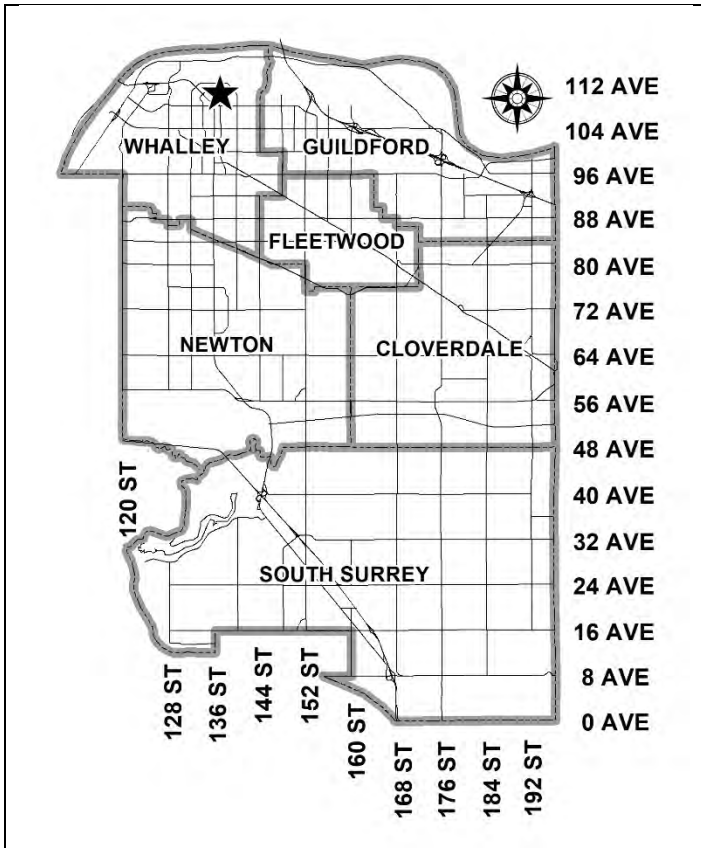


City of Surrey  
ADDITIONAL PLANNING COMMENTS

Application No.: 7917-0544-01

Planning Report Date: July 24, 2023



**PROPOSAL:**

- **Development Permit**

to permit the development of three, 5 to 6-storey apartment buildings.

**LOCATION:** 13744 - Bentley Road

**ZONING:** CD (Bylaw No. 20146)

**OCP DESIGNATION:** Multiple Residential

**CCP DESIGNATION:** Low Rise Residential – Type II



**RECOMMENDATION SUMMARY**

- Approval to draft Development Permit for Form and Character.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposal complies with the General Development Permit No. 7917-0544-00 issued by Council on December 12, 2022.
- The proposed density and building form are appropriate for this part of City Centre.
- 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. Council authorize staff to draft Detailed Development Permit No. 7917-0544-01 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Vacant land	Low Rise Residential – Type II	CD (Bylaw No. 20146)
Northeast (including Across Harper Rd):	Single family dwellings	Low Rise Residential – Type II; Low Rise Residential – Type I	RF
Southeast:	Single family dwellings	Park	RF
Southwest (Across Berg Rd):	Vacant land	Low Rise Residential – Type II	CD (Bylaw No. 20146)
Northwest (Across Bentley Rd):	Single family dwellings	Low Rise Residential – Type II	RF

### Context & Background

- The subject property, 13744 – Bentley Rd, is in the Bolivar Heights neighbourhood of Surrey’s City Centre.
- The 6,689 square metre site is designated “Multiple Residential” in the Official Community Plan (OCP), and “Low Rise Residential – Type II” in the Surrey City Centre Plan (CCP), and is currently zoned “Comprehensive Development Zone (CD)” (Bylaw No. 20146).
- On December 12, 2022, Council granted Final Adoption to Development Application No. 7917-0544-00 which rezoned a large portion of the original application area, which includes the subject site, to CD (Bylaw No. 20146), and granted approval for a General Development Permit (DP) for a two phase development consisting of seven, 5 to 6-storey apartment buildings.

**DEVELOPMENT PROPOSAL****Planning Considerations**

- The applicant proposes a Detailed Development Permit (DP) for Form and Character to allow construction of three, 5 to 6-storey apartment buildings on the subject site, consisting of 216 dwelling units with underground parking.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	6,689 square metres
No Build Area for future consolidation:	401 square metres
Net Site Area:	6,288 square metres
<b>Number of Lots:</b>	1 lot
<b>Building Height:</b>	21 metres
<b>Floor Area Ratio (FAR):</b>	2.42 FAR (net)
<b>Floor Area</b>	
Residential:	15,244 square metres
<b>Residential Units:</b>	
Studio:	37
1-Bedroom:	91
2-Bedroom:	76
3-Bedroom:	12
Total:	216

## Referrals

**Engineering:** The Engineering Department has no objection to the project subject to the completion of the Servicing Agreement issued as part of Development Application No. 7917-0544-00.

**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.

17 Elementary students at Forsyth Road Elementary School  
6 Secondary students at Kwantlen Park Secondary School

(Appendix II)

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 construction of Buildings A, B and C are to be phased, with the following anticipated occupancy dates:

- Building A – November 2026
- Building C – January 2027
- Building B – April 2027

**Parks, Recreation & Culture:** Future active parkland is proposed adjacent to the development as part of the City Centre Plan. Invergarry is the closet park with natural areas and is 1.5 km walking distance from the development.

**Surrey Fire Department:** No concerns. Comments provided are to be addressed as part of the Building Permit application.

**Advisory Design Panel:** The proposal was considered at the ADP meeting on June 22, 2023, and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

## Transportation Considerations

- The proposed apartment buildings will have a shared underground parkade with access via a driveway off Berg Road, along the southwestern side of the site.

## **Parkland Considerations**

- Buildings B and C, located along the southwest property line, have been located and designed to provide an appropriate interface with land to the southeast designated as a future park in the City Centre Plan.

## **Sustainability Considerations**

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

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

### **Secondary Plans**

#### Land Use Designation

- The proposal complies with the Low Rise Residential – Type II designation in the Surrey City Centre Plan.

#### Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - Encourage Housing Diversity, by providing a variety of housing forms and a range of unit sizes and types; and
  - Create Vibrant Urban Spaces, with high quality architectural aesthetics and amenities such as plazas to encourage people to interact with the public realm.

### **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 is subject to Tier 1 Capital Plan Project CACs which staff will collect at Building Permit stage. A Section 219 Restrictive Covenant to address the Tier 1 CAC requirement was registered on the subject lot as part of Development Application No. 7917-0544-00.
- The Tier 2 Capital Plan Project CAC requirements were satisfied under Development Application No. 7917-0544-00.



## **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- A Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy was registered on the subject site as part of Development Application No. 7917-0544-00. Affordable housing contributions will be collected at Building Permit stage.

## **Public Art Policy**

- A Section 219 Restrictive Covenant to address the City's needs with respect to the City's Public Art Policy was registered on the subject site as part of Development Application No. 7917-0544-00. Public art contributions will be collected at Building Permit stage.

## **PUBLIC ENGAGEMENT**

- The Development Proposal Signs were installed on July 13, 2023. Staff received no responses from neighbouring residents.

## **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 Surrey City Centre Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant has worked with staff to further refine the general guidelines envisioned in the General Development Permit (No. 7917-0544-00) in order to ensure an attractive streetscape and reflect an urban public realm.
- The proposed three 5 to 6-storey low rise apartments incorporate a design and building massing that is generally in accordance with the vision for this part of City Centre. This area is envisioned as an evolving urban neighbourhood, featuring a variety of housing options including low-rise apartments.
- The buildings include ground-floor units with front doors and usable, semi-private outdoor space, with direct access to street frontages or the internal amenity courtyard.
- The two buildings on the south side (B and C) are designed with an appropriate setback to frame the future park to the south.

- The 6th floor is stepped back for all buildings along street frontages to help reduce the overall building massing where interfacing with the existing single family neighbourhood context.
- The proposed buildings are arranged around the edges of the site, creating a larger outdoor amenity courtyard in the centre accessible to all residents. Indoor amenity space is located on the ground floor of all three buildings with connections to the outdoor amenity courtyard.
- The applicant proposes utilizing high-quality building materials including brick, hardi panel and siding, and glass railings. The design and colour scheme for the Detailed DP for phase one has been proposed to help tie this project together with phase two of the General DP.
- The units mix consists of 37 studio units, 91 1-bedroom units, 76 2-bedroom units, and 12 3-bedroom units, for a total of 216 dwelling units. The units range in size from 26 square metres to 101 square metres.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. For more details, see the Indoor and Outdoor Amenity Space section in this report.
- The applicant has worked with staff to address ADP and staff comments favourably. In particular the applicant has worked to:
  - Design an acceptable response to the sloping site,
  - Ensure an appropriate scale, interface and edge treatments,
  - Further refine the overall building massing to ensure an attractive streetscape and reflect an urban public realm,
  - Enhance and development the frames, lobbies, and corner expression of the building,
  - Providing publicly accessible open spaces at grade,
  - Create a larger private courtyard, and
  - Enhance the park interface with active ground-oriented units.

### Landscaping

- The proposed landscaping for the site includes a mix of trees, shrubs, groundcover, along with hardscaping, site lighting, fencing, and site furnishings.
- The landscaping concept centres around a large outdoor amenity courtyard in the centre of the site, the ground-oriented unit entrances along street frontages and the future park interface, and landscaping interfaces between buildings.
- Pathways provide for pedestrian circulation around the site and provide access to the outdoor amenity courtyard from all street frontages.
- At grade units have patio spaces with feature paving, trees, shrubs, and fencing with gates to create semi-private outdoor spaces for residents.

### Indoor Amenity

- The required indoor amenity is 661 square metres, while the applicant is proposing to provide 765 square metres, exceeding the minimum requirement.
- 241 square metres of indoor amenity space is located in Building A programmed as a lounge and party area.
- 259 square metres of indoor amenity space is located in Building B programmed as a fitness area, indoor sports court, and yoga studio.
- 265 square metres of indoor amenity space is located in Building C programmed as a lounge, co-working space, meeting boardroom, and a multi-purpose games and craft room.

### Outdoor Amenity

- The required outdoor amenity is 661 square metres, while the applicant is proposing to provide 992 square metres, exceeding the minimum requirement.
- The proposed outdoor amenity spaces is organized around a central courtyard programmed to include space for a dog park, children's play area, outdoor kitchen and eating area, urban garden, lounge seating, and lawn areas.

### Outstanding Items

- The project was considered at the Advisory Design Panel (ADP) meeting on June 22, 20223 and received conditional approval.
- The applicant is required to resolve all outstanding urban design and landscaping issues and Advisory Design Panel comments, as follows:
  - Further clarify and refine the design of the site edges, ensuring an appropriate response to the sloping site, and provide clarity in public realm interface details, including landscape treatment, and
  - Make refinements to the materials and elevation details and carry out additional design development for the proposed balcony and frames.

### **CITY ENERGY**

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix IV 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.
- All new developments within Service Area A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make-up air units and in-suite hydronic space heating. The City is committed to having the DE system operational within the timeframe of this project. Therefore, the subject application will be required to connect to the City's DE system prior to occupancy.
- In order to avoid conflicts between the District Energy System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for the following purposes:
  - City access to, and maintenance and operation of, the ETS within the building and any infrastructure between the building and the property line; and
  - to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

## 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.	School District Comments
Appendix III.	ADP Comments and Response
Appendix IV.	District Energy Map
Appendix V.	Additional Planning Report No. 7917-0544-00, dated October 3, 2022

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

SR/ar





VICTORY MULTI-FAMILY  
BENTLEY ROAD, SURREY, BC.  
PHASE-1 PROJECT INFORMATION



Kasian Architecture  
Interior Design  
and Planning Ltd  
1500 West Georgia Street, Suite 1685  
Vancouver, BC Canada V6Z 2Z4  
T 604 683 4145 F 604 683 2627  
www.kasian.com

PROJECT DATA

PROJECT NAME:	VICTORY MULTI-FAMILY (PHASE 1)
CITY OF SURVEY FILE NO:	17-0544-01
ADDRESS:	13746 BENTLEY RD VVR 6C3
LEGAL DESCRIPTION:	LOT 2 (PARCELS 14 RANGE 2 PLAN EPP118312)

LOT INFO			
TOTAL GROSS SITE AREA	16228 SQ. METERS	110077 SQ. FT.	3.83 ACRES OF
DEVELOPABLE BY LOCAL DEED OR BEING DEVELOPED BY HER (LOCAL DEED OR NOT)	2980 SQ. METERS	40961 SQ. FT.	0.91 ACRES OF
NET SITE AREA	5287 SQ. METERS	69851 SQ. FT.	1.88 ACRES OF
MIN. NO. BUILD. ZONE AREA (NO BUILDING ZONE IS INCLUDED IN NET SITE AREA BUT EXCLUDED FROM THE PURPOSE OF CALCULATING DENSITY)	401.25 SQ. METERS	4918 SQ. FT.	0.10 ACRES OF

LAND PARK PURCHASE AREA			
AREA TO CITY	218.00 SQM	2464.77 SFT	
AREA FROM CITY	218.00 SQM	2464.77 SFT	
DIFFERENCE	0.00 SQM	0.00 SFT	

SE TRACKS			
	BUILDING	PROJECTION OR EAVES	
NORTH	0.00	10.7100	4.28
SOUTH	0.00	10.8800	4.55
EAST	2.26	17.0122	3.17
WEST	4.73	12.5942	2.43
ALLOWED MAX. BUILDING HEIGHT	23	38.00	8.27

OVER ALL SITE FLOOR AREA			
FLOOR AREA (EXCLUDING INDOOR AMENITY AREAS) / NET SITE AREA - (EXCLUDING OF NO BUILD ZONE AREA)			
	15942.28	3.42	F5R1
F.A.R. - NET AREA (EXCLUDING INDOOR AMENITY AREAS) / GROSS SITE AREA			
	15284.28	1.49	F30
LOT COVERAGE - LOWER FLOOR AREA / NET SITE AREA - (EXCLUDING OF NO BUILD ZONE AREA)			
	3433.99	6.52	47%
LOT COVERAGE (PAVED AND HARD SURFACE AREAS) / PAVED AND HARD SURFACE AREAS / NET SITE AREA - (EXCLUDING OF NO BUILD ZONE AREA)			
	1644.29	6.8742	26%

INDOOR AMENITY SPACE			
	AREA		
INDOOR AMENITY PROVIDED	648.00 SQM	6976.07 SFT	
INDOOR AMENITY REQUIRED (3 SQM PER UNIT)	648.00	7047.87	
BUILDING A			
INDOOR AMENITY (EXCLUDED IN F & R)	240.89 SQM	2602.84 SFT	
INDOOR AMENITY (EXCLUDED IN F & R)	282.89 SQM	3061.54 SFT	
BUILDING B			
INDOOR AMENITY (EXCLUDED IN F & R)	265.12 SQM	2865.75 SFT	
INDOOR AMENITY (EXCLUDED IN F & R)	265.12 SQM	2865.75 SFT	
INDOOR AMENITY AREA PROVIDED FOR PHASE - 1	764.70	8231.23	
TOTAL INDOOR AMENITY AREA REQUIRED FOR PHASE - 1	648.00	7047.87	
TOTAL INDOOR AMENITY AREA PROVIDED FOR PHASE - 1	764.70	8231.23	

OUTDOOR AMENITY SPACE			
	AREA		
OUTDOOR AMENITY REQ. (3 SQM PER UNIT)	648.00 SQM	6976.07 SFT	
OUTDOOR AMENITY PROVIDED	648.00	7047.87	

PARKING			
REQUIRED PARKING STALLS (3 STALLS PER UNIT)	194 STALLS		
REQUIRED STALLS FOR VISITORS PARKING (0.1 STALLS PER UNIT)	22 STALLS		
TOTAL PARKING STALLS REQUIRED FOR PHASE - 1	216 STALLS		
TOTAL PARKING STALLS PROVIDED FOR PHASE - 1	216 STALLS		

TOTAL PARKING			
TOTAL PARKING REQUIRED FOR PHASE - 1 (1 PER UNIT)	216 STALLS		
TOTAL PARKING PROVIDED FOR PHASE - 1	216 STALLS		

<b>Client</b> Maskeen 308 - 6321 King George Blvd Surrey, BC V3X 1G1 Contact Person: Lovepreet Grewal/Development Coordinator Email: lovepreet@maskeen.ca 604578436	<b>Architect</b> Kasian Architecture Interior design and planning Ltd. 1500 West Georgia Street, Suite 1685 Vancouver, BC Canada V6G 2Z6 Contact Person: Doug Johnson Email: doug.johnson@kasian.com 6046318203	<b>Civil</b> Coastland Engineering & Surveying 12922-60 Ave 101, Surrey, BC Canada V3S 3M2 Contact Person: Mike Helle Email: hell@coastland.bc.ca 6045329700 ext 203	<b>Landscaper</b> PMG Landscape Architects Ltd. C100 4185 Still Creek Dr. Burnaby, BC Canada V5C 6G9 Contact Person: Caelan L Griffiths Email: caelean@pmglandscape.com 6042940011 ext 116	<b>Surveyor</b> Onderwater Land Surveying Ltd. 104-5830 176A street Surrey, BC Canada V3S 4H5 Contact Person: Shannon Young Email: shannon@onderwater.ca 604-574-7311	<b>City Planner</b> CITY OF SURREY Planning and Development   Area Planning - North Division 13450 104 Ave., Surrey, BC, Canada V3T 1V8 Contact Person: Sarah Robertson/Planner Email: sarah.robertson@surrey.ca 6045985782
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UNITS COUNT - BUILDING A													
NO.	UNIT TYPE	DESCRIPTION	AREA (SQ.M)	AREA (SQ.FT)	BATHS/UNIT	1 <sup>ST</sup> FLR	2 <sup>ND</sup> FLR	3 <sup>RD</sup> FLR	4 <sup>TH</sup> FLR	5 <sup>TH</sup> FLR	TOTAL FLOOR AREA	NO OF UNITS	NET SALEABLE AREA
FLOOR AREAS													
0	UNIT A1	STUDIO	36.36	393.63	1.00						393.63	1	352.70
1	UNIT A2	STUDIO	27.60	296.88	1.00						296.88	1	277.99
3	UNIT A3	STUDIO	34.72	373.23	1.00						373.23	3	347.76
4	UNIT A4	STUDIO	38.78	418.88	1.00						418.88	4	388.01
3	UNIT A5	STUDIO	37.76	406.64	1.00						406.64	3	376.77
6	UNIT A6	1-BEDROOM	42.24	453.72	1.00						453.72	6	423.72
8	UNIT A7	1-BEDROOM	49.77	535.76	1.00						535.76	8	505.89
8	UNIT A8	1-BEDROOM	50.39	541.24	1.00						541.24	8	511.66
10	UNIT A10	1-BEDROOM	53.69	576.36	1.00						576.36	10	545.00
11	UNIT A11	1-BEDROOM-DEN	50.07	538.66	1.00						538.66	11	508.00
10	UNIT A12	1-BEDROOM-DEN	50.76	545.84	1.00						545.84	10	515.41
13	UNIT A13	1-BEDROOM-DEN	56.00	599.00	1.00						599.00	13	566.11
15	UNIT A15	2-BEDROOM	60.90	658.10	1.00						658.10	15	625.00
16	UNIT A16	2-BEDROOM	64.20	690.24	1.00						690.24	16	657.11
18	UNIT A18	2-BEDROOM	68.10	729.30	1.00						729.30	18	696.11
20	UNIT A20	2-BEDROOM	72.00	771.60	1.00						771.60	20	739.30
21	UNIT A21	2-BEDROOM	76.24	821.64	1.00						821.64	21	789.30
23	UNIT A23	2-BEDROOM	79.20	849.60	1.00						849.60	23	817.11
25	UNIT A25	2-BEDROOM	81.60	876.96	1.00						876.96	25	844.30
24	UNIT A24	2-BEDROOM	82.20	882.24	1.00						882.24	24	849.30
25	UNIT A25	2-BEDROOM	83.20	894.40	1.00						894.40	25	861.50
26	UNIT A26	2-BEDROOM	86.76	924.36	1.00						924.36	26	892.11
27	UNIT A27	3-BEDROOM-DEN	95.70	1030.30	1.00						1030.30	27	1000.11
28	UNIT A28	3-BEDROOM-DEN	101.84	1089.69	1.00						1089.69	28	1058.11
TOTAL NUMBER OF UNITS IN BUILDING - A											101	844.00	

UNITS COUNT - BUILDING B													
NO.	UNIT TYPE	DESCRIPTION	AREA (SQ.M)	AREA (SQ.FT)	BATHS/UNIT	1 <sup>ST</sup> FLR	2 <sup>ND</sup> FLR	3 <sup>RD</sup> FLR	4 <sup>TH</sup> FLR	5 <sup>TH</sup> FLR	TOTAL FLOOR AREA	NO OF UNITS	NET SALEABLE AREA
FLOOR AREAS													
1	UNIT B1	STUDIO	36.84	397.32	1.00						397.32	1	356.39
3	UNIT B2	STUDIO	44.16	474.24	1.00						474.24	3	443.76
1	UNIT B3	1-BEDROOM	44.16	474.24	1.00						474.24	1	443.76
4	UNIT B4	1-BEDROOM	49.68	534.24	1.00						534.24	4	502.11
0	UNIT B5	1-BEDROOM	49.71	533.00	1.00						533.00	0	502.11
6	UNIT B6	1-BEDROOM	55.24	593.64	1.00						593.64	6	561.50
8	UNIT B7	1-BEDROOM-DEN	59.28	636.00	1.00						636.00	8	604.30
8	UNIT B8	2-BEDROOM	60.80	656.64	1.00						656.64	8	625.41
10	UNIT B10	2-BEDROOM	66.80	718.40	1.00						718.40	10	687.11
13	UNIT B13	2-BEDROOM	69.32	743.16	1.00						743.16	13	711.81
15	UNIT B15	2-BEDROOM	69.70	745.40	1.00						745.40	15	714.00
TOTAL NUMBER OF UNITS IN BUILDING - B											54	502.30	

UNITS COUNT - BUILDING C													
NO.	UNIT TYPE	DESCRIPTION	AREA (SQ.M)	AREA (SQ.FT)	BATHS/UNIT	1 <sup>ST</sup> FLR	2 <sup>ND</sup> FLR	3 <sup>RD</sup> FLR	4 <sup>TH</sup> FLR	5 <sup>TH</sup> FLR	TOTAL FLOOR AREA	NO OF UNITS	NET SALEABLE AREA
FLOOR AREAS													
1	UNIT C1	STUDIO	33.81	363.34	1.00						363.34	1	332.61
2	UNIT C2	STUDIO	36.76	395.88	1.00						395.88	2	364.79
3	UNIT C3	1-BEDROOM	43.80	468.55	1.00						468.55	3	437.06
4	UNIT C4	1-BEDROOM	50.42	541.37	1.00						541.37	4	510.42
5	UNIT C5	1-BEDROOM	52.71	568.24	1.00						568.24	5	536.77
6	UNIT C6	1-BEDROOM	52.98	570.26	1.00						570.26	6	538.80
7	UNIT C7	2-BEDROOM-DEN	55.80	599.64	1.00						599.64	7	567.81
8	UNIT C8	2-BEDROOM	57.72	617.76	1.00						617.76	8	586.11
9	UNIT C9	2-BEDROOM	59.73	644.58	1.00						644.58	9	613.00
10	UNIT C10	2-BEDROOM	74.48	803.03	1.00						803.03	10	771.41
11	UNIT C11	2-BEDROOM-DEN	75.00	807.00	1.00						807.00	11	775.22
12	UNIT C12	2-BEDROOM	75.87	821.87	1.00						821.87	12	790.22
13	UNIT C13	2-BEDROOM-DEN	78.82	848.06	1.00						848.06	13	816.00
14	UNIT C14	3-BEDROOM	80.76	866.24	1.00						866.24	14	831.77
15	UNIT C15	2-BEDROOM-DEN	88.88	952.22	1.00						952.22	15	917.76
TOTAL NUMBER OF UNITS IN BUILDING - C											81	767.73	

TOTAL NUMBER OF UNITS IN PHASE - 1											216	
REQUIRED % OF 3 BEDROOMS											17.29	
PROVIDED % OF 3 BEDROOMS											16	
TOTAL NET AREA FOR PHASE - 1											15244.25	
TOTAL SALEABLE AREA FOR PHASE - 1											13848.09	

NO.	DATE	DESCRIPTION	BY
1	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
2	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
3	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
4	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
5	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
6	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
7	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
8	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
9	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
10	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
11	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
12	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
13	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
14	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
15	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
16	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
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19	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
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24	2023-01-10	ISSUED FOR PRELIMINARY DP	AD
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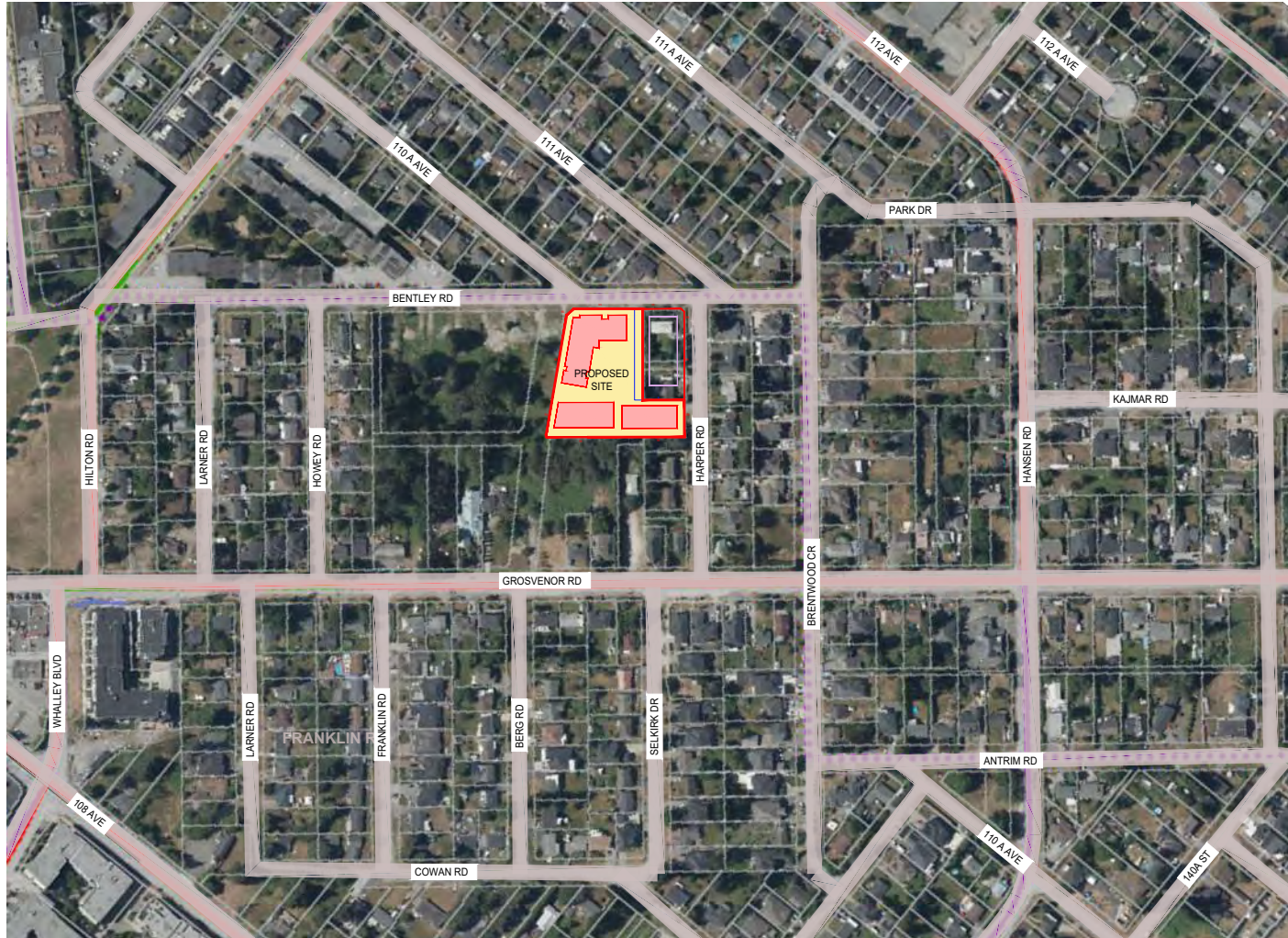






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17	2023-07-14	ISSUED FOR DETAILED DP	03
16	2023-06-22	ISSUED FOR ADP	
15	2023-05-14	ISSUED FOR DP SUBMISSION	
14	2023-05-06	ISSUED FOR GENERAL DP DRAWINGS	
13	2023-04-15	GENERAL DP DRAWINGS	
12	2023-03-15	ISSUED FOR DP SUBMISSION	
11	2023-03-02	ISSUED FOR DP REVISION	
10	2023-02-15	DP REVISION	
9	2023-01-13	PROGRESS DP REVISION	
8	2023-01-05	PROGRESS DRAWINGS	
7	2023-11-16	PROGRESS DRAWINGS	
6	2023-08-29	PROGRESS DP REVISION	
5	2023-07-21	DP REVISION	
4	2023-06-29	GENERAL DP SUBMISSION	
3	2023-06-21	ISSUED FOR ADP	
2	2019-10-17	ISSUED FOR ADP	
1	2019-10-16	ISSUED FOR PUBLIC HEARING	
REV	17/07/2020	REVISION FORWAKING ISSUE	REVIEW

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PROJECT

**VICTORY MULTI-FAMILY  
PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE

**AREA CONTEXT PLAN**

DRAWING ISSUE

**ISSUED FOR DETAILED DP**

PROJECT NO.	722013	PLOT DATE	14-07-2023	DRAWING CHECKED	MCPV
SCALE	NTS	REVIEWED	TJ		

DRAWING NO.	<b>A 003</b>	REVISION	15
-------------	--------------	----------	----

1  
A 003  
VICINITY MAP  
1:500





01 TOWARDS SITE BENTLEY & HARPER



02 WEST ALONG BENTLEY



03 SOUTH ALONG HARPER



04 CORNER GROSVENOR & HARPER  
TOWARDS FUTURE PARK



05 WEST ALONG GROSVENOR



06 NORTH ALONG HANEY AT HOWEY &  
GROSVENOR



07 EAST ALONG BENTLEY AT BENTLEY  
& HOWEY



08 SOUTH ALONG HANEY AT BENTLEY  
& HOWEY



09 BENTLEY & 110A AVE INTERSECTION



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17	2023-07-14	ISSUED FOR DETAILED DP	03
16	2023-05-22	ISSUED FOR ADP	
15	2023-02-14	ISSUED FOR DP REVISION	
14	2022-12-02	ISSUED FOR GENERAL DP DRAWINGS	
13	2022-09-15	GENERAL DP DRAWINGS	
12	2022-09-15	ISSUED FOR ADP REVISION	
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9	2021-04-13	PROGRESS DP REVISION	
8	2020-10-15	DP REVISION	
7	2020-11-18	PROGRESS DRAWINGS	
6	2020-08-20	PROGRESS REVISION	
5	2020-07-21	DP REVISION	
4	2020-06-24	GENERAL DP REVISION	
3	2020-05-11	ISSUED FOR ADP	
2	2019-10-17	ISSUED FOR ADP	
1	2019-07-18	ISSUED FOR PUBLIC HEARING	
REV	BY:VYK/AM/DO	REVISION / DRAWING ISSUE	REVIEW

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PROJECT  
**VICTORY MULTI-FAMILY  
PHASE - 01**  
BENTLEY ROAD, SURREY, B.C.

DRAWING TITLE  
**SITE PHOTOS**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

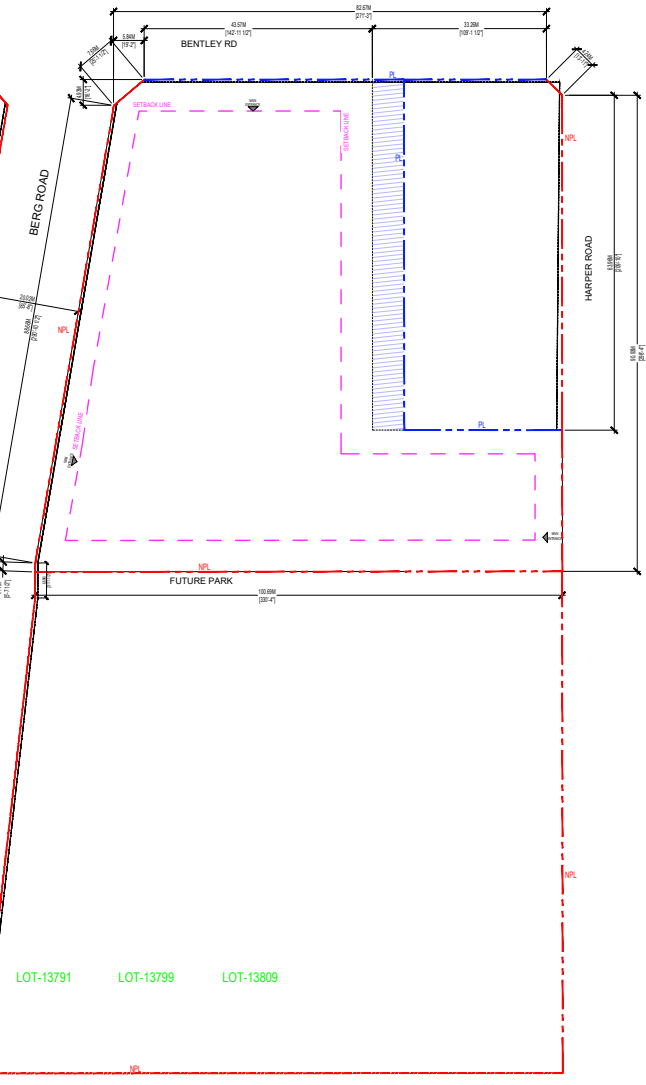
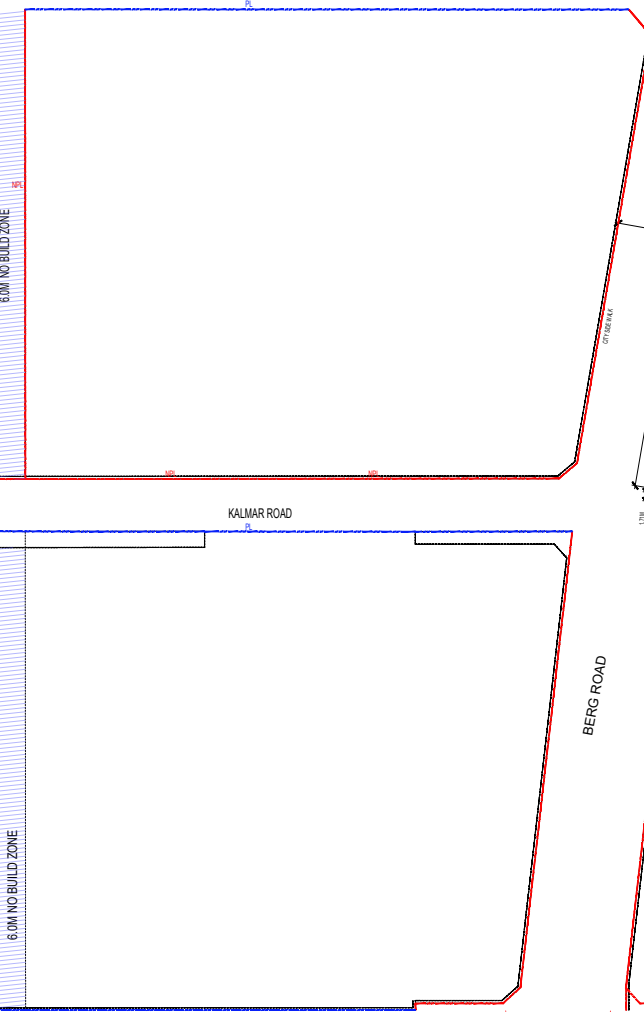
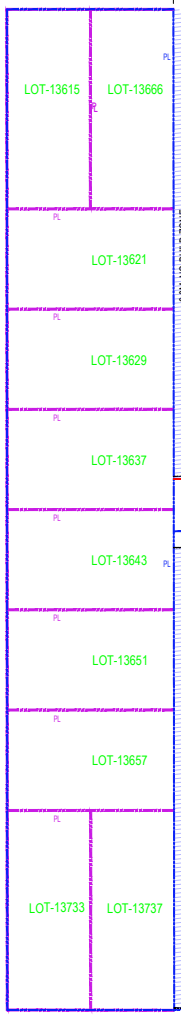
PROJECT NO. 722013	PLOT DATE 14-07-2023	DRAWN/CHECKED MJP/VY
SCALE NTS	REVIEWED TJ	REVISION 15
DRAWING NO. <b>A 004</b>		

BENTLEY RD



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HOWEY ROAD



GROSVENOR RD



1  
A004b  
BASE PLAN

- SCOPE OF APPLICATION
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE

NO.	DATE	DESCRIPTION	BY
17	2023-07-14	ISSUED FOR DELTAILED DP	BJ
16	2023-05-22	ISSUED FOR ZDP	
15	2023-02-14	ISSUED FOR DP SUBMISSION	
14	2022-12-06	ISSUED FOR GENERAL DP DRAWINGS	
13	2022-09-16	GENERAL DP DRAWINGS	
12	2022-09-16	ISSUED FOR DP SUBMISSION	
11	2021-10-30	ISSUED FOR DP REVISION	
10	2021-02-11	DP REVISION	
9	2021-04-13	PROGRESS DP REVISION	
8	2020-10-16	DP REVISION	
7	2020-11-16	PROGRESS DRAWINGS	
6	2020-10-16	PROGRESS REVISION	
5	2020-07-21	DP REVISION	
4	2020-06-29	GENERAL DP SUBMISSION	
3	2020-04-11	ISSUED FOR ADP	
2	2019-10-17	ISSUED FOR ADP	
1	2019-10-16	ISSUED FOR PUBLIC HEARING	
REV	17/07/2020	REVISION FORWAWING ISSUE	REVIEW

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PROJECT  
**VICTORY MULTI-FAMILY  
PHASE - 01**  
BENTLEY ROAD, SURREY, B.C.

DRAWING TITLE  
**BASE PLAN**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO. 722013	ISSUE DATE 14-07-2023	DRAWING CHECKED MKPV
DRAWING NO. <b>A 005</b>	SCALE 1:1	REVISION 15

BENTLEY RD



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NO.	DATE	DESCRIPTION	BY
17	2022-07-14	ISSUED FOR DEL TALKED UP	BJ
16	2022-05-22	ISSUED FOR ZDP	
15	2022-05-14	ISSUED FOR DP REVISION	
14	2022-07-26	ISSUED FOR GENERAL ZDP DRAWINGS	
13	2022-06-16	GENERAL ZDP DRAWINGS	
12	2022-04-18	ISSUED FOR ZDP SUBMISSION	
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7	2020-11-18	PROGRESS DRAWINGS	
6	2020-08-29	PROGRESS REVIEW	
5	2020-07-21	DP REVISION	
4	2020-06-29	GENERAL ZDP SUBMISSION	
3	2020-04-11	ISSUED FOR ADP	
2	2019-10-17	ISSUED FOR ADP	
1	2019-10-16	ISSUED FOR PUBLIC HEARING	
REV	17/07/2020	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

VICTORY MULTI-FAMILY  
PHASE - 01

BENTLEY ROAD, SURREY, B.C.

DRAWING TITLE

SCOPE PLAN

DRAWING ISSUE

ISSUED FOR DETAILED DP

PROJECT NO.	DATE	DRAWN/CHECKED
722013	14-07-2023	MC/PV
SCALE		REVIEWED
		TJ

DRAWING NO.	REVISION
A 006	15

HOWEY ROAD

6.0M NO BUILD ZONE

6.0M NO BUILD ZONE

KALMAR ROAD

BERG ROAD

BERG ROAD

FUTURE PARK

GROSVENOR RD

PHASE -01 LOTS: 13726, 13736, 13746,

- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE



1  
A 004  
SCOPE PLAN











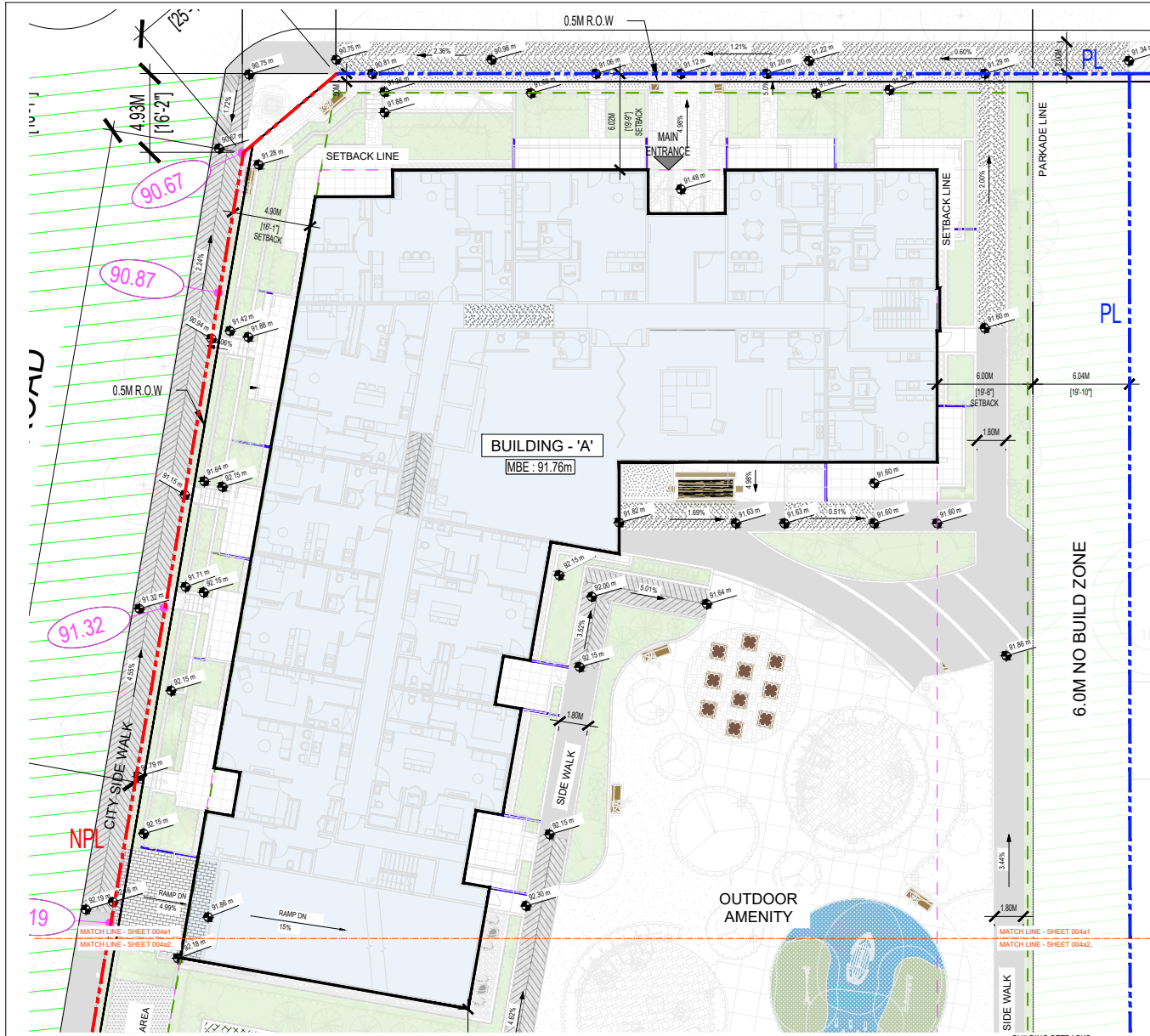








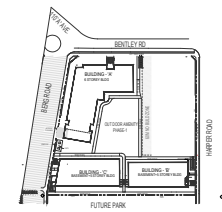




1 ENLARGED SITE PLAN - BLDG A

**BUILDING SETBACKS:**

SETBACK	BUILDING-A
NORTH (TR-NORTH)	6.02 M
SOUTH	11.20 M
EAST (#SIDE-1)	6.00 M
WEST (#SIDE-2)	4.90 M



KEY PLAN



**LEGEND:**

	PROPERTY LINE
	CIVIL GRADES
	SETBACK LINE
	PARKADE LINE
	PROPOSED MAIN FLOOR GRADES
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT



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NO.	DATE	DESCRIPTION	BY
17	2023-01-14	ISSUED FOR DETAILED DP	
16	2023-01-02	ISSUED FOR ADP	
15	2023-01-14	ISSUED FOR DP SUBMISSION	
14	2023-01-02	ISSUED FOR GENERAL DP DRAWINGS	
13	2023-01-15	GENERAL DP DRAWINGS	
12	2023-01-15	ISSUED FOR DP SUBMISSION	
11	2023-01-02	ISSUED FOR DP REVISION	
10	2023-01-02	DP REVISION	
9	2023-01-13	PROGRESS DP REVISION	
8	2023-01-15	DP REVISION	
7	2023-01-15	PROGRESS DRAWINGS	
6	2023-01-02	PROGRESS REVISION	
5	2023-01-21	DP REVISION	
4	2023-01-29	GENERAL DP SUBMISSION	
3	2023-01-11	ISSUED FOR ADP	
2	2023-01-15	ISSUED FOR ADP	
1	2023-01-15	ISSUED FOR PUBLIC HEARING	
REV	17/01/2023	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C

ENLARGED SITE PLAN - BUILDING A

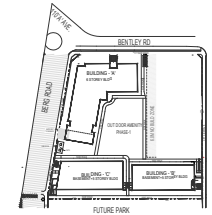
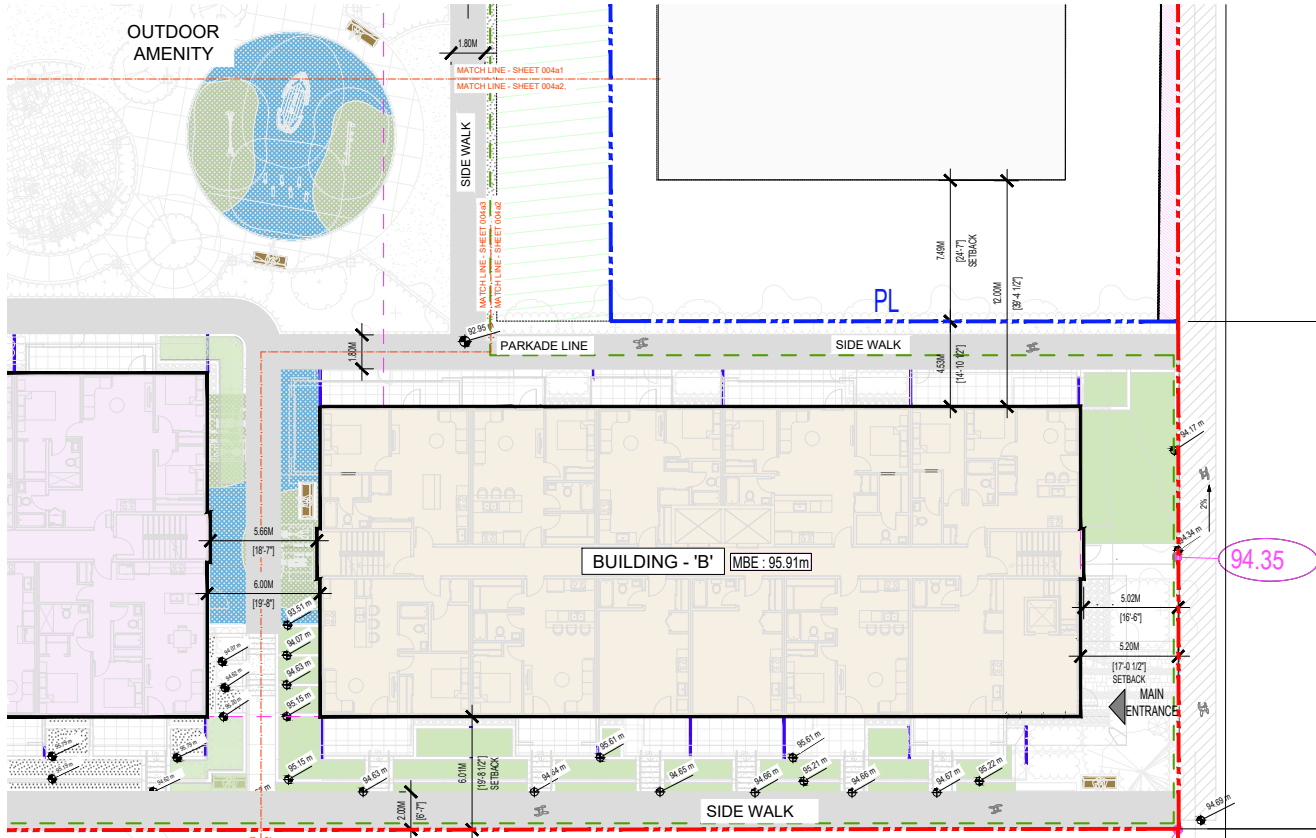
DRAWING ISSUE

**ISSUED FOR DETAILED DP**

PROJECT NO.	722013	PLOT DATE	14/01/2023	DRAWING CHECKED	MB/VP
DRAWING NO.	A 101	SCALE		REVIEWED	TJ
					15



OUTDOOR AMENITY



KEY PLAN



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NO.	DATE	DESCRIPTION	BY
17	2023-01-14	ISSUED FOR DETAILED DP	RU
16	2022-09-02	ISSUED FOR ADP	
15	2022-08-14	ISSUED FOR DP SUBMISSION	
14	2022-07-02	ISSUED FOR GENERAL DP DRAWINGS	
13	2022-06-15	GENERAL DP DRAWINGS	
12	2022-05-19	ISSUED FOR DP SUBMISSION	
11	2021-12-30	ISSUED FOR DP REVISION	
10	2021-02-11	DP REVISION	
9	2021-12-13	PROGRESS DP REVISION	
8	2020-10-15	DP REVISION	
7	2020-11-18	PROGRESS DRAWINGS	
6	2020-09-29	PROGRESS REVIEW	
5	2020-07-21	DP REVISION	
4	2020-06-29	GENERAL DP SUBMISSION	
3	2020-05-11	ISSUED FOR ADP	
2	2019-10-17	ISSUED FOR ADP	
1	2019-07-16	ISSUED FOR PUBLIC HEARING	
REV	17/07/2020	REVISION DRAWING ISSUE	REVIEW

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PROJECT

**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE  
**ENLARGED SITE PLAN - BUILDING B**

DRAWING ISSUE

**ISSUED FOR DETAILED DP**

PROJECT NO.	PLAT DATE	DRAWING CHECKED
722013	14-07-2023	MB/PV
SCALE	REVISION	TJ

DRAWING NO. **A 102** REVISION **15**

**BUILDING SETBACKS:**

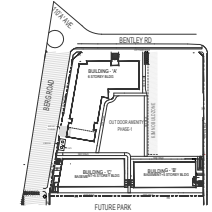
SETBACK	BUILDING-B
NORTH (TR-NORTH)	4.53 M
SOUTH	6.00 M
EAST (#SIDE-1)	5.19 M
WEST (#SIDE-2)	6.00 M



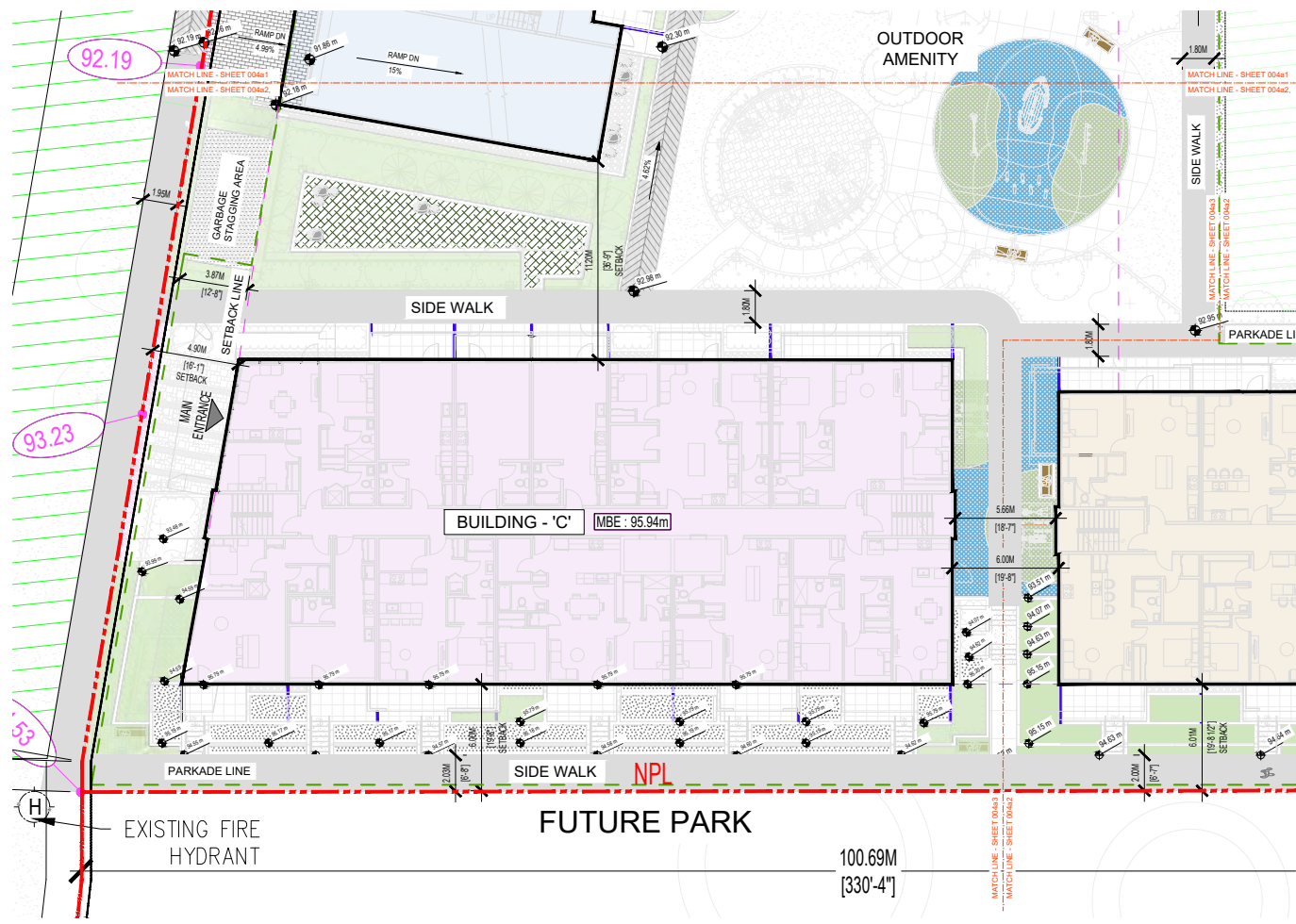
**LEGEND:**

	PROPERTY LINE
	CIVIL GRADES
	SETBACK LINE
	PARKADE LINE
	PROPOSED MAIN FLOOR GRADES
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT

1 ENLARGED SITE PLAN - BLDG B  
 A 1042



KEY PLAN



1 ENLARGED SITE PLAN - BLDG C  
A 0043

**BUILDING SETBACKS:**

SETBACK	BUILDING-C
NORTH (TR-NORTH)	11.20 M
SOUTH	6.00 M
EAST (#SIDE-1)	6.00 M
WEST (#SIDE-2)	4.74 M



**LEGEND:**

	PROPERTY LINE
	CIVIL GRADES
	SETBACK LINE
	PARKADE LINE
	PROPOSED MAIN FLOOR GRADES
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT

NO.	DATE	DESCRIPTION	BY
17	2023-01-14	ISSUED FOR DETAILED DP	RU
16	2022-09-02	ISSUED FOR ADP	
15	2022-08-14	ISSUED FOR DP SUBMISSION	
14	2022-07-02	ISSUED FOR GENERAL DP DRAWINGS	
13	2022-06-16	GENERAL DP DRAWINGS	
12	2022-05-18	ISSUED FOR DP SUBMISSION	
11	2021-12-30	ISSUED FOR DP REVISION	
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6	2020-08-20	PROGRESS REVIEW	
5	2020-07-21	DP REVISION	
4	2020-06-29	GENERAL DP SUBMISSION	
3	2019-10-11	ISSUED FOR ADP	
2	2019-10-17	ISSUED FOR ADP	
1	2019-10-18	ISSUED FOR PUBLIC HEARING	
REV	17/07/2020	REVISION / DRAWING ISSUE	REVIEW

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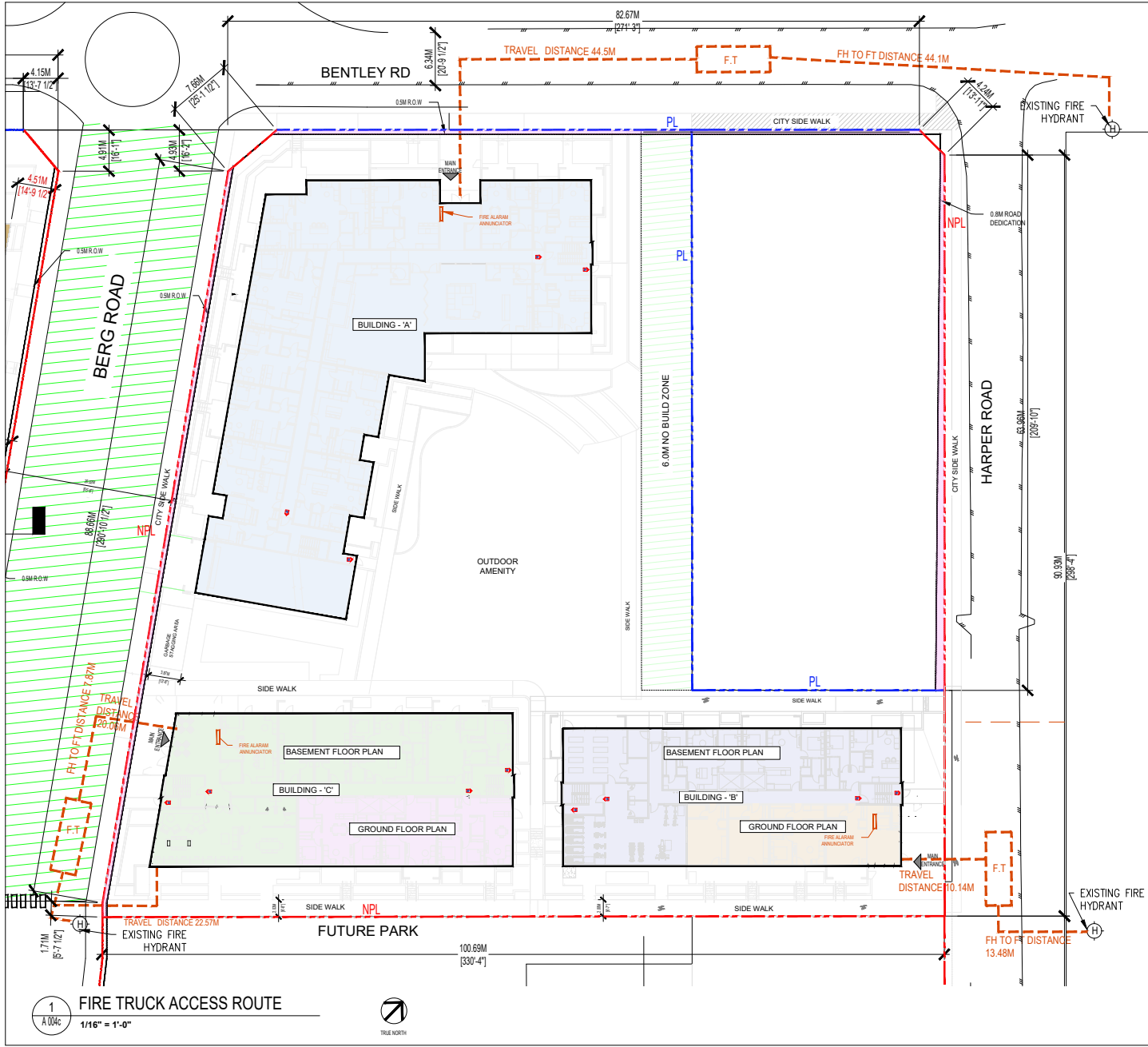
PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C.  
**ENLARGED SITE PLAN - BUILDING C**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO. 722013	PLOT DATE 04-07-2023	DRAWING CHECKED MCPV
DRAWING NO. <b>A 103</b>	SCALE	REVIEWED TJ
		REVISION <b>15</b>





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NO.	DATE	DESCRIPTION	BY
17	2023-01-14	ISSUED FOR DETAILED DP	RU
16	2023-01-05	ISSUED FOR ADP	
15	2022-08-14	ISSUED FOR DP SUBMISSION	
14	2022-07-26	ISSUED FOR GENERAL DP DRAWINGS	
13	2022-06-16	GENERAL DP DRAWINGS	
12	2022-04-19	ISSUED FOR SUBMISSION	
11	2021-12-30	ISSUED FOR DP REVISION	
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7	2020-11-16	PROGRESS DRAWINGS	
6	2020-08-20	PROGRESS REVIEW	
5	2020-07-21	DP REVISION	
4	2020-06-24	GENERAL DP SUBMISSION	
3	2020-05-21	ISSUED FOR ADP	
2	2019-10-17	ISSUED FOR ADP	
1	2019-10-16	ISSUED FOR PUBLIC HEARING	
REV	17/07/2020	REVISION DRAWING ISSUE	REVIEW

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PROJECT

**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE

**FIRE TRUCK ACCESS ROUTE**

DRAWING ISSUE

**ISSUED FOR DETAILED DP**

PROJECT NO.	722013	DATE	14-07-2023	DRAWN/CHECKED	MS/VP
SCALE	1/16" = 1'-0"	REVIEWED	TJ		

DRAWING NO.

**A 104**

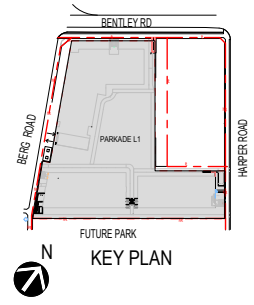
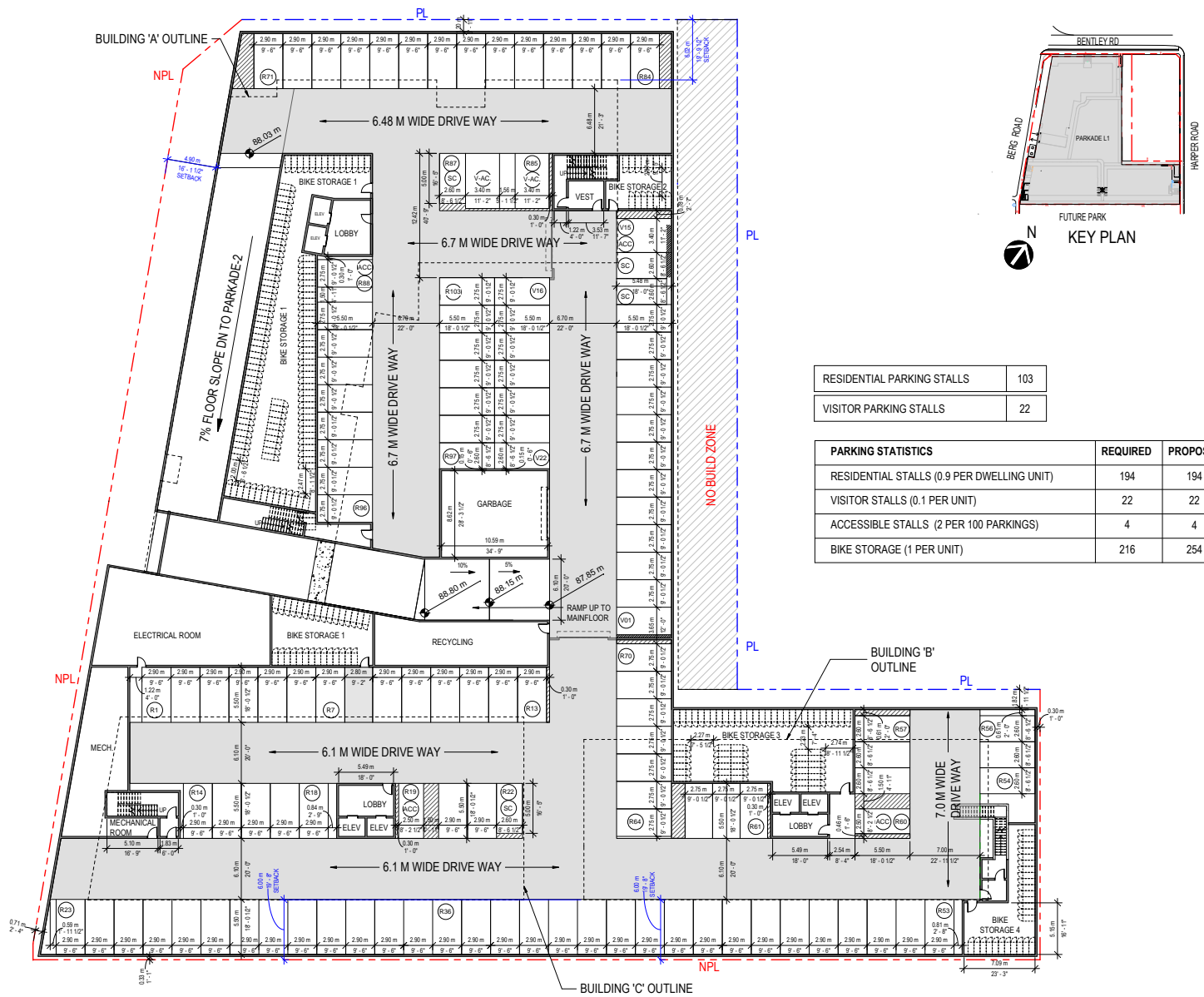
REVISION  
**15**











RESIDENTIAL PARKING STALLS	103
VISITOR PARKING STALLS	22

PARKING STATISTICS	REQUIRED	PROPOSED
RESIDENTIAL STALLS (0.9 PER DWELLING UNIT)	194	194
VISITOR STALLS (0.1 PER UNIT)	22	22
ACCESSIBLE STALLS (2 PER 100 PARKINGS)	4	4
BIKE STORAGE (1 PER UNIT)	216	254

1 PARKADE FLOOR LEVEL 1  
A 201 1/16" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP	BJ	DJ
10	2023-06-22	ISSUED FOR ADP		
9	2023-05-14	ISSUED FOR DP SUBMISSION		
8	2023-02-09	GENERAL DP SUBMISSION		
7	2022-04-18	ISSUED FOR ADP SUBMISSION		
6	2022-03-29	ISSUED FOR DP REVISION		
5	2021-05-12	DP REVISION		
4	2021-01-18	ISSUED FOR DP REVISION		
3	2020-12-16	DP REVISION		
2	2020-09-29	PROGRESS DRAWINGS		
1	2020-07-21	DP REVISION		
0	2020-06-29	GENERAL DP SUBMISSION		
-1	2020-05-21	ISSUED FOR ADP		
-2	2019-07-17	ISSUED FOR ADP		
-3	2019-10-18	ISSUED FOR PUBLIC HEARING		
001	17/04/2020	REVISION DRAWING ISSUE		REVIEW

CONTRACTOR

PROJECT STAMP



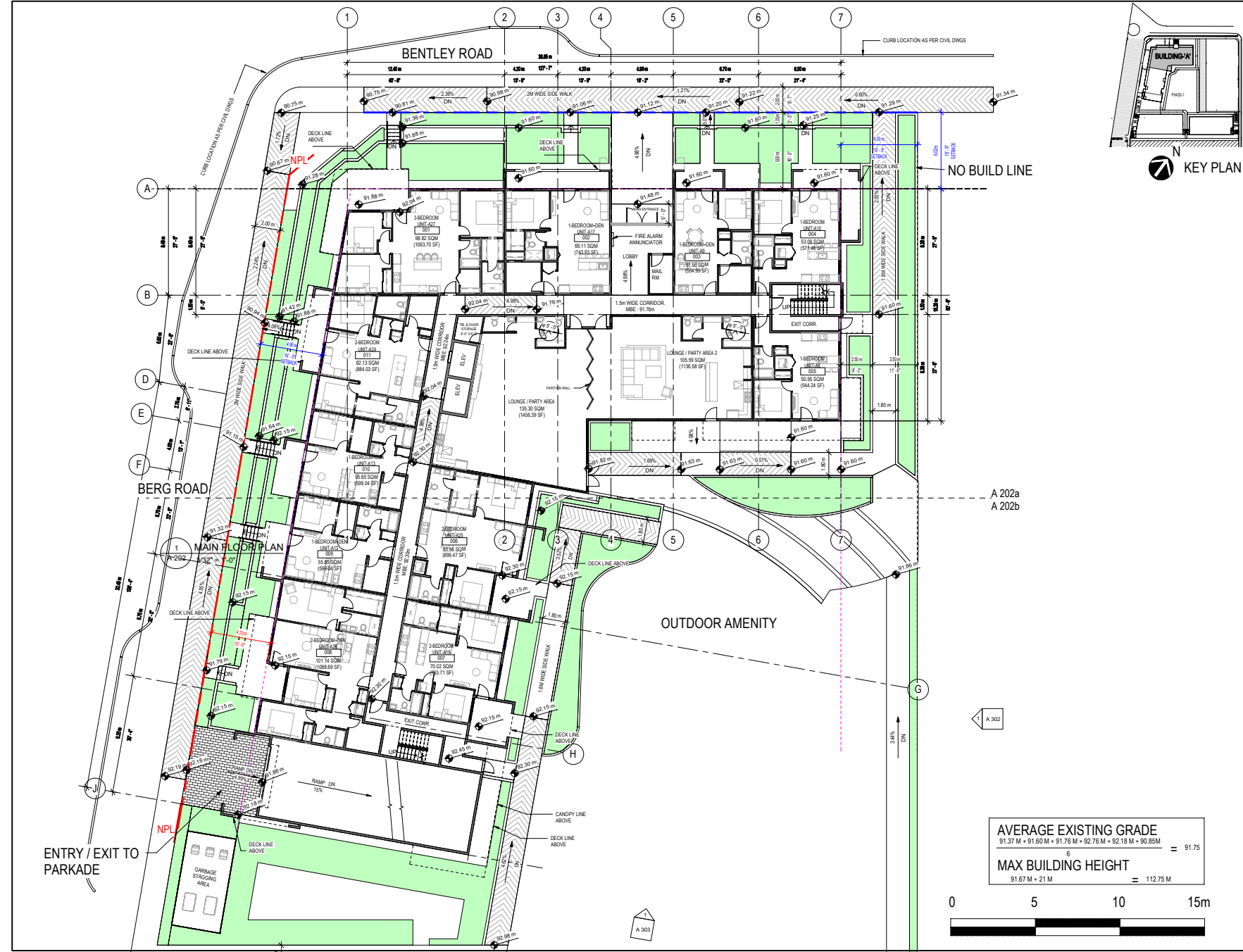
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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

DRAWING TITLE  
**PHASE-1-PARKADE PLAN-LEVEL 1**

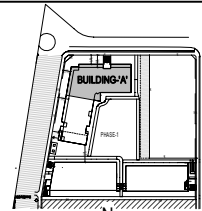
DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO. 722013	ISSUE DATE 2023-07-18	DRAWING CHECKED VAP/PV
DRAWING NO. A 201	SCALE 1/16" = 1'-0"	REVISION TJ
		17



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KEY PLAN

NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		
10	2023-06-22	ISSUED FOR ADP		
9	2023-05-15	PROGRESS OF PERMISSIBL		
8	2023-05-08	ISSUED FOR GENERAL DP SUBMISSION		
7	2023-02-15	PROGRESS OF PERMISSIBL		
6	2023-04-18	ISSUED FOR ADP SUBMISSION		
5	2023-03-02	ISSUED FOR DP REVISIONS		
4	2023-02-13	DP REVISIONS		
3	2023-01-13	PROGRESS OF PERMISSIBL		
2	2023-01-18	DP REVISIONS		
1	2023-01-18	PROGRESS DRAWINGS		
0	2023-01-29	PROGRESS REVIEW		
0	2023-07-21	DP REVISIONS		
0	2023-05-29	GENERAL DP SUBMISSION		
0	2023-02-21	ISSUED FOR ADP		
0	2023-01-17	ISSUED FOR ADP		
0	2023-01-18	ISSUED FOR PUBLIC HEARING		
0	2023-01-18	NEIGHBORHOOD CONSULTATION		

CONTRACTOR: NEIGHBORHOOD CONSULTATION

PROJECT STAMP



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PROJECT: VICTORY MULTI-FAMILY PHASE - 01  
BENTLEY ROAD, SURREY, B.C.

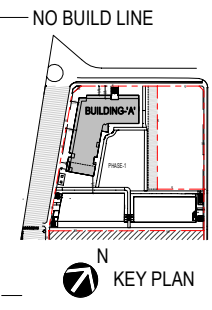
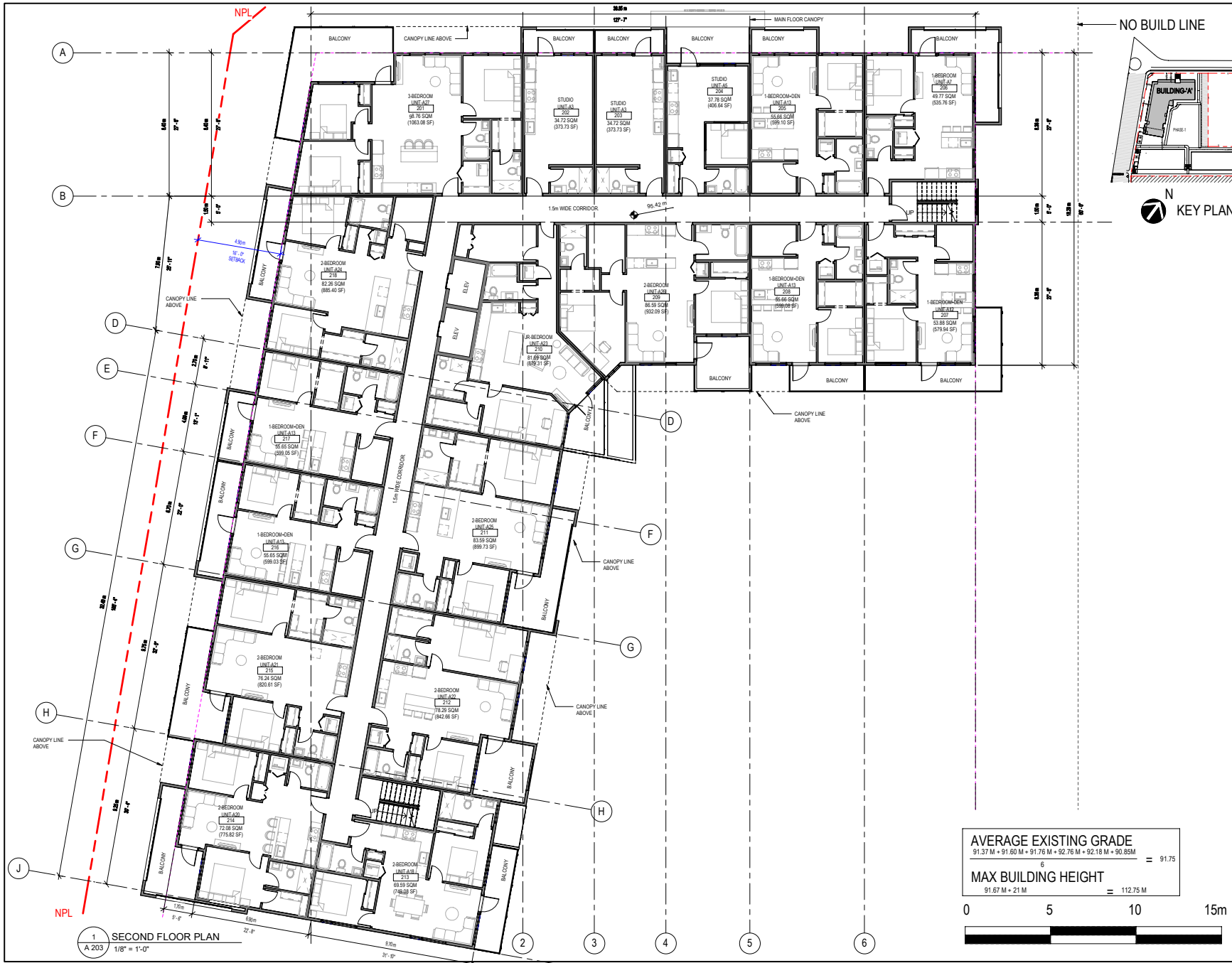
DRAWING TITLE: MAIN FLOOR PLAN BUILDING-A

DRAWING ISSUE: ISSUED FOR DETAILED DP

AVERAGE EXISTING GRADE	
$91.37\text{ M} + 91.60\text{ M} + 91.76\text{ M} + 92.76\text{ M} + 92.18\text{ M} + 90.85\text{ M}$	$= 91.75$
MAX BUILDING HEIGHT	
$91.67\text{ M} + 21\text{ M}$	$= 112.75\text{ M}$



PROJECT NO:	PLT DATE:	DRAWN/CHKD BY:
722013	14-07-2023	MKP/PV
DRAWING NO:	SCALE:	REVIEWED:
A 202	As indicated	TJ
		REVISION:
		17



NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		SD
10	2023-06-22	ISSUED FOR ADP		SD
9	2023-06-22	REVISION FOR SUBMISSION		
14	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION		
13	2023-12-19	GENERAL DP REVISIONS		
12	2023-04-18	ISSUED FOR ADP SUBMISSION		
11	2023-03-29	REVISION FOR DP REVISIONS		
10	2021-05-13	DP REVISIONS		
9	2021-04-13	PROGRESS DP REVISIONS		
8	2020-12-18	DP REVISIONS		
7	2020-11-16	PROGRESS DRAWINGS		
6	2020-09-29	PROGRESS REVIEW		
5	2020-07-21	DP REVISIONS		
4	2020-05-29	GENERAL DP SUBMISSION		
3	2020-03-21	ISSUED FOR ADP		
2	2019-07-17	ISSUED FOR ADP		
1	2019-03-18	ISSUED FOR PUBLIC HEARING		
		REVISION CHECKED	NEWBURY D'ARNOVILLE	REVIEW

CONTRACT  
 PROJECT NAME  
 DRAWING TITLE  
 SCALE  
 DATE



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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
 BENTLEY ROAD, SURREY, B.C.

DRAWING TITLE  
**SECOND FLOOR PLAN BUILDING-A**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO.	PLAT DATE	DRAWN/CHKD BY
722013	14-07-2023	SD/MKP/PV
DRAWING NO.	SCALE	REVISION
A 203	As indicated	TJ
		17

**AVERAGE EXISTING GRADE**  
 $91.37\text{ M} + 91.60\text{ M} + 91.76\text{ M} + 92.76\text{ M} + 92.18\text{ M} + 90.85\text{ M}$   
 6  
 = 91.75

**MAX BUILDING HEIGHT**  
 $91.67\text{ M} + 21\text{ M}$   
 = 112.75 M

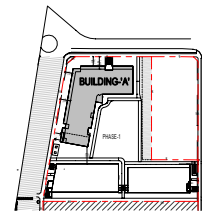


**1 SECOND FLOOR PLAN**  
 A 203  
 1/8" = 1'-0"





NO BUILD LINE



KEY PLAN



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NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		SD
10	2023-06-22	ISSUED FOR ADP		SD
9	2023-05-24	PROGRESS REVIEW		
14	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION		
13	2023-12-19	GENERAL DP SUBMISSION		
12	2023-04-18	ISSUED FOR ADP SUBMISSION		
11	2023-03-29	PROGRESS REVIEW		
10	2021-05-13	DP REVISIONS		
9	2021-04-13	PROGRESS REVIEW		
8	2020-12-18	DP REVISIONS		
7	2020-11-16	PROGRESS DRAWINGS		
6	2020-09-29	PROGRESS REVIEW		
5	2020-07-21	DP REVISIONS		
4	2020-05-29	GENERAL DP SUBMISSION		
3	2020-02-21	ISSUED FOR ADP		
2	2019-08-17	ISSUED FOR ADP		
1	2019-08-16	ISSUED FOR PUBLIC HEARING		
		DESIGN CHECK	NEEDNOT DRAWING ISSUE	REVIEW

CONSULTANT

FORMAT STAMP



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PROJECT

**VICTORY MULTI-FAMILY  
PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE

**SIXTH FLOOR PLAN BUILDING-A**

DRAWING ISSUE

**ISSUED FOR DETAILED DP**

**AVERAGE EXISTING GRADE**  
 $91.37\text{ M} + 91.60\text{ M} + 91.76\text{ M} + 92.76\text{ M} + 92.18\text{ M} + 90.85\text{ M}$   
 $\div 6 = 91.75$

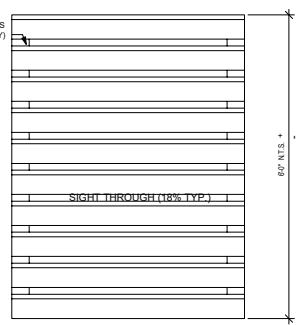
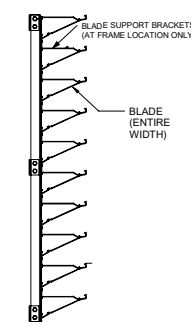
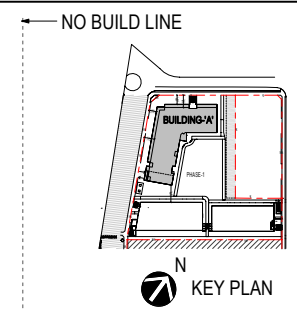
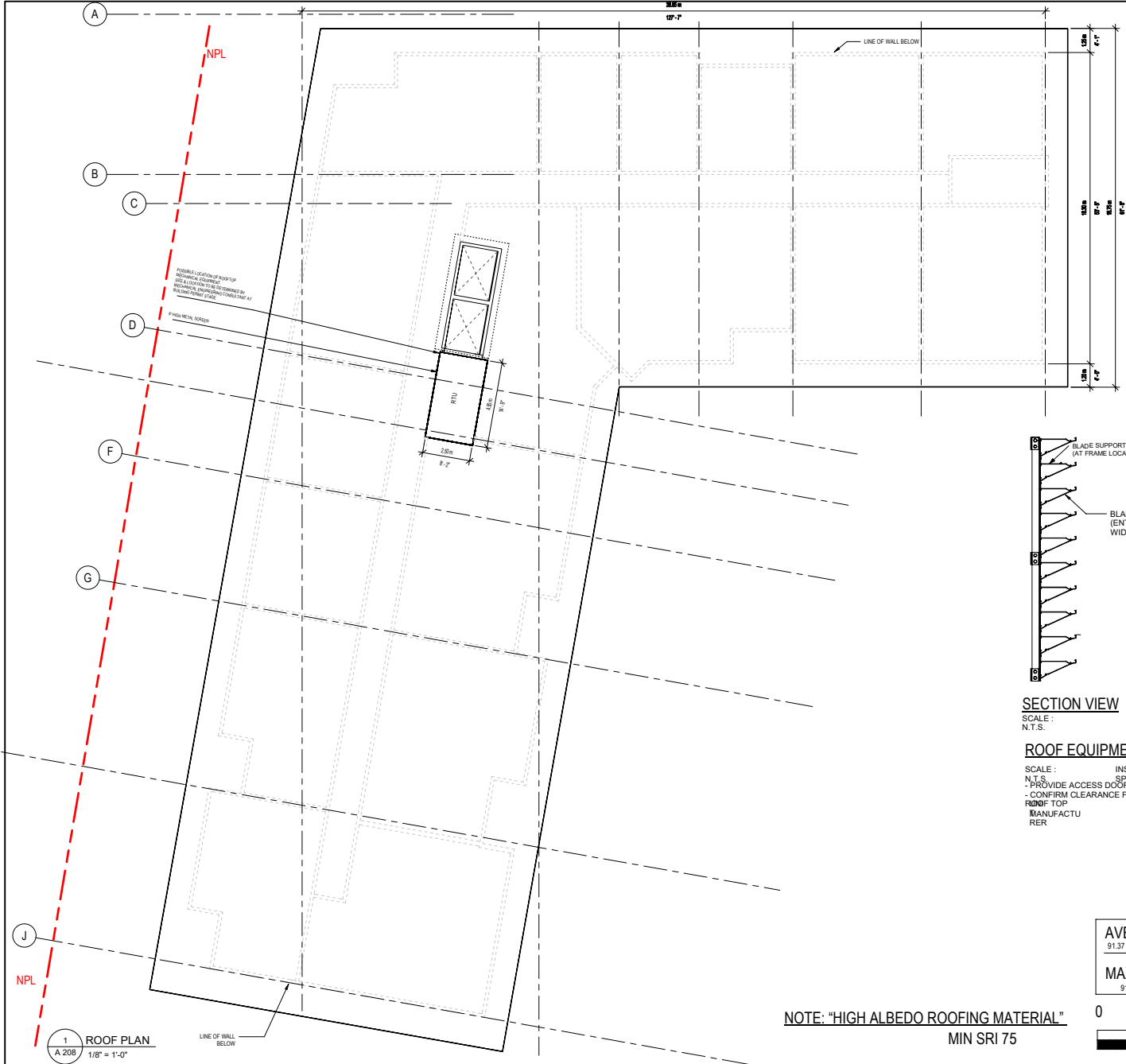
**MAX BUILDING HEIGHT**  
 $91.67\text{ M} + 21\text{ M} = 112.75\text{ M}$



1 SIXTH FLOOR PLAN  
A 207  
1/8" = 1'-0"

PROJECT NO.	PLT DATE	DRAWN/CHKD BY
722013	14-07-2023	MKP/PV
DRAWING NO.	SCALE	REVISION
A 207	As indicated	TJ
		17





**SECTION VIEW**  
SCALE: N.T.S.

**ELEVATION VIEW**  
SCALE: N.T.S.

**ROOF EQUIPMENT SCREEN DETAIL**

- SCALE: N.T.S. INSTALLED TO MANUFACTURER'S SPECIFICATIONS  
 PROVIDE ACCESS DOOR AS REQUIRED  
 - CONFIRM CLEARANCE FROM EQUIPMENT WITH FABRICATOR  
 MANUFACTURER

<b>AVERAGE EXISTING GRADE</b>	
91.37 M + 91.60 M + 91.78 M + 92.76 M + 92.18 M + 90.85 M	= 91.75
<b>MAX BUILDING HEIGHT</b>	
91.67 M + 21 M	= 112.75 M

**NOTE: "HIGH ALBEDO ROOFING MATERIAL" MIN SRI 75**

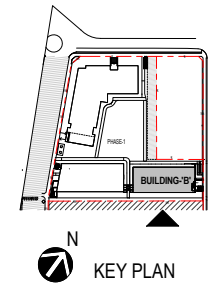


NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP	TJ	
10	2023-06-22	ISSUED FOR ADP	TJ	
9	2023-06-14	REVISION FOR DP SUBMISSION	TJ	
8	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION	TJ	
7	2023-05-15	GENERAL DP REVISIONS	TJ	
6	2023-04-18	ISSUED FOR ADP SUBMISSION	TJ	
5	2023-03-29	REVISION FOR DP REVISIONS	TJ	
4	2021-05-13	DP REVISIONS	TJ	
3	2021-01-13	PROGRESS DP REVISIONS	TJ	
2	2020-12-18	DP REVISIONS	TJ	
1	2020-11-16	PROGRESS DRAWINGS	TJ	
0	2020-09-29	PROGRESS REVIEW	TJ	
0	2020-07-21	DP REVISIONS	TJ	
0	2020-05-29	GENERAL DP SUBMISSION	TJ	
0	2020-02-21	ISSUED FOR ADP	TJ	
0	2019-08-17	ISSUED FOR ADP	TJ	
0	2019-08-16	ISSUED FOR PUBLIC HEARING	TJ	
0	2019-07-26	REVISION (DRAWING ISSUE)	TJ	

CONTRACT	
FORNIT STAMP	
SEAL	

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<b>PROJECT</b>	
VICTORY MULTI-FAMILY PHASE - 01	
BENTLEY ROAD, SURREY, B.C	
<b>DRAWING TITLE</b>	
ROOF PLAN BUILDING A	
<b>DRAWING ISSUE</b>	
ISSUED FOR DETAILED DP	
<b>PROJECT NO.</b>	<b>PLLOT DATE</b>
722013	14-07-2023
<b>SCALE</b>	<b>DRAWN/CHECKED BY</b>
As indicated	REVIEWED
<b>DRAWING NO.</b>	<b>REVISION</b>
A 208	TJ
	17



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NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	BJ
10	2023-06-22	ISSUED FOR ADP	
9	2023-06-14	ISSUED FOR GENERAL SUBMISSION	
8	2023-02-29	GENERAL DP SUBMISSION	
7	2023-04-18	ISSUED FOR ADP SUBMISSION	
6	2023-03-29	ISSUED FOR ADP SUBMISSION	
5	2021-05-12	DP REVISIONS	
4	2021-04-13	PROGRESS DP REVISIONS	
3	2020-12-18	DP REVISIONS	
2	2020-11-16	PROGRESS DRAWINGS	
1	2020-09-29	PROGRESS REVIEW	
0	2020-07-21	DP REVISIONS	
-1	2020-06-29	GENERAL DP SUBMISSION	
-2	2020-05-27	ISSUED FOR ADP	
-3	2019-10-17	ISSUED FOR ADP	
-4	2019-10-18	ISSUED FOR PUBLIC HEARING	
-5	2019-08-01	REVISION DRAWING ISSUE	REVIEW

CONSULTANT

PROJECT STAMP



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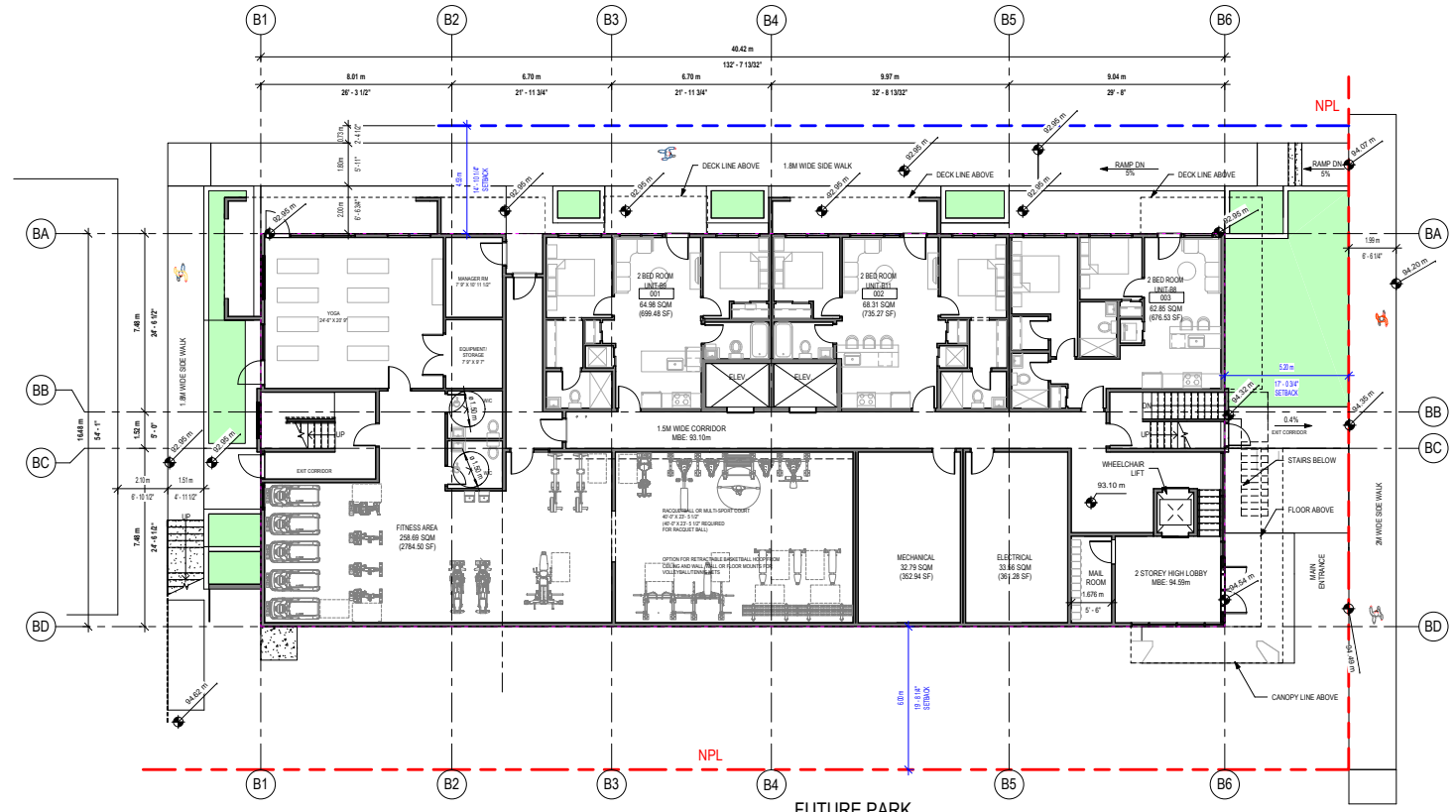
PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

DRAWING TITLE  
**BASEMENT FLOOR PLAN BUILDING B**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO.	DATE	DRAWN/CHKD
722013	2023-07-18	BJK/PV
SCALE	12:47:21	REVERED
SCALE	1/8" = 1'-0"	REVISED
SCALE	1/8" = 1'-0"	TJ

REVISION  
**A 209** 17

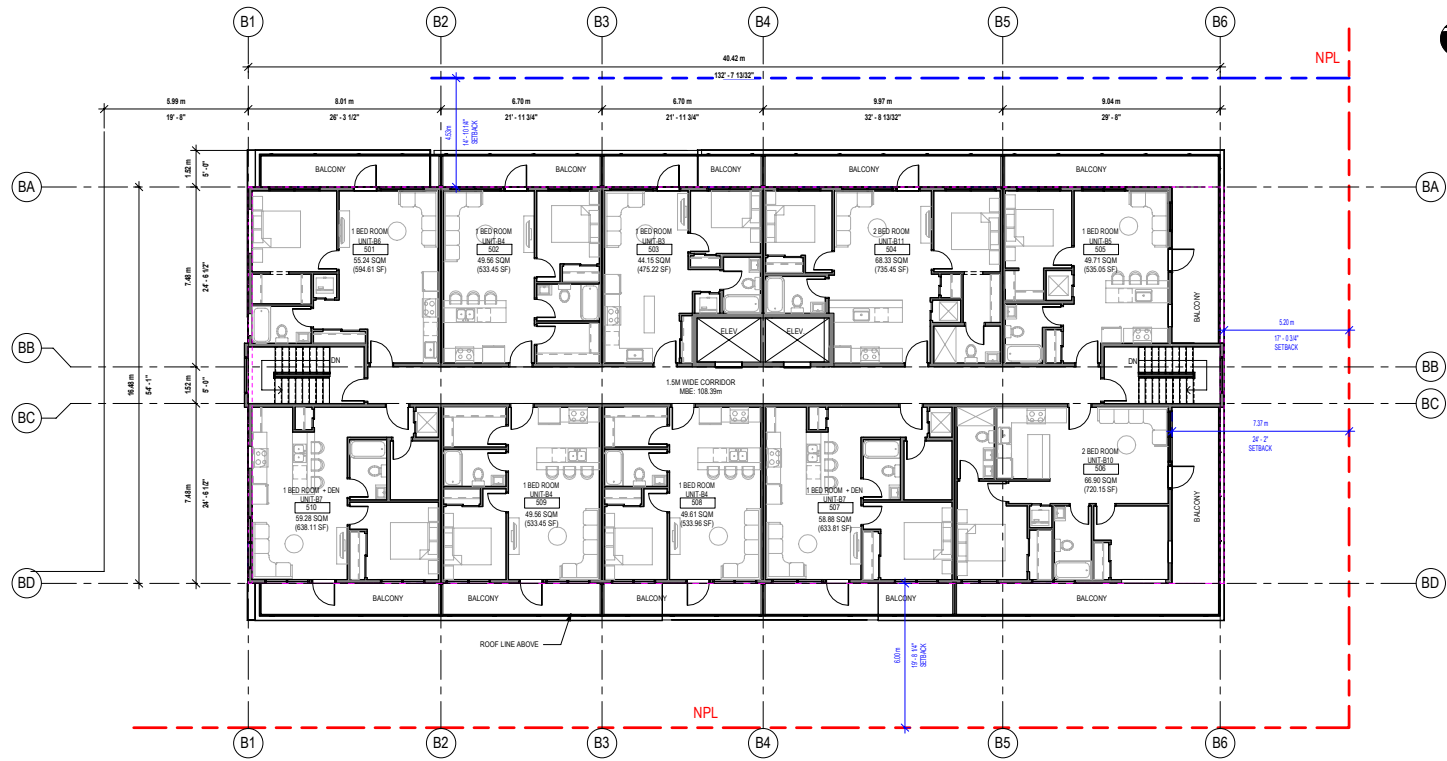
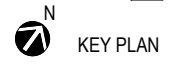
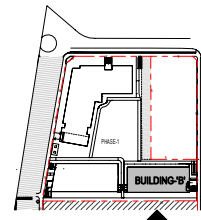


1 BASEMENT FLOOR LEVEL  
A 209 1/8" = 1'-0"

AVERAGE EXISTING GRADE	94.56M + 94.38M + 92.95M + 92.95M	=	93.70
MAX BUILDING HEIGHT	93.70 M + 21 M	=	114.70 M







2 FIFTH FLOOR  
A 214 1/8" = 1'-0"

AVERAGE EXISTING GRADE  
 $94.56M + 94.38M + 92.95M + 92.95M$   
 $\div 4 = 93.70$   
 MAX BUILDING HEIGHT  
 $93.70 M + 21 M = 114.70 M$



NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	SD
10	2023-06-22	ISSUED FOR ADP	
9	2023-05-14	FORWARDED FOR SUBMISSION	
8	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION	
7	2023-05-15	FORWARDED FOR SUBMISSION	
6	2023-04-18	ISSUED FOR ADP SUBMISSION	
5	2023-03-29	FORWARDED FOR SUBMISSION	
4	2021-05-13	DP REVISIONS	
3	2021-04-13	PROGRESS DP REVISIONS	
2	2020-11-18	DP REVISIONS	
1	2020-11-18	PROGRESS DRAWINGS	
0	2020-09-29	PROGRESS REVIEW	
0	2020-07-21	DP REVISIONS	
0	2020-05-29	FORWARDED FOR SUBMISSION	
0	2020-03-21	ISSUED FOR ADP	
0	2019-03-17	ISSUED FOR ADP	
0	2019-10-18	ISSUED FOR PUBLIC HEARING	
0	2019-07-06	ISSUED FOR CHECK	REVIEW

CONTRACTOR: NETWORK DRAINAGE ISSUE

PRINT STAMP



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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
 BENTLEY ROAD, SURREY, B.C

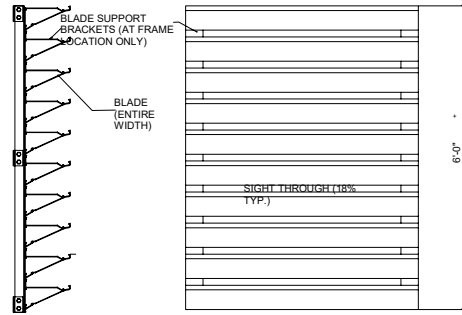
DRAWING TITLE  
**FIFTH FLOOR PLAN BUILDING-B**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO. 722013	PLOT DATE 14-07-2023	DRAWN/CHECKED BY MCP/PV
SCALE As indicated	REVIEWED TJ	REVISION

DRAWING NO. **A 214** REVISION **17**





**SECTION VIEW**  
SCALE: N.T.S.

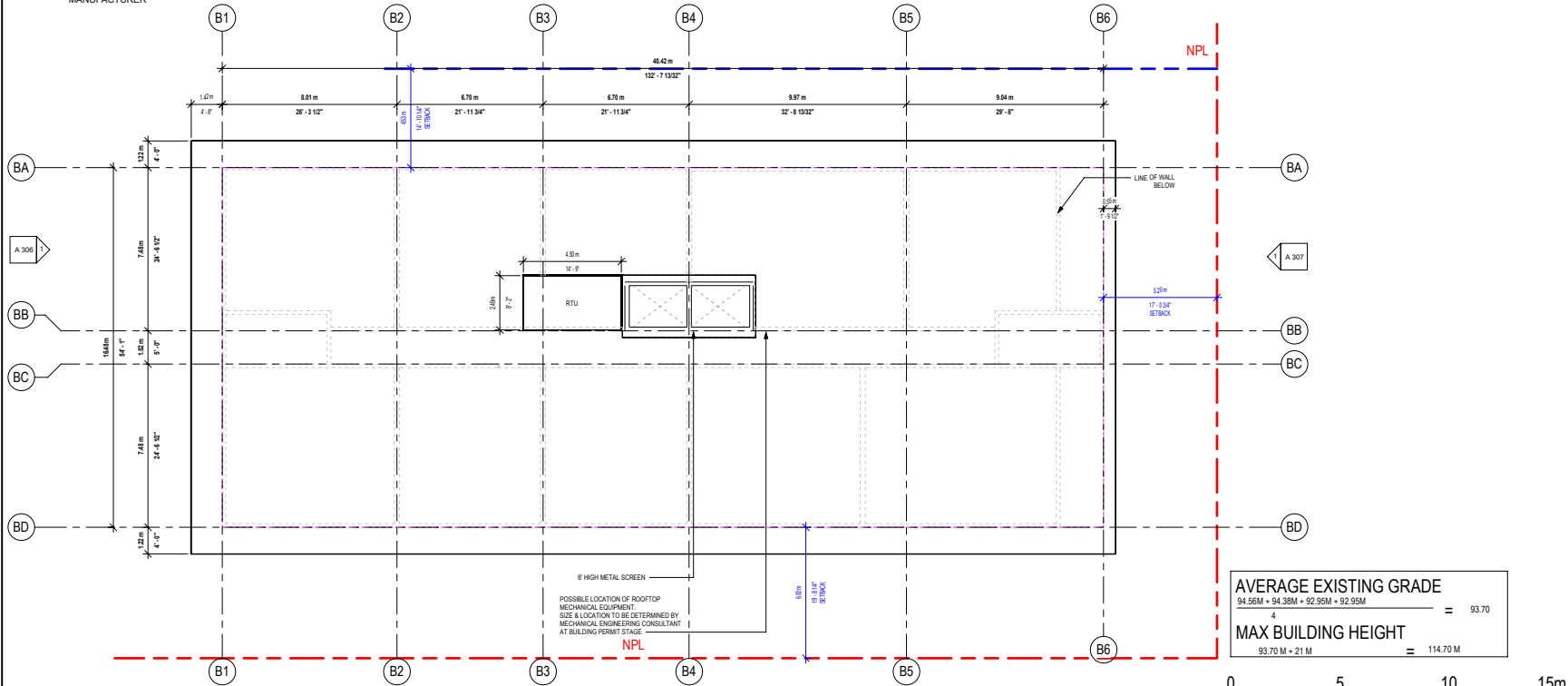
**ELEVATION VIEW**  
SCALE: N.T.S.

**ROOF EQUIPMENT SCREEN DETAIL**

SCALE: N.T.S. INSTALLED TO MANUFACTURER'S SPECS  
 - PROVIDE ACCESS DOOR AS REQUIRED  
 - CONFIRM CLEARANCE FROM EQUIPMENT WITH ROOF TOP UNIT  
 MANUFACTURER

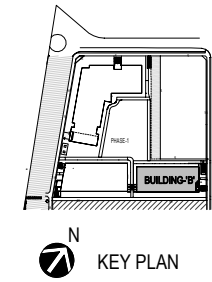


**NOTE: "HIGH ALBEDO ROOFING MATERIAL"**  
 MIN SRI 75



**AVERAGE EXISTING GRADE**  
 $94.56M + 94.38M + 92.95M + 92.95M$   
 4 = 93.70

**MAX BUILDING HEIGHT**  
 $93.70 M + 21 M$   
 = 114.70 M



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NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		SD
10	2023-06-22	ISSUED FOR ADP		
9	2023-05-14	ISSUED FOR GENERAL DP SUBMISSION		
8	2023-02-20	ISSUED FOR GENERAL DP SUBMISSION		
7	2022-12-20	GENERAL DP SUBMISSION		
6	2022-04-18	ISSUED FOR ADP SUBMISSION		
5	2022-03-29	ISSUED FOR DP REVISIONS		
4	2021-05-13	DP REVISIONS		
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0	2020-09-29	PROGRESS REVIEW		
0	2020-07-21	DP REVISIONS		
0	2020-05-29	GENERAL DP SUBMISSION		
0	2020-03-21	ISSUED FOR ADP		
0	2019-10-17	ISSUED FOR ADP		
0	2019-10-16	ISSUED FOR PUBLIC HEARING		
0	2019-07-26	NEIGHBORHOOD STUDY		REVIEW

CONTRACTOR: \_\_\_\_\_  
 PERMIT STAMP: \_\_\_\_\_  
 SEAL: \_\_\_\_\_



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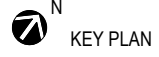
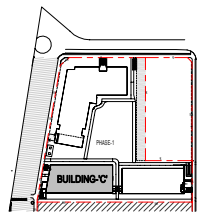
**PROJECT**  
 VICTORY MULTI-FAMILY  
 PHASE - 01  
 BENTLEY ROAD, SURREY, B.C

**DRAWING TITLE**  
 ROOF PLAN BUILDING B

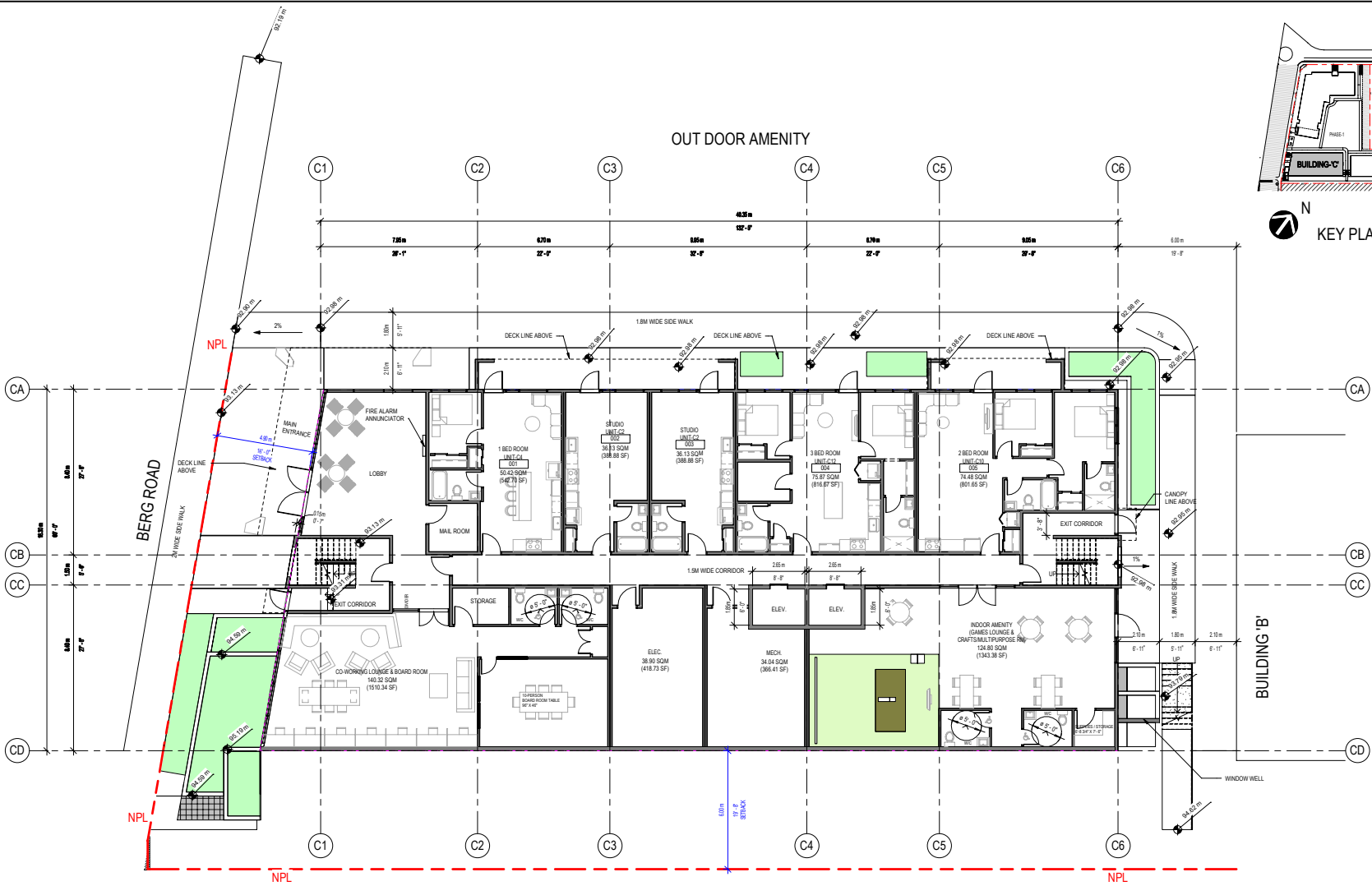
**DRAWING ISSUE**  
 ISSUED FOR DETAILED DP

PROJECT NO.	PLLOT DATE	DRAWING NO.	REVISED	DATE
722013	14-07-2023	MP/PV	TJ	
DRAWING NO.		SCALE		REVISION
A 215		As indicated		17

**1 ROOF PLAN**  
 A 215 1/8" = 1'-0"



OUT DOOR AMENITY



1 BASEMENT FLOOR LEVEL 1  
A 216 1/8" = 1'-0"

FUTURE PARK

AVERAGE EXISTING GRADE	
$94.27M + 94.37M + 92.98M + 92.98M$	$= 93.65$
4	
MAX BUILDING HEIGHT	
$93.71 M + 21 M$	$= 114.65 M$



NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	SM
10	2023-06-22	ISSUED FOR ADP	SM
9	2023-06-15	PROGRESS REVIEW	SM
8	2023-06-15	ISSUED FOR GENERAL CP SUBMISSION	SM
7	2023-06-15	PROGRESS REVIEW	SM
6	2023-06-15	ISSUED FOR ADP SUBMISSION	SM
5	2023-06-15	PROGRESS REVIEW	SM
4	2023-06-15	ISSUED FOR ADP SUBMISSION	SM
3	2023-06-15	PROGRESS REVIEW	SM
2	2023-06-15	ISSUED FOR ADP	SM
1	2023-06-15	ISSUED FOR PUBLIC HEARING	SM

NO.	DATE	DESCRIPTION	BY
1	2023-06-15	ISSUED FOR ADP	SM
2	2023-06-15	ISSUED FOR ADP	SM
3	2023-06-15	ISSUED FOR ADP	SM
4	2023-06-15	ISSUED FOR ADP	SM
5	2023-06-15	ISSUED FOR ADP	SM
6	2023-06-15	ISSUED FOR ADP	SM
7	2023-06-15	ISSUED FOR ADP	SM
8	2023-06-15	ISSUED FOR ADP	SM
9	2023-06-15	ISSUED FOR ADP	SM
10	2023-06-15	ISSUED FOR ADP	SM

COMPLAINT

FORNIT STAMP



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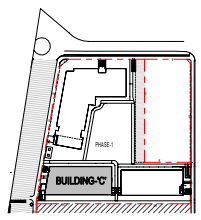
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND CALCULATED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. FOR ADJUSTMENT.

PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
BENTLEY ROAD, SURREY, B.C.

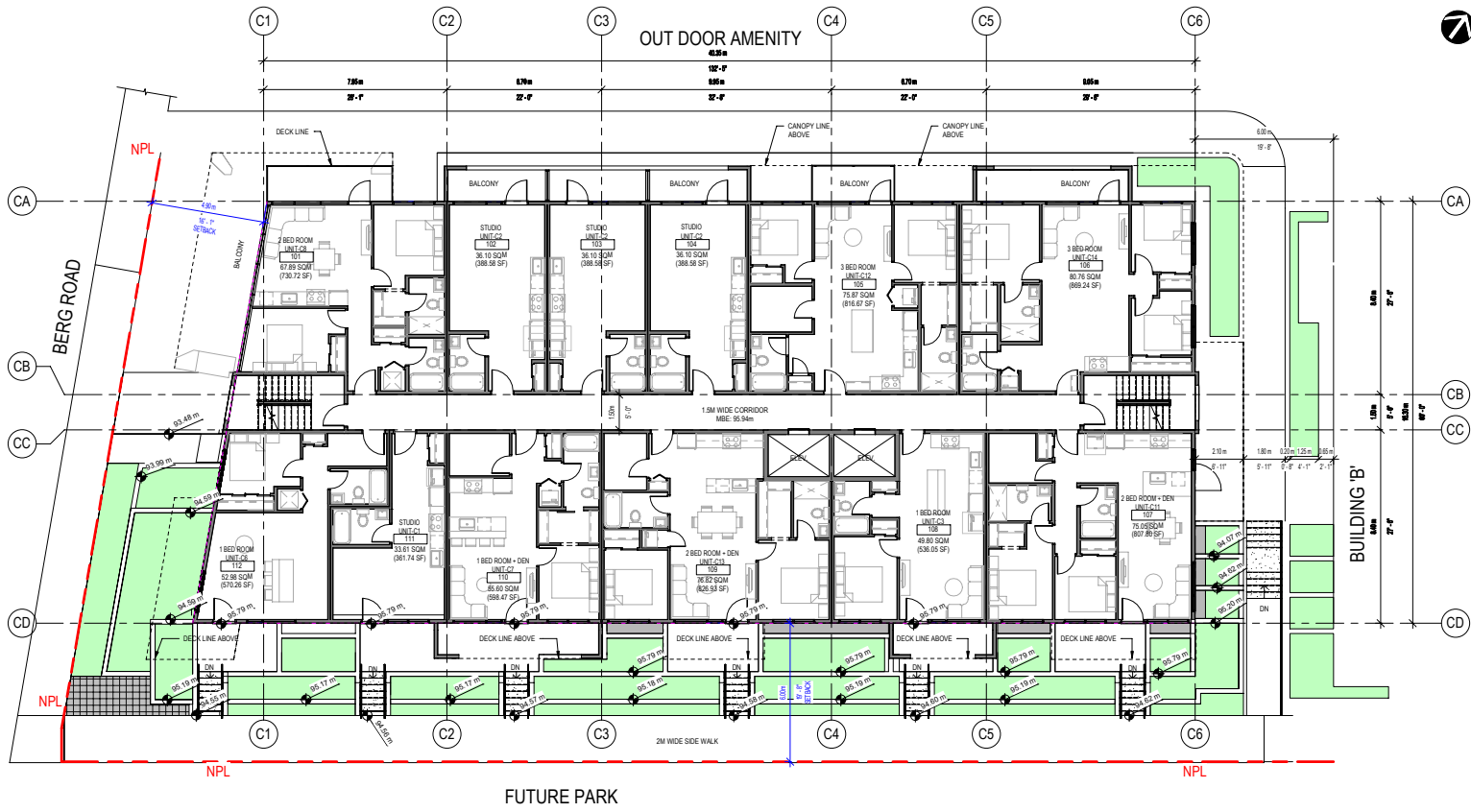
DRAWING TITLE  
**BASEMENT FLOOR BUILDING C**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO.	PLAT DATE	DRAWING NO.	REVISED
722013	14-07-2023	14-07-2023	REVERED
DRAWING NO.		REVISION	
<b>A 216</b>		<b>TJ</b>	
		<b>17</b>	

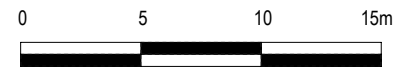


**KEY PLAN**



**1 MAIN FLOOR PLAN**  
A 217  
1/8" = 1'-0"

<b>AVERAGE EXISTING GRADE</b>	
94.27M + 94.37M + 92.98M + 92.98M	= 93.65
<b>MAX BUILDING HEIGHT</b>	
93.71 M + 21 M	= 114.65 M



11	2023-07-13	ISSUED FOR DETAILED DP	SD
10	2023-06-22	ISSUED FOR ADP	
9	2023-05-18	PROGRESS OF SUBMISSION	
8	2023-12-20	ISSUED FOR GENERAL OP SUBMISSION	
7	2023-12-19	GENERAL OP SUBMISSION	
6	2023-04-18	ISSUED FOR ADP SUBMISSION	
5	2023-03-29	PROGRESS OF SUBMISSION	
4	2021-05-13	OP REVISIONS	
3	2021-04-13	PROGRESS OF REVISIONS	
2	2020-11-18	OP REVISIONS	
1	2020-11-18	PROGRESS DRAWINGS	
0	2020-05-29	GENERAL OP SUBMISSION	
	2020-02-27	OP REVISIONS	
	2020-02-26	GENERAL OP SUBMISSION	
	2020-02-21	ISSUED FOR ADP	
	2019-10-17	ISSUED FOR OP	
	2019-10-18	ISSUED FOR PUBLIC HEARING	REVIEW

CONTRACT	NEWPORT DRAINAGE ISSUE	REVIEW
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FORNIT STAMP



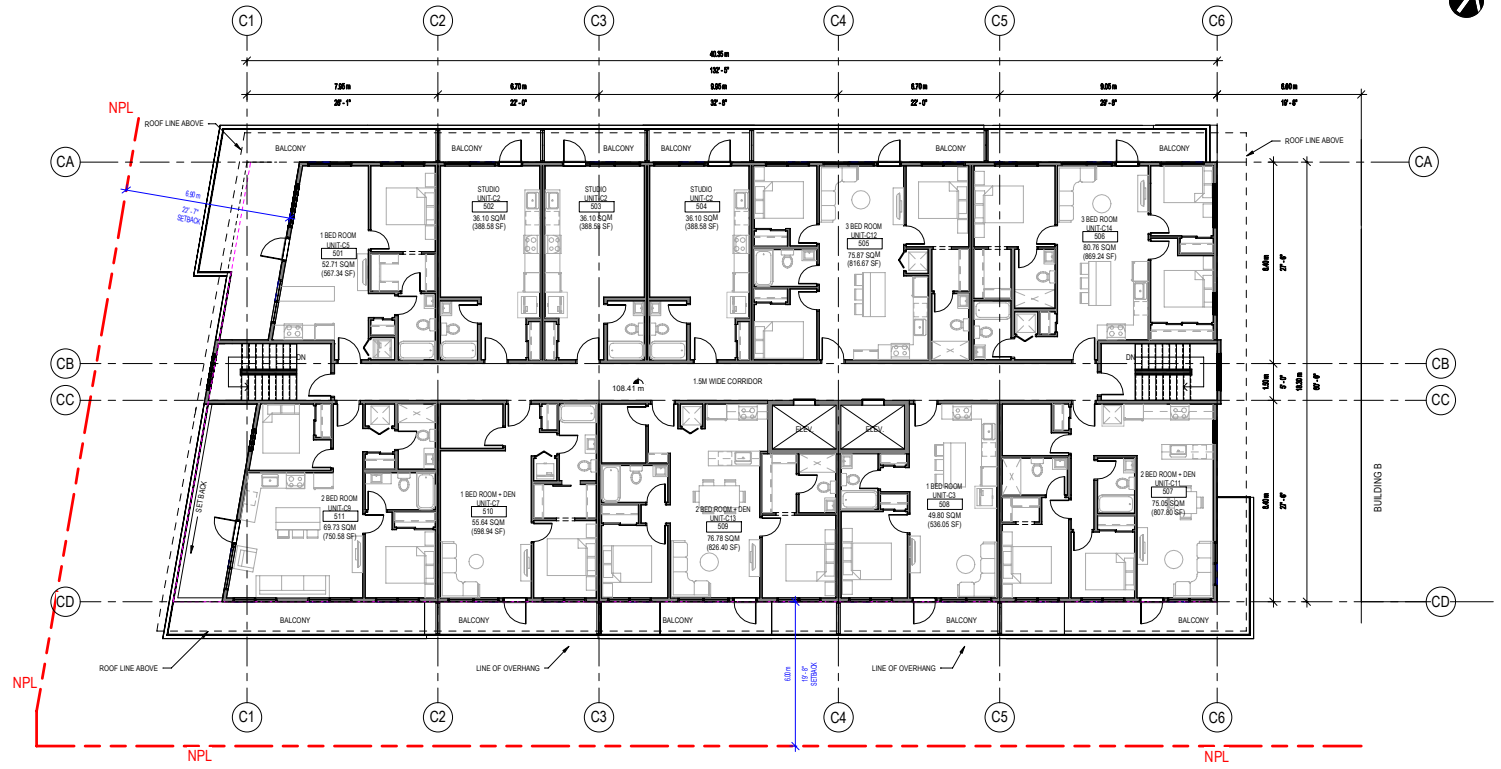
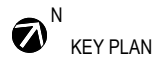
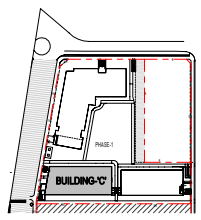
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**PROJECT**  
**VICTORY MULTI-FAMILY**  
**PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

**DRAWING TITLE**  
**MAIN FLOOR PLAN BUILDING-C**

**DRAWING ISSUE**  
**ISSUED FOR DETAILED DP**

PROJECT NO.	722013	DATE	14-07-2023	DRAWN/CHECKED BY	MKP/PV
DRAWING NO.	A 217	SCALE	As indicated	REVIEWED	TJ
				REVISION	17



1 FIFTH FLOOR  
A 221 1/8" = 1'-0"

AVERAGE EXISTING GRADE		
94.27M + 94.37M + 92.98M + 92.98M	=	93.65
MAX BUILDING HEIGHT		
93.71 M + 21 M	=	114.65 M



11	2023-07-13	ISSUED FOR DETAILED DP	SD
10	2023-06-22	ISSUED FOR ADP	
9	2023-05-14	REVISION FOR GENERAL DP SUBMISSION	
8	2023-02-20	REVISION FOR GENERAL DP SUBMISSION	
7	2023-04-18	ISSUED FOR ADP SUBMISSION	
6	2023-02-20	REVISION FOR DP SUBMISSION	
5	2021-05-12	DP REVISIONS	
4	2021-04-19	PROGRESS DP REVISIONS	
3	2020-12-18	DP REVISIONS	
2	2020-11-18	PROGRESS DRAWINGS	
1	2020-09-29	PROGRESS REVIEW	
0	2020-07-21	DP REVISIONS	
-1	2020-06-29	GENERAL DP SUBMISSION	
-2	2020-02-21	ISSUED FOR ADP	
-3	2019-10-17	ISSUED FOR ADP	
-4	2019-10-18	ISSUED FOR PUBLIC HEARING	REVIEW

CONTRACTANT	NEIGHBORHOOD ISSUE	
-------------	--------------------	--

FORMAT STAMP



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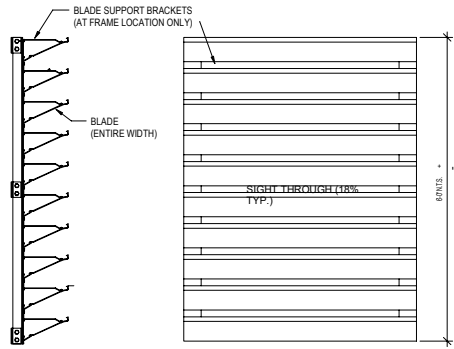
PROJECT  
**VICTORY MULTI-FAMILY  
PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

DRAWING TITLE  
**FIFTH FLOOR PLAN BUILDING-C**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO.	722013	PLOT DATE	14-07-2023	DRAWN/CHECKED BY	MKP/JPV
DRAWING NO.	A 221	SCALE	As indicated	REVIEWED	TJ
				REVISION	17





**SECTION VIEW**  
SCALE : N.T.S.

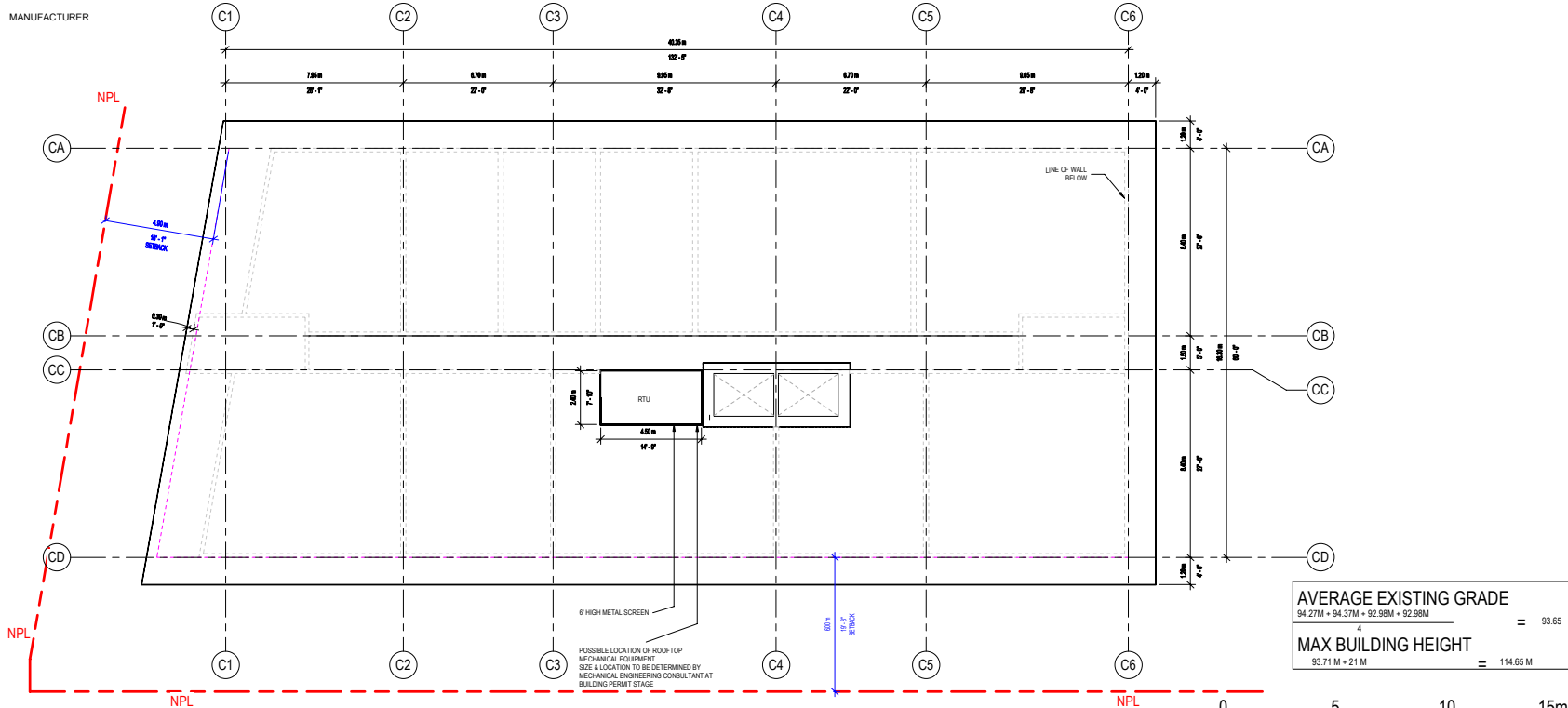
**ELEVATION VIEW**  
SCALE : N.T.S.

**ROOF EQUIPMENT SCREEN DETAIL**

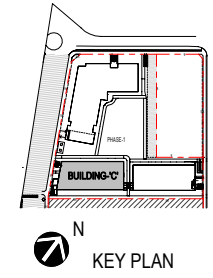
SCALE : N.T.S. INSTALLED TO MANUFACTURER'S SPECS

- PROVIDE ACCESS DOOR AS REQUIRED
- CONFIRM CLEARANCE FROM EQUIPMENT WITH ROOF TOP UNIT

MANUFACTURER



**NOTE: "HIGH ALBEDO ROOFING MATERIAL"**  
MIN SRI 75



**KEY PLAN**



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NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		SD
10	2023-06-22	ISSUED FOR ADP		
9	2023-06-19	PROGRESS OF SUBMISSION		
8	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION		
7	2023-09-19	GENERAL DP SUBMISSION		
6	2023-04-18	ISSUED FOR ADP SUBMISSION		
5	2023-03-29	ISSUED FOR DP SUBMISSION		
4	2021-05-13	DP REVISIONS		
3	2021-04-13	PROGRESS OF REVISIONS		
2	2020-11-18	DP REVISIONS		
1	2020-11-18	PROGRESS DRAWINGS		
0	2020-09-29	PROGRESS REVIEW		
0	2020-07-21	DP REVISIONS		
0	2020-06-29	GENERAL DP SUBMISSION		
0	2020-03-21	ISSUED FOR ADP		
0	2019-10-17	ISSUED FOR DP		
0	2019-10-18	ISSUED FOR PUBLIC HEARING		
0	2019-07-06	NEIGHBORHOOD STUDY		REVIEW

CONSULTANT

PERMIT STAMP

SEAL

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**PROJECT**

**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C

**DRAWING TITLE**

**ROOF PLAN BUILDING C**

**AVERAGE EXISTING GRADE**  
94.27M + 94.37M + 92.98M + 92.98M = 93.65

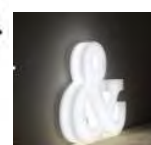
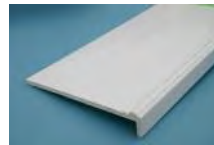
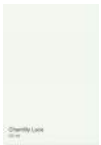
**MAX BUILDING HEIGHT**  
93.71 M + 2.1 M = 114.65 M

**DRAWING ISSUE**

**ISSUED FOR DETAILED DP**

PROJECT NO.	PLAT DATE	DRAWN/CHKD
722013	14-07-2023	MPK/PV
DRAWING NO.	SCALE	REVISION
A 222	As indicated	TJ





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Vancouver, BC Canada V6G 2Z6  
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www.kasian.com

1 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Benjamin Moore OC-65 Chantilly Lace

2 Thin Brick (IXL Build)  
Colour: Ebony

3 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Copper

4 Storefront, Doors, And Windows: Tempered glass: clear with prefinished anodized black frame

5 Guard Rail / Privacy Screen  
Tempered Glass : Tinted Grey with prefinished aluminium black frame

6 Fascia Board  
Colour: Match to adjacent cladding

7 Vented vinyl soffit panels  
Colour: Match adjacent cladding colour

8 Metal Flashing  
Colour: Anodized Black

9 Signage (White acrylic backlit letters)



1 BUILDING A - NORTH ELEVATION (BENTLEY ROAD)  
A 300 1/8" = 1'-0"

**AVERAGE EXISTING GRADE**  
91.37 M + 91.60 M + 91.76 M + 92.76 M + 92.18 M + 90.85 M = 91.75

**MAX BUILDING HEIGHT**  
91.67 M + 21 M = 112.75 M



NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		BJ
10	2023-06-22	ISSUED FOR ADP		BJ
9	2023-05-14	ISSUED FOR DP SUBMISSION		
8	2023-12-20	GENERAL OF REVISIONS		
7	2023-04-18	ISSUED FOR ADP SUBMISSION		
6	2023-03-20	ISSUED FOR DP SUBMISSION		
5	2023-05-13	DP REVISIONS		
4	2023-04-13	PROGRESS DP REVISIONS		
3	2023-12-18	DP REVISIONS		
2	2023-09-29	PROGRESS DRAWINGS		
1	2023-09-29	PROGRESS REVIEW		
0	2023-07-21	DP REVISIONS		
1	2023-06-29	GENERAL OF SUBMISSION		
0	2023-03-21	ISSUED FOR ADP		
0	2019-08-17	ISSUED FOR ADP		
0	2019-08-18	ISSUED FOR PUBLIC HEARING		
0	2021-07-26	NEIGHBORHOOD CONSULTATION		REVIEW

CONTRACTOR: NEWBURY DRAINAGE SYSTEMS

PROJECT STAMP



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PROJECT: VICTORY MULTI-FAMILY PHASE - 01  
BENTLEY ROAD, SURREY, B.C.

DRAWING TITLE: BUILDING ELEVATION BUILDING-A

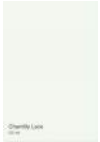
DRAWING ISSUE: ISSUED FOR DETAILED DP

PROJECT NO.	PLOT DATE	DRAWN/CHECKED
722013	14-07-2023	MKP/PV
DRAWING NO.	SCALE	REVISION
A 300	As indicated	TJ

17







1 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Benjamin Moore OC-65 Chantilly Lace



2 Thin Brick (IXL Build)  
Colour: Ebony



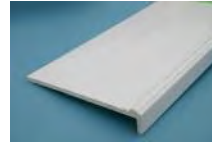
3 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Copper



4 Storefront, Doors, And Windows:  
Tempered glass: clear with prefinished anodized black frame



5 Guard Rail / Privacy Screen  
Tempered Glass : Tinted Grey with prefinished aluminium black frame



6 Fascia Board  
Colour: Match to adjacent cladding



7 Vented vinyl soffit panels  
Colour: Match adjacent cladding colour



8 Metal Flashing  
Colour: Anodized Black



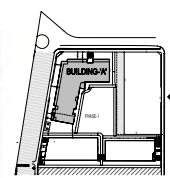
9 Signage (White acrylic backlit letters)



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Vancouver, BC Canada V6G 2Z6  
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NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	SD
10	2023-06-22	ISSUED FOR ADP	SD
9	2023-05-15	ISSUED FOR SUBMISSION	
8	2023-05-26	ISSUED FOR GENERAL DP SUBMISSION	
7	2023-05-15	GENERAL DP SUBMISSION	
6	2023-04-18	ISSUED FOR ADP SUBMISSION	
5	2023-03-29	ISSUED FOR DP REVISIONS	
4	2023-03-13	DP REVISIONS	
3	2023-01-13	PROGRESS DP REVISIONS	
2	2023-01-13	DP REVISIONS	
1	2023-01-13	PROGRESS DRAWINGS	
0	2023-01-13	PROGRESS DRAWINGS	
0	2023-01-13	GENERAL DP SUBMISSION	
0	2023-01-13	ISSUED FOR ADP	
0	2019-08-17	ISSUED FOR ADP	
0	2019-08-17	ISSUED FOR PUBLIC HEARING	
0	2019-08-17	NEIGHBOURHOOD STUDY	REVIEW

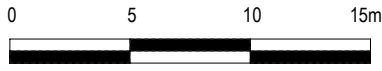


N  
KEY PLAN

1 EAST ELEVATION (FACING NO BUILD ZONE)  
A 302  
1/8" = 1'-0"

AVERAGE EXISTING GRADE  
91.31 M + 91.60 M + 91.76 M + 92.76 M + 92.18 M + 90.85M  
= 91.75

MAX BUILDING HEIGHT  
91.67 M + 21 M = 112.75 M



COMPLAINT

FORNIT STAMP



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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

DRAWING TITLE  
**BUILDING ELEVATION BUILDING-A**

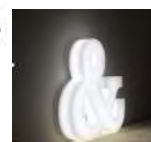
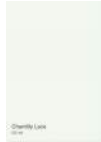
DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO.	PLOT DATE	DRAWN/CHECKED
722013	14-07-2023	MKP/PV
DRAWING NO.	SCALE	REVISION
A 302	As indicated	TJ

17







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1 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Benjamin Moore OC-65 Chantilly Lace

2 Thin Brick (IXL Build)  
Colour: Ebony

3 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Copper

4 Storefront, Doors, And Windows  
Tempered glass: clear with prefinished anodized black frame

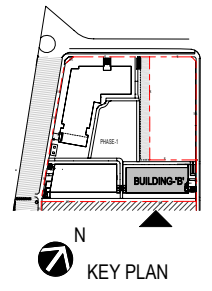
5 Guard Rail / Privacy Screen  
Tempered Glass : Tinted Grey with prefinished aluminium black frame

6 Fascia Board  
Colour: Match to adjacent cladding

7 Vented vinyl soffit panels  
Colour: Match adjacent cladding colour

8 Metal Flashing  
Colour: Anodized Black

9 Signage (White acrylic backlit letters)



1 BUILDING B- SOUTH ELEVATION (FUTURE PARK)  
A 304 1/8" = 1'-0"

AVERAGE EXISTING GRADE  
 $94.56M + 94.38M + 92.95M + 92.95M$   
 $\frac{4}{4} = 93.70$   
 MAX BUILDING HEIGHT  
 $93.70M + 21M = 114.70M$



NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	SD
10	2023-06-22	ISSUED FOR ADP	
9	2023-05-14	ISSUED FOR DP SUBMISSION	
8	2023-05-07	ISSUED FOR GENERAL DP SUBMISSION	
7	2023-05-07	GENERAL DP SUBMISSION	
6	2023-04-18	ISSUED FOR ADP SUBMISSION	
5	2023-03-29	ISSUED FOR DP SUBMISSION	
4	2023-03-29	PROGRESS DP REVISIONS	
3	2023-03-29	PROGRESS DP REVISIONS	
2	2023-03-29	PROGRESS DP REVISIONS	
1	2023-03-29	PROGRESS DP REVISIONS	

CONTRACTOR: NEWBURY DRAINAGE ISSUE REVIEW

FORNIT STAMP



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PROJECT: VICTORY MULTI-FAMILY PHASE - 01  
BENTLEY ROAD, SURREY, B.C

DRAWING TITLE: BUILDING ELEVATION BUILDING-B

DRAWING ISSUE: ISSUED FOR DETAILED DP

PROJECT NO.	PLOT DATE	DRAWN/CHECKED
722013	14-07-2023	MPK/PV
DRAWING NO.	SCALE	REVISION
A 304	As indicated	TJ

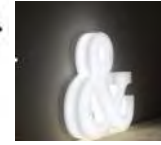
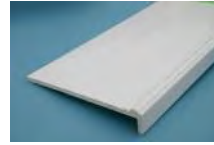
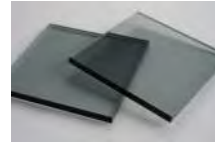












1 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Benjamin Moore OC-65 Chantilly Lace

2 Thin Brick (IXL Build)  
Colour: Copper Tone

3 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Iron Mountain 2134-30

4 Storefront, Doors, And Windows:  
Tempered glass: clear with prefinished anodized black frame

5 Guard Rail / Privacy Screen  
Tempered Glass : Tinted Grey with prefinished aluminium black frame

6 Fascia Board  
Colour: Match to adjacent cladding

7 Vented vinyl soffit panels  
Colour: Match adjacent cladding colour

8 Metal Flashing  
Colour: Anodized Black

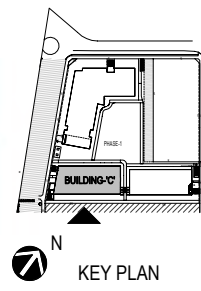
9 Signage (White acrylic backlit letters)



**Kasian Architecture**  
Interior Design and Planning Ltd

100 West Georgia Street, Suite 1005  
Vancouver, BC Canada V6G 2Z6  
T 604 683 4146 F 604 683 2627  
www.kasian.com

NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	CU
10	2023-07-14	REVISION FOR DP SUBMISSION	
9	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION	
8	2023-09-19	GENERAL DP SUBMISSION	
7	2023-04-18	ISSUED FOR ADP SUBMISSION	
6	2023-03-29	REVISION FOR DP SUBMISSION	
5	2021-05-13	DP REVISIONS	
4	2021-01-19	PROGRESS DP REVISIONS	
3	2020-11-18	DP REVISIONS	
2	2020-11-18	PROGRESS DRAWINGS	
1	2020-09-29	PROGRESS REVISION	
0	2020-07-21	DP REVISIONS	
0	2020-06-29	GENERAL DP SUBMISSION	
0	2020-03-21	ISSUED FOR ADP	
0	2019-03-17	ISSUED FOR ADP	
0	2019-03-18	ISSUED FOR PUBLIC HEARING	
0	2019-03-27	NEIGHBOURHOOD CONSULTATION	REVIEW



1 BUILDING C - SOUTH ELEVATION (FUTURE PARK)  
A 308 1/8" = 1'-0"

AVERAGE EXISTING GRADE		
94.227M + 94.378M + 92.98M + 92.98M	=	93.65
MAX BUILDING HEIGHT		
93.71 M + 21 M	=	114.65 M



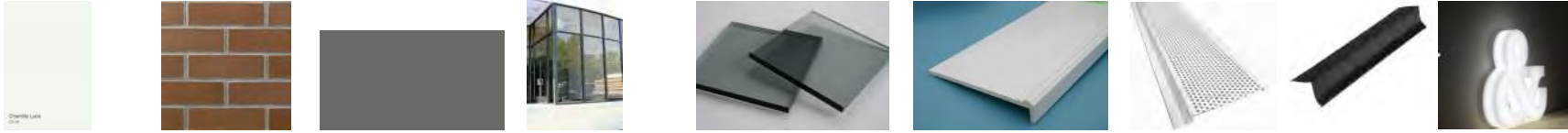
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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

DRAWING TITLE  
**BUILDING ELEVATION BUILDING-C**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO. 722013	PLOT DATE 14-07-2023	DRAWING CHECKED BY VA/VPV
DRAWING NO. <b>A 308</b>	SCALE As indicated	REVISION TJ
		REVISION <b>17</b>



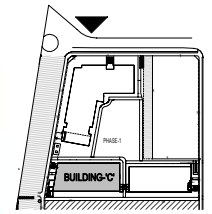
- 1 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Benjamin Moore OC-65 Chantilly Lace
- 2 Thin Brick (IXL Build)  
Colour: Copper Tone
- 3 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Iron Mountain 2134-30
- 4 Storefront, Doors, And Windows:  
Tempered glass: clear with prefinished anodized black frame
- 5 Guard Rail / Privacy Screen  
Tempered Glass : Tinted Grey with prefinished aluminium black frame
- 6 Fascia Board  
Colour: Match to adjacent cladding
- 7 Vented vinyl soffit panels  
Colour: Match adjacent cladding colour
- 8 Metal Flashing  
Colour: Anodized Black
- 9 Signage (White acrylic backlit letters)



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NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	CU
10	2023-07-14	REVISION FOR DP SUBMISSION	
9	2023-07-20	ISSUED FOR GENERAL DP SUBMISSION	
8	2023-07-19	PROGRESS DP SUBMISSION	
7	2023-04-18	ISSUED FOR ADP SUBMISSION	
6	2023-03-29	REVISION FOR DP SUBMISSION	
5	2023-03-23	DP REVISIONS	
4	2023-01-13	PROGRESS DP REVISIONS	
3	2023-01-13	DP REVISIONS	
2	2023-01-13	PROGRESS DRAWINGS	
1	2023-01-20	PROGRESS REVIEW	
0	2023-07-21	DP REVISIONS	
0	2023-01-20	GENERAL DP SUBMISSION	
0	2023-03-21	ISSUED FOR ADP	
0	2019-03-17	ISSUED FOR ADP	
0	2019-03-18	ISSUED FOR PUBLIC HEARING	
0	2021-07-06	NEIGHBOURHOOD CONSULTATION	REVIEW



**KEY PLAN**

**2 BUILDING C - NORTH (OUTDOOR AMENITY)**  
A 309 1/8" = 1'-0"

**AVERAGE EXISTING GRADE**  
94.27M + 94.37M + 92.98M + 92.98M = 93.65

**MAX BUILDING HEIGHT**  
93.71 M + 21 M = 114.65 M



CONTRACTOR

PERMIT STAMP

SEAL

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PROJECT

**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE

**BUILDING ELEVATION BUILDING-C**

DRAWING ISSUE

**ISSUED FOR DETAILED DP**

PROJECT NO.	722013	PLOT DATE	14-07-2023	DRAWING CHECKED BY	VA/VPV
DRAWING NO.	A 309	SCALE	As indicated	REVIEWED	TJ
				REVISION	17







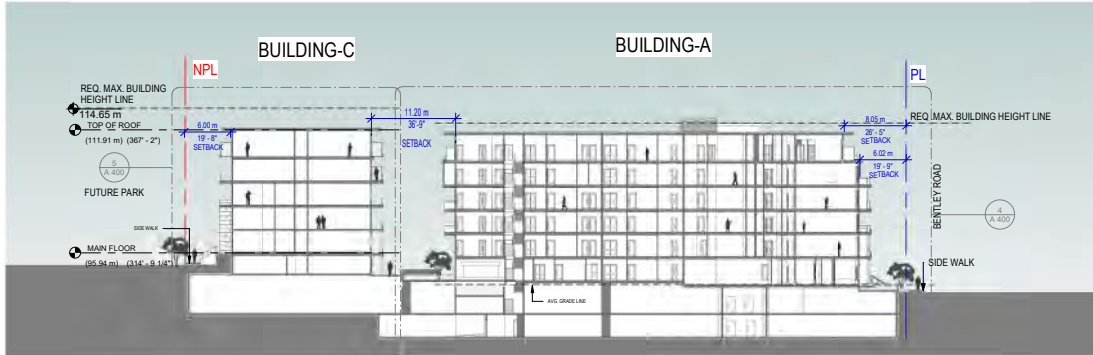




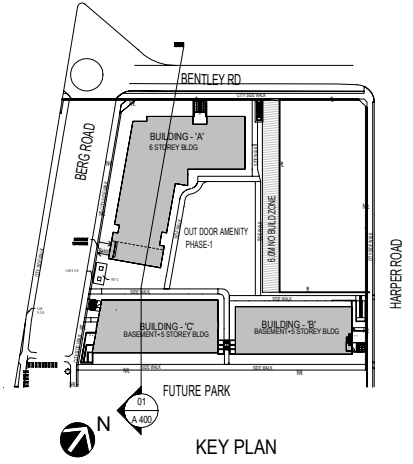








1 SITE SECTION THROUGH (BUILDING A, C)  
A 400



KEY PLAN

11	2020-07-13	ISSUED FOR DETAILED DP	SD	
10	2020-06-22	ISSUED FOR ADP	SD	
9	2020-06-15	FORWARDED FOR SUBMISSION		
14	2020-12-08	ISSUED FOR GENERAL DP DRAWINGS		
13	2020-10-15	FORWARDED FOR SUBMISSION		
12	2020-04-18	ISSUED FOR ADP SUBMISSION		
11	2020-03-02	FORWARDED FOR SUBMISSION		
10	2021-05-12	DP REVISION		
9	2021-01-18	ISSUED FOR DP REVISION		
8	2020-12-18	DP REVISION		
7	2020-11-18	PROGRESS DRAWINGS		
6	2020-10-29	PROGRESS DRAWINGS		
5	2020-07-21	DP REVISION		
4	2020-06-29	GENERAL DP SUBMISSION		
3	2020-03-21	ISSUED FOR ADP		
2	2019-10-17	ISSUED FOR ADP		
1	2019-10-18	ISSUED FOR PUBLIC HEARING		
		DEED (POY-BACK)	NEIGHBORHOOD ISSUE	REVIEW

CONTRACT

FORMIT STAMP

SEAL



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PROJECT

**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE

**SITE SECTION (BUILDING A, C)**

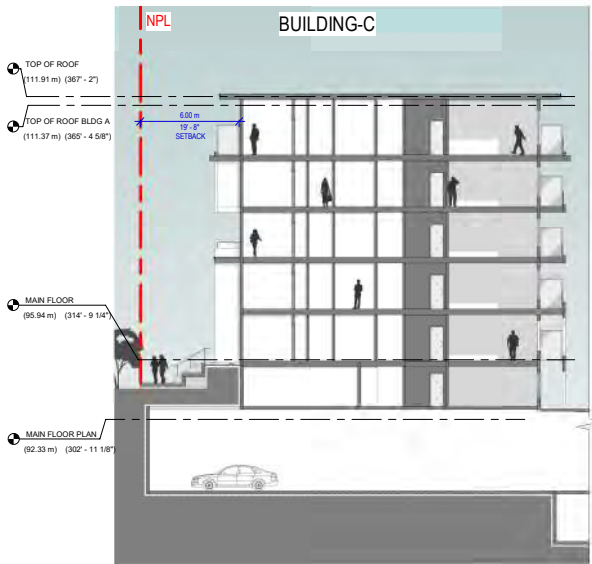
DRAWING ISSUE

**ISSUED FOR DETAILED DP**

PROJECT NO.	PLAT DATE	DRAWING NO.	REVIEWED
722013	14-07-2023	14-VPV	TJ

DRAWING NO.	SCALE	REVISION
A 400	As indicated	TJ

17



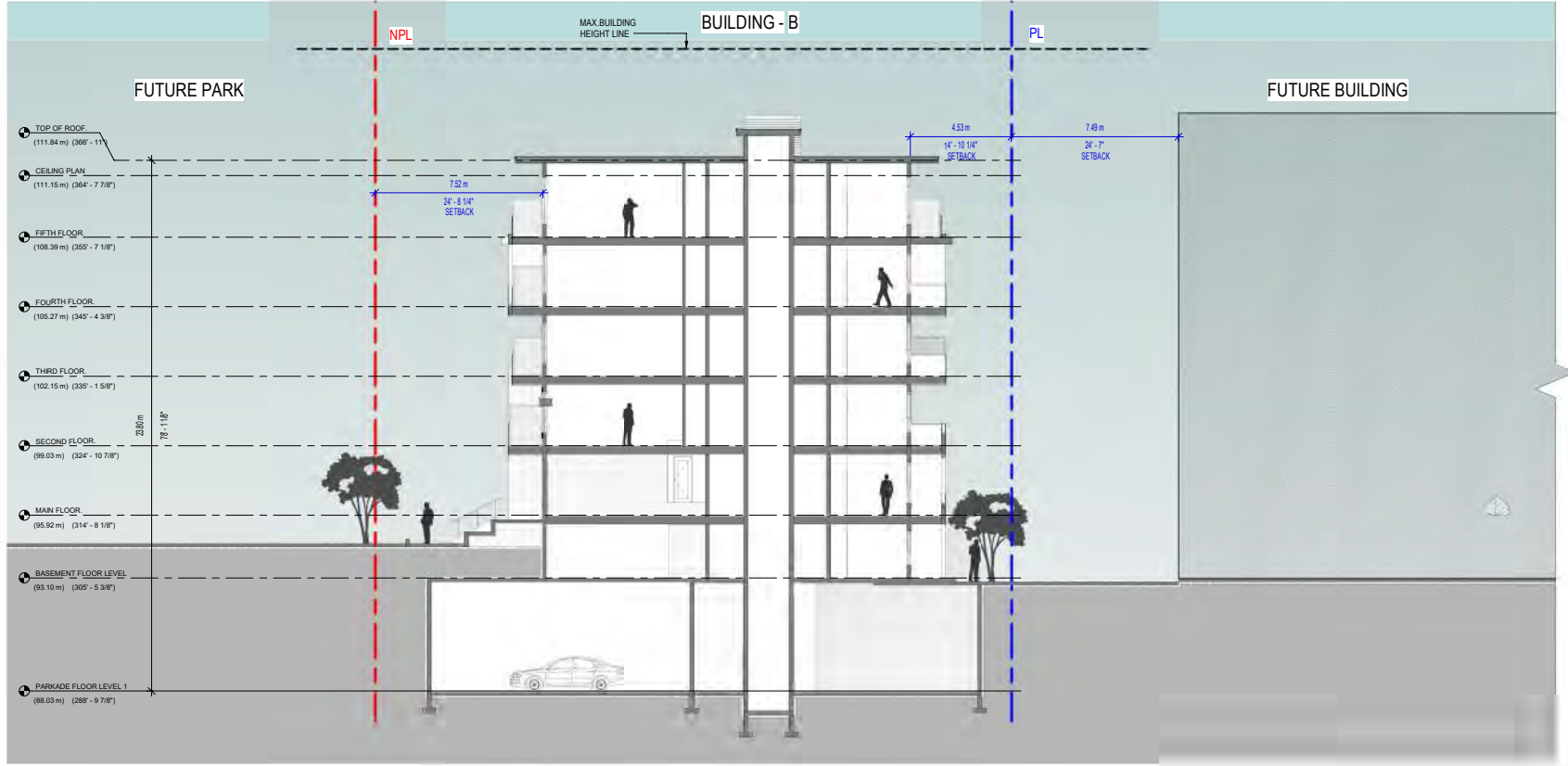
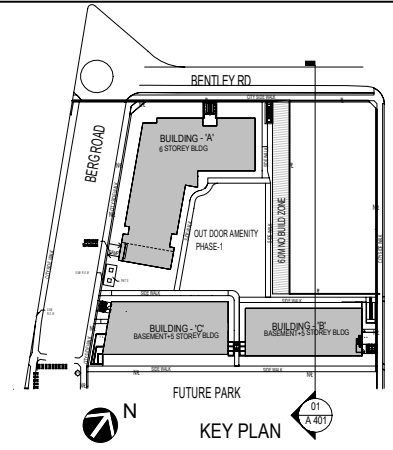
5 SITE SECTION THROUGH (BUILDING A, C) - Callout 1  
A 400



4 STREET SECTION-04 ( PART 01) - Callout 1  
A 400







1 SITE SECTION THROUGH (BUILDING B, FUTURE BUILDING)  
A 401

NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		03
10	2023-07-14	REVISION FOR DP REVISIONS		
10	2023-12-20	ISSUED FOR GENERAL DP DRAWINGS		
11	2022-12-15	FORNENAL DP DRAWINGS		
10	2022-04-18	ISSUED FOR ADP SUBMISSION		
11	2022-03-29	FORNENAL DP REVISION		
10	2021-05-13	DP REVISION		
11	2021-04-18	ISSUED FOR DP REVISION		
8	2020-12-18	DP REVISION		
8	2020-11-18	PROGRESS DRAWINGS		
6	2020-09-29	PROGRESS DRAWINGS		
5	2020-07-21	DP REVISION		
4	2020-05-29	GENERAL DP SUBMISSION		
3	2020-03-21	ISSUED FOR ADP		
2	2019-03-17	ISSUED FOR ADP		
1	2019-10-18	ISSUED FOR PUBLIC HEARING		
		ISSUED FOR CHECK		REVIEW

CONTRACT

PERMIT STAMP



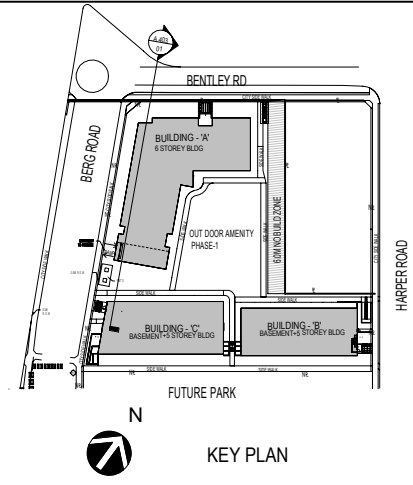
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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

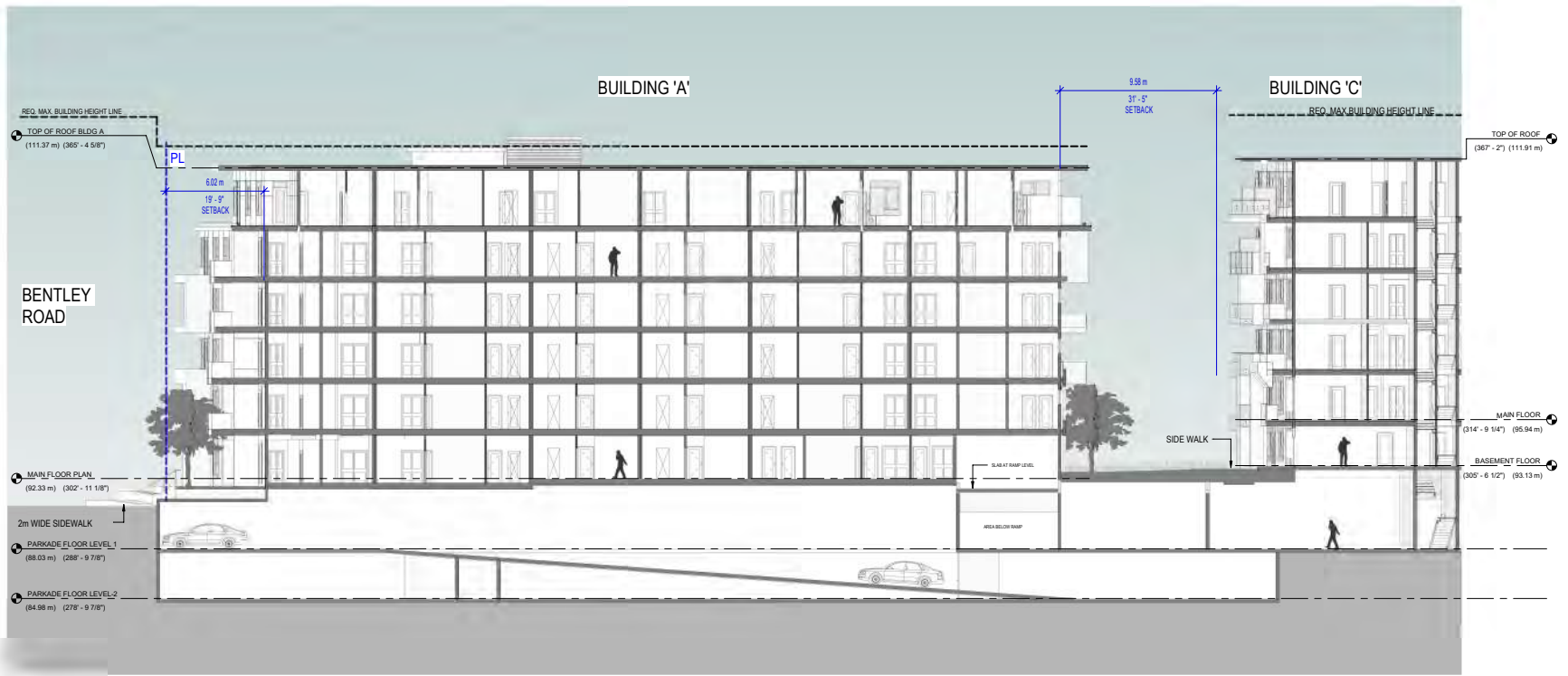
DRAWING TITLE  
**SITE SECTION (BUILDING B, FUTURE BUILDING)**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO.	PLOT DATE	DRAWING NO.	REVISION
722013	14-07-2023	14/VPV	TJ
DRAWING NO.	SCALE	REVISION	
<b>A 401</b>	As indicated		



KEY PLAN



1 SITE SECTION TO PARKADE RAMP LEVEL - 2  
A 402

NO.	DATE	DESCRIPTION	BY	CHKD.
11	2020-07-13	ISSUED FOR DETAILED DP	SA	
10	2020-06-22	ISSUED FOR ADP	SA	
9	2020-05-15	ISSUED FOR SUBMISSION	SA	
8	2020-12-20	ISSUED FOR GENERAL OP DRAWINGS	SA	
7	2020-12-15	GENERAL OP DRAWINGS	SA	
6	2020-04-18	ISSUED FOR ADP SUBMISSION	SA	
5	2020-03-20	ISSUED FOR OP REVISION	SA	
4	2021-05-12	OP REVISION	SA	
3	2021-01-18	ISSUED FOR OP REVISION	SA	
2	2020-11-18	OP REVISION	SA	
1	2020-11-18	PROGRESS DRAWINGS	SA	
0	2020-05-29	PROGRESS DRAWINGS	SA	
0	2020-07-21	OP REVISION	SA	
0	2020-05-29	GENERAL OP SUBMISSION	SA	
0	2020-03-21	ISSUED FOR ADP	SA	
0	2019-10-17	ISSUED FOR ADP	SA	
0	2019-10-18	ISSUED FOR PUBLIC HEARING	SA	
0	2019-07-26	NEIGHBOUR ENGAGING ISSUE	SA	
0	2019-07-26	NEIGHBOUR ENGAGING ISSUE	SA	

COMBATANT

PERMIT STAMP



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PROJECT

**VICTORY MULTI-FAMILY  
PHASE - 01**

BENTLEY ROAD, SURREY, B.C

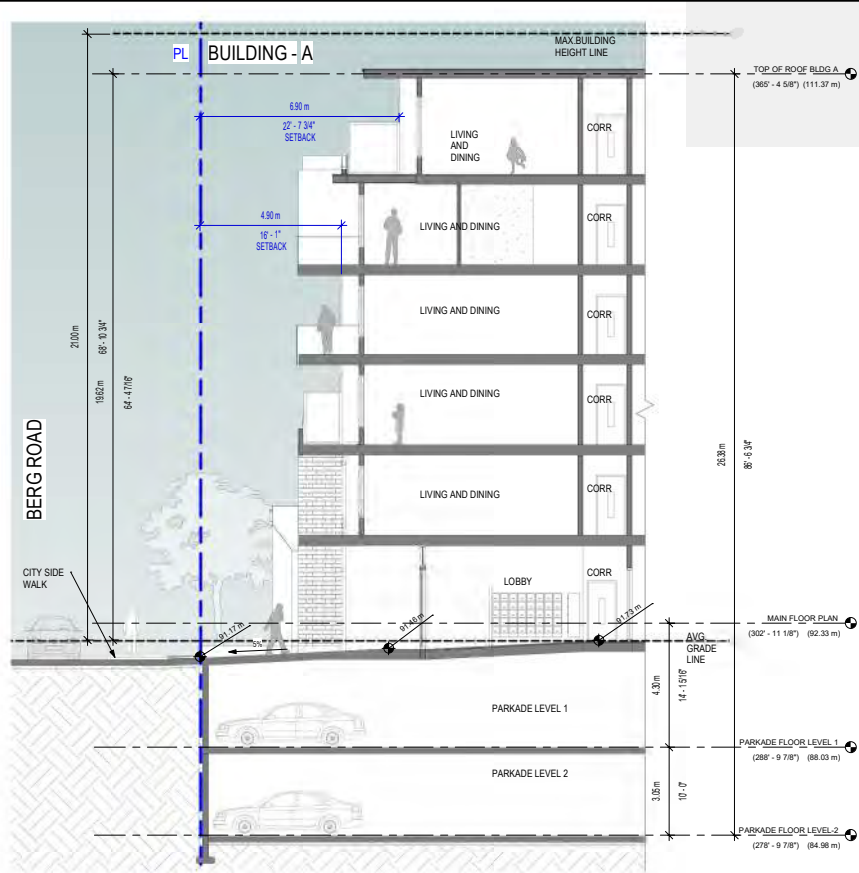
DRAWING TITLE

**SITE SECTION TO PARKADE RAMP  
LEVEL - 2**

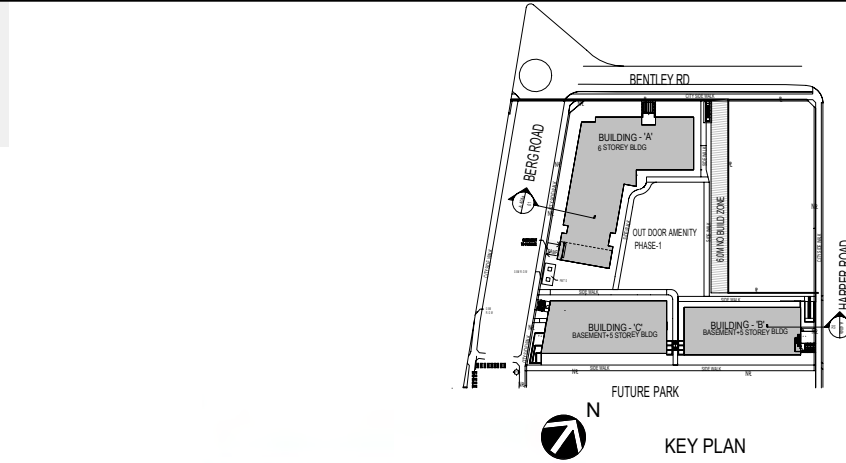
DRAWING ISSUE

ISSUED FOR DETAILED DP

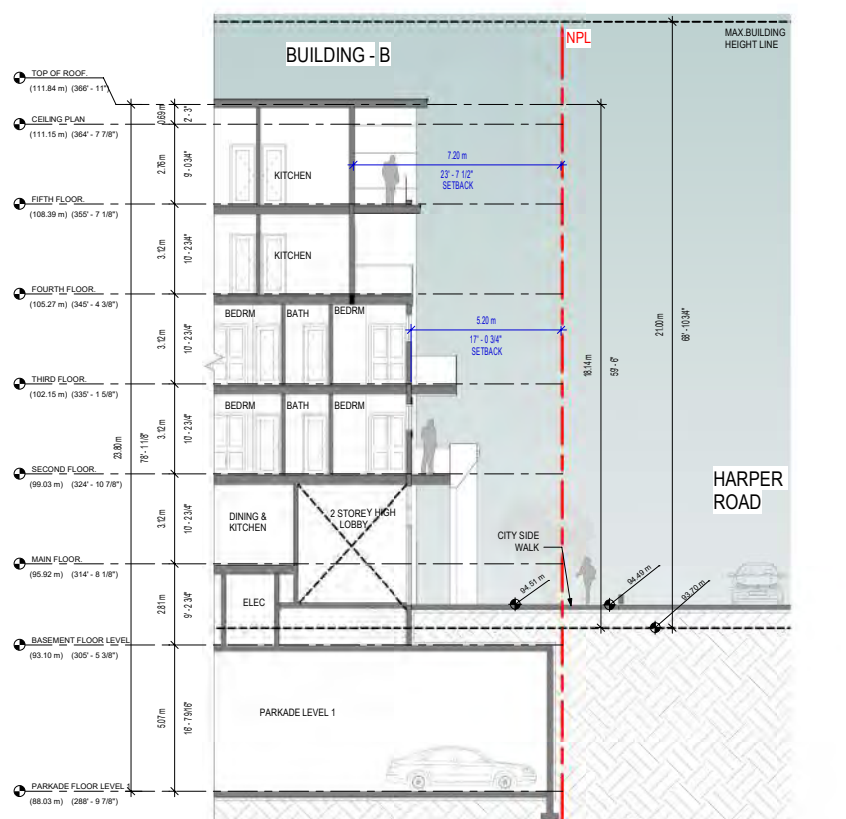
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722013	SCALE	As indicated	REVIEWED	PVT/J
DRAWING NO.	<b>A 402</b>		REVISION	17



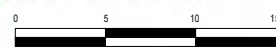
1 BUILDING A SECTION THROUGH BERG ROAD  
A 403a




KEY PLAN




2 BUILDING B SECTION THROUGH HARPER ROAD  
A 403a





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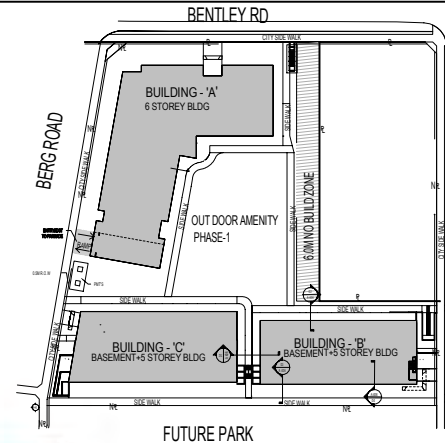
1500 West Georgia Street, Suite 1505  
Vancouver, BC Canada V6G 2Z6  
T 604 683 4146 F 604 683 2627  
www.kasian.com

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10%;">11</td><td style="width: 70%;">2020-07-13</td><td style="width: 15%;">ISSUED FOR DETAILED DP</td><td style="width: 5%;">SU</td></tr> <tr><td>10</td><td>2020-06-22</td><td>ISSUED FOR ADP</td><td>CU</td></tr> <tr><td>9</td><td>2020-05-19</td><td>REVISION FOR DP SUBMISSION</td><td></td></tr> <tr><td>8</td><td>2020-12-20</td><td>ISSUED FOR GENERAL OP DRAWINGS</td><td></td></tr> <tr><td>7</td><td>2020-05-19</td><td>GENERAL OP DRAWINGS</td><td></td></tr> <tr><td>6</td><td>2020-04-18</td><td>ISSUED FOR ADP SUBMISSION</td><td></td></tr> <tr><td>5</td><td>2020-03-20</td><td>REVISION FOR DP SUBMISSION</td><td></td></tr> <tr><td>4</td><td>2021-05-12</td><td>DP REVISION</td><td></td></tr> <tr><td>3</td><td>2021-01-18</td><td>ISSUED FOR DP PREVISION</td><td></td></tr> <tr><td>2</td><td>2020-12-18</td><td>DP REVISION</td><td></td></tr> <tr><td>1</td><td>2020-05-29</td><td>PROGRESS DRAWINGS</td><td></td></tr> <tr><td>0</td><td>2020-07-21</td><td>DP REVISION</td><td></td></tr> <tr><td>4</td><td>2020-05-29</td><td>GENERAL OP SUBMISSION</td><td></td></tr> <tr><td>3</td><td>2020-02-21</td><td>ISSUED FOR ADP</td><td></td></tr> <tr><td>2</td><td>2019-03-17</td><td>ISSUED FOR ADP</td><td></td></tr> <tr><td>1</td><td>2019-10-18</td><td>ISSUED FOR PUBLIC HEARING</td><td></td></tr> <tr><td></td><td></td><td>DESI (NOV CHECK)</td><td>NEWBYRT (DRAWING ISSUE)</td><td>REVIEW</td></tr> </table> <p>CONTRACT</p> <p>FORMIT STAMP</p> <p>SEAL</p>  <p>THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEARY THEIR NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND CONDITIONS WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.</p> <p>PROJECT</p> <p><b>VICTORY MULTI-FAMILY PHASE - 01</b></p> <p>BENTLEY ROAD, SURREY, B.C</p> <p>DRAWING TITLE</p> <p><b>SCHEMATIC BUILDING SECTIONS THROUGH STREETS</b></p> <p>DRAWING ISSUE</p> <p><b>ISSUED FOR DETAILED DP</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">PROJECT NO.</td> <td style="width: 25%;">PLOT DATE</td> <td style="width: 25%;">DRAWN/CHECKED</td> <td style="width: 25%;">MK</td> </tr> <tr> <td>722013</td> <td>14-07-2023</td> <td>REVIEWED</td> <td>PVT/J</td> </tr> <tr> <td>DRAWING NO.</td> <td>SCALE</td> <td>AS INDICATED</td> <td>REVISION</td> </tr> <tr> <td><b>A 403a</b></td> <td></td> <td></td> <td><b>17</b></td> </tr> </table>	11	2020-07-13	ISSUED FOR DETAILED DP	SU	10	2020-06-22	ISSUED FOR ADP	CU	9	2020-05-19	REVISION FOR DP SUBMISSION		8	2020-12-20	ISSUED FOR GENERAL OP DRAWINGS		7	2020-05-19	GENERAL OP DRAWINGS		6	2020-04-18	ISSUED FOR ADP SUBMISSION		5	2020-03-20	REVISION FOR DP SUBMISSION		4	2021-05-12	DP REVISION		3	2021-01-18	ISSUED FOR DP PREVISION		2	2020-12-18	DP REVISION		1	2020-05-29	PROGRESS DRAWINGS		0	2020-07-21	DP REVISION		4	2020-05-29	GENERAL OP SUBMISSION		3	2020-02-21	ISSUED FOR ADP		2	2019-03-17	ISSUED FOR ADP		1	2019-10-18	ISSUED FOR PUBLIC HEARING				DESI (NOV CHECK)	NEWBYRT (DRAWING ISSUE)	REVIEW	PROJECT NO.	PLOT DATE	DRAWN/CHECKED	MK	722013	14-07-2023	REVIEWED	PVT/J	DRAWING NO.	SCALE	AS INDICATED	REVISION	<b>A 403a</b>			<b>17</b>
11	2020-07-13	ISSUED FOR DETAILED DP	SU																																																																																		
10	2020-06-22	ISSUED FOR ADP	CU																																																																																		
9	2020-05-19	REVISION FOR DP SUBMISSION																																																																																			
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6	2020-04-18	ISSUED FOR ADP SUBMISSION																																																																																			
5	2020-03-20	REVISION FOR DP SUBMISSION																																																																																			
4	2021-05-12	DP REVISION																																																																																			
3	2021-01-18	ISSUED FOR DP PREVISION																																																																																			
2	2020-12-18	DP REVISION																																																																																			
1	2020-05-29	PROGRESS DRAWINGS																																																																																			
0	2020-07-21	DP REVISION																																																																																			
4	2020-05-29	GENERAL OP SUBMISSION																																																																																			
3	2020-02-21	ISSUED FOR ADP																																																																																			
2	2019-03-17	ISSUED FOR ADP																																																																																			
1	2019-10-18	ISSUED FOR PUBLIC HEARING																																																																																			
		DESI (NOV CHECK)	NEWBYRT (DRAWING ISSUE)	REVIEW																																																																																	
PROJECT NO.	PLOT DATE	DRAWN/CHECKED	MK																																																																																		
722013	14-07-2023	REVIEWED	PVT/J																																																																																		
DRAWING NO.	SCALE	AS INDICATED	REVISION																																																																																		
<b>A 403a</b>			<b>17</b>																																																																																		

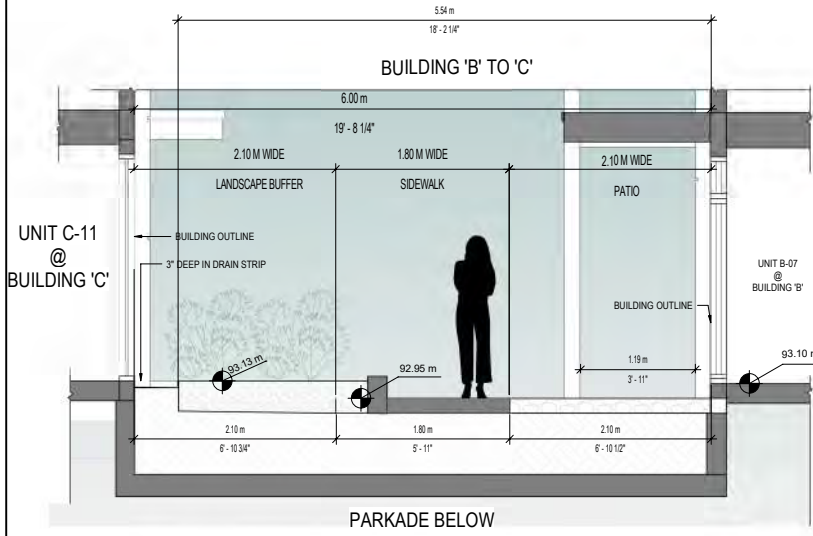




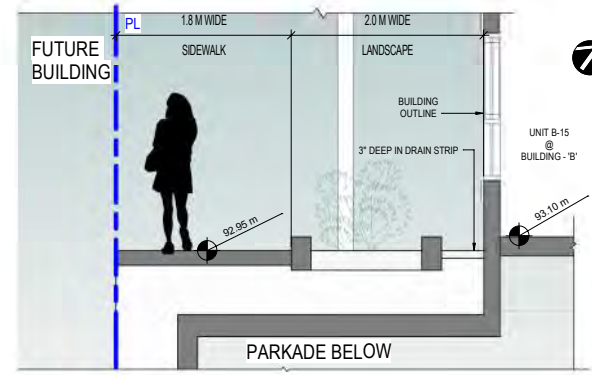




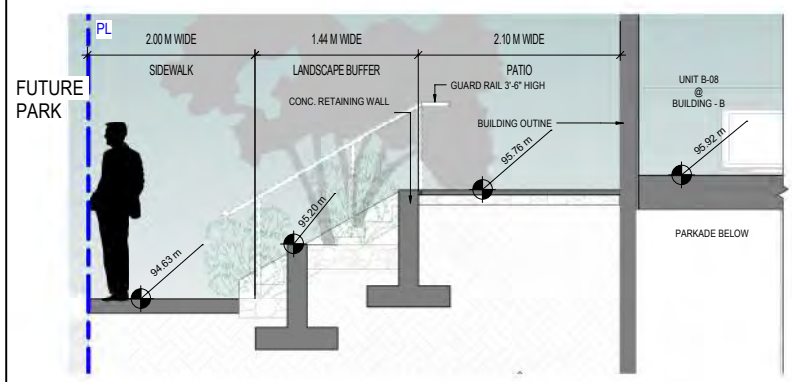
HARPER ROAD



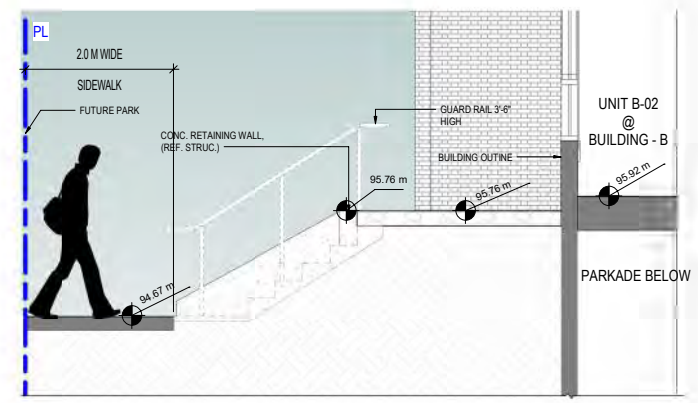
1 SECTION ALONG BUILDING 'B' & 'C'  
A 405 1/2" = 1'-0"



2 SECTION ALONG SIDEWALK AND BUILDING 'B'  
A 405 1/2" = 1'-0"



3 BUILDING B - RETAINING WALL SECTION-1  
A 405 1/2" = 1'-0"



4 BUILDING B - RETAINING WALL SECTION-2  
A 405 1/2" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-07-13	ISSUED FOR DETAILED DP	SM	
2	2023-08-22	ISSUED FOR ADP	SM	
3	2023-10-02	NECESSARY DRAWING ISSUE	SM	
4				
5				
6				
7				
8				
9				
10				

COMBUSTANT

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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

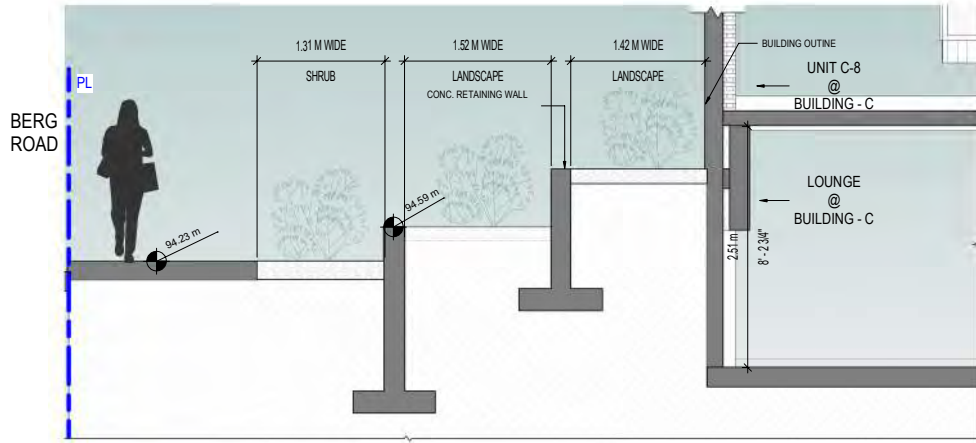
DRAWING TITLE  
**SITE PART SECTIONS (BUILDING B)**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

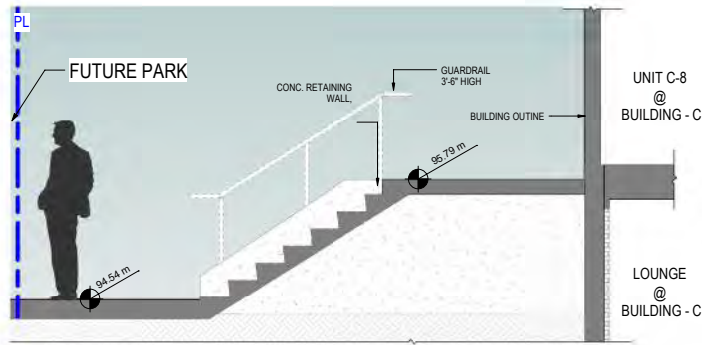
PROJECT NO. 722013  
PLOT DATE 14-07-2023  
SCALE As indicated

DRAWING NO. **A 405**

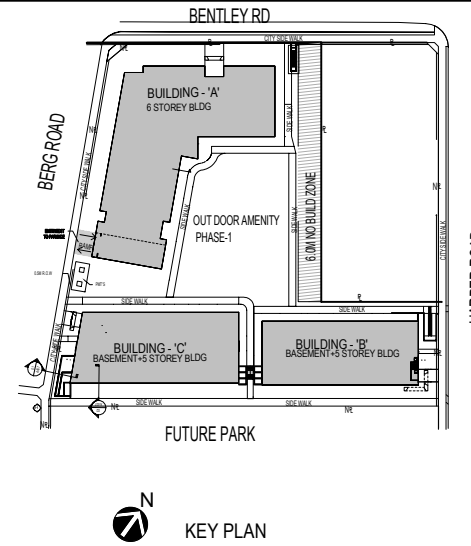
DRAWN/CHECKED MK  
REVIEWED PVT/JJ  
REVISION 17



1 BUILDING C - RETAINING WALL SECTION AT LANDSCAPE  
A 406 1/2" = 1'-0"



2 BUILDING C - RETAINING WALL SECTION-1  
A 406 1/2" = 1'-0"



KEY PLAN



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NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		SD
10	2023-06-22	ISSUED FOR ADP		SD
9	2023-06-15	REVISION FOR DP SUBMISSION		
14	2023-12-06	ISSUED FOR GENERAL DP DRAWINGS		
13	2023-10-15	GENERAL DP DRAWINGS		
12	2023-04-18	ISSUED FOR ADP SUBMISSION		
11	2023-03-09	ISSUED FOR DP REVISION		
10	2021-05-13	DP REVISION		
9	2021-04-19	ISSUED FOR DP REVISION		
8	2020-11-18	DP REVISION		
7	2020-11-18	PROGRESS DRAWINGS		
6	2020-10-29	PROGRESS DRAWINGS		
5	2020-07-21	DP REVISION		
4	2020-05-29	GENERAL DP SUBMISSION		
3	2020-03-21	ISSUED FOR ADP		
2	2019-10-17	ISSUED FOR ADP		
1	2019-10-18	ISSUED FOR PUBLIC HEARING		
		DESIGN CHECK	NEEDS REPORT DURING ISSUE	REVIEW

CONTRACTOR

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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**  
BENTLEY ROAD, SURREY, B.C

DRAWING TITLE  
**SITE PART SECTION (BUILDING C)**

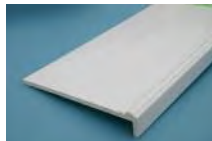
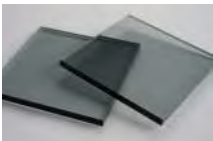
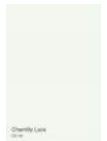
DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO.	PLOT DATE	DRAWN/CHECKED	MK
722013	14-07-2023	REVIEWED	PVT/J
DRAWING NO.	SCALE	REVISION	REVISION
<b>A 406</b>	As indicated		<b>17</b>





1 2 3 4 5 4 6 7 8 9



- 1 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Benjamin Moore OC-65 Chantilly Lace
- 2 Thin Brick (IXL Build)  
Colour: Ebony
- 3 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Copper
- 4 Storefront, Doors, And Windows:  
Tempered glass: clear with prefinished anodized black frame
- 5 Guard Rail / Privacy Screen  
Tempered Glass : Tinted Grey with prefinished aluminium black frame
- 6 Fascia Board  
Colour: Match to adjacent cladding
- 7 Vented vinyl soffit panels  
Colour: Match adjacent cladding colour
- 8 Metal Flashing  
Colour: Anodized Black
- 9 Signage (White acrylic backlit letters)

NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	SM
10	2023-06-22	ISSUED FOR ADP	
9	2023-05-14	REVISION FOR DP SUBMISSION	
8	2023-12-26	ISSUED FOR GENERAL DP SUBMISSION	
7	2023-05-15	GENERAL DP SUBMISSION	
6	2023-04-18	ISSUED FOR ADP SUBMISSION	
5	2023-03-28	REVISION FOR DP REVISIONS	
4	2023-05-13	DP REVISIONS	
3	2023-04-18	PROGRESS DP REVISIONS	
2	2023-04-18	DP REVISIONS	
1	2023-04-18	PROGRESS DRAWINGS	
		PROGRESS REVIEW	
		DP REVISIONS	
		GENERAL DP SUBMISSION	
		ISSUED FOR ADP	
		ISSUED FOR ADP	
		ISSUED FOR PUBLIC HEARING	
		REVISION	

CONTRACTOR: NEWBURY DRAINAGE ISSUE

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PROJECT  
**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE  
**MATERIAL BOARD BUILDING - A AND B**

DRAWING ISSUE  
**ISSUED FOR DETAILED DP**

PROJECT NO: 722013	PLAT DATE: 14-07-2023	DRAWN/CHIEF: MK/PV
SCALE: 3/16" = 1'-0"	REVIEWED: TJ	REVISION: 17
DRAWING NO: <b>A 500</b>		





1 2 3 4 5 6 7 8



1 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Benjamin Moore OC-65 Chantilly Lace



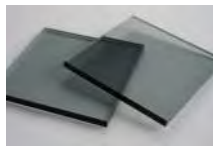
2 Thin Brick (1XL Build)  
Colour: Copper Tone



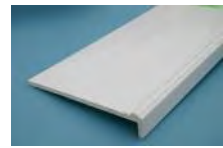
3 Cementitious Fibre Panel with reveal to match the cladding colour  
Finish: Smooth  
Colour: Iron Mountain 2134-30



4 Storefront, Doors, And Windows:  
Tempered glass: clear with prefinished anodized black frame



5 Guard Rail / Privacy Screen  
Tempered Glass : Tinted Grey with prefinished aluminium black frame



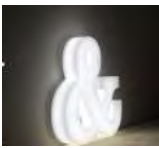
6 Fascia Board  
Colour: Match to adjacent cladding



7 Vented vinyl soffit panels  
Colour: Match adjacent cladding colour



8 Metal Flashing  
Colour: Anodized Black



9 Signage (White acrylic backlit letters)

NO.	DATE	DESCRIPTION	BY
11	2023-07-13	ISSUED FOR DETAILED DP	SD
10	2023-06-22	ISSUED FOR ADP	
9	2023-06-15	REVISION OF SUBMISSION	
8	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION	
7	2022-09-15	GENERAL DP SUBMISSION	
6	2022-04-18	ISSUED FOR ADP SUBMISSION	
5	2022-03-02	REVISION OF SUBMISSION	
4	2021-05-12	DP REVISIONS	
3	2021-01-19	PROGRESS DP REVISIONS	
2	2020-11-18	DP REVISIONS	
1	2020-11-18	PROGRESS DRAWINGS	
0	2020-09-29	PROGRESS REVIEW	
0	2020-07-21	DP REVISIONS	
0	2020-06-29	GENERAL DP SUBMISSION	
0	2020-03-21	ISSUED FOR ADP	
0	2019-03-17	ISSUED FOR ADP	
0	2019-03-18	ISSUED FOR PUBLIC HEARING	
0	2019-03-20	NEIGHBOURHOOD CONSULTATION	REVIEW

CONTRACTOR: NEWBURY CONSULTING INC.

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PROJECT

**VICTORY MULTI-FAMILY PHASE - 01**

BENTLEY ROAD, SURREY, B.C

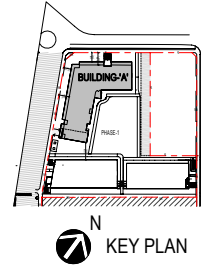
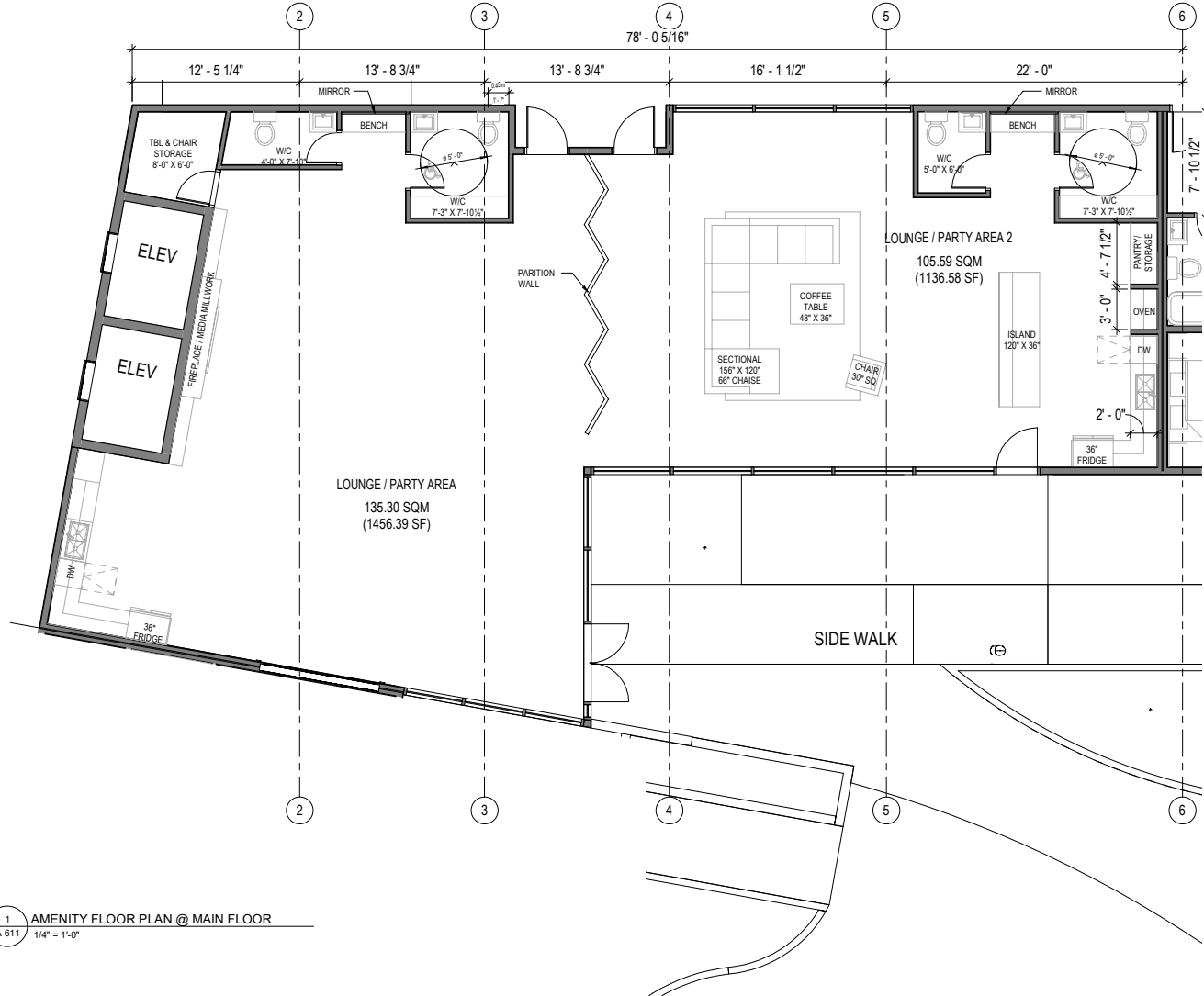
DRAWING TITLE

**MATERIAL BOARD BUILDING C**

DRAWING ISSUE

**ISSUED FOR DETAILED DP**

PROJECT NO:	722013	PLLOT DATE:	14-07-2023	DRAWING CHECKED:	VA/VP
DRAWING NO:	<b>A 501</b>	SCALE:	3/16" = 1'-0"	REVIEWED:	TJ
				REVISION:	17



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NO.	DATE	DESCRIPTION	BY	CHKD
11	2023-07-13	ISSUED FOR DETAILED DP		SD
10	2023-06-22	ISSUED FOR ADP		SD
9	2023-06-14	ISSUED FOR GENERAL DP SUBMISSION		
8	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION		
7	2023-05-15	PROGRESS DP REVISIONS		
6	2023-04-18	ISSUED FOR ADP SUBMISSION		
5	2023-03-29	PROGRESS DP REVISIONS		
4	2023-03-13	DP REVISIONS		
3	2023-01-18	PROGRESS DP REVISIONS		
2	2023-01-18	DP REVISIONS		
1	2023-01-29	PROGRESS DRAWINGS		
0	2023-01-29	PROGRESS REVIEW		
0	2023-07-21	DP REVISIONS		
0	2023-05-29	GENERAL DP SUBMISSION		
0	2023-02-21	ISSUED FOR ADP		
0	2019-08-17	ISSUED FOR ADP		
0	2019-08-18	ISSUED FOR PUBLIC HEARING		
		DESI (WORK CHECK)		REVIEW
		NEIGHBOUR ENGAGING ISSUE		REVIEW

CONTRACT

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PROJECT

**VICTORY MULTI-FAMILY  
PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE

**AMENITY  
BUILDING-A**

DRAWING ISSUE

**ISSUED FOR DETAILED DP**

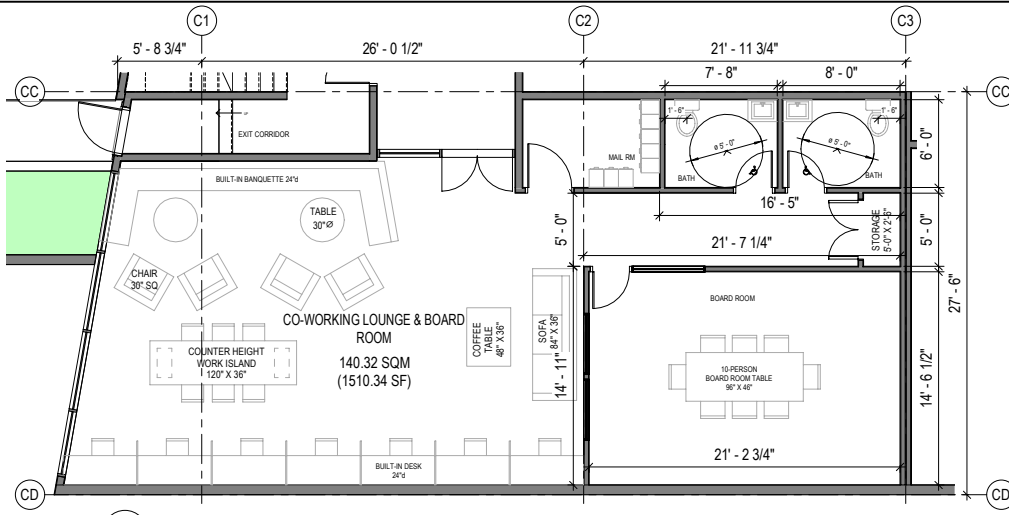
PROJECT NO.	722013	PLOT DATE	14-07-2023	DRAWN/CHECKED BY	MPV/PV
SCALE	As indicated	REVIEWED	TJ	REVISION	

DRAWING NO. **A 611**

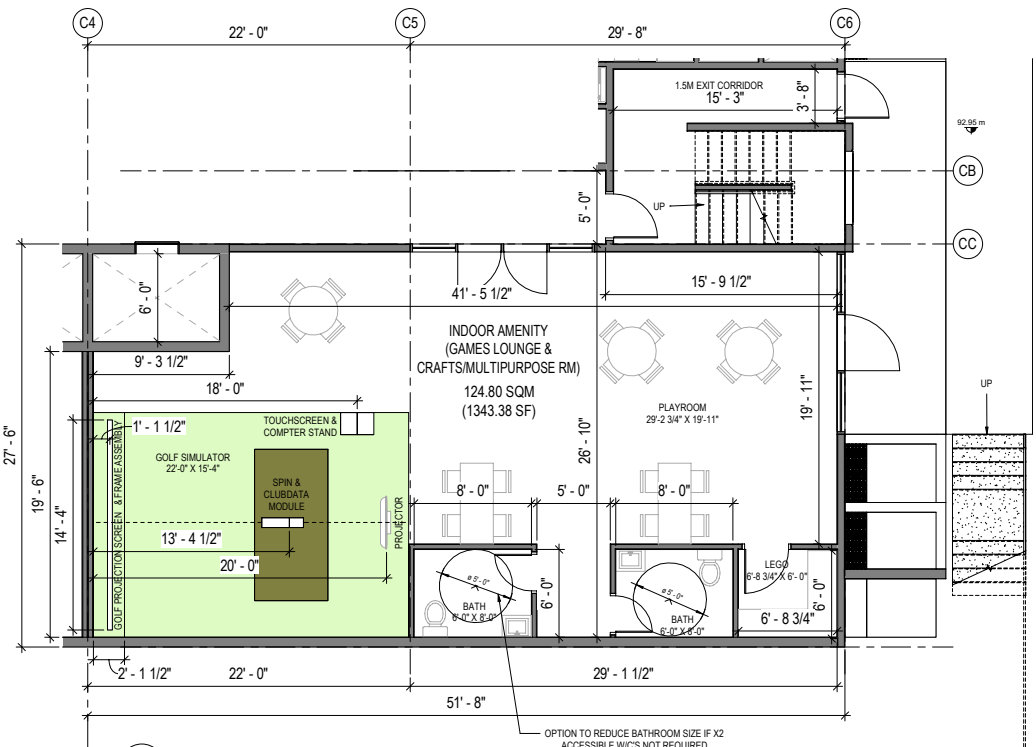
17

**1 AMENITY FLOOR PLAN @ MAIN FLOOR**  
A 611  
1/4" = 1'-0"





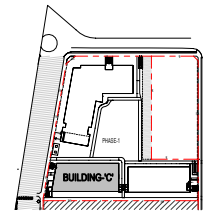
1 WORK SPACE WITH BOARDROOM @ BASEMENT  
A 613 1/4" = 1'-0"



2 AMENITY FLOOR PLAN @ BASEMENT  
A 613 1/4" = 1'-0"



INDOOR AMENITY FROM BUILDING C



N  
KEY PLAN



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NO.	DATE	DESCRIPTION	BY	
11	2023-07-13	ISSUED FOR DETAILED DP	SD	
10	2023-06-22	ISSUED FOR ADP		
9	2023-06-15	PROGRESS FOR DP SUBMISSION		
14	2023-12-20	ISSUED FOR GENERAL DP SUBMISSION		
13	2023-12-15	GENERAL DP SUBMISSION		
12	2023-04-18	ISSUED FOR ADP SUBMISSION		
11	2023-03-20	ISSUED FOR DP SUBMISSION		
10	2021-05-13	DP REVISIONS		
9	2021-04-13	PROGRESS DP REVISIONS		
8	2020-12-18	DP REVISIONS		
7	2020-11-16	PROGRESS DRAWINGS		
6	2020-09-29	PROGRESS REVIEW		
5	2020-07-21	DP REVISIONS		
4	2020-06-29	GENERAL DP SUBMISSION		
3	2020-03-21	ISSUED FOR ADP		
2	2019-03-17	ISSUED FOR ADP		
1	2019-03-18	ISSUED FOR PUBLIC HEARING		
		DESIGN CHECK	NEEDNOT DRAWING ISSUE	REVIEW

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PROJECT

**VICTORY MULTI-FAMILY  
PHASE - 01**

BENTLEY ROAD, SURREY, B.C

DRAWING TITLE

**AMENITY  
BUILDING-C**

DRAWING ISSUE

**ISSUED FOR DETAILED DP**

PROJECT NO.	PLOT DATE	DRAWN/CHECKED BY
722013	14-07-2023	MPV/PV

DRAWING NO.	SCALE	REVIEWED	REVISION
A 613	As indicated	TJ	17













**PAVER LEGEND - PHASE 1**

	2X2 HYDRAPRESSED SLABS NATURAL BLEND
	Classic Standard Series CONCRETE PAVERS SHADOW COLOR ASHLAR PATTERN
	Classic Standard Series CONCRETE PAVERS SHADOW COLOR HERRINGBONES PATTERN
	POURED IN PLACE RUBBER SAFETY SURFACE - 50% GREEN AND 50% BLUE COLOUR
	3" DEPTH 1-2" RIVER STONE UNDER BUILDING OVERHANGS AND IN DRAIN STRIPS
	PET FRIENDLY ARTIFICIAL TURF

**FENCE KEY**

	PATIO SCREEN, REFER TO ARCHITECTURAL MAX. 1.0M HT.
	0.9m HT ALUMINUM FENCE & GATE
	CONCRETE PLANTER WALL

**SITE FURNITURE LEGEND**

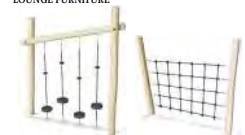
Symbol	Furniture
	BIKE RACK - MAGLIN 1600 SC, SILVER
	BENCH - MAGLIN 1400 BCOND, SILVER
	CHAIR - WISHBONE BESETT, SILVER
	LIFESPACE GARDENS 3X3 HEIRLOOM SELF-WATERING PLANTER
	HOSE BIB AND HOSE RACK
	TABLES WITH CHAIRS - MAGLIN FORO
	PLAY EQUIPMENT
	HAUSER SOFA WITH CHAIRS AND TABLE
	OUTDOOR KITCHEN W/ BBQ
	BOULDERS, BURY 1/3RD MIN. 24" & MAX 48" DIAMETER
	LIFESPACE HARVEST TABLE 10' LENGTH
	LANDSCAPE STRUCTURES HEALTHBEAT EQUIPMENT

**LIGHTING LEGEND**

	BOLLARD LIGHT
	MCGRAW-EDISON BR76 BOLLARD, 30" HT. (DARK SKY CERTIFIED)



**FURNITURE IMAGES - PHASE 1**



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**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 5G9  
P: 604-294-0111, F: 604-294-0002

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
18	20 JUL 13	ISSUE FOR ADP COMMENTS	CL
19	23 JUN 06	ISSUE FOR ADP	CL
17	23 FEB 24	NEW SITE PLAN / ISSUE FOR DETAILS DP	CL
16	22 DEC 20	UPDATE PRO BIDDING INTERPRETATION DP	CL
15	22 NOV 20	NEW SITE PLAN, ISSUE GENERAL DP PM 1&2	CL
14	22 NOV 18	NEW SITE PLAN, ISSUE FINAL DP PM 1	CL
11	22 NOV 18	NEW SITE PLAN, ISSUE GENERAL DP PM 1&2	CL
12	22 AUG 18	PLANTING PLAN PHASE 1	CL
10	22 APR 14	GENERAL DP PHASE 1 & 2	CL
9	20 MAR 20	NEW SITE PLAN	CL
8	25 OCT 22	UPDATE PER NEW SITE PLAN	CL
7	21 APR 20	UPDATE PER NEW SITE PLAN	CL
6	20 MAR 20	UPDATE PER NEW SITE PLAN	CL
5	20 JUN 19	UPDATE PER NEW SITE PLAN	CL
4	20 JUN 20	UPDATE PER NEW SITE PLAN	CL
1	20 JUN 24	UPDATE PER LATEST SITE PLAN	CL
2	20 FEB 20	UPDATE CONCRETE PAVEMENT	CL
3	20 JAN 27	UPDATE PER COMMENTS	CL

CLIENT:

PROJECT:  
**VICTORY MULTI-FAMILY PHASE 1**

**BENTLEY ROAD SURREY**

DRAWING TITLE:  
**PHASE 1 LANDSCAPE PLAN**

DATE: 19 SEP 13 DRAWING NUMBER:

SCALE: 1:200

DRAWN: CLG

DESIGN: CLG

CHKD: PC

**L1**



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
19	20 JUL 13	REVISE PER ACP COMMENTS	CLG
18	20 JUN 13	ISSUE FOR ACP	CLG
17	23 FEB 14	NEW SITE PLAN / ISSUE FOR DETAILS/CP	CLG
16	22 OCT 13	UPDATE PER BMO DCA INTERPROVISION/CP	CLG
15	22 NOV 13	NEW SITE PLAN / ISSUE GENERAL/CP PH 1&2	CLG
14	22 NOV 13	NEW SITE PLAN / ISSUE DETAIL/CP PH 1	CLG
13	22 NOV 13	NEW SITE PLAN / ISSUE GENERAL/CP PH 1&2	CLG
12	22 AUG 13	PLANTING PLAN PHASE 1	CLG
11	22 AUG 13	GENERAL/CP PHASE 1 & 2	CLG
10	22 APR 14	NEW SITE PLAN	CLG
9	20 MAR 13	NEW SITE PLAN	CLG
8	25 OCT 12	UPDATES PER NEW SITE PLAN	CLG
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6	20 MAR 10	UPDATES PER NEW SITE PLAN	CLG
5	20 JUN 09	UPDATE PER NEW SITE PLAN	CLG
4	20 JUN 09	UPDATE PER NEW SITE PLAN	CLG
3	20 JUN 09	UPDATE PER LATEST SITE PLAN	CLG
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1	20 JAN 07	UPDATE PER COMMENTS	CLG

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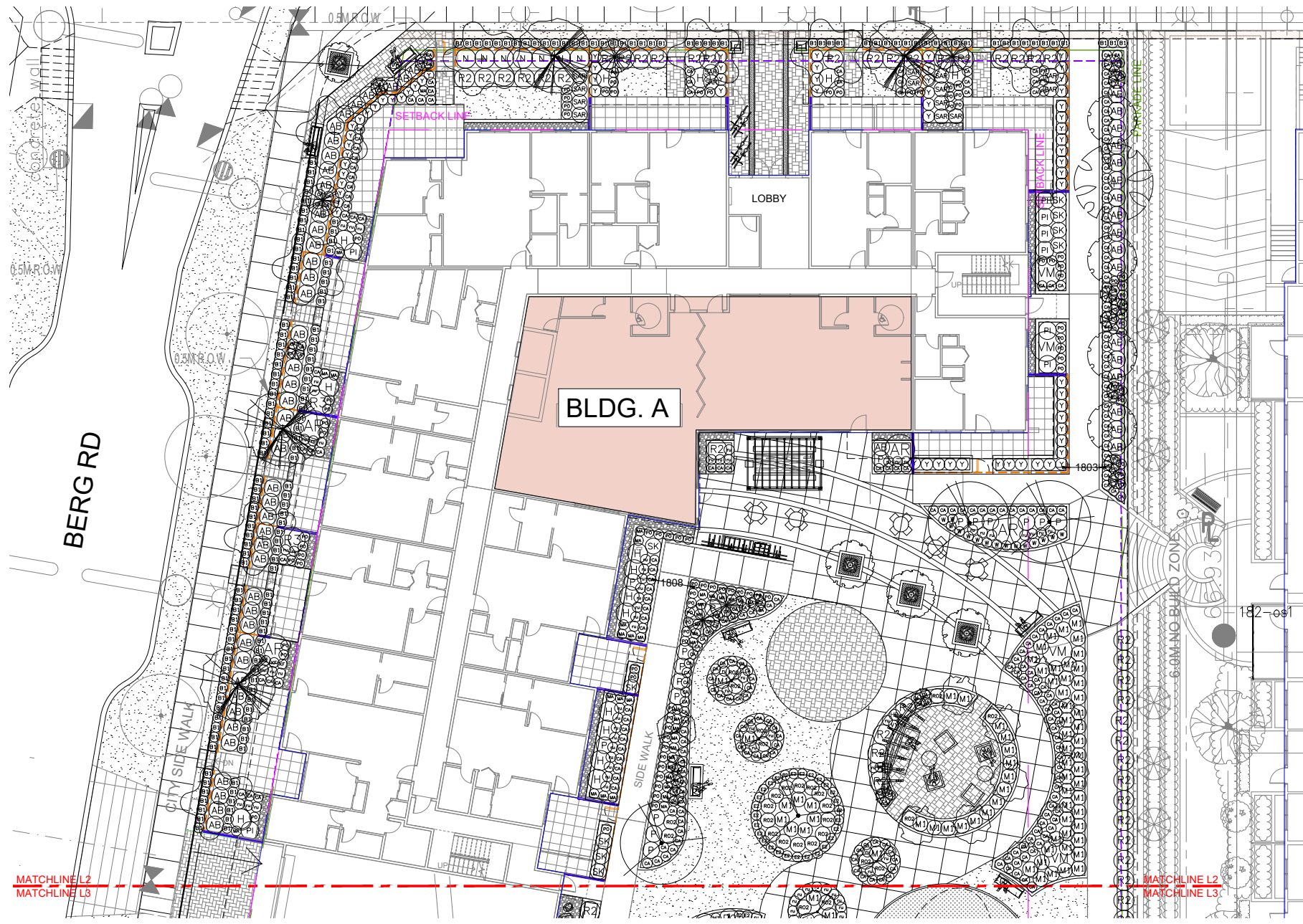
CLIENT:

PROJECT:  
**VICTORY MULTI-FAMILY  
 PHASE 1**  
 BENTLEY ROAD  
 SURREY

DRAWING TITLE:  
**PHASE 1  
 SHRUB PLAN**

DATE: 19 SEP 13 DRAWING NUMBER:  
 SCALE: 1:100  
 DRAWN: CLG  
 DESIGN: CLG  
 CHKD: PC OF 6

**L2**



MATCHLINE L2  
 MATCHLINE L3

MATCHLINE L2  
 MATCHLINE L3



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
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38	23 JUN 16	ISSUE FOR ASP	CLG
37	23 FEB 24	NEW SITE PLAN / ISSUE FOR DETAILS DP	CLG
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35	22 NOV 20	NEW SITE PLAN, ISSUE GENERAL DP PM 1&2	CLG
34	22 NOV 18	NEW SITE PLAN, ISSUE DETAIL DP PM 1	CLG
33	22 NOV 21	NEW SITE PLAN, ISSUE GENERAL DP PM 1&2	CLG
32	22 AUG 20	PLANNING PLAN PHASE 1	CLG
31	22 AUG 18	GENERAL DP PHASE 1 & 2	CLG
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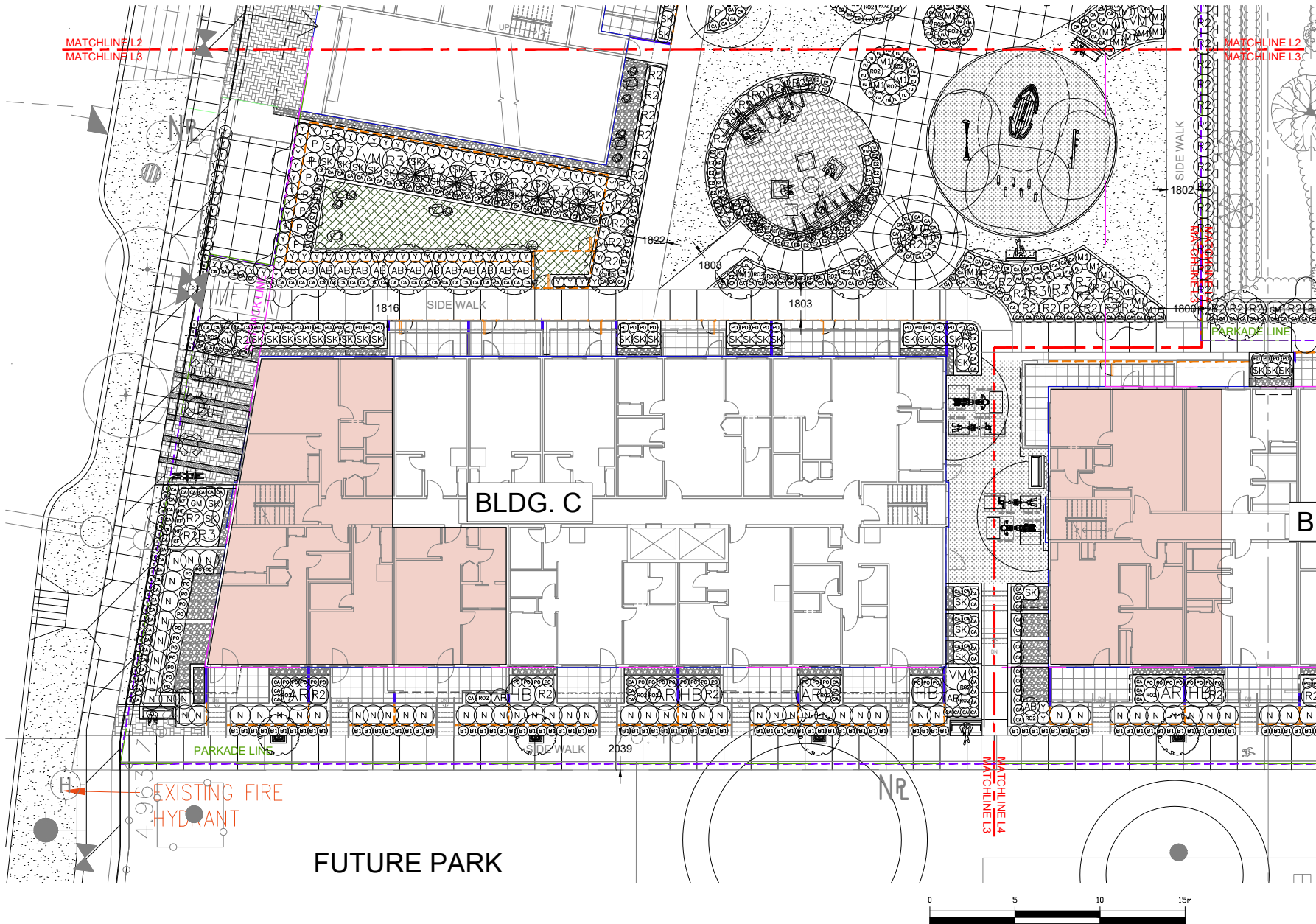
CLIENT:

PROJECT:  
**VICTORY MULTI-FAMILY PHASE 1**  
BENTLEY ROAD  
SURREY

DRAWING TITLE:  
**PHASE 1 SHRUB PLAN**

DATE: 19 SEP 13 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC OF 6

**L3**



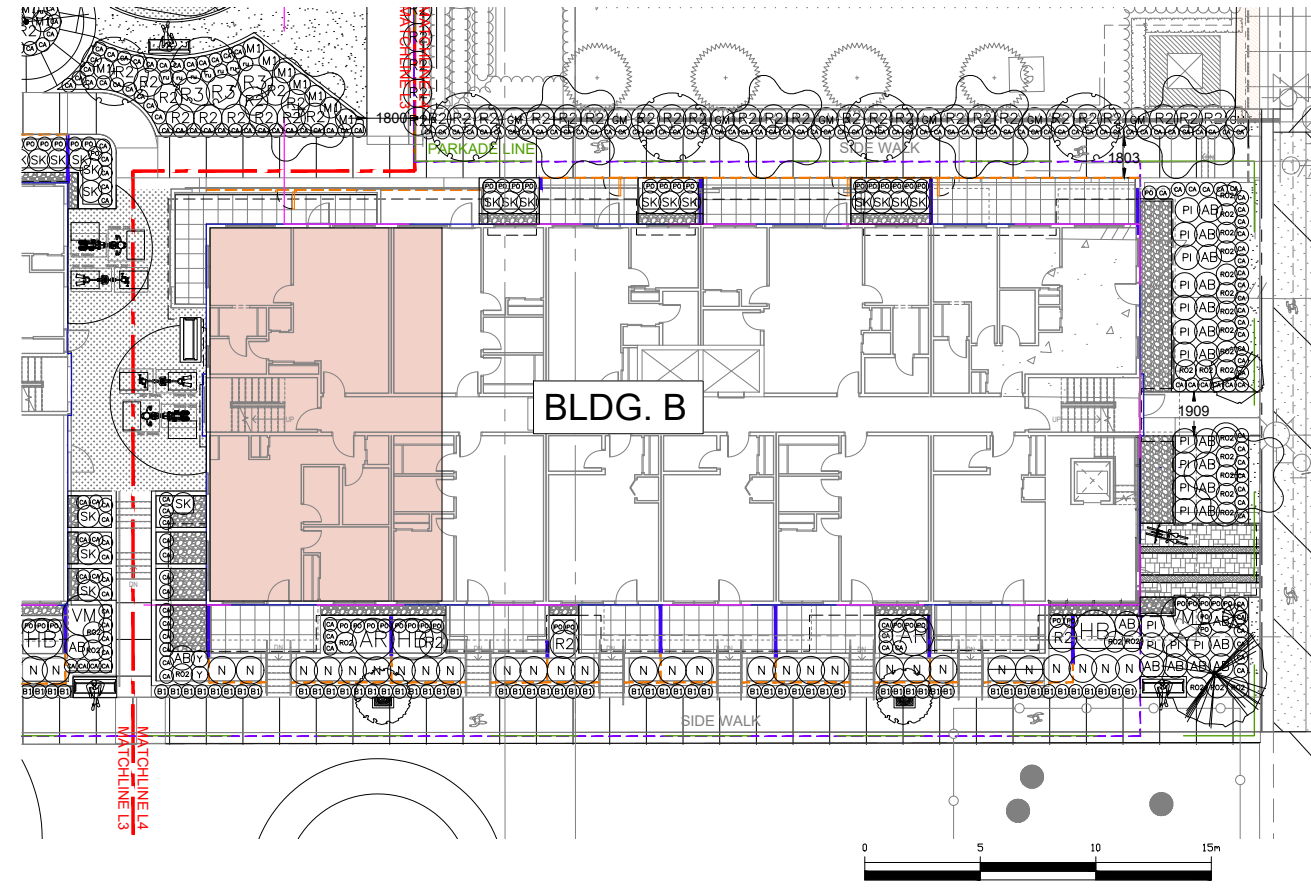


SEAL:

PLANT SCHEDULE		COMMON NAME	PLANTED SIZE / FREMARKS
17	ACER PALMATUM	JAPANESE MAPLE	5CM CAL. 1.8M STD. S&B
18	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT. S&B UPRIGHT FORM
19	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	5CM CAL. 1.8M STD. S&B
20	CHAMAECYPARIS OBTUSA GRACILIS	SENDER SPINDLE PALM CYPRESS	30 FT. S&B
21	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA (WHITE)	5CM CAL. 1.8M STD. S&B
22	MAULIS DOMESTICA 'FUJI'	FUJI MAPLE	5CM CAL. 1.8M STD. S&B
23	OXYDENDRON ARBOREUM	SOURWOOD	5CM CAL. 1.8M STD. S&B
24	PICEA OMORIKA 'BRUNS'	BRUCE'S NORWAY SPRUCE	3.0 M S&B
25	QUERCUS ROBUR 'FASTIGIATA'	FESTIGATE ENGLISH OAK	5CM CAL. 1.8M STD. S&B
26	STYRAX JAPONICUS	JAPANESE DOGWOOD	5CM CAL. 1.8M STD. S&B
27	ABELIA EDWARDSII CO. CHEEY	PINK ABELIA	40 POT. 30CM
28	ABUTILON LINDLEYI	COMPACT STRAWBERRY BUSH	40 POT. 30CM
29	BUNIA SPENSERIENSIS	COMMON DOGWOOD	40 POT. 30CM
30	IBIDEXIS SPICATUS	ROSE OF SHARON	40 POT. TREE FORM
31	MANTONIA KALPHELLUM	ORIENTAL CAMEL	40 POT. 30CM
32	MANDARINA CHINESE 'FICHA MOONBAY'	DWARF FEATHERY BAMBOO	40 POT. 30CM
33	PERSEA JAPONICA 'TOWER OF JEMES'	PERSEA WHITE BLOSSOM	40 POT. 30CM
34	PERSEA JAPONICA 'VALLEY FIRE'	VALLEY FIRE PERSEA	40 POT. 30CM
35	PROXODENDRON NAGAI	PROXODENDRON BLUE	40 POT. 30CM
36	PROXODENDRON NAGAI	NAGAI PROXODENDRON	40 POT. 30CM
37	ROSA 'SCARLET MELODY'	SCARLET MELODY ROSE	40 POT. 40CM
38	ROSA 'SCARLET MELODY'	SCARLET MELODY ROSE	40 POT. 40CM
39	SARCOCODICIA HOODERIANA RUSCIFOLIA	FRAGRANT SARCOCODICIA	40 POT.
40	SARNOXIA PESTIFERA	DWARF SPINNA	40 POT.
41	SPINEXIA X BUNALDIA GOLDMOUND	GOLDMOUND SPINEXIA	40 POT. 40CM
42	TAXUS S. MEDIA	HOOP PINE	1.3M HT. S&B
43	VIBURNUM P. T. 'NAIVEE'	NAIVEE DOUBLE FILE VIBURNUM	1.0M HT. S&B
44	WEGELIA FLORENZA 'MAGNIFICENT FINE'	DWARF WEGELIA	40 POT. 30CM
45	CALAMAGROSTIS S.A. 'NAK. FORESTIER'	NAK. FORESTIER FEATHERED GRASS	40 POT. HEAVY
46	CAREX 'EVERGREEN'	EVERGREEN SEDGE	40 POT.
47	SECURITARIA SPENSERII LITTLE KITKIN'	COMPACT SAFFRON GRASS	40 POT.
48	CLEMATIS 'ARABIAN'	EVERGREEN CLEMATIS	40 POT. 30CM. STAKED
49	GENERAL	GENERAL	GENERAL
50	HOSTA 'PATRIOT'	HOSTA GREEN AND WHITE VARIEGATED	40 POT. 1 EYE
51	IRIDIUM 'MUSCATI'	BLUE LILY-TURF	11 CM POT.
52	RUDEBACHIA FLORIDA 'MIR. SULLIVANT'	GOLDBURCHIA YELLOW ORANGE	10CM POT.
53	SLYMPIUM JAPONICA 'EMERALD GEMET'	SLYMPIUM DE VER VARIEGATED	40 POT. 30CM
54	POLYTOCHUM MUNITUM	WESTERN SWORD FERN	40 POT. 25CM

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMAA STANDARDS. BOTH POT. SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MANAGEMENT AND OTHER PLANT MATERIAL REQUIREMENTS. 3. SEARCH AND REVIEW MARK PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. 4. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE VALLEY. 5. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. 6. ALL PLANT MATERIAL SHALL BE PROVIDED FROM A CERTIFIED NURSERY. 7. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. 8. BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

TREE IMAGES - PHASE 1



NO.	DATE	REVISION DESCRIPTION	DR.
19	28 JUL 11	REVISE PER ACP COMMENTS	CLG
18	23 JUN 06	ISSUE FOR ACP	CLG
17	27 FEB 24	NEW SITE PLAN / ISSUE FOR OPTIMIZED DP	CLG
16	22 DEC 09	UPDATE PHO BIDS CALL INTERPRETATION OF	CLG
15	22 NOV 09	NEW SITE PLAN / ISSUE GENERAL DP PH 1&2	CLG
14	22 NOV 08	NEW SITE PLAN / ISSUE GENERAL DP PH 1	CLG
13	22 NOV 07	NEW SITE PLAN / ISSUE GENERAL DP PH 1&2	CLG
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8	25 OCT 22	UPDATE PER NEW SITE PLAN	CLG
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3	20 JUN 24	UPDATE PER LATEST SITE PLAN	CLG
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NO. DATE REVISION DESCRIPTION DR.

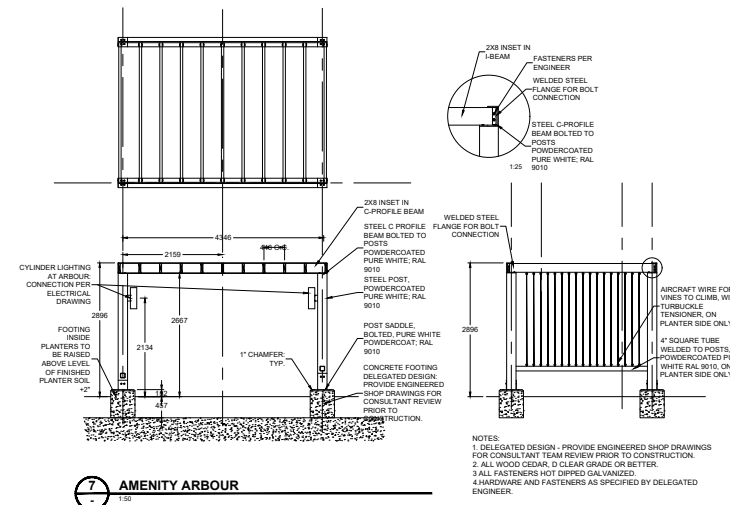
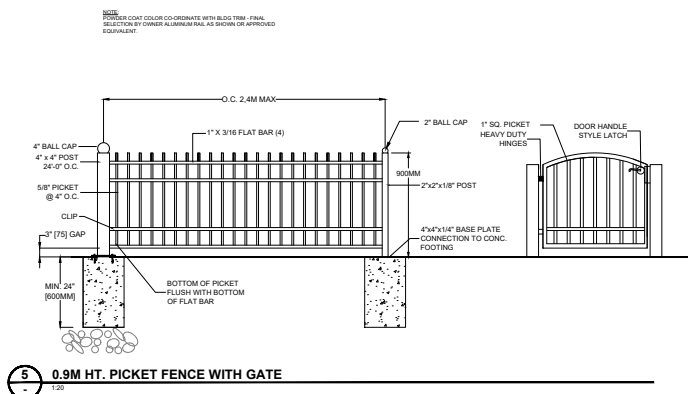
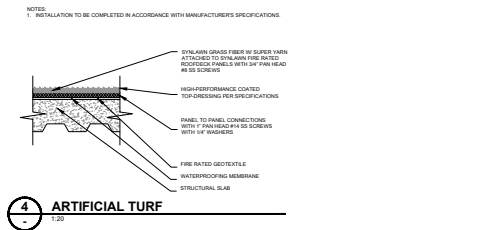
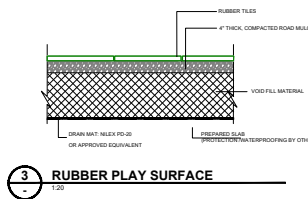
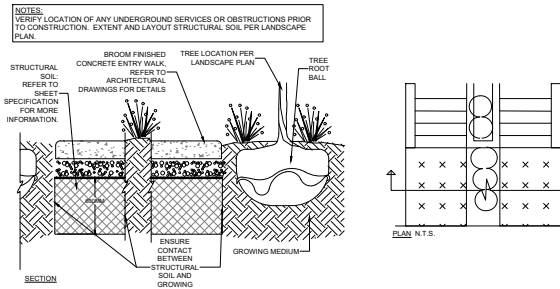
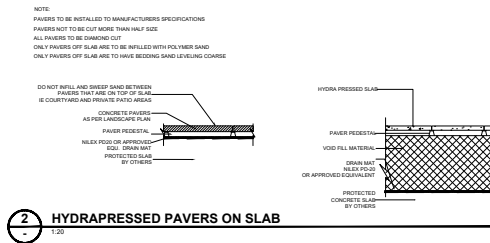
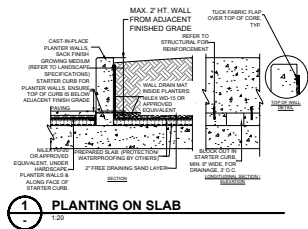
PROJECT:  
**VICTORY MULTI-FAMILY PHASE 1**  
BENTLEY ROAD SURREY

DRAWING TITLE:  
**PHASE 1 SHRUB PLAN**

DATE: 19 SEP 13 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC OF 6



SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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18	23 JUN 06	ISSUE FOR ACP	CLG
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2	20 FEB 20	UPDATE CONCRETE PLAN CONCEPT	CLG
1	20 JAN 07	UPDATE PER COMMENTS	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**VICTORY MULTI-FAMILY  
PHASE 1**

**BENTLEY ROAD  
SURREY**

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 19 SEP 13 DRAWING NUMBER:

SCALE:

DRAWN: CLG

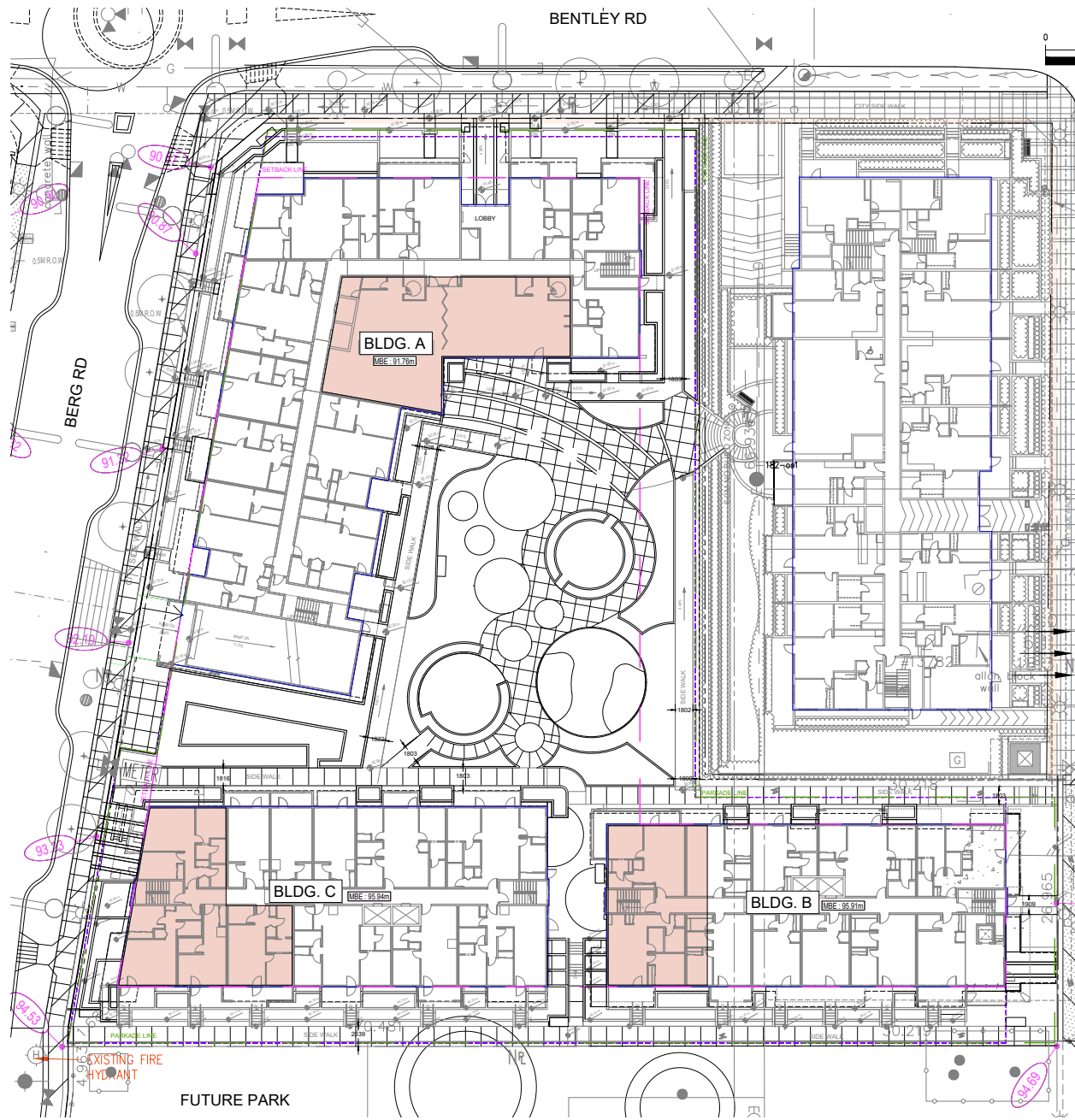
DESIGN: CLG

CHKD: PC

PMG PROJECT NUMBER: 17165-21-2P

**L5**

OF 6



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**pmg**  
 LANDSCAPE ARCHITECTS  
 Suite C100 - 4185 Still Creek Drive  
 Burnaby, British Columbia, V5C 5G9  
 p. 604 294-0111 - f. 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
19	20 JUL 13	REVISE PER ASP COMMENTS	CLG
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11	22 AUG 08	GENERAL OF PHASE 1 & 2	CLG
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9	20 MAR 20	NEW SITE PLAN	CLG
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CLIENT:

PROJECT:  
**VICTORY MULTI-FAMILY PHASE 1**  
 BENTLEY ROAD SURREY

DRAWING TITLE:  
**PHASE 1 LANDSCAPE GRADING PLAN**

DATE: 19 SEP 13 DRAWING NUMBER:  
 SCALE: 1:200  
 DRAWN: CLG  
 DESIGN: CLG  
 CHKD: PC

**L6**  
 OF 6

Department: **Planning and Demographics**  
Date: **July 18, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **17 0544 01**

The proposed development of **216** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	28
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	17
Secondary School =	6
<b>Total Students =</b>	<b>23</b>

<b>Current Enrolment and Capacities:</b>	
<b>Forsyth Road Elementary</b>	
Enrolment	383
Operating Capacity	317
# of Portables	3
<b>Kwantlen Park Secondary</b>	
Enrolment	1498
Operating Capacity	1200
# of Portables	13

**Summary of Impact and Commentary**

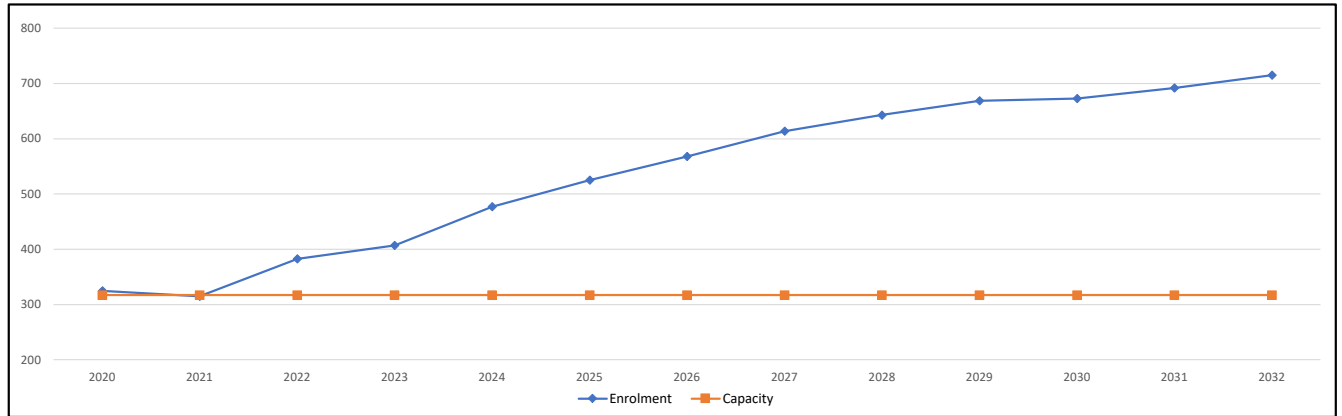
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Forsyth Road Elementary serves northern city centre neighborhood community and students. Given the densification of the City Centre surroundings, the school is projected to double its current student enrolment over the next 10 years. The school is currently operating at 21% above its student capacity with growth not slowing down any time soon. The school will be operating 120% over its actual capacity in ten years indicating a strong case for an addition to the school.

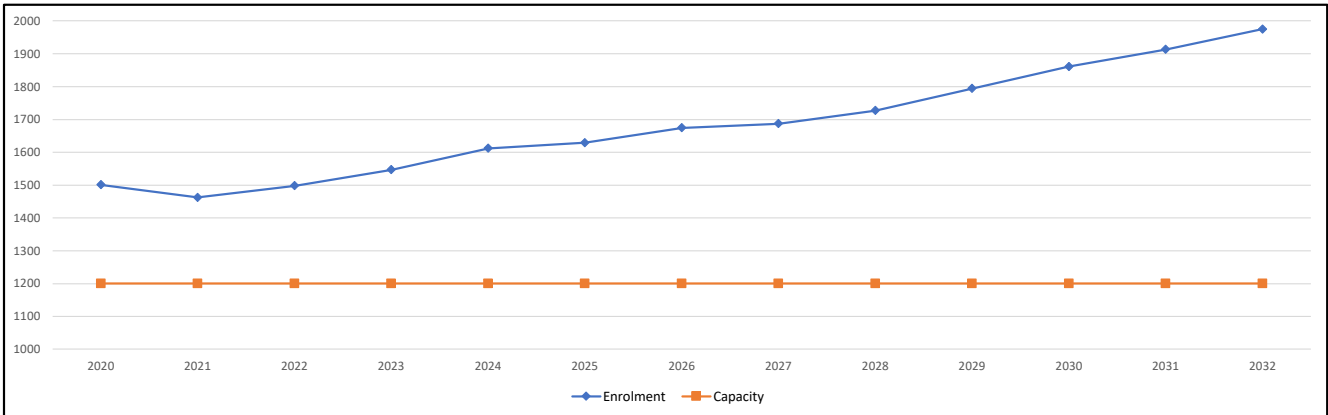
The Ministry of Education has supported the District's capital request for a new 8-classroom capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2029.

As of September 2022, Kwantlen Park Secondary is currently operating at 125% with 13 portables on site used for enrolling classes and is projected to grow by 450 students over the next 10 years. This school will also be impacted by timing of future high-rise development in the area. In February 2023, we have received capital funding approval from the Ministry to build a 500-capacity addition, targeted to open in the fall of 2027.

**Forsyth Road Elementary**



**Kwantlen Park Secondary**



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



Date: 2023-07-20

The City of Surrey  
Planning and Development I Area Planning-North Division  
13450 104 Ave,  
Surrey, BC, Canada  
V3T 1V8

Attention: Sarah Robertson | Planner

Dear Sarah,

**Subject: Response to June 22,2023 ADP comments  
City of Surrey File No: 17-0544-01**

Please see the attached architectural responses in blue and landscape responses in red as below:

### Key Points

- Consider incorporation of covered elements to allow for year-round use of the courtyard.  
**Landscape: We have added an additional arbor over the BBQ and outdoor dining area adjacent the indoor amenity at building A**
- Consider widening the entries to the courtyard between buildings and enhancing the pedestrian experience into the outdoor amenity areas.  
Kasian: A continuous 1.8m wide internal pedestrian sidewalk is provided connecting the building and the outdoor amenity area. Also note the slope of the sidewalk is no more than 5% to enhance the pedestrian activity.
- Consider creating a better balance and rhythm on the elevations, particularly in the framed 'pop-out' elements. Consider minimizing the frames if they do not add values to the overall expression.  
Kasian: Noted and we have revised the elevations. We have reduced the size of the box frame and created the zig-zag pattern for the box location for each of the buildings to break the long continuous expression of the building elevation. Please see the drawings A 300 to A 311
- Consider softening the exterior colour palette and creating a rationale behind colour choices.  
Kasian: We have two color schemes that are complimentary. It came up during the ADP that the rendering has orange color is more saturated than what we intended for. So, we have revised the rendering and the elevations to have more copper tone.  
One scheme has a dark grey brick, white field color with copper accents. The second scheme has copper toned brick, white field color with dark grey accents. The color schemes played on natural tones are a classic non trendy pallet and will age well.
- Consider interior unit layouts for livability matters.  
Kasian: To make the internal layout more functional we have revised most of the units along with the inputs from the interior design team. We have also made a revision to unit no. A 23 as discussed during ADP at building A. Please see the revised drawings A 600-A 610

### Site

- Consider reviewing the grading and building interfaces to ensure appropriate edge conditions.

Kasian: We review all the grading, and it has been consistent with the OCP guidelines.

## Form and Character

- Reconsider the rhythm on the elevations and review the frame sizes, pop-outs, and how to effectively break up the building facades. Consider revisiting interior corner units in Building A for livability, including increasing the size of the living room window.

Kasian: Revised. Please see the drawings A 203 and A 300-A 311

A zig-zag pattern is created for the location of the boxes. Also, to make the elevation more prominent we have changed the internal façade of the boxes to match the box color.

- Consider softening the orange pop-outs with another color, to prevent a commercialized look, the paint from fading to pink, or a visual imbalance on the front of the building.

Kasian: Revised, please see elevations A 300-A310. It came up during the ADP discussion that the color of the pop-outs looks orange on the 3D rendering where our intension is to use more of the copper tone for the boxes. Please see the 3D rendering attached where the orange color is revised to copper.

## Landscape

- Consider shifting some hardscape to softscape and planting in the landscape design to enhance courtyard acoustics and stormwater management.

Landscape: We have increased both the shrub and perennial planted areas and lawn areas to increase the overall soft landscape proportion of the site.

- Consider soil cells in lieu of structural soil for trees and direct stormwater into soil cell systems as part of site stormwater management strategies.

Landscape: We have considered soil cells and have opted for structural soil so as to connect as many planted areas as possible for the least cost. We will further explore soil cell technology when specifying breakout trenches along the street frontages as these planting pockets are smaller and require more soil volume under paving.

- Recommend further consideration around directing stormwater into specific planting zones.

Landscape: We will explore stormwater management options with our civil engineering consultant. We have noted limited opportunities for infiltration as this project sits largely over parkade structure. Increased planting areas noted above has allowed for increased absorption capacity of the site, if only to slow peak flows into the regular system of piped conveyance.

## CPTED

- No specific issues were identified.

## Sustainability

- Consider modeling using future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.

Kasian: Noted. We have had our energy consultant to take care of the comments later during the stages of construction.

- Consider the inclusion of renewable energy on roof surfaces, or alternatively, providing an

extensive green roof to help reduce stormwater run-off and heat island effect.

Kasian: we are using high albedo roofing material on roof as per the City of Surrey OCP guidelines.

- Consider slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.

Kasian: Noted and will discuss with the structural engineers during the BP stage.

- Consider setting energy targets which exceed minimum Step Code performance requirements.

Kasian: Noted, the comment has been passed on to our energy consultant and will be taken into consideration in the energy report and drawing review.

#### Accessibility

- Review accessibility issues in the courtyard area.

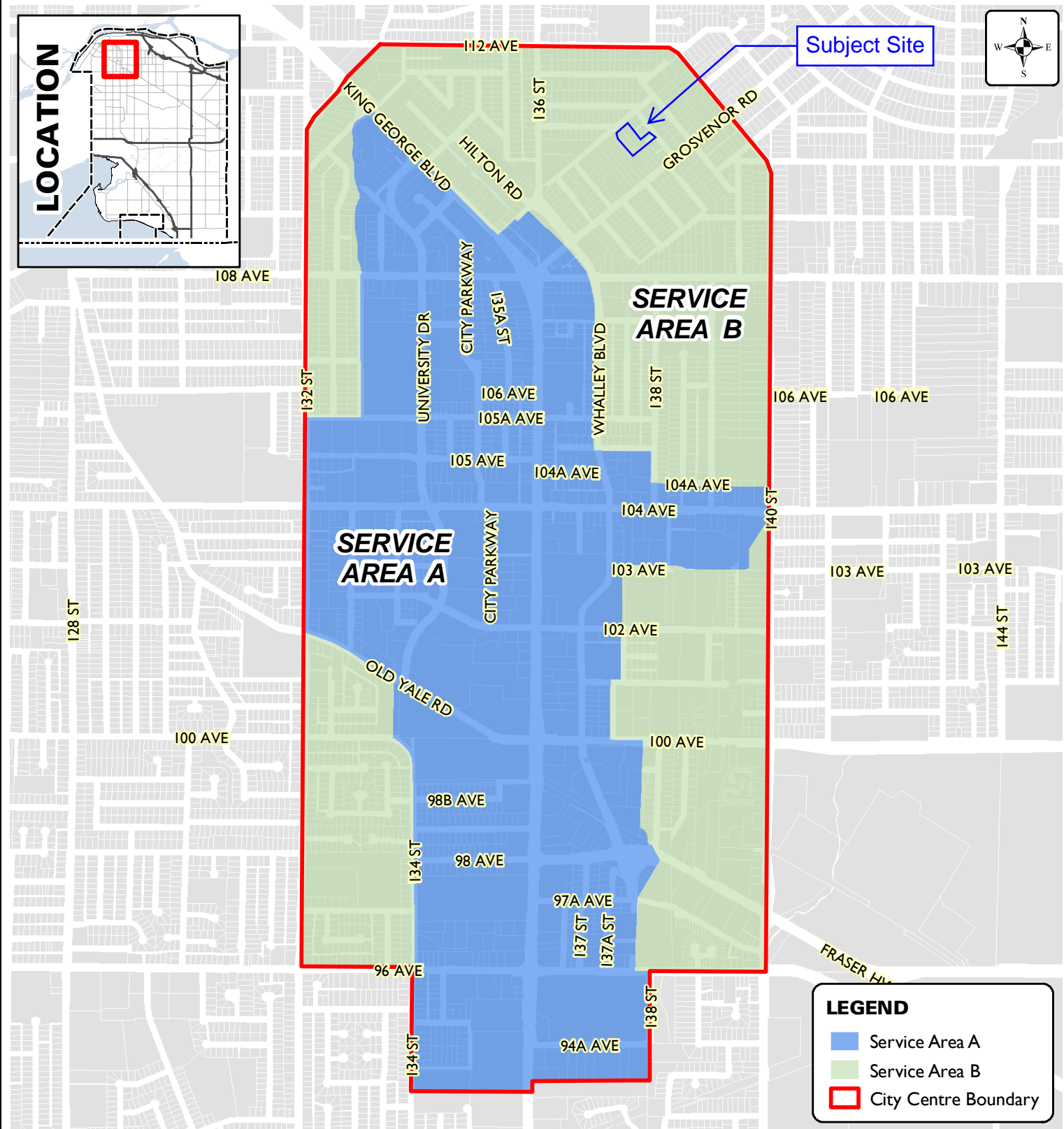
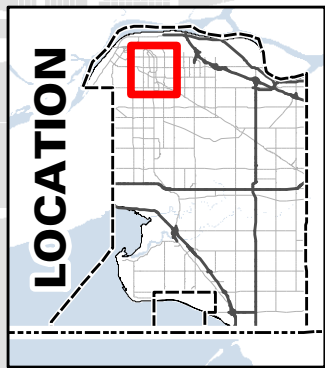
Kasian: Grading, pathways, and all access in the courtyard is being reviewed to ensure Accessible Access

Thank you,

Regards



FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8



**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.

**Appendix V**

**City of Surrey  
ADDITIONAL PLANNING COMMENTS**

Application No.: 7917-0544-00

Planning Report Date: October 3, 2022

**PROPOSAL:**

- Amend CD Bylaw No. 20146

to permit the development of seven, 5 to 6-storey apartment buildings in City Centre.

**LOCATION:**

- 13753 and 13809 – Grosvenor Road
- 13790 – Harper Road
- 13726, 13688, 13736, 13690, 13716, 13684, 13702 – Bentley Road
- Portion of 13775 – Grosvenor Road
- Portion of 13781 – Grosvenor Road
- Portion of 13791 – Grosvenor Road
- Portion of 13746 – Bentley Road
- Portion of 13672 – Bentley Road

**ZONING:**

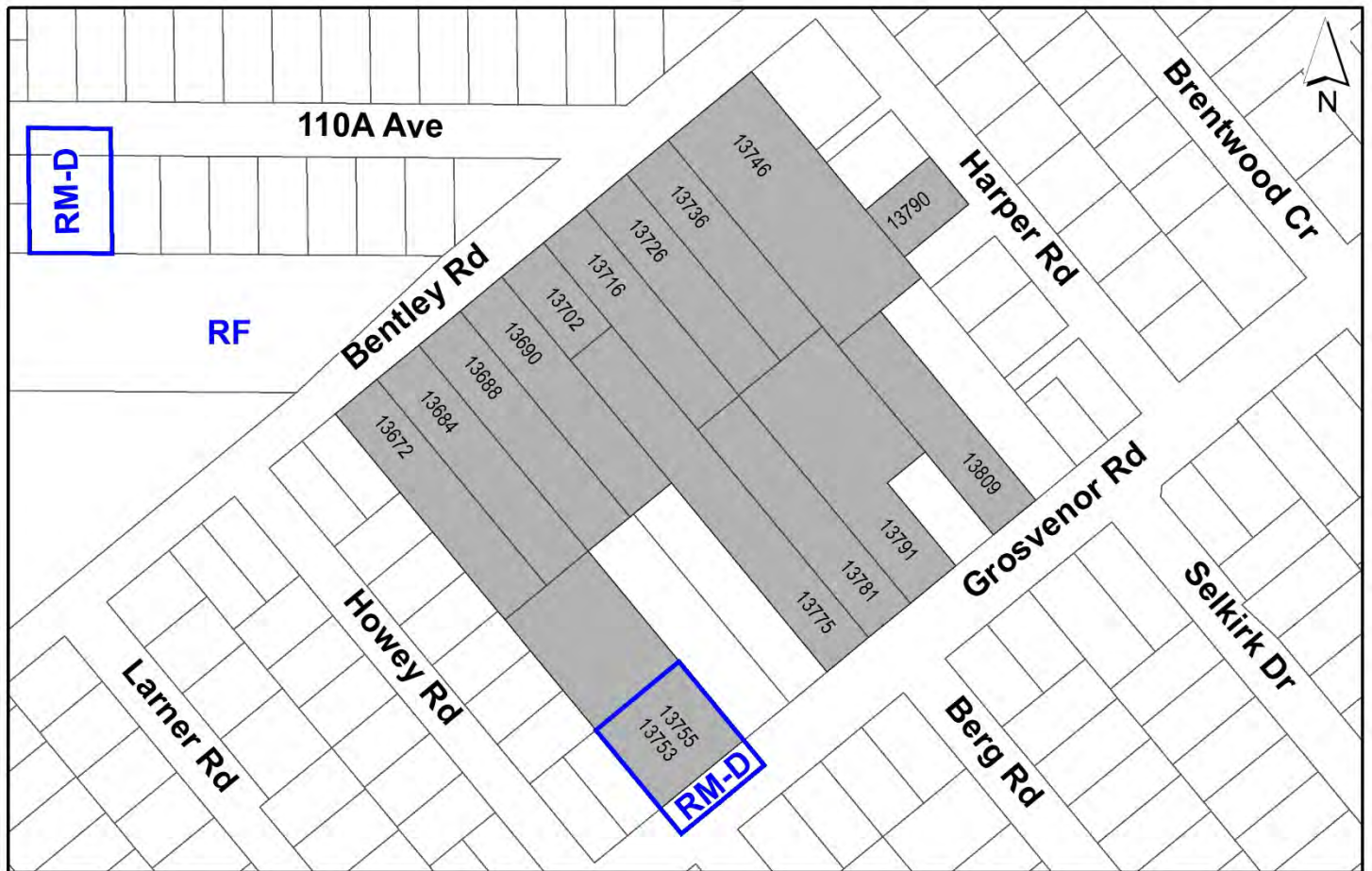
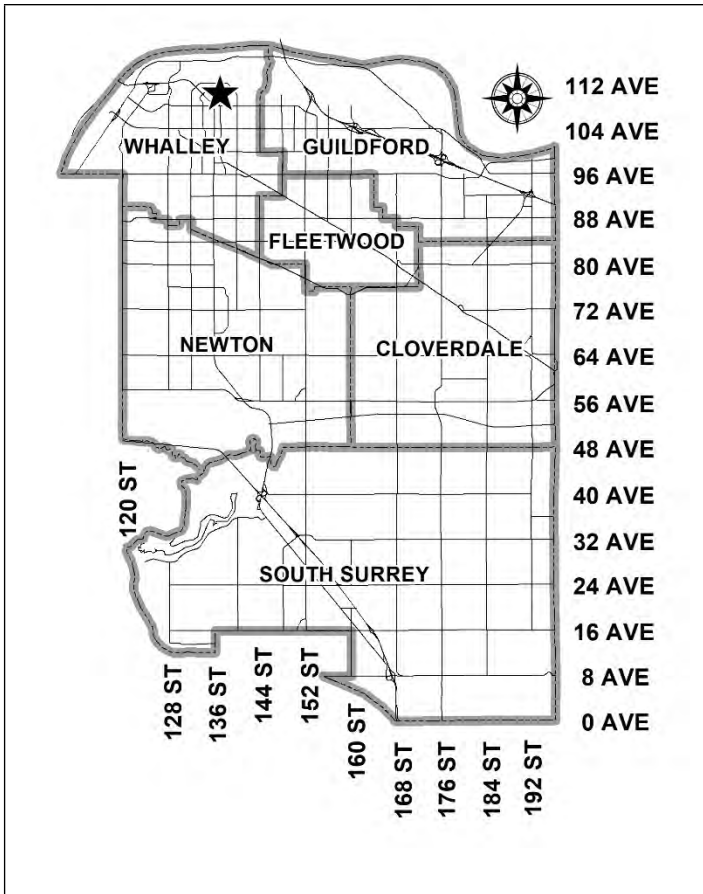
RM-D and RF

**OCP DESIGNATION:**

Multiple Residential

**CITY CENTRE PLAN DESIGNATION:**

Low Rise Residential – Type II; Park



## RECOMMENDATION SUMMARY

- Council rescind Resolution No. R20-1417 giving Third Reading to Rezoning Bylaw No. 20146 at the September 14, 2020, Regular Council - Public Hearing meeting.
- Council amend Rezoning By-law No. 20146 by adjusting the maximum floor area ratio permitted from 2.7 to 2.42
- Council consider Third Reading of Rezoning By-law No. 20146, as amended.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The Planning & Development Report for Application No. 7917-0544-00 was considered by Council on July 27, 2020, and the Rezoning Bylaw subsequently received Third Reading by Council after the Public Hearing on September 14, 2020.
- The development application is proposing Rezoning and a General Development Permit in order to permit development of seven, 5 to 6-storey apartment buildings. The application also includes a Detailed Development Permit for Phase 1 of the project, that is currently in the initial review stage.
- The density section of CD Bylaw No. 20146 was originally drafted to permit a maximum floor area ratio (FAR) of 2.7.
- The applicant is proposing to amend the CD Bylaw to reduce the maximum FAR from 2.7 to 2.42. Working through detailed design review with the applicant, it was determined that the maximum density achievable for the project, for a 5 to 6-storey building form, will be closer to a FAR of 2.42
- Amending the CD By-law will align the By-law with the anticipated density and built form that will be achieved on the site.
- Under Section 470 of the Local Government Act, Council may decrease the density of a bylaw without the requirement for a Public Hearing, with the owner's consent.



## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution No. R20-1417 giving Third Reading to Rezoning Bylaw No. 20146 at the September 14, 2020, Regular Council - Public Hearing meeting.
2. Council amend Rezoning By-law No. 20146 by adjusting the maximum floor area ratio permitted from 2.7 to 2.42.
3. Council consider Third Reading of Rezoning Bylaw No. 20146, as amended.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - a. All conditions as outlined in the previous Planning & Development Report as outlined in previous Planning & Development Report dated July 27, 2020.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Single family dwelling, vacant lots, and a duplex.	Low Rise Residential – Type II; Park	RF; RM-D
Northwest (Across Bentley Rd):	Single family dwellings and 3-storey apartment buildings.	Low Rise Residential – Type II	RF
Northeast (Across Harper Rd):	Single family dwellings.	Low Rise Residential – Type I; Low-Rise Mixed-Use – Type I	RF
Southeast (Across Grosvenor Rd):	Single family dwellings.	Low Rise Residential – Type II	RF
Southwest:	Single family dwellings.	Low Rise Residential – Type II	RF

### Context & Background

- The subject site is approximately 1.64 hectares in size and consists of fifteen (15) properties located between Bentley Road and Grosvenor Road, southwest of Harper Road. The site is located within the Bolivar District of the City Centre Plan.

- The properties are designated "Multiple Residential" in the Official Community Plan (OCP) and "Low Rise Residential – Type II" and "Park" in the City Centre Plan. The lots are zoned "Single Family Residential (RF)" and "Duplex Residential Zone (RM-D)".
- The site is located within a largely single family neighbourhood, except for the existing three-storey apartment buildings to the west across Bentley Road.
- The Planning & Development Report for Application No. 7917-0544-00 was considered by Council on July 27, 2020. The application is proposing Rezoning and a General Development Permit to permit the development of seven, 5 to 6-storey apartment buildings.
- The Rezoning Bylaw subsequently received Third Reading by Council after the Public Hearing on September 14, 2020.

## POLICY & BY-LAW CONSIDERATIONS

### CD By-law

- The applicant proposed to rezone the subject site from "Duplex Residential Zone (RM-D)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", with CD By-law No. 20146 currently at Third Reading, and a General Development Permit, to permit the development of seven 5 to 6-storey apartment buildings.
- The CD Bylaw is proposed to remain the same as that which received Third Reading on September 14, 2020, except for the updated density.
- A summary of the proposed changes in the revised CD Bylaw are included in the table below:

Zoning	CD Zone (Bylaw No. 20146)	Proposed Amendment to CD Zone (Bylaw No. 20146)
<b>Permitted Uses</b>	Multiple Unit Residential Building and Ground Oriented Multiple Unit Residential Buildings	Multiple Unit Residential Building and Ground Oriented Multiple Unit Residential Buildings
<b>Floor Area Ratio:</b>	2.7	2.42

### Floor Area Ratio

- Working through detailed design review with the applicant, it was determined that the maximum density achievable for the project, for a 5 to 6-storey building form, will be closer to a FAR of 2.42.
- Amending the CD By-law will align the By-law with the anticipated density and built form that will be achieved on the site.
- Under Section 470 of the Local Government Act, Council may decrease the density of a bylaw without the requirement for a Public Hearing, with the owner's consent.

- Schedules A and B of the CD By-law have also been updated to reflect the final road alignment of the proposed development.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Initial Planning Report No. 7917-0544-00, dated July 27, 2020.  
Appendix II. CD Bylaw No. 20146, as amended.

*approved by Ron Gill*

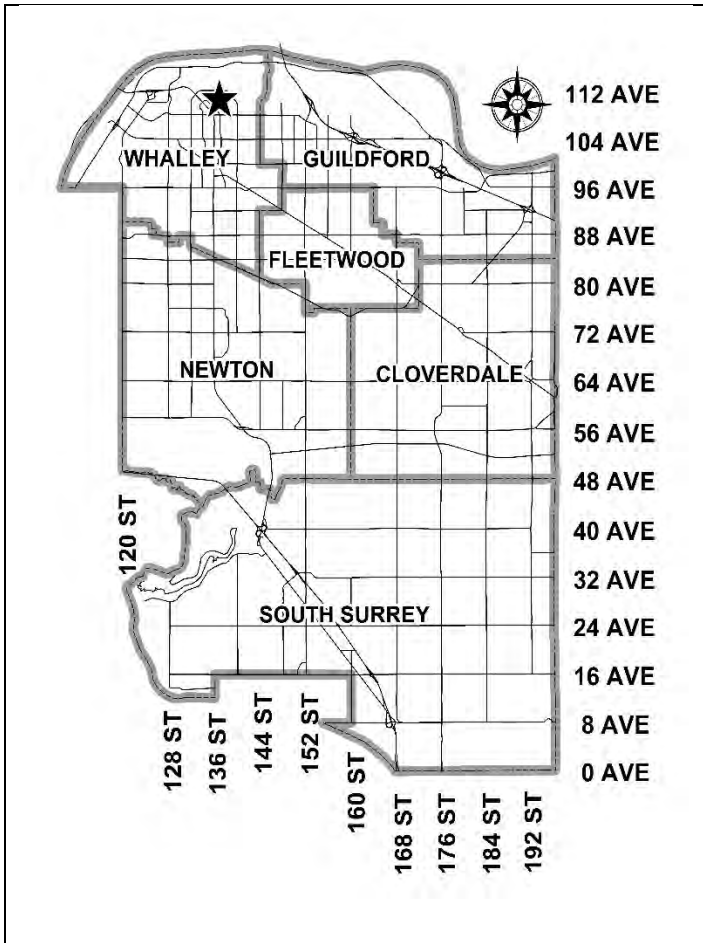
Jeff Arason  
Acting General Manager  
Planning and Development

SR/cm



**Appendix I**  
**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7917-0544-00  
 Planning Report Date: July 27, 2020



**PROPOSAL:**

- **OCP Amendment** of a portion from Urban to Multiple Residential
- **NCP Amendment** of a portion from Single Family / Duplex 0.6 FAR to Residential Low to Mid Rise up to 2.5 FAR.
- **Rezoning** of a portion from RF to CD (based on RM-70).
- **Development Permit**

to permit the development of seven, 5 to 6-storey apartment buildings in City Centre.

**LOCATION:**

- 13753 and 13809 - Grosvenor Road
- 13790 - Harper Road
- 13726, 13688, 13736, 13690, 13716, 13684, 13702 - Bentley Road
- Portion of 13775 - Grosvenor Road
- Portion of 13781 - Grosvenor Road
- Portion of 13791 - Grosvenor Road
- Portion of 13746 - Bentley Road
- Portion of 13672 - Bentley Road

**ZONING:**

RM-D and RF

**OCP DESIGNATION:**

Urban

**CITY CENTRE PLAN DESIGNATION:**

Single Family / Duplex 0.6 FAR



## RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft a General Development Permit for Form and Character for Phase 1.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Multiple Residential for a portion of the site.
- Proposing an amendment to the City Centre Plan from Single Family / Duplex 0.6 FAR to Residential Low to Mid Rise up to 2.5 FAR for a portion of the site.

## RATIONALE OF RECOMMENDATION

- The proposed OCP amendment to redesignate a portion of the site from "Urban" to "Multiple Residential" would allow for increased densities in close proximity to transit service along Grosvenor Road, King George Boulevard and 108 Avenue. Additionally, the Gateway SkyTrain Station is less than a kilometre (15 minute walk) away from the subject site.
- The applicant is also proposing an amendment to the City Centre Plan from "Single Family / Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR" for a portion of the site. The subject site is located near (150 metres away from) properties that are currently under the same land use designation, and about 300 metres from properties designated "Mixed Use 3.5 FAR" in the City Centre Plan. Based on this locational context, an increase to the density on the subject site has merit.
- The proposal will encourage walkability, allow for greater housing choice, and is consistent with OCP principles that encourage higher-density near transit service. The proposal will also encourage increased densities in the City Centre Plan.
- City staff are currently undertaking a review of the City Centre Plan as per Council direction in accordance with Corporate Report R205, 2019. The purpose of the Plan Update is to review the land use and densities in the Plan, to ensure that proposed densities, heights and uses are reflective of current market conditions. This review includes the subject area in the northeast corner of the City Centre, which is currently designated Single Family/Duplex 0.6 FAR and will explore increased densities and housing types (such as apartments and townhouses).
- The proposed development will be subject to a Tier 2 Capital Projects Community Amenity Contribution for proposed increased density beyond the City Centre Plan designation.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the portion of the subject site and lane allowance shown as Block 1 and Block 2 on the attached Survey Plan (Appendix I) 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 Bylaw be introduced to rezone the portion of the subject site shown as Block 1 and the portion of lane allowance shown as Block 2 on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7917-0544-00 generally in accordance with the attached drawings (Appendix II).
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) input and approval from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development under the Water Sustainability Act regarding the Class B (yellow-coded) ditches along Bentley Road.
  - (d) completion of a P-15 agreement with the City for maintenance and planting of any offsite riparian areas and open space, as applicable, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (e) resolution of all urban design issues to the 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs outlined in the Zoning By-law No. 12000, 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 road closure and acquisition of a portion of the unopened lane adjacent to Harper Road;
  - (k) registration of a Section 219 Restrictive Covenant for "no build" on the western portion of proposed Lots 1 and 3 until future development;
  - (l) registration of a Section 219 Restrictive Covenant for "no build" on the eastern portion of proposed Lot 2 until future development;
  - (m) 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;
  - (n) registration of an easement to allow shared indoor and outdoor amenity space on proposed Lots 1 and 2; and
  - (o) finalization of an Ecosystem Development Plan if required, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the City Centre Plan to redesignate a portion of the subject site from "Single Family/Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR", to remove the east/west road, and to add a 20-metre wide north/south road and a 12-metre wide east/west lane through the subject site, as shown in Appendix VIII, when the project is considered for final adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Single family dwellings, vacant lot and duplex.	Single Family / Duplex 0.6 FAR	RM-D and RF
Northwest (Across Bentley Rd):	Single family dwellings and 3-storey apartment buildings.	Single Family / Duplex 0.6 FAR and Park	RF
Northeast (including across Harper Rd):	Single family dwellings.	Single Family / Duplex 0.6 FAR	RF
Southeast (Across Grosvenor Rd):	Single family dwellings.	Single Family / Duplex 0.6 FAR	RF
Southwest	Single family dwellings.	Single Family / Duplex 0.6 FAR	RF



## Context & Background

- The subject site is approximately 1.64 hectares in size and consists of fifteen (15) properties located between Bentley Road and Grosvenor Road, southwest of Harper Road. The site is located within the Bolivar District of the City Centre Plan.
- The properties are designated "Urban" in the Official Community Plan (OCP) and "Single Family/Duplex 0.6 FAR and Park" in the City Centre Plan. The lots are zoned "Single Family Residential (RF)" and "Duplex Residential Zone (RM-D)".
- The site is located within a largely single family neighbourhood, except for the existing three-storey apartment buildings to the west across Bentley Road.
- Yellow-coded (Class B) ditches were identified by the applicant's environmental consultant along the northwest property line of the subject site along Bentley Road, and meet the definition of a Water Sustainability Act (WSA) stream. This has also been confirmed by representatives at the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (FLNRORD) in a letter dated, June 4, 2020. See Environmental Issues in the next section of the Planning Report for further details.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant currently owns a number of properties within the block between Bentley and Grosvenor Road and between Harper Road and Howey Road. However, since they do not own all of the properties, the applicant is proposing to redevelop only the northwest portion of their properties at this time (Phase 1, Lots 1 and 2 as shown on the subdivision plan in Appendix I)). Subsequent phases will be subject to future rezoning applications. The applicant's architect has prepared a draft Master Plan (Appendix III) showing how the remaining properties may potentially redevelop in future phases.
- The subject site encompasses fifteen (15) properties, thirteen (13) owned by the applicant and two (2) owned by the City and is approximately 1.65 hectares in total size.
- The applicant is proposing to acquire two portions of land from the City in order to consolidate with their development site – the north end of 13791 Grosvenor Road (112.7 square metres) and the northern portion of the unopened road allowance (125.6 square metres) between 13790 and 13810 Harper Road (see Appendix VII). The applicant will need to initiate a road closure application in order to close, purchase and consolidate the portion of the unopened road allowance. This process will be initiated with the City's Realty Section if Council grants Third Reading for the subject rezoning.
- In addition to purchasing land, the applicant is also proposing to convey a sliver of land along the southern edge of 13746 Bentley Road (approximately 228 square metres) to the City, without compensation. This land will be consolidated with the City-owned lot at 13809 Grosvenor Road, for a future neighbourhood park.

- Ultimately, the applicant proposes the following in order to permit the development of seven 5 to 6-storey apartment buildings on the northwest portion of the site (Phase 1):
  - OCP Amendment to redesignate a portion of the site from "Urban" to "Multiple Residential";
  - City Centre Plan to redesignate a portion of the site from "Single Family/Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR", as well as a realignment to the local roads (see Transportation Considerations Section);
  - Rezone a portion of the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" based on the RM-70 Zone;
  - A Subdivision; and
  - A General Development Permit.
- The applicant will submit a Detailed Development Permit (DP) for the subject site (Phase 1) in the future, which will be forwarded to Council for consideration. The Detailed DP will likely be submitted after further comments have been received from the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (FLNRORD) in order to address any revisions that may be required. The General DP may need to be revised accordingly as well.
- Development details are provided in the table below:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	16,390 square metres
Road Dedication:	1,903 square metres
Net Site Area:	14,487 square metres
<b>Number of Lots:</b>	2 (Lots 1 to 2) + remnant lots
<b>Building Height:</b>	20 metres (6 storeys)
<b>Floor Area Ratio (FAR):</b>	2.4 gross FAR, 2.7 net FAR
<b>Floor Area</b>	
Residential:	32,323 square metres
Indoor Amenity Space:	943 square metres
Child Care:	274 square metres
Total:	33,540 square metres
<b>Residential Units:</b>	
1-Bedroom:	313
2-Bedroom:	193
3-Bedroom:	41
Total:	547

### Environmental Issues

- As mentioned above, yellow-coded (Class B) ditches are identified along the northwest property line of the subject site along Bentley Road. A letter provided by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD), and dated June 4, 2020, confirms that the ditches meet the definition of a stream as defined in the Water Sustainability Act (WSA), as well as the provincial Riparian Areas Protection Regulation (RAPR). Any changes to the ditch location or any works (including infill or piping of the stream to facilitate development or road construction) will require a WSA approval through FLNRORD.
- There are two possible scenarios as part of the current development proposal. The applicant must either provide on-site or off-site compensation (restoration works and planting) for the ditches, and this will be confirmed by FLNRORD after further review. The two scenarios are discussed below:
  - 1) On-site compensation: the on-site ditches are consolidated and protected with the appropriate setbacks as per provincial and local government regulations. This could result in a setback from Bentley Road of approximately 11 metres, which would include a 7.0 metre setback required under the City's Streamside Protection requirements in the Zoning By-law. It is the responsibility of the applicant's qualified environmental professional (QEP) to confirm the dimensions of the ditch, as well as the streamside and building setbacks. Among the two scenarios, this will result in the greatest impact to the currently proposed site plan.

A WSA Approval will still be required under this scenario since the consolidation of the ditches and improvements to Bentley Road, as well as the construction of the new north/south road between Bentley Road and Grosvenor Road will impact the ditches.

The subject proposal cannot advance to Council for final adoption of the Rezoning until WSA Approval and Fisheries Act Authorization are both received. The applicant's QEP will also need to provide a completed / finalized Ecosystem Development Plan (EDP) in advance of the project proceeding to Council for final adoption/approval.

- 2) Off-site compensation: this option would result in the ditches being culverted as part of the proposed development and off-site compensation would be provided on an alternative site within the same watershed, as agreed to by the City. This scenario is only possible if FLNRORD agrees to off-site compensation. If FLNRORD does not support off-site compensation, then the applicant will be required to revise their site plan and redesign their proposed development and comply with Scenario #1 (on-site compensation). The applicant fully acknowledges and will assume this risk and will revise their site plan accordingly, if FLNRORD does not support off-site compensation.

If FLNRORD supports off-site compensation, the applicant may not need to complete an EDP, but this is only determined after the WSA Approval and Fisheries Act Authorization are granted. The applicant would be required however, to protect the Streamside Protection and Enhancement Area (SPEA) of the riparian area until the WSA Approval and Fisheries Act Authorization are provided. The elimination of the ditches would have to be done under QEP supervision, according to Best Management Practices (BMPs) laid out by the Province.

- Both scenarios will require a WSA Approval through FLNRORD, and the applicant acknowledges that it is their responsibility to obtain the WSA Approval as well as all other regulatory approvals through the Province and the City. WSA approvals and other similar review and approval processes through FLNRORD, including confirmation of on- or off-site compensation will take time, and therefore, the applicant has requested that the current development application be forwarded to Council for introduction and consideration, while they work through the review and approval process with FLNRORD. The applicant has agreed to complete any revisions or requirements as directed by FLNRORD.
- Any future changes to the applicant's development drawings resulting from FLNRORD's comments/decision, will be forwarded to Council for consideration. This could possibly include a revised General Development Permit. However, the applicant has demonstrated (see Appendix XII) that the development can proceed, with the same combination of land use and density, under either scenario.

### Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.
School District:	<p><b>The School District has provided the following projections for the number of students from this development:</b></p> <p>38 students at Forsyth Road Elementary School 27 students at Kwantlen Park Secondary School</p> <p>(Appendix V)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring of 2022. However, this is contingent on further comments from the Ministry of Forests, Lands and Natural Resource Operations (FLNRO) in relation to the possible changes to the site plan, which could delay the project.</p>
Parks, Recreation & Culture:	No concerns. Further review will be conducted as part of the future detailed Development Permit to ensure the development provides an appropriate interface with the future park.
Ministry of Forests, Lands and Natural Resource Operations and Rural Development (FLNRORD):	A letter provided by FLNRORD, and dated June 4, 2020, confirms that the ditches meet the definition of a stream as defined in the Water Sustainability Act (WSA). Further comments will be provided as part of the review process.
Surrey Fire Department:	A referral will be forwarded as part of the future detailed DP application.



Advisory Design Panel: The proposal (General DP) was considered at the ADP meeting on November 14, 2019. The ADP meeting for this project was a workshop, and Panel did not express a vote of 'support' or 'non-support', but rather provided comments to guide and refine the proposed apartment development. The applicant resolved some of the issues and will complete additional revisions to the satisfaction of the Planning and Development Department, prior to Council's consideration of Final Adoption of the rezoning bylaw. Additionally, the project will be further reviewed in the future as part of a detailed Development Permit application.

### Transportation Considerations

- The applicant has proposed an amendment to the City Centre Plan to eliminate the 20-metre wide east/west road, connecting Howey Road and Harper Road. Through discussions with Area Planning and Transportation Engineering staff, the applicant is proposing the following road dedications as part of the subject rezoning application in order to replace the east/west road (see Engineering requirements in Appendix IV):
  - 1) A 20-metre wide north/south road through the site connecting Bentley Road with Grosvenor Road. The new road generally aligns with 110A Avenue to the north and Berg Road to the south;
  - 2) A 10-metre wide east/west lane on the western portion of the subject site, connecting the new 20-metre wide north/south road with Howey Road in the future. This 10-metre lane will be widened to 12 metres in the future when the properties to the south redevelop. The 10 metres, required as part of the current Rezoning application, will accommodate a 6.5 metre pavement, 2.0 metre boulevard and 1.5 metre sidewalk;
  - 3) A an approximate 0.9 metre dedication along Harper Road for an ultimate widening to 20 metres; and
  - 4) A 1.308-metre dedication along Grosvenor Road. This only represents a small portion of the subject site (mainly 13775 Grosvenor Rd.) since the other properties owned by the applicant will be part of a future rezoning application.
- The new 20-metre road and 10-metre lane will provide improved access and connectivity in the area, in order to accommodate the increased density.
- The applicant submitted a Traffic Impact Assessment (TIA), dated December 31, 2019 and updated April 2, 2020, from CTS Traffic Engineering Specialists. The assessment concluded that the proposed development will not result in a significant impact to the neighbourhood, given the proposed road and infrastructure upgrades/improvements. The City's Transportation Section generally agreed with the findings of the assessment but indicated that based on the results of the TIA, the increased eastbound left turn volumes at 108 Avenue and Whalley Boulevard to the south of the subject site will result in insufficient storage. Therefore, as part of this application, the left turn bay will be required to be extended from the existing 50 metres to 100 metres, at the developer's cost.

- The subject site is located close to bus stops along Grosvenor Road, King George Boulevard and 108 Avenue, and is also located less than a kilometre away (15 minute walk) from the Gateway SkyTrain Station situated at 108 Avenue and City Parkway.

### **Sustainability Considerations**

- The applicant has generally met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. A further review will be conducted as part of the future detailed Development Permit application.

## **POLICY & BYLAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The subject site is designated "General Urban" in Metro Vancouver's Regional Growth Strategy (RGS). The proposed development complies with the RGS.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP). The proposed development does not comply with the OCP. Therefore, the applicant has proposed an OCP Amendment to redesignate a portion of the subject site from "Urban" to "Multiple Residential".

#### Amendment Rationale

- The subject site is located at the periphery of Surrey's City Centre and is within 150 metres of lands that are designated "Multiple Residential" and within 300 metres of lands designated "Central Business District" in the OCP.
- The site is also located near public transit options, including bus service along Grosvenor Road, King George Boulevard and 104 Avenue, as well as SkyTrain. The Gateway SkyTrain Station is located about a kilometre away (15 minute walk) from the subject site.
- Based on this location context, there is merit to consider higher-density, multiple residential development on the subject site.
- The proposed development will be subject to Tier 2 Capital Project Community Amenity Contributions for proposed density beyond the City Centre Plan designation. This is described in the Capital Projects CAC section of this report.

#### Public Consultation for 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 guiding policies and objectives in the OCP:
  - 1) Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (OCP Policy A1);
  - 2) Accommodate development in City Centre and near transit corridors (A1 and A2);
  - 3) Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability (A3);
  - 4) Support a balanced demographic community in City Centre by maintaining a diversity of housing types and unit sizes (B1); and
  - 5) Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3).

### **Secondary Plan**

#### Land Use Designation

- The subject site is designated "Single Family/Duplex 0.6 FAR and Park" in the City Centre Plan (CCP).
- The proposed development, which proposes a gross FAR of 2.4 (2.7 net FAR), does not comply with the CCP land designation. Therefore, the applicant has proposed a CCP Amendment to redesignate a portion of the subject site from "Single Family/Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR".
- City staff are currently undertaking a review of the City Centre Plan as per Council direction in accordance with Corporate Report R205, 2019. The purpose of the Plan Update is to review the land use and densities in the Plan, to ensure that proposed densities, heights and uses are reflective of current market conditions. This review includes the subject area in the northeast corner of the City Centre, which is currently designated Single Family/Duplex 0.6 FAR, and will explore increased densities and housing types (such as apartments and townhouses).

#### Amendment Rationale

- The subject site is located near properties that are currently designated "Residential Low to Mid Rise up to 2.5 FAR" (same as the proposed CCP amendment), and also near properties designated "Mixed Use 3.5 FAR" in the City Centre Plan.
- The subject site is within walking distance to bus service and the Gateway Skytrain Station, and therefore the proposed development will encourage future residents to consider alternative forms of transportation.
- The proposed development will also support Council's direction of encouraging increased densities in City Centre and near transit corridors.

- As part of the City Centre Plan Amendment, the applicant also proposes to re-align the road network. The east/west road (connecting Howey and Harper Roads) as shown in the City Centre Plan will be removed as of the subject proposal. In its place, the applicant proposes a 20-metre wide north/south road (connecting Bentley and Grosvenor Roads) as well as a 12-metre wide lane, which will connect Howey Road with the new north/south road in the future. The City's Transportation Engineering Section has reviewed the proposed road and lane network as part of the subject development application and have no concerns.
- Based on the above rationale, there is merit to consider the proposed density increase.

### Themes/Objectives

- The proposed development is consistent with the following guiding principles of the City Centre Plan:
  - 1) Encourage housing diversity with a mix of form, type and tenure;
  - 2) Break up block sizes;
  - 3) Create vibrant urban spaces; and
  - 4) Promote identity and sense of place.

### **CD Bylaw**

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to CD (based on the RM-70 Zone)".
- The following table provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Multiple Residential 70 Zone (RM-70)" and the parking requirements.

<b>Zoning</b>	<b>RM-70 Zone (Part 24)</b>	<b>Proposed CD Zone</b>
<b>Floor Area Ratio:</b>	1.5 FAR (net)	2.7 FAR (net)
<b>Lot Coverage:</b>	33%	39%
<b>Yards and Setbacks</b>		
North: South: West: East:	7.5 metres from all lot lines	Lot 1 Front (northwest): 4.5 m. Rear (southeast): 4.5 m. Side (southwest): 4.5 m. Side (northeast): 4.5 m.  Lot 2 Front (northwest): 4.5 m. Rear (southeast): 4.5 m. Side (southwest): 4.5 m. Side (northeast): 4.5 m.
<b>Height of Buildings</b>		
Principal buildings:	50 metres	22 metres
Accessory buildings:	4.5 metres	4.5 metres
<b>Amenity Space</b>		



<b>Zoning</b>	<b>RM-70 Zone (Part 24)</b>	<b>Proposed CD Zone</b>
Indoor Amenity:	1,641 square metres	
<ul style="list-style-type: none"> <li>• Building A</li> <li>• Building B</li> <li>• Building C</li> <li>• Building D</li> <li>• Building E</li> <li>• Building G <ul style="list-style-type: none"> <li>○ Amenity space</li> <li>○ Childcare</li> </ul> </li> </ul>		1,220 square metres 428 square metres 185 square metres 333 square metres 275 square metres 263 square metres 257 square metres 263 square metres
Outdoor Amenity:	1,641 square metres	The proposed 2,859 m <sup>2</sup> exceeds the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	547	632
Residential Visitor:	55	55
Total:	602	687
<b>Bicycle Spaces</b>		
Residential Secure Parking:	547	547
Residential Visitor:	42	42

- The floor area ratio (FAR) has been increased from 1.5 in the RM-70 Zone to 2.7 net in the CD Zone.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 39% in the CD Zone to accommodate the built form, which is generally consistent with other similar apartment developments in the City.
- The reduced setbacks from 7.5 metres to 4.5 metres along all of the lot frontages (Bentley Road, Harper Road, new north/south road and the new green lane) achieve a more urban, pedestrian-oriented streetscape, consistent with the goals and objectives of the City Centre Plan.
- The proposed CD By-law will also allow minor encroachments of decks, roof overhangs, and ground floor risers into the setbacks. These elements are essential to the overall function and design of the proposed development.
- The indoor and outdoor amenity spaces will be further refined and programmed as part of the future, detailed Development Permit application; however, at this time, the applicant proposes to exceed the minimum requirement for both type of amenity spaces.

- The minimum parking requirement is 547 residential parking spaces and 55 visitor spaces, for a total of 602 parking spaces. The applicant is currently proposing a total of 632 residential parking spaces and 55 visitor space for a total of 687 parking spaces overall. The 632 proposed residential parking spaces exceed the minimum number required, but also exceed the maximum number required. The applicant will revise their underground parking plan, as part of the future detailed Development Permit application, in order to comply with the minimum and maximum parking rates for City Centre as indicated in the Zoning By-law.
- The proposed bicycle parking will comply with the minimum requirement.

### **Capital Project CAC**

- 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 to update the Density Bonus Policy in order to offset the impacts of growth from development. This will provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan and for the future.
- The proposed development is subject to the Tier 1 Capital Plan Project CACs and will provide \$1,000/unit, if final adoption of the Rezoning By-law is granted by Council by December 31, 2020. The contribution rates are based on a three-phase schedule, with the next rate increase planned for January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Rezoning Final Adoption and required to be paid prior to the issuance of the Building Permit.
- The proposed development will also be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the City Centre Plan designation.
- The applicant will be required to provide the per square foot flat rate for the gross floor area above the approved Secondary Plan (\$20 / sq.ft. if approved by December 31, 2020) in order to satisfy the proposed Secondary Plan Amendment. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay based on the increased density and rates that are applicable at the time of Final Adoption.

### **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 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.
- As the subject application was instream on April 10, 2018, a contribution towards to the Affordable Housing Fund is not required.

## Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu 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. Since the development application was submitted on November 30, 2017, the public art contribution is 0.25% of the estimate total construction value of the proposed development. The new rate of 0.5% is for development applications submitted after January 1, 2018

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 30, 2018, and the Development Proposal Signs were installed on September 25, 2019. Staff received two (2) e-mail responses, both of which requested some additional information about the proposal. The information was provided by e-mail, and no further comments or concerns were expressed.

## Public Information Meeting

- The applicant held a public information meeting (PIM) on October 16, 2019 at Surrey Traditional School (13875 – 113 Avenue). Approximately 20 individuals attended the PIM and 13 comment sheets were submitted. In addition to the applicant's team of consultants, a staff representative from Area Planning was in attendance at the PIM as well.
- The 13 comment sheets were submitted by property owners from the following areas:
  - Within the neighbourhood (5 individuals);
  - Within City Centre (1);
  - Just outside of City Centre (5); and
  - No address provided (2).
- Support or non-support for the proposed development, as indicated on the comment sheets, are as follows:
  - With respect to land use: 10 support, 1 was neutral and 2 opposed; and
  - With respect to density: 9 support, 1 was neutral and 3 opposed.
- Those that expressed non-support for the proposed development were all from the immediate neighbourhood. Their concerns are noted below (see Community Concerns Section further below for details):
  - Parking concerns;
  - Density and land use not appropriate for single-family area;
  - School and hospital capacity concerns;
  - Road infrastructure; and
  - Loss in property values.

## Community Concerns

- The neighbourhood's concerns are summarized below.

- Parking: the proposed development should include more residential and visitor parking.

Applicant's response:

- The proposed parking complies with the Zoning By-law.
- The subject site is close to public transit, including SkyTrain.

Staff comments:

- The parking provision for the proposed development is consistent with the parking rate for City Centre (0.9 spaces per dwelling unit and 0.1 for visitors), and at this time the applicant is proposing to exceed the minimum requirement. The City's Transportation Division has no concerns with the proposed parking for the subject site.
  - The site is located near bus service along Grosvenor Road, King George Boulevard and 104 Avenue. Additionally, the Gateway SkyTrain Station is located about a kilometre away (15 minute walk) from the subject site. These public transit options will encourage regular public transit use for future residents and reduce the reliance on the automobile.
  - Many businesses and services are within a 10 to 20 minute walk from the subject site, including a post office, banks, restaurants, grocery stores, recreational facilities, etc. This will also encourage a reduction in automobile usage.
- Density: some area residents expressed concern regarding the increase in density and that the land use should remain as single family, consistent with the existing neighbourhood.

Applicant's response:

- The proposed development will help to revitalize the neighbourhood, and the density is appropriate for City Centre.

Staff comments:

- Other than an existing 3-storey apartment building the west across Bentley Road, the subject site is located mainly within a single family neighbourhood. However, the site is close to (north of) properties that are currently designated "Residential Low to Mid Rise up to 2.5 FAR", and less than 300 metres from properties designated "Mixed Use 3.5 FAR" in the City Centre Plan.
  - The subject site is within walking distance to bus service as well as the Gateway Skytrain Station. Therefore, the location of the proposed development will encourage future residents to consider alternative forms of transportation.
  - The proposed development will also encourage increased densities and housing diversity in City Centre and near transit corridors.
- Schools and hospitals: some area residents expressed concern regarding the added pressure to local school and hospitals.



## Applicant's response:

- The proposed development should not greatly impact the capacity of these services.

## Staff comments:

- The funding and expansion of schools is the jurisdiction of the provincial government (Ministry of Education). In recent years, the provincial government has committed additional funds to Surrey's school system in order to create additional seats/capacity. While the two schools within the catchment area of the subject site (Forsyth Elementary and Kwantlen Park Secondary) are not part of the recent funding programs, they are being monitored by the Surrey School Board to determine if future expansion (and a funding request) is required. For Forsyth Elementary School, any enrollment growth will be managed by portables for the time being.
- There are no plans to expand Kwantlen Park Secondary School at this time either, but this facility is considered as part of the Surrey School Board's 2020/21 Capital Plan request to the Ministry of Education, for an additional 300 seats.
- Hospitals are also the responsibility of the Province (Ministry of Health) as well as Fraser Health. The City liaisons with these agencies to identify problems and deficiencies in the system.
- Back in December of 2017, representatives for the Ministry of Health announced plans to construct a new hospital for Surrey, and on December 9, 2019, it was confirmed that the new hospital will be located in Cloverdale near the existing Kwantlen Polytechnic University. Although the Cloverdale hospital is not close to the subject site, the new facility will help to alleviate the capacity pressures at Surrey Memorial Hospital, which is only about four kilometres (10-minute drive) from the subject site.
- Infrastructure: some area residents stated that the existing roads in the area are inadequate. The roads are narrow, with no on-street parking or sidewalks.

## Applicant's response:

- As part of the rezoning application, road infrastructure will be improved in the neighbourhood, including the construction of sidewalks, boulevards, and lighting along the subject site's frontage.
- Additionally, the eastbound left turning bay at 108 Avenue and Whalley Blvd to the south of the subject site will be extended from the existing 50 metres to 100 metres, at the developer's cost. This extension will support the potential increase in traffic from the subject development.

## Staff comments:

- As part of the subject rezoning application, the applicant is required to provide the road dedications and widen the existing roads along the frontages of the subject site.

- Bentley Road is currently 20 metres wide and does not need to be widened further. As part of the current development application, Bentley Road will be substantially improved along the frontage of the subject site. These include on-street parking, as well as a sidewalk and boulevard with City trees on both sides of the road.
- The new 20-metre wide north/south road through the site, connecting Bentley Road with Grosvenor Road, will be constructed in full as part of the current development application, and will also include two-way traffic, on-street parking, as well as a sidewalk and boulevard with City trees.
- These road dedications and frontage upgrades will greatly improve vehicle and pedestrian traffic flows in the area, which will continue to improve as the neighbouring properties redevelop in the future.
- Property values: Property owners expressed concerns about a loss in property values in the area, as a result of the proposed development.

Applicant's response:

- The project is not expected to decrease property values since the neighbourhood will be revitalized and improved with the new development.

Staff comments:

- Property values are evaluated by BC Assessment, but long-term trends in the Lower Mainland including Surrey, have generally shown an increase to property values.
- Studies have demonstrated that increases in neighbourhood density are not correlated with declines in single-detached home values, similar to the type of housing that exists in the area.
- Communities with diverse housing options are healthy and tend to retain and increase value over time. These types of developments increase desirability and demand for neighbourhoods.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property is not located within a Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP. However, yellow-coded (Class B) ditches have been identified along the northwest property line of the subject site along Bentley Road. This is confirmed by the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (FLNRORD).
- As previously mentioned in the Environmental Issues Section of this report, a completed / finalized Ecosystem Development Plan (EDP) may be required after FLNRORD has conducted further review and provided additional comments to confirm whether on- or off-site compensation is required.

- The finalized EDP report, and associated recommendations, will be incorporated into the final Development Permit, as required. The applicant is required to submit a planting plan and enter into a P-15 Agreement for on- or off-site planting, prior to consideration of Final Adoption of the Rezoning.

### **Form and Character Development Permit Requirement**

- The proposed development partially complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The project was considered at the Advisory Design Panel (ADP) meeting on November 14, 2019. The Panel provided comments to guide and refine the proposed apartment development. As part of the future detailed Development Permit application, the project will proceed back to ADP for further review and comments.
- The applicant has worked with staff to resolve some of the main issues and concerns as they relate to the site plan, grading and building form and design. Further review will be conducted as part of the future, detailed Development Permit.
- The following are some of the main outstanding urban design comments/revisions that the applicant has agreed to resolve as part of their next set of revisions, prior to final adoption of the Rezoning:
  - Confirming the project will meet Fire Department requirements;
  - Ensuring that unit bedrooms and amenity spaces, including the child care component, have windows to allow sunlight;
  - Resolving the grading issues on the site as they relate to building design, patio locations, driveway ramp accesses, retaining walls, etc.; and
  - Coordinating the civil, landscape and architect drawings to ensure the project will meet City standards.
- This is a general list and is not comprehensive. There will be further opportunities to review and revise the proposed development, prior to Final Adoption of the Rezoning and as part of the future detailed Development Permit.

### Landscaping

- A preliminary landscape plan has been submitted; however, a more detailed landscape plan will be provided as part of the future Detailed Development Permit.
- In general, the apartment buildings will surround a large landscaped courtyard located in the centre of each site, with private pathways providing connections within the site and to the public trees.

### Indoor Amenity

- The proposed indoor amenity space totals 2,350 square metres, which exceeds the minimum indoor amenity space of 1,641 square metres required under the Zoning By-law (3.0 square metres per dwelling unit).

- The applicant proposes indoor amenity spaces within six (6) of the seven (7) apartment buildings (no amenity space proposed in Building F). An access easement, however, will be registered on title to allow the indoor amenity spaces to be accessible by all residents of the proposed buildings.
- A 263-square metre child care space is proposed in Building G as a portion of the proposed 2,350 square metres of amenity space.
- The indoor amenity spaces will be programmed as part of the future detailed Development Permit.

### Outdoor Amenity

- Based upon the Zoning By-law requirements of 3.0 square metres per dwelling unit for outdoor amenity space, the proposed development exceeds the required 1,641 square metres of outdoor amenity space. The proposed outdoor amenity space for the overall development totals 2,859 square metres in area and is proposed in two central areas on Lots 1 and 2.
- The outdoor amenity space for Buildings A to C is designed with the intention of being a shared space for social interaction and gatherings for the overall development. The space is expected to include a children's play area, sitting area, community garden and a sodded area, but further details will be provided at the detailed Development Permit stage.
- The outdoor amenity space for Buildings E to G is designed as a courtyard and will serve as a focal gathering point for the development. The space is expected to include a BBQ and sitting area, community garden and a large sodded area. Further details will also be provided at the detailed Development Permit stage.
- An access easement will be registered on title to allow the outdoor amenity spaces to be accessible by all residents of the development.

### **TREES**

- Terry Thrale, 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 tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	9	6	3
Cottonwood	63	48	15
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	3	1	2
Birch	2	1	1
Cherry	22	17	5
Holly	1	1	0



Tree Species	Existing	Remove	Retain
Horse Chestnut	2	0	2
Magnolia	1	0	1
Maple	5	3	2
Mountain Ash	2	2	0
Pear	1	0	1
Plum	2	0	2
Walnut	1	1	0
<b>Coniferous Trees</b>			
Cypress	3	2	1
Douglas Fir	37	14	23
Hemlock	1	1	0
Pine	1	1	0
Redwood	2	2	0
Spruce	4	3	1
Western Red Cedar	25	25	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>115</b>	<b>74</b>	<b>41</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>To be determined (TBD)</b>	
<b>Total Retained and Replacement Trees</b>		<b>TBD</b>	
<b>Contribution to the Green City Program</b>		<b>TBD</b>	

- The Arborist Assessment states that there is a total of 115 mature trees on the site, excluding Alder and Cottonwood trees. A total of 72 existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 59 trees can be retained as part of the current development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 196 replacement trees on the site. Given the large size of the subject site, the applicant expects to exceed the minimum required number of replacement trees. However, this will be confirmed as part of the future detailed Development Permit (DP) application when a comprehensive landscape plan will be submitted.

## CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix X for location). The District Energy (DE) System consists of three primary components:
  - Community energy centres, City-operated facilities that generate thermal heat 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.
- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Rezoning Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Master Plan
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Map of land to be conveyed and acquired
Appendix VIII.	NCP Plan
Appendix IX.	OCP Redesignation Map
Appendix X.	District Energy Map
Appendix XI.	Aerial Photo
Appendix XII.	Alternative Site Plan (with riparian setback)

*approved by Ron Gill*

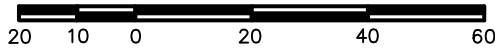
Jean Lamontagne  
General Manager  
Planning and Development

DN/cm

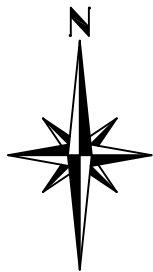
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # \_\_\_\_\_ OF  
PART OF LOT C PLAN 20318, LOT 1 & 2 PLAN 17062,  
LOT 3 PLAN 21615, PART OF REM. PCL 'B' PLAN 5392,  
PARCEL 'A' EXPLANATORY PLAN 14454, PART OF REM. 6  
PLAN 12075, LOT 3 PLAN 12075, PART OF LOT 2,  
PLAN 12075, PARCEL 'A' EXPLANATORY PLAN  
14343, PART OF REM. 8 PLAN 5392, AND LANE  
DEDICATED ON PLAN 21615, ALL OF SECTION 14  
BLOCK 5 NORTH RANGE 2 WEST NWD**

Total Area Block '1' = 1.936 Ha.  
Total Area Block '2' = 0.013 Ha.  
Total Block '1' & '2' = 1.949 Ha.

SCALE 1:1300



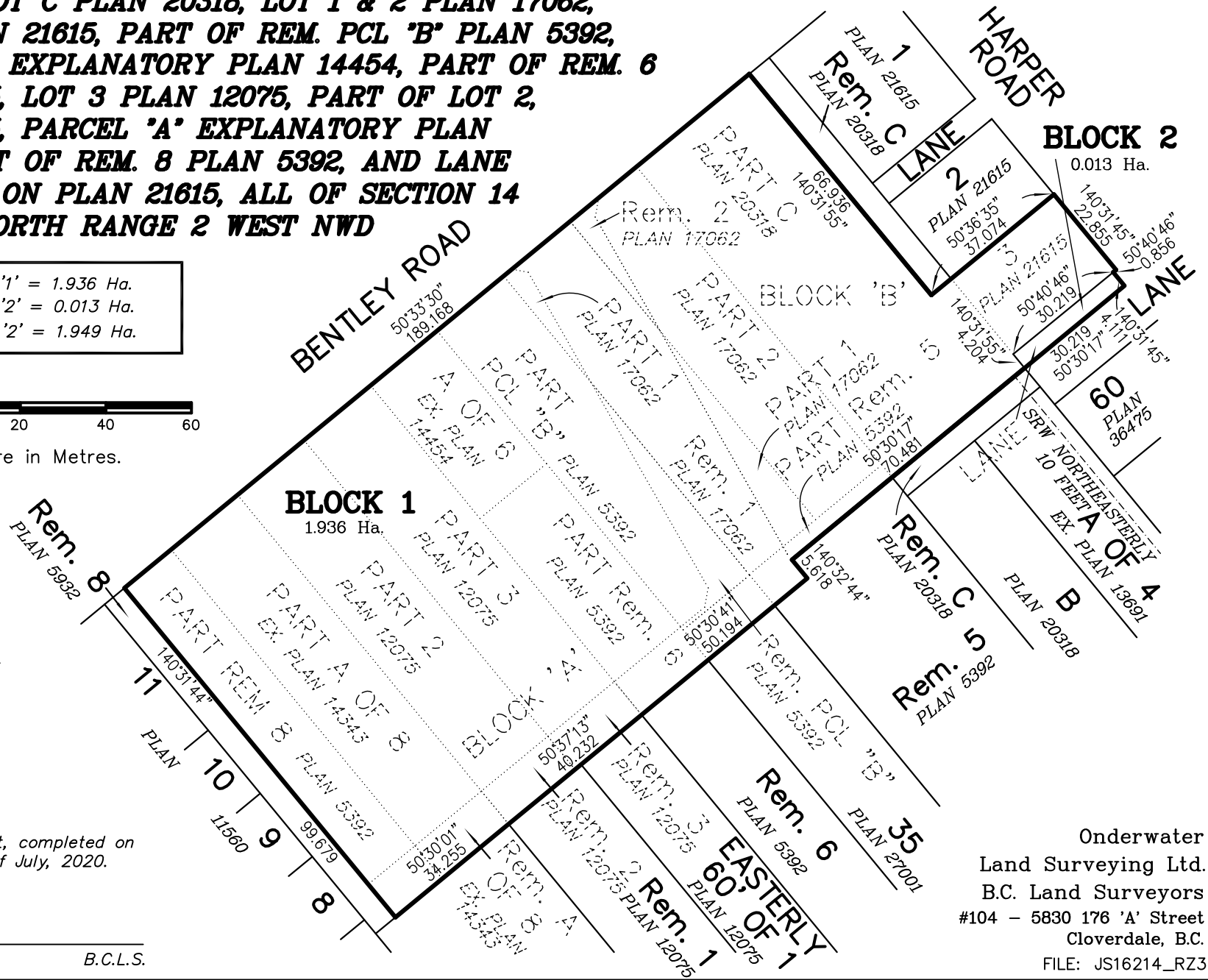
All Distances are in Metres.



Certified correct, completed on  
the 20th day of July, 2020.

©

B.C.L.S.



Onderwater  
Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS16214\_RZ3



PROPOSED SUBDIVISION PLAN OF:  
 LOT 8 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 12075; SECONDLY: PARCEL "B" (EXPLANATORY PLAN 12436);  
 THIRDLY: PARCEL "A" (EXPLANATORY PLAN 14343); PLAN 5392  
 PARCEL "A" (EXPLANATORY PLAN 14343) LOT 8 PLAN 5392  
 LOT 2 BLOCK 7 PLAN 12075  
 LOT 3 PLAN 12075  
 PARCEL "A" EXPLANATORY PLAN 14454 WEST HALF LOT 6 PLAN 5392  
 PARCEL "B" (L93090E) LOT 6 EXCEPT: FIRSTLY: PART ROAD ON EXPLANATORY PLAN 14845 SECONDLY: THE SOUTHERLY 210 FEET ON EXPLANATORY PLAN 14845, AND  
 THIRDLY: PART SUBDIVIDED BY PLAN 27001; PLAN 5392  
 LOT 1 PLAN 17062  
 LOT 2 PLAN 17062  
 LOT 3 PLAN 21615  
 LOT 60 PLAN 36475  
 LOT 61 PLAN 36475  
 LOT 5 PLAN 21615  
 PARCEL A (EXPLANATORY PLAN 11016) LOT 3 PLAN 5392  
 PARCEL A (EXPLANATORY PLAN 13691) LOT 4 PLAN 5392  
 LOT "B" PLAN 20318  
 SOUTH 60 FEET BY 132 FEET LOT 5 PLAN 5392 HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD WITH A UNIFORM DEPTH OF 132 FEET AND ADJOINING LOT 4  
 LOT 5 EXCEPT: FIRSTLY SOUTH 60 FEET BY 132 FEET SECONDLY: PART SUBDIVIDED BY PLAN 17062, PLAN 5392  
 LOT 35 PLAN 27001  
 WESTERLY HALF LOT 6 EXCEPT: PARCEL A AND ROAD (EXPLANATORY PLAN 14454), HAVING A FRONTAGE OF 66 FEET ON GROSVENOR ROAD  
 EXTENDING WITH UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 6 AND ADJOINING LOT 7  
 EASTERLY 60 FEET LOT 1 PLAN 12075 HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD WITH A UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 1 AND ADJOINING LOT 6  
 LOT 1 EXCEPT: THE EASTERLY 60 FEET THEREOF SAID EASTERLY 60 FEET HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD  
 WITH A UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 1 AND ADJOINING LOT 6 PLAN 5392; PLAN 12075  
 PARCEL "B" (EXPLANATORY PLAN 12436) LOT 8 PLAN 5392  
 ALL OF SECTION 14 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT



NOTES:  
 1) Lot dimensions are derived from field survey.  
 2) This plan is only a proposed which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.  
 3) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, dissemination or violation of this document without consent of the signatory.



**JUL. 21 2020 SURREY FILE NO. (17-0544.00)**

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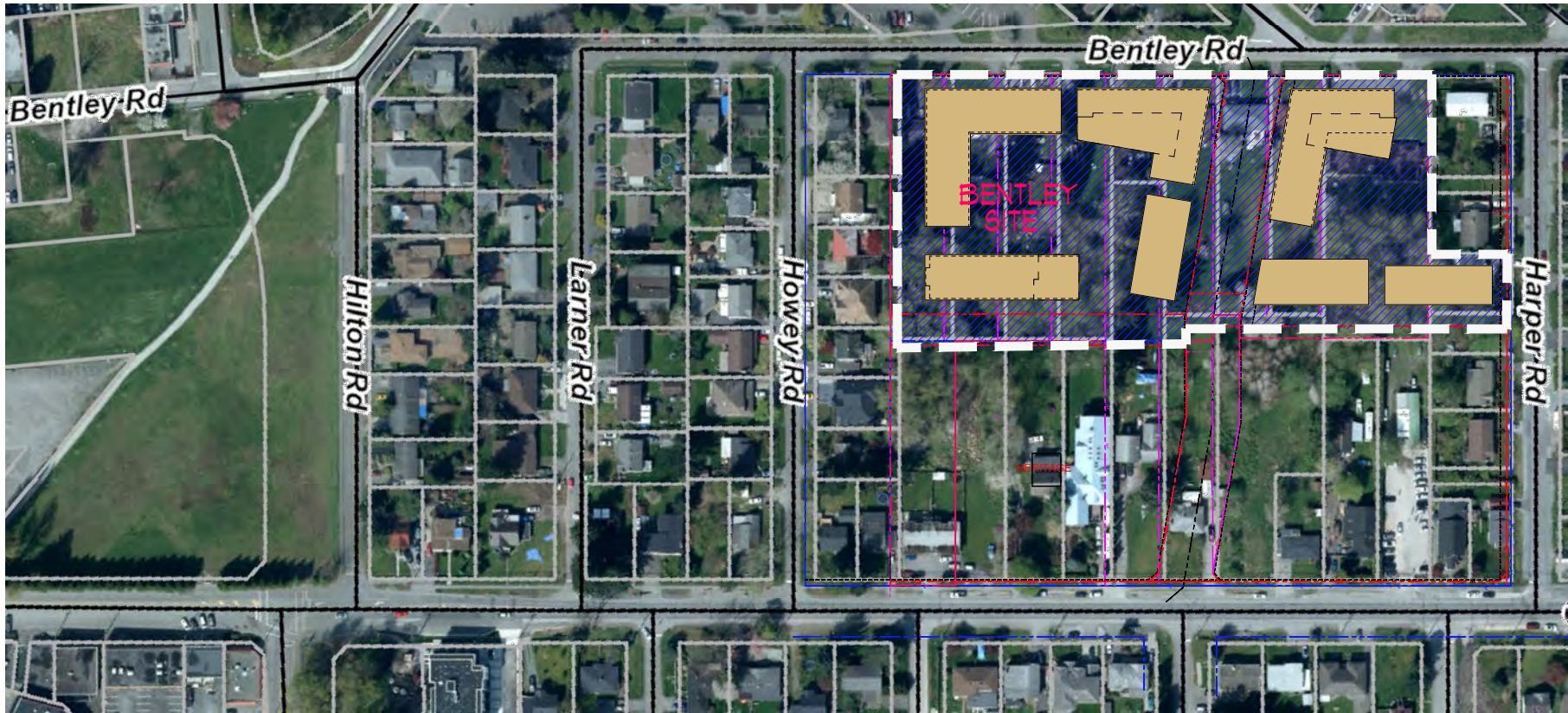
MARK	DATE	DESCRIPTION
1	05.AUG.2019	ISSUED FOR PUBLIC HEARING
2	05.AUG.2019	ISSUED FOR APP
3	21.FEB.2020	ISSUED FOR SUBMISSION
4	21.JUL.2020	DP REVISION
5	21.JUL.2020	DP REVISION

PROJECT: **BENTLEY MULTI-FAMILY**  
 BENTLEY ROAD, SURREY, B.C.  
 OWNER: \_\_\_\_\_  
 SHEET DESCRIPTION: \_\_\_\_\_  
 TITLE SHEET

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-301 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604)998-3381  
 FAX: (604)998-0211  
 drjarch@shaw.ca

SCALE: N.T.S.	PROJECT NO: ----	
DATE: 18 NOV 2017	SHEET: _____	
DRAWN: PR, LN	REVISIONS: <table border="1"><tr><td>5</td></tr></table>	5
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REVISION	DATE	DESCRIPTION
1	16 OCT 2019	ISSUED FOR PUBLIC HEARINGS
2	06 NOV 2019	ISSUED FOR AIP
3	20 JUN 2020	GENERAL SUBMISSION
4	20 JUN 2020	GENERAL SUBMISSION
5	21 JUN 2020	DP REVISION

PROJECT:	BENTLEY MULTI-FAMILY
OWNER:	BENTLEY ROAD, SURREY, BC.
SHEET DESCRIPTION:	VICINITY SITE PLAN

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-801 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P5  
 PH. (604)988-3393  
 FAX. (604)988-0211  
 drjarch@shaw.ca

SCALE:	PROJECT NO.:
NTS	---
DATE:	SHEET:
13 NOV 2021	DP-1.10
DRAWN:	REVISIONS:
PR, LN	5

1 BENTLEY - VICINITY SITE PLAN  
 DP-1.10 1/64" = 1'-0"





# CONTEXT PLAN

PHASING LINE

LOT LINE



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MARK	DATE	DESCRIPTION
1	05/NOV/2011	ISSUED FOR PUBLIC HEARING
2	05/NOV/2011	ISSUED FOR ADP
3	21/FEB/2012	ISSUED FOR ADP
4	21/FEB/2012	ISSUED FOR ADP
5	21/JUL/2012	FOR REVISION

PROJECT: BENTLEY MULTI-FAMILY  
 BENTLEY ROAD, SURREY, B.C.  
 OWNER: BENTLEY ARCHITECTURE  
 SHEET DESCRIPTION: CONTEXT PLAN

DOUGLAS R. JOHNSON ARCHITECT LTD.  
 #374-301 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604)998-3381  
 FAX: (604)998-0211  
 drjarch@shaw.ca

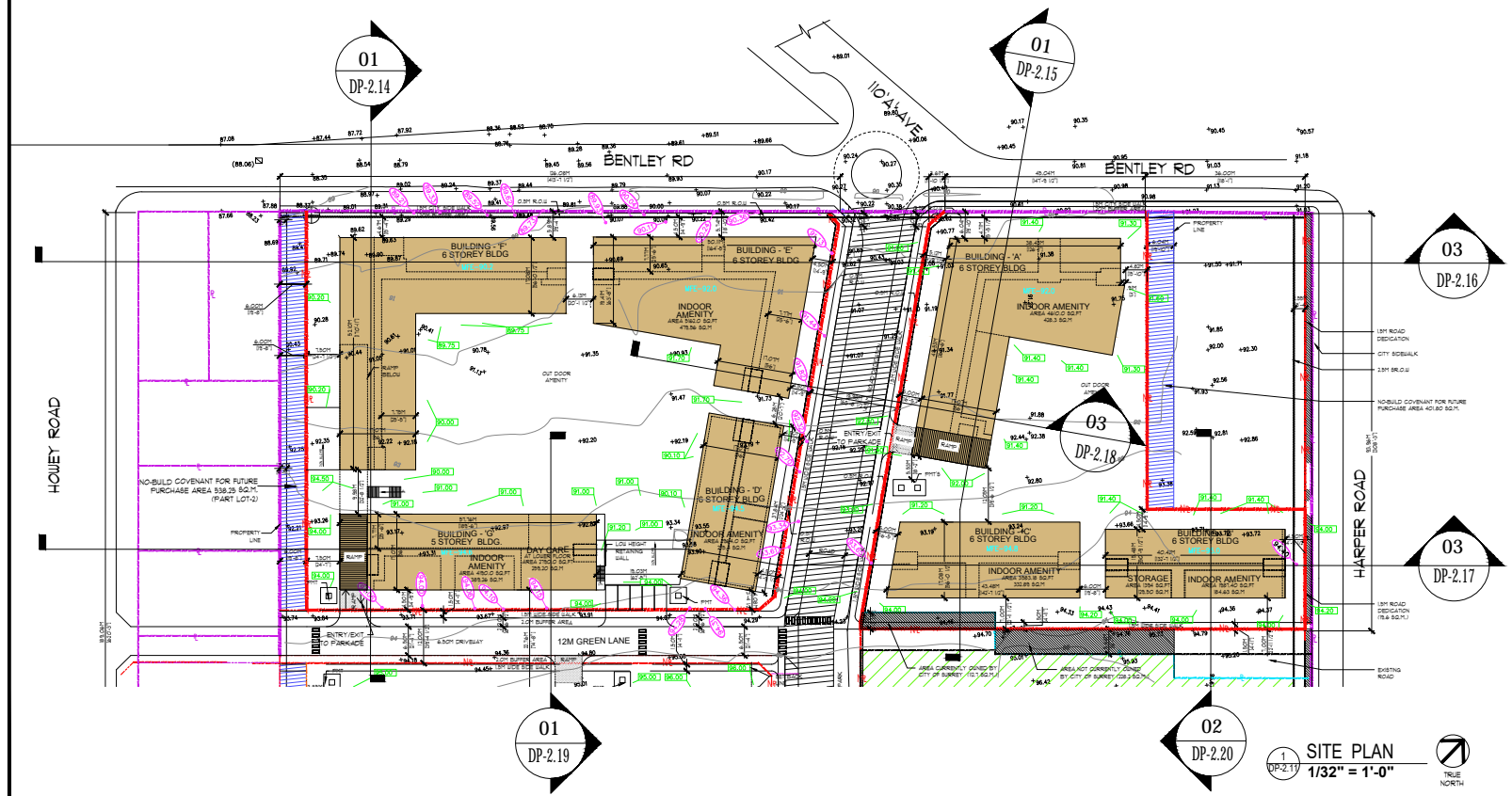
SCALE: N.T.S.	PROJECT NO: ---
DATE: 15 NOV 2011	SHEET: ---
DRAWN: PR, LN	REVISIONS: 5
REVISIONS: 5	DP-L11





P ————— PROPERTY LINE  
 NR ————— NEW PROPERTY LINE  
 ELEV. CIVIL GRADES  
 MFE MAIN FLOOR ELEV.  
 91.40 PROPOSED GRADES

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**BUILDING SETBACKS:**

SETBACK	BUILDING-A	BUILDING-B	BUILDING-C	BUILDING-D	BUILDING-E	BUILDING-F	BUILDING-G
NORTH (TR. NORTH)	4.71 M	4.50 M	12.05 M	6.28 M	4.50 M	4.67 M	9.98 M
SOUTH	12.05 M	7.00 M	1.00 M	4.80 M	6.28 M	9.98 M	4.50 M
EAST (#SIDE-1)	4.82 M	4.50 M	6.00 M	4.50 M	4.50 M	6.13 M	19.03 M
WEST (#SIDE-2)	5.00 M	6.00 M	5.00 M	19.03 M	6.13 M	1.50 M	1.50 M

SEE DP 3.11, 3.21, 3.31, 3.41, 3.51, 3.61 & 3.71  
 FOR ENLARGED MAIN FLOOR PLANS OF  
 BUILDING A, B, C, D, E, F & G

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



NO.	DATE	DESCRIPTION
1	11.03.2017	ISSUE FOR PERMITTING
2	11.03.2017	ISSUE FOR PERMITTING
3	11.03.2017	ISSUE FOR PERMITTING
4	11.03.2017	ISSUE FOR PERMITTING
5	11.03.2017	ISSUE FOR PERMITTING

PROJECT: BENTLEY MULTI-FAMILY  
 BENTLEY ROAD SUBDIVISION, BC  
 OWNER: [REDACTED]  
 SHEET DESCRIPTION: SITE PLAN

DOUGLAS S. JOHNSON ARCHITECT LTD.  
 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 958-3381  
 FAX: (604) 958-0271  
 d@dsra.ca  
 SCALE: 1/32" = 1'-0"  
 DATE: 30 NOV 2017  
 DRAWN: PR, LN  
 PROJECT NO: [REDACTED]  
 SHEET: DP-2.11

# BENTLEY MULTI-FAMILY

BENTLEY ROAD, SURREY, BC.

## DATA SHEET

APARTMENT BUILDING:	B/419 00 00					
PROJECT NAME:	BENTLEY MULTI-FAMILY					
ADDRESS:	File No. 17-0544, ( 13672, 13684, 13688, 13690, 13702, 13716, 13726, 13736, 13746, 13782 & 13790 ) BENTLEY ROAD SURREY, BC.					
LEGAL DESCRIPTION						
TOTAL GROSS SITE AREA (INCLUDING PARK LAND & LOT-A & LOT-B)	176420.46SFT or	15390.00SQM or	4.05ACRES or	1.64HECTARES		
ROAD DEDICATION	20479.42SFT or	1902.60SQM or	0.47ACRES or	0.19HECTARES		
TOTAL NET SITE AREA	155941.04SFT or	14487.40SQM or	3.58ACRES or	1.45HECTARES		
LAND PARK PURCHASE AREA						
AREA TO CITY	2456.32 SFT	228.20 SQM				
AREA FROM CITY	2565.04 SFT	238.30 SQM				
DIFFERENCE	108.72 SFT	10.10 SQM				
MAX. BUILDING HEIGHT	69.5 FT	21.19 M				
SETBACKS	BUILDING		PROJECTION OR EAVES			
EAST PHASE (A, B& C)	Feet	Meter	Feet	Meter		
NORTH	15.45	4.71	8.86	2.7		
SOUTH	22.97	7.00	17.39	5.3		
EAST	14.76	4.50	8.86	2.7		
WEST	16.41	5.00	7.55	2.3		
WEST PHASE(D,E,F&G)	BUILDING		PROJECTION OR EAVES			
	Feet	Meter	Feet	Meter		
NORTH	14.76	4.5	8.20	2.5		
SOUTH	14.76	4.5	15.42	4.7		
EAST	14.76	4.5	7.87	2.4		
WEST	24.61	7.5	19.03	5.8		
OVER ALL SITE FLOOR AREA RATIO:						
F.A.R. = NET AREA+ELEC. ROOMS (EXCLUDING GARAGE AREAS) / NET SITE AREA	398730.39	/	155941.04	2.6	FSR	
F.A.R. = NET AREA+ELEC. ROOMS (EXCLUDING GARAGE AREAS) / GROSS SITE AREA	398730.39	/	176420.46	2.3	FSR	
LOT COVERAGE = LOWER FLOOR AREA / NET SITE AREA	61535.34	/	155941.04	0.439%		
BUILDING 'A' AREA						
FLOOR	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	TOTAL AREA IN SFT	TOTAL AREA IN SQM
MAIN FLOOR AREA	6	2	2	10	10620.00	SFT 977.70 SQM
SECOND FLOOR AREA	8	7	1	16	13024.00	SFT 1210.41 SQM
THIRD FLOOR AREA	8	7	1	16	13024.00	SFT 1210.41 SQM
FOURTH FLOOR AREA	8	7	1	16	13024.00	SFT 1210.41 SQM
FIFTH FLOOR AREA	8	7	1	16	13024.00	SFT 1210.41 SQM
SIXTH FLOOR AREA	8	7	1	16	12245.00	SFT 1138.01 SQM
TOTAL UNITS	46	37	7	90	74861.00	SFT 6957.34 SQM
BUILDING 'B' AREA						
FLOOR	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	TOTAL AREA IN SFT	TOTAL AREA IN SQM
LOWER FLOOR AREA	4	0	1	5	3713.00	SFT 345.07 SQM
MAIN FLOOR AREA	8	1	1	10	6724.00	SFT 624.91 SQM
SECOND FLOOR AREA	7	2	1	10	6744.00	SFT 626.77 SQM
THIRD FLOOR AREA	7	2	1	10	6744.00	SFT 626.77 SQM
FOURTH FLOOR AREA	7	2	1	10	6744.00	SFT 626.77 SQM
FIFTH FLOOR AREA	7	3	0	10	6166.00	SFT 573.05 SQM
TOTAL UNITS	36	10	4	50	36835.00	SFT 3423.33 SQM
BUILDING 'C' AREA						
FLOOR	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	TOTAL AREA IN SFT	TOTAL AREA IN SQM
LOWER FLOOR AREA	3	1	1	5	4131.00	SFT 383.92 SQM
MAIN FLOOR AREA	6	3	1	10	7674.00	SFT 713.20 SQM
SECOND FLOOR AREA	5	4	1	10	7694.00	SFT 715.06 SQM
THIRD FLOOR AREA	5	4	1	10	7694.00	SFT 715.06 SQM
FOURTH FLOOR AREA	5	4	1	10	7694.00	SFT 715.06 SQM
FIFTH FLOOR AREA	5	4	1	10	7073.00	SFT 657.34 SQM
TOTAL UNITS	29	20	6	55	41960.00	SFT 3899.63 SQM

EAST SIDE PHASE

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NO.	DATE	DESCRIPTION
1	16.OCT.2019	ISSUED FOR PUBLIC HEARING
2	05.NOV.2019	ISSUED FOR A.P.
3	20.JULY.2020	GENERAL SUBMISSION
4	20.JULY.2020	GENERAL SUBMISSION
5	21.JULY.2020	DP REVISION

PROJECT: BENTLEY MULTI-FAMILY  
BENTLEY ROAD, SURREY, BC.  
OWNER: SHEET DESCRIPTION: DATA SHEET PART-1

DOUGLAS R. JOHNSON ARCHITECT LTD.  
#374-801 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P5  
PH. (604)988-3388  
FAX. (604)988-0211  
drjarch@shaw.co

SCALE: N.T.S	PROJECT NO: ----
DATE: 13 NOV 2021	SHEET: ----
DRAWN: PR, LN	REVISIONS: DP-2,13(a)
REVISIONS: 5	

# BENTLEY MULTI-FAMILY

BENTLEY ROAD, SURREY, BC.

## DATA SHEET

BUILDING 'D' AREA						
FLOOR	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	TOTAL AREA IN SFT	TOTAL AREA IN SQM
LOWER FLOOR AREA	1	2	1	4	3905.00	SFT 362.92 SQM
MAIN FLOOR AREA	2	5	1	8	6794.00	SFT 631.41 SQM
SECOND FLOOR AREA	1	6	1	8	6794.00	SFT 631.41 SQM
THIRD FLOOR AREA	1	6	1	8	6794.00	SFT 631.41 SQM
FOURTH FLOOR AREA	1	6	1	8	6794.00	SFT 631.41 SQM
FIFTH FLOOR AREA	1	6	1	8	6166.00	SFT 573.05 SQM
<b>TOTAL UNITS</b>	<b>8</b>	<b>29</b>	<b>5</b>	<b>40</b>	<b>37247.00</b>	<b>SFT 3481.62 SQM</b>
BUILDING 'E' AREA						
FLOOR	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	TOTAL AREA IN SFT	TOTAL AREA IN SQM
MAIN FLOOR AREA	4	4	1	9	8064.00	SFT 749.44 SQM
SECOND FLOOR AREA	10	5	1	16	11913.00	SFT 1107.16 SQM
THIRD FLOOR AREA	10	5	1	16	11723.00	SFT 1089.50 SQM
FOURTH FLOOR AREA	10	5	1	16	11390.00	SFT 1058.55 SQM
FIFTH FLOOR AREA	10	5	1	16	12116.00	SFT 1142.38 SQM
SIXTH FLOOR AREA	11	4	1	16	11002.00	SFT 1022.49 SQM
<b>TOTAL UNITS</b>	<b>55</b>	<b>28</b>	<b>6</b>	<b>89</b>	<b>65308.00</b>	<b>SFT 6069.52 SQM</b>
BUILDING 'F' AREA						
FLOOR	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	TOTAL AREA IN SFT	TOTAL AREA IN SQM
MAIN FLOOR AREA	15	3	0	18	15246.00	SFT 1416.91 SQM
SECOND FLOOR AREA	14	6	1	21	15286.00	SFT 1420.63 SQM
THIRD FLOOR AREA	14	6	1	21	15286.00	SFT 1420.63 SQM
FOURTH FLOOR AREA	14	6	1	21	14970.00	SFT 1391.26 SQM
FIFTH FLOOR AREA	14	6	1	21	14873.00	SFT 1382.25 SQM
SIXTH FLOOR AREA	14	6	1	21	14440.00	SFT 1342.01 SQM
<b>TOTAL UNITS</b>	<b>85</b>	<b>33</b>	<b>5</b>	<b>123</b>	<b>90101.00</b>	<b>SFT 8373.70 SQM</b>
BUILDING 'G' AREA						
FLOOR	1 BED UNIT	2 BED UNIT	3 BED UNIT	TOTAL UNITS	TOTAL AREA IN SFT	TOTAL AREA IN SQM
LOWER FLOOR AREA	2	1	1	4	5107.14	SFT 474.64 SQM
MAIN FLOOR AREA	8	3	1	12	6513.34	SFT 606.33 SQM
SECOND FLOOR AREA	7	6	1	14	10606.32	SFT 985.72 SQM
THIRD FLOOR AREA	7	6	1	14	10611.00	SFT 986.15 SQM
FOURTH FLOOR AREA	9	4	1	14	9525.42	SFT 882.44 SQM
FIFTH FLOOR AREA	9	4	1	14	9685.17	SFT 897.32 SQM
<b>TOTAL UNITS</b>	<b>42</b>	<b>24</b>	<b>6</b>	<b>72</b>	<b>52418.39</b>	<b>SFT 4871.60 SQM</b>
<b>TOTAL (BLDG. 'A' TO 'G')</b>	<b>299</b>	<b>181</b>	<b>39</b>	<b>519</b>	<b>358730.39</b>	<b>SFT 30887.21 SQM</b>
AMENITY						
EAST PHASE						
INDOOR AMENITY REQUIRED (3 SQM PER UNIT)				<b>6296.89</b>	<b>SFT</b>	<b>585.00</b>
BUILDING A	INDOOR AMENITY			4610.00	SFT	428.28
BUILDING B	INDOOR AMENITY			1762.00	SFT	166.48
BUILDING B	STORAGE			1257.00	SFT	116.78
BUILDING C	INDOOR AMENITY			3663.18	SFT	332.89
INDOOR AMENITY PROVIDED:				11242.18	SFT	1044.43
WEST PHASE						
INDOOR AMENITY REQUIRED (3 SQM PER UNIT)				<b>10482.52</b>	<b>SFT</b>	<b>972.00</b>
BUILDING D	INDOOR AMENITY			2958.00	SFT	274.81
BUILDING E	INDOOR AMENITY			5160.00	SFT	479.57
BUILDING D	INDOOR AMENITY			2770.00	SFT	257.34
BUILDING G	DAY CARE			3659.00	SFT	332.82
INDOOR AMENITY PROVIDED:				13719.00	SFT	1274.54
EAST PHASE OUTDOOR AMENITY REQ. (3 SQM PER UNIT)				<b>6296.89</b>	<b>SFT</b>	<b>585.00</b>
OUTDOOR AMENITY PROVIDED:				10010.00	SFT	929.98
WEST PHASE OUTDOOR AMENITY REQ. (3 SQM PER UNIT)				<b>10482.52</b>	<b>SFT</b>	<b>972.00</b>
OUTDOOR AMENITY PROVIDED:				20764.00	SFT	1929.54
PARKING STALLS						
EAST PHASES						
REQUIRED PARKING STALLS (0.9 STALLS PER UNIT)						1145 STALLS
REQUIRED STALLS FOR VISITORS PARKING (0.1 STALLS PER UNIT)						205 STALLS
<b>TOTAL PARKING STALLS REQUIRED FOR EAST PHASE</b>						<b>1950 STALLS</b>
<b>TOTAL PARKING STALLS PROVIDED FOR EAST PHASE</b>						<b>2485 STALLS</b>
REQUIRED PARKING STALLS (0.9 STALLS PER UNIT)						2925 STALLS
REQUIRED STALLS FOR VISITORS PARKING (0.1 STALLS PER UNIT)						365 STALLS
<b>TOTAL PARKING STALLS REQUIRED FOR WEST PHASE</b>						<b>3245 STALLS</b>
<b>TOTAL PARKING STALLS PROVIDED FOR WEST PHASE</b>						<b>4395 STALLS</b>
BICYCLE PARKING						
TOTAL PARKING REQUIRED FOR EAST PHASE (1 PER UNIT)						1950 STALLS
TOTAL PARKING PROVIDED FOR EAST PHASE						2155 STALLS
TOTAL PARKING REQUIRED FOR WEST PHASE (1 PER UNIT)						3245 STALLS
TOTAL PARKING PROVIDED FOR WEST PHASE						3325 STALLS

WEST SIDE PHASE

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MARK	DATE	DESCRIPTION
1	18 OCT 2018	ISSUED FOR PUBLIC HEARINGS
2	06 NOV 2018	ISSUED FOR ADP
3	20 MAR 2019	GENERAL ADP SUBMISSION
4	20 MAR 2019	GENERAL ADP SUBMISSION
5	21 JUN 2020	DP REVISION

PROJECT: **BENTLEY MULTI-FAMILY**  
BENTLEY ROAD, SURREY, BC.  
SHEET DESCRIPTION: **DATA SHEET PART-2**

OWNER

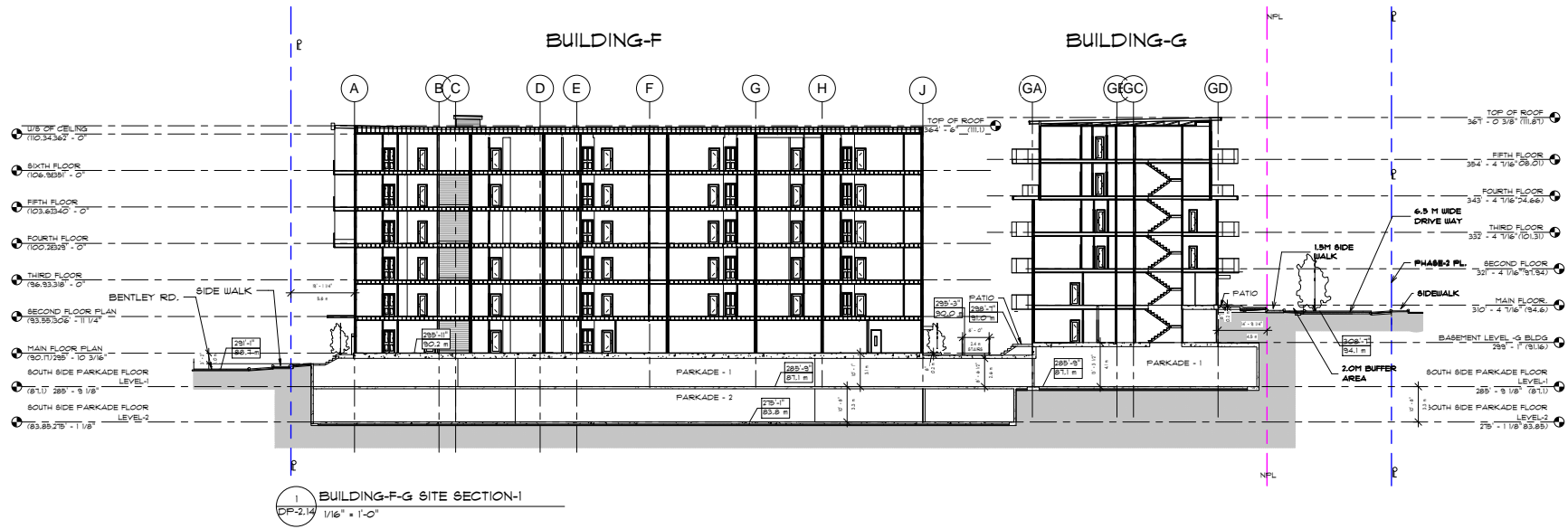
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-3381  
FAX: (604) 998-0211  
drjarch@shaw.ca

SCALE	PROJECT NO.
N.T.S.	----
DATE: 13 NOV 2017	
DRAWN: PR, LN	SHEET:
REVISIONS:	DP-2,13(b)

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MARK	DATE	DESCRIPTION
1	16 OCT 2017	ISSUED FOR PUBLIC HEARINGS
2	17 FEB 2020	ISSUED FOR ADP
3	27 JAN 2020	GENERAL DFP SUBMISSION
4	7 JUL 2020	DPF REVISIONS



1 BUILDING-F-G SITE SECTION-1  
 DP-2.14 1/16" = 1'-0"

PROJECT: **BENTLEY MULTI-FAMILY**  
 BENTLEY ROAD, SURREY, B.C.  
 SHEET DESCRIPTION: **STREET SECTION**

OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.,  
 NORTH VANCOUVER, BC V7P 3P9  
 PH.(604)998-3381  
 FAX.(604)998-0217

SCALE: 1/16" = 1'-0"	PROJECT NO: ---
DATE: 13 NOV 2017	---
DRAWN:	SHEET: DP-2.14
REVISIONS: 5	

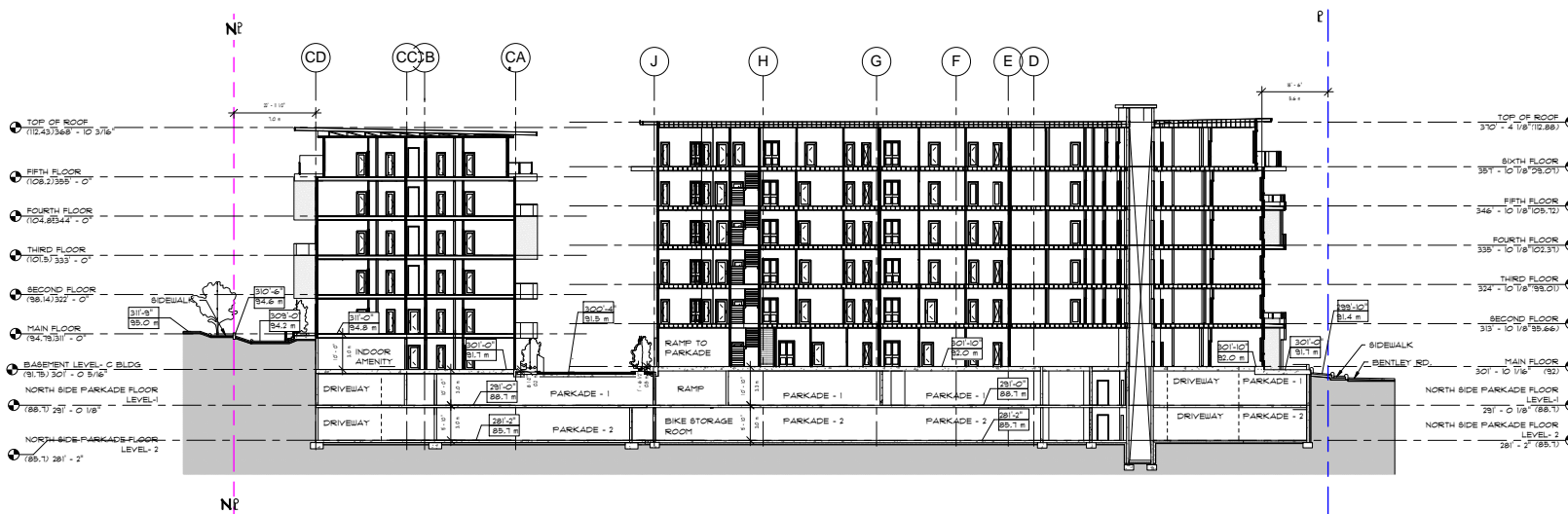


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BUILDING-C

BUILDING-A



1 STREET SECTION-04  
 DP-2.15  
 1/16" = 1'-0"

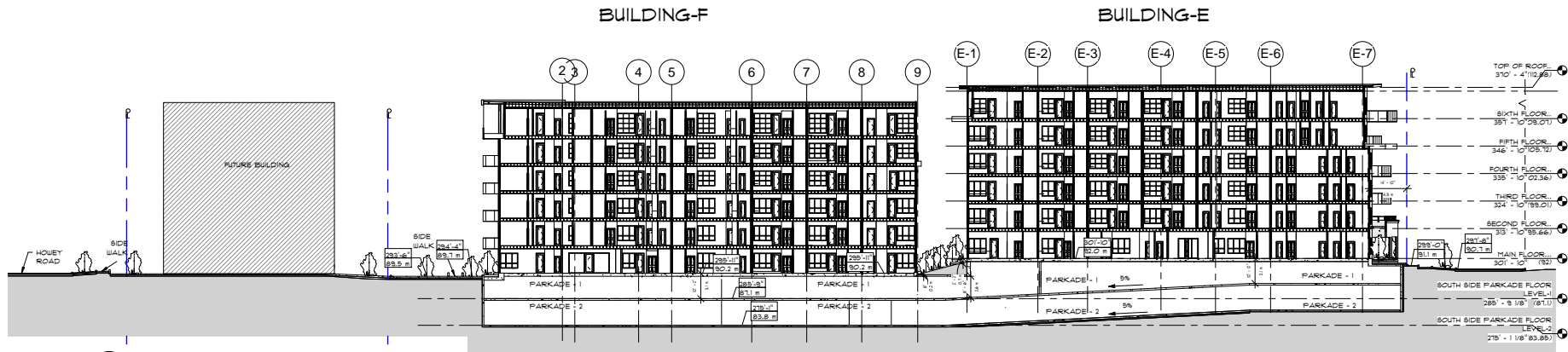
MARK	DATE	DESCRIPTION
1	16 OCT 2015	RENDER FOR PUBLIC HEARINGS
2	17 FEB 2016	RENDER FOR ADP
3	27 JAN 2016	RENDER FOR ADP
4	27 JAN 2016	GENERAL D.P. SUBMISSION
5	2 JUL 2016	D.P. REVISIONS

PROJECT: **BENTLEY MULTI-FAMILY**  
 BENTLEY ROAD, SURREY, B.C.  
 SHEET DESCRIPTION: **STREET SECTION**

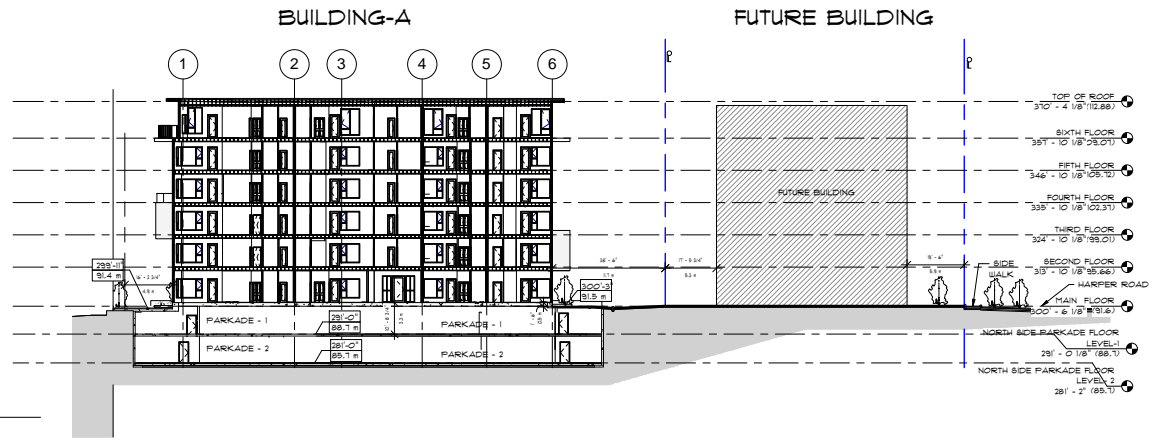
OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.,  
 NORTH VANCOUVER, BC V7P 3P9  
 PH.(604)998-3381  
 FAX.(604)998-0217

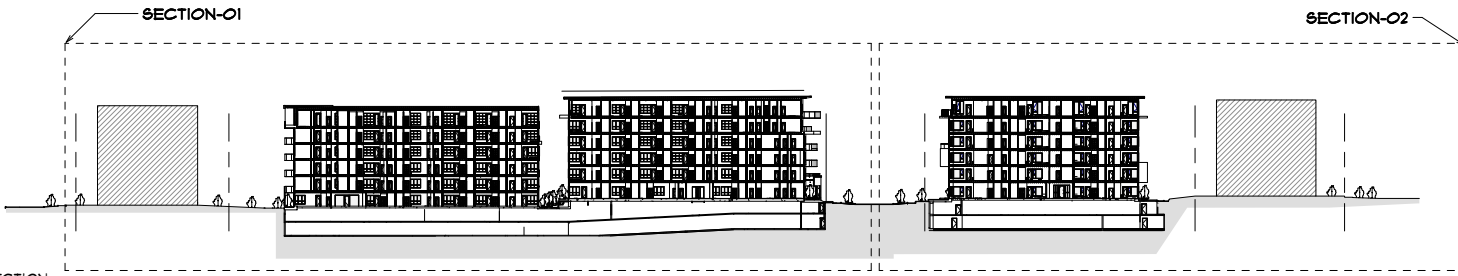
SCALE: 1/16" = 1'-0"	PROJECT NO: ---
DATE: 13 NOV 2017	
DRAWN:	SHEET: DP-2.15
REVISIONS: 5	



1 STREET SECTION-03 (PART 01)  
DP-2.16 1" = 20'-0"



2 STREET SECTION-03 (PART 02)  
DP-2.16 1" = 20'-0"



3 KEY SECTION  
DP-2.16 1" = 40'-0"

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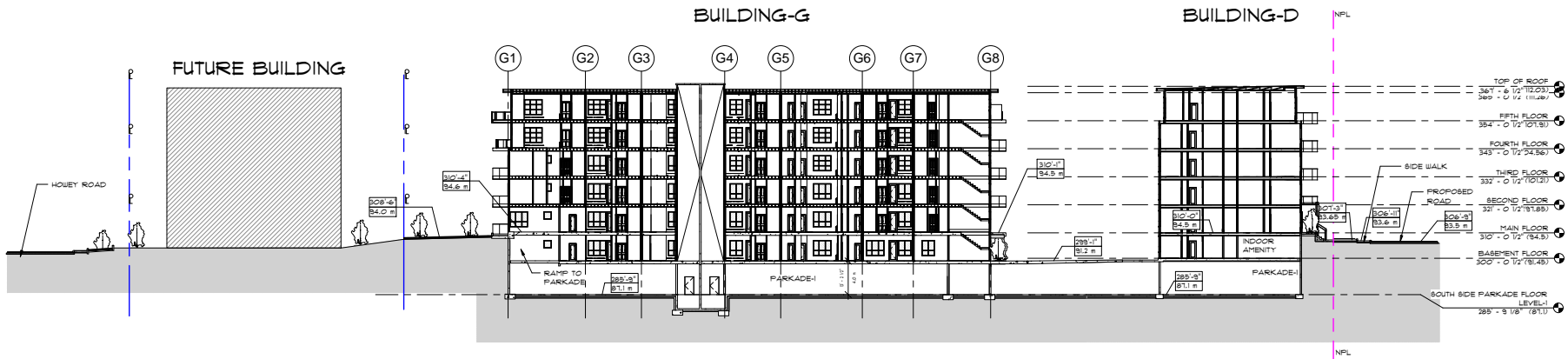


MARK	DATE	DESCRIPTION
1	16 OCT 2015	RENDER FOR PUBLIC HEARINGS
2	17 FEB 2016	BASED FOR ADP
3	29 JAN 2016	GENERAL DTP SUBMISSION
4	7 JUL 2016	DTP REVISIONS

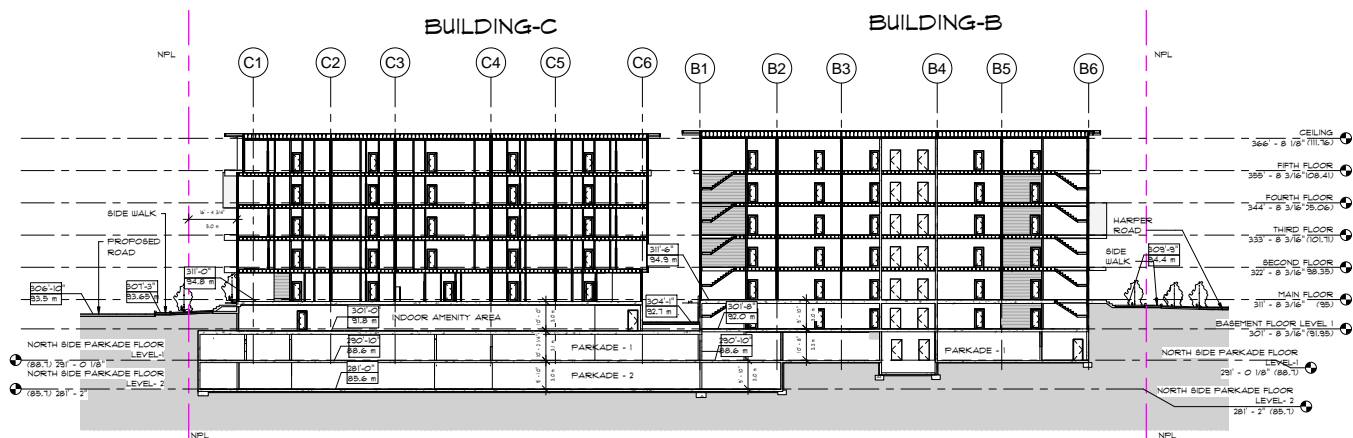
PROJECT: **BENTLEY MULTI-FAMILY**  
BENTLEY ROAD, SURREY, B.C.  
SHEET DESCRIPTION: **STREET SECTION**  
OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
PH.(604)998-3381  
FAX.(604)998-0217

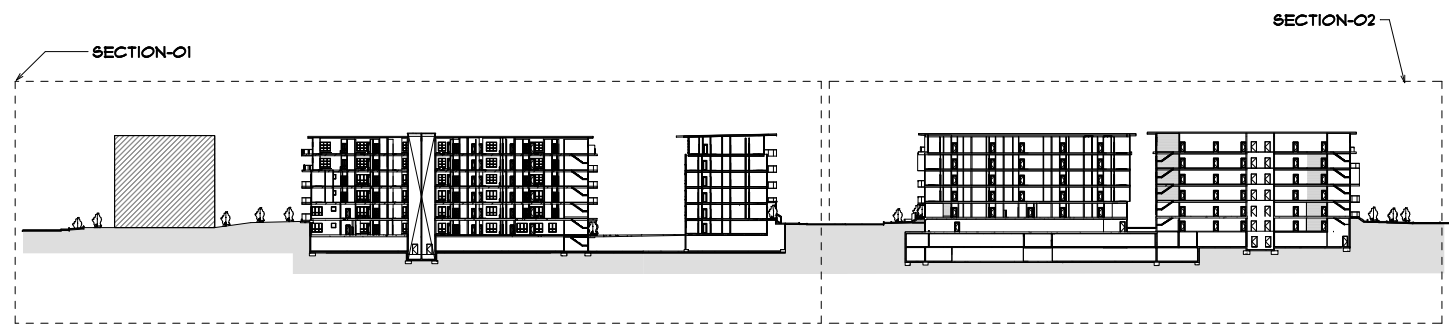
SCALE: As indicated	PROJECT NO: ---
DATE: 13 NOV 2017	---
DRAWN: ---	SHEET: DP-2.16
REVISIONS: 5	---



3 STREET SECTION-01  
DP-2.17 1" = 20'-0"



1 STREET SECTION-02  
DP-2.17 1" = 20'-0"



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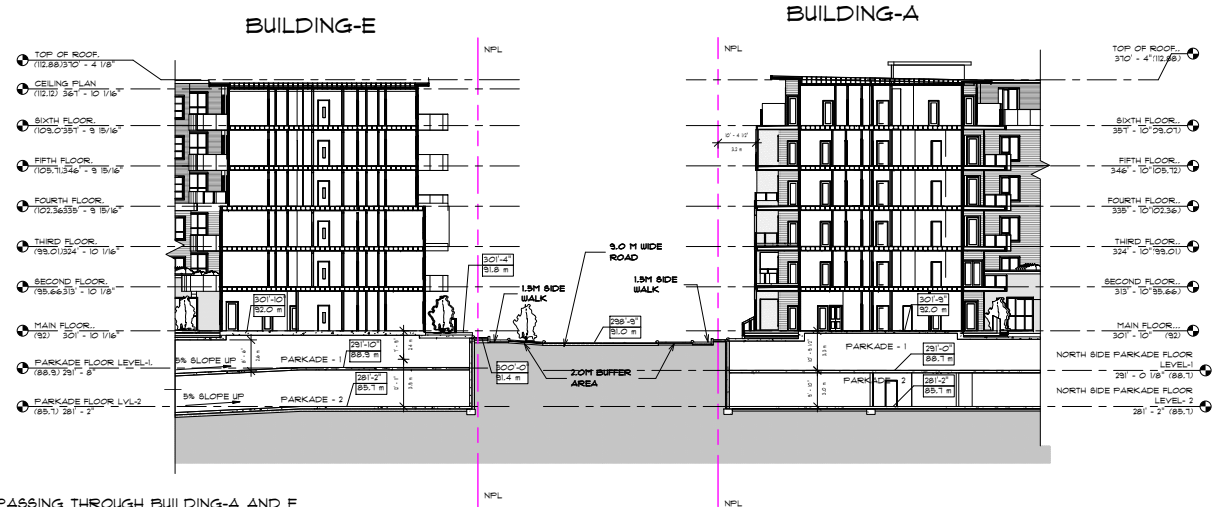
MARK	DATE	DESCRIPTION
1	16 OCT 2017	ISSUED FOR PUBLIC HEARINGS
2	17 FEB 2018	ISSUED FOR ADP
3	29 JAN 2018	GENERAL DFP SUBMISSION
4	27 JUL 2018	DPF REVISIONS

PROJECT: **BENTLEY MULTI-FAMILY**  
BENTLEY ROAD, SURREY, B.C.  
SHEET DESCRIPTION: **STREET SECTION**  
OWNER:

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST., NORTH VANCOUVER, BC V7P 3P9  
PH: (604)998-3381  
FAX: (604)998-0217

SCALE: As indicated	PROJECT NO: ---
DATE: 13 NOV 2017	---
DRAWN: ---	SHEET: ---
REVISIONS: 5	DP-2.17

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1 SITE SECTION-05\_PASSING THROUGH BUILDING-A AND E  
 DP-2.18 1/16" = 1'-0"

MARK	DATE	DESCRIPTION
1	16 OCT 2017	ISSUED FOR PUBLIC HEARINGS
2	7 FEB 2018	ISSUED FOR ADP
3	7 FEB 2018	GENERAL D.P. SUBMITTION
4	27 JAN 2018	GENERAL D.P. SUBMITTION
5	7 JUL 2018	D.P. REVISIONS

PROJECT: **BENTLEY MULTI-FAMILY**  
 BENTLEY ROAD, SURREY, B.C.  
 SHEET DESCRIPTION  
**STREET SECTION**

OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-901 WEST 3RD ST.,  
 NORTH VANCOUVER, BC V7P 3P9  
 PH. (604)998-3381  
 FAX. (604)998-0217

SCALE: 1/16" = 1'-0"	PROJECT NO. ---
DATE: 13 NOV 2017	---
DRAWN:	SHEET: DP-2.18
REVISIONS: 5	



- ε ———— EXISTING PROPERTY LINE
- ε ———— EXISTING PROPERTY LINE
- NR ———— NEW PROPERTY LINE
- ε ———— EXISTING PARK PROPERTY LINE

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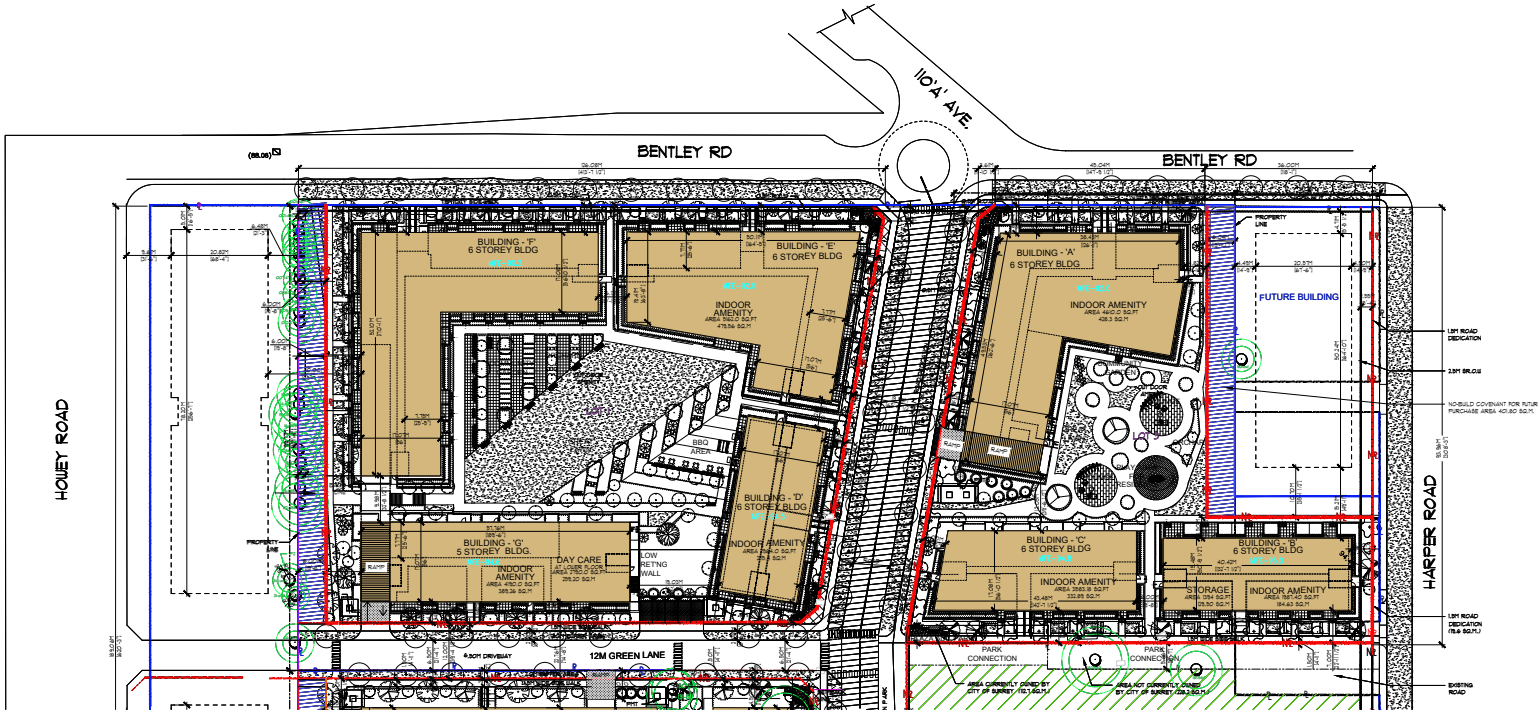


DATE	DESCRIPTION
12/10/2011	ISSUANCE OF PERMITTING
12/10/2011	ISSUANCE OF PERMITTING
12/10/2011	ISSUANCE OF PERMITTING
12/10/2011	ISSUANCE OF PERMITTING

PROJECT:	BENTLEY MULTI-FAMILY
CUSTOMER:	BENTLEY REAL ESTATE INC.
DATE:	12/10/2011
SCALE:	1/32" = 1'-0"
PROJECT NO.:	---
DATE:	30 NOV 2011
DRAWN:	PR, LN
CHECKED:	---
REVISIONS:	L1

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #574-901 WEST 3RD ST.  
 NORTH WARDEN, 26 YR 39  
 PH: (416) 498-3381  
 FAX: (416) 498-0211  
 P: 2007@drj.ca

SCALE:	1/32" = 1'-0"	PROJECT NO.:	---
DATE:	30 NOV 2011	DRAWN:	PR, LN
DRAWN:	PR, LN	CHECKED:	---
REVISIONS:	L1		



1 LANDSCAPE PLAN  
 L1  
 1/32" = 1'-0"  
 TRUE NORTH

HOWEY ROAD

BENTLEY RD

BENTLEY RD

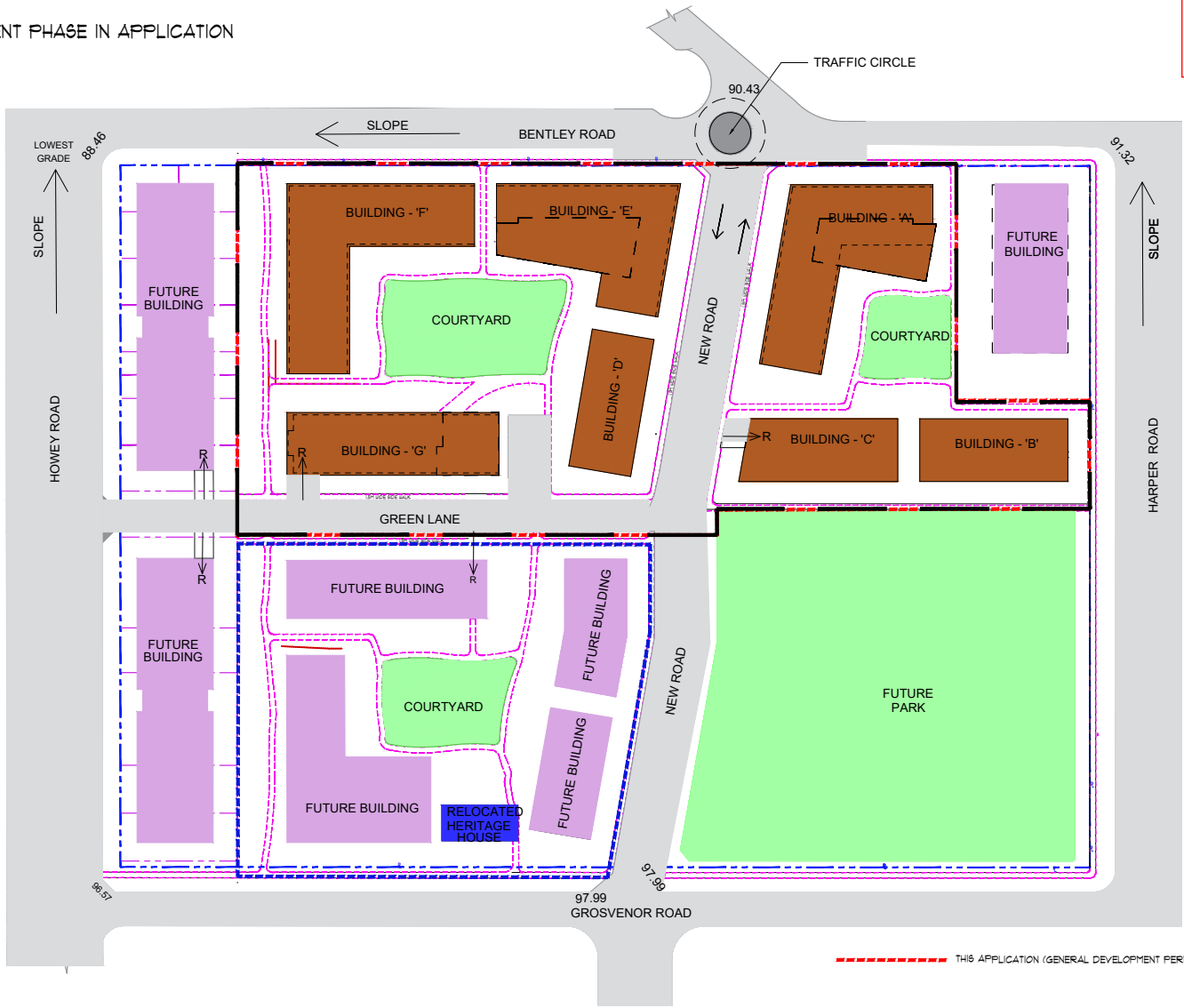
110' AVE

HARPER ROAD

12M GREEN LANE

CURRENT PHASE IN APPLICATION

# APPENDIX III Master Plan



- PHASE 1
- PHASE 2
- FUTURE DEVELOPMENT POTENTIAL
- UG ACCESS
- PEDESTRIAN CONNECTION

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MARK	DATE	DESCRIPTION
1	05.AUG.2018	ISSUED FOR PUBLIC HEARING
2	05.AUG.2019	ISSUED FOR ADP
3	21.FEB.2020	ISSUED FOR ADP

PROJECT:	BENTLEY MULTI-FAMILY
OWNER:	BENTLEY ROAD, SURREY, B.C.
SHEET DESCRIPTION:	SITE PHASING

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #374-301 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604)998-3381  
 FAX: (604)998-0271  
 drjarch@shaw.ca

SCALE: 1/96"=1'-0"	PROJECT NO: ----
DATE: 07 JULY 2017	SHEET: ----
DRAWN: PR, LN	REVISIONS: 3
ADP-1.21	

1 SITE PHASING  
ADP-1.21 1/96" = 1'-0"



----- THIS APPLICATION (GENERAL DEVELOPMENT PERMIT)

## INTER-OFFICE MEMO

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

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

**DATE:** July 17, 2020 **PROJECT FILE:** 7817-0544-00

**RE:** Engineering Requirements  
Location: 13672/84/88/90, 13702/16/26/36/46 Bentley Road, 13782/90 Harper Road, 13775/81 Grosvenor Road, 13791/99/13809 Grosvenor Road

### OCP AMENDMENT/CITY CENTRE PLAN AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment/City Centre Amendment/Development Permit beyond those noted below.

### REZONE/SUBDIVISION

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

- Dedicate 1.308m along Grosvenor Road.
- Dedicate 0.856m along Harper Road.
- Dedicate 20.0m new Berg Road.
- Dedicate 12.0m new Green Lane.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

#### *Works and Services*

- Construct north side of Grosvenor Road, south side of Bentley Road, west side of Harper Road, full Berg Road, and full Green Lane.
- Provide cash-in-lieu for 50% of the cost for the future traffic circle and 100% of the cost for the future east bound left turn bay.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Construct new storm mains along Bentley Road, Berg Road and Green Lane.
- Construct 250mm water mains along Bentley Road, Harper Road, and Berg Road.
- Construct minimum 250mm sanitary main along Grosvenor Road, Bentley Road, Harper Road and Berg Road.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide water storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$45,822.00 (GST included) is also required for the Servicing Agreement.



Tommy Buchmann, P.Eng.  
Development Services Manager

HB4

NOTE: Detailed Land Development Engineering Review available on file

July 15, 2020

**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.

Forsyth Road Elementary was built in 2001. It is in an inner city neighbourhood with significantly higher student support needs which affects class size and composition.

Over the next 10 years our projections are indicating, continues to grow. Both the future Guildford 104th Corridor NCP and the City Center Plan will impact the current enrolment projection which may be too conservative. This school will be monitored over the next year to determine if a future expansion project is required at this school. Until then, any enrolment growth at the school will be managed by portables.

Kwantlen Park Secondary is currently operating at 120% and is projected to grow by 542 students over the next 10 years. This school will also be impacted by timing of future high rise development in the area. As per the District's Five Year 2020/2021 Capital Plan, the District is requesting a 300 capacity addition at Kwantlen Park and the another 450 addition at Guildford Park to manage the secondary seat shortfall in the Guildford/City Centre communities. The Ministry of Education has approved the District to prepare business cases to support future capital funding to construct these new additions. Both projects are targeted to open September 2025.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0544 00 (Updated July 2020)

**SUMMARY**

The proposed 547 lowrise units are estimated to have the following impact on the following schools:

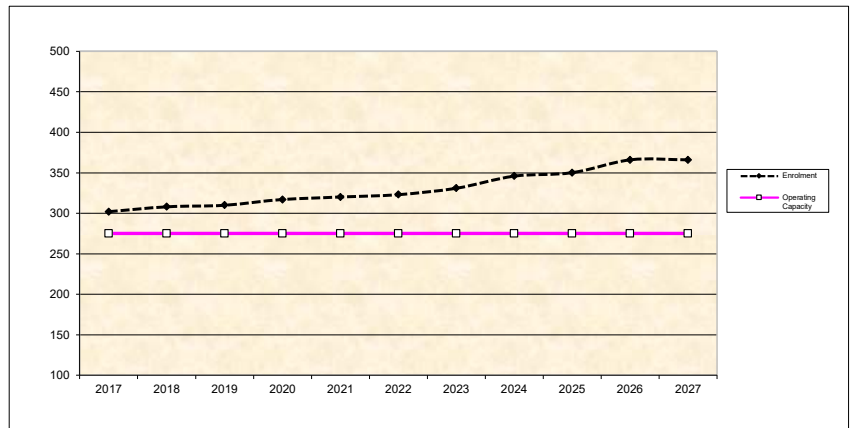
**Projected # of students for this development:**

Elementary Students:	38
Secondary Students:	27

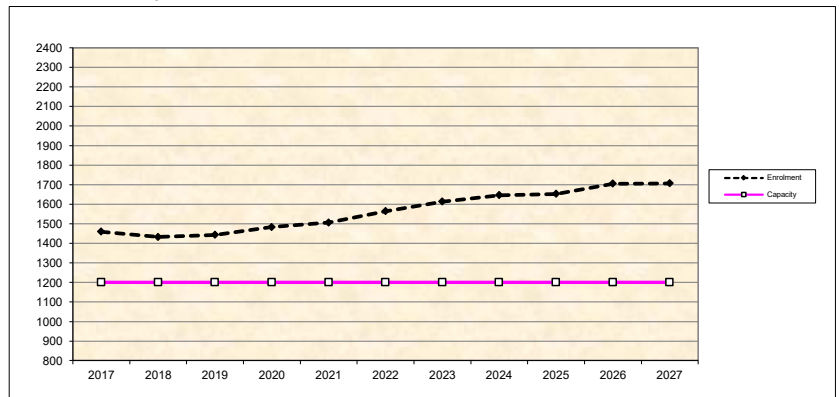
**September 2019 Enrolment/School Capacity**

<b>Forsyth Road Elementary</b>	
Enrolment (K/1-7):	43 K + 267
Operating Capacity (K/1-7)	19 K + 256
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1443
Capacity (8-12):	1200

**Forsyth Road Elementary**



**Kwantlen Park Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.



## Summary

The site inventoried 187 trees. Of the 187 trees 128 are recommended for removal.

## Summary of Tree Preservation by Species

Tree Species	Existing	Remove	Retain
<b>Alders and Cottonwood</b>			
Alder	9	6	3
Cottonwood	63	48	15
<b>Total Alder and Cottonwood 1/1</b>	72	54	18
<b>Deciduous Trees</b>			
Apple	3	1	2
Birch	2	1	1
Cherry	22	17	5
Holly	1	1	0
Horse Chestnut	2	0	2
Magnolia	1	0	1
Maple	5	3	2
Mountain Ash	2	2	0
Pear	1	0	1
Plum	2	0	2
Walnut	1	1	0
<b>Total Deciduous 2/1</b>	42	26	16

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Coniferous Trees</b>			
Cypress	3	2	1
Douglas Fir	37	14	23
Hemlock	1	1	0
Pine	1	1	0
Redwood	2	2	0
Spruce	4	3	1
Western Red Cedar	25	25	0
<b>Total Coniferous</b>	<b>73</b>	<b>48</b>	<b>25</b>

<b>Total</b>	<b>187</b>	<b>128</b>	<b>59</b>
--------------	------------	------------	-----------

# Tree Preservation Summary

Surrey Project No:

Address: Bentley Road

Registered Arborist: Woodridge Tree Consulting, Terry Thrale, PN 6766A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	141
<b>Protected Trees to be Removed</b>	123
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	18
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>54</u> x            one (1) = 54  - All other Trees Requiring 2 to 1 Replacement Ratio <u>71</u> X            two (2) = 142	<b>196</b>
<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	-
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	n/a

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	3
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X            one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>3</u> X            two (2) = 6	<b>6</b>
<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	-



(Signature of Arborist)

Date July 10, 2020



Tree Plan for Development at Bentley Road Project Surrey, BC

Date: 10 July 2020

jend



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



No build zone

center of tree

DBH x 6 + 1/2 of DBH

Remove tree X

Retaining Wall

New Property line

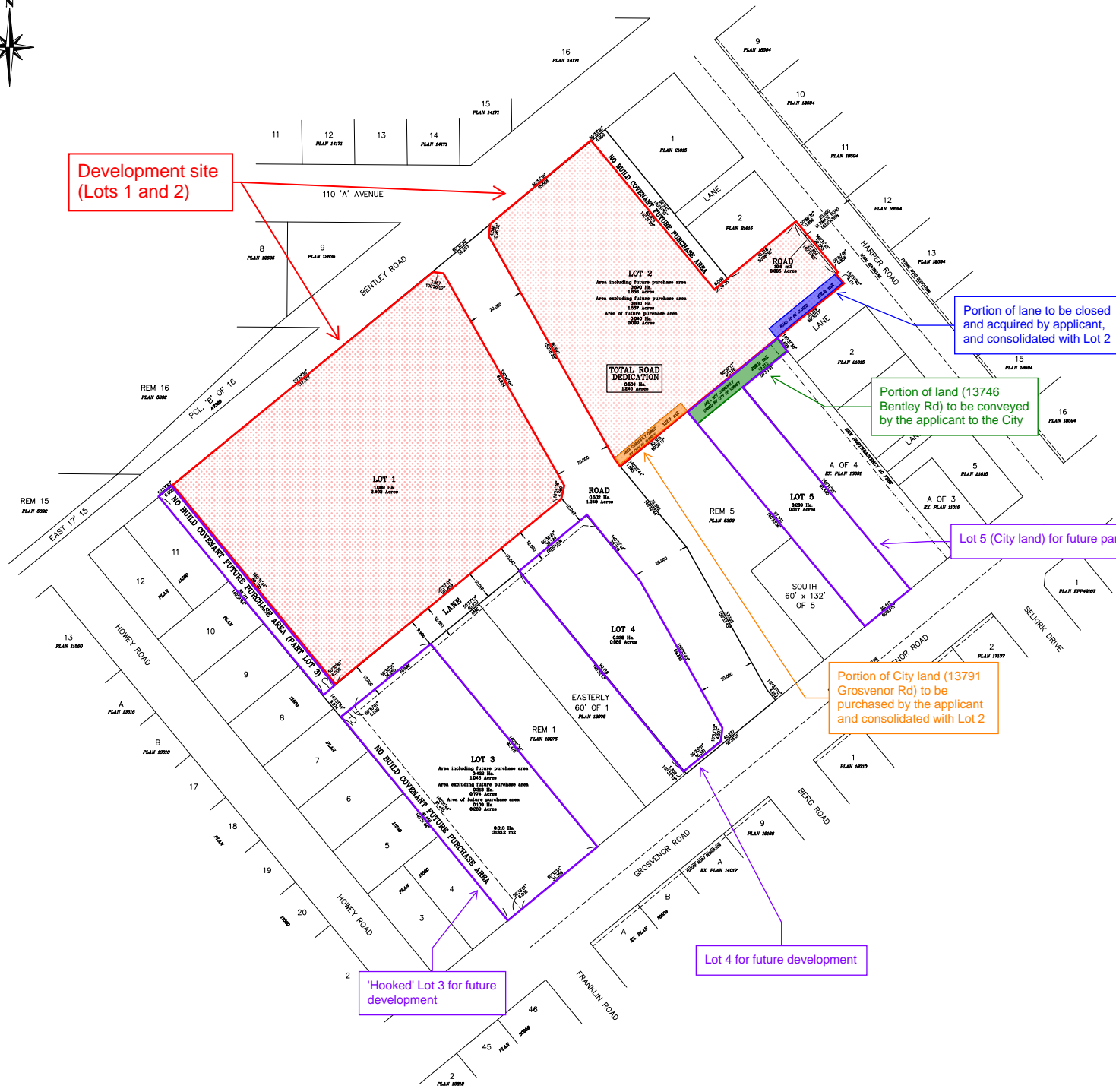
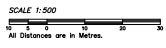
Existing Property

1m 20m

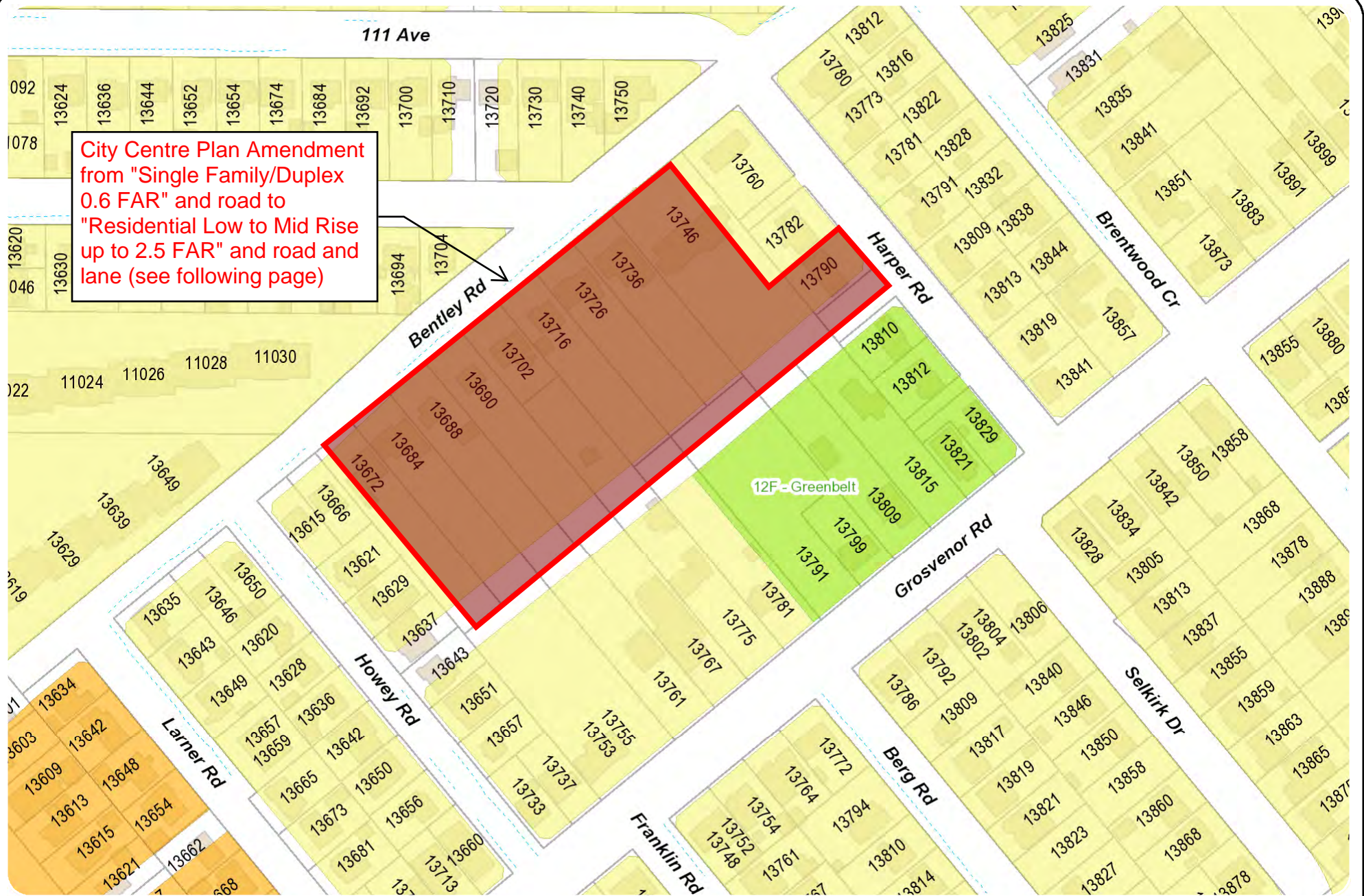
for 1:1000



PROPOSED SUBDIVISION PLAN OF:  
 LOT 8 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 12075; SECONDLY: PARCEL "B" (EXPLANATORY PLAN 12436);  
 THIRDLY: PARCEL "A" (EXPLANATORY PLAN 14343); PLAN 5392  
 PARCEL "A" (EXPLANATORY PLAN 14343) LOT 8 PLAN 5392  
 LOT 2 BLOCK 7 PLAN 12075  
 LOT 3 PLAN 12075  
 PARCEL "A" EXPLANATORY PLAN 14454 WEST HALF LOT 6 PLAN 5392  
 PARCEL "B" (L93090E) LOT 6 EXCEPT: FIRSTLY: PART ROAD ON EXPLANATORY PLAN 14845 SECONDLY: THE SOUTHERLY 210 FEET ON EXPLANATORY PLAN 14845, AND  
 THIRDLY: PART SUBDIVIDED BY PLAN 27001; PLAN 5392  
 LOT 1 PLAN 17062  
 LOT 2 PLAN 17062  
 LOT 3 PLAN 21615  
 LOT 60 PLAN 36475  
 LOT 61 PLAN 36475  
 LOT 5 PLAN 21615  
 PARCEL A (EXPLANATORY PLAN 11016) LOT 3 PLAN 5392  
 PARCEL A (EXPLANATORY PLAN 13691) LOT 4 PLAN 5392  
 LOT "B" PLAN 20318  
 SOUTH 60 FEET BY 132 FEET LOT 5 PLAN 5392 HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD WITH A UNIFORM DEPTH OF 132 FEET AND ADJOINING LOT 4  
 LOT 5 EXCEPT: FIRSTLY SOUTH 60 FEET BY 132 FEET SECONDLY: PART SUBDIVIDED BY PLAN 17062, PLAN 5392  
 LOT 35 PLAN 27001  
 WESTERLY HALF LOT 6 EXCEPT: PARCEL A AND ROAD (EXPLANATORY PLAN 14454), HAVING A FRONTAGE OF 66 FEET ON GROSVENOR ROAD  
 EXTENDING WITH UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 6 AND ADJOINING LOT 7  
 EASTERLY 60 FEET LOT 1 PLAN 12075 HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD WITH A UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 1 AND ADJOINING LOT 6  
 LOT 1 EXCEPT: THE EASTERLY 60 FEET THEREOF SAID EASTERLY 60 FEET HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD  
 WITH A UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 1 AND ADJOINING LOT 6 PLAN 5392; PLAN 12075  
 PARCEL "B" (EXPLANATORY PLAN 12436) LOT 8 PLAN 5392  
 ALL OF SECTION 14 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT



**NOTES:**  
 1) Lot dimensions are derived from field survey.  
 2) This plan is shown as proposed which may not be approved by the City of Surrey. This plan should not be used for marketing or other purposes.  
 3) This Plan was prepared for the exclusive use of our client. The applicant accepts its responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, dissemination or violation of the document without consent of the applicant.



Scale: 1:2,200

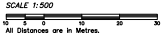
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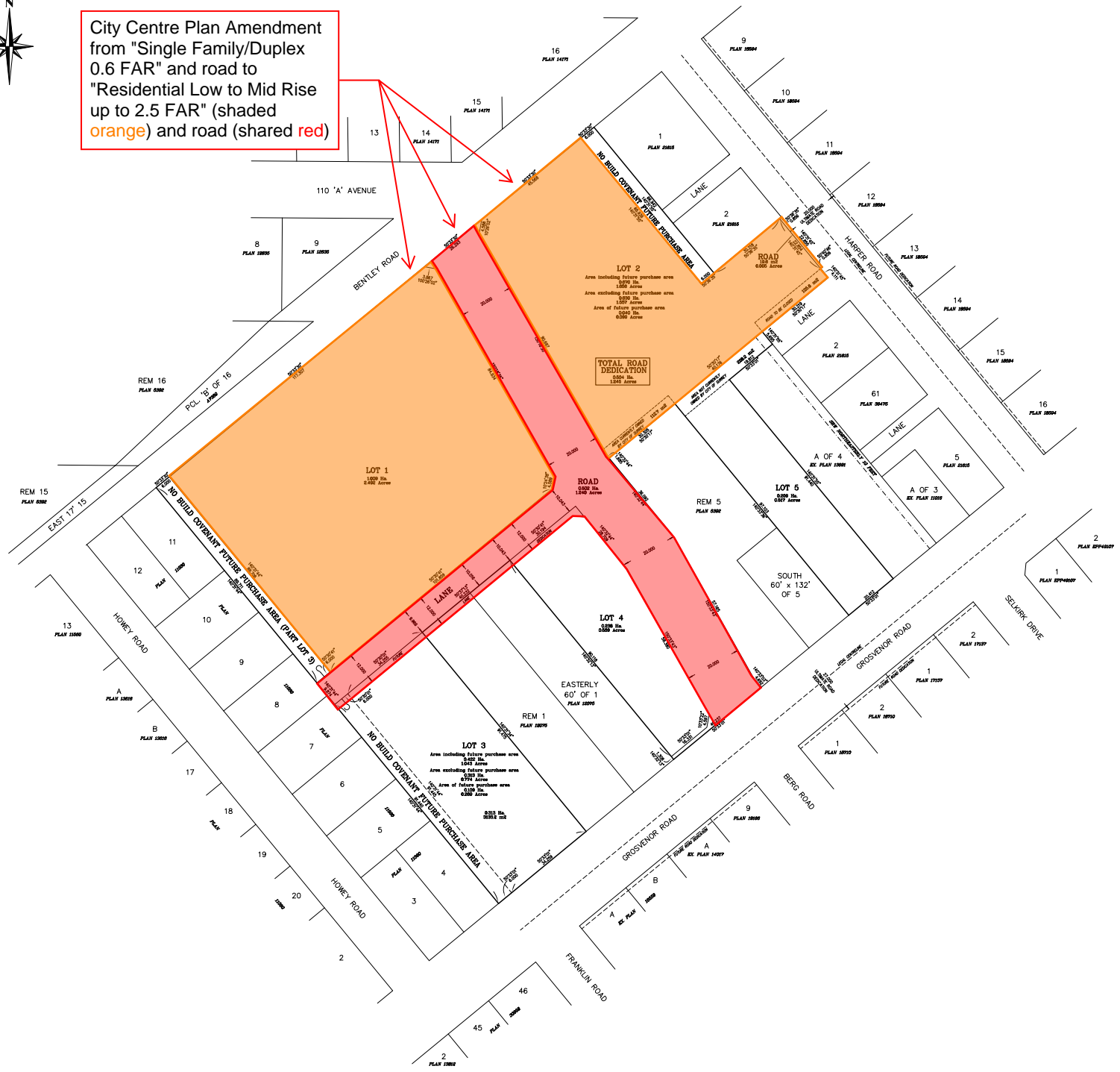
Map created on: 2020-07-11



PROPOSED SUBDIVISION PLAN OF:  
 LOT 8 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 12075; SECONDLY: PARCEL "B" (EXPLANATORY PLAN 12436);  
 THIRDLY: PARCEL "A" (EXPLANATORY PLAN 14343); PLAN 5392  
 PARCEL "A" (EXPLANATORY PLAN 14343) LOT 8 PLAN 5392  
 LOT 2 BLOCK 7 PLAN 12075  
 LOT 3 PLAN 12075  
 PARCEL "A" EXPLANATORY PLAN 14454 WEST HALF LOT 6 PLAN 5392  
 PARCEL "B" (L93090E) LOT 6 EXCEPT: FIRSTLY: PART ROAD ON EXPLANATORY PLAN 14845 SECONDLY: THE SOUTHERLY 210 FEET ON EXPLANATORY PLAN 14845, AND  
 THIRDLY: PART SUBDIVIDED BY PLAN 27001; PLAN 5392  
 LOT 1 PLAN 17062  
 LOT 2 PLAN 17062  
 LOT 3 PLAN 21615  
 LOT 60 PLAN 36475  
 LOT 61 PLAN 36475  
 LOT 5 PLAN 21615  
 PARCEL A (EXPLANATORY PLAN 11016) LOT 3 PLAN 5392  
 PARCEL A (EXPLANATORY PLAN 13691) LOT 4 PLAN 5392  
 LOT "B" PLAN 20318  
 SOUTH 60 FEET BY 132 FEET LOT 5 PLAN 5392 HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD WITH A UNIFORM DEPTH OF 132 FEET AND ADJOINING LOT 4  
 LOT 5 EXCEPT: FIRSTLY SOUTH 60 FEET BY 132 FEET SECONDLY: PART SUBDIVIDED BY PLAN 17062, PLAN 5392  
 LOT 35 PLAN 27001  
 WESTERLY HALF LOT 6 EXCEPT: PARCEL A AND ROAD (EXPLANATORY PLAN 14454), HAVING A FRONTAGE OF 66 FEET ON GROSVENOR ROAD  
 EXTENDING WITH UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 6 AND ADJOINING LOT 7  
 EASTERLY 60 FEET LOT 1 PLAN 12075 HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD WITH A UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 1 AND ADJOINING LOT 6  
 LOT 1 EXCEPT: THE EASTERLY 60 FEET THEREOF SAID EASTERLY 60 FEET HAVING A FRONTAGE OF 60 FEET ON GROSVENOR ROAD  
 WITH A UNIFORM WIDTH THE FULL DEPTH OF SAID LOT 1 AND ADJOINING LOT 6 PLAN 5392; PLAN 12075  
 PARCEL "B" (EXPLANATORY PLAN 12436) LOT 8 PLAN 5392  
 ALL OF SECTION 14 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT



City Centre Plan Amendment  
 from "Single Family/Duplex  
 0.6 FAR" and road to  
 "Residential Low to Mid Rise  
 up to 2.5 FAR" (shaded  
 orange) and road (shared red)



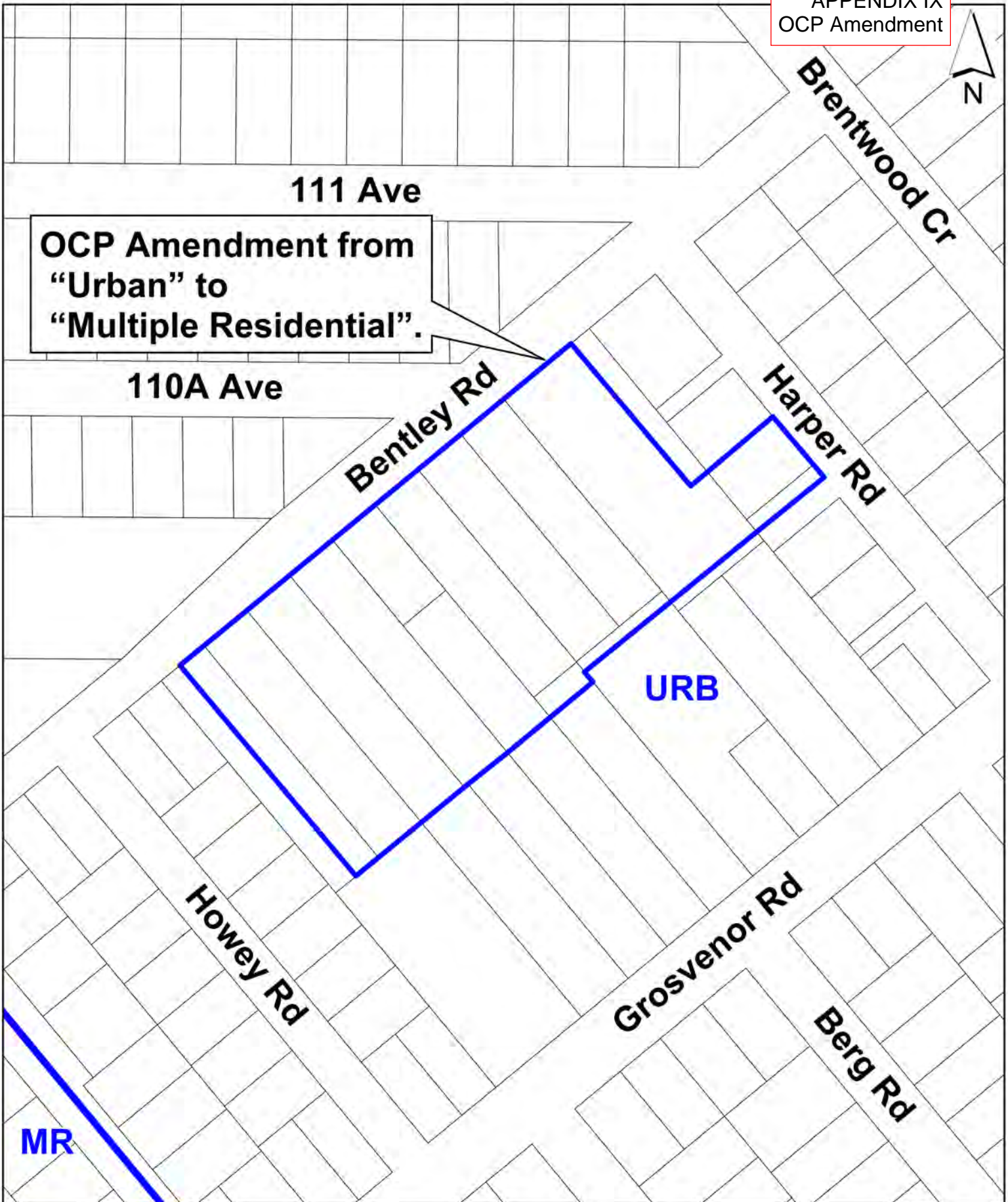
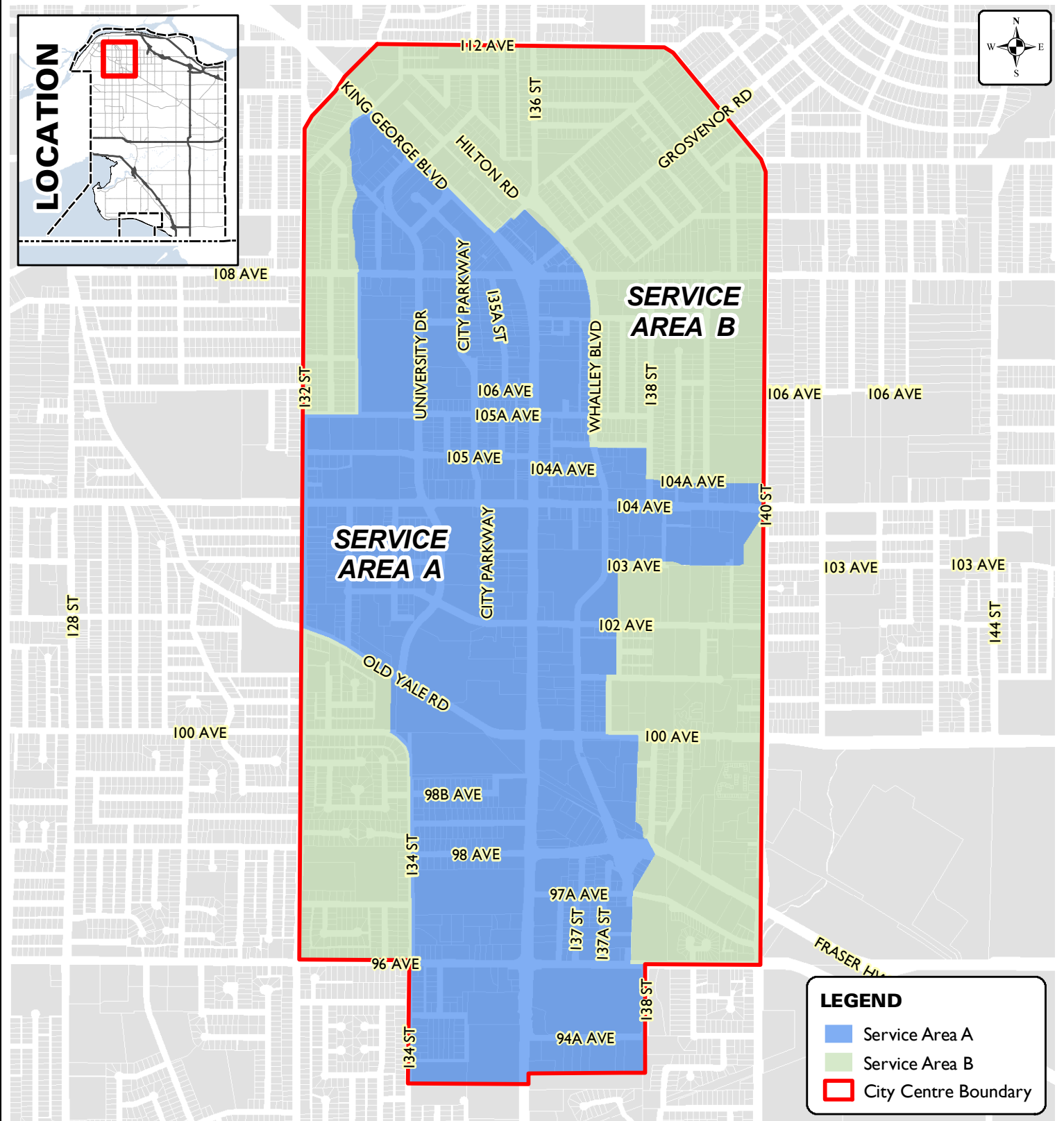
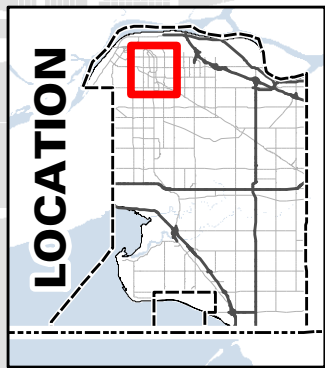




FIGURE 1



**LEGEND**

- Service Area A
- Service Area B
- City Centre Boundary

Produced by GIS Section: May 31, 2012, CS/AW8

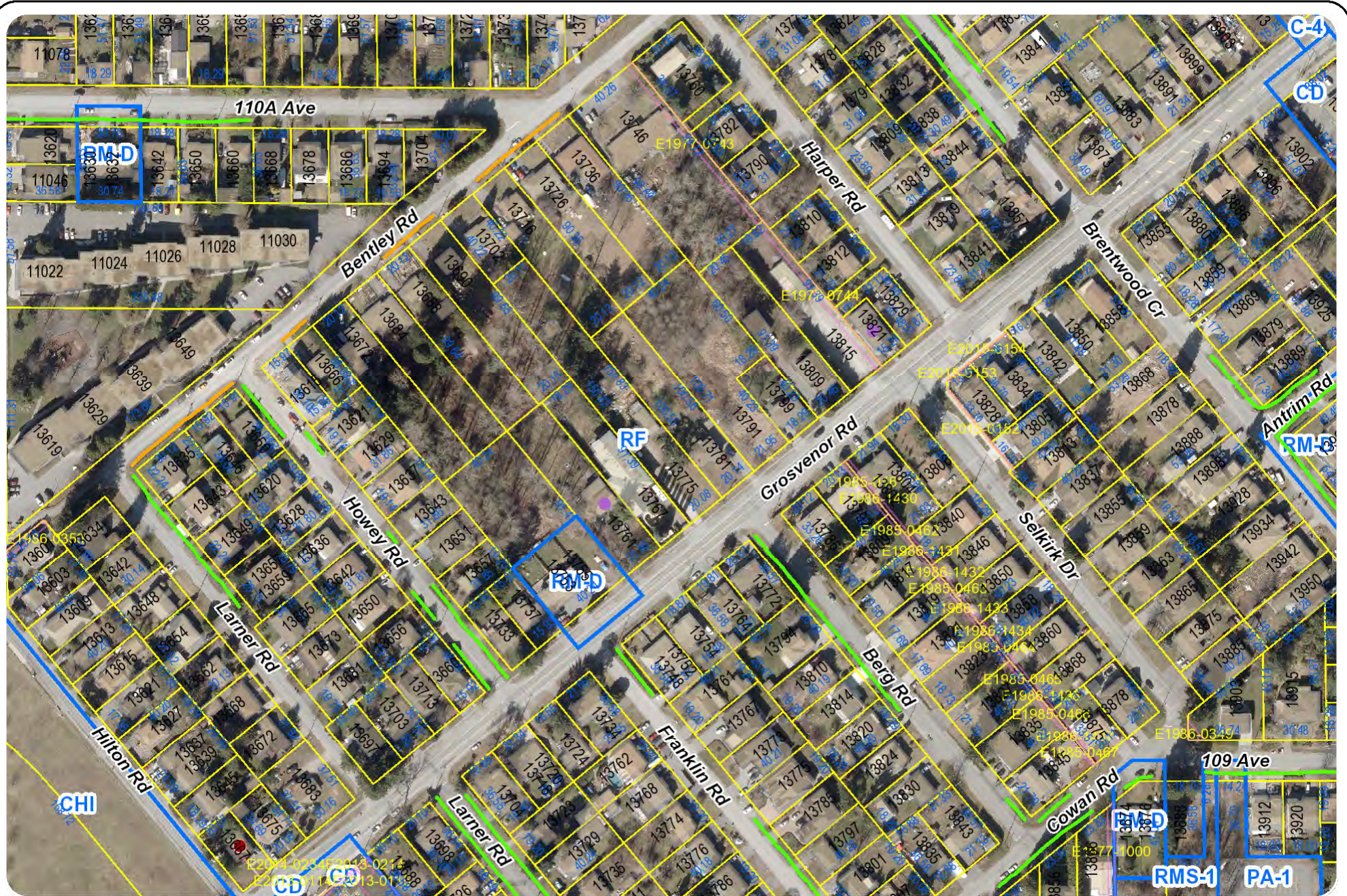


**DISTRICT ENERGY SERVICE AREA  
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING  
DEPARTMENT**

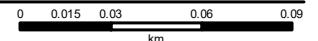
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Scale: 1:2,500

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CITY OF SURREY

BYLAW NO. 20146

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: SINGLE FAMILY RESIDENTIAL (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-311-254  
Lot 1 Section 14 Block 5 North Range 2 West NWD Plan 17062

(13726 Bentley Road)

Parcel Identifier: 000-564-737  
Lot 2 Block 7 Section 14 Block 5 North Range 2 West NWD Plan 12075

(13688 Bentley Road)

Parcel Identifier: 010-311-262  
Lot 2 Section 14 Block 5 North Range 2 West NWD Plan 17062

(13736 Bentley Road)

Parcel Identifier: 009-651-683  
Lot 3 Section 14 Block 5 North Range 2 West NWD Plan 12075

(13690 Bentley Road)



Parcel Identifier: 010-512-918  
Lot 3 Section 14 Block 5 North Range 2 West NWD Plan 21615

(13790 - Harper Road)

Portion of Parcel Identifier: 011-155-477  
Lot 5 Except: Firstly: South 60 Feet by 132 Feet Secondly: Part Subdivided by Plan 17062,  
Section 14 Block 5 North Range 2 West NWD Plan 5392

(Portion of 13791 Grosvenor Road)

Parcel Identifier: 003-235-912  
Parcel "B" (L93090E) Lot 6 Except: Firstly: Part Road on Explanatory Plan 14845  
Secondly: The Southerly 210 Feet on Explanatory Plan 14845, and Thirdly: Part  
Subdivided by Plan 27001; Section 14 Block 5 North Range 2 West NWD Plan 5392

(13716 Bentley Road)

Parcel Identifier: 000-811-513  
Westerly Half Lot 6 Except: Parcel A and Road (Explanatory Plan 14454), Section 14  
Block 5 North Range 2 West NWD Plan 5392 Having a Frontage of 66 Feet on Grosvenor  
Road Extending with Uniform Width the Full Depth of Said Lot 6 and Adjoining Lot 7

(13775 Grosvenor Road)

Portion of Parcel Identifier: 002-147-548  
Lot 8 Except: Firstly: Part Subdivided by Plan 12075; Secondly: Parcel "B" (Explanatory Plan  
12436); Thirdly: Parcel "A" (Explanatory Plan 14343); Section 14 Block 5 North Range 2  
West NWD Plan 5392

(Portion of 13672 Bentley Road)

Portion of Parcel Identifier: 008-945-365  
Lot 35 Section 14 Block 5 North Range 2 West NWD Plan 27001

(Portion of 13781 Grosvenor Road)

Parcel Identifier: 004-111-320  
Parcel "A" (Explanatory Plan 14343) Lot 8 Section 14 Block 5 North Range 2 West  
NWD Plan 5392

(13684 Bentley Road)

Parcel Identifier: 000-550-400  
Parcel "A" Explanatory Plan 14454 West Half Lot 6 Section 14 Block 5 North Range 2  
West NWD Plan 5392

(13702 Bentley Road)

Parcel Identifier: 000-462-624  
Lot "B" Section 14 Block 5 North Range 2 West NWD Plan 20318

(13809 Grosvenor Road)

Portion of Parcel Identifier: 008-753-491  
Lot "C" Section 14 Block 5 North Range 2 West NWD Plan 20318

(Portion of 13746 Bentley Road)

(Portion of lane)

All as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by ~~Andrew Slater~~ Matthew Onderwater, B.C.L.S. on the 20<sup>th</sup> day of July ~~September~~, 202~~2~~, containing a total of 1.949 hectares called Block 1 and 2.

(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 medium *density*, medium rise, *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule B.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for *multiple unit residential buildings* or *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

For the purpose of *building* construction:

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is less, and a maximum of one *dwelling unit* on the *Lands*.
2. The maximum *density* may be increased to that prescribed in Section D.4. of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D, and E of the Zoning Bylaw.
3. In addition to Sections D.1 and D.2 above, if a lot falls within a Centre Specific Capital Project Contribution, as identified in Schedule G, Section C of the Zoning Bylaw, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of the Zoning Bylaw may apply.
4. The *floor area ratio* shall not exceed ~~2.7-2.42.~~
5. *Indoor Amenity Space*: The indoor *amenity space* required in Section J.1(b) of this Zone is excluded from the *floor area ratio* calculation.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

1. Block A

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (North)	<i>Rear Yard</i> (South)	<i>Side Yard on Flanking Street</i> (East)	<i>Side Yard</i> (West)
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	4.5 m. [15 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning By-law.

2. Block B

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (North)	<i>Rear Yard</i> (South)	<i>Side Yard on Flanking Street</i> (East)	<i>Side Yard on Flanking Street</i> (West)
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	7.0 m. [23 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning By-law.

3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, *underground parking* may be located up to 0.0 metre [0 ft.] from any *lot line*.
4. Notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning By-law, decks, canopies and roof overhangs may encroach into the required *setbacks*.
5. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of the Zoning By-law, stairs with more than three risers may encroach into the required *setbacks*.

**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 21 metres [69 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. *Tandem parking* is not permitted.



## 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. 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*.
3. 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:
    - i. 3.0 sq. m per *dwelling unit*;
    - ii. 1.0 sq. m per *lock-off suite*;
    - iii. 4.0 m per *micro unit*;" and
  - (b) Indoor *amenity space* 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*);
    - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*;
    - iii. 1.0 sq. m per *lock-off suite*; and
    - iv. 4.0 sq. m per *micro unit*.
  - (c) 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* 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* 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**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

Block A

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
10,000 sq.m. [2.5 acres]	75 metres [245 ft.]	80 metres [262 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

Block B

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
6,500 sq.m. [1.6 acres]	25 metres [82 ft.]	40 metres [245 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

**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-70 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, 2020, No. 20019, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
  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.
  11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20146".

PASSED FIRST READING on the 27th day of July, 2020.

PASSED SECOND READING on the 27th day of July, 2020.

PUBLIC HEARING HELD thereon 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 \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # 20146 OF PART OF LOT C PLAN 20318, LOT 1 & 2 PLAN 17062, LOT 3 PLAN 21615, PART OF REM. PCL 'B' PLAN 5392, PARCEL 'A' EXPLANATORY PLAN 14454, PART OF REM. 6 PLAN 12075, PART 3 PLAN 12075, PART OF LOT 2, PLAN 12075, PARCEL 'A' EXPLANATORY PLAN 14343, PART OF REM. 8 PLAN 5392, AND LANE DEDICATED ON PLAN 21615, ALL OF SECTION 14 BLOCK 5 NORTH RANGE 2 WEST NWD**

Total Area Block '1' = 1,936 Ha.  
Total Area Block '2' = 0.013 Ha.  
Total Block '1' & '2' = 1,949 Ha.



All Distances are in Metres.



Certified correct, completed on the 26th day of September, 2022.  
Matthew Underwater  
8251GY  
B.C.L.S.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS16214\_R23

