1	766 sq.ft.	71.16 m²	766 sq.ft.	71.16 m²
C3 | 2 Bed/2 ba	3	765 sq.ft.	71.07 m²	2,295 sq.ft.	213.21 m²
C4-G | 2 Bed/2 ba	1	825 sq.ft.	76.64 m²	825 sq.ft.	76.64 m²
C4-2 | 2 Bed/2 ba	2	825 sq.ft.	76.64 m²	1,650 sq.ft.	153.29 m²
C4 | 2 Bed/2 ba	7	825 sq.ft.	76.64 m²	5,775 sq.ft.	536.51 m²
C4-2 | 2 Bed/2 ba	1	760 sq.ft.	73.61 m²	760 sq.ft.	70.61 m²
C6 | 2 Bed/2 ba	4	760 sq.ft.	73.61 m²	3,040 sq.ft.	282.43 m²
C7 | 2 Bed/2 ba	8	815 sq.ft.	75.72 m²	6,520 sq.ft.	605.73 m²
C8 | 2 Bed/2 ba	1	840 sq.ft.	78.04 m²	840 sq.ft.	78.04 m²
F1 | 3 Bed/2 ba	1	931 sq.ft.	86.49 m²	931 sq.ft.	86.49 m²
E2 | 3 Bed/2 ba	1	922 sq.ft.	85.59 m²	922 sq.ft.	85.59 m²
TOTAL	111			68,552 sq.ft.	6,369.15 m²

BLDG B APARTMENT UNIT SUMMARY

UNIT TYPE	# of UNITS	FLOOR AREA		NET FLOOR AREA TOTALS	
A-G | Studio	1	393 sq.ft.	36.51 m²	393 sq.ft.	36.51 m²
A-2 | Studio	1	393 sq.ft.	36.51 m²	393 sq.ft.	36.51 m²
A | Studio	8	393 sq.ft.	36.51 m²	3,144 sq.ft.	292.09 m²
A2 | Studio	5	429 sq.ft.	39.86 m²	2,145 sq.ft.	199.28 m²
A3 | Studio	2	493 sq.ft.	45.43 m²	970 sq.ft.	90.86 m²
A4-2 | 1 Bed	2	568 sq.ft.	52.77 m²	1,136 sq.ft.	105.54 m²
A4 | 1 Bed	8	568 sq.ft.	52.77 m²	4,544 sq.ft.	422.15 m²
B2-G | 1 Bed	2	493 sq.ft.	45.80 m²	986 sq.ft.	91.60 m²
B2-2 | 1 Bed	2	493 sq.ft.	45.80 m²	986 sq.ft.	91.60 m²
B2 | 1 Bed	8	493 sq.ft.	45.80 m²	3,944 sq.ft.	366.41 m²
C2-G | 1 Bed + Den	2	640 sq.ft.	59.46 m²	1,280 sq.ft.	118.92 m²
C2 | 1 Bed + Den	10	640 sq.ft.	59.46 m²	6,400 sq.ft.	594.58 m²
C3-G | 1 Bed (adapt.)	1	605 sq.ft.	56.21 m²	605 sq.ft.	56.21 m²
C3 | 1 Bed (adapt.)	5	605 sq.ft.	56.21 m²	3,025 sq.ft.	281.03 m²
D1-G | 2 Bed/2 ba	1	750 sq.ft.	69.68 m²	750 sq.ft.	69.68 m²
D1-2 | 2 Bed/2 ba	1	782 sq.ft.	72.65 m²	782 sq.ft.	72.65 m²
D1 | 2 Bed/2 ba	9	780 sq.ft.	72.46 m²	6,240 sq.ft.	579.71 m²
D1a-G | 2 Bed/2 ba	1	794 sq.ft.	73.76 m²	794 sq.ft.	73.76 m²
D1a-2 | 2 Bed/2 ba	1	760 sq.ft.	73.67 m²	760 sq.ft.	73.67 m²
D1a | 2 Bed/2 ba	8	760 sq.ft.	73.67 m²	6,344 sq.ft.	589.36 m²
D1c-G | 2 Bed/2 ba	1	751 sq.ft.	69.77 m²	751 sq.ft.	69.77 m²
D1c-2 | 2 Bed/2 ba	1	760 sq.ft.	73.67 m²	760 sq.ft.	73.67 m²
D1c-G | 2 Bed/2 ba	1	760 sq.ft.	72.46 m²	760 sq.ft.	72.46 m²
D1c-2 | 2 Bed/2 ba	1	760 sq.ft.	72.46 m²	760 sq.ft.	72.46 m²
TOTAL	81			60,756 sq.ft.	5,620.51 m²

BUILDING A APARTMENT UNIT BREAKDOWN

UNIT TYPE	# of UNITS						TOTAL	%
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		
Studio	4	4	4	4	4	4	24	21.6%
1 Bed	2	4	5	5	5	3	24	21.6%
1 Bed + Den	4	5	5	5	5	2	30	27.0%
2 Bed	2	5	6	6	6	5	31	27.9%
3 Bed	0	1	0	1	1	0	3	1.8%
TOTAL	12	20	21	21	21	14	111	

BUILDING B APARTMENT UNIT BREAKDOWN

UNIT TYPE	# of UNITS						TOTAL	%
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		
Studio	3	2	3	3	3	3	17	21.0%
1 Bed	3	5	5	5	5	5	28	34.6%
1 Bed + Den	2	2	2	2	2	2	12	14.8%
2 Bed	4	4	4	4	4	4	24	29.6%
TOTAL	12	13	14	14	14	14	81	

SITE RECONCILIATION

LEGAL DESCRIPTIONS:
LOT 149 BLOCK 5N SECTION 19 RANGE 1W PLAN NWP92826 NWD

CIVIC ADDRESS:
14583 104 AVENUE, SURREY, BC

ZONING INFORMATION:

EXISTING ZONING: C-35
PROPOSED ZONING: CD 86
OCP: MULTIPLE RESIDENTIAL
NCP: LOW - TO MID RISE RESIDENTIAL

LOT AREAS:
GROSS: 64,508.3 sf (5,993.1 m²) [1.481 ac] [0.599 ha]
DEDICATION: - 6,410.1 sf [- 595.5 m²] [0.147 ac] [0.060 ha]
NET: 58,098.4 sf (5,397.6 m²) [1.333 ac] [0.540 ha]

DENSITY:
ALLOWED: 2.60 FAR (ON NET)
PROPOSED: 137,322 sf / 64,508.3 sf = 2.13 FAR (GROSS)
137,322 sf / 58,098.6 sf = 2.36 FAR (NET)

SETBACKS PROVIDED:
NORTH: 3.91m
WEST: 6.49m
EAST: 5.41m
SOUTH: 6.63m

LOT COVERAGE:
PROPOSED: 47.5% (27,846.1 sf / 58,098.6 sf)

BUILDING HEIGHT:
ALLOWED: 6 STOREYS
PROPOSED: BUILDING A: 6 STOREYS, 22.70m
BUILDING B: 6 STOREYS, 21.70m

AMENITY:
OUTDOOR REQUIRED: 3 m² PER UNIT x 193 UNITS = 579 m² (6,200.0 sf)
INDOOR REQUIRED: 3 m² PER UNIT x 193 UNITS = 579 m² (6,200.0 sf)
TOTAL REQUIRED: 1,158 m² (12,400.0 sf)

OUTDOOR PROPOSED: 948.1m² (9,842 sf)
INDOOR PROPOSED: 421.4m² (4,536 sf)
TOTAL PROPOSED: 1,330.5m² (14,318 sf)

PARKING:
RESIDENTIAL: 1.1 SPACES x 193 UNITS = 211.2 SPACES MIN.
ACCESSIBLE SPACES: 2% x 211.2 = 4.2 REQ'D.
TOTAL PROVIDED: 225 (INCL. 2 ACCESSIBLE & 2 VAN ACCESSIBLE SPACES, 20 SMALL CAR)

BICYCLE: 1.2 SECURE SPACES x 193 UNITS = 230.4 SPACES REQUIRED
TOTAL PROVIDED: 239 (213 IN PARKADE, 26 IN BLDG. A)

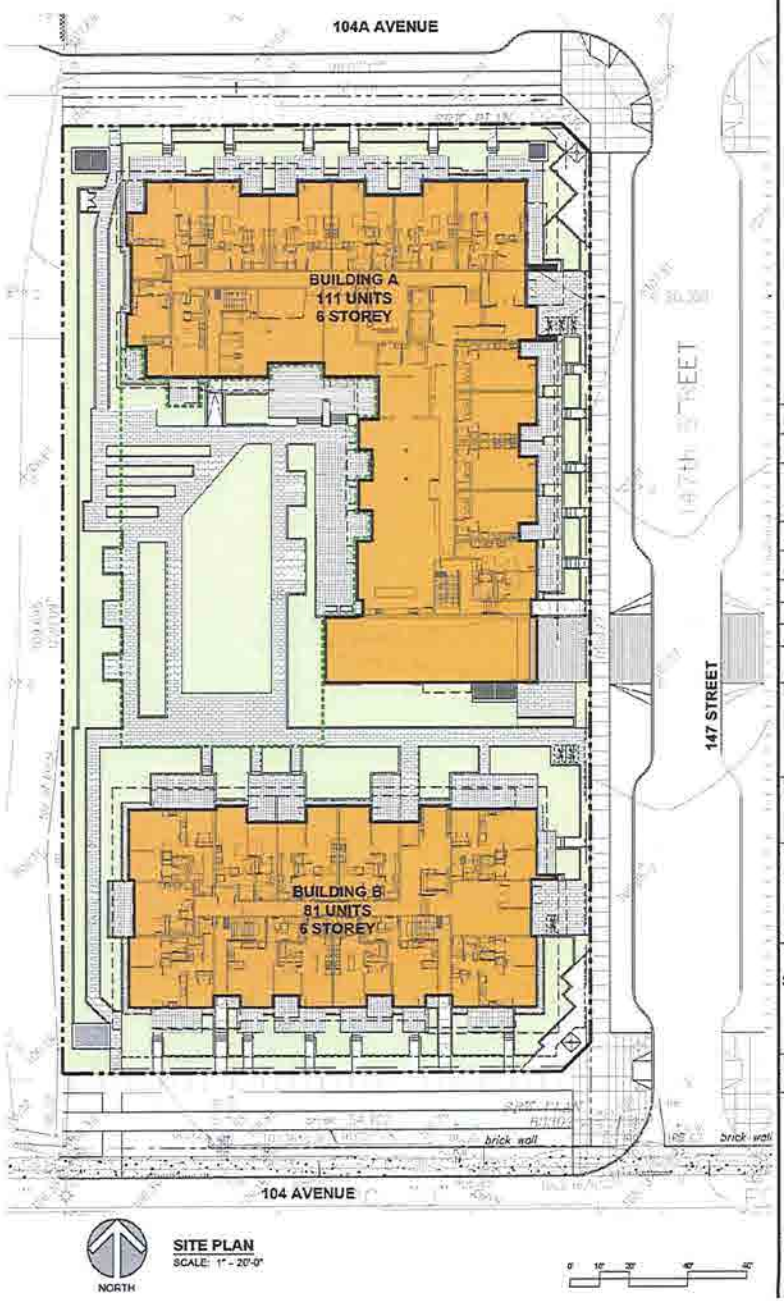
VISITOR: 0.1 SPACES x 193 UNITS = 19.2 SPACES MIN.
TOTAL PROVIDED: 26 (INCL. 1 VAN ACCESSIBLE SPACE, 6 SMALL CAR)

BICYCLE: 6 SPACES PER MULTI-UNIT BLDG. > 12 REQUIRED
TOTAL PROVIDED: 12

TOTAL PARKING REQUIRED: 230.4 SPACES MIN.
PROVIDED: 251 SPACES

FLOOR AREAS SUMMARY

	BUILDING A	BUILDING B	TOTAL	
LEVEL 1	13,689sf	9,315sf		
LEVEL 2	14,891sf	9,315sf		
LEVEL 3	14,891sf	9,315sf		
LEVEL 4	14,891sf	9,315sf		
LEVEL 5	14,891sf	9,315sf		
LEVEL 6	12,726sf	9,315sf		
GROSS FLOOR AREA	85,369sf	55,890sf	141,259sf	13,178.61sm
AMENITY	4,284sf	292sf	4,576sf	421.26sm
FAR AREA	81,084sf	56,598sf	137,682sf	12,791.21sm



SITE PLAN
SCALE: 1" = 20'-0"

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2024-04-02	ISSUED FOR DP
2023-03-13	RESPONSE TO PLANNING FILE NO. 7921-0063-00
2023-02-15	RESPONSE TO TOWN COMMENTS FILE NO. 7921-0063-00
2022-05-26	RESPONSE TO ADP FILE NO. 7921-0063-00
2021-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2021-06-30	SUBMISSION TO ADP FILE NO. 7921-0063-00
2021-06-10	SUBMISSION TO ADP - REVISION SET FILE NO. 7921-0063-00
2021-05-03	DP RESPONSES
2021-04-09	DP RESPONSES
2021-01-20	DP RESPONSES
2020-12-21	DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

15685 & 15625 147 STREET
SURREY, BC

DRAWING TITLE
SITE PLAN

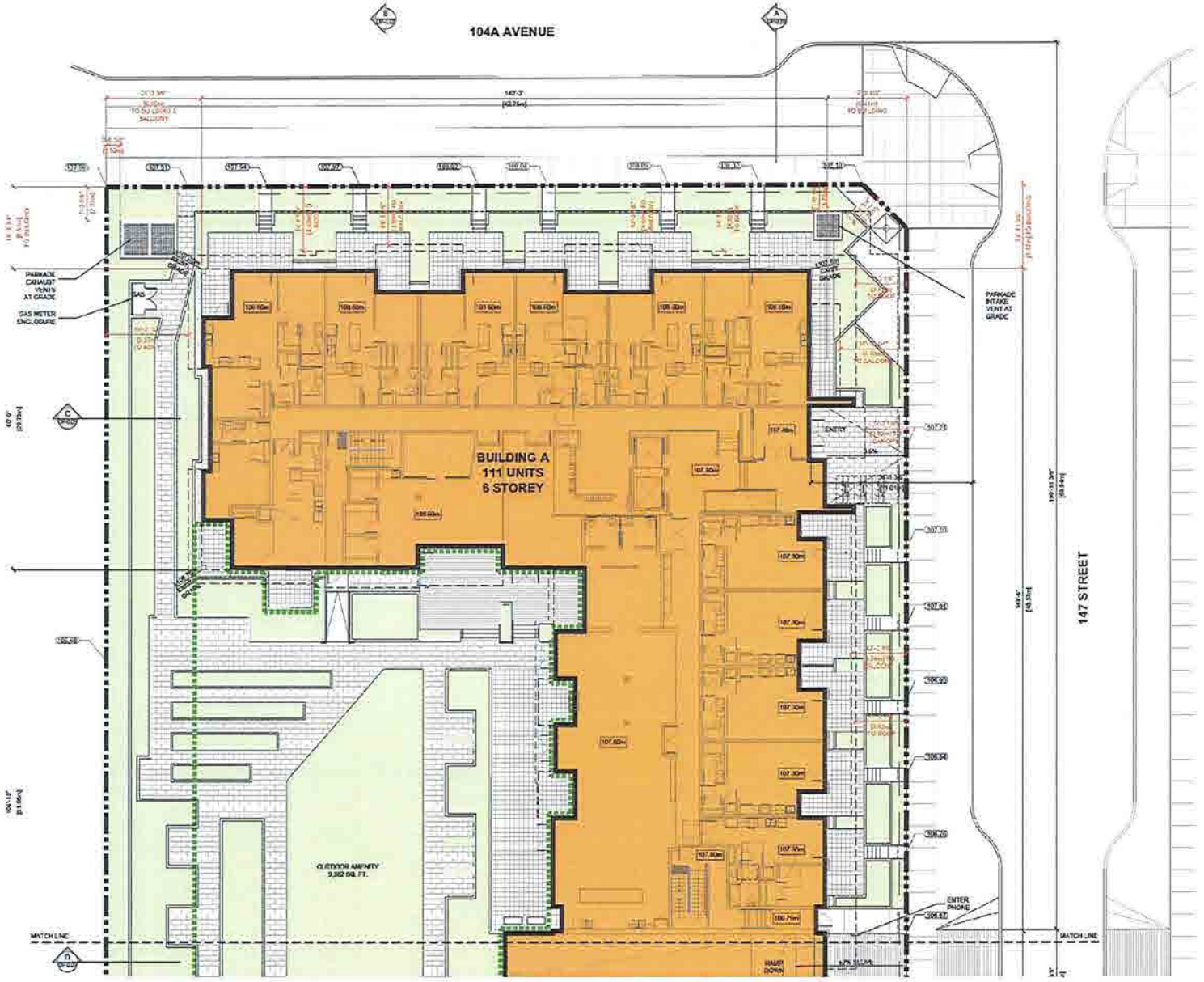
DATE: 2022.02.24 FILE NO.
DWN. RN
CHK. CH 1811W

2024-04-01

SEAL

SHEET NO.
DP-0.03

7921-0063-00(12)



ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0"

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2024-04-02	ISSUED FOR DP FILE NO. 7921-0063-00
2023-03-13	RESPONSE TO PLANNING FILE NO. 7921-0063-00
2023-02-23	INTERFACE TOWN AMENITY FILE NO. 7921-0063-00
2022-08-26	RESPONSE TO ADP FILE NO. 7921-0063-00
2022-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-30	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-10	SUBMISSION TO CITY - REVIEW SET FILE NO. 7921-0063-00
2022-05-03	DP RESPONSES
2022-04-08	DP SUBMISSION
2021-11-01	DP RESPONSES
2021-05-31	DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10405 147 STREET
SURREY, BC

DRAWING TITLE
ENLARGED SITE PLAN

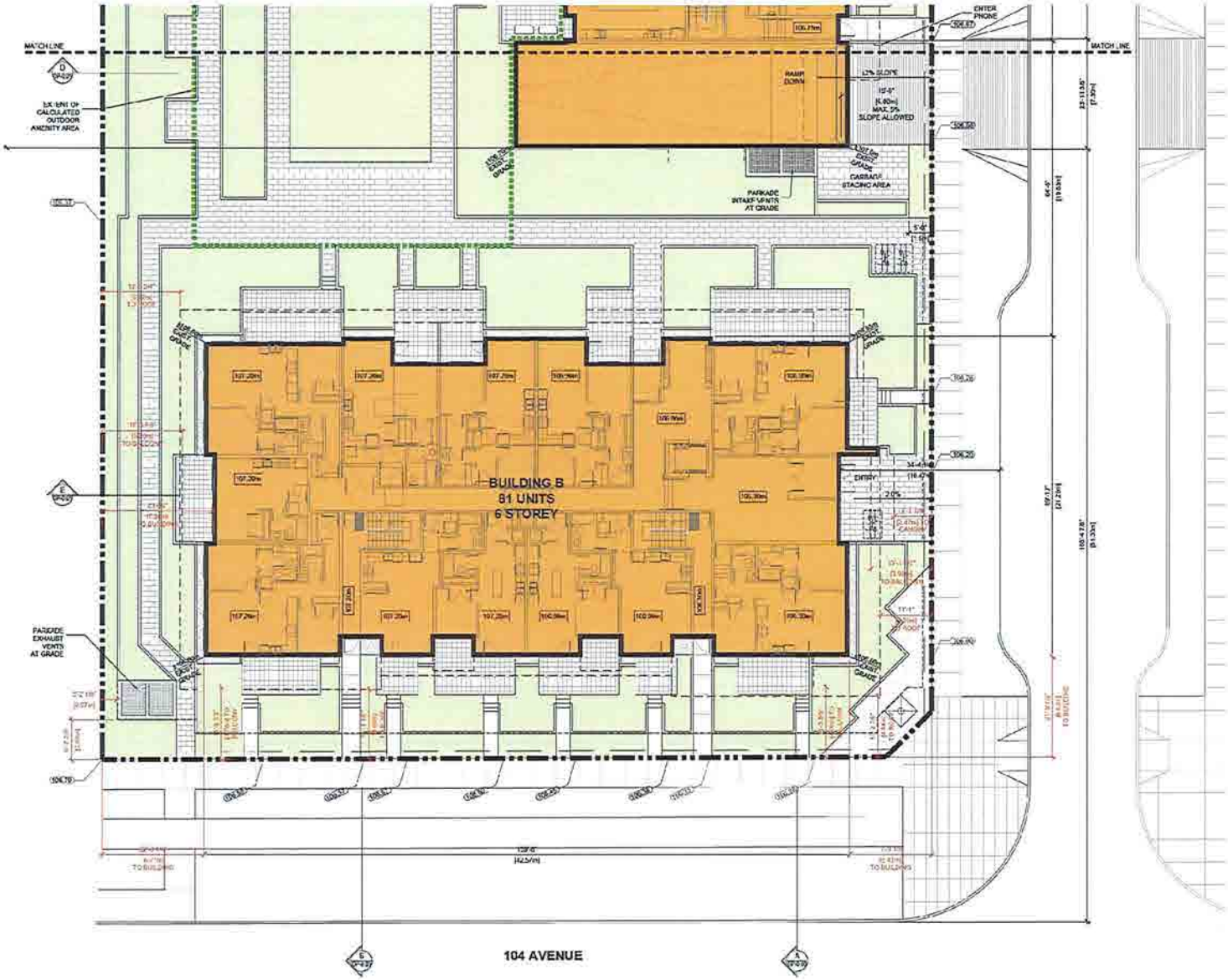
DATE 2022.02.24 FILE NO.
DWN. RW
CHK. CH 1811W

2024-04-01

SEAL

SHEET NO.
DP-0.04

7921-0063-00(13)



NORTH

ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0"

0' 5'-4" 10'-8" 21'-4" 32'

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2024-04-02	ISSUED FOR DP
2023-05-15	RESPONSE TO PLANNING FILE NO. 7921-0063-00
2023-02-10	RESPONSE TO DP COMMENTS FILE NO. 7921-0063-00
2022-09-26	RESPONSE TO ADP FILE NO. 7921-0063-00
2022-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-06	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-05-19	SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
2022-05-03	DP RESPONSES
2022-04-08	DP COMMENTS
2021-11-01	DP RESPONSES
2021-10-21	DP APPLICATION

REVISIONS

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RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10685 & 10695 147 STREET
SURREY, BC

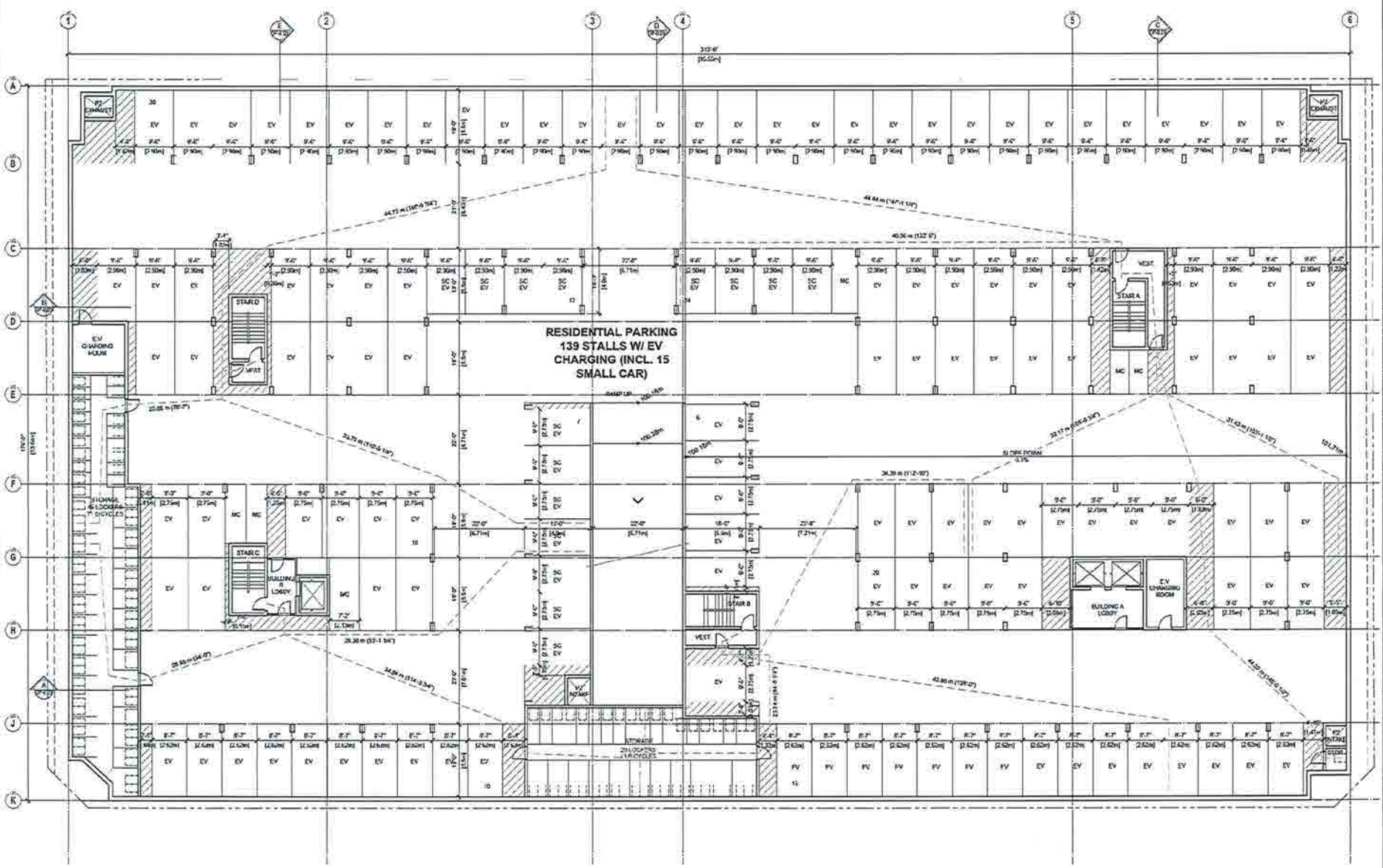
DRAWING TITLE
ENLARGED SITE PLAN

DATE 2022.02.24 | FILE NO.
DWN. RW
CHK. CH 1811W

2024-04-01

SCALE
SHEET NO.
DP-0.05

7921-0063-00(14)



LEVEL P2 PLAN (FLOOR AREA: 54,949.0 SQ. FT.)
SCALE: 3/32" = 1'-0"

NORTH

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2024-04-02	ISSUED FOR DP
2023-05-15	RESPONSE TO PLANNING FILE NO. 7921-0063-00
2023-02-03	RESUBMIT TO DP COMMENTS FILE NO. 7921-0063-00
2022-08-26	RESPONSE TO ADP FILE NO. 7921-0063-00
2022-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-30	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-05-19	SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
2022-05-03	DP RESPONSES
2022-04-08	DP SUBMISSION
2021-11-03	DP RESPONSES
2021-05-31	DP APPLICATION

REVISIONS

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PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10425 147 STREET
SURREY, BC

DRAWING TITLE
LEVEL P2 PLAN

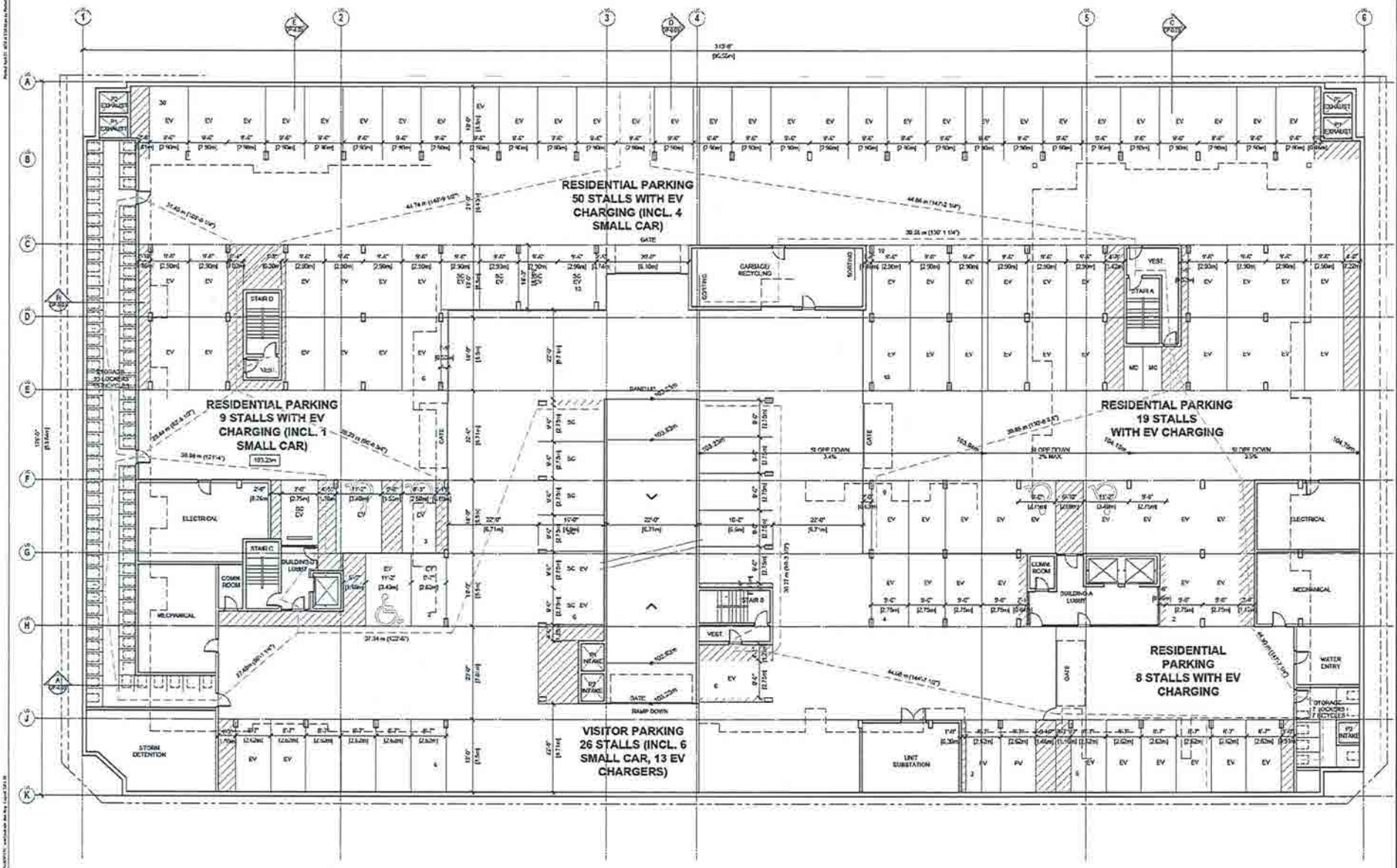
DATE 2022.02.24 FILE NO.
DWN. RN
CHK. CH 1811W

2024-04-01

SEAL

SHEET NO.
DP-1.00

7921-0063-00(15)



LEVEL P1 PLAN (FLOOR AREA: 54,949.0 SQ. FT.)
SCALE: 3/32" = 1'-0"

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1	2024-04-01 ISSUED FOR DP
2	2024-05-13 RESPONSE TO PLANNING FILE NO. 7921-0063-00
3	2024-07-03 RESPONSE TO PLANNING FILE NO. 7921-0063-00
4	2024-08-26 RESPONSE TO ADP FILE NO. 7921-0063-00
5	2024-09-27 SUBMISSION TO ADP FILE NO. 7921-0063-00
6	2024-10-30 SUBMISSION TO ADP FILE NO. 7921-0063-00
7	2024-11-12 SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
8	2025-03-03 DP RESPONSES
9	2025-04-08 DP RESPONSES
10	2025-11-20 DP RESPONSES
11	2026-01-21 DP APPLICATION

REVISIONS

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RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10525 147 STREET
SURREY, BC

DRAWING TITLE
LEVEL P1 PLAN

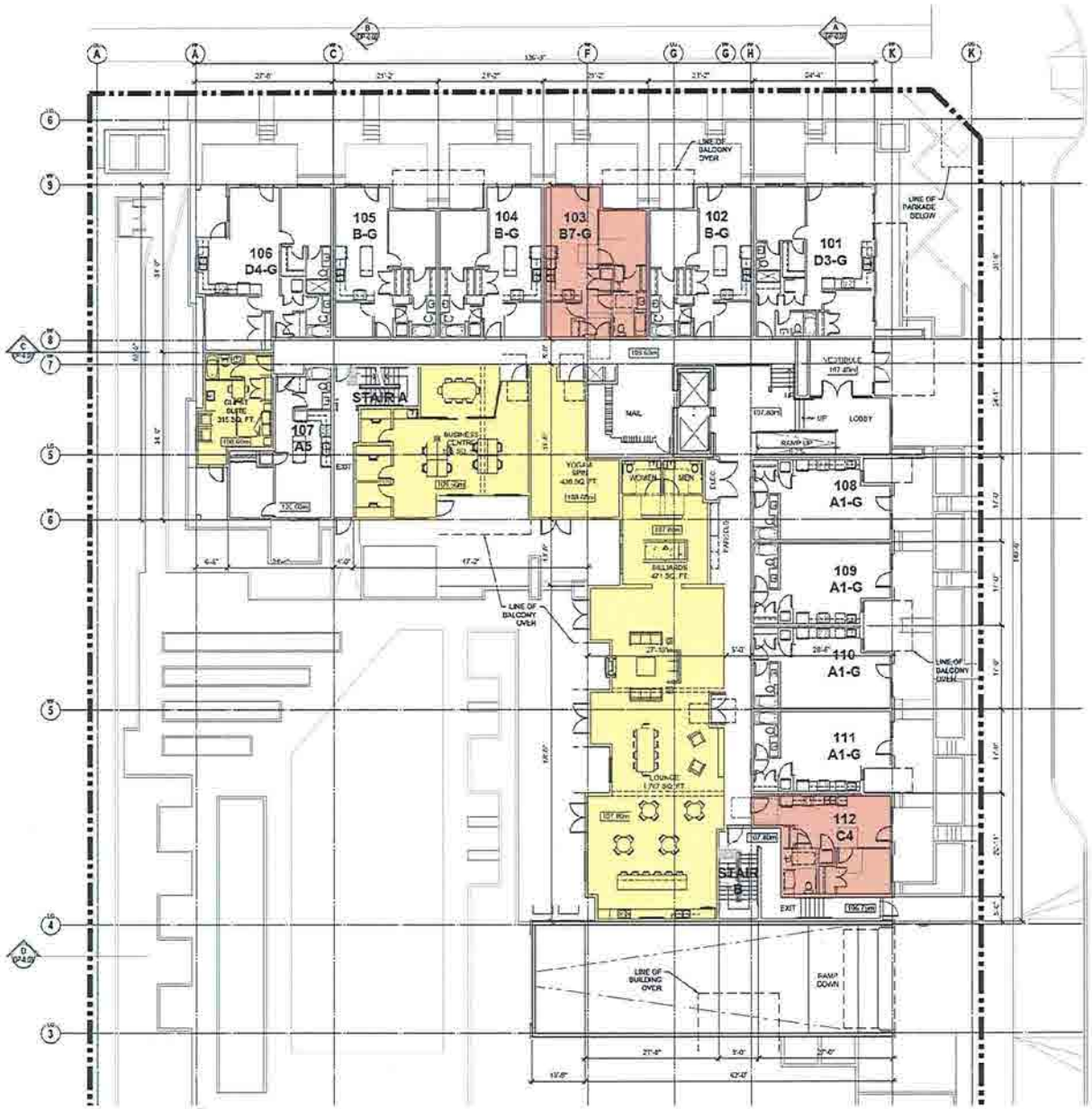
DATE 2022.02.14 FILE NO.
DWN. RW
CHK. CH 1811W

2024-04-01

SEAL

SHEET NO.
DP-1.01

7921-0063-00(16)



LEVEL 1 PLAN (FLOOR AREA: 13,699 SQ. FT.)
SCALE: 3/32" = 1'-0"

NORTH

0' 5'-4" 10'-8" 21'-4" 32'

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1	2024-09-10 RESPONSE TO PLANNING FILE NO. 7921-0063-00
2	2024-05-13 RESPONSE TO PLANNING FILE NO. 7921-0063-00
3	2024-02-05 RESPONSE TO ADP COMMENTS FILE NO. 7921-0063-00
4	2023-08-28 RESPONSE TO ADP FILE NO. 7921-0063-00
5	2023-07-07 SUBMISSION TO ADP FILE NO. 7921-0063-00
6	2023-05-10 SUBMISSION TO ADP FILE NO. 7921-0063-00
7	2022-05-10 SUBMISSION TO ADP - REVISION SET FILE NO. 7921-0063-00
8	2022-05-03 DP RESPONSES
9	2022-04-08 DP SUBMISSION
10	2021-11-23 DP RESPONSES
11	2021-05-31 DP APPLICATION

REVISIONS

CONSULTANT

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RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10435 147 STREET
SURREY, BC

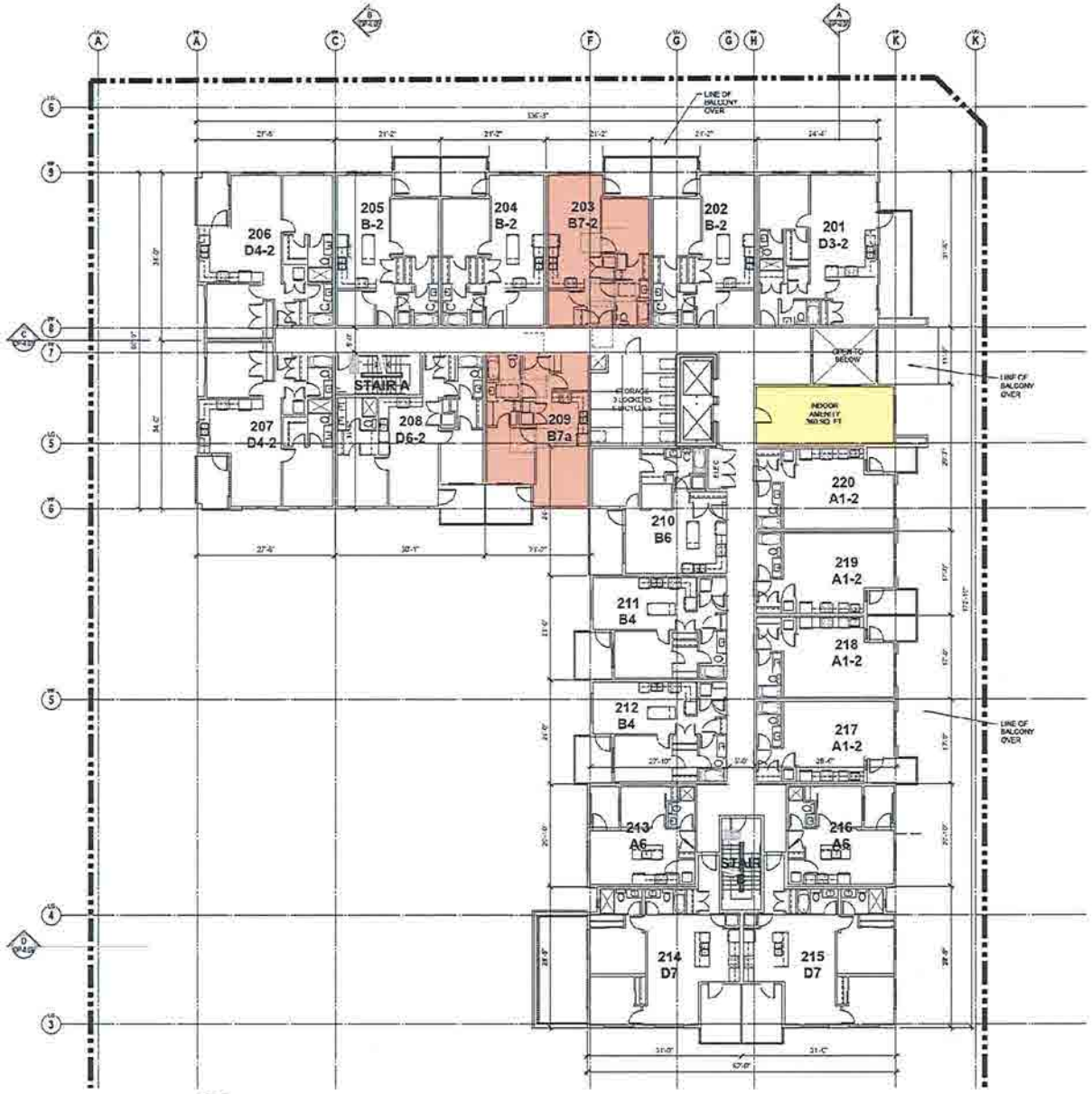
DRAWING TITLE
BUILDING A
LEVEL 1 PLAN

DATE 2022.02.24 FILE NO.
DRN. RR
CHK. CH 1811W

2024-04-01

SCALE
SHEET NO.
DP-2.01

7921-0063-00(17)



LEVEL 2 PLAN (FLOOR AREA: 14,891 SQ. FT.)
SCALE: 3/32" = 1'-0"

NORTH

0' 8'-0" 16'-0" 24'-0" 32'

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1	2024-04-02 SCALE J FLIP DP FILE NO. 7921-0063-00
2	2023-05-12 RESPONSE TO PLANNING FILE NO. 7921-0063-00
3	2023-02-03 RESPONSE TO PLANNING FILE NO. 7921-0063-00
4	2023-05-26 RESPONSE TO ADP FILE NO. 7921-0063-00
5	2023-07-07 SUBMISSION TO ADP FILE NO. 7921-0063-00
6	2023-06-06 SUBMISSION TO ADP FILE NO. 7921-0063-00
7	2022-09-19 SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
8	2022-09-02 DP RESPONSES
9	2022-04-28 DP SUBMISSION
10	2021-11-01 DP RESPONSES
	2021-05-31 DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

15485 & 15505 147 STREET
SURREY, BC

DRAWING TITLE
BUILDING A
LEVEL 2 PLAN

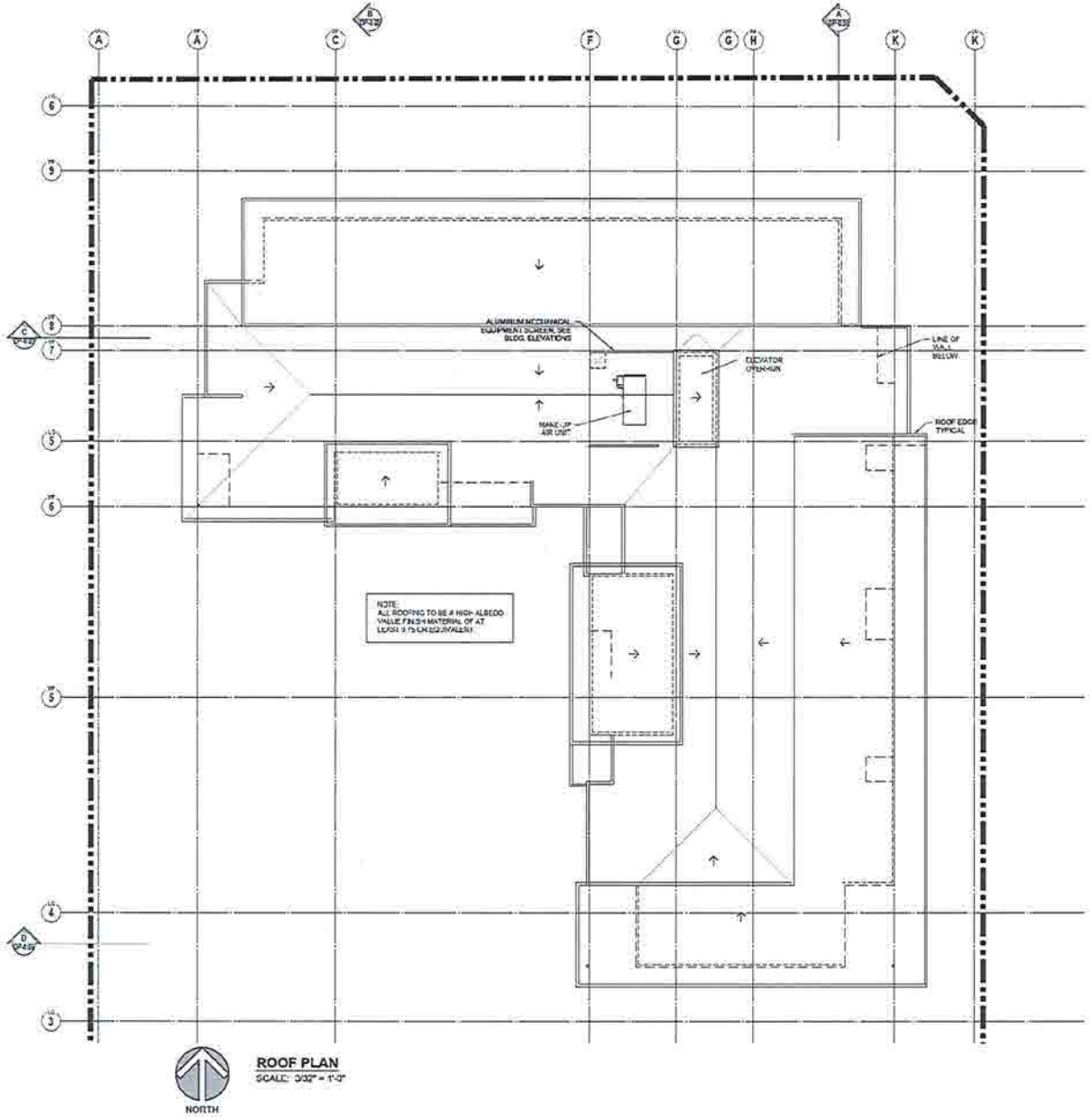
DATE 2022.02.24 | FILE NO.
DWN. RW
CHK. CH | 1811W

2024-04-01

SEAL

SHEET NO.
DP-2.02

7921-0063-00(18)



ROOF PLAN
SCALE: 3/32" = 1'-0"

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2024-04-02	ISSUED FOR DP FILE NO. 7921-0063-00
2023-05-10	RESPONSE TO PLANNING FILE NO. 7921-0063-00
2023-02-03	RESPONSE TO DP FILE NO. 7921-0063-00
2022-08-26	RESPONSE TO ADP FILE NO. 7921-0063-00
2022-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-30	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-05-19	SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
2022-05-03	DP RESPONSES
2022-04-08	DP SUBMISSION
2021-11-01	DP RESPONSES
2021-10-14	DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10425 147 STREET
SURREY, BC

DRAWING TITLE
BUILDING A ROOF PLAN

DATE: 2022.02.24 | FILE NO.
DWN: RN
CHK: CH 1811W

2024-04-01

SEAL

SHEET NO.
DP-2.07

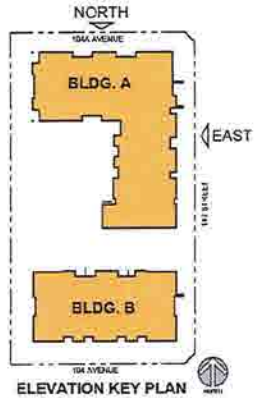
7921-0063-00(19)

NORTH ELEVATION (104A AVENUE)
SCALE: 3/32" = 1'-0"

EAST ELEVATION (147 STREET)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED 'EASY TRIM' REVEALS, OR APPROVED EQUAL
2. BRICK VENEER
3. PAINTED CONCRETE
4. CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
5. SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
6. PRE-FINISHED METAL THROUGH-WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. 6' HIGH ALUMINUM & OBSCURED GLASS PRIVACY SCREEN
10. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
11. PAINTED STEEL DOOR AND FRAME
12. GLASS AND STEEL CANOPY
13. COMPOSITE CLAD COLUMN
14. 42" HIGH GLASS AND METAL GUARDRAIL
15. WHITE ADDRESS NUMBERS ON GLASS
16. LANDSCAPE TRELLIS
17. ALUMINUM GRILLE OVERHEAD DOOR
18. ALUMINUM SLAT FENCE AND GATES
19. ALUMINUM MECHANICAL EQUIPMENT SCREEN
20. METAL PANEL CLADDING
21. GLASS AND WOOD CANOPY



ELEVATION KEY PLAN

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2024-04-02	ISSUED FOR DP FILE NO. 7921-0063-00
2023-03-13	RESPONSE TO PLANNING FILE NO. 7921-0063-00
2023-02-03	RESPONSE TO PLANNING FILE NO. 7921-0063-00
2022-08-26	RESPONSE TO ADP FILE NO. 7921-0063-00
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2022-06-10	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-05-19	SUBMISSION TO ADP - REVIEW SET FILE NO. 7921-0063-00
2022-05-05	DP RESPONSES
2022-04-28	DP RESPONSES
2021-10-07	DP RESPONSES
2021-03-31	DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10525 147 STREET
SURREY, BC

DRAWING TITLE
BUILDING A ELEVATIONS

DATE 2022.03.24 FILE NO.
DWN. RR
CHK. CH 1811W

2024-04-01

SEAL

SHEET NO.
DP-2.08

9' 5'-4" 17'-6" 21'-4" 32'

7921-0063-00(20)

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED 'EASY TRIM' REVEALS, OR APPROVED EQUAL
2. BRICK VENEER
3. PAINTED CONCRETE
4. CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED MFTA. FLASHING
5. SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
6. PRE-FINISHED METAL HANDRAIL/WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. 5' HIGH ALUMINUM & OBSCURED GLASS PRIVACY SCREEN
10. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
11. PAINTED STEEL DOOR AND FRAME
12. GLASS AND STEEL CANOPY
13. COMPOSITE CLAD COLUMN
14. 42" HIGH GLASS AND METAL GUARDRAIL
15. WHITE ADDRESS NUMBERS ON GLASS
16. LANDSCAPE TRELLIS
17. ALUMINUM GRILLE OVERHEAD DOOR
18. ALUMINUM SLAT FENCE AND GATES
19. ALUMINUM MECHANICAL EQUIPMENT SCREEN
20. MFTA. PAINT COATING
21. GLASS AND WOOD CANOPY

ELEVATION KEY PLAN

NOTE: SCREEN HEIGHT TO MATCH MECH. UNIT HEIGHT OR, DUE TO MATCH COLOR, DARK SIDING COLOUR.

1 ALUMINUM MECH. EQUIP. SCREEN
SCALE: N.T.S.

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1	2024-04-01 ISSUED FOR DP FILE NO. 7921-0063-00
2	2023-03-13 RESPONSE TO PLANNING FILE NO. 7921-0063-00
3	2023-02-03 RESPONSE TO ADP COMMENTS FILE NO. 7921-0063-00
4	2022-09-28 RESPONSE TO ADP FILE NO. 7921-0063-00
5	2022-07-07 SUBMISSION TO ADP FILE NO. 7921-0063-00
6	2022-05-30 SUBMISSION TO ADP FILE NO. 7921-0063-00
7	2022-05-19 SUBMISSION TO DP - RESPONSE FILE NO. 7921-0063-00
8	2021-10-05 DP RESPONSES
9	2021-06-30 DP RESPONSES
10	2021-10-01 DP RESPONSES
11	2021-03-31 DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10489 & 10425 147 STREET
SURREY, BC

DRAWING TITLE
BUILDING A ELEVATIONS

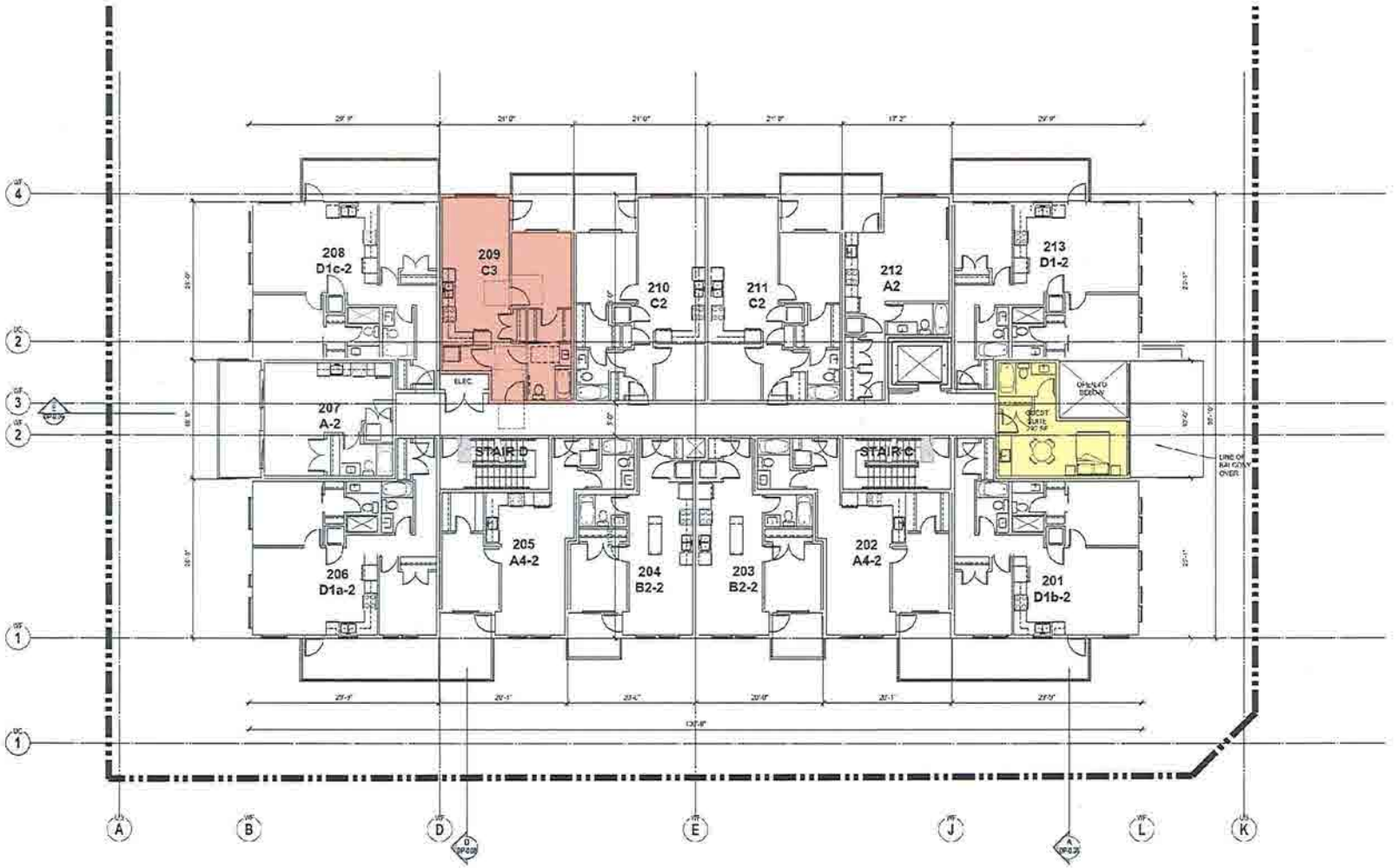
DATE: 2022.02.28 FILE NO: 1811W
DRN: RW
CHK: CH

2024-04-01

SEAL

SHEET NO.
DP-2.09

7921-0063-00(21)



NORTH

LEVEL 2 PLAN (FLOOR AREA: 9,315 SQ. FT.)
SCALE: 1/8" = 1'-0"

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PROJECT
PROPOSED APARTMENT DEVELOPMENT

10489 & 10525 147 STREET
SURREY, BC

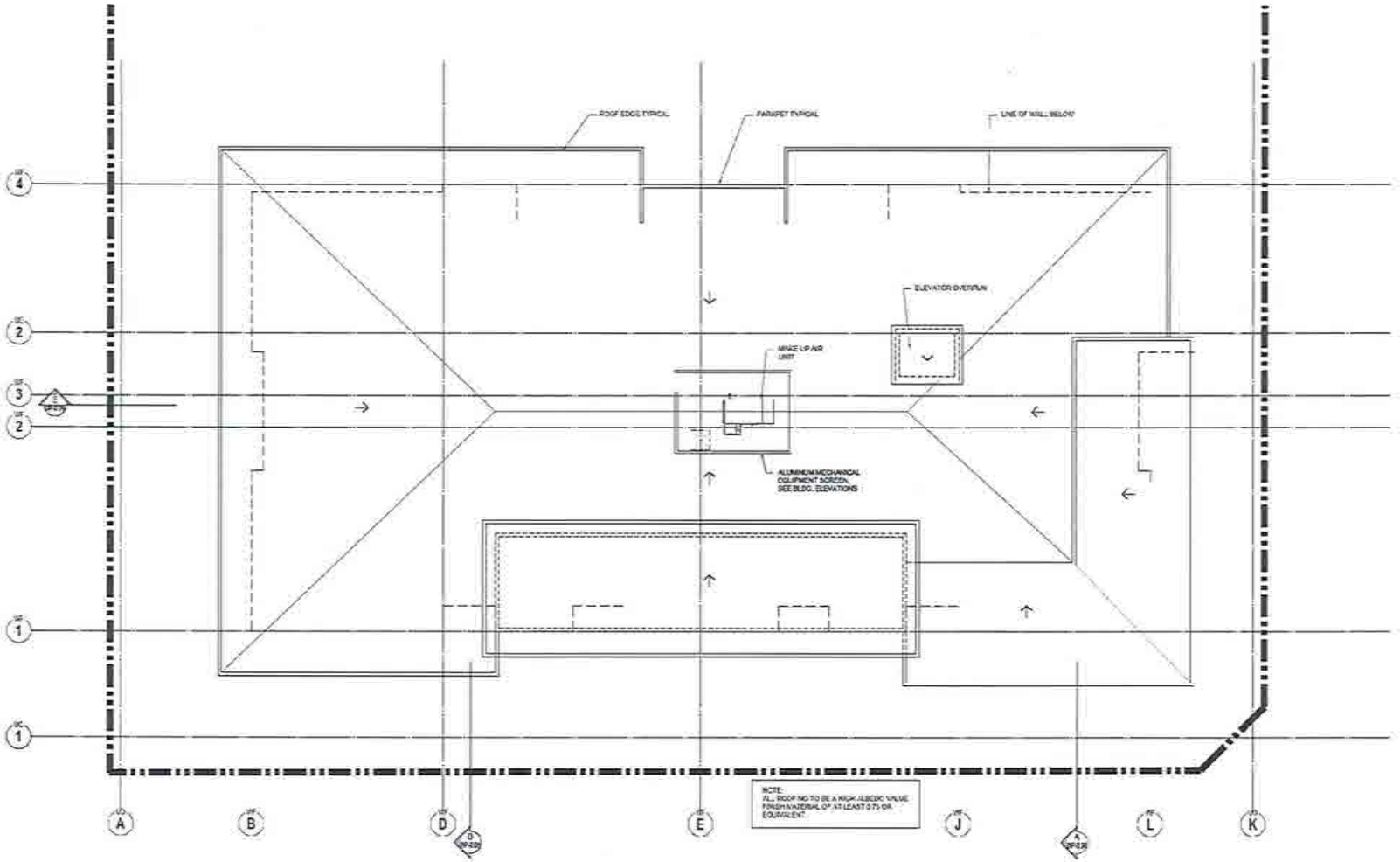
DRAWING TITLE
BUILDING B LEVEL 2 PLAN

DATE 2022.02.24 FILE NO.
DWN RW
CHK CH 1811W

2024-04-01

SEAL
SHEET NO.
DP-3.02

7921-0063-00(22)



NORTH

ROOF PLAN
SCALE: 1/8" = 1'-0"

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PROJECT
PROPOSED APARTMENT DEVELOPMENT

DRAWING TITLE
BUILDING B ROOF PLAN

DATE: 2022.02.24 FILE NO:
DRN: RM
CHK: CH 1811W

2024-04-01

SEAL

SHEET NO.
DP-3.07

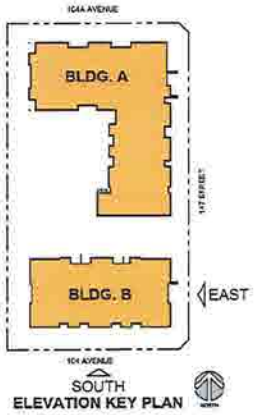
7921-0063-00(23)

SOUTH ELEVATION (104 AVENUE)
SCALE: 3/32" = 1'-0"

EAST ELEVATION (147 STREET)
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED 'EASY TRIM' REVEALS, OR APPROVED EQUAL
2. BRICK VENEER
3. PAINTED CONCRETE
4. CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
5. SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE FINISHED METAL FLASHING
6. PRE-FINISHED METAL THROUGH-WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING OR SWING DOOR
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. 6' HIGH ALUMINUM & OBSCURED GLASS PRIVACY SCREEN
10. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
11. PAINTED STEEL DOOR AND FRAME
12. GLASS AND STEEL CANOPY
13. COMPOSITE CLAD COLUMN
14. 42" HIGH GLASS AND METAL GUARDRAIL
15. WHITE ADDRESS NUMBERS ON GLASS
16. LANDSCAPE TRELLIS
17. ALUMINUM GRILLE OVER HEAD DOOR
18. ALUMINUM SLAT FENCE AND GATE
19. ALUMINUM MECHANICAL EQUIPMENT SCREEN
20. METAL PANEL CLADDING
21. GLASS AND WOOD CANOPY



ELEVATION KEY PLAN

0' 5'-4" 16'-0" 21'-4" 32'

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2024-04-02	ISSUED FOR DP
2023-05-15	RESPONSE TO PLANNING
2023-02-03	RESPONSE TO 1ST SUBMISSION
2022-09-26	RESPONSE TO ADP
2022-07-07	SUBMISSION TO ADP
2022-06-16	SUBMISSION TO ADP
2022-05-19	SUBMISSION TO ADP - REVIEW SET
2022-03-03	DP RESPONSE3
2021-04-08	DP RESPONSE2
2021-11-01	DP RESPONSE1
2021-03-31	DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

10485 & 10425 147 STREET
SURREY, BC

DRAWING TITLE
BUILDING B ELEVATIONS

DATE 2022.02.24 | FILE NO.
DWN RW
CHK CH
1811W

2024-04-01
SEAL

SHEET NO.
DP-3.08

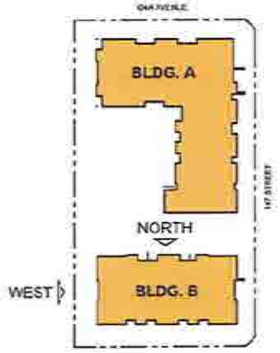
7921-0063-00(24)

NORTH ELEVATION
SCALE: 3/32" = 1'-0"

WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM w/ COLOR MATCHED EASY TRIM REVEALS, OR APPROVED EQUAL
2. BRICK VENEER
3. PAINTED CONCRETE
4. CEMENT BOARD TRIM (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
5. SMOOTH CEMENT BOARD FASCIA (WITH BUTT JOINTS) c/w PRE-FINISHED METAL FLASHING
6. PRE-FINISHED METAL THROUGH-WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING 6ft SWING DOOR
8. SEALED DOUBLE GLAZED P.V.C. WINDOW
9. 6' HIGH ALUMINUM & OBSCURED GLASS PRIVACY SCREEN
10. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
11. PAINTED STEEL DOOR AND FRAME
12. GLASS AND STEEL CANOPY
13. COMPOSITE CLAD COLUMN
14. 42" HIGH GLASS AND METAL GUARDRAIL
15. WHITE ADDRESS NUMBERS ON GLASS
16. LANDSCAPE TRELLIS
17. A 1800MM [5'-11"] HIGH PRIVACY WOOD SCREEN
18. ALUMINUM SLAT FENCE AND GATES
19. ALUMINUM MECHANICAL EQUIPMENT SCREEN
20. METAL PANEL CLADDING
21. GLASS AND WOOD CANOPY



ELEVATION KEY PLAN

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2024-04-02	ISSUED FOR DP
2023-03-01	RESPONSE TO REVIEWING FILE NO. 7921-0063-00
2023-02-03	RESPONSE TO DP REVIEWING FILE NO. 7921-0063-00
2022-09-29	RESPONSE TO ADP FILE NO. 7921-0063-00
2022-07-07	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-30	SUBMISSION TO ADP FILE NO. 7921-0063-00
2022-06-10	SUBMISSION TO ADP - RESUBMISSION FILE NO. 7921-0063-00
2022-05-05	DP RESPONSES
2022-04-08	DP SUBMISSION
2021-12-07	DP RESPONSES
2021-11-24	DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
RDG MANAGEMENT

PROJECT
PROPOSED APARTMENT DEVELOPMENT

13695A 150A STREET
SURREY, BC

DRAWING TITLE
BUILDING B ELEVATIONS

DATE: 2022.09.29 FILE NO: 1811W
DRN: SM
CHK: CH

2024-04-01
SEAL

SHEET NO:
DP-3.09

7921-0063-00(25)

1811 GUILDFORD WEST

ISSUED FOR DEVELOPMENT PERMIT - FILE NO. 7921-0063-00
APRIL 2nd, 2024

LANDSCAPE DRAWING INDEX

L0.0 COVER SHEET
L0.1 INSPIRATION
L0.2 MATERIALS & FURNISHING
L0.3 DIAGRAMS
L0.4 TREE MANAGEMENT PLAN
L1.0 LANDSCAPE PLAN
L1.1 LANDSCAPE ENLARGEMENT PLAN
L1.2 CORNER PLAZA ENLARGEMENTS
L2.0 PLANT MATERIALS
L2.1 PLANTING PLAN - NORTH
L2.2 PLANTING PLAN - SOUTH
L2.3 SOIL DEPTH DIAGRAMS
L3.0 GRADING PLAN - NORTH
L3.1 GRADING PLAN - SOUTH
L4.0 LIGHTING CONCEPT PLAN
L4.1 FENCING PLAN
L5.0 SECTIONS
L5.1 SECTIONS
L5.2 SECTIONS
L6.0 LANDSCAPE DETAILS
L6.1 LANDSCAPE DETAILS
L6.2 LANDSCAPE DETAILS
L6.3 LANDSCAPE DETAILS
L6.4 LANDSCAPE DETAILS
L6.5 LANDSCAPE DETAILS
L6.6 LANDSCAPE DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF SURREY.

ALL PUBLIC REALM DETAILS TO THE CITY OF SURREY STANDARDS.

David Stoyko
Landscape Architect
2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THE DRAWINGS.

PROFESSIONAL ENGINEER
DAVID L. STOYKO
326
LANDSCAPE ARCHITECT
BRITISH COLUMBIA

13 ISSUED FOR DP	24-04-(
12 ISSUED FOR DP	23-03-
11 RESPONSE TO PLANNING	23-02-(
10 RESPONSE TO ADP	22-08-(
9 ADP PRESENTATION	22-07-(
8 ADP SUBMISSION	22-07-(
7 ADP SUBMISSION	22-06-(
6 ADP REVIEW SET	22-06-(
5 REISSUED FOR REZONING / DP	22-04-(
4 ISSUED FOR COORDINATION	22-04-(
3 REISSUED FOR REZONING / DP	21-11-(
2 ISSUED FOR REZONING / DP	21-03-(
1 ISSUED FOR REVIEW	21-02-(

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

File NO. 7921-0063-00

Scale:	N/
Drawn:	D
Reviewed:	D
Project No.	06-71

COVER SHEET

L0.(

7921-0063-00(26)

MATERIALS

1. CIP CONCRETE W/ SAWCUT
NATURAL BROOM FINISH

2. UNIT PAVER (TYPE 1)
TECHO-BLOC LINNEA
CHAMPLAIN GREY COLOUR

3. TABLE AND CHAIRS
FORO MAGLIN

4. TIMBER DECKING
CEDAR

5. PATIO SLABS 2'x2'
CHARCOAL

6. WOODEN BENCH AT RES. ENTRY PLAZA
MAGLIN ICONIC

7. BIKE RACK
MAGLIN ICONIC
CHARCOAL POWDERCOAT FINISH

8. LOUNGE CHAIR
MAGLIN

9. ROUND DECORATIVE ROCK

10. TABLE AND BENCHES
WOOD WITH ALUMINUM

11. MODULAR SEATING AT PLAZA CORNERS
MAGLIN PIXEL (BACK AND BACKLESS)

David Stoyko
Landscape Architect
268a 6TH AVENUE EAST
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P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THE DRAWINGS.

13 ISSUED FOR DP	24-04-0
12 ISSUED FOR DP	23-03-1
11 RESPONSE TO PLANNING	23-03-0
10 RESPONSE TO ADP	22-09-0
9 ADP PRESENTATION	22-07-1
8 ADP SUBMISSION	22-07-0
7 ADP SUBMISSION	22-06-0
6 ADP REVIEW SET	22-06-0
5 REISSUED FOR REZONING / DP	22-04-1
4 ISSUED FOR COORDINATION	22-04-0
3 RE-ISSUED FOR REZONING / DP	21-11-0
2 ISSUED FOR REZONING / DP	21-03-0
1 ISSUED FOR REVIEW	21-02-0

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

File NO. 7921-0063-00

Scale:	N/
Drawn:	D
Reviewed:	D
Project No.	06-71

PRECEDENTS AND MATERIALS

L0.2

7921-0063-00(27)

SITE PLAN

1 SITE PLAN
Scale: 1:200

David Stoyko
Landscape Architect
2686 67H AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.770.0948

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13 ISSUED FOR DP	24-04-1
12 ISSUED FOR DP	23-03-
11 RESPONSE TO PLANNING	23-02-
10 RESPONSE TO ADP	22-08-
9 ADP PRESENTATION	22-07-
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7 ADP SUBMISSION	22-06-
6 ADP REVIEW SET	22-06-
5 RE-ISSUED FOR REZONING / DP	22-04-
4 ISSUED FOR COORDINATION	22-04-
3 RE-ISSUED FOR REZONING / DP	21-11-
2 ISSUED FOR REZONING / DP	21-03-
1 ISSUED FOR REVIEW	21-02-

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

File NO. 7921-0063-00

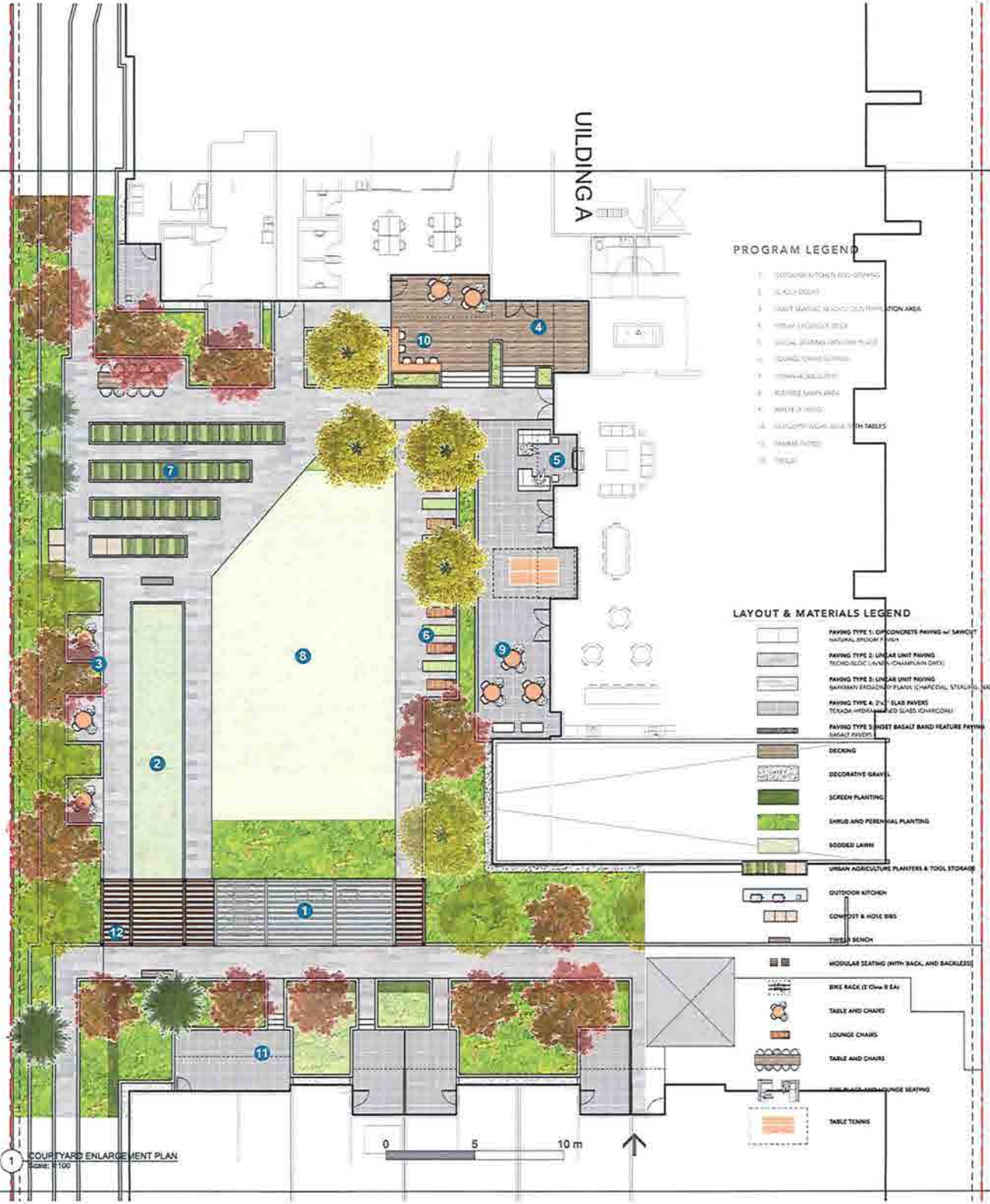
Scale:	1:20
Drawn:	D
Reviewed:	D
Project No.	06-71

SITE PLAN

L1.0

7921-0063-00(28)

COURTYARD PLAN



1 COURTYARD ENLARGEMENT PLAN
Scale: 1:100

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12 ISSUED FOR DP	24-04-2
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11 RESPONSE TO PLANNING	23-02-1
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2 ISSUED FOR REZONING / DP	21-03-2
1 ISSUED FOR REVIEW	21-02-1

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1811 GUILDFORD WES

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ENLARGEMENT PLAN

L1.1

7921-0063-00(29)

CORNER PLAZAS

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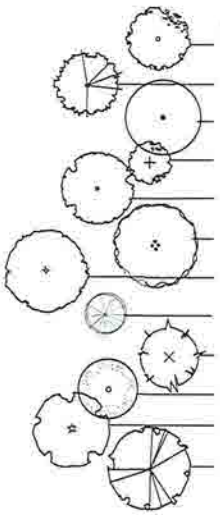
13 ISSUE
12 ISSUE
11 RESP

7921-0063-00(30)

PLANT LIST & MATERIALS



PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
4	Acer griseum	Paperbark Maple	6cm cal.	as shown	specimen
4	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	2.5m ht.	as shown	multistem
4	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	6cm cal.	as shown	specimen
4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.	as shown	specimen
6	Cornus 'Eddie's White Wonder'	Eddie's White Pacific Dogwood	6cm cal.	as shown	specimen
6	Ginkgo biloba 'Saratoga'	Saratoga 'Ginko'	10cm cal.	as shown	specimen
3	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	6cm cal.	as shown	specimen
6	Picea omorika	Serbian Spruce	2.5-3m ht	as shown	B&B
4	Pinus nigra	Austrian Black Pine	2.5-3m ht	as shown	B&B
6	Prunus sargentii 'Rancho'	Sargent's Cherry	6cm cal.	as shown	specimen
6	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	as shown	specimen
5	Styrax japonicum	Japanese Snowbell tree	6cm cal.	as shown	specimen
SHRUBS SUN/PART SHADE					
4	Buxus microphylla 'Green Beauty'	Green Beauty Boxwood	No. 5 Pot	450mm O.C.	full & bushy
115	Cornus sericea 'Kelseyi' *	Kelsey Redtwigged Dogwood	No. 2 Pot	600mm O.C.	fully established
94	Ceanothus 'Victoria'	Victoria California Lilac	No. 3 Pot	900mm O.C.	fully established
70	Hydrangea 'Quick Fire' *	Quick Fire Hydrangea	No. 2 Pot	750mm O.C.	fully established
71	Nandina domestica 'Gulfstream'	Gulfstream Nandina	No. 2 Pot	600mm O.C.	fully established
194	Lavendula angustifolia 'Hidcote' *	Hidcote Lavender	No. 1 Pot	450mm O.C.	fully established
77	Mahonia aquifolium	Oregon Grape	No. 3 Pot	900mm O.C.	fully established
94	Spiraea douglasii*	Western Spirea	No. 3 Pot	900mm O.C.	fully established
183	Taxus baccata repandens	Creeping Yew	No. 5 Pot	600mm O.C.	fully established
SHADE					
119	Rhododendron 'Ken Janek' *	Ken Janek Rhododendron	No. 3 Pot	750mm O.C.	fully established
100	Sarcococca hookeriana humilis *	Dwarf Sweet box	No. 2 Pot	600mm O.C.	fully established
140	Skimmia japonica rubella*	Rubella Japanese Skimmia	No. 2 Pot	600mm O.C.	fully established
104	Vaccinium ovatum 'ThunderCloud'	Thunderbird Evergreen Huckleberry	No. 3 Pot	900mm O.C.	fully established
HEDGE					
449	Taxus x media 'Hicksii'	Hicks Yew	No. 10 Pot	450mm O.C.	1.5m ht. min.
PERENNIALS AND GRASSES SHADE					
116	Carex morrowii 'Ice Dance'	Ice Dance Morrow's Sedge	No. 1 Pot	450mm O.C.	fully established
142	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	No. 1 Pot	450mm O.C.	fully established
151	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	No. 1 Pot	350mm O.C.	fully established
253	Dicentra formosa'	Western Bleeding Heart	No. 1 Pot	300mm O.C.	fully established
SUN					
21	Euphorbia characias wulfenii *	Wood Spurge	No. 2 Pot	750mm O.C.	fully established
302	Echinacea purpurea 'Magnus' *	Purple Coneflower	No. 1 Pot	450mm O.C.	fully established
141	Pennisetum alopecuroides 'Hameln'	Hameln Fountaingrass	No. 1 Pot	600mm O.C.	fully established
67	Sedum 'Autumn Joy'*	Autumn Joy Stonecrop	No. 1 Pot	600mm O.C.	fully established
GROUNDCOVERS					
119	Fragaria chiloensis *	Beach Strawberry	4" (10cm) Pot	350mm O.C.	fully established
268	Arctostaphylos uva-ursi*	Kinnikinnick	4" (10cm) Pot	350mm O.C.	fully established
	LAWN				

NOTES:
* Indicates pollinator/bird friendly plants

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DAVID L. STOYKO 328

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1 ISSUED FOR REVIEW	21-02-(
REVISIONS	

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1811 GUILDFORD WES

14683 - 104 Avenue
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File NO. 7921-0063-00

Scale:	N/
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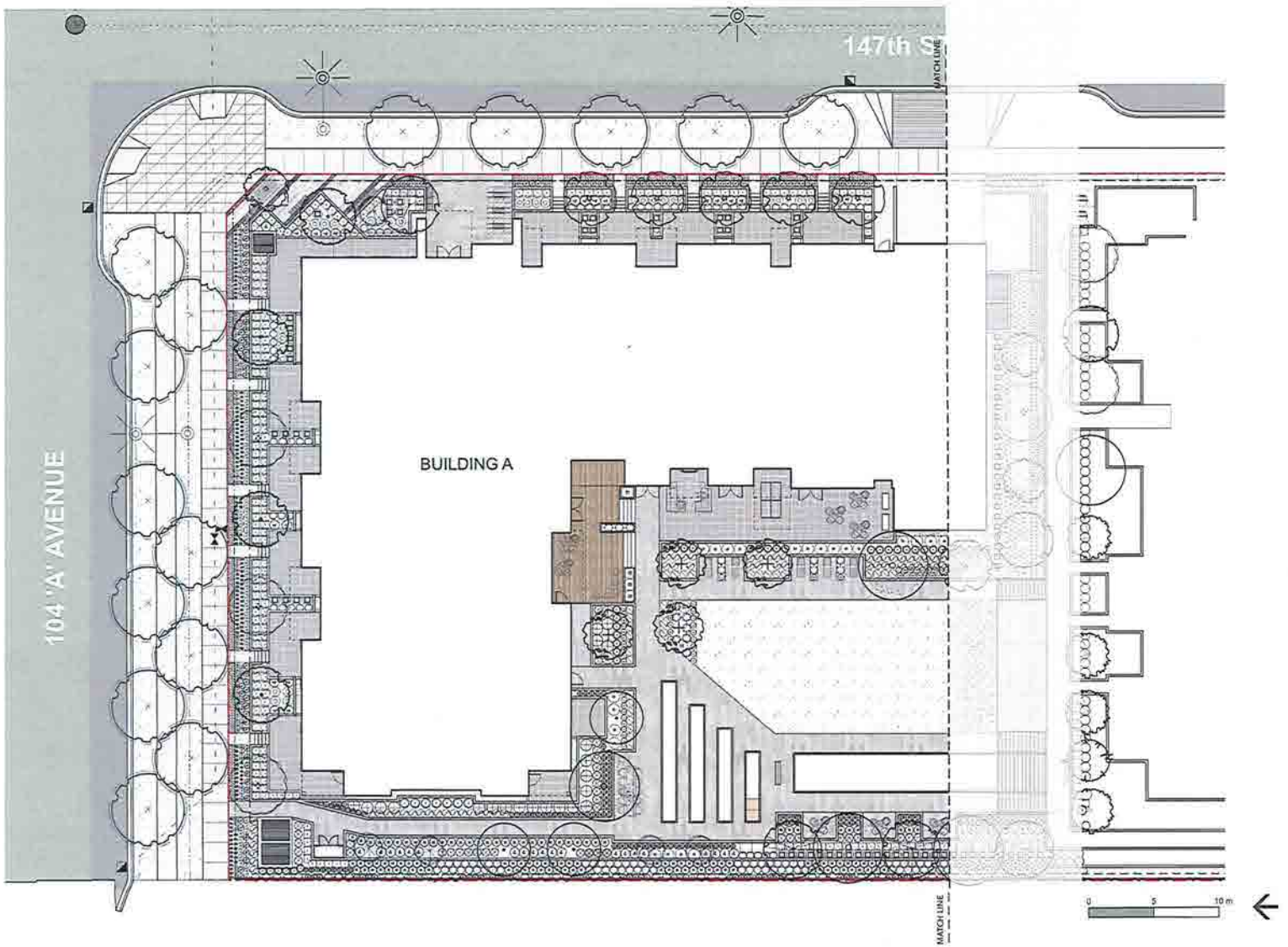
Project No.	06-71

PLANT MATERIALS AND LIST

L2.(

7921-0063-00(31)

PLANTING PLAN



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DAVID L. STOYKO 326

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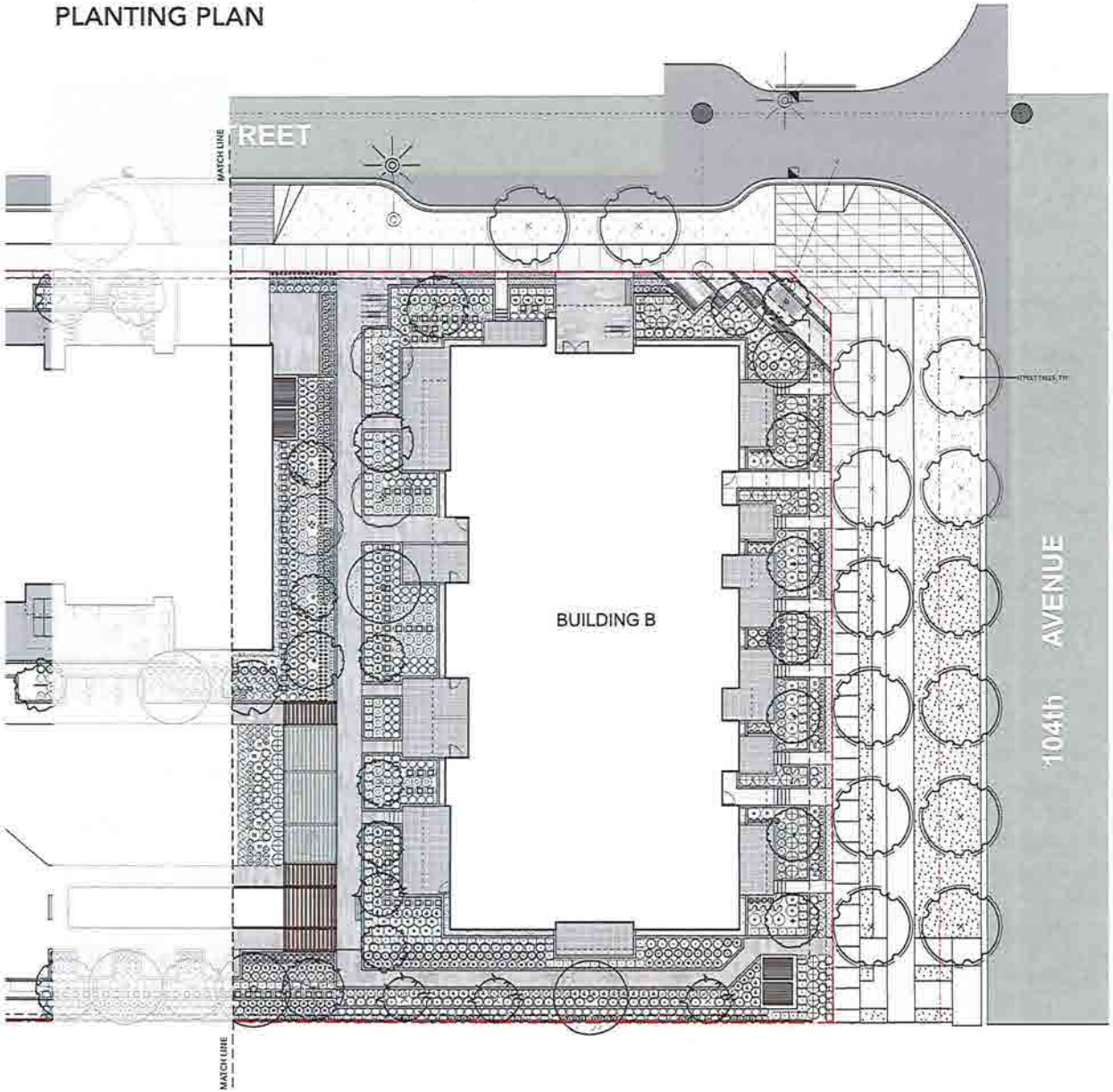
PLANTING PLAN - NORTH

L2.1

7921-0063-00(32)

PLANTING PLAN



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11 RESPONSE TO PLANNING	23-02-1
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2 ISSUED FOR REZONING / DP	21-10-2
1 ISSUED FOR REVIEW	21-02-1

REVISIONS

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PLANTING PLAN - SOUTH

L2.2

7921-0063-00(33)

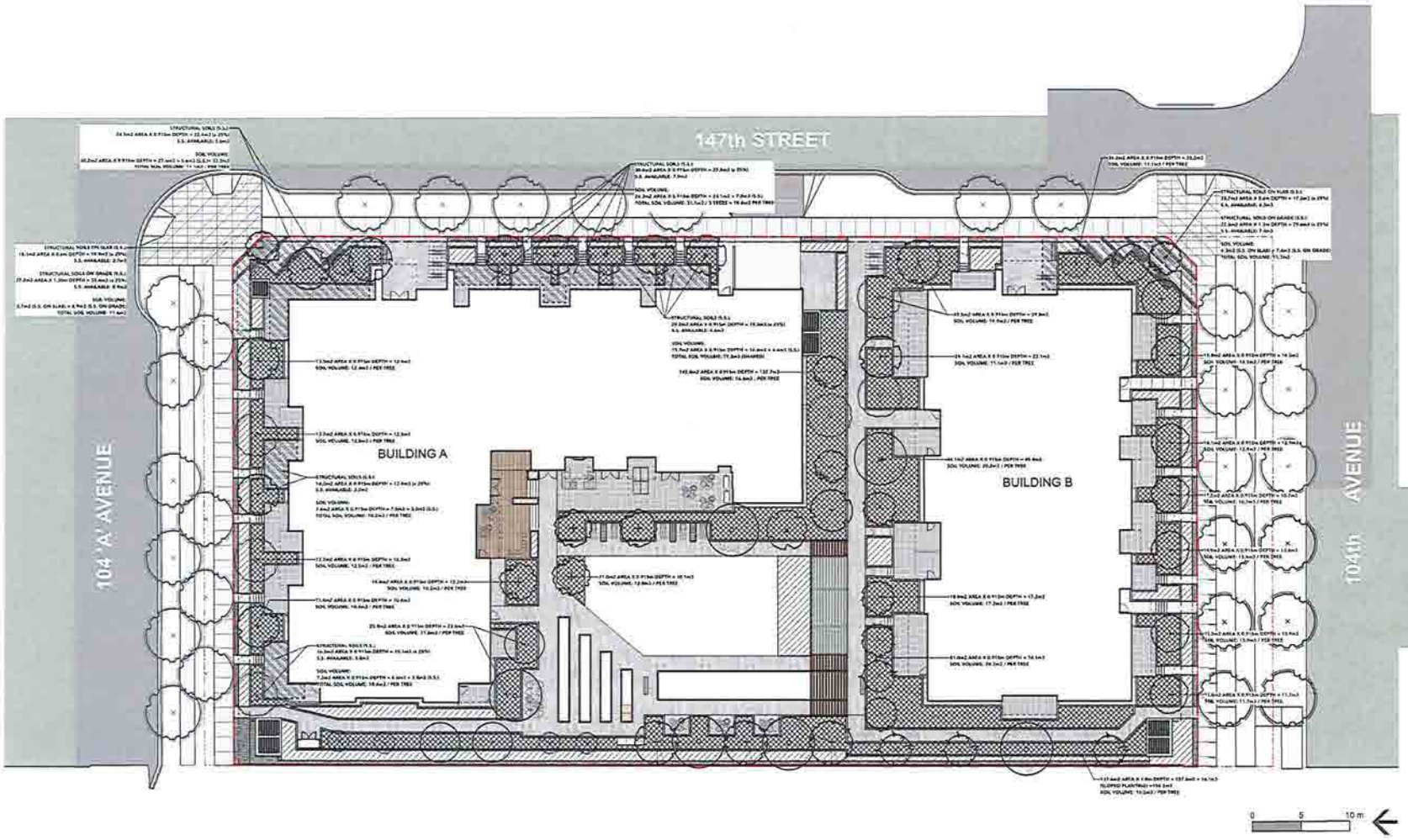
SOIL DEPTH PLAN

SOIL VOLUME LEGEND

- 915MM (3'-0") TREE PLANTING MINIMUM DEPTH
- 610MM (1'-11"-2'-0") SHRUB PLANTING MINIMUM DEPTH
- 450MM (1'-5") GROUNDCOVER PLANTING MINIMUM DEPTH
- STRUCTURAL SOIL EXTENTS

NOTES:

1. LANDSCAPE ARCHITECT TO REVIEW INSTALLATION OF STRUCTURAL SOILS ON-SITE.



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1 FOR REVIEW	21-02-1

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SOIL DEPTH PLAN

L2.3

7921-0063-00(34)

LIGHTING PLAN

BOLLARD LIGHT
STRUCTURA - "LINEAL BOLLARD"
COLOUR: JET BLACK (BODY), IPE (ACCENT)

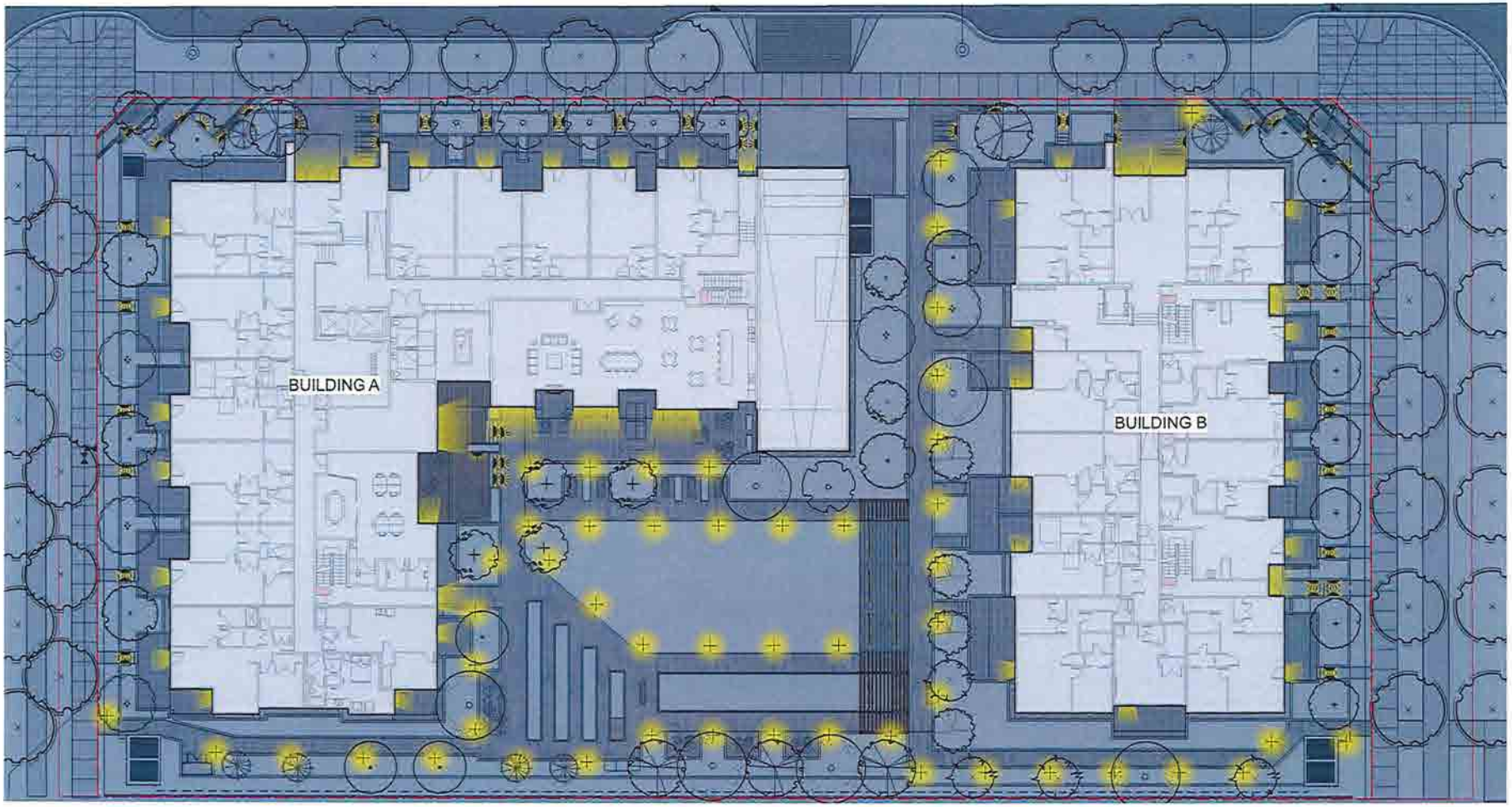
WALL MOUNT LIGHT
MP LIGHTING - "L49 MA"
COLOUR: MATTE ANODIZED

TRELLIS DOWN LIGHT
MP LIGHTING - "L131"
COLOUR: BLACK ANODIZED

LIGHTING LEGEND

- BOLLARD
- WALL/STEP LIGHT
- TRELLIS DOWN LIGHT
- ARCHITECTURAL LIGHTING ON BUILDING (SEE ARCH.)

NOTE:
LIGHTING PLAN PROVIDED FOR INFORMATION ONLY. ELECTRICAL ENGINEER TO DESIGN SITE LIGHTING AND PROVIDE SPECS AND QUANTITIES DURING BUILDING PERMIT APPLICATION.



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REVISIONS

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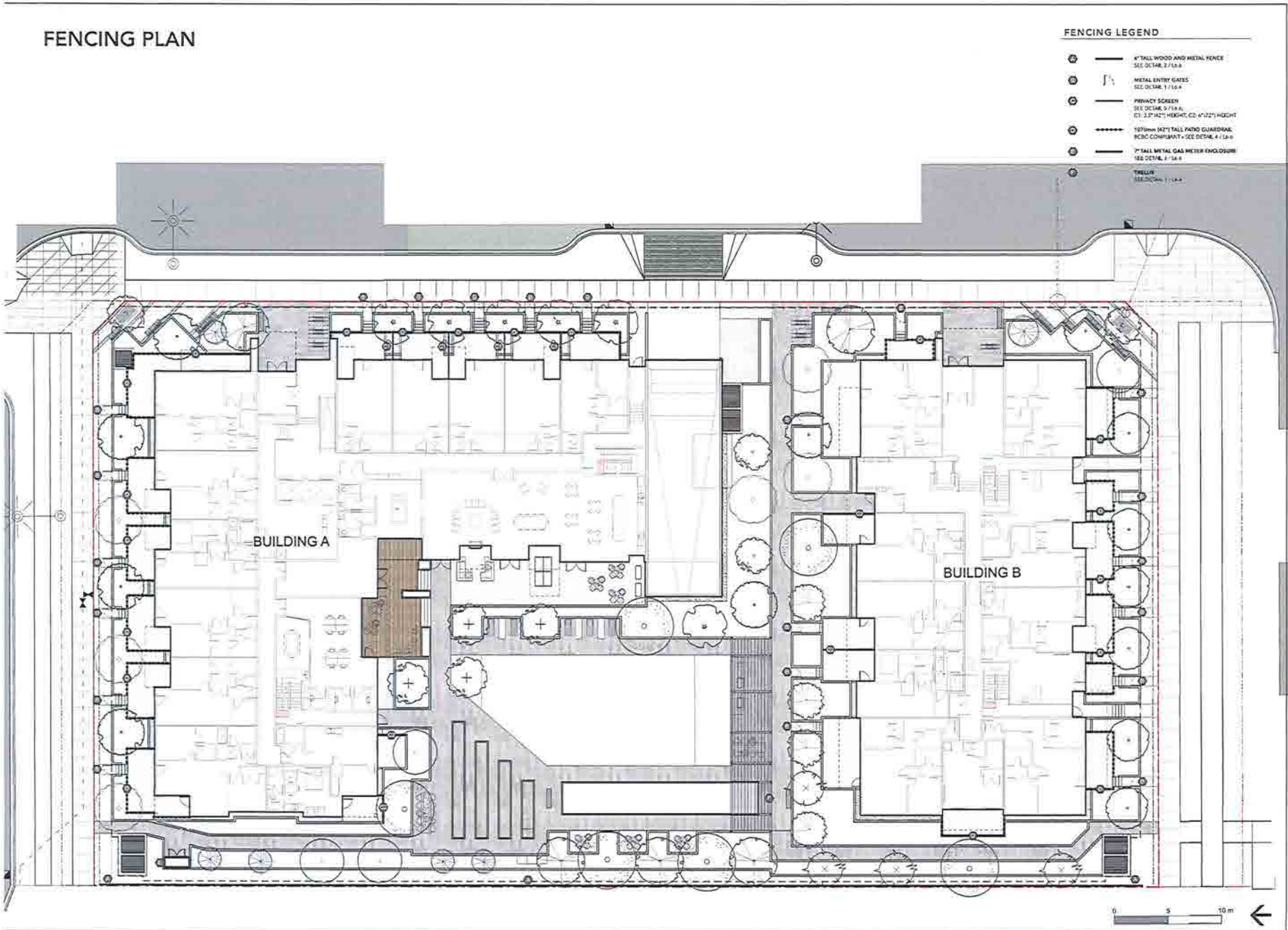
LIGHTING PLAN

L4.0

7921-0063-00(35)

FENCING PLAN



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FENCING PLAN

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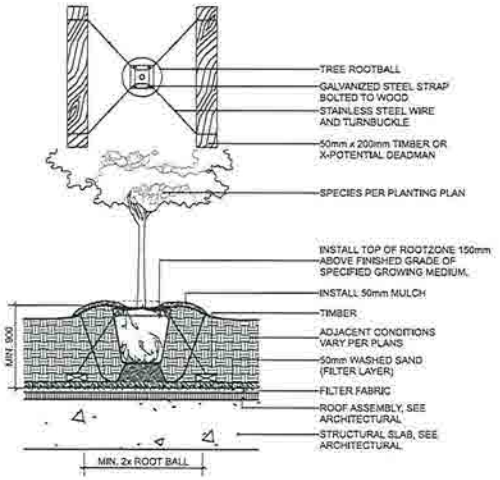
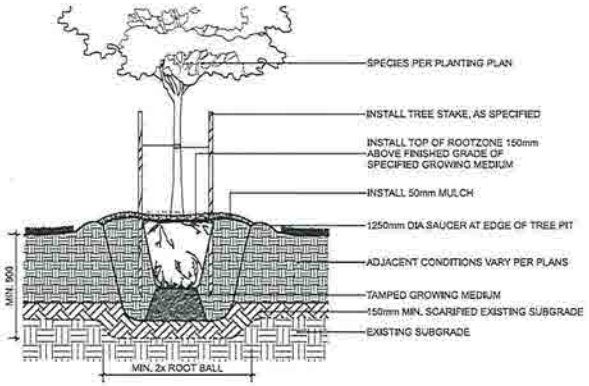
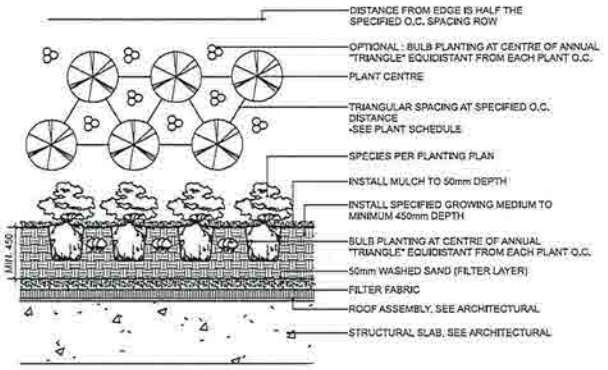
7921-0063-00(36)



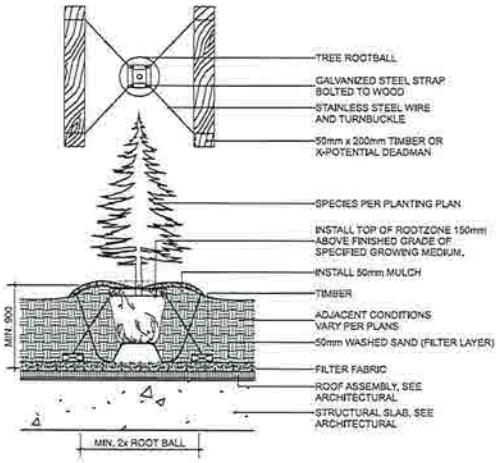
1 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)
SCALE 1:25



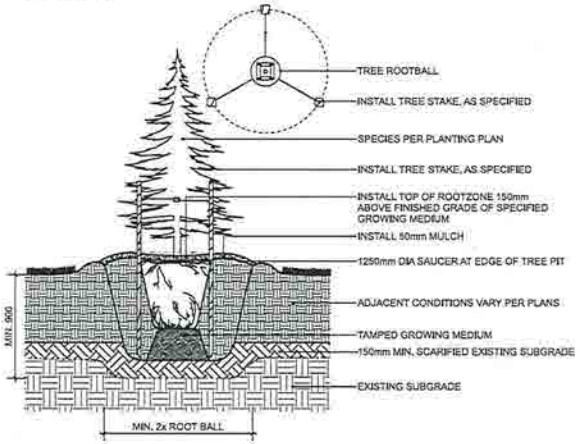
3 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)
SCALE 1:20



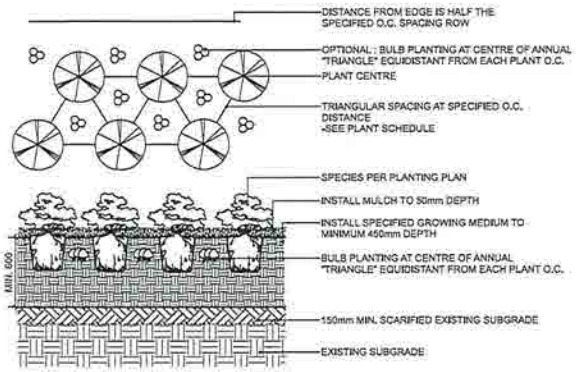
5 PLANTING ON SLAB (TYPICAL)
SCALE 1:20



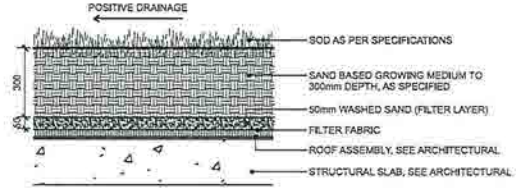
2 CONIFEROUS TREE PLANTING ON SLAB (TYPICAL)
SCALE 1:25



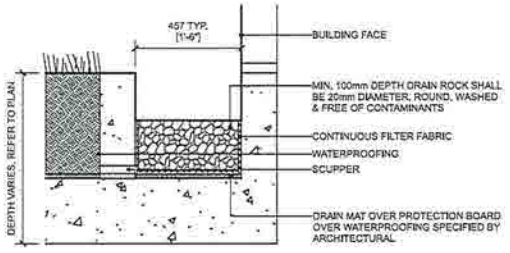
4 CONIFER TREE PLANTING ON GRADE (TYPICAL)
SCALE 1:20



6 PLANTING ON GRADE (TYPICAL)
SCALE 1:20



7 SOD LAWN ON SLAB (TYPICAL)
SCALE 1:10



8 GRAVEL DRAIN STRIP ON SLAB
SCALE 1:10

David Stoyko
Landscape Architect
2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0548

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DAVID L. STOYKO 326 LANDSCAPE ARCHITECT

13 ISSUED FOR DP	24-04-2
12 ISSUED FOR DP	23-03-1
11 RESPONSE TO PLANNING	23-02-0
10 RESPONSE TO ADP	22-08-2
9 ADP PRESENATION	22-07-1
8 ADP SUBMISSION	22-07-0
7 ADP SUBMISSION	22-06-2
6 ADP REVIEW SET	22-06-1
5 REISSUED FOR REZONING / DP	22-04-1
4 ISSUED FOR COORDINATION	22-04-0
3 REISSUED FOR REZONING / DP	21-11-0
2 ISSUED FOR REZONING / DP	21-03-1
1 ISSUED FOR REVIEW	21-02-2

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

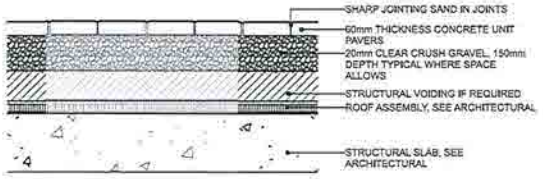
File NO. 7921-0063-00

Scale:	AS SHOWI
Drawn:	D
Reviewed:	D
Project No.	06-71

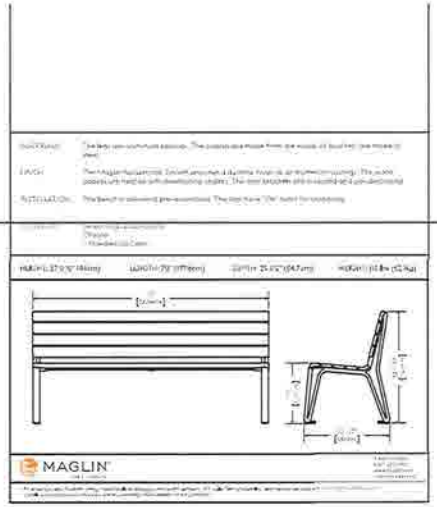
DETAILS

L6.0

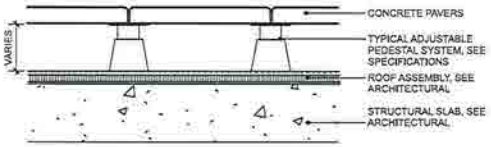
7921-0063-00(37)



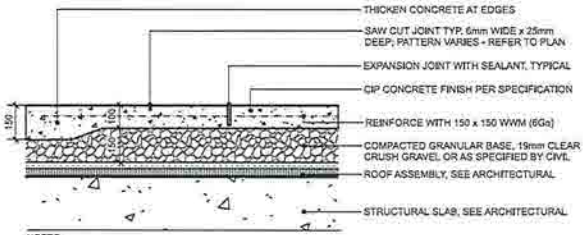
1 **PEDESTRIAN UNIT PAVERS ON SLAB (TYPICAL)**
Scale: 1:10



TEXADA SERIES
SIZE: 610mm x 610mm x 50mm (2'x2')
COLOUR: CHARCOAL
BY: ABBOTSFORD CONCRETE PRODUCTS
(1.800.663.4091)

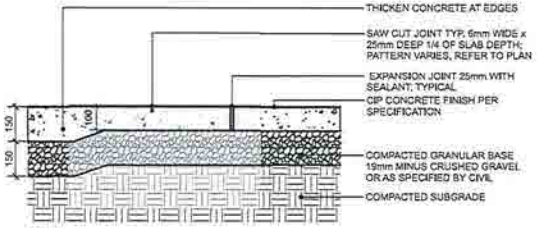


2 **PRIVATE PATIO HYDRAPRESSED CONCRETE PAVERS ON PEDESTALS**
Scale: 1:10



NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

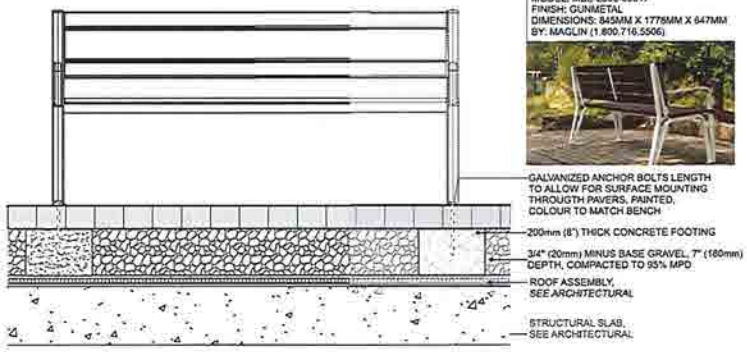
3 **CIP CONCRETE PAVING ON SLAB (TYPICAL)**
SCALE 1:10



NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.
3. LIGHT SANDBLAST FINISH

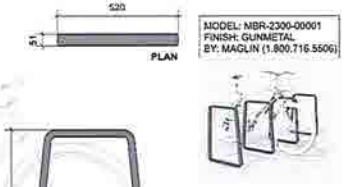
4 **CIP CONCRETE PAVING ON GRADE (TYPICAL)**
SCALE 1:10

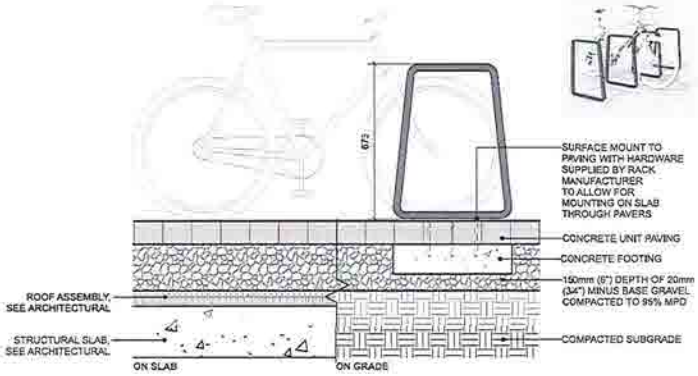
MODEL: MBE-2300-00017
FINISH: GUNMETAL
DIMENSIONS: 845MM X 1778MM X 647MM
BY: MAGLIN (1.800.716.5506)



5 **WOOD BENCH**
Scale: 1:10

MODEL: MBR-2300-00001
FINISH: GUNMETAL
BY: MAGLIN (1.800.716.5506)





6 **BIKE RACK**
Scale: 1:10

David Stoyko
Landscape Architect
2686 6TH AVENUE EAST
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P 604.720.0048

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DAVID L. STOYKO
326
LANDSCAPE ARCHITECT
QSK

13 ISSUED FOR DP	24-04-0
12 ISSUED FOR DP	23-03-2
11 RESPONSE TO PLANNING	23-02-1
10 RESPONSE TO ADP	22-08-2
9 ADP PRESENATION	22-07-1
8 ADP SUBMISSION	22-07-0
7 ADP SUBMISSION	22-06-1
6 ADP REVIEW SET	22-06-1
5 REISSUED FOR REZONING / DP	22-04-1
4 ISSUED FOR COORDINATION	22-04-0
3 REISSUED FOR REZONING / DP	21-11-0
2 ISSUED FOR REZONING / DP	21-03-2
1 ISSUED FOR REVIEW	21-02-0

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

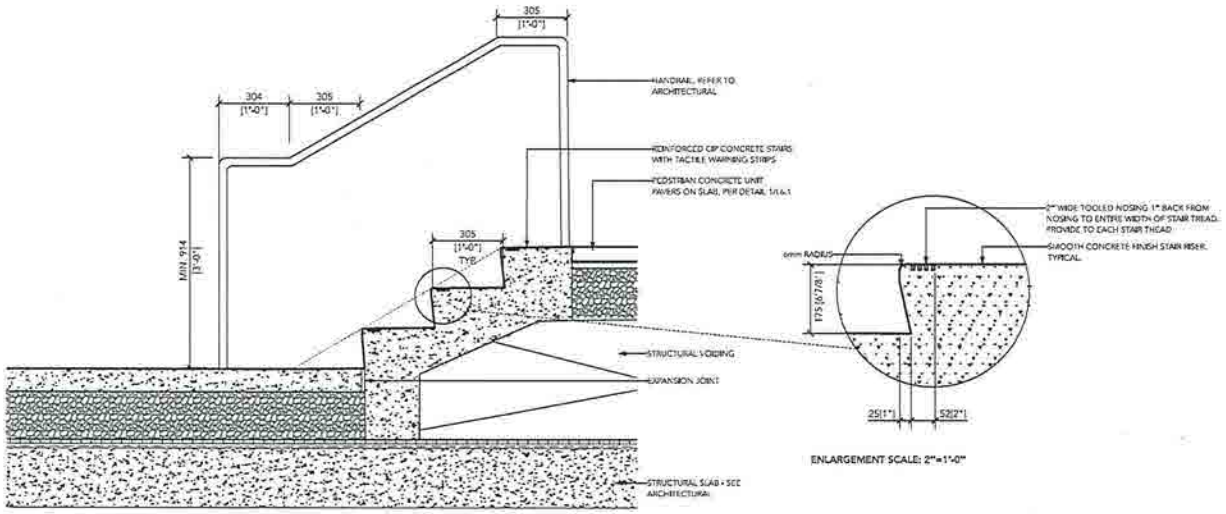
File NO. 7921-0063-00

Scale:	AS SHOWI
Drawn:	D
Reviewed:	D
Project No.	06-71

DETAILS

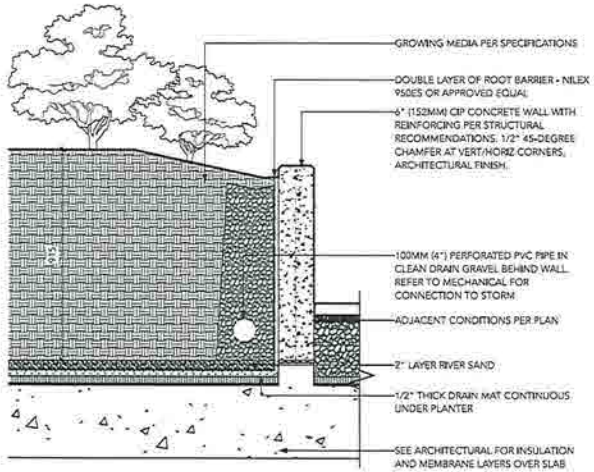
L6.1

7921-0063-00(38)



ENLARGEMENT SCALE: 2"=1'-0"

1 CIP STAIR ON SLAB
Scale: 1:10



NOTE:
WALLS MAX 600MM HEIGHT.

2 TYPICAL RETAINING WALL ON SLAB
Scale: 1:10

David Stoyko
Landscape Architect
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DAVID L. STOYKO 326 LANDSCAPE ARCHITECT

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REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

File NO. 7921-0063-00

Scale:	AS SHOWI
Drawn:	D
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Project No.	06-71

DETAILS

L6.2

7921-0063-00(39)

1 LOUNGE CHAIR

720 CHAISE LOUNGE
SUPPLIER: MAGLIN (1.800.716.5506)
FINISH: YELLOW (METAL)

2 LONG TABLE

HARPO TABLE
SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
FINISH: THERMALLY MODIFIED ASH, ALUMINUM

3 CHAIRS

HARPO BENCH (WIDE WOOD WITH ARMS)
SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
FINISH: THERMALLY MODIFIED ASH, ALUMINUM

4 DINING TABLE AND BENCHES

MULTIPLICITY TABLE, MULTIPLICITY BENCH
SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
FINISH: THERMALLY MODIFIED ASH, ALUMINUM

5 CAFE CHAIRS

21 C-HAIR WITH ARMS
SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
FINISH: SILVER (METALLIC)

6 CAFE TABLES

PARC CENTRE TABLE (30" ROUND)
SUPPLIER: LANDSCAPE FORMS (1.800.521.2546)
FINISH: SILVER (METALLIC)

7 BAR-HEIGHT TABLE AND STOOLS

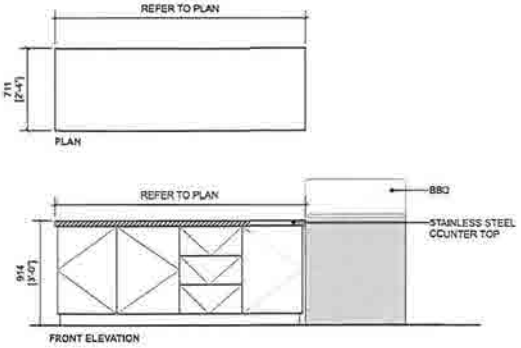
1050 TABLES, 1050 BACKLESS BAR-HEIGHT STOOLS
SUPPLIER: MAGLIN (1.800.716.5506)
FINISH: GUNMETAL (MATTE FINISH)

8 PING PONG TABLE

AMSTERDAM PING PONG TABLE (OUTDOOR)
SUPPLIER: MODLOFT (1.800.601.7422)
FINISH: GRAY CONCRETE

9 BBQ AND COUNTER

SUMMIT S-450 BUILT-IN GAS GRILL (NATURAL GAS)
MODEL: #7260001
SUPPLIER: WEBER (1.800.446.1071)
FINISH: STAINLESS STEEL



10 PLAZA BENCHES

TYPE A: WITH BACK

2200 PIXEL TALL BLOCK, STANDARD BACK (STYLE 2)
SUPPLIER: MAGLIN (1.800.716.5506)
FINISH: GUNMETAL (MATTE FINISH)

TYPE B: BACKLESS

2200 PIXEL TALL BLOCK, BACKLESS (STYLE 2)
SUPPLIER: MAGLIN (1.800.716.5506)
FINISH: GUNMETAL (MATTE FINISH)

David Stoyko
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2686 6TH AVENUE EAST
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P 604.720.0048

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12 ISSUED FOR DP	23-07-
11 RESPONSE TO PLANNING	23-02-0
10 RESPONSE TO ADP	22-09-2
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7 ADP SUBMISSION	22-06-2
6 ADP REVIEW SET	22-06-1
5 REISSUED FOR REZONING / DP	22-04-1
4 ISSUED FOR COORDINATION	22-04-0
3 REISSUED FOR REZONING / DP	21-11-0
2 ISSUED FOR REZONING / DP	21-03-1
1 ISSUED FOR REVIEW	21-02-0

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

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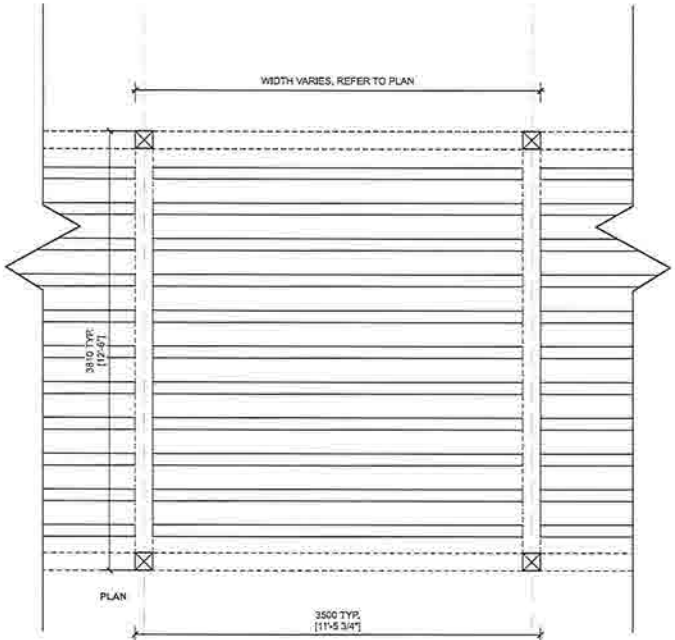
Scale:	AS SHOWI
Drawn:	D
Reviewed:	D
Project No.	06-71

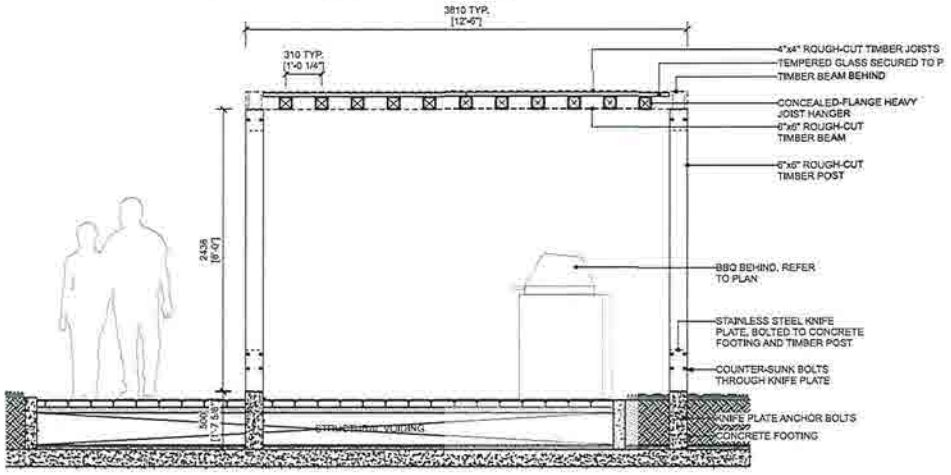
DETAILS

L6.3

7921-0063-00(40)

TRELLIS NOTES:
1.TRELLIS DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER.
2. ALL WOOD MEMBERS TO BE CLEAR CEDAR.
3. ALL METAL CONNECTORS AND FIXTURES TO BE GALVANIZED AND PAINTED BLACK.
4. ALL EXPOSED WOOD TO BE SMOOTH AND SPLINTER FREE.
5. ALL CUTS TO BE SQUARE AND CLEAN.
6. ALL EXPOSED WOOD TO BE STAINED (STAIN TBD).





1 TRELLIS DETAIL
Scale: 1:20

David Stoyko
Landscape Architect
2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
T:604.720.0049

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DAVID L. STOYKO 326

13 ISSUED FOR DP	24-04-1
12 ISSUED FOR DP	23-03-
11 RESPONSE TO PLANNING	23-02-1
10 RESPONSE TO ADP	22-09-2
9 ADP PRESENATION	22-07-1
8 ADP SUBMISSION	22-07-0
7 ADP SUBMISSION	22-06-2
6 ADP REVIEW SET	22-06-1
5 RE-ISSUED FOR REZONING / DP	22-04-1
4 ISSUED FOR COORDINATION	22-04-0
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2 ISSUED FOR REZONING / DP	21-03-1
1 ISSUED FOR REVIEW	21-02-1

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

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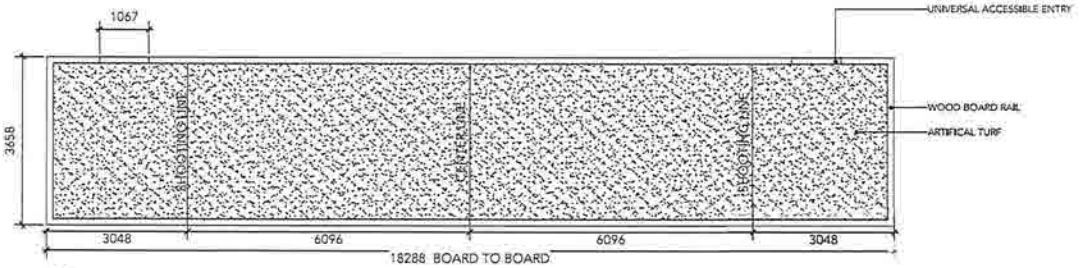
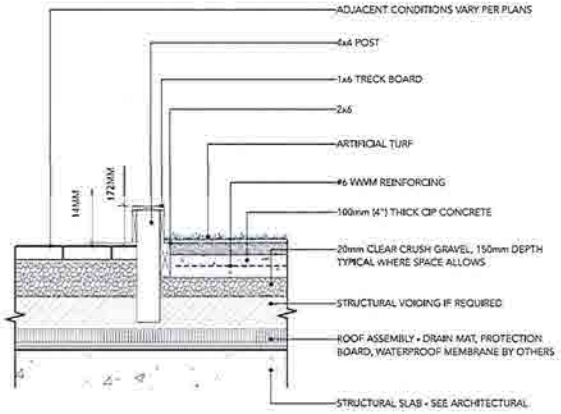
DETAILS

L6.4

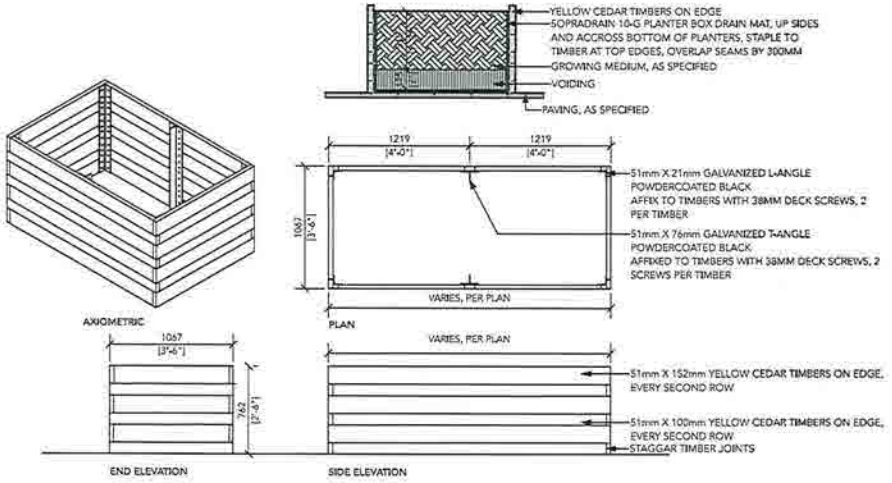
7921-0063-00(41)



1 BOCCE COURT
Scale: 1:50



ENLARGEMENT 1:10



2 URBAN AGRICULTURE PLANTERS
Scale: 1:20

MODEL: LARGE HORIZONTAL REFUSE STORAGE SHED
ITEM DI #: RSS2001L
MATERIAL: WEATHER RESISTANT SOLID WOOD; PAINTED (COLOUR TBD)
SIZE: 66"(W)X35"(D)X53"(H)
SUPPLIER: THE HOME DEPOT

NOTE: PLASTIC WASTE BINS PROVIDED BY OTHERS

3 GREEN WASTE STORAGE

David Stoyko
Landscape Architect
2656 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P:604.720.0048

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PROFESSIONAL ENGINEER
DAVID L. STOYKO
328
LANDSCAPE ARCHITECT

13	ISSUED FOR DP
12	ISSUED FOR DP
11	RESPONSE TO PLANNING
10	RESPONSE TO ADP
9	ADP PRESENTATION
8	ADP SUBMISSION
7	ADP SUBMISSION
6	ADP REVIEW SET
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4	ISSUED FOR COORDINATION
3	REISSUED FOR REZONING / DP
2	ISSUED FOR REZONING / DP
1	ISSUED FOR REVIEW

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

File NO. 7921-0063-00

Scale:	AS SHOWN
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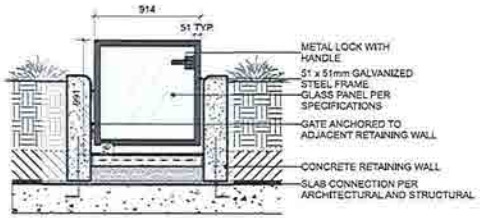
DETAILS

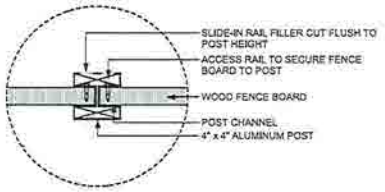
L6.5

7921-0063-00(42)

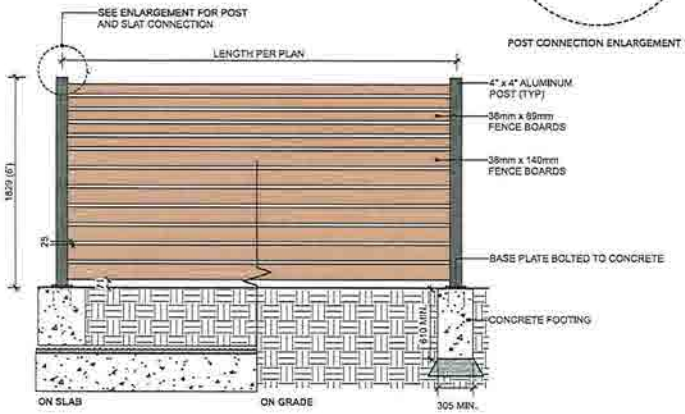


NOTES:
1. PROVIDE ENGINEERED SHOP DRAWINGS FOR APPROVAL BY CONSULTANT PRIOR TO INSTALL.
2. METAL COLOUR TO MATCH RAILINGS, REFER TO ARCHITECTURAL.

1 METAL ENTRY GATES (TYPICAL)
1:20

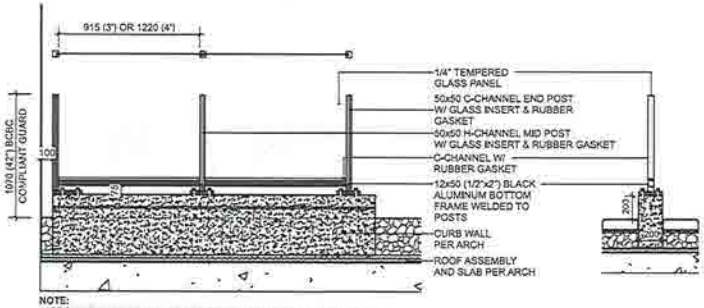


POST CONNECTION ENLARGEMENT 1:5



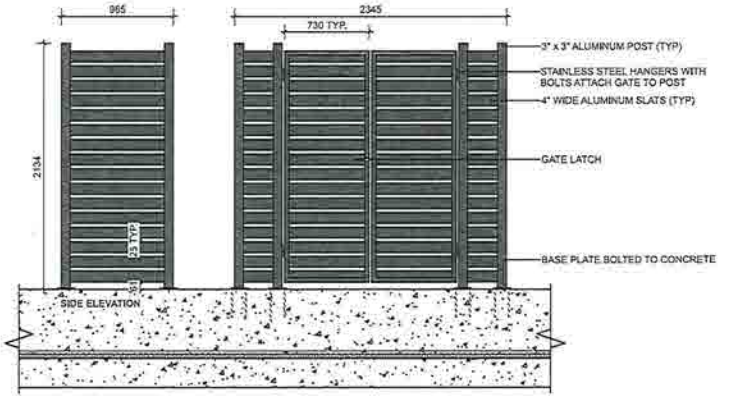
NOTES:
1. METAL MEMBERS TO BE POWDERCOATED COLOUR TO MATCH RAILINGS, REFER TO ARCHITECTURAL.

2 6' WOOD AND METAL FENCE
1:20



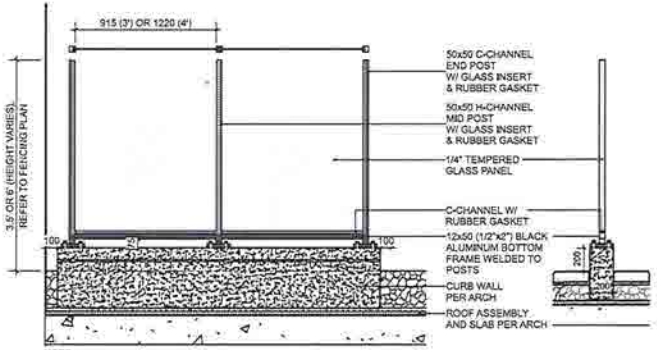
NOTE:
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINUM, COLOUR TO MATCH ARCHITECTURAL RAILS.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLOSIS.
4. SANDBLAST TEMPERED GLASS TO 90% OPACITY. PROVIDE MOCK-UP FOR REVIEW.

4 ALUMINUM & GLASS PATIO GUARDRAIL
1:20



NOTES:
1. METAL MEMBERS TO BE POWDERCOATED COLOUR TO MATCH RAILINGS, REFER TO ARCHITECTURAL.

3 7' GAS METER ENCLOSURE
1:20



NOTE:
1. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.
2. ALL METAL COMPONENTS TO BE ALUMINUM, COLOUR TO MATCH ARCHITECTURAL RAILS.
3. PROVIDE ISOLATION MATERIAL FOR FASTENERS TO AVOID ELECTROLOSIS.
4. SANDBLAST TEMPERED GLASS TO 90% OPACITY. PROVIDE MOCK-UP FOR REVIEW.

5 ALUMINUM & GLASS PRIVACY SCREEN
1:20

David Stoyko
Landscape Architect
2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0918

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THE DRAWINGS.

DAVID L. STOYKO 326

13 ISSUED FOR DP	23-04-2
12 ISSUED FOR DP	23-03-3
11 RESPONSE TO PLANNING	23-02-2
10 RESPONSE TO ADP	22-10-2
9 ADP RESUBMISSION	22-07-1
8 ADP SUBMISSION	22-07-0
7 ADP SUBMISSION	22-06-2
6 ADP REVIEW SET	22-04-1
5 RE-ISSUED FOR REZONING / DP	22-04-0
4 ISSUED FOR COORDINATION	22-04-0
3 RE-ISSUED FOR REZONING / DP	21-11-1
2 ISSUED FOR REZONING / DP	21-03-1
1 ISSUED FOR REVIEW	21-02-2

REVISIONS

RDG

1811 GUILDFORD WES

14683 - 104 Avenue
Surrey, British Columbia

File NO. 7921-0063-00

Scale:	AS SHOWI
Drawn:	D
Reviewed:	D
Project No.	06-71

DETAILS

L6.6

H - 6

ACTION REQUIRED: Final Adoption

TYPE: HA / DVP

PURPOSE: To enter into a Housing Agreement to extend the secured rental term from 20 to 40 years.

LOCATION: 12747 – 102 Avenue; 12758 - 103 Avenue; 10238, 10252, and 10272 - 127A Street; 10235 and 10285 - 128 Street

PROCESSING DATES:

Bylaw No. 21084

October 30, 2023	-	1st/2nd/3rd: Carried RES.R23-2118/2119/2120 Approved to Proceed: Planning Report No. 7923-0273-00

Bylaw No. 20453

October 30, 2023	-	Filed: Carried RES.R23-2117
June 19, 2023	-	Adopted: Carried RES.R23-1212
October 18, 2021	-	3rd as amended: Carried RES.R21-1899
September 27, 2021	-	1st/2nd/3rd: Carried RES.R21-1742/43/44 Approval to Proceed: Planning Report No. 7920-0146-00

DEVELOPMENT VARIANCE PERMIT

November 20, 2023	-	Supported: Carried RES.R23-2338
October 30, 2023	-	Proceed to Public Notification: Carried RES.R23-2116
October 16, 2023	-	Referred back to staff: Carried RES.R23-1938

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO: **City Clerk, Legislative Services Division**

FROM: **Chief Development Approvals Officer**
Planning & Development Department

DATE: **April 17, 2024** FILE: **7923-0273-00**

RE: **Bylaw No. 21084**
Development Application No. 7923-0273-00

ADDRESSES: 10272/10252/10238 127A Street
12747 102 Avenue
10285 & 10235 128 Street
12758 - 103 Avenue

OWNER: Surrey Gardens Holdings Ltd., Inc. No. BC1213839
Director Information: W. Rennison, E. Rennison

AGENT: Greg Mitchell Primex Investments Ltd.
1785 West 4th Ave Unit 200 Vancouver V6J1M2

PROPOSAL: Housing Agreement Bylaw

Development Variance Permit No. 7923-0273-00

To reduce the residential off-street parking requirements outlined in CD Bylaw No. 20452 for three proposed market rental apartment buildings and enter into a new Housing Agreement to extend the secured rental term from 20 to 40 years.

Housing Agreement Bylaw No. 21084 received Third Reading on October 30, 2023.

All conditions of approval with respect to this Bylaw have been met.
It is now in order for Council to grant Final Adoption of this Bylaw.

After Public Notification, Development Variance Permit No. 7923-0273-00 received support from Council on November 20, 2023.

It is now in order for Council to issue Development Variance Permit No. 7923-0273-00 and to authorize the Mayor and Clerk to execute the Permit.

Ron Gill, Chief Development Approvals Officer
IP1

CITY OF SURREY

BYLAW NO. 21084

A bylaw to authorize the City of Surrey to enter into a Housing Agreement

. . . . . .

WHEREAS the City of Surrey has received an application to enter into a housing agreement;

AND WHEREAS Section 483 of the Local Government Act, R.S.B.C. 2015 c.1, as amended (the "*Local Government Act*"), empowers the Council or the City of Surrey to enter into a housing agreement.

NOW, THEREFORE, the Council of the City of Surrey, enacts as follows:

1. The City of Surrey is hereby authorized to enter into a housing agreement in the form attached as Schedule A and forming part of this Bylaw (the "Housing Agreement") with the following party:

Surrey Gardens Holdings Ltd.
200 - 1785 West 4th Avenue
Vancouver, BC V6J 1M2

and with respect to that certain parcel of lands and premises, in the City of Surrey, more particularly known and described as:

Parcel Identifier: 032-020-350
Lot 1 Section 29 Block 5 North Range 2 West NWD Plan EPP86148

(10238, 10252 and 10272 – 127A Street and 12747 – 102 Avenue)

Parcel Identifier: 032-020-368
Lot 2 Section 29 Block 5 North Range 2 West NWD Plan EPP86148

(12758 – 103 Avenue)

Parcel Identifier: 032-020-384
Lot 4 Section 29 Block 5 North Range 2 West NWD Plan EPP86148

(10235 – 128 Street)

(the "Lands");

2. The Mayor and Clerk are hereby empowered to execute the Housing Agreement on behalf of the City of Surrey.

3. The City of Surrey shall file in the Land Title Office a notice against the Lands in accordance with Section 483 of the *Local Government Act*, that the Lands are subject to the Housing Agreement.

4. This Bylaw shall be cited for all purposes as "The Surrey Gardens Holdings Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21084".

PASSED FIRST READING on the 30th day of October, 2023.

PASSED SECOND READING on the 30th day of October, 2023.

PASSED THIRD READING on the 30th day of October, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ day of _____, _____.

_____ MAYOR

_____ CLERK

CITY OF SURREY

HOUSING AGREEMENT
(Residential Only)

THIS HOUSING AGREEMENT made the __th day of ____, 2024.

BETWEEN:

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

(the "**City**")

OF THE FIRST PART

AND:

SURREY GARDENS HOLDINGS LTD., a corporation having its offices at 200 – 1785 West 4th Avenue, Vancouver, B.C. V6J 1M2

(the "**Owner**")

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 032-020-350
Lot 1 Section 29 Block 5 North Range 2 West New Westminster District Plan EPP86148;

Parcel Identifier: 032-020-368
Lot 2 Section 29 Block 5 North Range 2 West New Westminster District Plan EPP86148; and

Parcel Identifier: 032-020-384
Lot 4 Section 29 Block 5 North Range 2 West New Westminster District Plan EPP86148

(collectively, the "**Lands**").

B. The Owner currently uses the Lands for rental housing in three (3) buildings comprising 223 Dwelling Units, and intends to construct an additional 242 Dwelling Units in three (3) new buildings (the "**New Buildings**") on the Lands (collectively,

the "**Development**") and shown as Lots 1, 2, and 4 on the plan attached as Appendix I to the Agreement.

C. The Owner has voluntarily agreed to enter into a housing agreement pursuant to Section 483 of the *Local Government Act,* R.S.B.C. 2015, Chapter 1, as amended, to ensure that the Rental Units are rented in accordance with this Agreement.

NOW THEREFORE in consideration of the premises herein and of the mutual covenants and agreements hereinafter set forth and contained herein and $1.00 now paid by the City to the Owner (the receipt of which is hereby acknowledged), the parties hereto covenant and agree each with the other as follows:

1. DEFINED TERMS

1.1 In and for the purpose of this Agreement, in addition to the definitions on the first page of this document, the following terms shall have the following meanings:

(a) "**Agreement**" means this housing agreement and any amendments to or modifications of the same;

(b) "**City**" means the City of Surrey and any person authorized by the City of Surrey, including assigns of whole or partial interest in this Agreement or of any of the rights conferred upon the City of Surrey by this Agreement;

(c) "**City Personnel**" means all of the City's elected and appointed officials, officers, employees, agents, nominees, delegates, permittees, contractors, subcontractors, invitees and the Approving Officer;

(d) "**Claims and Expenses**" means all actions, causes of actions, suits, judgments, proceedings, demands, and claims, whether at law or in equity, losses, damages, expenses, and costs (including legal fees and disbursements on an indemnity basis) of any kind or nature whatsoever, at law or in equity, for any damages, losses, injuries or death;

(e) "**Development**" means as defined in Recital B;

(f) "**Dwelling Unit**" means each of the existing 223 dwelling units on the Lands, and any new dwelling units constructed by the Owner within the Development;

(g) "**Lands**" means the parcels of land situated in the City of Surrey, British Columbia and legally described in Recital A, and includes any parcel into which such land is consolidated or further subdivided (including a subdivision pursuant to the *Land Title Act*;

(h) "**Owner**" means the person named on the first page of this Agreement and the legal and beneficial owner at any given time and any successors in title of the Lands;

(i) "**Rental Units**" means all 465 Dwelling Units existing or to be constructed on the Lands, all of which must be made available by the Owner to the general public at arms' length for use as residential rental accommodation on a month-to-month or longer basis in accordance with all applicable laws including, without limitation, the *Residential Tenancy Act,* S.B.C. 2002, Chapter 78, as amended, and any regulations pursuant thereto; and

(j) "**Term**" means forty (40) years, commencing on the first day of the month after the City issues an occupancy permit for the New Buildings.

2. RESTRICTION ON OCCUPANCY OF DWELLING UNITS

2.1 During the Term the Rental Units must be made available for rent in accordance with this Agreement.

2.2 The City may, from time to time, during the Term request the Owner to provide written proof of compliance with section 2.1 and the Owner agrees to provide, or cause an operator of the Lands to provide, the City with such proof in a form reasonably satisfactory to the City.

2.3 During the Term, the portion of the Lands containing the Development shall not be stratified.

2.4 Each building in the Development shall be owned by one Owner(s).

2.5 Throughout the Term, the Owner shall not sell or transfer the beneficial or registered title or any interest in and to the Rental Units, unless the Owner obtains from the transferee an agreement in writing from the transferee to assume and perform all of the obligations of the Owner arising under this Agreement.

3. LIABILITY

3.1 **Indemnity.** The Owner shall indemnify and save harmless the City and City Personnel from all Claims and Expenses which the City and City Personnel may suffer, or incur, or be put to, arising out of or in connection with any breach or default of any covenants or agreements on the part of the Owner contained in this Agreement, or arising out of, or in connection with the Development or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.2 **Release.** The Owner does hereby remise, release and forever discharge the City and City Personnel from all Claims and Expenses which the Owner may have against the City and City Personnel, which the Owner now has or hereafter may have with respect to or by reasons of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

3.3 **Obligations Continue.** The Owner covenants and agrees that the indemnity and release in Sections 3.1 and 3.2 will remain effective and survive the expiration or termination of this Agreement whether by fulfilment of the covenants contained in this Agreement or otherwise.

4. NOTICE

4.1 Any notices or other documents to be given or delivered pursuant to this Agreement will be addressed to the proper party as follows:

(a) As to the City:

City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8

Attention: General Manager, Planning and Development Department

(b) As to the Owner:

Surrey Gardens Holdings Ltd.
200 – 1785 West 4th Avenue
Vancouver, BC V6J 1M2

Attention: Andrew Rennison, Director

or such other address as such party may direct. Any notice or other documents to be given or delivered pursuant to this Agreement will be sufficiently given or delivered if delivered to the particular party as its address set out or determined in accordance with this section and shall be deemed complete two (2) days after the day of delivery.

4.2 It is specifically agreed that for any notice or document to be validly given or delivered pursuant to this Agreement, such notice or document must be delivered and not mailed.

5. GENERAL

5.1 **Joint and Several.** Where the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.

5.2 **Assignment by City.** This Agreement or any of the rights conferred by this Agreement upon the City may be assigned in whole or in part by the City without the consent of the Owner.

5.3 **City's Other Rights Unaffected.** Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions pursuant to the *Local Government Act* and the *Community Charter*, as amended from time to time and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and

effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.

5.4 **Agreement for Benefit of City.** The Owner and the City hereby acknowledge, agree and declare that this Agreement is entered into for the sole purpose of benefitting the City and, in particular, acknowledge, agree and declare that this Agreement is not designed to protect or promote the interests of the Owner or any mortgagee of the Owner, or any future owner or occupier of the Lands and any improvements on the Lands or any other person and the City may, at its sole option, execute a release of this Agreement at any time without liability to any person for so doing.

5.5 **No Waiver.** The Owner acknowledges and agrees that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver thereof, nor will any single or partial exercise by the City of any right under this Agreement preclude any other or future exercise thereof of the exercise of any other right.

5.6 **City Not Required to Prosecute.** The Owner agrees that the City is not required or is under no obligation in law or equity to prosecute or enforce this Agreement in any way whatsoever.

5.7 **Remedies.** The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law or in equity. In addition to any remedies which are available under this Agreement or at law, the City will be entitled to all equitable remedies, including, without limitation, specific performance, injunction and declaratory relief, or any combination thereof, to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

5.8 **Severability.** All the obligations and covenants in this Agreement are severable, so that if any one or more of the obligations or covenants are declared by a court of competent jurisdiction to be void and unenforceable, the balance of the obligations and covenants will remain and be binding.

5.9 **City Court Costs.** In an action to enforce this Agreement in respect of which the court determines that the position of the City will prevail, the City will be entitled to court costs on a solicitor-client basis.

5.10 **Personal Representatives and Successors**. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their personal representatives, respective heirs, executors, administrators, successors, and assigns.

5.11 **Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

5.12 **Priority.** The Owner shall at the sole expense of the Owner, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands at the Land Title Office save and except those specifically approved in writing by the City.

5.13 **Further Assurances.** The Owner shall do, or cause to be done, all things and execute or cause to be executed all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.

5.14 **Counterparts.** This Agreement may be executed in any number of counterparts and delivered via facsimile or e-mail, each of which will be deemed to be an original and all of which taken together will be deemed to constitute one and the same instrument, provided that any party delivering this Agreement via facsimile or e-mail will deliver to the other party any originally executed copy of this Agreement forthwith upon request by the other party.

5.15 **Entire Agreement.** This Agreement represents the entire agreement between the City and the Owner regarding the matters set out in this Agreement and supersedes all prior agreements, letters of intent or understandings about these matters.

(*remainder of page left intentionally blank – signature page follows*)

IN WITNESS WHEREOF the City of Surrey and the Owner have executed this Agreement under seal of their duly authorized officers as of the references of this Agreement.

CITY OF SURREY

By: _____
Authorized Signatory

Brenda Locke, Mayor
City of Surrey

By: _____
Authorized Signatory

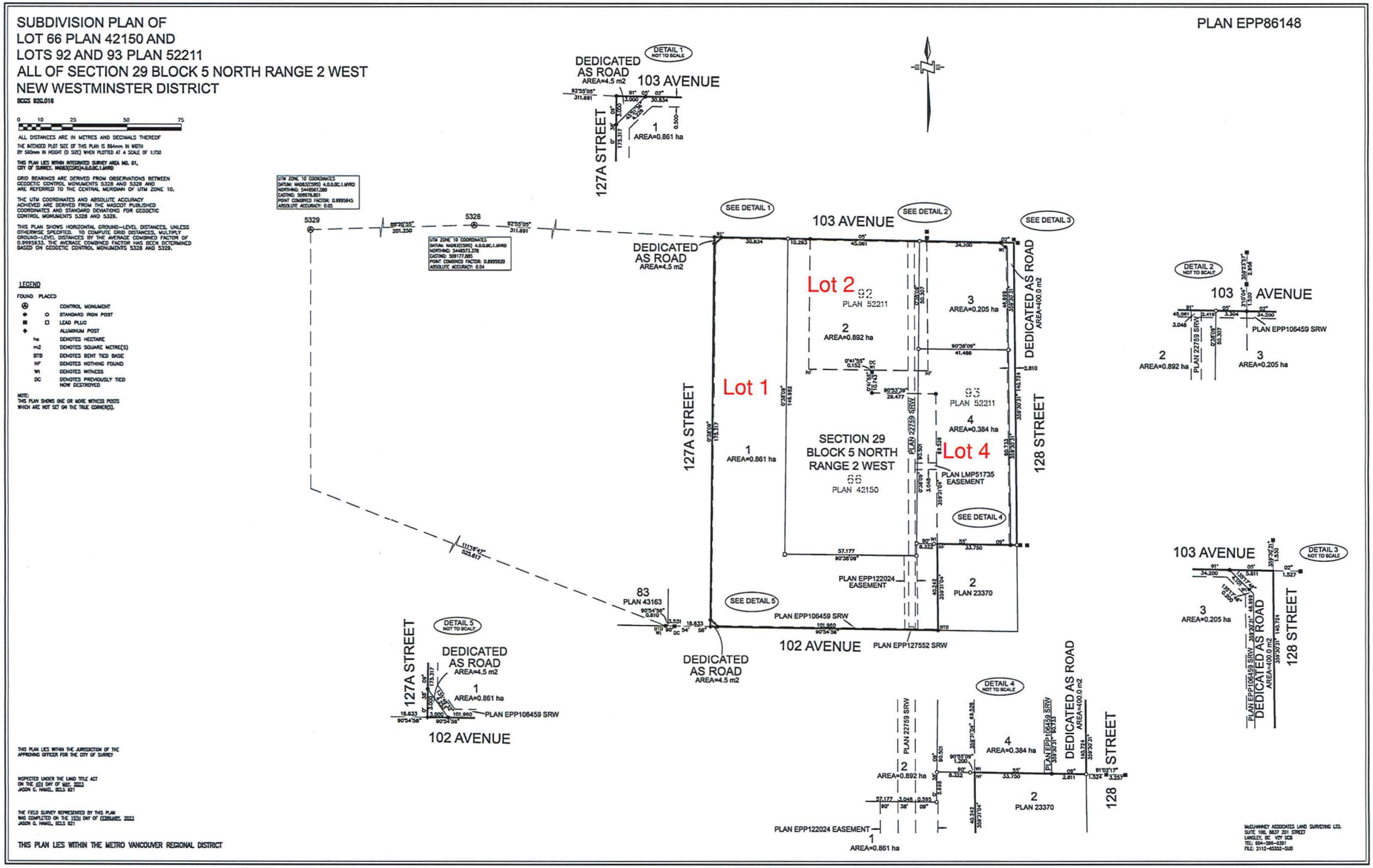
Jennifer Ficocelli, City Clerk
City of Surrey

SURREY GARDENS HOLDINGS LTD.

By: _____
Authorized Signatory

W[s. 22(1) redacted] Rennison
Director

Appendix I


SUBDIVISION PLAN OF
LOT 66 PLAN 42150 AND
LOTS 92 AND 93 PLAN 52211
ALL OF SECTION 29 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT
BCGS 92G.016
PLAN EPP86148
0 10 25 50 75
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:750
THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 01, CITY OF SURREY, NAD83(CSRS)4.0.0.BC.1.MVRD
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5328 AND 5329 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
THE UTM COORDINATES AND ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE NAD83(CSRS) PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5328 AND 5329.
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99959333. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON GEODETIC CONTROL MONUMENTS 5328 AND 5329.
LEGEND
FOUND PLACED
CONTROL MONUMENT
STANDARD IRON POST
LEAD PLUG
ALUMINUM POST
ha DENOTES HECTARE
m2 DENOTES SQUARE METRE(S)
BTB DENOTES BENT TIED BASE
NF DENOTES NOTHING FOUND
WI DENOTES WITNESS
DC DENOTES PREVIOUSLY TIED NOW DESTROYED
NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD
NORTHING: 5448567.280
EASTING: 509576.801
POINT COMBINED FACTOR: 0.9995845
ABSOLUTE ACCURACY: 0.05
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0.BC.1.MVRD
NORTHING: 5448573.378
EASTING: 509177.885
POINT COMBINED FACTOR: 0.9995920
ABSOLUTE ACCURACY: 0.04
5329
5328
89°20'55" 201.250
92°55'05" 311.691
111°16'47" 525.817
DETAIL 1 NOT TO SCALE
DEDICATED AS ROAD AREA=4.5 m2
103 AVENUE
127A STREET
1 AREA=0.861 ha
SEE DETAIL 1
SEE DETAIL 2
SEE DETAIL 3
SEE DETAIL 4
SEE DETAIL 5
DEDICATED AS ROAD AREA=4.5 m2
Lot 2
92 PLAN 52211
2 AREA=0.892 ha
3 AREA=0.205 ha
DEDICATED AS ROAD AREA=400.0 m2
Lot 1
1 AREA=0.861 ha
93 PLAN 52211
4 AREA=0.384 ha
SECTION 29 BLOCK 5 NORTH RANGE 2 WEST
66 PLAN 42150
Lot 4
PLAN LMP51735 EASEMENT
128 STREET
PLAN EPP122024 EASEMENT
2 PLAN 23370
83 PLAN 43163
PLAN EPP106459 SRW
PLAN EPP127552 SRW
102 AVENUE
DEDICATED AS ROAD AREA=4.5 m2
DETAIL 2 NOT TO SCALE
103 AVENUE
PLAN EPP106459 SRW
PLAN 22759 SRW
2 AREA=0.892 ha
3 AREA=0.205 ha
DETAIL 3 NOT TO SCALE
103 AVENUE
3 AREA=0.205 ha
DEDICATED AS ROAD AREA=400.0 m2
128 STREET
DETAIL 4 NOT TO SCALE
PLAN 22759 SRW
PLAN EPP106459 SRW
DEDICATED AS ROAD AREA=400.0 m2
2 AREA=0.892 ha
4 AREA=0.384 ha
2 PLAN 23370
128 STREET
PLAN EPP122024 EASEMENT
1 AREA=0.861 ha
DETAIL 5 NOT TO SCALE
127A STREET
DEDICATED AS ROAD AREA=4.5 m2
1 AREA=0.861 ha
PLAN EPP106459 SRW
102 AVENUE
THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY
INSPECTED UNDER THE LAND TITLE ACT ON THE 6TH DAY OF MAY, 2023 JASON G. HAMEL, BCLS 821
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 15TH DAY OF FEBRUARY, 2023 JASON G. HAMEL, BCLS 821
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
McELHANNEY ASSOCIATES LAND SURVEYING LTD.
SUITE 100, 8637 201 STREET
LANGLEY, BC V2Y 0G9
TEL: 604-396-0391
FILE: 2112-45552-SUB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0273-00

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: 032-020-368
Lot 2 Section 29 Block 5 North Range 2 West New Westminster District Plan EPP86148

12758 103 Avenue

Parcel Identifier: 032-020-350
Lot 1 Section 29 Block 5 North Range 2 West New Westminster District Plan EPP86148

12747 – 102 Avenue, 10272/10252/10238 - 127A Street

Parcel Identifier: 032-020-384
Lot 4 Section 29 Block 5 North Range 2 West New Westminster District Plan EPP86148

10235 128 Street

Parcel Identifier: 032-020-384
Lot 3 Section 29 Block 5 North Range 2 West New Westminster District Plan EPP86148

10285 – 128 Street

(the "Land")

3. Section H.3 of Surrey Zoning Bylaw, 1993, No.12000, Amendment Bylaw, 2021, No. 20452, is varied as follows:

a) In Section H.3 the required resident parking spaces shall be reduced from 0.9 parking spaces per dwelling unit to 0.65 parking spaces per dwelling unit in Block B;

b) In Section H.3 the required residential visitor parking spaces shall be increased from 0.05 parking spaces per dwelling unit to 0.1 parking spaces per dwelling unit in Block B;

c) In Section H.2 the required residential visitor parking spaces shall be increased from 0.05 parking spaces per dwelling unit to 0.1 parking spaces per dwelling unit in Blocks A and D.

4. This development variance permit applies to only the portion of the Land shown on 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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

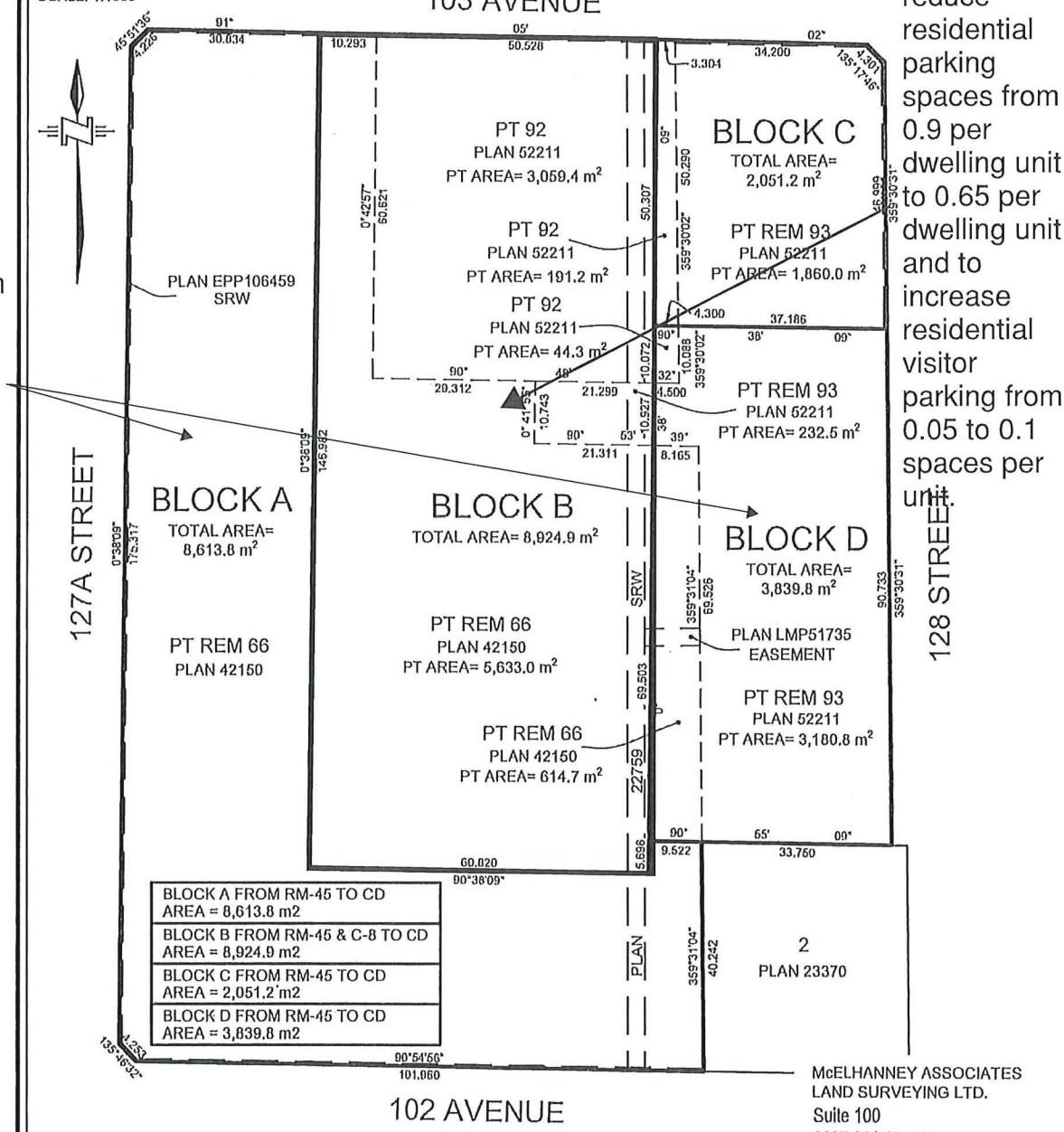
Schedule A

DVP to increase residential visitor parking from 0.05 to 0.1 spaces per unit

DVP to reduce residential parking spaces from 0.9 per dwelling unit to 0.65 per dwelling unit and to increase residential visitor parking from 0.05 to 0.1 spaces per unit.

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: 20452 OVER LOT 66 PLAN 42150 AND LOTS 92 AND 93 PLAN 52211 ALL OF SECTION 29 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

BCGS 92G.016
SCALE: 1:1000



CERTIFIED CORRECT ACCORDING TO SURVEY
DATED THIS 17TH DAY OF SEPTEMBER, 2021
Jason Hamel IDBARD
Digitally signed by Jason Hamel IDBARD
Date: 2021.09.17 10:48:02 -07'00'
JASON G. HAMEL, BCLS, CLS

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
Suite 100
8837 201 Street
Langley BC
V2Y 0C8
Tel 604 596 0391

FILE NO. 2112-65552-0-V-03 R1

H - 7

ACTION REQUIRED: Approval

TYPE: DVP / DP

PURPOSE: The applicant is requesting a variance to reduce the minimum lot depth on proposed Lot 1 from 22.0 metres to 11.4 metres; to reduce the minimum rear yard setback on proposed Lot 1 from 7.5 metres to 2.0 metres; and to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class B Stream" from 15 metres to 8.8 metres in order to subdivide into one single family lot and one open space lot for conveyance to the City.

LOCATION: 6292 - 148 Street

PROCESSING DATES:

DEVELOPMENT VARIANCE PERMIT NO. 7915-0238-01

October 30, 2023	-	Supported: Carried RES.R23-2188
October 16, 2023	-	Proceed to Public Notification: Carried RES.R23-1976

DEVELOPMENT PERMIT NO. 7915-0238-00

October 16, 2023	-	Authorized to Draft: Carried RES.R23-1976

DEVELOPMENT VARIANCE PERMIT NO. 7915-0238-00

November 21, 2016	-	Approved: Carried RES.R16-2744
November 7, 2016	-	Proceed to Public Notification: Carried RES.R16-2494

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

TO:	**City Clerk, Legislative Services Division**		
FROM:	**Director of Development Planning** **Planning & Development Department**		
DATE:	**April 18, 2024**	FILE:	**7915-0238-00** **7915-0238-01**

RE: **Development Application No. 7915-0238-00**
Development Variance Permit No. 7915-0238-01

ADDRESS: 6292 148 Street

OWNER: 0875510 Bc Ltd (**Director Information**: J. **Dhaliwal**, A. **Sahota**)

AGENT: Dexter Hirabe
WSP Group Canada / Hunter Laird
65 Richmond Street Unit 300
New Westminster V3L 5P3

PROPOSAL: Development Permit No. 7915-0238-00 .

Development Variance Permit No. 7915-0238-01

To permit construction of a single family dwelling after conveyance of riparian area.

Staff was authorized to draft Development Permit No. 7915-0238-00 on October 16, 2023.

Development Permit No. 7915-0238-00 is running in conjunction with Development Variance Permit No. 7915-0238-01, which after Public Notification was supported by Council on October 30, 2023. It is now in order for Council to issue Development Variance Permit No. 7915-0238-01 and to authorize the Mayor and Clerk to execute the Development Variance Permit.

If Council issues Development Variance Permit No. 7915-0238-01, it is in order for Council to issue Development Permit No. 7915-0238-00 and to authorize the Mayor and Clerk to execute the Development Permit.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the protection of Sensitive Ecosystems, Council may refer the Development Permit application back to staff with direction regarding these matters.

Legislative Services is requested to hold registration of the Notice on Title with respect to this Development Permit at Land Title Office, pending a new legal description for the property.

Shawn Low, Director of Development Planning
P210006

Appendices.

i. Title Search
ii. Corporate Search
iii. Development Permit 7915-0238-00
iv. Development Variance Permit 7915-0238-01

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0238-01

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: 028-581-181
Lot 28 Section 10 Township 2 New Westminster District Plan BCP47981

6292 - 148 Street

(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 titles have been issued, as follows:

Parcel Identifier:

_____

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

_____

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

(a) In Subsection F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12) the minimum lot depth is reduced from 22.0 metres to 11.4 metres for Lot 1;

(b) In Subsection F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12) the minimum rear yard setback is reduced from 7.5 metres to 2.0 metres for Lot 1; and

(c) In Part 7A Streamside Protection of Surrey Zoning By-law, No. 12000, the minimum distance from the top of bank for a Natural Class B Stream is reduced from 15 metres to 8.8 metres, measured to the east lot line of proposed Lot 1.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

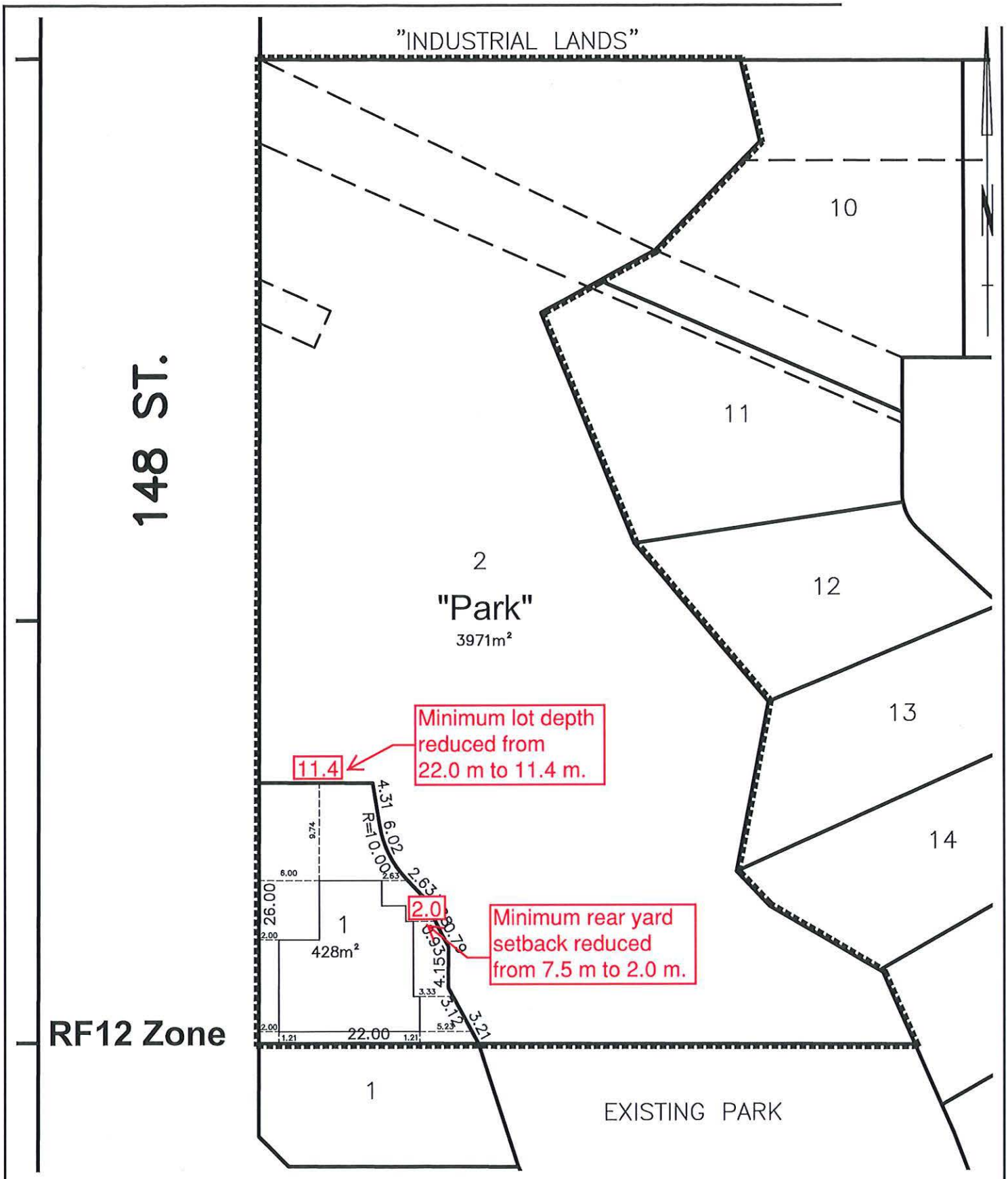
_____

Mayor – Brenda Locke

_____

City Clerk – Jennifer Ficocelli

Schedule A

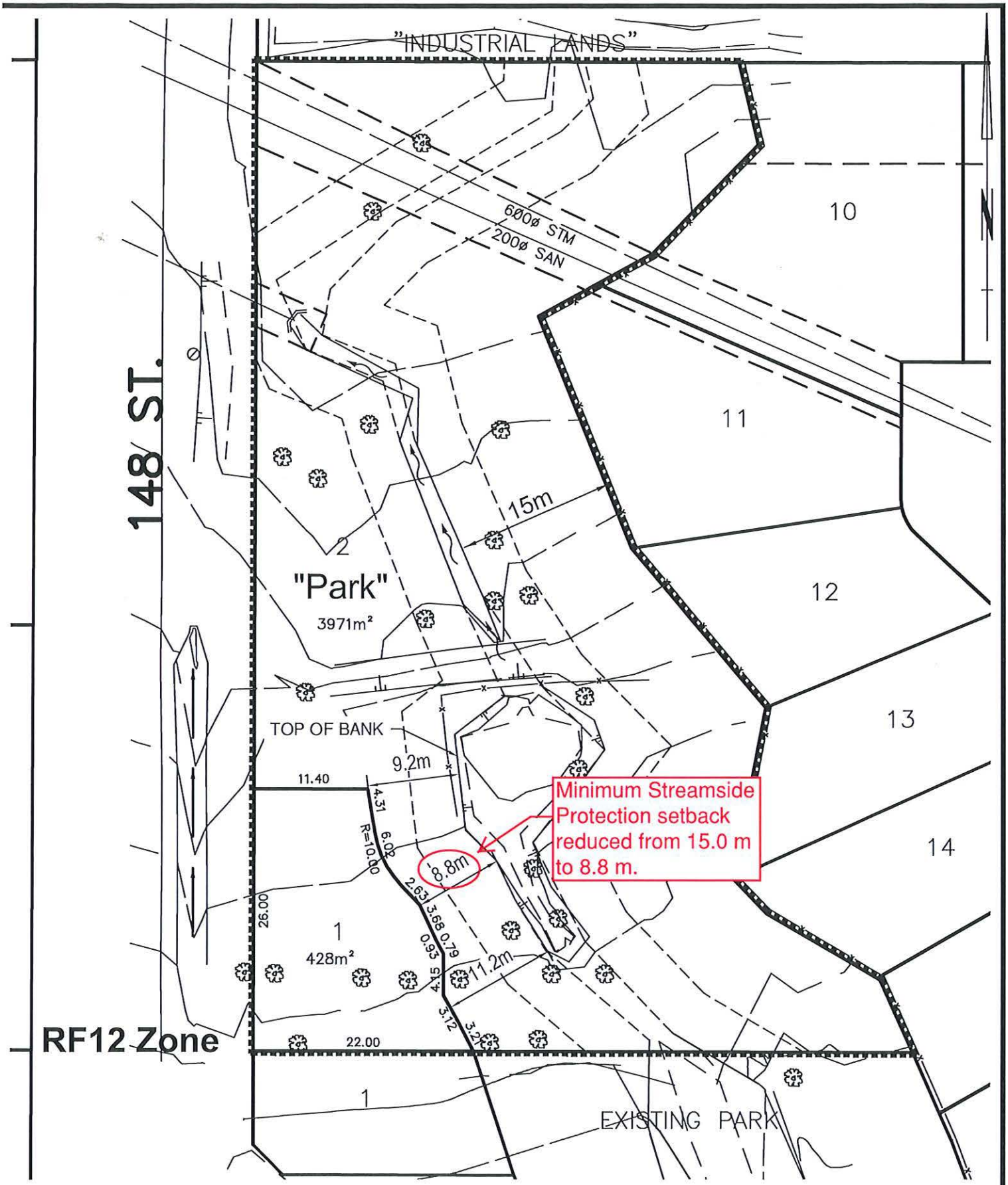


7915-0238-00
#6292 148 Street
Amrik Sahota

WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-525-4651 | FAX. 604-525-5715
WWW.WSPGROUP.COM

WSP

May 2016
#061400315



7915-0238-00
#6292 148 Street
Amrik Sahota

WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-525-4651 | FAX. 604-525-5715
WWW.WSPGROUP.COM

WSP
Oct 2016
#061400315

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0238-00

Issued To:

(the "Owner")

Address of Owner:

A. General Provisions

1. This development 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 permit.

2. This development 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: 028-581-181
Lot 28 Section 10 Township 2 New Westminster District Plan Bcp47981

(the "Land")

3. As the legal description of the Land will 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:_____
_____**LEGAL**

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

_____**CIVIC**

5. This development permit applies to only the portion of the Land shown on Schedule A which is attached to and forms part of this development permit.

6. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Sensitive Ecosystem

1. Development shall occur strictly in accordance with the Ecosystem Development Plan prepared by Envirowest Consultants Inc. dated March 7, 2023 attached as Schedule B.

2. Development, including habitat protection, mitigation, compensation and rehabilitation works shall be completed in strict accordance with the Habitat Restoration Agreement, dated April 22, 2024, attached as Schedule C, entered into between the City and the Owner.

3. The Streamside Protection Area, including the Streamside Setbacks Area as defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and identified as Lot 2 on Plan EPP135055, attached as Schedule D, shall be conveyed to the City, without compensation and shall remain free of development.

4. Tree removal and vegetation disturbance shall be undertaken, monitored, inspected and maintained in accordance with the report attached as Schedule B. Tree removal and protective fencing shall be undertaken in accordance with the Arborist Report dated January 27, 2023 and prepared by Diamond Head Consulting Ltd. attached as Schedule E.

5. Minor changes to the Drawings that do not affect the Streamside Protection Area, as identified and forming part of this development permit, site grading, soil stability, building placement, runoff or vegetation on the Land, may be permitted subject to the approval of the City.

C. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

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

    (a) In Subsection F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12) the minimum lot depth is reduced from 22.0 metres to 11.4 metres for Lot 1;

(b) In Subsection F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12) the minimum rear yard setback is reduced from 7.5 metres to 2.0 metres for Lot 1; and

(c) In Part 7A Streamside Protection of Surrey Zoning By-law, No. 12000, the minimum distance from the top of bank for a Natural Class B Stream is reduced from 15 metres to 8.8 metres, measured to the east lot line of proposed Lot 1.

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.

3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.

4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

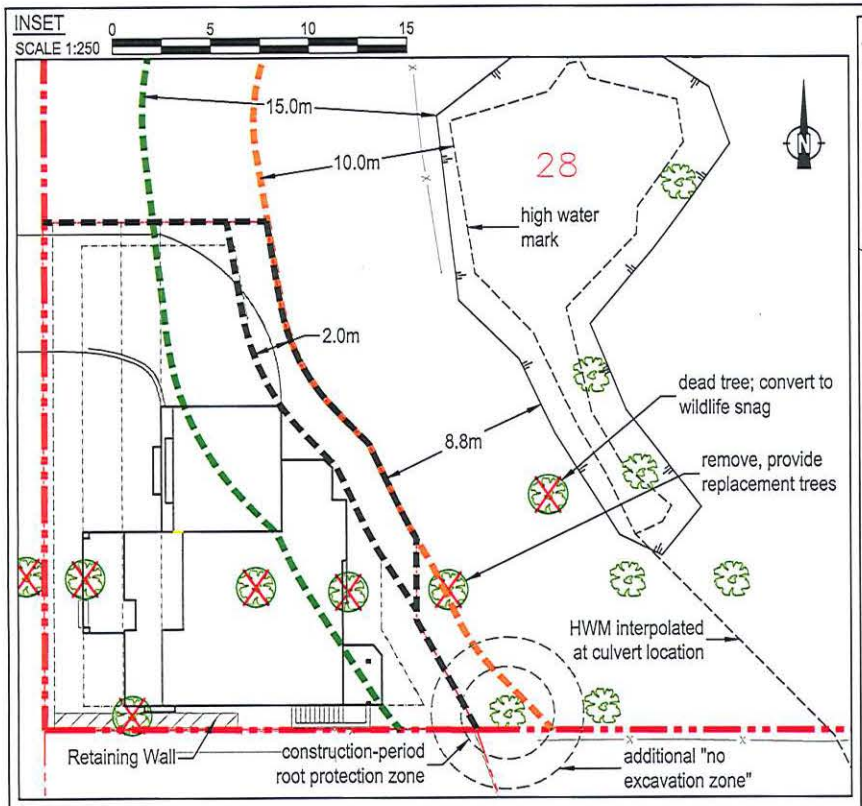
IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

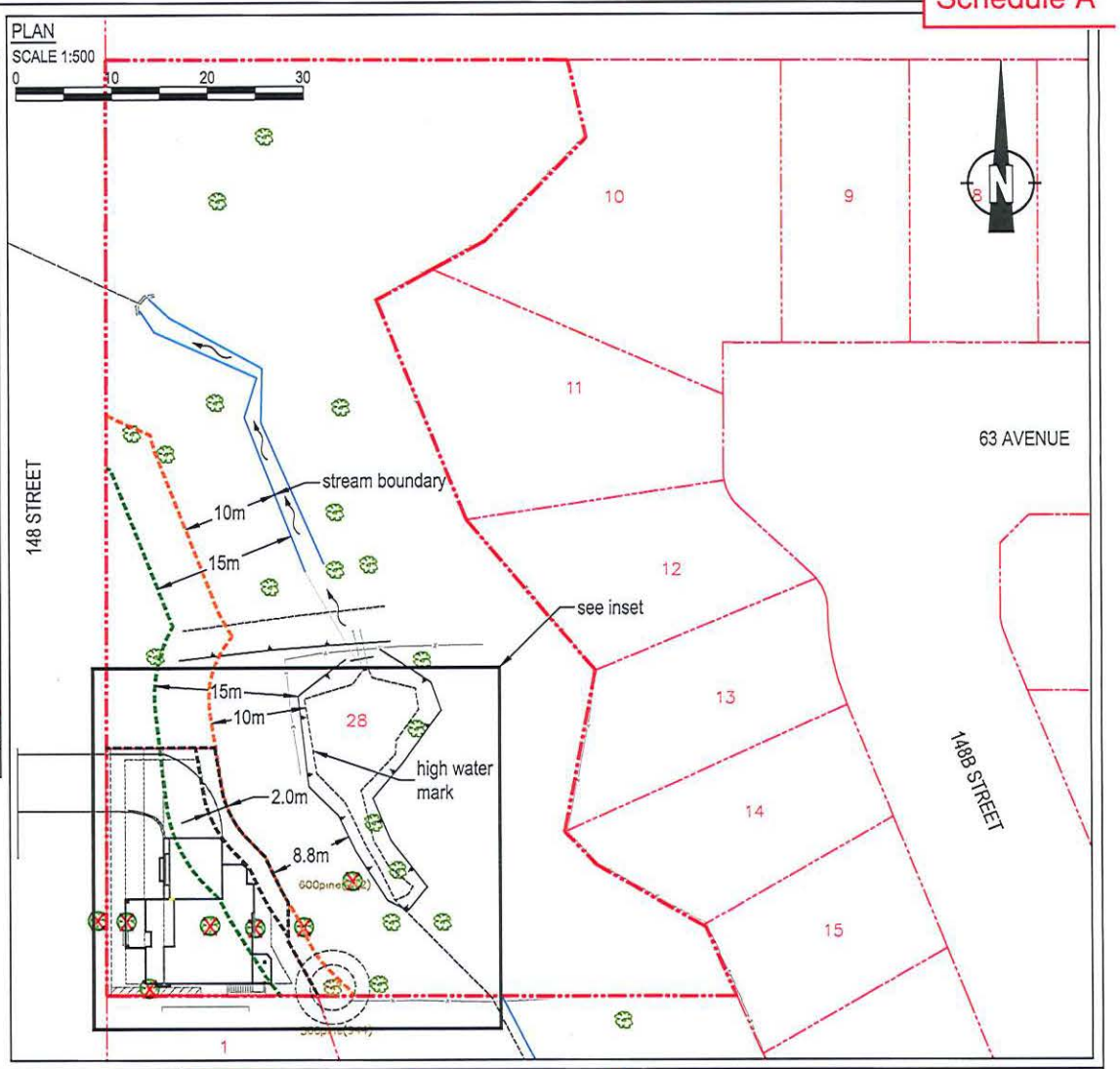
Owner: (Signature)

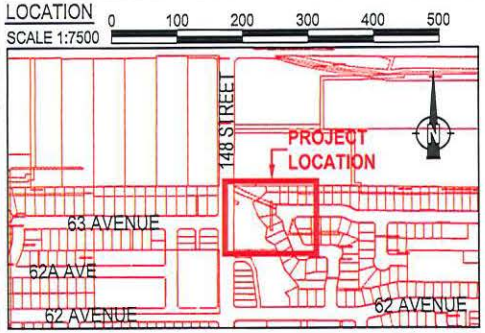
A[s. 22(1)] SAHOTA

Name: (Please Print)

Schedule A







LEGEND
- Property Line (Site)
- Bylaw Setback
- RAPR SPEA
- Proposed Setback / Fence

REFERENCE DRAWINGS
1. Email: 061400315_survey.dwg. Received November 20, 2014; Hunter Laird Engineering Ltd.
2. Project No. 7815-0238-00. Rev. F. "Lot Grading Plan". February 18, 2021; WSP Canada Inc.
3. Email: 6292 148 ST-C.dwg. Received May 13, 2022; Amrik Sahota.
4. 2018 Legal Base From City of Surrey.

MR. AMRIK SAHOTA

6292 - 148 STREET
Surrey, BC

envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

CITY OF SURREY
BYLAW SETBACKS

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
IWW	CEV/SCM	IWW	01	May 19, 2022
SCALE: As Shown		PROJECT NUMBER: 1806-01	DRAWING NUMBER: 1806-01-08	
DATE: August 23, 2021				

DATE: 2022-05-19 - 2:36pm
PATH: T:\ENVS-SRA\pha\Envirowest Files\2022\Surrey-White Rock\1806-01\VA-XrCAD\Final\1806-01-08801 Bylaw Setbacks.dwg
LAYOUT: 1806-01-03

Schedule B

envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
604-944-0502

March 7, 2023

Mr. Jonathan Kew
Planning & Development Department
City of Surrey
13450 - 104 Avenue
Surrey, BC, V3T 1V8

City File No.
15-0238

Dear Mr. Kew,

RE: 6292 – 148 STREET, SURREY, BC
SENSITIVE ECOSYSTEM DEVELOPMENT PLAN

A Development Permit (DP) application has been prepared for the Property located at 6292 – 148 Street, Surrey (the Property) to replace the previous DP submitted in September 2016. The proposed development comprises one (1) new single-family residential lot with the remainder, approximately one acre, to be dedicated as parkland. The Property was created by a previous subdivision that completed in or about 2010. A single-family house occupied a portion of the Property and was removed to accommodate the earlier subdivision.

The Property is located within the Streamside Development Permit area as defined by the Official Community Plan (OCP) and required a streamside setback reduction in order to allow the construction of an adequate size single-family home. In November 2016 the project received Third Reading and a Development Permit Variance was granted by City Council allowing reductions of the minimum lot depth, rear-yard setback and the streamside setback to support the proposed lot. An Impact mitigation Plan provided herein supports the streamside variance.

This correspondence represents an assessment of the proposed development and its potential impacts in the context of the City of Surrey's Sensitive Ecosystems Development Permit (DP) process.

Please refer to the City of Surrey Mapping Online System (COSMOS) map included as Attachment A and site photograph pages included as Attachment B.

ECOSYSTEM DEVELOPMENT PLAN

I.) CONSULTANT QUALIFICATIONS

23. All registered professionals who will be involved in the development proposal, whether a Biologist, Geoscientist, Engineer, Forester, and/or Agrologist, shall have demonstrated education, expertise, accreditation and knowledge relevant to sensitive environments, ecosystems and/or streamside management.

The registered professionals involved in this development proposal are qualified with the education, expertise, accreditation and knowledge relevant to their roles for this application.

24. All Arborists who will be involved in the development proposal shall be registered and certified with the International Society of Arboriculture (ISA).

An arborist report has been prepared by Diamond Head Consulting Ltd. The lead arborist on the project is Max Rathburn (ISA Certified Arborist No. PN-0599A).

25. Supply a list and written statement, including all documentation, verifying the qualifications of all QEPs and/or ISA Certified Arborists responsible for preparing report submissions or involved in monitoring site conditions for Sensitive Ecosystems Development Permit applications.

The QEPs involved in the proposed development, including their qualification, registration number and company, are provided in Table 1.

Table 1. Qualified Environmental Consultants

Consultant Name	Qualification and Registration No.	Company
Ian Whyte	P.Ag. 2820	Envirowest Consultants Inc.
Christine Gibson	R.P.Bio. 2869	(formerly) Envirowest Consultants Inc.
Max Rathburn	ISA Arborist PN-0599A	Diamond Head Consulting Ltd.

26. Where more than one QEP is needed, submit a written statement identifying the primary QEP for the entire development and acknowledging their role to ensure: all required reports are prepared by qualified professionals and are coordinated both

in content and execution; and that all relevant Development Permit Guidelines and requirements have been met and/or addressed in the application submission.

The primary QEP for the development is Mr. Ian Whyte (Envirowest), who has ensured all reports have been prepared by qualified professionals and coordinated in both content and execution. Mr. Ian Whyte has also ensured that all relevant DP guidelines and requirements have been met and/or addressed in this submission.

II.) PROTECTION AREAS

27a. Zoning Bylaw: Part 7a, Streamside Protection of Surrey's Zoning Bylaw is to be used to determine Areas of Protection required for development adjacent to a stream.

An unnamed tributary of Hyland Creek originates as storm drainage at 61 Avenue and flows northward within parkland (73L and 73M greenbelts). The stream then flows northward through the Property and enters a storm sewer in 148 Street near the Property's northwest corner. The storm sewer flows northward for about 220 metres to 64 Avenue, then another 280 metres to outfall to Hyland Creek on the north side of 64 Avenue. The stream is ephemeral. Only minor baseflows are discharged to the stream from storm sewers upstream of the property. Within the property, a relic earth dam and overflow pipes remain. The shallow pond created by the dam has completely infilled with sediments that were dry at the time of assessment and a pond no longer exists. The dam has been breached and the channel has reformed through the former pond site. The edge of the former pond was interpreted to be the Stream Boundary.

The City of Surrey's Zoning Bylaw-prescribed setback for this Class B stream is 15 metres. The streamside protection and enhancement area (SPEA) determined in accordance with the detailed methodology of the Riparian Areas Protection Regulation (RAPR) is 10 metres (confirmation of the Province's acceptance of the RAPR report is included as Attachment C).

A dry ditch channel occurs along the road shoulder to the west of the proposed lot and house. All flow has been routed to a storm sewer in 148 Street; the downstream sewer is considered by the City to be abandoned (see COSMOS image and photos).

The minimum streamside setback has previously been varied by the City of Surrey to 8.8 metres from top-of-bank, which is equivalent to the minimum RAPR SPEA (10.0 metres from stream boundary). A minimum 2.0 metre rear yard setback has also been previously approved.

III.) LEVELS OF SAFEGUARDING

28. Maximum Safeguarding: conveyance of the Protection Area to the City of Surrey. Where conveyance is chosen, the applicant is not responsible for the additional ecological restoration or on-going maintenance of the Protection Area as detailed and described below under the Minimum Safeguarding option.

The proposed SPEA will be conveyed to the City, achieving Maximum Safeguarding. Restoration will be undertaken to replace invasive vegetation on the dedicated lot.

29. Minimum Safeguarding: registration of a combined covenant or Right-of-Way (RoW) against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity. The restrictive covenant/RoW shall detail the:

N/A

IV.) PRE-DEVELOPMENT SITE CONDITIONS

30. Identify all existing on-site buildings, structures and developed areas, including paved and landscaped areas, and any other areas disturbed beyond its original condition.

A single-family residential building occurred on the Property until 2012 but was removed in conjunction with an adjacent development. The paved driveway and other outbuildings have also been cleared from the Property.

31. Perform a slope analysis and identify existing topography features including geological and hydrogeological soil conditions, particularly areas of unstable or sensitive soils

The Property slopes downwards at about a 9 percent grade to the north. A geotechnical report prepared by Western Geotechnical Consultants Ltd. has been completed and submitted separately to the City.

32. Identify and detail existing vegetation and trees (including trees defined in the Surrey Tree Protection Bylaw, as amended) and submit in an arborist's assessment report.

Trees within the site include black cottonwood (*Populus baslimifra ssp. trichocarpa*), western redcedar (*Thuja plicata*), bigleaf maple (*Acer macrophyllum*) and red alder (*Alnus rubra*). Understory species include vine maple (*A. circinatum*), Indian plum (*Osmaronia cerasiformis*), salmonberry (*Rubus spectabilis*), and sword fern (*Polystichum munitum*). A previous landowner planted several Ponderosa pine (*Pinus ponderosa*) and grand fir (*Abies grandis*) in and about the former house site.

Non-native Himalayan blackberry (*Rubus armeniacus*) and lamium (*Lamiaceae*) are well established on the site. These will be removed and a landscape restoration plan (copy attached) will be implemented.

As the growth of Himalayan blackberries has been extensive since the site was first assessed in 2015, some photographs from the earlier assessment are used in this this report as they provide a clearer depiction of the stream conditions.

33. Identify Schedule 1, federally-protected Species-at-Risk or provincial red- or blue-listed plant or animal species and their critical habitats including shrub and ground cover communities and any species or habitat feature, identified as requiring year-round protection as identified in the Provincial *Wildlife Act.*

Wildlife

As stated in the Hyland Creek Integrated Stormwater Management Plan (ISMP). Hyland Creek is host to mainly small mammals (mice and voles), skunks, raccoons, coyotes as well as a variety of birds including songbirds, raptors and herons. Species of amphibian including the tree frog, long-toed salamander, northwestern salamander rough-skinned newt, and red-legged frog, and reptiles, such as garter snake, are also thought likely to inhabit the Hyland Creek watershed. It is also noted within the Hyland Creek ISMP that the band-tailed pigeon has potential to be found in any part of the Hyland Creek watershed.

Species-At-Risk

A provincial list of species-at-risk with the potential to occur on the Property was generated by querying the CDC Species and Ecosystems Explorer database to identify listed species that occur specifically within Metro Vancouver and the Coastal Western Hemlock Biogeoclimatic Zone (BC Conservation Data Centre 2017b[1]). The preliminary species list is inclusive of provincially red and blue listed species.

[1] **BC Conservation Data Centre. 2017b.** BC Species and Ecosystems Explorer. BC Ministry of Environment. Victoria, BC. < http://a100.gov.bc.ca/pub/eswp/> [accessed January 16, 2017].

The CDC mapping service was queried for records of element occurrences within 2.5 kilometres (km) of the Property (BC Conservation Data Centre: CDC iMap [web application] 2017[2]). Additional reports were used to search for recent nearby accounts that may not appear in the CDC database. iMap BC was also queried for posted Critical Habitat occurring within 2.5 km of the Property.

Results

An Element Occurrence for the American bittern (Botaurus lentiginosus), a blue listed species, is shown within 2.5km of the property. The last sighting was recorded in 1989 and the property does not provide critical habitat for the American bittern therefore no mitigation will not be necessary. The following species are potential inhabitants that may occupy the Property for critical life history functions.

- band-tailed pigeon (*Patagioenas fasciata*); and
- barn swallow (*Hirundo rustica*)

Impacts to these species can be mitigated by ensuring that active bird nesting surveys are completed prior to development.

34. Identify the Streamside Protection Area and stream locations, including top of bank and stream classifications (as defined in Surrey's Zoning Bylaw, as amended)

The stream located on the Property is Class B. Setbacks are shown on the Envirowest Drawing No.1806-01-08 found in Attachment D.

35. Identify existing site drainage conditions in accordance with the ISMP relevant to the site location.

The Unnamed Tributary to Hyland Creek is not specifically described within the Hyland Creek ISMP. The ISMP divides the Hyland Creek region into geographical zones. The Unnamed Tributary occurs in Zone 3. The hydraulic system in Zone 3 is comprised of shallow groundwater flow system and near the surface coarse-grained soils are present. Overall there is not much opportunity for community scale drainage systems to be implemented however there is the option to effectuate a lot-by-lot infiltration system (Hislop. 2007[3]).

---

[2] **BC Conservation Data Centre: CDC iMap [web application]. 2017.** Victoria, BC < http://maps.gov.bc.ca/ess/sv/cdc> [accessed January 16, 2017]

[3] **Hislop, D .2007**. Hyland Creek ISMP Final Report. 2007. Infiltration Potential of Native Soils. Pp.128-129.

36. Detail existing site drainage conditions including depth to ground water table, storm water conveyance, infiltration and storage features and stormwater channels and overland flow paths.

Three test pits were explored for the ISMP. Test pit 3 was located on 60th Avenue. The results showed that most infiltration occurs in Zone 3. Please refer to section 35. The Unnamed Tributary receives regulated flows (baseflows) only with peak flows bypassed in the storm sewer system.

V.) PROPOSED DEVELOPMENT CONDITIONS AND SPECIFICATIONS

37a. Identify the Streamside Protection Area and where it is situated with the development.

Please refer to Envirowest Drawing No. 1806-01-08, included in Attachment D for a depiction of the proposed setbacks.

39. Detail construction specifications including materials, timing, technologies and techniques proposed as a means to mitigate and reduce the ecological impacts of development on the identified Stream Protection Area.

The proposed development includes single family residential buildings constructed to current building standards. Note that the minimum lot depth and the rear yard setback have previously been varied to support the proposed lot.

40. Explain how the proposed development conforms to Surrey's Drainage Regulation and Charges Bylaw, as amended, as well as policies in Secondary Plans, Integrated Stormwater Management Plans and the Zoning Bylaw, as amended.

Please refer to section 6 and section 39. All construction and development shall adhere to City of Surrey Erosion and Sediment Control Bylaw 2006 No.16138 and the Surrey Stormwater Drainage Regulation and charges Bylaw 2008 No. 16610.

Best Management Practices shall be implemented as mentioned in section 19.

41. Detail the locations of all proposed buildings, structures and impervious surfaces.

Please refer to the Envirowest Drawing No. 1806-01-08 Setback Drawing included in Attachment D to see the proposed development layout. Only one lot is proposed with the (larger) remainder to be dedicated as park. The minimum rear-yard setback is 2.0 metres.

42. Detail the timing and scheduling of all proposed development activities.

Details regarding timing and scheduling of all proposed development activities has yet to be determined. The following factors will be taken into account:

- Clearing of vegetation is not to occur until active bird nest surveys have been conducted. Copies of all nesting reports will be provided to the City.

43. Provide site grading plans illustrating the area and extent of proposed soil disturbance including slope grades and any proposed retaining wall heights, locations and materials used. Detail how slope or soil stability will be ensured and how erosion and increased sedimentation risks will be reduced.

A site grading plan will be prepared by WSP Canada and will be submitted separately to the City.

44. Identify how existing trees, shrubs and groundcover will be retained and protected including details and specification on the replanting, restoration and management of vegetated areas and maintenance of short and long-term hydraulic regime.

The arborist report advises of five trees to be removed from the proposed lot and two trees to be removed from the streamside area. The two streamside trees to be removed include a 63 cm DBH ponderosa pine and a 52 cm DBH Douglas-fir. The Ponderosa pine has a high risk of failure and could strike the existing house to the south, while the Douglas-fir is dead.

45. Identify individual tree retention and removal, and areas of structured landscaping, including plant species, size and location.

Tree retention and replacement plans have been developed by the project's arborist and have been submitted to the City separately.

46. Provide details as to how the Streamside management or protection objectives will be met and monitored following the official completion of all construction activity. Where restorative work IS NOT required, maintenance and monitoring shall be for

a minimum of ONE year; and where restorative work IS required, maintenance and monitoring shall be for a minimum of FIVE years.

Invasive vegetation will be removed from the proposed park area and will be replanted in accordance with landscape plans (Envirowest Drawings 1806-01-05 and -06; Attachment D). Monitoring and maintenance will be conducted for five years following the landscape treatment.

47. **Provide a restoration, maintenance and cost estimate plan consistent with the development requirements identified in the Ecosystem Management Plan and/or Impact Mitigation Plan to be used to determine landscape bonding and security requirements for installation, monitoring and maintenance purposes.**

Invasive vegetation occurs throughout much of the Property. A plan showing the extent of invasive vegetation (Envirowest Drawing N. 1806-01-04) is included in Attachment D.

Three rail split fence will delineate the rear of the proposed lot while a vehicle barrier fence will be installed along the park frontage at 148 Street. Costs are included in Attachment E.

50. **Identify post-development drainage site conditions in accordance with the ISMP relevant to the site location.**

Drainage plans will conform to City of Surrey Drainage Engineering standards and otherwise address recommendations of the Hyland Creek ISMP.

The Property is approximately 1.08 acres (0.44 ha) in area. The majority of the Property (about 90 percent) will be dedicated as park. The proposed single-family residential lot will be 428 m^2 in area. The new lot will connect to the existing storm sewer in 148 Street.

A restrictive covenant requires a minimum of 450 mm of topsoil within landscaped/grassed areas on all lots.

51. **Detail how flooding risk and water quality degradation will be mitigated including specific measures that will be taken to prevent channel erosion and prevent the fouling of streams, wetlands or drainage conveyance corridors.**

There is no expected risk of flooding or water quality degradation. The Erosion and Sediment Control measures shall be put in place and modified if required.

52. **An Impact Mitigation Plan is required to determine the appropriateness of requests to reduce the Streamside Protection Area (through the use of a Development Variance Permit) as defined in Surrey's Zoning Bylaw, Part 7a. The Impact Mitigation Plan, where relevant to the site (determined by City of Surrey), shall include the following:**

a.) **A detailed Riparian assessment report, following the Provincial methods specified in the Riparian Areas Protection Regulation, BC Reg. 376/2004, identifying the regulatory Streamside Protection and Enhancement Area and associated measures.**

The streamside protection and enhancement area (SPEA) determined in accordance with the detailed methodology of the Riparian Areas Protection Regulation (RAPR) is 10 metres (confirmation of the Province's acceptance of the RAPR report is included as Attachment C).

b.) **An assessment report indicating any expected changes and modifications to streams and aquatic and riparian areas, including any expected water quality reductions, water quantity changes, or fish and wildlife habitat degradation, with a particular focus on salmonid habitat and healthy tree retention, as a result of the proposed Streamside Setback Area variance.**

No changes to the stream or water quality will occur as result of the streamside variance. Approximately 90 percent of the Property will be dedicated as park and only one single-family lot will be created.

c.) **A restoration plan and cost estimate for the items submitted with the Impact Mitigation Plan. This restoration plan shall also be used to determine landscaping bonding and security requirements for installation, monitoring and maintenance purposes.**

See the landscape plan and cost estimate provided in attachments D and E, respectively. Maintenance is proposed to extend for a five year period in accordance with the City of Surrey's standards. The estimated cost of this work is approximately $133,350.00.

d.) **Details demonstrating how the City of Surrey can reasonably access the stream to maintain drainage conveyance including illustrating the location of a required minimum 5 m wide access corridor that is geotechnically stable and located**

outside the Streamside Protection and Enhancement Area, as defined in Riparian Areas Regulation, BC Reg. 376/2004, as amended.

The proposed development will result in the stream and riparian areas on both sides being transferred to the City of Surrey. While access would be restricted adjacent to the proposed single-family residential lot, the City will have unrestricted access to all of the stream's east side and about half of its west side.

e.) **Details on how public and maintenance access will be accommodated where there is a park trail proposed within the proposed adjusted Streamside Setback Area.**

No park trails are proposed.

f.) **Provide a geotechnical report that assesses the impacts of the adjustments and recommends how to protect stream bank stability. The report will provide detailed information on stream hydraulics, erosion, sedimentation and top of bank conditions (e.g. top loading or slope undercutting effects). The report will include a seismic assessment addressing impacts for both structural and human use.**

Western Geotechnical Consultants Ltd. have assessed the Property and indicate that there are no natural conditions that limit development.

g.) **A vegetation accounting report including the effects of any biomass and habitat removal, or any other disturbances as a result of the proposed Streamside Setback Area variance.**

The boundary of the proposed single-family lot was originally based on a setback flex that balanced an area loss of about 130 m^2 with an area gain of about 130 m^2. The variance requires a further area loss such that the net overall effect is an area loss of about 32 m^2.

h.) **A riparian restoration plan specifying the following: invasive species management; abatement of hazard trees; appropriate native species proposed to be used in any restoration work; details on any removal of anthropomorphic habitat debris; and how stream complexing and drainage conveyance will be undertaken (to the satisfaction of the City of Surrey).**

Two hazardous trees will be removed from the streamside area in accordance with the arborist's recommendations. Non-native vegetation will be removed from the streamside area and will be replanted.

i.) An assessment report on any expected flooding or increase in flooding or impacts, positive or negative, affecting groundwater as a result of the proposed Streamside Setback Area variance

Hydrological conditions will not be affected. The stream conveys only limited flows from a small (approx. 2 ha) catchment area that receives no stormwater inflows.

j.) An assessment report of the stream and how the proposed adjustment to the Streamside Setback Area will not create a vulnerability from beaver activities for the development site.

Beaver activity was not noted at the Property. Extensive (over 350 linear metres) enclosure of the drainage system in storm sewers through a developed landscape downstream of the Property precludes access by beavers. As such, beaver-related flooding will not be a concern.

k.) Detail and identify post-development drainage site conditions in accordance with the ISMP relevant to the site location.

The Property is located within the Hyland Creek Integrated Stormwater Management Plan (ISMP). Overall there is not much opportunity for community scale drainage systems to be implemented. On-lot infiltration is promoted in the ISMP and will be addressed in conjunction with the lot drainage plan.

SUMMARY

The proposed development of the subject Property occurs within 50 meters of a Class B watercourse, therefore, a Sensitive Ecosystem Development Permit is required. The Zoning Bylaw setback is 15 m from TOB. An RAPR report has been completed and accepted by the Province. The RAPR SPEA is 10 metres from stream boundary, which equates to a minimum streamside setback of 8.8 metres from top-of-bank. The 8.8 metre setback has been previously approved as a variance. The minimum rear yard setback has also been varied to 2.0 metres.

Approximately 90 percent of the Property will be dedicated as parkland. Invasive vegetation is abundant and will be removed and replanted in accordance with a landscape plan. The cost of landscaping, fencing maintenance and monitoring is estimated at $133,350.00.

Sincerely,
ENVIROWEST CONSULTANTS INC.

Ian Whyte, P.Ag
Senior Project Manager

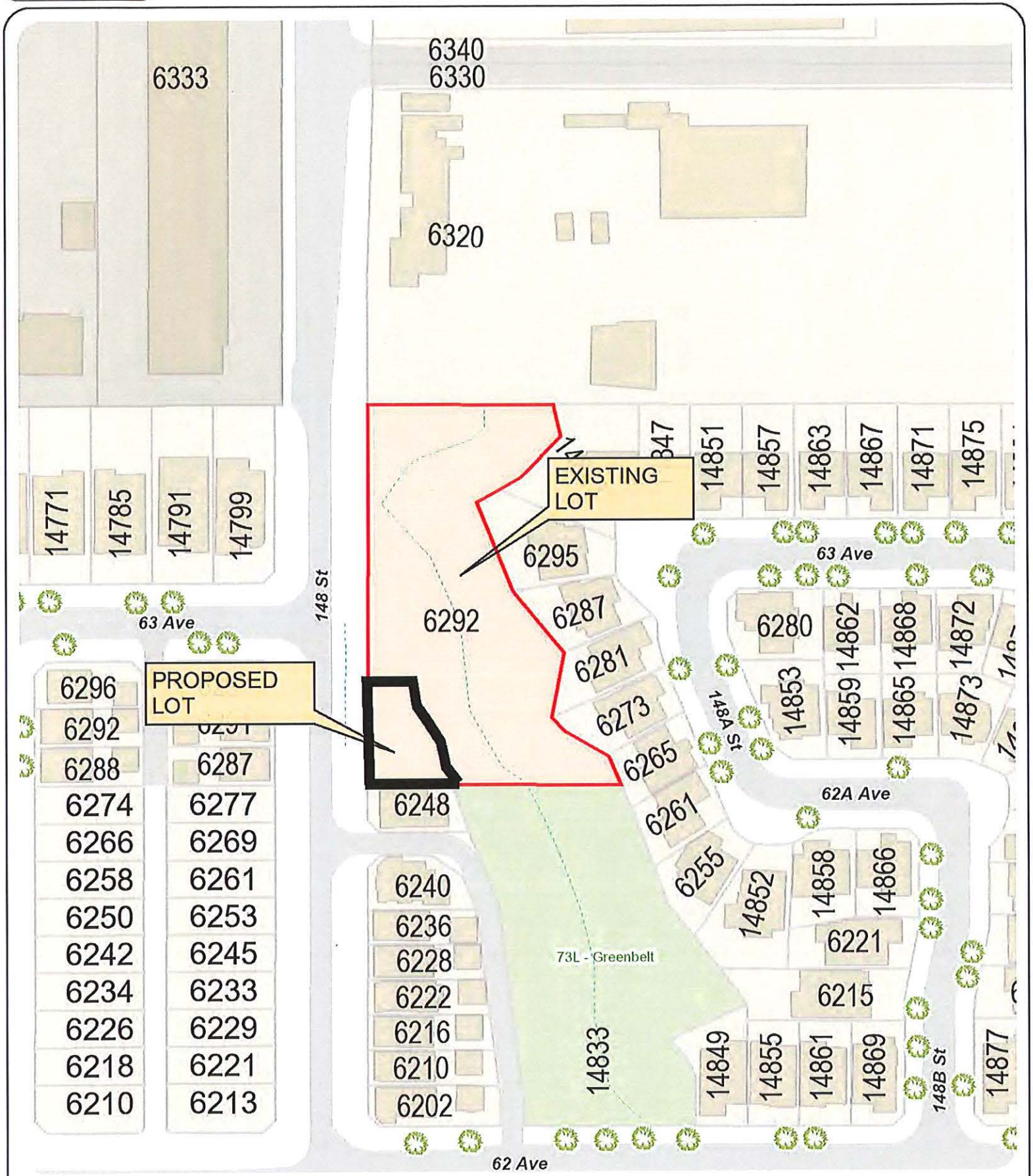
CG/IWW

Attachment A	Site Map
Attachment B	Site Photographs
Attachment C	RAPR Confirmation
Attachment D	Envirowest Consultants Inc. Drawings
Attachment E	Cost Estimate

ATTACHMENT A

Site Map

COSMOS City of Surrey Mapping Online System



Enter Map Description

Scale: 1:1,287

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

0 0.00750.015 0.03 0.045
km

Map created on: 2022-04-25

ATTACHMENT B

Site Photographs

Photograph 1. Looking upstream towards culvert under historic driveway (March 13, 2015).

Photograph 2. Infilled pond, with outlet pipes in background. Stream channel has eroded through former dam, bypassing culverts (March 13, 2015).

Photograph 3. Two trees (left and centre in photo) are outside of SPEA and will be removed. Third tree is inside SPEA and will also be removed (March 13, 2015).

Photograph 4. Roadside ditch that has been abandoned and no longer conveys flow (June 02, 2021).

Photograph 5. Inlet to abandoned storm sewer (June 02, 2021).

ATTACHMENT C

RAPR Confirmation

From: Riparian Areas FLNR:EX
To: Riparian Areas FLNR:EX; Ian Whyte; Riparian Areas, Region 2 FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Cc: Surrey, City of
Subject: Assessment report #7008A meets the standards of the RAPR
Date: Thursday, August 19, 2021 3:38:02 PM

RAPR Assessment report #7008A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	7008A

Date: *2021-08-19* Reviewed By: *Charlotte Billingham*

Keystone Data

Report Number		*7008A*
QEP		*Ian Whyte*
Local Government		*Surrey, City of*
Location of Proposed Development (Address)		*6292 148 Street*
PID **Legal Description**		*028-581-181*
Stream	Name	*Hyland Creek tributary*
	Type	*Stream*
	Comments	*QEP rules out existence of a former pond and the dry ditch at the front of the property is excluded from RAR on the basis that no downstream connectivity exists, due to flows being routed to an abandoned sewer.*

RAR Assessment

	Assess	***Comments***
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	*10m SPEA from edge of former pond - stream boundary*
Site Plan	Yes	*Site plan shows subdivision of a small lot for residential and the remainder conveyed to the city as parkland.*
SB/TOB	Yes	*Please note for subdivision purposes, SPEAs must be shown across the entirety of the parent lot to be subdivided, future reports may be rejected where this is not shown.*
RAA	Yes	*Also shown is a footprint for family home and driveway outside of SPEA.*
ZOS's	Yes	

SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	*The conveyed parkland is mainly the watercourse and its SPEA on both banks. CoS should note that in cases where parkland is conveyed to the city, additional lands outside the SPEA in which to develop infrastructure such as trails should be secured.*
Measures Appropriate	Yes	
Danger Trees		*One dead tree will be converted to wildlife tree and one to be removed and replacements provided per Provincial criteria.*
Windthrow		
Slope Stability		
Protection of Trees		
Encroachment		
Sediment and Erosion Control		
Stormwater Management		
Floodplain Concerns		

Professional Opinion

	Assess	*Comments*
Section 7 (a) Signed		
Section 7 (b) Signed	Yes	
Environmental Monitoring	**Yes**	
Applied Methodology Correctly?	**Yes**	

Comments

This report meets the standards of the RAPR.

QEP has prescribed a SPEA of 10m for the Creek in this location and all development is shown outside of the setback. QEP provides footprint only plans whereas RAPR Section 18(2)(f) requires that final and complete design drawings be submitted for the proposed development. In this instance as development is located outside the SPEA, and QEP provides detailed additional protection measures, providing the measures are followed, the plans provided are acceptable. If details of the development or construction change in terms of location, extent or work within the SPEA is proposed this report should be updated and/or updated drawings appended to the original RARNS submission.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>
Sent: June 29, 2021 10:49 AM
To: whyte@envirowest.ca; Riparian Areas, Region 2 FLNR:EX <RARReg2@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assesment 7008 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO)and the BC Ministry of Environment.
Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 7008 **Creation Date:** 2021-06-29
Status: created **Last Modified:** 2021-06-29

Development Details

Development Type:	Subdivision - 3 or less lots Multifamily	**Proposed Start Date:**	2021-08-01
Area of Development (hectares):	.060	**Proposed End Date:**	2022-12-31
Lot Area (hectares):	.440	**Nature of Development:**	Redevelopment
Riparian Length:	75.00	**Section 9 Part 7 Activities:**	N

Location Details

Local Government:	Surrey, City of	**DFO Area:**	Lower Fraser Area
Region:	Lower Mainland	**Stream/River Type:**	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	028 581 181	**Stream/River Name:**	Unnamed
Address Line 1:		**Watershed Code:**	900-005500-45800
Address Line 2:		**Postal Code:**	
Latitude:	49°6'55"	**Longitude:**	122°48'40"

Developer Details

Contact First Name:	Amrik	**Address Line 1:**	18888 - 80 Avenue
Contact Middle Name:		**Address Line 2:**	
Contact Last Name:	Sahota	**City:**	Surrey
Province/State:	BC	**Postal/Zip Code:**	V4N 4J1
Email Address:	amrik.sahota@hotmail.com	**Country:**	Canada
Company Name:		**Phone #:**	

Primary QEP Details

Contact First Name:	Ian	**Address Line 1:**	Suite 101 - 1515 Broadway Street
Contact Middle Name:		**Address Line 2:**	
Contact Last Name:	Whyte	**City:**	Port Coquitlam
Designation:	Agrologist	**Province/State:**	BC
Registration #:	2820	**Postal/Zip Code:**	V3C 6M2
Email Address:	whyte@envirowest.ca	**Country:**	Canada
Company Name:	Envirowest Consultants Inc.	**Phone #:**	

Secondary QEP Details

Name:	Company	Address	Email	Phone

ATTACHMENT D

Envirowest Consultants Inc. Drawings

LOCATION

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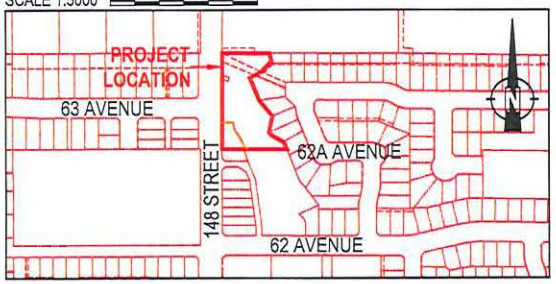

PLAN

SCALE 1:500 0 5 10 15

REFERENCE DRAWINGS

1. Email: su_062_148_option a.dwg. Received March 09, 2015; Tynan Consulting Ltd.
2. 2018 Legal Base from City of Surrey.
3. 2013 Ortho Photograph from City of Surrey.

MR. AMRIK SAHOTA
HUNTER LAIRD ENGINEERING

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envirowest consultants inc.
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Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

INVASIVE SPECIES

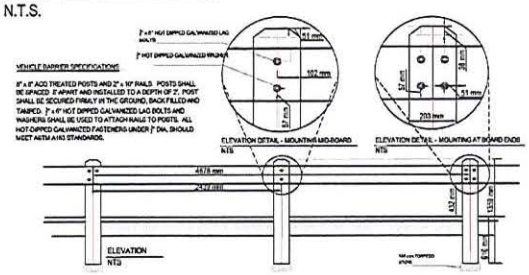
DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
CM/IWW	CEV	IWW	02	November 28, 2019
SCALE: As Shown			DRAWING NUMBER: 1806-01-04	
DATE: August 18, 2016				

LOCATION

SCALE 1:2500 0 50 100 150

CITY OF SURREY FORMAL VEHICLE BARRIER

N.T.S.



PLAN

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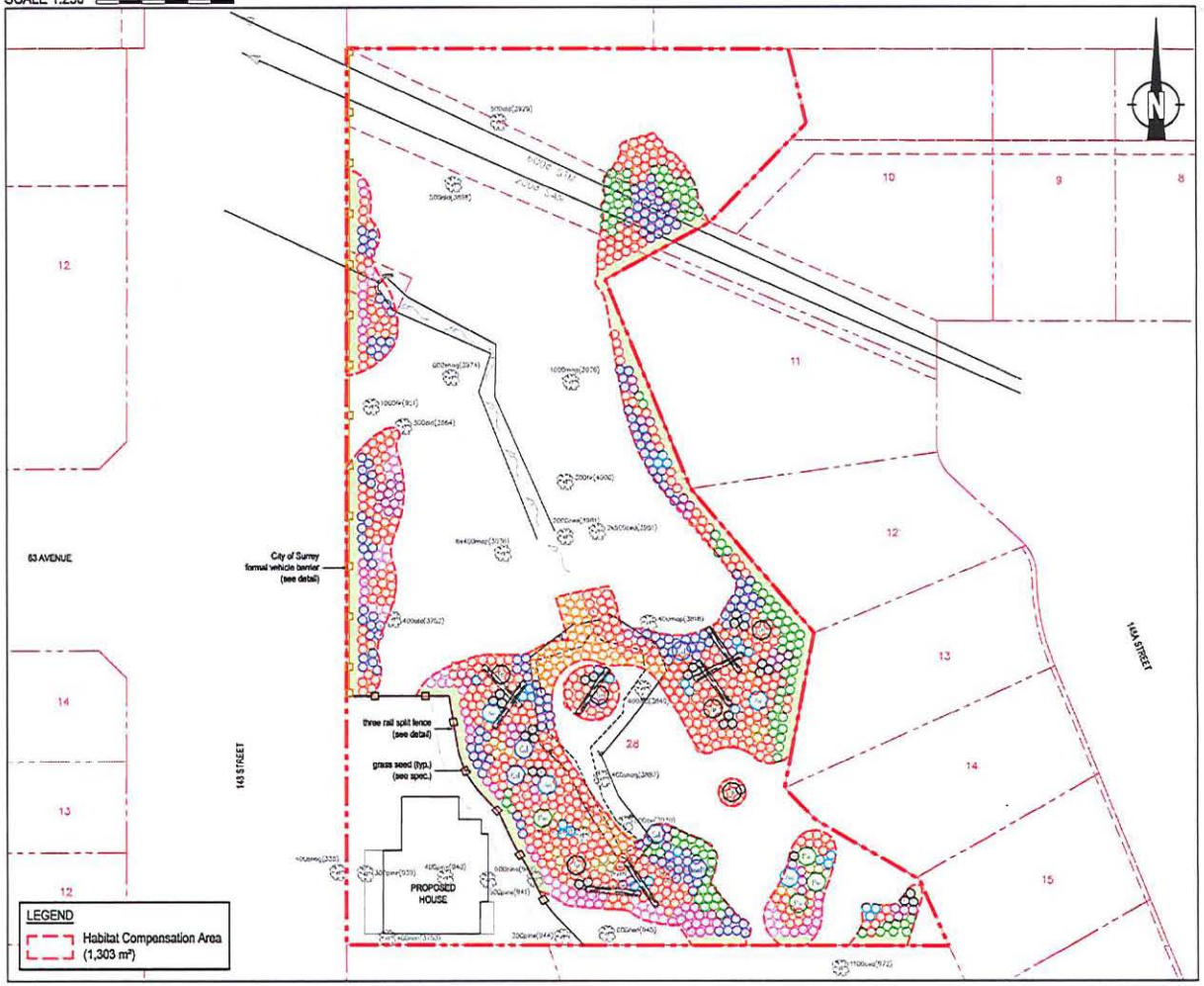

REFERENCE DRAWINGS

1. Email: su_062_148_option a.dwg. Received March 09, 2015; Tynan Consulting Ltd.
2. Drawing No. 1806-01-03. "Riparian Area Regulation Zones of Sensitivity and Streamside Protection on Enhancement Area". March 19, 2015. Envirowest Consultants Inc.
2. Email: 061400315_survey.dwg. Received November 20, 2014; Hunter Laird Engineering.
3. 2018 Legal Base from City of Surrey.

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office: 604-944-0502
facsimile: 604-944-0507
kaper-vedere@envirowest.ca

LANDSCAPE PLAN

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
CM/WW	CEV/SCM	RWS	05	June 23, 2021
SCALE: As Shown			DRAWING NUMBER:	
DATE: August 18, 2016			1806-01-05	

PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	western redcedar	*Thuja plicata*	6	2.0m container grown (min. no. 7 pot); densely branched; well established
	black hawthorn	*Crataegus douglasii*	5	1.5m container grown (min. no. 5 pot); densely branched; well established
	broadleaf maple	*Acer macrophyllum*	4	1.5m container grown (min. no. 5 pot); densely branched; well established
	Douglas-fir	*Pseudotsuga menziesii*	4	1.5m container grown (min. no. 5 pot); densely branched; well established
	baldhip rose	*Rosa gymnocarpa*	53	no. 2 pot; densely branched; well established
	beaked hazelnut	*Corylus cornuta*	22	no. 2 pot; densely branched; well established
	Hooker's willow	*Salix hookeriana*	66	no. 2 pot; densely branched; well established
	Indian plum	*Oemleria cerasiformis*	53	no. 2 pot; densely branched; well established
	red-flowering currant	*Ribes sanguineum*	44	no. 2 pot; densely branched; well established
	red-osier dogwood	*Cornus stolonifera*	115	no. 2 pot; densely branched; well established
	salmonberry	*Rubus spectabilis*	493	no. 2 pot; multi-stemmed; densely branched; well established
	red elderberry	*Sambucus racemosa*	27	no. 2 pot; densely branched; well established
	thimbleberry	*Rubus parviflorus*	176	no. 2 pot; multi-stemmed; densely branched; well established
	vine maple	*Acer circinatum*	28	no. 2 pot; densely branched; well established
	woody debris	Min. 15% composition of the following: *Tsuga heterophylla* *Pseudotsuga menziesii* *Populus trichocarpa* *Acer macrophyllum*	8	3.0m - 5.0m in length; 300mm Ø min.

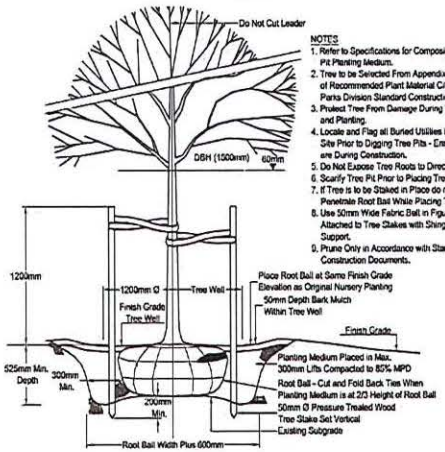
Grass Seed Mix (167 m²)

RECLAMATION MIX	% BY SEED WEIGHT	% BY SEED COUNT
BLUE WILDRYE	30	8.5
TALL FESCUE	20	11.5
CREEPING RED FESCUE	10	16
ORCHARDGRASS	6	10
TIMOTHY	3	10
RED TOP	1	12.5

GENERAL LANDSCAPE SPECIFICATIONS

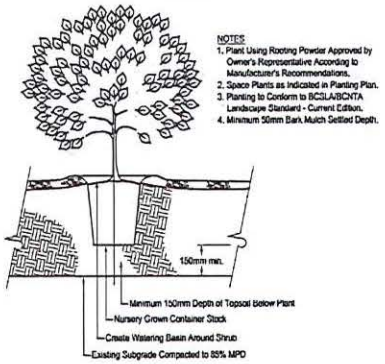
1. Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
2. All works are to be conducted in accordance with the sediment control provisions of the "Standards and Best Practices for Instream Works" (Ministry of Water, Land & Air Protection, 2004).
3. Works is to be inspected by a qualified Environmental Professional.
4. Work is to conform to the City of Surrey Parks Standard Construction Documents (2011) available at http://www.surrey.ca/files/City_of_Surrey_Spec_2011.pdf.
5. All plant material is to be inspected and approved by Envirowest prior to installation.
6. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
7. All non-native plants are to be cleared and grubbed from project site.
8. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
9. Disturbed areas to be seeded with City of Surrey reclamation seed mixture .
10. All invasive plant species must be removed off-site. The site must be free of invasive plant species at end of maintenance term. Invasive plant species include but are not limited to Himalayan blackberry (*Rubus discolor*), evergreen blackberry (*R. laciniatus*), Scotch broom (*Cytisus scoparius*), English Ivy (*Hedera helix*), morning glory (*Convolvulus arvensis*), and, deadnettle (*Lamium spp.*).
11. All plants must be of native stock; any cultivars are not to be planted.
12. 150mm of imported topsoil to COS standards to be tilled into native soil throughout the area of disturbance / replanting where augmentation only is required. All areas lacking suitable planting medium shall have 400mm of imported top soil installed.
13. In the critical root zone (8X DBH) of trees to be retained (regardless of size), all invasive removal to be completed by hand or under direct arborist supervision.
14. No fill is to be added into the CRZ of retained trees, unless under direct arborist supervision.
15. No machines or storage of materials is permitted inside the CRZ of trees to be retained.
16. Any activities supervised by a consulting arborist require follow up letters.
17. Mulch with no sand/soil component to be applied to all shrubs and trees. Approx. 10cm - 15cm thick, not up against the base of the plant, throughout landscape area.
18. City of Surrey Parks Development Inspector to be contacted for onsite preconstruction meeting and upon completion of the construction of the works at (604) 501-5166.
19. The contractor is to provide five (5) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent five (5) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject survivorship five (5) years from planting.

CITY OF SURREY
TREE PLANTING DETAIL
N.T.S.



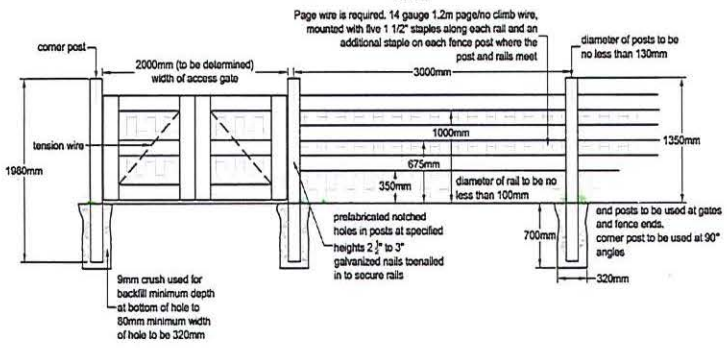
NOTES
1. Refer to Specifications for Composition of Tree Pit Planting Medium.
2. Tree to be Selected From Appendix A List of Recommended Plant Material City of Surrey Parks Division Standard Construction Documents.
3. Protect Tree From Damage During Transportation and Planting.
4. Locate and Flag all Buried Utilities in Tree Planting Site Prior to Digging Tree Pits - Ensure That Utilities are During Construction.
5. Do Not Expose Tree Roots to Direct sun or Frost.
6. Scarify Tree Pit Prior to Placing Tree.
7. If Tree is to be Staked in Place do not Damage or Penetrate Root Ball While Placing Tree Stakes.
8. Use 50mm Wide Fabric Belt in Figure 8 Pattern Attached to Tree Stakes with Shingle Nails for Tree Support.
9. Prune Only in Accordance with Standard Construction Documents.

CITY OF SURREY
SHRUB PLANTING DETAIL
N.T.S.

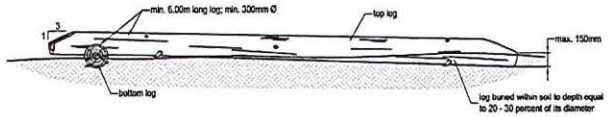


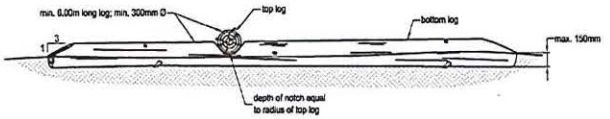
NOTES
1. Plant Using Rooting Powder Approved by Owner's Representative According to Manufacturer's Recommendations.
2. Space Plants as Indicated in Planting Plan.
3. Planting to Conform to BCSLA/BCNTA Landscape Standard - Current Edition.
4. Minimum 50mm Bark Mulch Settled Depth.

CITY OF SURREY
THREE RAIL SPLIT FENCE WITH GATE DETAIL
N.T.S.



TYPICAL LOG ON LOG DETAIL
N.T.S.





TYPICAL LOG ON GROUND DETAIL
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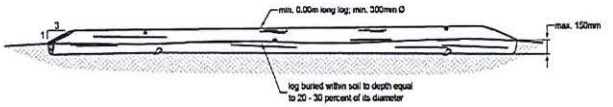

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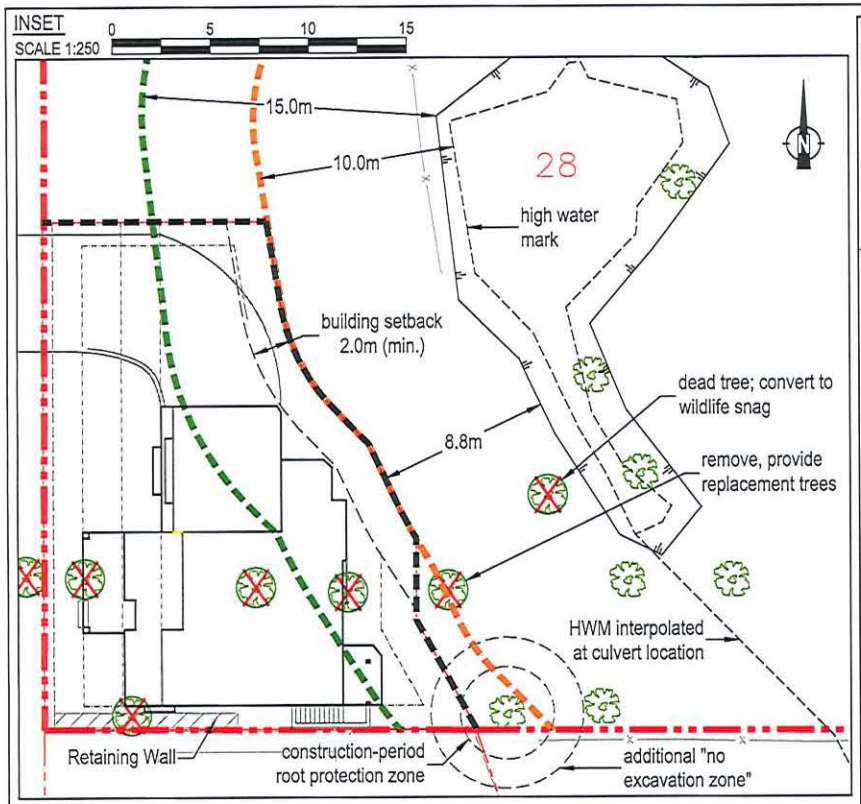
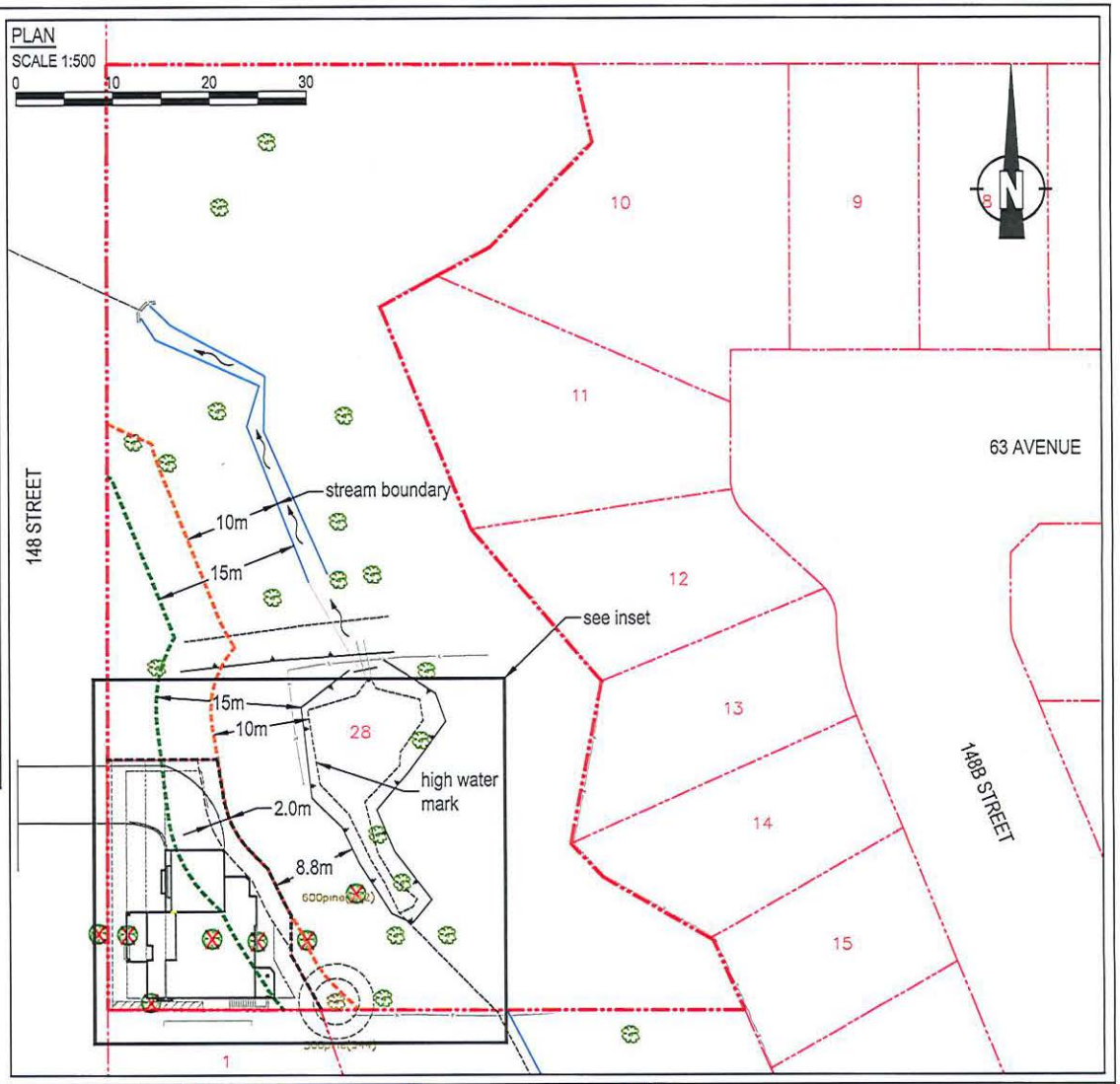
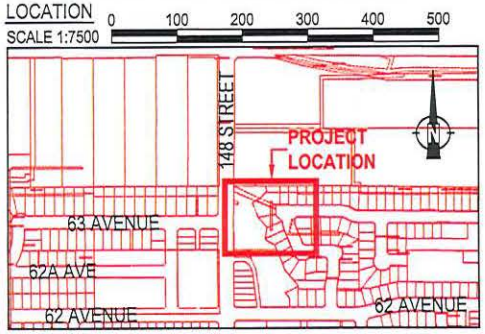
saper-vedere@envirowest.ca

LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
CM/ IWW	CEV/SCM	RWS	05	June 23, 2021
SCALE: As Shown			DRAWING NUMBER: 1806-01-06	
DATE: August 18, 2016			SHEET 2 OF 2	







LEGEND
- Property Line (Site)
- Bylaw Setback
- RAPR SPEA
- Proposed Setback / Fence

REFERENCE DRAWINGS
1. Email: 061400315_survey.dwg. Received November 20, 2014; Hunter Laird Engineering Ltd.
2. Project No. 7815-0238-00. Rev. F. "Lot Grading Plan". February 18, 2021; WSP Canada Inc.
3. Email: 6292 148 ST-C.dwg. Received May 13, 2022; Amrik Sahota.
4. 2018 Legal Base From City of Surrey.

MR. AMRIK SAHOTA

6292 - 148 STREET
Surrey, BC

envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
sapor-vedare@envirowest.ca

CITY OF SURREY
BYLAW SETBACKS

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
IWW	CEV/SCM	IWW	02	March 07, 2023
SCALE: As Shown	PROJECT NUMBER: 1806-01		DRAWING NUMBER: 1806-01-08	
DATE: August 23, 2021				

DATE: 2023-03-07 - 10:22:pm
PATH: \\envirowest.local\Projects\Envirowest Files\2023\Surrey-White Rock\1806-01\A-ts\CAD Files\1806-01-08R02 Bylaw Setbacks.dwg
LAYOUT: 1806-01-08

Schedule C

CITY OF SURREY
HABITAT RESTORATION AGREEMENT

Surrey Project# 7915-0238-00
P-15 Agreement File #0930-70/146

THIS LICENCE AGREEMENT dated the 22nd day of February, 2024.

BETWEEN:

CITY OF SURREY, having an office at
13450 – 104 Avenue
Surrey, BC V3T 1V8

(the "City")

OF THE FIRST PART

AND: **0875510 BC LTD.**
#300, 15127 – 100 Avenue
Surrey, BC V3R 0N9

(the "Licensee")

OF THE SECOND PART

WHEREAS:

A. The Licensee will create Lot 1 through 2 and transfer Lot 2 to the City as shown on the proposed subdivision plan attached as Schedule "A";

B. The Licensee is required by Fisheries and Oceans Canada and/or the British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development and/or the British Columbia Agricultural Land Commission to provide certain habitat compensatory works more specifically described in Schedule "B-1" attached hereto (the "Works");

C. The Licensee wishes to occupy Lot 2 upon conveyance to the City as shown outlined in red on Schedule "C" (the "Licence Area") for purposes set out herein; and

D. The City has agreed to grant to the Licensee a licence of occupation for the Licence Area on the terms and conditions set out below.

NOW THEREFORE THIS LICENCE AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration now paid by each of the parties hereto to the other (the receipt and sufficiency of which are hereby acknowledged), the City and the Licensee hereby covenant and agree as follows:

1. **Grant of Licence.** The City hereby grants to the Licensee and the Licensee's servants, agents, employees, invitees, and contractors, the non-exclusive right and licence to enter onto, and to occupy the Licence Area for the purposes of constructing and maintaining the Works.

Initials	

2. **Term of Licence.** The term of this Agreement shall commence on the date of execution of this Agreement by the City and the Licensee and continue until five years after "Completion of Construction" of the Works to the satisfaction of the City (the "Term").

3. **Construction.** The Licensee covenants and agrees as follows:

   a) to construct the Works on or before Spring/Fall 2025

   b) to retain a Qualified Environment Professional as defined in the Riparian Areas Protection Regulation, Section 1, November 1, 2019 (the "QEP") in good standing to monitor the construction of the Works and to provide the City with written confirmation that the Works have been completed as required by the City on or within 30 days after the date specified in paragraph 3(a) (the "Completion Report"); and

   c) to retain a Qualified Environment Professional as defined in the Riparian Areas Protection Regulation, Section 1, November 1, 2019 (the "QEP") in good standing to monitor the maintenance of the Works and provide the City with written monitoring reports annually throughout the Term.

4. **Fees.** The Licensee covenants and agrees as follows:

   a) Realty Administration Fee: The Licensee must pay a non-refundable Realty administration fee of $5,800.00 (plus GST) prior to the execution of this Agreement; and

   b) Park Administration Fee: The Licensee must pay a non-refundable Park administration fee of $2,735 (plus GST) prior to the execution of this Agreement to monitor the Works to the satisfaction of the City throughout the Term.

5. **Security.** The Licensee covenants and agrees as follows:

   a) to provide as security for the due and proper performance of all the terms and conditions of this Agreement, a bank draft/certified cheque in the amount of One Hundred Thirty-Eight Thousand Two Hundred Eighty-Three Dollars and Firty-Three Cents ($138,283.53) (the "Security");

   b) if this Agreement has not been complied with, then the City may at the City's option complete this Agreement. It is understood and agreed that the City may complete Agreement either by itself or by contractors or agents retained by the City all at the cost of the Licensee. Despite the above the City is under no obligation whatsoever to take any action to ensure that the terms and conditions of this Agreement are met, nor is the City under any obligation to continue any actions after it has commenced construction or maintenance;

   c) if this Agreement has not been complied with, then the Security is held by the City as follows;

      i) at the City's option, the cash will be held until all of the terms and conditions of this Agreement are met by the Licensee; or

      ii) the balance of the Security shall be returned to the Licensee less all costs and expenses incurred by the City if the City undertakes any construction or maintenance of the Works plus an additional fifteen percent (15%) of all such costs to cover administrative overheard; and

Initials	

iii) if the City incurs any costs, expenses or makes payments or expenditures, or if the Licensee is otherwise indebted to the City under this Agreement, and the Security is not sufficient to fully recompense the City, the Licensee shall forthwith upon notice from the City pay to the City the amount of such deficiency together with interest thereon at five percent (5%) per annum calculated and compounded monthly from the date such cost or expense was incurred or payment or expenditure was made by the City.

6. **Licensee's Covenants.** The Licensee covenants and agrees further with the City:

a) to provide the City with a copy of every monitoring report the Licensee is required to provide to the Provincial and/or Federal regulatory body that approved the Works within 30 days of the date of each report;

b) to maintain the Licence Area in good order and repair and in a neat, safe, clean, and sanitary condition and shall not allow any refuse or garbage, or loose or waste material to accumulate in or about the Licence Area including dumping and vandalism for the Term of the licence;

c) that other than what is required for the Works, the Licensee shall not carry out any work of construction, clearing of land, cutting of trees, filling or raising of the land, replacement or improvement without the prior written consent of the City, which consent may be arbitrarily withheld without giving any reasons to the Licensee;

d) the Licensee further agrees not to erect any permanent structures on or within the Licence Area without having first received written approval from the City;

e) that other than what is required for the Works, the Licensee will not deposit soil in the Licence Area without having first received written approval from the City;

f) that the Licensee shall not assign, transfer, charge, or mortgage this Agreement or otherwise part with possession of all, or any part of the Licence Area or grant any further licence, interest, or concession whatsoever within or relating to the Licence Area;

g) not to allow, cause or permit the release, discharge, spill or disposal of any Hazardous Material (as hereinafter defined) on or to escape from the Licence Area. "Hazardous Material" means any contaminant, pollutant or deleterious substance or any other substance or material that when released into the natural environment is likely to cause at some immediate or future time, material harm or degradation to the natural environment or material risk to human health and, without restricting the generality of the foregoing, includes hazardous waste, special waste, toxic substances or dangerous goods as defined by the *Environmental Management Act* of British Columbia, or the *Canadian Environmental Protection Act (Canada)* and any regulations thereunder (as amended or replaced from time to time) and any other applicable federal, provincial or municipal laws for the protection of the natural environment or human health; and

h) to keep the Licence Area free from all non-native, invasive plants including, but not limited to, English ivy (Hedera helix), Dead Nettle Lamium (Lamiastrum gleubdolon), Giant knotweed (Polygonum sachalinense), Scotch broom (Cytisus scoparius), Himalayan blackberry (Rubus discolor), Morning *glory (Convolvulus arvensis*), Periwinkle (Vinca minor), *Bamboo (Bambusa species), Policemen's helmet (*Impatiens glandifera), Giant hogweed (Heracleum mantegazzianum). and Purple loosestrife (Lythrum salicaria), Reed Canary Grass (Phalaris arundinacea).

7. **Insurance.** The Licensee shall, at its sole cost and expense, provide and keep in full force and effect during the Term, comprehensive general liability (including bodily injury, death, and property damage) insurance on an occurrence basis with respect to the use carried on, in, or from the Licence Area and the Licensee's use and occupancy thereof, of not less than $5,000,000 per occurrence, which insurance

Initials	

shall include the City as an additional insured and shall protect the City in respect of claims by the Licensee as if the City were separately insured.

8. **Indemnification.** The Licensee shall indemnify and save harmless the City, its elected and appointed officials, servants, agents, successors, and assigns from any and all manner of actions, causes of action, suits, damages, loss, costs, claims, and demands of any nature whatsoever relating to, and arising during the Term and during such other times as the Licensee occupies and uses the Licence Area including:

   a) any injury to person or persons, including death, resulting at any time therefrom, occurring in, or about the Licence Area;

   b) any damage to, or loss of, property occasioned by the use of the Licence Area; and

   c) any and all manner of actions, causes of action, suits, damages, loss, costs, builders' liens, claims, and demands of any nature whatsoever relating to and arising during the Term and during such other times as the Licensee occupies and uses the Licence Area out of any breach, violation, or non-performance of any covenant, condition, or agreement in this Licence to be fulfilled, kept, observed and performed by the Licensee.

9. **Default.** If the Licensee is in default or breach of any provision or condition of this Agreement, the City may terminate this licence immediately unless the Licensee:

   a) has cured the default or breach to the City's satisfaction, acting reasonably; or

   b) demonstrates to the City's satisfaction that the Licensee has commenced and is continuing diligently to cure the default or breach.

10. **Compliance by Licensee.** The Licensee shall, at its own expense, comply with the requirements of every applicable enactment, statute, regulation, law, by-law, direction, and ordinance, and with every order or requirement of any competent body having jurisdiction with respect to any work or the administration, management, supervision, operation, condition, improvement, repair, maintenance, use, or occupation of the Licence Area and the exercise of its rights and obligations under this Agreement.

11. **Builders' Liens.** The Licensee shall forthwith pay off and cause to be discharged any builders' or similar liens that may be filed against the Licence Area during the Term in respect of any work or any materials or services provided or anything done, commenced, or undertaken on the Licence Area by, or on behalf of, or at the request of, the Licensee, provided that the Licensee may contest the validity of any such lien on giving to the City reasonable security to ensure payment and to prevent any sale, foreclosure, or forfeiture of the Licence Area by reason of such non-payment, and provided further that upon determination of the validity of any such lien the Licensee shall immediately pay any final judgement in respect thereof rendered against the Licensee or the City with all proper costs and charges, including costs incurred by the City in connection with any such lien, and shall cause a discharge of such lien to be registered without cost to the City. The Licensee will allow the City to post and keep posted on the Licence Area any notice that the City may desire to post under the provisions of any applicable builder's lien legislation.

12. **Occupational Health and Safety.**

   a) The Licensee agrees that it is the "Prime Contractor" for the Works as defined in the Workers Compensation Act, R.S.B.C. 1996, c. 492 as amended and will ensure compliance with the Workers' Compensation Act and Regulations in respect of the workplace. Without limiting its responsibilities under the legislation, the Licensee will co-ordinate the activities of employers, workers, and other persons within the Licence Area relating to occupational health and safety. The Licensee shall have a safety program acceptable to the Workers' Compensation Board, shall

Initials	

provide first aid services, and shall ensure that all Workers' Compensation Board safety rules and regulations are observed during performance of this Agreement, not only by the Licensee, but by all sub-contractors, workers, material personnel, and others engaged by the Licensee to enter onto the Licence Area for the purposes of the Works;

b) The Licensee shall ensure compliance with, and conform to, all health and safety laws, by-laws, or regulations of the Province of British Columbia, including any regulations requiring installation or adoption of safety devices or appliances. The City may, on twenty-four (24) hours written notice to the Licensee, install devices or rectify any conditions creating an immediate hazard existing that would be likely to result in injury to any person. However, in no case shall the City be responsible for ascertaining or discovering, through inspections or review of the operations of the Licensee or otherwise, such deficiency or immediate hazard;

c) The Licensee shall fulfill all its duties, obligations, and responsibilities in such a manner that it ensures the safety of the public and in accordance with the safety regulations of the Workers' Compensation Board, and shall install signs and barriers as required to ensure the safety of the public and of its employees in the use of the Licence Area; and

d) Without limiting the generality of any other indemnities granted by the Licensee in this Agreement, the Licensee shall indemnify and hold harmless the City, its elected and appointed officials, employees, and agents, from all manner of claims, demands, costs, losses, penalties, and proceedings arising out of or in any way related to unpaid Workers' Compensation Board assessments owing from any person or corporation engaged by the Licensee to perform Works within the Licence Area or arising out of, or in any way related to, the failure to observe safety rules, regulations, and practices of the Workers' Compensation Board, including penalties levied by the Workers' Compensation Board.

13. **Further Assurance.** Each of the parties will at all times and from time to time and upon reasonable request do, execute, and deliver all further assurances, acts, and documents for the purpose of giving full force and effect to the covenants, terms, conditions, agreements, and provisions in this Agreement.

14. **Notices.** Any notice hereunder shall be given either by personal delivery or by registered letter addressed to the parties as follows:

To the City:

City of Surrey
Realty Services Division
13450 – 104 Avenue
Surrey, BC V3T 1V8
Attention: Realty Asset Manager
Email: pkucharczyk@surrey.ca
Phone: 604-591-4459

To the Licensee:

Amrik Sahota
0875510 BC LTD.
#300, 15127 – 100 Avenue
Surrey, BC V3R 0N9

Email: amrik@amson.ca
Phone: 604-782-3040

Initials	

15. **Successors and Assigns.** This Agreement shall be binding upon, and enure to the benefit of, the parties hereto and their respective successors and permitted assigns.

16. **No Lease.** The parties hereto acknowledge and agree that this Agreement is a licence and is not a lease. Nothing herein contained shall be deemed or construed by the parties or by any third party as creating the relationship of landlord and tenant between the parties.

17. **No Interest in Land.** The Licensee acknowledges that the rights granted in this Agreement are contractual only and do not give the Licensee an interest in the Licence Area.

18. **No Partnership.** Nothing herein contained shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent nor of partnership nor of joint venture between the parties, it being understood and agreed that no provision contained herein or any act or acts of the parties shall be deemed to create any relationship between the parties other than the relationship of City and Licensee.

19. **Execution in Counterparts and by Facsimile or Email.** This Agreement may be executed in separate counterparts, each of which shall be deemed to be an original and such counterpart shall together constitute but one and the same Agreement. The signatures of the authorized signatories to this Agreement may be in facsimile or email form and will be binding on the applicable party or parties as if made manually.

IN WITNESS WHEREOF the parties hereto have executed this Agreement by their proper officers or signatories duly authorized in that behalf.

CITY OF SURREY by its authorized signatory

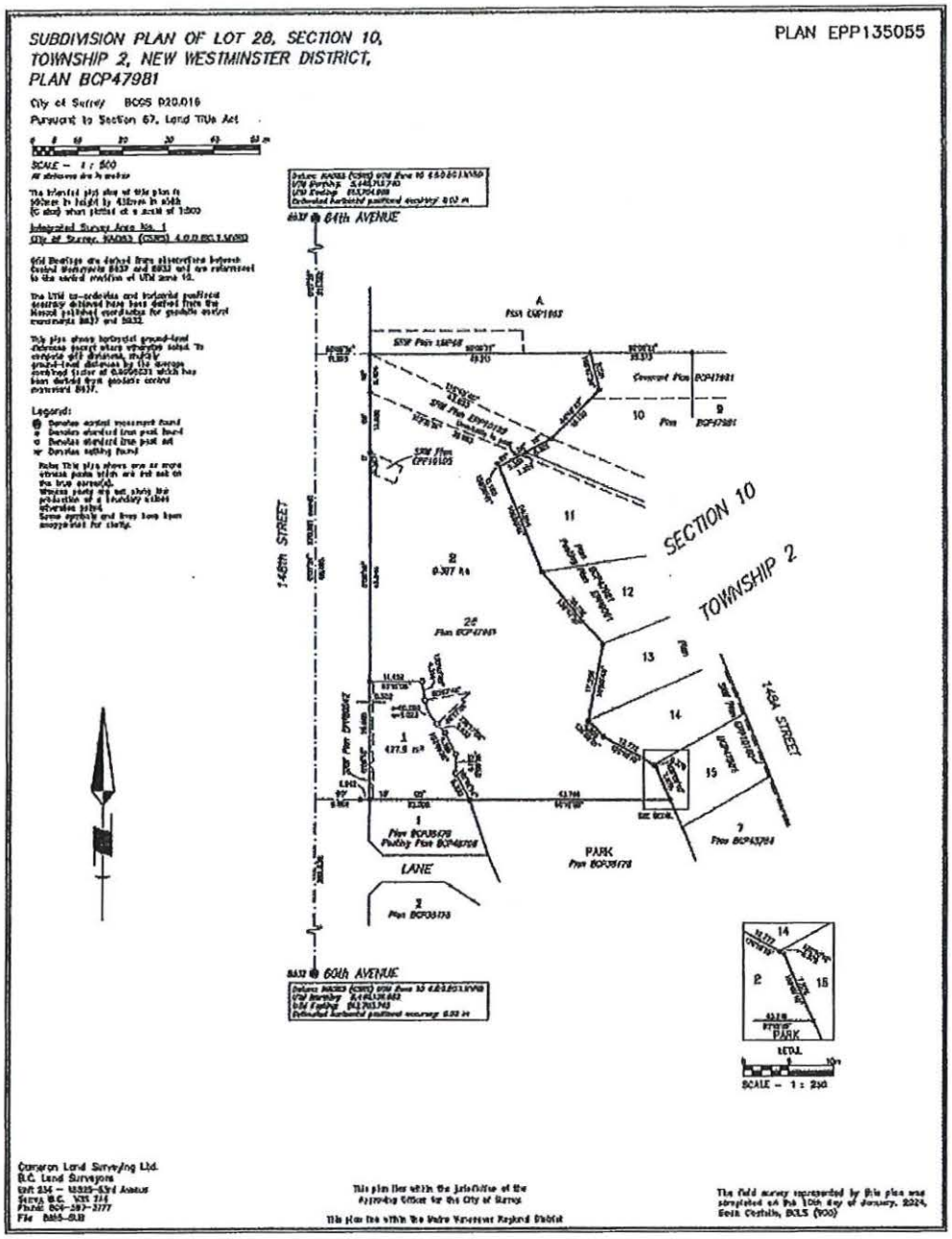
Per: _____ Date: _____
Avril Wright
Acting Realty Asset Manager

0875510 BC LTD. by its authorized signatory

Per: AMRIK SAHOTA Date: APRIL 18 2024
Print name

SCHEDULE A1 THE LICENSEE'S LAND
SCHEDULE B1 – B2: THE WORKS
SCHEDULE C: THE LICENCE AREA

SCHEDULE "A"



Initials

SCHEDULE "B-1"
THE "WORKS"

CITY OF SURREY
the future lives here.

2023 SEDPA Cost Estimate Table for Securities

Date		28-Nov-23			
City of Surrey Project No.		15-0238			
Site Address		6292 - 148 Street			
Landscape Firm		TBD			
Environmental Consultant (& Company)		Envirowest			
	Item	Quantity	Unit Cost[1]	Unit	Totals
1	Fencing (Split rail)	70.0	$86.00	l.m.	$6,020.00
1a	1.2 m black vinyl chain-link fnce	90.0	$102.00	Lm.	$9,180.00
1b	Signage	5.0	$21.00	each	$105.00
2	Invasive Removal (initial prep)	1200.0	$13.00	m^2	$15,600.00
3	Invasive Removal (brushing)	1200.0	$6.00	m^2 / year	$7,200.00
4	Mulching		$7.50	m^2	
5	1 and 2 gal shrub[2]	1077.0	$11.00	shrub (per $1m^2$)	$11,847.00
6	2, 3, and 5 gal tree[2]	19.0	$22.00	tree (per $3m^2$)	$418.00
7	Perennials (10 cm pot)[2]		$2.50	forb (per 0.25 m^2)	
8	OLD FIELD MIX grass seed blend (broadcast)[2]	1200.0	$0.25	m^2	$300.00
9	Watering	1200.0	$0.55	(m^2 / year) x 12	$7,500.00
9a	Irrigation installation			year	
10	Planting installation (labour)	1096.0	$11.00	m^2	$12,056.00
10a	Initial supervision of plant installation	1.0	$500.00	year	$500.00
10b	Annual general maintenance	5.0	$5,000.00	year	$25,000.00
11	Administration (City of Surrey)[3]	1200.0	$11.00	m^2	$13,200.00
12	Other: Soil amendment[4]			m^3	
12a	Other: snags and wood debris	8.0	$100.00	each	$800.00
13	Other: Monitoring and Reports Costs (QEP)	5.0	$2,000.00	year	$10,000.00
				SUBTOTAL	$119,726.00
				10% Contingency	$11,972.60
				SUBTOTAL	$131,698.60
				5% GST	$6,584.93
				GRAND TOTAL FOR 5 YEAR RESTORATION PLAN	$138,283.53

1. Based on costs incurred by the City, should these works not be properly undertaken. 3% inflation increase is required annually.

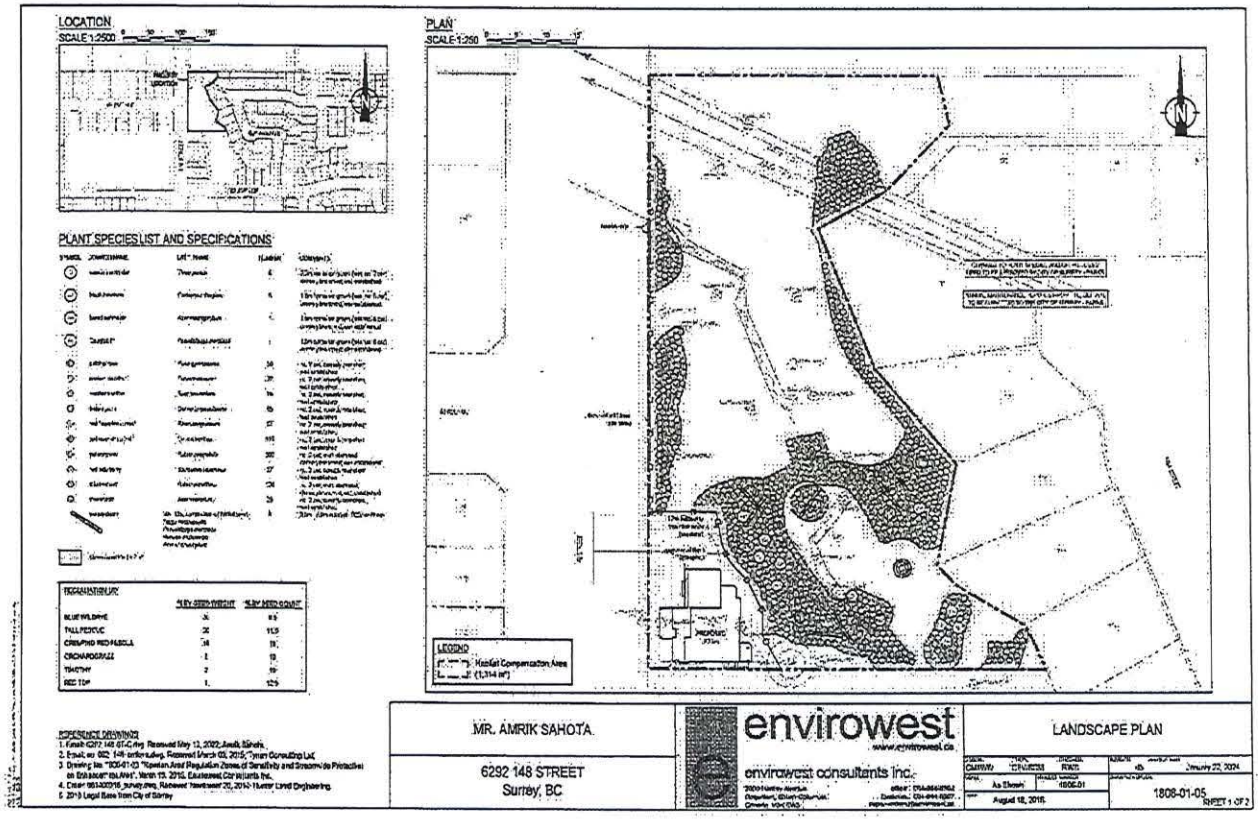
2. All vegetation species must be 100% native, and selected based on shade, moisture and soil requirements. QEPs are expected to select species that naturally occur within the subject area. Climax species are not usually appropriate for disturbance areas.

3. Required if the City needs to take on the works due to inaction or poor maintenance.

4. Imported topsoil is not a requirement unless substrate has been completely denuded of all topsoil, and the QEP thinks that addition of topsoil amendment would be required. Topsoil must be tested and meet planting and safety requirements for invasive species, heavy metals, organic content and salinity.

Initials	

SCHEDULE "B-2"
THE "WORKS"



Initials

SCHEDULE "C"
THE "LICENCE AREA"

¤	¤
Initials¤	

SUBDIVISION PLAN OF LOT 28, SECTION 10, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN BCP47981

PLAN EPP135055

Schedule D

City of Surrey BCGS 92G.016

Pursuant to Section 67, Land Title Act

0 5 10 20 30 40 50 m

SCALE – 1 : 500

All distances are in metres

The intended plot size of this plan is 560mm in height by 432mm in width (C size) when plotted at a scale of 1:500

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

Grid Bearings are derived from observations between Control Monuments 8637 and 5932 and are referenced to the central meridian of UTM zone 10.

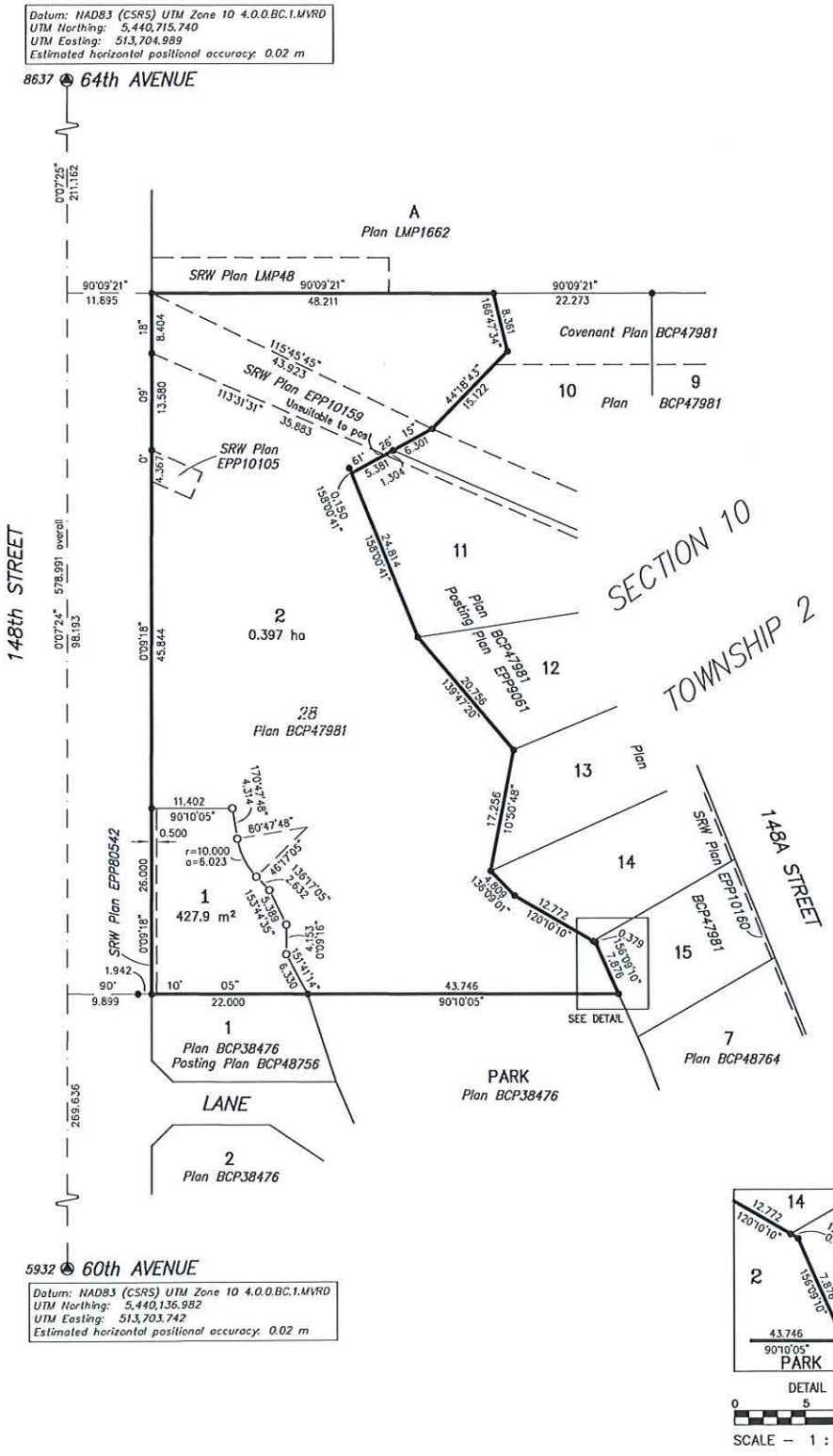
The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments 8637 and 5932.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996031 which has been derived from geodetic control monument 8637.

Legend:

- ▲ Denotes control monument found
- • Denotes standard iron post found
- O Denotes standard iron post set
- NF Denotes nothing found

Note: This plan shows one or more witness posts which are not set on the true corner(s).
Witness posts are set along the production of a boundary unless otherwise noted.
Some symbols and lines have been exaggerated for clarity.

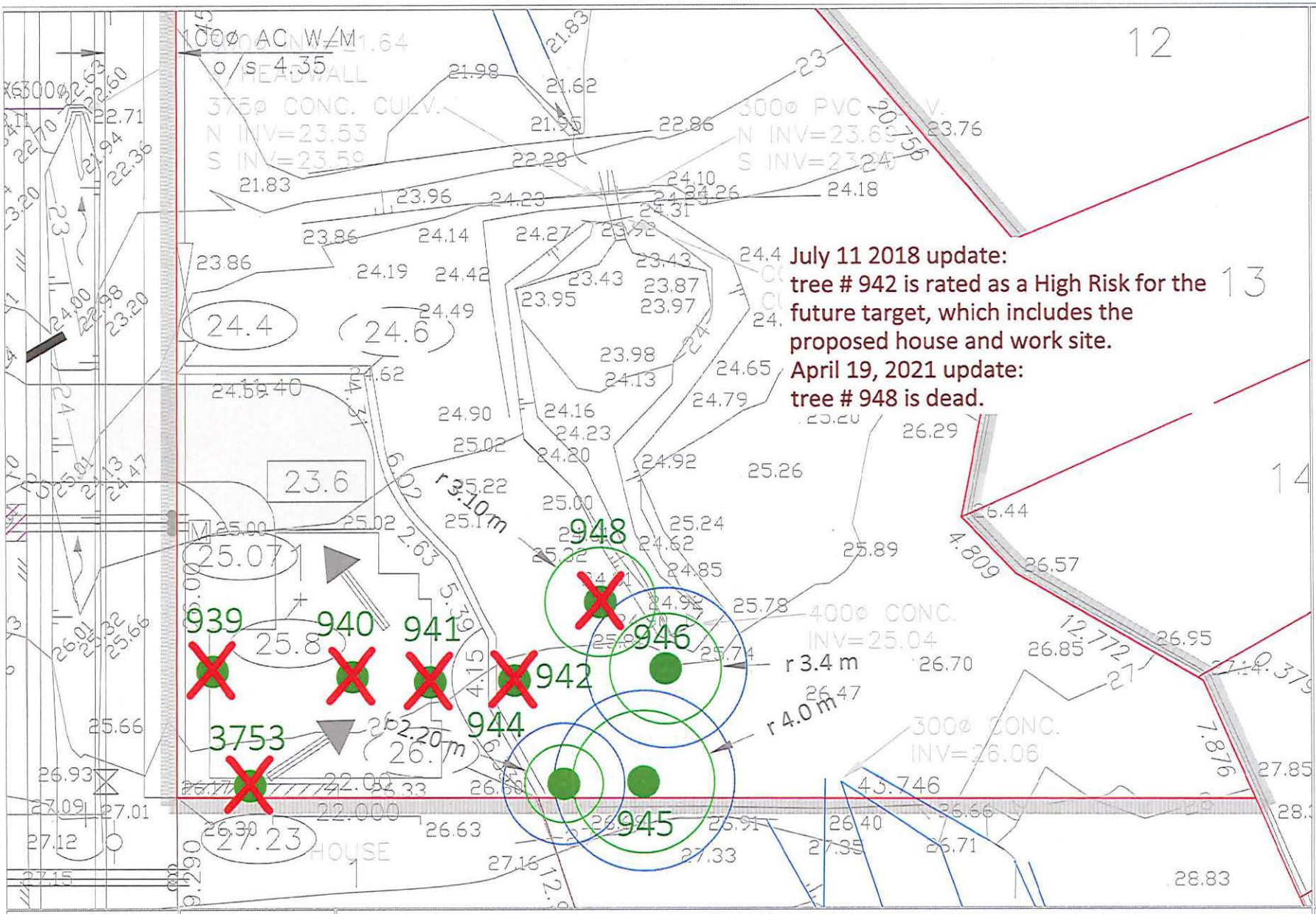


Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 – 18525-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 8815-SUB

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the 10th day of January, 2024.
Sean Costello, BCLS (900)



Schedule E

LEGEND

- TREE PROTECTION ZONE
- NO-BUILD ZONE
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

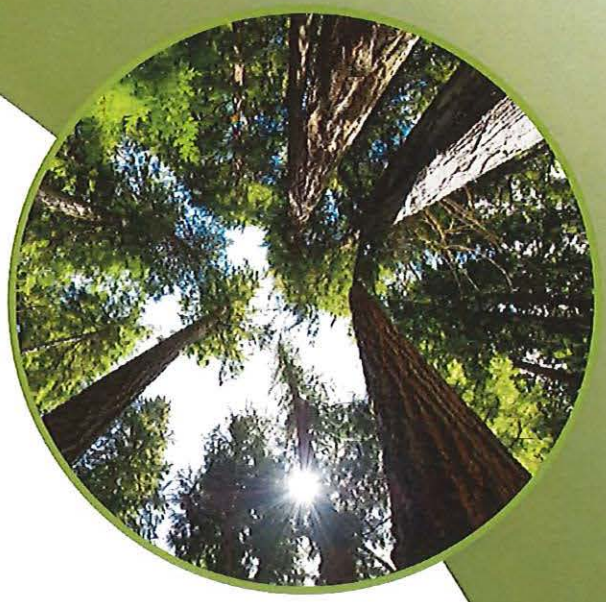
1. Base Survey provided by client

DIAMOND HEAD
3551 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Project: Tree Management Plan
Client: WSP
Address: 6292 148 Street, Surrey, BC

Date: 2023/01/27
Drawn by: MS
Page Size: TABLOID (11"x17")

Arboricultural Inventory and Report



For:
WSP

Site Location:
6292 148 Street
Surrey, BC

To be submitted with Tree Retention and Removal Plan
dated May 11, 2016; Updated June 22, 2018;
Updated April 19, 2021; January 27, 2023

Submitted to:
Dexter Hirabe
WSP Canada Inc. -Suite 300, 65 Richmond St.
New Westminster, BC V3L

Date: May 11, 2016; Updated June 22, 2018;
Updated April 19, 2021; January 27, 2023.

Submitted by:

DIAMOND HEAD
3559 Commercial Street
Vancouver, BC 604.733.4886

The following Diamond Head Consulting staff conducted the on-site tree inventory and prepared or reviewed the report.

All general and professional liability insurance and staff accreditations are provided below for reference.

Supervisor:

Max Rathburn
ISA Certified Arborist (PN-0599A)
ISA Tree Risk Assessment Qualified (TRAQ)
BC Parks Wildlife and Danger Tree Assessor

Project Staff:

Morgan Sullivan
ISA Certified Arborist (ON-2648A)

Please contact us if there are any questions or concerns about the contents of this report.

Contact Information:

Phone:	604-733-4886
Email:	max@diamondheadconsulting.com
Website:	www.diamondheadconsulting.com

Insurance Information:

WCB:	# 657906 AQ (003)
General Liability:	Northbridge General Insurance Corporation - Policy #CBC1935506, $10,000,000
Errors and Omissions:	Lloyds Underwriters – Policy #1010615D, $1,000,000

Scope of Assignment:

Diamond Head Consulting Ltd. (DHC) was retained to complete an arboricultural assessment to supplement the proposed development application for 6292 148 Street. This report contains an inventory of protected on and off-site trees and summarizes management recommendations with respect to future development plans and construction activities. Off-site trees are included because pursuant to municipal bylaws, site owners must include the management of off-site trees that are within the scope of the development. This report is produced with the following primary limitations, detailed limitations specified in Appendix 7:

1) Our investigation is based solely on visual inspection of the trees during our last site visit. This inspection is conducted from ground level. We do not conduct aerial inspections, soil tests or below grade root examinations to assess the condition of tree root systems unless specifically contracted to do so.

2) Unless otherwise stated, tree risk assessments in this report are limited to trees with a *high* or *extreme* risk rating in their current condition, and in context of their surrounding land use at the time of assessment.

3) The scope of work is primarily determined by site boundaries and local tree-related bylaws. Only trees specified in the scope of work were assessed.

4) Beyond six months from the date of this report, the client must contact DHC to confirm its validity because site base plans and tree conditions may change beyond the original report's scope. Additional site visits and report revisions may be required after this point to ensure report accuracy for the municipality's development permit application process. Site visits and reporting required after the first submission are not included within the original proposal fee and will be charged to the client at an additional cost.

The client is responsible for:

- Reviewing this report to understand and implement all tree **risk**, removal and protection requirements related to the project.
- Understanding that we did not assess trees off the subject property and therefore cannot be held liable for actions you or your contractors may undertake in developing this property which may affect the trees on neighboring properties.
- Obtaining a tree removal permit from the relevant municipal authority prior to any tree cutting.
- Obtaining relevant permission from adjacent property owners before removing off-site trees and vegetation.
- Obtaining a timber mark if logs are being transported offsite.
- Ensuring the project is compliant with the tree permit conditions.
- Constructing and maintaining tree protection fencing.
- Ensuring an arborist is present onsite to supervise any work in or near tree protection zones.

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1.0 Introduction

1.1 Site Overview

The site consists of one undeveloped lot within a larger undeveloped area. Recent residential developments are situated to the south and east. The species composition, location and pruning history, evident during the inventory, is suggestive of a previously regularly used site, which has now fallen into disuse, with resultant natural regeneration of trees and other vegetation. The site, as defined in Figure 1, is approximately 0.12 acres in size. The composition of the trees on-site is mostly of mature, native conifers, though the location of most suggests that they were planted.

1.2 Proposed Land Use Changes

The proposed development consists of constructing a new residential building. In preparing this report, we reviewed the following information:

- Survey provided by client.
- Proposed development plan provided by client.

1.3 Report Objective

This report has been prepared to ensure the proposed development is in compliance with the City of Surrey Tree Protection Bylaw, 2006 No. 16100. Refer to Bylaw 16100 for the complete definition of protected trees, summarized below as:

- Trees with a stem diameter at breast height (DBH, measured at 1.4 m above grade) greater than 30 cm, measured for a single stem or cumulatively for multi-stemmed trees;
- Replacement trees (or a tree planted or retained with a previous development related permit);
- Specimen quality trees or significant trees defined in Schedule B of Bylaw 16100;
- Trees with evidence of nesting use by raptors, osprey or herons;
- Arbutus, Garry oak, or ginkgo greater than 3 m tall, and coast redwood, dawn redwood or giant redwood greater than 5 cm caliper (diameter measured at 15 cm above natural grade).

Additionally, any neighbouring trees within 4 m of the property line, or with a tree protection zone that extends into the subject site have been captured in the arborist report.

This report outlines the existing condition of protected trees on and adjacent to the property, summarizes the proposed tree retention and removal, and suggests guidelines for protecting retained trees during the construction process.

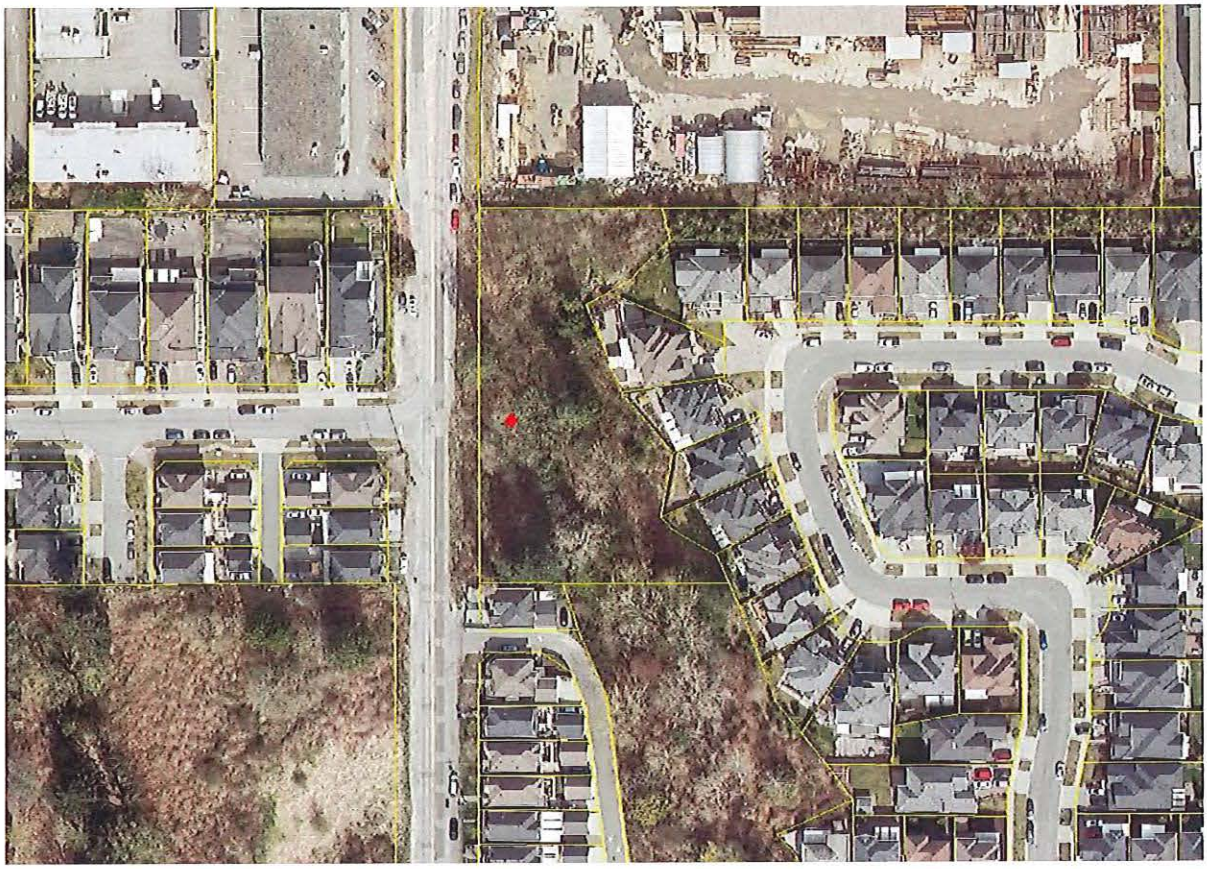

Figure 1. 6292 148 Street in context of the surrounding landscape and infrastructure.

2.0 Process and Methods

Morgan Sullivan of DHC visited the site on April 19, 2021. The following methods and standards are used throughout this report.

2.1 Tree Inventory

Trees on site and trees shared with adjacent properties were marked with a numbered tag and assessed for attributes including species; height measured to the nearest meter; and, diameter at breast height (DBH) measured to the nearest centimeter at 1.4 m above grade. Off-site trees were inventoried, but not tagged. The general health and structural integrity of each tree was assessed visually and assigned to one of five categories: *excellent; good; moderate; poor; or dying/dead*. Descriptions of the health and structure rating criteria are given in Appendix 3.

Tree retention value, categorized as *high, medium, low, or nil,* was assigned to each tree or group of trees based on their health and structure rating, and potential longevity in a developed environment. Descriptions of the retention value ratings are given in Appendix 4. Recommendations for tree retention or removal were determined by taking into account a tree's retention value rating, its location in relation to proposed building envelopes and development infrastructure.

2.2 Tree Risk Assessment

Tree risk assessments were completed following methods of the ISA Tree Risk Assessment Manual[1] published in 2013 by the International Society of Arboriculture, which is the current industry standard for assessing tree risk. This methodology assigns risk based on the likelihood of failure, the likelihood of impact and the severity of consequence if a failure occurs. Only on-site trees that had *high* or *extreme* risk ratings in their current condition and in context of their surrounding land use were identified and reported in section 3.2. Appendix 5 gives the likelihood and risk rating matrices used to categorize tree risk. DHC recommends that on-site trees be re-assessed for risk after the site conditions change (e.g. after damaging weather events, site disturbance from construction, creation of new targets during construction or in the final developed landscape).

2.3 Tree Protection and Replacement

Tree protection zones were calculated for each tree according to City of Surrey Tree Protection Bylaw, 2006 No. 16100 requirements for minimum protection around a tree but may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site specific growing conditions.

The number of replacement trees has been calculated based on the number of protected trees removed and their species according to the specifications in City of Surrey Tree Protection Bylaw, 2006 No. 16100.

[1] Dunster, J.A., Smiley, E.T., Matheny, N. and Lilly, S. (2013). Tree Risk Assessment Manual. *International Society of Arboriculture*. Champaign, Illinois.

3.0 Findings: Tree Inventory and Risk Assessment

3.1 Tree Inventory

The tree inventory is summarized in Table 1 and the complete tree inventory is given in Appendix 1.

Trees On-site

There were 4 protected trees on the site. In total, 4 protected trees are recommended for removal on the site as part of this development proposal (see Appendix 1 for individual tree inventory information).

Table 1: Summary of the on-site and City tree inventory by species, the recommended number to be retained and removed.

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	0		
Cottonwood	0		
Deciduous Trees (excluding Alder and Cottonwood)			
Lombardy Poplar	1	1	
Coniferous Trees			
Ponderosa Pine	2	2	
Grand Fir	1	1	
Total (excluding Alder and Cottonwood Trees)	**4**	**4**	
Additional Trees in the proposed Open Space/ Riparian Area	**5**	**2**	**3**
Total Replacement Trees Proposed (excluding Boulevard/Riparian Area)		**2**	
Total Retained and Replacement Trees		**2**	

Trees on Adjacent Properties

There were 5 ESA city owned trees adjacent to the site. Of those, none are alder and cottonwood trees. In total, 2 City owned ESA trees are recommended for removal and 3 are recommended for retention.

3.2 Tree Risk Assessment

Table 2: Summary of trees that pose a high or extreme risk at the time of assessment. To meet these criteria there was a probable or imminent likelihood of failure and will impact a target with significant or severe consequences. Trees that meet these criteria are shown in the table below. Residual risk will be discussed for any tree within the table that is not a complete removal.

Tree		Target	Likelihood			Consequences	Risk Rating	Action	Residual Risk
Number	Part to Fail	Type	Failure	Impact	Failure & Impact				
942	Stem	B: Target includes existing home to south and future subject house and site	Probable	High	Likely	Significant	High	Whole Tree Removal	None

Target Types

B Building

Figure 2. GPS Approximate locations of inventoried trees colored by their health and structure rating. GPS locations are approximate and do not replace the legal survey.

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number: 7915 0238 00

Site Address: 6292 148 Street, Surrey

Registered Arborist

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	2
Replacement Trees in Deficit	6
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	3

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 0	4
Replacement Trees Proposed	0
Replacement Trees in Deficit	4

Summary, report and plan prepared and submitted by

Signature of Arborist: M. Sull **Date: January 27, 2023**

5.0 Summary and Conclusions

5.1 Trees On-site

The site inventory identified 4 trees on the subject site that are protected under the bylaw. All 4 on-site trees are recommended for removal as they interfere with the proposed building envelope.

5.2 Trees on Adjacent Properties

The subject site is adjacent to an ESA site with 5 trees which were inventoried as being protected. One of the trees is recommended for removal due to being hazardous, and one is recommended for removal because it is dead.

Appendix 1 Complete Tree Inventory Table

The complete tree inventory below contains information on tree attributes and recommendations for removal or retention. Tree ownership in this inventory table is not definitive, its determination here is based on information available from the legal site survey, GPS locations, and field assessment during site visits. Tree Protection Zones are measured from the outer edge of a tree's stem. If using these measurements for mapping the tree protection zone, ½ the tree's diameter must be added to the distance to accommodate a survey point at the tree's center. Where tree protection fencing is proposed to vary from the minimum municipal TPZ, comments will be included in the Retention/TPZ comments and shown on the Tree Retention and Removal Plan.

*TPZ is the tree protection zone size required by the relevant municipal bylaw or, if not defined, the project arborist.

Unsurveyed	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
No	3753	On-site	Lombardy Poplar	*Populus nigra* 'Italica'	47	28	2	Normal	Lombardy poplar. Minor deadwood. Close to property line so root disturbance from recent development on adjacent site possible, though not apparent. A retaining wall (1 m increase in grade) is situated less than 1 m to the south. It is unclear how long this grade change has been present for.	Suitable	Remove	In conflict with building envelope	2.8
No	939	On-site	Ponderosa Pine	*Pinus ponderosa*	32	8	6	Very Poor	Phototropic lean to south. It appears the tree was heavily suppressed by a now removed tree. Significant deadwood.	Unsuitable	Remove	In conflict with building envelope	2

Unsurveyed	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
									Bleeding from stem. Very sparse foliage.				
No	940	On-site	Ponderosa Pine	*Pinus ponderosa*	50	20	6	Poor	Topped at 5 m. 4 new leaders. Questionable attachment at the union of new leaders, as not visible from ground. Minor dead wood. Normal vigour.	Moderate	Remove	In conflict with building envelope	3
No	941	On-site	Grand Fir	*Abies grandis*	63	25	6	Poor	Crown raised on south side to 3m. Co-dominant leaders emerge at 15m. Questionable attachments as union is not visible from ground. Significant dead wood.	Moderate	Remove	In conflict with building envelope	3.8
No	942	Off-site ESA	Ponderosa Pine	*Pinus ponderosa*	63	25	6	Very Poor	Multiple do-dominant leaders. 2 main stems emerge at approximately 5 m, with large seam of included bark and suspected weak union. Both main stems split further into multiple co-dominant tops with very acute unions and included bark.	Unsuitable	Remove	Located in ESA, This tree is rated as a High Risk for the future target, which includes the existing house to south and proposed house and work site.	3.8
No	944	Off-site ESA	Ponderosa Pine	*Pinus ponderosa*	37	16	3	Dying	Multiple co-dominant tops. Significant deadwood. In decline. Suppressed with dieback in crown.	Unsuitable	Retain	Located in ESA	2.2

Unsurveyed	Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Health and Structure Rating	Comments	Retention Value Rating	Retain/ Remove	Retention/TPZ Comments	*TPZ (m)
No	945	Off-site ESA	Western Redcedar	*Thuja plicata*	66	15	5	Normal	Crown raised on north side to 3 m. Mechanical damage to surface roots. Bulge in stem indicates possible internal decay.	Suitable	Retain	Located in ESA	4
No	946	Off-site ESA	Ponderosa Pine	*Pinus ponderosa*	51	18	5	Poor	2 co-dominant leaders emerge at 5 m, +1 suppressed leader/branch showing apical dominance. Very acute union included bark, questionable attachment as union is not visible from ground. Suppressed by adjacent Black cottonwood. Significant deadwood.	Moderate	Retain	Located in ESA	3.1
No	948	Off-site ESA	Grand Fir	*Abies grandis*	52	15	5	DEAD	2 co-dominant stems emerge at 1.5m. Both split further into multiple co-dominant tops with acute unions and included bark. Low vigour.	Nil DEAD	Remove	Located in ESA This tree is dead and that it will be cut to a height of 4 m and left as a wildlife snag.	3.1

Appendix 2 Site Photographs

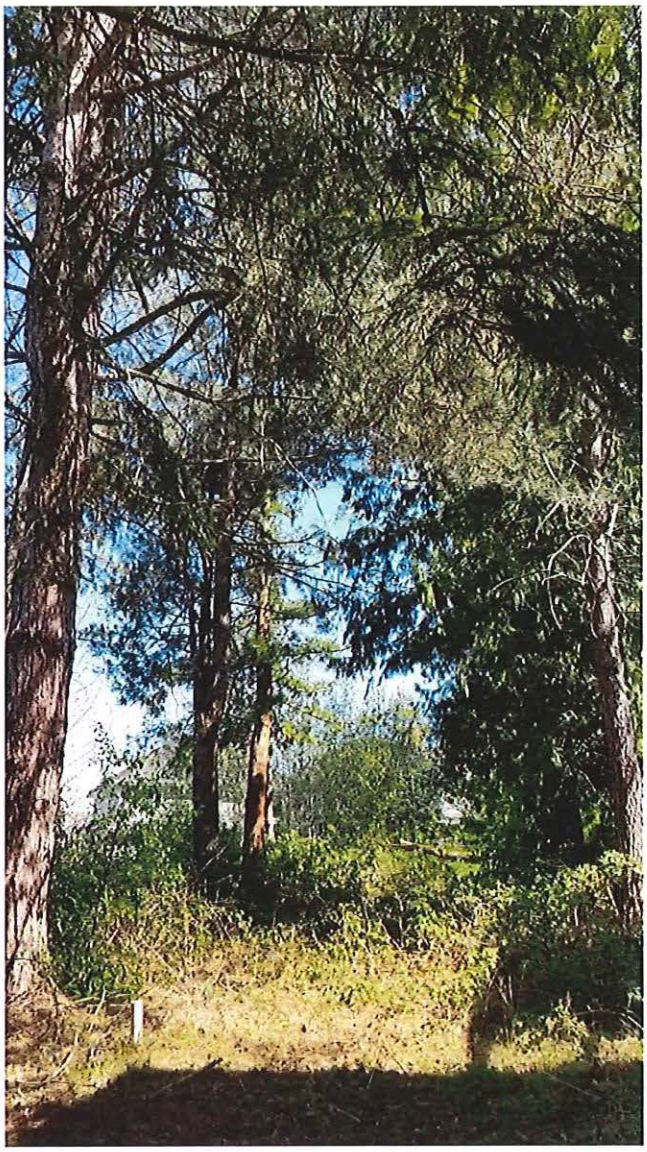

Photo 1. ESA site looking east

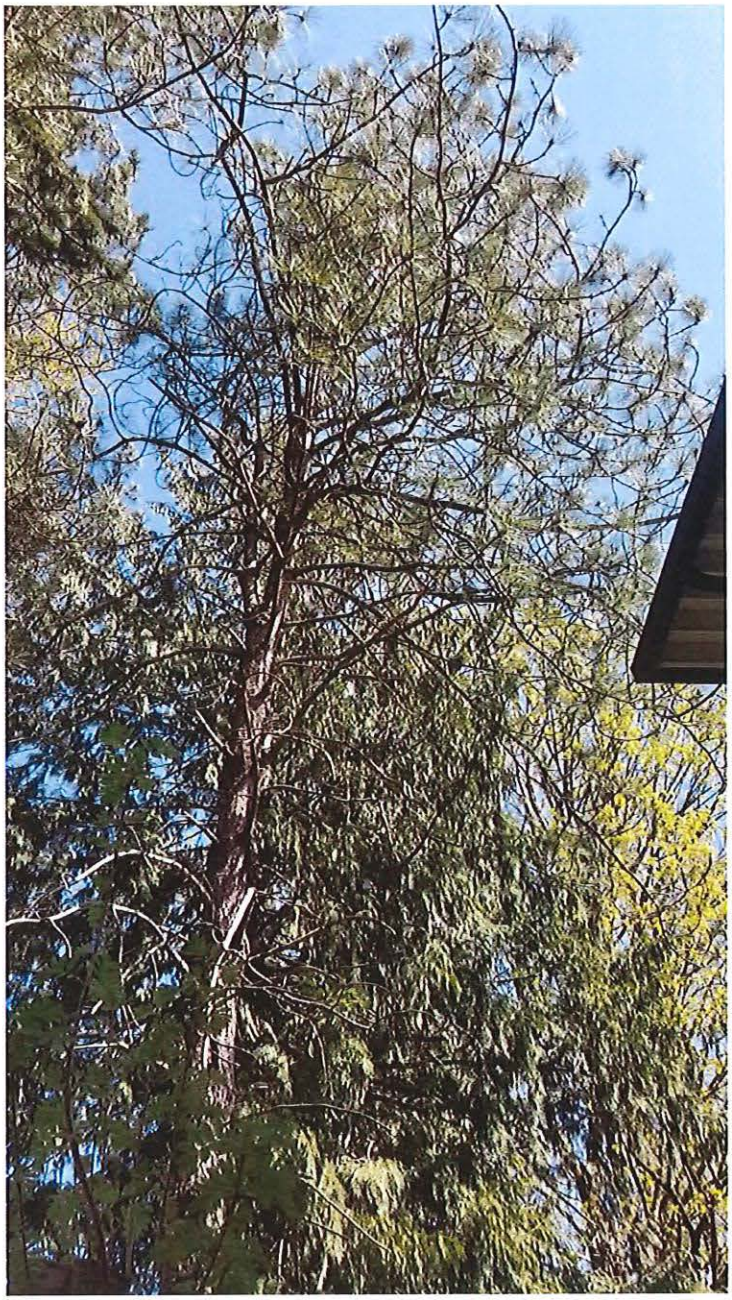

Photo 2. Tree 944

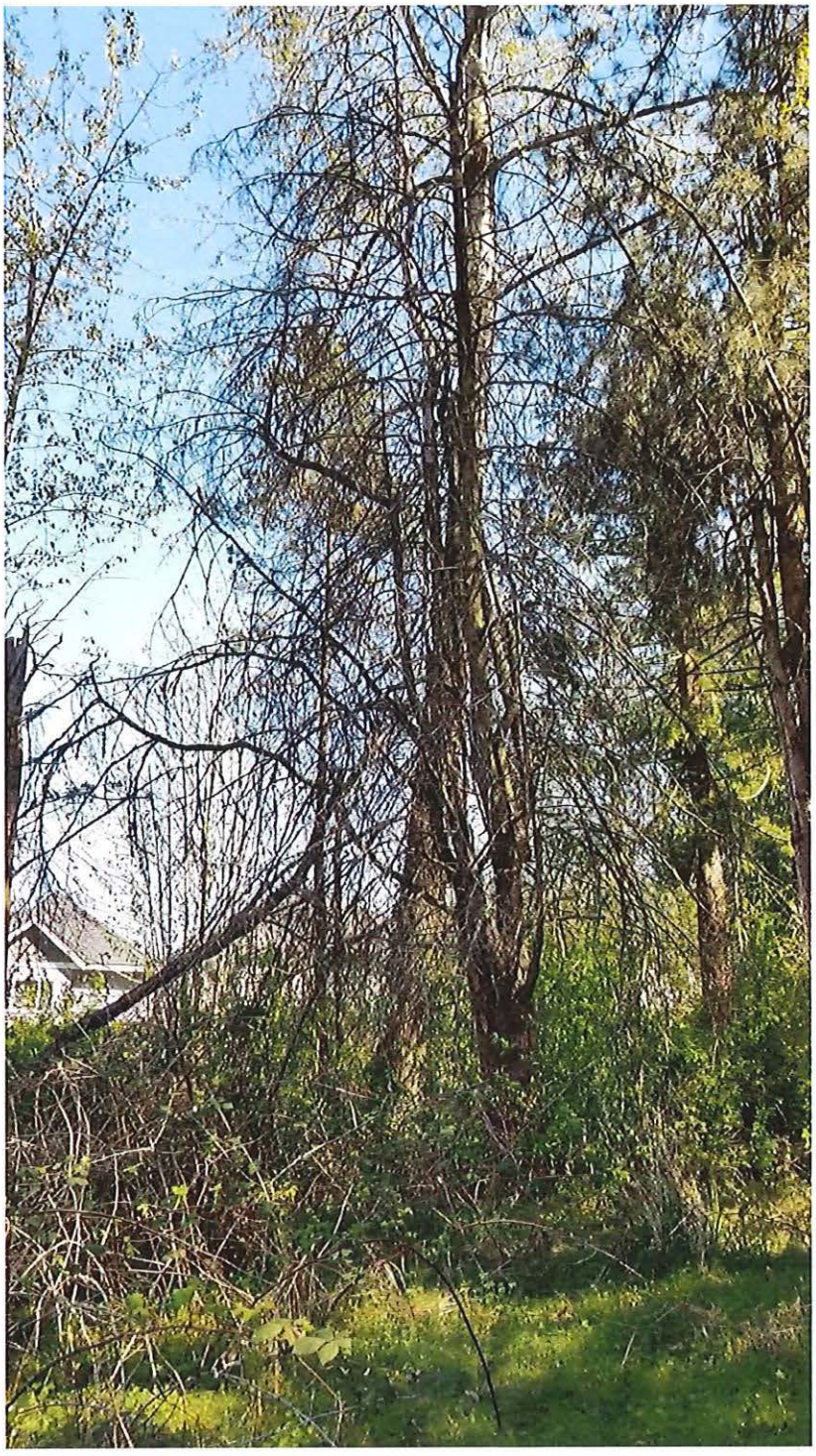

Photo 3. Tree 948

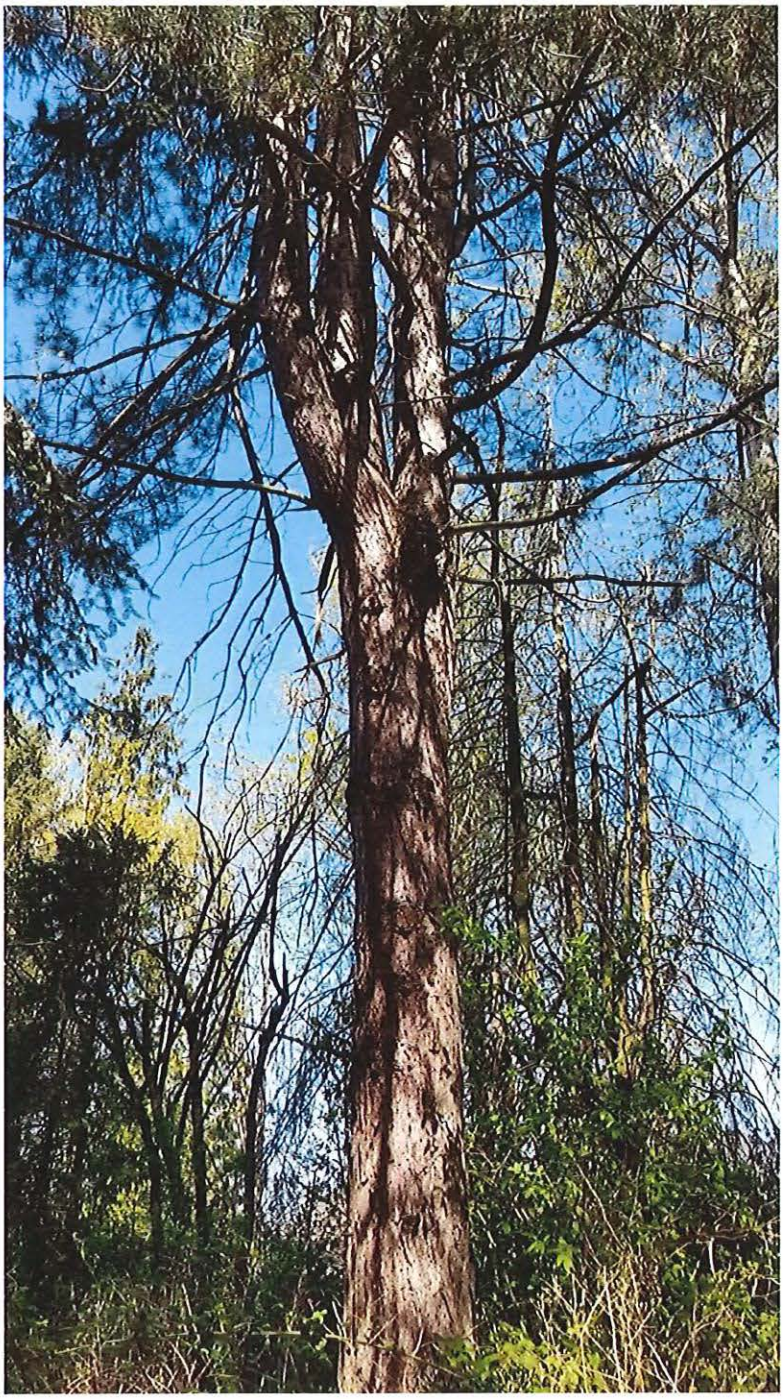

Photo 4. Tree 942

Appendix 3 Tree Health and Structure Rating Criteria

The tree health and structure ratings used by Diamond Head Consulting summarize each tree based on both positive and negative attributes using five stratified categories. These ratings indicate health and structural conditions that influence a tree's ability to withstand local site disturbance during the construction process (assuming appropriate tree protection) and benefit a future urban landscape.

Excellent: Tree of possible specimen quality, unique species, or size with no discernible defects.

Good: Tree has no significant structural defects or health concerns, considering its growing environment and species.

Moderate: Tree has noted health and/or minor to moderate structural defects. This tree can be retained, but may need mitigation (e.g., pruning or bracing) and monitoring post-development. A moderate tree may be suitable for retention within a stand or group, but not suitable on its own.

Poor: Tree is in serious decline from previous growth habit or stature, has multiple defined health or structural weaknesses. It is unlikely to acclimate to future site use change. This tree is not suitable for retention within striking distance of most targets.

Dying/Dead: Tree is in severe decline, has severe defects or was found to be dead.

Appendix 4 Tree Retention Value Rating Criteria

The tree retention value ratings used by Diamond Head Consulting provide guidance for tree retention planning. Each tree in an inventory is assigned to one of four stratified categories that reflect its value as a future amenity and environmental asset in a developed landscape. Tree retention value ratings take in to account the health and structure rating, species profile*, growing conditions and potential longevity assuming a tree's growing environment is not compromised from its current state.

High: Tree suitable for retention. Has good or excellent health and structure rating. Tree is open grown, an anchor tree on the edge of a stand or dominant within a stand or group. Species of *Populus, Alnus* and *Betula* are excluded from this category.

Medium: Tree suitable for retention with some caveats or suitable within a group**. The tree has moderate health and structure rating but is likely to require remedial work to mitigate minor health or structural defects. Includes trees that are recently exposed, but wind firm, and trees grown on sites with poor rooting environments that may be ameliorated.

Low: Tree has marginal suitability for retention. Health and structure rating is moderate or poor; remedial work is unlikely to be viable. Trees within striking distance of future site developments should be removed.

Nil: Tree is unsuitable for retention. It has a dying/dead or poor health and structure rating. It is likely that the tree will not survive, or it poses an unacceptable hazard in the context of future site developments.

* The species profile is based upon mature age and height/spread of the species, adaptability to land use changes and tree species susceptibility to diseases, pathogen and insect infestation.

** Trees that are 'suitable as a group' have grown in groups or stands that have a single, closed canopy. They have not developed the necessary trunk taper, branch and root structure that would allow them to be retained individually. These trees should only be retained in groups.

Appendix 5 Risk Rating Matrices

Trees with a *probable* or *imminent* likelihood of failure, a *medium* or *high* likelihood of impacting a specified target, and a *significant* or *severe* consequence of failure have been assessed for risk and included in this report (Section 3.2). These two risk rating matrices showing the categories used to assign risk are taken without modification to their content from the International Society of Arboriculture Tree Risk Assessment Qualification Manual.

Matrix 1: Likelihood

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat Likely	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat Likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2: Risk Rating

Likelihood of Failure and Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat Likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Appendix 6 Construction Guidelines

Tree management recommendations in this report are made under the expectation that the following guidelines for risk mitigation and proper tree protection will be adhered to during construction.

Respecting these guidelines will prevent changes to the soil and rooting conditions, contamination due to spills and waste, or physical wounding of the trees. Any plans for construction work and activities that deviate from or contradict these guidelines should be discussed with the project arborist so that mitigation measures can be implemented.

Tree Protection Zones

A Tree protection zone (TPZ) is determined using either dripline or a DBH multiplier to define a radius measured in all directions from the outside of a tree's trunk. It is typically determined according to local municipal bylaw specifications and may be modified based on professional judgement of the project arborist to accommodate species specific tolerances and site-specific growing conditions. For retained trees, the TPZ and fencing indicated in this report are proposed as suitable in relation to the level of disturbance proposed on the site plan provided to the project arborist. Arborist consultation is required if any additional work beyond the scope of the plans provided is proposed near the tree. Work done in addition to the proposed impacts discussed in this report may cause the tree to decline and die.

Tree Protection Fencing: Tree protection zones (TPZs) will be protected by Tree Protection Fencing except where site features constrict roots (e.g., retaining walls or roads), where continual access is required (e.g., sidewalks), or when an acceptable encroachment into the TPZ is proposed, in which case the fencing will be modified. Tree Protection Fencing is shown on the Tree Protection Plan and, where it varies from the TPZ, the rationale is described in the inventory table in Section 3.1.

Within a TPZ, no construction activity, including materials storage, grading or landscaping, may occur without project arborist approval. Within the TPZ, the following are tree preservation guidelines based on industry standards for best practice and local municipal requirements:

- No soil disturbance or stripping.
- Maintain the natural grade.
- No storage, dumping of materials, parking, underground utilities, or fires within TPZs or tree driplines.
- Any planned construction and landscaping activities affecting trees should be reviewed and approved by a consulting arborist.
- Install specially designed foundations and paving when these structures are required within TPZs.
- Route utilities around TPZs.
- Excavation within the TPZs should be supervised by a consultant arborist.
- Surface drainage should not be altered in such a way that water is directed in or out of the TPZ.

- Site drainage improvements should be designed to maintain the natural water table levels within the TPZ.

Prior to any construction activity, Tree Protection Fencing must be constructed as shown on the Tree Protection Plan. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2" by 4" lumber with orange plastic mesh screening. Tree Protection Fencing must be constructed prior to tree removal, excavation or construction and remain intact for the entire duration of construction.

Tree Crown Protection and Pruning

All heavy machinery (excavators, cranes, dump trucks, etc.) working within five meters of a tree's crown should be made aware of their proximity to the tree. If there is to be a sustained period of machinery working within five meters of a tree's crown, a line of colored flags should be suspended at eye-level of the machinery operator for the length of the protected tree area. Any concerns regarding the clearance required for machinery and workers within or immediately outside tree protection zones should be referred to the project arborist so that a zone surrounding the crowns can be established or pruning measures undertaken. Any wounds incurred to protected trees during construction should be reported to the project arborist immediately.

Unsurveyed Trees

Unsurveyed trees identified by DHC in the Tree Retention Plan have been hand plotted for approximate location only using GPS coordinates and field observations. The location and ownership of unsurveyed trees cannot be confirmed without a legal survey. The property owner or project developer must ensure that all relevant on- and off-site trees are surveyed by a legally registered surveyor, whether they are identified by DHC or not.

Removal of logs from sites

Private timber marks are required to transport logs from privately-owned land in BC. It is the property owner's responsibility to apply for a timber mark prior to removing any merchantable timber from the site. Additional information can be found at: http://www.for.gov.bc.ca/hth/private-timber-marks.htm

Regulation of Soil Moisture and Drainage

Excavation and construction activities adjacent to TPZs can influence the availability of moisture to protected trees. This is due to a reduction in the total root mass, changes in local drainage conditions, and changes in exposure including reflected heat from adjacent hard surfaces. To mitigate these concerns the following guidelines should be followed:

- Soil moisture conditions within the tree protection zones should be monitored during hot and dry weather. When soil moisture is inadequate, supplemental irrigation should be provided that penetrates soil to the depth of the root system or a minimum of 30 cm.
- Any planned changes to surface grades within the TPZs, including the placement of mulch, should be designed so that any water will flow away from tree trunks.

- Excavations adjacent to trees can alter local soil hydrology by draining water more rapidly from TPZs more rapidly than it would prior to site changes. It is recommended that when excavating within 6 m of any tree, the site be irrigated more frequently to account for this.

Root Zone Enhancements and Fertilization

Root zone enhancements such as mulch, and fertilizer treatments may be recommended by the project arborist during any phase of the project if they deem it necessary to maintain tree health and future survival.

Paving Within and Adjacent to TPZs

If development plans propose the construction of paved areas and/or retaining walls close to TPZs, measures should be taken to minimize impacts. Construction of these features would raise concerns for proper soil aeration, drainage, irrigation, and the available soil volume for adequate root growth. The following design and construction guidelines for paving and retaining walls are recommended to minimize the long-term impacts of construction on protected trees:

- Any excavation activities near or within the TPZ should be monitored by a certified arborist. Structures should be designed, and excavation activities undertaken to remove and disturb as little of the rooting zone as possible. All roots greater than 2 cm in diameter should be hand pruned by a Certified Arborist.
- The natural grade of a TPZ should be maintained. Any retaining walls should be designed at heights that maintain the existing grade within 20 cm of its current level. If the grade is altered, it should be raised not reduced in height.
- Compaction of sub grade materials can cause trees to develop shallow rooting systems. This can contribute to long-term pavement damage as roots grow. Minimizing the compaction of subgrade materials by using structural soils or other engineered solutions and increasing the strength of the pavement reduces reliance on the sub-grade for strength.
- If it is not possible to minimize the compaction of sub-grade materials, subsurface barriers should be considered to help direct roots downward into the soil and prevent them from growing directly under the paved surfaces.

Plantings within TPZs

Any plans to landscape the ground within the TPZ should implement measures to minimize negative impacts on the above or below ground parts of a tree. The existing grass layer in TPZs should not be stripped because this will damage surface tree roots. Grass layer should be covered with mulch at the start of the project, which will gradually kill the grass while moderating soil moisture and temperatures. Topsoil should be mixed with the mulch prior to planting of shrubs, but the new topsoil layer should not be greater than 20 cm deep on top of the original grade. Planting should take place within the newly placed topsoil mixture and should not disturb the original rooting zone of the trees. A two-meter radius around the base of each tree should be left unplanted and covered in mulch; a tree's root collar should remain free from any amendments that raise the surface grade.

Monitoring during construction

Ongoing monitoring by a consultant arborist should occur for the duration of a development project. Site visits should be more frequent during activities that are higher risk, including the first stages of construction when excavation occurs adjacent to the trees. Site visits will ensure contractors are respecting the recommended tree protection measures and will allow the arborist to identify any new concerns that may arise.

During each site visit the following measures will be assessed and reported on by a consulting arborist:

- Health and condition of protected trees, including damage to branches, trunks and roots that may have resulted from construction activities, as will the health of. Recommendations for remediation will follow.
- Integrity of the TPZ and fencing.
- Changes to TPZ conditions including overall maintenance, parking on roots, and storing or dumping of materials within TPZ. If failures to maintain and respect the TPZ are observed, suggestions will be made to ensure tree protection measures are remediated and upheld.
- Review and confirmation of recommended tree maintenance including root pruning, irrigation, mulching and branch pruning.
- Changes to soil moisture levels and drainage patterns; and
- Factors that may detrimentally impact the trees.

Appendix 7 Report Assumptions and Limiting Conditions

1) Unless expressly set out in this report or these Assumptions and Limiting Conditions, Diamond Head Consulting Ltd. ("Diamond Head") makes no guarantee, representation, or warranty (express or implied) regarding this report, its findings, conclusions or recommendations contained herein, or the work referred to herein.

2) The work undertaken in connection with this report and preparation of this report have been conducted by Diamond Head for the "Client" as stated in the report above. It is intended for the sole and exclusive use by the Client for the purpose(s) set out in this report. Any use of, reliance on or decisions made based on this report by any person other than the Client, or by the Client for any purpose other than the purpose(s) set out in this report, is the sole responsibility of, and at the sole risk of, such other person or the Client, as the case may be. Diamond Head accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm (including without limitation financial or consequential effects on transactions or property values, and economic loss) that may be suffered or incurred by any person as a result of the use of or reliance on this report or the work referred to herein. The copying, distribution, or publication of this report (except for the internal use of the Client) without the express written permission of Diamond Head (which consent may be withheld in Diamond Head's sole discretion) is prohibited. Diamond Head retains ownership of this report and all documents related thereto both generally and as instruments of professional service.

3) The findings, conclusions and recommendations made in this report reflect Diamond Head's best professional judgment given the information available at the time of preparation. This report has been prepared in a manner consistent with the level of care and skill normally exercised by arborists currently practicing under similar conditions in a similar geographic area and for specific application to the trees subject to this report on the date of this report. Except as expressly stated in this report, the findings, conclusions and recommendations it sets out are valid for the day on which the assessment leading to such findings, conclusions and recommendations was conducted. If generally accepted assessment techniques or prevailing professional standards and best practices change at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if generally accepted assessment techniques and prevailing professional standards and best practices change.

4) Conditions affecting the trees subject to this report (the "Conditions", include without limitation, structural defects, scars, decay, fungal fruiting bodies, evidence of insect attack, discolored foliage, condition of root structures, the degree and direction of lean, the general condition of the tree(s) and the surrounding site, and the proximity of property and people) other than those expressly addressed in this report may exist. Unless otherwise stated, information contained in this report covers only those Conditions and trees at the time of inspection. The inspection is limited to visual examination of such Conditions and trees without dissection, excavation, probing or coring. While

every effort has been made to ensure that any trees recommended for retention are both healthy and safe, no guarantees, representations or warranties are made (express or implied) that those trees will not be subject to structural failure or decline. The Client acknowledges that it is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree, or groups of trees, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. If Conditions change or if additional information becomes available at a future date, modifications to the findings, conclusions, and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification of Conditions change or additional information becomes available.

5) Nothing in this report is intended to constitute or provide a legal opinion and Diamond Head expressly disclaims any responsibility for matters legal in nature (including, without limitation, matters relating to title and ownership of real or personal property and matters relating to cultural and heritage values). Diamond Head makes no guarantee, representation or warranty (express or implied) as to the requirements of or compliance with applicable laws, rules, regulations, or policies established by federal, provincial, local government or First Nations bodies (collectively, "Government Bodies") or as to the availability of licenses, permits or authorizations of any Government Body. Revisions to any regulatory standards (including bylaws, policies, guidelines an any similar directions of a Government Bodies in effect from time to time) referred to in this report may be expected over time. As a result, modifications to the findings, conclusions and recommendations in this report may be necessary. Diamond Head expressly excludes any duty to provide any such modification if any such regulatory standard is revised.

6) Diamond Head shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

7) In preparing this report, Diamond Head has relied in good faith on information provided by certain persons, Government Bodies, government registries and agents and representatives of each of the foregoing, and Diamond Head assumes that such information is true, correct, and accurate in all material respects. Diamond Head accepts no responsibility for any deficiency, misinterpretations or fraudulent acts of or information provided by such persons, bodies, registries, agents and representatives.

8) Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

9) Loss or alteration of any part of this report invalidates the entire report.

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I

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